APPENDIX F

PUBLIC HEARING TRANSCRIPT AND COMMENTS RECEIVED ON THE DEIS

BEGINNING OF PARK AVENUE REZONING PROJECT PORTION OF CPC PUBLIC HEARING

704

02:09:25.220 --> 02:09:48.120

CPC Hearing Room - 120 Broadway: The fifth public hearing on for today is calendar numbers 35 and 36, Park Avenue, Brooklyn Rezoning, Community District 3, calendar number 35C240218ZMK, calendar number 36N240219ZRK, public hearing in the matter of applications for zoning map and zoning text amendments.

705

02:09:48.120 --> 02:10:11.239

CPC Hearing Room - 120 Broadway: concerning Park Avenue, Brooklyn rezoning, and a notice. A public hearing is being held today by the City Planning Commission in conjunction with the above action to receive comments related to a draft environmental impact statement. This hearing is being held pursuant to the State Environmental Quality Review Act and the City Environmental Quality Review. There will be a 10-minute team presentation in person.

706

02:10:13.830 --> 02:10:31.620

CPC Hearing Room - 120 Broadway: Good afternoon, Chair Sherman, Commissioners, my name is Ben Stark, I'm a land use counsel to Park Avenue Zoning Partners. I'm joined by, Stefanie Marazzi from my, also from Hirschen Singer and Epstein, Abir Sabet, and, and their colleagues from, from AKRF, Environmental Consultants. Can you turn the mic on?

707

02:10:31.620 --> 02:10:54.229

CPC Hearing Room - 120 Broadway: Oh, it is, okay. Park Avenue Rezoning Partners is a coalition of property owners and Jewish educational institutions with deep roots in the South Williamsburg and Bedford-Stuyvesant communities. They come before the Commission today with a single, unified objective, to rezone five blocks of a legacy 1961-era manufacturing district along Park Avenue, zoning that no longer reflects how this neighborhood lives, works, or grows.

708

02:10:54.230 --> 02:10:59.760

CPC Hearing Room - 120 Broadway: In order to deliver two urgent public benefits, new school seats and affordable housing.

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02:10:59.760 --> 02:11:24.309

CPC Hearing Room - 120 Broadway: As you may have already surmised, this is not a conventional rezoning. There is no single developer or property owner behind it. The consortium are owners and educational institutions, including the Beth Chana School, Central United Talmudic Academy, Yeshiva House of Israel, and Yeshiva Letzirim Satmar, institutions that have served South Williamsburg

community for decades. They are the educational and spiritual anchors of this neighborhood, and they share a common

710

02:11:24.310 --> 02:11:48.950

CPC Hearing Room - 120 Broadway: problem. But the zoning has not kept pace with the community they serve, a community that has been and will continue to grow exponentially. As for the residential sites in this application, they are not controlled by outside investors. They are owned by community members and community-affiliated entities who have been on these blocks for years. Meyer Stern, who's in the crowd today, is a principal behind the entities controlling sites A, B, and I. He's owned these blocks for decades.

711

02:11:48.950 --> 02:12:11.720

CPC Hearing Room - 120 Broadway: or property on these blocks for decades. Mr. Rosenberg, controls Site F, is the owner and operator of Marcy Tires at 528 Park Avenue. You could go out there most days, and he's there working with his customers, getting his hands dirty. Also, as part of the consortium is the Hatzola of Williamsburg. It's a volunteer ambulance service that has served this neighborhood for generations, and they own Site J.

712

02:12:12.150 --> 02:12:26.420

CPC Hearing Room - 120 Broadway: This application addresses community needs in a single coordinated framework, and it does so without displacing a single existing resident. If approved, the rezoning will deliver over 2,500 new school seats across 4 educational facilities.

713

02:12:26.420 --> 02:12:40.760

CPC Hearing Room - 120 Broadway: Over 390 new dwelling units with between 98 and 117 permanently affordable per MIH, and expansive new ground floor retail along Park Avenue, with commitments by the applicants to try to retain existing tenants after construction.

714

02:12:41.050 --> 02:12:54.499

CPC Hearing Room - 120 Broadway: The project area straddles Park Avenue between Bedford Avenue to the west and Nostrand to the east, south of Flushing and north of Myrtle, and a transition zone between South Williamsburg and Bedford-Stuyvesant within Community District 3 and within the inner-transit zone.

715

02:12:54.760 --> 02:13:02.139

CPC Hearing Room - 120 Broadway: I'm now going to turn it over to my colleague, Stefanie, who's going to give a brief overview of the reasonings behind this initiative.

716

02:13:03.280 --> 02:13:04.600

CPC Hearing Room - 120 Broadway: Good afternoon.

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02:13:04.640 --> 02:13:21.079

CPC Hearing Room - 120 Broadway: This community is experiencing rapid population growth, particularly amongst the school-age population. In this community, a large percentage of children attend private religious schools, and many families have up to 6 to 10 children. The need for schools is growing exponentially. The educational institution…

718

02:13:21.080 --> 02:13:26.679

CPC Hearing Room - 120 Broadway: Institutions who make up the applicant consortium are facing real challenges with lack of space and capacity.

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02:13:26.680 --> 02:13:42.470

CPC Hearing Room - 120 Broadway: Our clients deal with families struggling to find school placements for their children. We've spoken with local rabbis and community leaders who see the strain firsthand. Parents coming to them desperate for options, siblings unable to attend the same school because of capacity constraints, and families facing multi-year wait lists.

720

02:13:43.840 --> 02:13:47.079

CPC Hearing Room - 120 Broadway: Families in this neighborhood also struggle with affordable housing.

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02:13:47.080 --> 02:14:07.860

CPC Hearing Room - 120 Broadway: The city's affordable housing challenges are well documented and need no introduction. For this community as well, the problem is severe. Over half, 57.2% of Community District 3 residents are rent burdened, paying more than 30% of their income on rent. A third, 33.2%, are severely rent burdened, paying more than 50% of their gross monthly income on rent.

722

02:14:08.430 --> 02:14:31.699

CPC Hearing Room - 120 Broadway: The Park Avenue rezoning addresses both challenges with a comprehensive planning framework that we'll see. First, development of new educational facilities and legalization of existing educational uses. MX zoning will permit schools, as of right, on mid-block sites with the lot sizes to accommodate them, unlocking nearly 240,000 square feet of educational space and 2,535 school seats.

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02:14:31.700 --> 02:14:48.440

CPC Hearing Room - 120 Broadway: on long, narrow blocks that we believe to be ideally situated to ensure safe and orderly school operations, governed at each school by comprehensive arrival and dismissal protocols, designated drop-off and pick-up zones, and as-needed coordination with NYPD School Safety to ensure safe operations.

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02:14:48.470 --> 02:15:01.490

CPC Hearing Room - 120 Broadway: And second, the development of approximately 391 dwelling units, 98 to 117 permanently affordable pursuant to MIH options 1 or 2. That's 25 to 30% affordability. Thank you.

725

02:15:04.240 --> 02:15:05.840

CPC Hearing Room - 120 Broadway: Okay.

726

02:15:06.960 --> 02:15:31.450

CPC Hearing Room - 120 Broadway: The project area straddles Park Avenue between Bedford Avenue. Oh, sorry. Thank you, Stefanie. Just turning to a map here, I'm gonna walk through some spatial logic of the proposal. Park Avenue itself, within 100 feet of the street line on both sides, is proposed to be rezoned to an M1-4/R7D designation. This is where we'd see the residential buildings go. 7 to 11 stories with ground floor retail.

727

02:15:31.450 --> 02:15:56.209

CPC Hearing Room - 120 Broadway: and an active street wall that will define Park Avenue going forward. And then the mid-blocks, Spencer, Sanford, Walworth, they're proposed to be zoned to the same M1-4, but with an R6-1 mid-rise classification. This is where the schools will go, proposed to be 5 stories. This is not an accident of geography. The mid-blocks offer, as Stefanie said, long, deep lots that schools require, and they keep the school arrival and dismissal operations off the retail corridor

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02:15:56.210 --> 02:15:57.170

CPC Hearing Room - 120 Broadway: Park Avenue.

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02:15:58.060 --> 02:16:03.189

CPC Hearing Room - 120 Broadway: I'm gonna hand it over to, Abir for a moment, just to give you a sense of existing land uses. Thank you.

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02:16:03.620 --> 02:16:04.859

CPC Hearing Room - 120 Broadway: Thank you, Ben.

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02:16:05.330 --> 02:16:17.409

CPC Hearing Room - 120 Broadway: This land use map demonstrates that the rezoning area does not include a great deal of manufacturing or industrial use. It was carefully tailored to exclude active manufacturing or industrial uses to the greatest extent possible.

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02:16:17.410 --> 02:16:26.100

CPC Hearing Room - 120 Broadway: The existing uses shown as purple within the rezoning area include two warehouses, an HVAC supply store, a tire shop, and a signage business.

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02:16:26.180 --> 02:16:44.210

CPC Hearing Room - 120 Broadway: The parcels on the map, shown in blue, black, and white, give a sense of the active community facility ownership patterns and the preponderance of vacant or underutilized parcels, some operating as open uses, such as a wood pallet supplier and distributor, while others are merely used for parking or storage without a high concentration of employment.

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02:16:44.430 --> 02:17:00.310

CPC Hearing Room - 120 Broadway: The land use map also shows a few non-conforming residential uses within and around this area, and illustrates the effect of the 2001 Flushing-Bedford rezoning, which rezoned several blocks immediately west of the project area and established the MX district that is being extended across the project area.

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02:17:00.309 --> 02:17:05.269

CPC Hearing Room - 120 Broadway: That rezoning resulted in numerous 5- to 7-story residential buildings directly to the west.

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02:17:06.820 --> 02:17:31.329

CPC Hearing Room - 120 Broadway: Thank you, thank you. And this is… this slide illustrates what Abir was just saying, that the project area has not stood still while the neighborhood around it has changed. It has evolved alongside it. The special mixed-use district map by the Bloomberg Administration is shown here to the west. You can see the Marcy Houses, another residential area to the east. And what has happened with the project area in between these areas is that it has evolved naturally in concert with that community that was

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02:17:31.330 --> 02:17:54.519

CPC Hearing Room - 120 Broadway: rezoned back in 2001. We have… the rezoning area is now full of houses of worship, back offices and auxiliary facilities for the landowning schools, neighborhood retailers, and the voluntary ambulance service that I spoke about earlier. The zoning on the map, in general, has not kept pace with life on the ground. In fact, the zoning and life on the ground are moved in opposite directions.

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02:17:54.910 --> 02:18:08.690

CPC Hearing Room - 120 Broadway: This overview here, existing conditions, gives you a sense of just the scale of that successfully rezoned neighborhood to the west, undertaken by the Bloomberg administration, tens of thousands of new residents that weren't there more than 25 years ago.

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02:18:08.690 --> 02:18:22.020

CPC Hearing Room - 120 Broadway: The project area sits between that area and the Marcy Houses to the east, offering a natural bridge between the two established residential communities. Does not introduce something foreign to these blocks, it ratifies what is there, building upon it.

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02:18:22.020 --> 02:18:46.720

CPC Hearing Room - 120 Broadway: The reality of this is not lost on elected officials and community representatives who have reviewed this application. Both the community board and borough president, in recommending conditional approval of the application, understand what the demographics make plain, that new schools to serve this growing community are not a question of if, they are a question of where. And the answer that sound community planning demands is close to the families they serve, not dispersed across the borough to wherever manufacturer

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02:18:46.719 --> 02:18:48.769

CPC Hearing Room - 120 Broadway: Manufacturing zoning happens not to be mapped.

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02:18:48.920 --> 02:19:06.690

CPC Hearing Room - 120 Broadway: here on these blocks where the institutions already exist, and where the children live, and where the community makes its home. This is a view up Park Avenue. You can see the Bloomberg-era rezoning in the distance. You can see that retailer has… retailers have come in

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02:19:06.690 --> 02:19:31.250

CPC Hearing Room - 120 Broadway: in the foreground, in between. I'm going to move quickly here, running out of time, to the proposal itself. What you're seeing here are each of the new, the three new schools and the one legalization school, highlighted among the proposed new buildings. I'm going to jump as quick as I can through them, starting first with the Beth Chana School up on Spencer Street. They own their existing site. This is a vacant lot waiting for

744

02:19:31.250 --> 02:19:47.549

CPC Hearing Room - 120 Broadway: redevelopment. The Beth Chana is a proposed high school for girls, just less than 500 proposed students. No busing is proposed at this particular school. Moving quickly to the largest school, in the, in the, in the rezoning, the Central United, proposal.

745

02:19:47.639 --> 02:20:06.490

CPC Hearing Room - 120 Broadway: This school, if approved, their existing condition, similar, being served as back offices for their existing facility that is operating under BSA variants, just kind of can see it up, peeking its head above those parapets. Beth Chana would be a K-12, over 1,400 students,

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02:20:07.010 --> 02:20:20.499

CPC Hearing Room - 120 Broadway: Finally, Yeshiva, among the new schools, Yeshiva Ahavas Israel, on the west side of Walworth, in close proximity to Central United School. What is nice about this is, is given the proximity of the two schools… Time.

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02:20:20.990 --> 02:20:23.150

CPC Hearing Room - 120 Broadway: You can finish your sentence.

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02:20:25.240 --> 02:20:49.820

CPC Hearing Room - 120 Broadway: We feel strongly that the rationale of having the two schools in proximity to each other on either side of Walworth is sound community planning. It is allowing us, we're going to talk about more, I'm sure, during the question and answer period, of adopting required loading zones for the buses, not having a sort of scatter concept of different schools within a wider catchment basin.

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02:20:49.820 --> 02:21:12.760

CPC Hearing Room - 120 Broadway: buses are apt to cause more traffic problems, let's isolate them onto Walworth Street, let's coordinate between the two institutions, operations during pickup and drop-off. One of many things that we hope to get forward for this commission, through the question and answer period. Very quickly, this is the legalization school, also up on Spencer, same condition, opposite,

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02:21:12.760 --> 02:21:30.689

CPC Hearing Room - 120 Broadway: And we'll have a… you'll be able to return to that when we go to questions. Thank you. So, just… I'll kick off some questions, and then I know Commissioner Benjamin had a few as well. I know that the environmental impact statement identified at least 6 blocks that are particularly narrow, where there are impacts.

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02:21:30.740 --> 02:21:50.090

CPC Hearing Room - 120 Broadway: So, can you just, clarify whether there are plans to… like, the 5-foot extension of the sidewalk is a pretty common mitigation, strategy, so can you just explain and clarify whether you plan to provide that? Well, the first thing I would say is it's not as common as

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02:21:50.090 --> 02:22:13.730

CPC Hearing Room - 120 Broadway: to our understanding, that's not particularly common, with this particular set of facts. So, the impacts that were identified, the pedestrian impacts, not traffic impacts, the pedestrian impacts that were identified as part of this project are notably outside of the rezoning area. They are a quarter mile to the… most of them are a quarter mile to the north along Flushing Avenue, between Bedford to the west, and Marcy to the east.

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02:22:13.790 --> 02:22:15.930

CPC Hearing Room - 120 Broadway: The…

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02:22:15.930 --> 02:22:39.079

CPC Hearing Room - 120 Broadway: The adoption of a 5-foot street widening along that section of flushing would involve the removal of over 100 alternate side parking spaces, affecting 27 active businesses, many of which have curb cuts and active loading and unloading. We are totally sympathetic to what the CEQR analysis has shown here, but this is a major plan.

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02:22:39.080 --> 02:22:43.879

CPC Hearing Room - 120 Broadway: planning initiative to, to adopt this 5-foot-wide,

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02:22:43.880 --> 02:23:03.960

CPC Hearing Room - 120 Broadway: street widening. We believe it is appropriate for this to be done in a coordinated and well-considered way outside the context of a community development initiative to bring much-needed schools to an existing residential community. The impacts that a 5-foot-wide

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02:23:03.960 --> 02:23:28.359

CPC Hearing Room - 120 Broadway: sidewalk widening would have up on flushing are not captured by the CEQR. For instance, there are numerous no-standing zones, in addition to the removal of alternate side parking, that if those no-standing zones are removed, not only are the businesses losing their ability to have people park in front of their stores, they're losing the ability to do loading and unloading. It is our belief that we would be introducing

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02:23:28.360 --> 02:23:39.020

CPC Hearing Room - 120 Broadway: producing very real adverse traffic impacts by doing a 5-foot-wide sidewalk widening. This is a… the complete picture here is one in which

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02:23:39.050 --> 02:23:43.560

CPC Hearing Room - 120 Broadway: This is not something that we view should be a, sort of.

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02:23:43.620 --> 02:24:07.359

CPC Hearing Room - 120 Broadway: throw in to accommodate and to counter impacts related to a school initiative and housing initiative over a quarter mile away, but should be viewed holistically in the context of well-considered traffic planning for the neighborhood at large. What I'll also add is that this applicant team has made considerable effort over the last year to find alternatives

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02:24:07.370 --> 02:24:31.980

CPC Hearing Room - 120 Broadway: to mitigating that pedestrian impact. We had suggested mitigation measures that up to two years ago were widely accepted on countless prior applications, which is the moving of street furniture to open up pathways for people to walk. This is street furniture within the public right-of-way that the city would be empowered to move on their own

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02:24:31.980 --> 02:24:42.679

CPC Hearing Room - 120 Broadway: Accord, and we were told, and we're sympathetic to this, that policies at DOT have changed. They no longer accept the moving of street furniture as a means of mitigating a pedestrian impact.

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02:24:43.180 --> 02:24:49.769

CPC Hearing Room - 120 Broadway: we're sympathetic to that. However, to the extent that that… that…

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02:24:49.770 --> 02:25:14.379

CPC Hearing Room - 120 Broadway: that policy could, on a project-by-project basis, be applied differently here, then we wouldn't have this impact to the degree that we do. If this application had come before the Commission just 3 or 4 years ago, we wouldn't be having this conversation in the way that we are. I could say the same thing about other impacts that are a result of the residential component. I know we're going to

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02:25:14.380 --> 02:25:18.510

CPC Hearing Room - 120 Broadway: speak about open space in just a little bit, so maybe I won't go to that.

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02:25:18.620 --> 02:25:33.820

CPC Hearing Room - 120 Broadway: Yeah, so maybe I'll just wrap it up there as far as the ped impact. Thank you. Sure, so just a few follow-up questions there. There are, I believe, at least two areas within those 6 streets where there's not parking or parking plan. Is there consideration of widening

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02:25:33.820 --> 02:25:49.489

CPC Hearing Room - 120 Broadway: to the 5-foot in those, in those two areas. And then, I think secondly, right, obviously the concern here is these are narrow streets, there are curb cuts, truck routes, variety of uses. We're introducing schools, children, right? Like, all of these things are, are of concern.

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02:25:49.490 --> 02:25:58.989

CPC Hearing Room - 120 Broadway: From your perspective, adding these additional uses, do you envision that these will exacerbate the pedestrian conditions there, and are there plans to address

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02:25:58.990 --> 02:26:22.020

CPC Hearing Room - 120 Broadway: safety is part of that. Thank you so much for that question. It's really, how… what we hope the Commission would be focusing on. One of the PED impact locations, it… only one of the seven is within the rezoning area, and it's immediately, about adjacent to the Central United site sort of the bottom of the screen here, it's not highlighted.

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02:26:22.110 --> 02:26:35.490

CPC Hearing Room - 120 Broadway: That head impact location is one that, in our view, could be mitigated by the commitment that we have made, or are willing to make, to set these buildings back by 5 feet.

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02:26:35.490 --> 02:26:45.799

CPC Hearing Room - 120 Broadway: Across the full frontage of the schools, each school set back 5 feet. In addition, in the entryways of the building, another 5 feet to have a sort of queuing space.

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02:26:45.800 --> 02:27:10.369

CPC Hearing Room - 120 Broadway: We are also willing to work with property owners adjacent to Central United to have them set back 5 feet. So, in our view, this area along the east side of Walworth would be mitigated to a reasonable degree. Does this meet certain CEQR particulars, because we are only widening for a portion of

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02:27:10.370 --> 02:27:15.810

CPC Hearing Room - 120 Broadway: Walworth, yes, we can concede that we would not be

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02:27:15.810 --> 02:27:38.539

CPC Hearing Room - 120 Broadway: able, as only a partial property owner on the east side of Walworth, to set back 5 feet from across the whole block, but these are unusually long blocks. I don't have the number in front of me. I think these are 2,000 footers, but to set back voluntarily for half of one of these block fronts, which is what we could deliver, would, in our view.

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02:27:38.540 --> 02:28:02.419

CPC Hearing Room - 120 Broadway: certainly alleviate PED conditions that would be associated with the current sidewalk condition, notably. Further, as we've worked with DOT and the department at length, and we're very thankful for the agency's coordination on this, we have prepared school operation plans, we have bus loading zones that are staggered.

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02:28:02.420 --> 02:28:15.110

CPC Hearing Room - 120 Broadway: as to ensure safe drop-off and pickup during dismissal. The plan is to have the schools coordinate with guards out at these particular time periods.

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02:28:15.110 --> 02:28:20.240

CPC Hearing Room - 120 Broadway: Now, I'll just add that having worked on this project for years.

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02:28:20.570 --> 02:28:44.880

CPC Hearing Room - 120 Broadway: that there are safety aspects that are… there are school safety aspects that are just not captured by CEQR in a way that is quite frustrating, having visited each of our constituent owners' existing facilities and noting what conditions are like at drop-off and pickup for schools that are on two-way streets. What do you see when you visit a school on a two-way streets? You see the bus pull up, you see the little red

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02:28:45.010 --> 02:28:59.500

CPC Hearing Room - 120 Broadway: stop, sign, pull out, and then you see a car rip right past the bus. It is maddening to stand there for two, three hours and watch a drop-off and pick-up period and see the degree to which the public

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02:28:59.500 --> 02:29:23.769

CPC Hearing Room - 120 Broadway: violates, sort of, safety dynamics. This is why we've been singing from the top of the mountain that having schools on a narrow street, on a long, narrow street, is actually the safest thing that you can do. When the buses pull up, other traffic is incapable of pulling by the bus. It naturally creates the safe

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02:29:23.770 --> 02:29:36.940

CPC Hearing Room - 120 Broadway: condition by holding the traffic tight, and coupling that together with the coordinated bus loading and operations plan and the communication between these facilities, we are

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02:29:37.010 --> 02:30:01.429

CPC Hearing Room - 120 Broadway: high confidence that this is sound planning and as safe of a place for new schools as one could find in the neighborhood. And that's a real key thing that we desperately want the Commission to understand, which is there will be new schools built. There has to be new schools built. This is a demographic wave coming. And the schools need, as I know this commission knows.

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02:30:01.710 --> 02:30:26.039

CPC Hearing Room - 120 Broadway: 7,500 square foot of floor plate, 10,000 square foot floor plates, 12 5. It is very challenging to find sites for new schools. I worked with a school operator in Bay Ridge for a decade at one point, trying to find a location. They just don't exist in a city that is built out. And so what happens is the schools end up building far from their constituencies, which means aggressive busing is needed.

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02:30:26.040 --> 02:30:41.359

CPC Hearing Room - 120 Broadway: If we can put the schools near their constituencies, like we're doing here, the amount of necessary busing goes down. As you can see, two of our four facilities here won't even need any busing at all. It is sound planning here, so…

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02:30:41.360 --> 02:30:47.290

CPC Hearing Room - 120 Broadway: Thank you. And just for… before I turn over, just for clarification, for the safety measures that you shared.

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02:30:48.290 --> 02:31:12.259

CPC Hearing Room - 120 Broadway: you know, the crossing guards and some of the other measures that you mentioned, will that address… like, Phil, are you addressing any of the impediments within the pedestrian areas, or are there any areas where there would be a widening? Well, certainly, we've offered for the one area that's within the rezoning area. We are… our hand is raised, we are willing to set these buildings back and have additional buildings

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02:31:12.430 --> 02:31:37.110

CPC Hearing Room - 120 Broadway: that are… like, Mr. Rosenberg's site is north of, of, of Central United's site. That's Site F that you're seeing on the screen there, that we'd be willing along Walworth to have that building set back 5 feet. We are coordinating with the intervening owner in between Central United's building and Mr. Rosenberg's building to have their building set back. And all of this, we are, we are open and willing to memorialize in restrictive declarations

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02:31:37.110 --> 02:31:59.940

CPC Hearing Room - 120 Broadway: to ensure the partial mitigation of that impact location. All the other impact locations are outside the rezoning area and would require, in order to mitigate per CEQR, the removal of 10, particularly up on Flushing, over 100 parking spaces, impacting 27 businesses.

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02:31:59.960 --> 02:32:09.210

CPC Hearing Room - 120 Broadway: The key point here is the only option that the Department of Transportation has given this applicant team to resolve the pedestrian impact

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02:32:09.280 --> 02:32:20.610

CPC Hearing Room - 120 Broadway: Despite there being prior policies, up to just 2 years ago to allow the moving of street furniture, the only option that was given to this applicant team was to

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02:32:20.850 --> 02:32:44.069

CPC Hearing Room - 120 Broadway: Basically commit to the removal of an intense amount of alternate side parking, the removal of loading zones for active businesses, which collectively amounts to a planning initiative that is appropriately… is one that would appropriately be an initiative unto itself.

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02:32:44.070 --> 02:32:53.470

CPC Hearing Room - 120 Broadway: Charettes with the community, speaking with local businesses, understanding their needs, understanding how we can mitigate the impact of that mitigation itself.

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02:32:53.620 --> 02:33:11.930

CPC Hearing Room - 120 Broadway: This is… this is a bridge that, that, we're… we're… we're struggling to see why the initiative… I mean, we see it, we understand CEQR, and we're sympathetic to CEQR, but we're struggling to,

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02:33:12.240 --> 02:33:15.840

CPC Hearing Room - 120 Broadway: sort of… Understand why

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02:33:16.130 --> 02:33:21.010

CPC Hearing Room - 120 Broadway: The desperate need for school seats and affordable housing a quarter mile away from Flushing Avenue.

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02:33:21.110 --> 02:33:28.369

CPC Hearing Room - 120 Broadway: Must be coupled with a demonstrably impactful

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02:33:28.430 --> 02:33:33.840

CPC Hearing Room - 120 Broadway: Sidewalk widening to the detriment of countless businesses.

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02:33:33.840 --> 02:33:49.899

CPC Hearing Room - 120 Broadway: We struggle to see why these things have to travel together, and travel together on the heading of this community-based planning initiative. If it's appropriate, if it's appropriate, we struggle

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02:33:50.730 --> 02:33:54.230

CPC Hearing Room - 120 Broadway: To conclude that it is our call.

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02:33:54.300 --> 02:34:11.900

CPC Hearing Room - 120 Broadway: to make that. It feels like it's a bigger thing that the whole community needs to come together and talk about. So, thank you for your response. I'm going to turn it to Commissioner Benjamin, and then I know Commissioner Osorio has his hand up as well.

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02:34:12.040 --> 02:34:21.150

CPC Hearing Room - 120 Broadway: Thank you very much for the presentation. I have a number of questions, but my first question is, can you describe

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02:34:21.390 --> 02:34:25.229

CPC Hearing Room - 120 Broadway: And give us a list of exactly who the applicant is.

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02:34:25.650 --> 02:34:33.970

CPC Hearing Room - 120 Broadway: Sure, well, we have the, the, the four schools, we have… Are they part of the applicant?

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02:34:34.660 --> 02:34:58.300

CPC Hearing Room - 120 Broadway: Absolutely. LLC. Yeah, I mean, look back, what is the LLC? The LLC is going to disappear the moment the rezoning is done. The LLC existed solely for the owners to combine their resources to pay lawyers and architects and environmental consultants. That's it. So, the owners, many of whom are in the crowd today, make up the LLC. The LLC consists of the

805

02:34:58.300 --> 02:35:09.460

CPC Hearing Room - 120 Broadway: four schools, and it consists of 3 or 4 of the largest property owners. What I'm looking for, and you can give it to me in writing, is a list of each one of the applicants.

806

02:35:10.420 --> 02:35:27.730

CPC Hearing Room - 120 Broadway: the constituent applicants in the LLC, and the property they own, and which properties are not a part of the LLC. Absolutely, we'll follow them in writing. Some of this is in the project description, but we'll isolate this into a deliverable for the Commission, absolutely.

807

02:35:27.730 --> 02:35:49.910

CPC Hearing Room - 120 Broadway: Good, because when you talk about a restrictive declaration in a rezoning area, of course, there's a concern that not everyone is a party to it. Oh, and that I can respond to very quickly, because we've been working with Council's office for some time on the restrictive declaration. The Park Avenue Rezoning Partners is not signing the restrictive declarations. They're going to be signed by the property owners who make up Park Avenue rezoning. Right, but some don't.

808

02:35:49.990 --> 02:36:01.109

CPC Hearing Room - 120 Broadway: Some don't make it up. Yes, the largest sites in the rezoning area, the applicant-controlled sites, would be the ones who would sign the restrictive declaration.

809

02:36:01.630 --> 02:36:07.589

CPC Hearing Room - 120 Broadway: declarations, there's one… Right, and I have… I do have an issue with that. You should know that.

810

02:36:07.710 --> 02:36:18.069

CPC Hearing Room - 120 Broadway: And… the schools themselves, how many…

811

02:36:18.830 --> 02:36:24.109

CPC Hearing Room - 120 Broadway: How many buses currently are used for the school that's on-site?

812

02:36:24.390 --> 02:36:31.649

CPC Hearing Room - 120 Broadway: the school. That I, that I have to follow up. I do have the information to how many buses we will need post,

813

02:36:31.780 --> 02:36:35.939

CPC Hearing Room - 120 Broadway: post-approval, there'd be 20… 20 for…

814

02:36:36.040 --> 02:36:43.320

CPC Hearing Room - 120 Broadway: 20? 20 for Central United at drop-off and pickup, and 2 for… for… Ahavas?

815

02:36:44.570 --> 02:36:56.159

CPC Hearing Room - 120 Broadway: So in that corridor on Walworth, there'd be 20 for the school on the east side, 2 for the school on the west side, so there'd be 22 during drop-off and pickup. And do…

816

02:36:57.370 --> 02:37:02.730

CPC Hearing Room - 120 Broadway: Do most of the children who you anticipate would enroll in these schools?

817

02:37:03.120 --> 02:37:04.480

CPC Hearing Room - 120 Broadway: live…

818

02:37:08.280 --> 02:37:14.609

CPC Hearing Room - 120 Broadway: From Myrtle Avenue to the BQE, or are they on the other side of the BQE?

819

02:37:15.010 --> 02:37:30.329

CPC Hearing Room - 120 Broadway: I… we can… I can follow up with more particular information. I don't know off the top of my head, but certainly a large contingent of the students are expected to walk, but we can follow up with more information on that. And in the new schools, where they expect

820

02:37:30.790 --> 02:37:36.310

CPC Hearing Room - 120 Broadway: The majority of the students their O&Y information.

821

02:37:37.170 --> 02:37:46.050

CPC Hearing Room - 120 Broadway: Okay. Because one of the issues in this larger area, not…

822

02:37:47.420 --> 02:37:53.169

CPC Hearing Room - 120 Broadway: Not the rezoned area, but the larger community area is, in fact, the buses.

823

02:37:53.890 --> 02:37:59.239

CPC Hearing Room - 120 Broadway: And that while you've described a situation where that is unsafe for the students.

824

02:38:00.440 --> 02:38:12.900

CPC Hearing Room - 120 Broadway: It is also unsafe for people walking and riding their bicycles because the buses on one-way streets park… diagonally.

825

02:38:14.980 --> 02:38:17.149

CPC Hearing Room - 120 Broadway: That leads to other traffic.

826

02:38:17.900 --> 02:38:22.269

CPC Hearing Room - 120 Broadway: Problems and the backup of traffic through intersections.

827

02:38:24.710 --> 02:38:36.919

CPC Hearing Room - 120 Broadway: So I understand what you're saying about two-way street and what would they do, and cars, because cars will do crazy things, but I'm also concerned about what the impacts of the buses are as they're picking up

828

02:38:36.960 --> 02:38:40.720

CPC Hearing Room - 120 Broadway: And dropping off students in the wider

829

02:38:40.720 --> 02:38:58.100

CPC Hearing Room - 120 Broadway: community and where that wider community is, which is why I want the information about where the kids are coming. Yeah, and I can speak to part of this right now, because this was a major issue raised at the community board. It may have been the most consistent comment at the community board, and the applicant

830

02:38:58.100 --> 02:39:10.170

CPC Hearing Room - 120 Broadway: certainly Central United, who has the largest bus contingent among the… well, two of them don't have any bus contingent. But for Central United, who has the larger bus contingent, we have to work,

831

02:39:10.270 --> 02:39:27.039

CPC Hearing Room - 120 Broadway: to ensure that there is a plan in place for storage of the buses overnight, you know, we need to ensure that parking of these buses is in as close proximity as we can to both the catchment area of the students and eventual, you know.

832

02:39:27.040 --> 02:39:31.869

CPC Hearing Room - 120 Broadway: school location. But I… but we will say that… that…

833

02:39:32.370 --> 02:39:40.090

CPC Hearing Room - 120 Broadway: One of the reasons that we, again, think that this is a sound planning is that, you know, Walworth is a northbound moving

834

02:39:40.090 --> 02:40:04.029

CPC Hearing Room - 120 Broadway: block. I only live a few blocks from here. Understood. And given that the schools are positioned sort of on the northern end of this northbound long block, it gives a comparatively fairly long runway for the buses as they turn that corner onto Walworth, and it's like, okay, we're not turning the corner and then

835

02:40:04.030 --> 02:40:16.209

CPC Hearing Room - 120 Broadway: immediately doing our drop-off, so that buses are queuing behind. You're turning that corner, and you've got 2,000 feet to go before the drop-off happens, so it… But when they're dropping the children off on the other side.

836

02:40:16.420 --> 02:40:18.809

CPC Hearing Room - 120 Broadway: When the children are leaving school.

837

02:40:19.910 --> 02:40:39.760

CPC Hearing Room - 120 Broadway: the blocks that they're going to may not have that 2,000 square foot runway. Well, fair, where they live, but one thing that we have worked with, and it's pretty neat, is, we're required, and I've worked with DOT on this, to have special buses that have,

838

02:40:39.790 --> 02:40:51.150

CPC Hearing Room - 120 Broadway: doors on both sides. So during drop-off and pickup from the… my point is to say that at the end of the day, when pickup from the school happens, the…

839

02:40:51.150 --> 02:41:10.250

CPC Hearing Room - 120 Broadway: the pulling up to both institutions on the east and west sides of that particular street is comparatively as cohesive as we feel is possible, given an urban context. Right, but I'm also talking about the pick-off and drop-off at the student's residence. Fair.

840

02:41:10.350 --> 02:41:23.039

CPC Hearing Room - 120 Broadway: So, we need to get you the information as to our expected catchment area. I mean, that is at the genesis of the application, so we'll follow. And where the buses would be parking overnight and on weekends.

841

02:41:23.820 --> 02:41:34.129

CPC Hearing Room - 120 Broadway: Where do they anticipate? Right now, a lot of the buses, park for weekends along the BQE access road.

842

02:41:34.900 --> 02:41:41.220

CPC Hearing Room - 120 Broadway: I can't say they're from… This particular school.

843

02:41:41.680 --> 02:41:47.180

CPC Hearing Room - 120 Broadway: But there are a row of buses on the weekends that park in any available

844

02:41:48.060 --> 02:41:54.650

CPC Hearing Room - 120 Broadway: location. So, I'd like to know where that park bus parking would be. Understood.

845

02:41:55.130 --> 02:42:01.279

CPC Hearing Room - 120 Broadway: And in terms of… a planning issue, why an MX zone?

846

02:42:01.960 --> 02:42:21.119

CPC Hearing Room - 120 Broadway: when you don't really suggest that manufacturing uses are going to be continued. Why not just a residential? Thank you. Thank you for this question. This is something we worked with city planning, a lot, and it's an interesting wrinkle of the zoning. For one, we'll say that, in the interim, between

847

02:42:21.120 --> 02:42:44.670

CPC Hearing Room - 120 Broadway: the extent that we're able to secure approval and development, the MX will allow the continued conformance of certain uses within the rezoning area, sure, down to the side. The big one is that the MX rules do benefit massing for community facilities in a way that the underlying residential does not, particularly with regard to the rear yard requirements and lot coverage requirements.

848

02:42:44.670 --> 02:43:08.940

CPC Hearing Room - 120 Broadway: You may recall that… so basically, you can do a 20-foot rear yard for schools in MX. You have to do a 30 in the residential district. You may recall a few things that are fundamental to this application. We gotta set these buildings back so that we can have a queuing area on the sidewalk. So, if we're having to provide a 30-foot rear yard, and we set the front of the building back, you know, we're losing occupiable space.

849

02:43:08.990 --> 02:43:14.540

CPC Hearing Room - 120 Broadway: The other thing that is a big part of this, and it's going to tie into some later conversation I'm sure we're about to have, is

850

02:43:14.780 --> 02:43:27.300

CPC Hearing Room - 120 Broadway: This application is proposing tens of thousands of square feet of rooftop play areas for the kids. This is a huge part of this application. You can see them up on… well, they're not on the screen right now, but I'll go back.

851

02:43:32.780 --> 02:43:35.640

CPC Hearing Room - 120 Broadway: Get the picture.

852

02:43:36.180 --> 02:43:48.210

CPC Hearing Room - 120 Broadway: we… the best foot forward from a design standpoint is not to have a setback story, is to build schools with as large of a floor plate as possible. So,

853

02:43:48.210 --> 02:43:59.950

CPC Hearing Room - 120 Broadway: to the extent that we had a 30-foot rear yard requirement, and we're going to set back 5 feet in the front, from a ZFA standpoint, now we're looking at a setback floor, a 6th floor.

854

02:43:59.950 --> 02:44:01.750

CPC Hearing Room - 120 Broadway: We have a 6th floor.

855

02:44:01.750 --> 02:44:25.239

CPC Hearing Room - 120 Broadway: Sure, there's knock-on consequences, like comparatively higher construction costs, issues with the core and the elevator, yeah, but the big impact is that we've now taken a uniform roof area that was going to be devoted to as big of a playground as we could have, and we've sort of cut it in a way that, from a program standpoint, shrunk it? Shrunk it, right.

856

02:44:25.770 --> 02:44:44.100

CPC Hearing Room - 120 Broadway: we understand that, as it looks on the screen, that the MX may not look as appropriate as just a general R, but there's real envelope issues here. Right, and I understand why it might be ben… sorry, I understand why it might be beneficial in terms of the envelope, I'm just…

857

02:44:44.650 --> 02:44:51.890

CPC Hearing Room - 120 Broadway: There's… you're not intending to fine manufacturing, to encourage manufacturing, to…

858

02:44:52.130 --> 02:44:58.790

CPC Hearing Room - 120 Broadway: the spirit of an MX is that there would be some intent At least.

859

02:44:59.020 --> 02:45:01.069

CPC Hearing Room - 120 Broadway: To have manufacturing.

860

02:45:01.920 --> 02:45:07.710

CPC Hearing Room - 120 Broadway: Well, the other thing I can say is one of our other commitments is… is that

861

02:45:08.030 --> 02:45:15.439

CPC Hearing Room - 120 Broadway: along Park Avenue, there was a series of retailers that I had explained that had moved in, in…

862

02:45:15.460 --> 02:45:22.060

CPC Hearing Room - 120 Broadway: serving the surrounding residential communities. There's… there's some wholesalers as well, and these are… these are…

863

02:45:22.060 --> 02:45:37.099

CPC Hearing Room - 120 Broadway: in some instances, sort of like, is it retail, is it wholesale? You know, what use group are you falling into? I'm sure the Commission is familiar with how some uses can sort of fall one way or the other. These are long-standing operators that ownership is…

864

02:45:37.100 --> 02:45:55.990

CPC Hearing Room - 120 Broadway: not just open to returning, but it makes economic sense to have them return because they've been in these buildings for so long, and they pay their rent, and so there are certain users who may benefit from the MX rules if they're a use group 9, for instance, as opposed to a 6.

865

02:45:55.990 --> 02:46:00.530

CPC Hearing Room - 120 Broadway: But the point's taken, and… And my last question…

866

02:46:01.060 --> 02:46:14.210

CPC Hearing Room - 120 Broadway: Is, if you were to set back 5 feet, would you commit that none of those, you or the lot next to you, would have a fence or anything else that could prohibit

867

02:46:15.240 --> 02:46:16.140

CPC Hearing Room - 120 Broadway: Yes.

868

02:46:16.600 --> 02:46:21.560

CPC Hearing Room - 120 Broadway: Even though it's a school, and many parents will want to have that protection.

869

02:46:21.920 --> 02:46:29.669

CPC Hearing Room - 120 Broadway: No, we don't want a fence. The setting back is what widened the sidewalk. And you would agree to that in a restricted declaration form.

870

02:46:29.670 --> 02:46:43.480

CPC Hearing Room - 120 Broadway: And the other owners that might be involved would commit also? The one other site, that would be implicated by this is one of the projected development sites.

871

02:46:43.480 --> 02:47:07.490

CPC Hearing Room - 120 Broadway: This is Lot 68. It's actually just north… it's that little gap in between, Central United and the resident… the Park Avenue-facing residential building that you see shadowed out there and dark. And initial conversations with this owner suggest that… that they would, be willing to agree to this, to a restrictive declaration to set their building back as well, to the extent that it means the

872

02:47:07.490 --> 02:47:14.370

CPC Hearing Room - 120 Broadway: success of this application. They're a projected development site, not a… not one of the applicant's sites, but we would

873

02:47:14.770 --> 02:47:21.380

CPC Hearing Room - 120 Broadway: make that effort, certainly. Thank you, and I'll be waiting for the information you're providing. Thank you. Thank you.

874

02:47:23.440 --> 02:47:25.430

CPC Hearing Room - 120 Broadway: Commissioner Osorio?

875

02:47:26.070 --> 02:47:33.199

*Comm Osorio: Thank you so much, Chair. Thanks so much for the presentation and the documentation that you've submitted. Thanks so much for addressing our questions.

876

02:47:33.350 --> 02:47:52.660

*Comm Osorio: I wanted to talk a little bit about the findings in the DEIS, and to give you an opportunity to fully respond. As you might have heard from the review session, a few of us had questions about some of the significant adverse impacts. And let's start with that. So, in terms of open space, as you hinted.

877

02:47:52.710 --> 02:48:07.939

*Comm Osorio: The, you know, the report says what it says, I'm not going to repeat it, but I do want to highlight how, you know, the mitigation chapter states that the Department of City Planning, in collaboration with Parks, has actually determined that the provision of 5,000

878

02:48:07.950 --> 02:48:15.010

*Comm Osorio: and 50 square feet of publicly accessible open space. I want to highlight the publicly part.

879

02:48:15.160 --> 02:48:19.800

*Comm Osorio: will actually suffice, will fully mitigate the impact. And so, what is your response to that?

880

02:48:21.020 --> 02:48:38.500

CPC Hearing Room - 120 Broadway: Thank you for the question. So, this is the uniqueness of the project, to have not a singular developer controlling the project. We have a series of owners spread out among a wider zoning, rezoning area.

881

02:48:38.500 --> 02:48:53.250

CPC Hearing Room - 120 Broadway: City planning, in our conversations, as you alluded to, proposed one particular option, which was the provision of a single 5,000 square foot publicly accessible open space. It's a…

882

02:48:53.460 --> 02:49:05.970

CPC Hearing Room - 120 Broadway: who gets the burden kind of question. You have a diffuse rezoning application, very unique for the city. It is, in a sense, like a mini neighborhood rezoning, and which owner

883

02:49:06.220 --> 02:49:16.860

CPC Hearing Room - 120 Broadway: takes it on the chin, so to speak. It would present particular, sort of, transactional dynamics of, well, okay, this particular owner is going to

884

02:49:16.860 --> 02:49:36.410

CPC Hearing Room - 120 Broadway: going to devote their land to the open space, to the benefit of the other owners. We very quickly, noted our preference to the extent that we could, to mitigate through the improvement to the local public open space network, as opposed to the provision of the open space on site, given the sort of unique

885

02:49:36.410 --> 02:50:00.600

CPC Hearing Room - 120 Broadway: nature of having a multi-owner, multi-party rezoning. So, it's a fair segue to say that our conversations regarding improvement to the local public open space network have been incredibly active over the last couple weeks. I know this is a point of high concern for the Commission. I can say proudly that

886

02:50:00.600 --> 02:50:15.469

CPC Hearing Room - 120 Broadway: The applicant team is willing today to commit to, the making of improvements to the local Taaffe playground, in order to mitigate, to best, of its ability, the open space impact.

887

02:50:15.860 --> 02:50:21.900

*Comm Osorio: So, just to clarify, you're… you're saying no to the creation of the 5000? That's your position?

888

02:50:22.940 --> 02:50:24.730

CPC Hearing Room - 120 Broadway: It… w-

889

02:50:24.870 --> 02:50:44.609

CPC Hearing Room - 120 Broadway: We are saying no in relation to the alternative, which is to commit resources to the improvement of the local public open space network, given the challenges of devoting one property owner's property to a public open space, in a sense.

890

02:50:44.680 --> 02:50:55.309

CPC Hearing Room - 120 Broadway: sort of burdening them as compared to all the other owners who are participating in this. It just presents a, in our view, a sort of,

891

02:50:55.890 --> 02:50:58.329

CPC Hearing Room - 120 Broadway: A transactional challenge, yeah, so…

892

02:50:58.330 --> 02:51:13.219

*Comm Osorio: Understood, understood. And, you know, it's clear that you also have between now and then the final EIS to actually, sort of, like, complete your proposed mitigation strategy. I just want to highlight how no mitigation strategy here is a big concern.

893

02:51:13.330 --> 02:51:24.959

*Comm Osorio: Because the numbers that you are… the impact is really clear in terms of how much you're reducing the amount of open space, and not just as a total number, but both in terms of passive…

894

02:51:25.020 --> 02:51:41.059

*Comm Osorio: and active spaces. So I encourage you to think about that, and make sure that, you know, when you fully respond to that point in the FEIS, or as you follow up to this hearing, you help us understand how much you're increasing those numbers, because that's how we have to look at it.

895

02:51:42.430 --> 02:51:52.919

CPC Hearing Room - 120 Broadway: Understood, and just to, again, clarify, we are sort of like news of the day. We have had our convers… you know, it's challenging, we're a group of owners that is not…

896

02:51:52.920 --> 02:52:17.600

CPC Hearing Room - 120 Broadway: a singular participant in this, and we're having to have coordinated conversation with Parks about this. The news of the day, we are willing to commit to a notable, notable financial contribution, or sort of self-help, you know, we could do the work ourselves kind of thing, as memorialized in restrictive declaration.

897

02:52:17.600 --> 02:52:35.630

CPC Hearing Room - 120 Broadway: to improve Taaffe Playground, a part of the existing public open space network, through, the improvement of the local ball courts, to provide active improvements that aren't, that aren't

898

02:52:35.630 --> 02:52:38.299

CPC Hearing Room - 120 Broadway: There, to the quality that the city demands.

899

02:52:38.300 --> 02:52:53.970

*Comm Osorio: Well, I understand, and I appreciate what you said. I just wanted to let you know, I'm looking forward to your response and seeing how you plan to distribute, if not in one single site, those 5,000 square feet, just to understand, sort of like, how are we mitigating that? The other question that I had…

900

02:52:54.080 --> 02:53:08.220

*Comm Osorio: So, you probably heard this as well, in the Neighborhood Character chapter, the DEIS lists, 145 potentially displaced workers in 19 businesses, and so…

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02:53:08.220 --> 02:53:20.230

*Comm Osorio: you know, in hearing your response to Commissioner Benjamin, which I very much share that question, and hearing you say that there's not going to be any manufacturing, you know, in the proposed land use mix.

902

02:53:20.240 --> 02:53:29.620

*Comm Osorio: You know, but thinking that construction, manufacturing, and wholesale trade more or less account for 10% of those potentially displaced, directly displaced workers.

903

02:53:29.700 --> 02:53:36.360

*Comm Osorio: I'm just trying to understand what's the plan to make sure that these New Yorkers are not gonna be out of work, and therefore…

904

02:53:36.530 --> 02:53:48.649

*Comm Osorio: you know, really bearing the burden of this. So help us understand what's the plan there. I know that the applicant controls a lot of those businesses, but since there are gonna… there are no industrial businesses in the mix.

905

02:53:48.780 --> 02:53:58.670

*Comm Osorio: And as you pointed out, the wholesale trade businesses here are all related with plumbing and construction supplies. I'm a little concerned about displacement of these workers.

906

02:54:00.160 --> 02:54:03.950

CPC Hearing Room - 120 Broadway: Thank you. So, I can say a few things on this point.

907

02:54:03.950 --> 02:54:28.480

CPC Hearing Room - 120 Broadway: of the 145, employees identified by the EIS as, as, as being potentially displaced, right off, right off the topic, there's 57 of them that are on proposed development site one. This is, this is the, the site that's only proposed for enlargement. And many of those, there's a pharmacy, there's, there's a healthcare,

908

02:54:29.910 --> 02:54:53.010

CPC Hearing Room - 120 Broadway: facility on a second floor. So, sort of right off the top, there's 57 employees that we actually don't expect to be displaced, given that their building is proposed to remain. The residential component will be an enlargement up above. There are 30 of the 145 potentially displaced, although I could

909

02:54:53.590 --> 02:55:09.380

CPC Hearing Room - 120 Broadway: revise that down to 90-something after what I just said. There are 30, like you said, employees in, call it the M trades, manufacturing, wholesale, what have you. Some of them…

910

02:55:09.630 --> 02:55:10.920

CPC Hearing Room - 120 Broadway: are,

911

02:55:12.270 --> 02:55:35.929

CPC Hearing Room - 120 Broadway: Some of these facilities are proposed to go elsewhere. So, like, Mr. Rosenberg's tire shop, it's become a challenge for him to operate a tire shop at that location. It's part of the reason why he's a participant in this application. We're not right close to the BQE, we're a little bit of ways, so to have the large trucks coming through this neighborhood, it has

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02:55:35.930 --> 02:55:56.829

CPC Hearing Room - 120 Broadway: in time made the operation of that business a challenge. Our understanding is that he intends to find a new location following the sort of closing of his… he's the owner and operator of that tire shop, so he intends to go somewhere else and continue operations. So those employees would, ostensibly be

913

02:55:57.070 --> 02:56:06.410

CPC Hearing Room - 120 Broadway: carrying on with that to the extent they want to go to wherever they newly operate. There are, like you said, there are… there are wholesale,

914

02:56:06.710 --> 02:56:11.639

CPC Hearing Room - 120 Broadway: Employees working in the wholesale trades that, because these are sort of storefront uses.

915

02:56:11.640 --> 02:56:27.589

CPC Hearing Room - 120 Broadway: the hope would be that they could come back into purpose-built spaces, or that their employers could reopen in purpose-built spaces on the ground floor. So, we can't sit here and say that all 30 of these 145

916

02:56:27.590 --> 02:56:30.509

CPC Hearing Room - 120 Broadway: Or so, potentially displaced.

917

02:56:30.510 --> 02:56:55.180

CPC Hearing Room - 120 Broadway: employees that operate in the sort of M trades, wouldn't be impacted. Some, some may be impacted. But we would also add that, that the proposed development of nearly a quarter million square feet of school space, you know, our understanding, in speaking with our… with the school operators, that it's roughly, like, one staff member for every 10 students or

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02:56:55.180 --> 02:56:57.820

CPC Hearing Room - 120 Broadway: So, so if you're, if you're,

919

02:56:57.830 --> 02:57:21.879

CPC Hearing Room - 120 Broadway: building and entitling 2,500 school seats, there could be potentially up to 250 or more staff members associated with just the school. I know that they're not all within the rezoning area right now. Some of them are, you know, in the auxiliary spaces operated by the schools currently, but certainly these schools would be on a hiring spree once the new facility

920

02:57:21.880 --> 02:57:26.909

CPC Hearing Room - 120 Broadway: are built. So, Yes, we understand that there could be an impact on some

921

02:57:26.910 --> 02:57:45.119

CPC Hearing Room - 120 Broadway: and use employees, but the net gain from an employment statement standpoint is substantial here. There'll be far more people working in the rezoning area if this initiative is approved and these buildings are developed. Far more.

922

02:57:45.120 --> 02:58:01.419

*Comm Osorio: Well, thank you for your response. I appreciate that. I encourage you to submit in writing, you know, whatever is your latest, sort of, like, proposal to mitigate that. I do want to remind you that according to the city's industrial retention plan, this is a neighborhood industrial area where there is an intent.

923

02:58:01.420 --> 02:58:12.479

*Comm Osorio: to keep industrial. So, you know, help us understand what's the community benefit of this, but specifically, what is the plan to protect working-class New Yorkers from potentially losing their jobs?

924

02:58:14.220 --> 02:58:16.160

CPC Hearing Room - 120 Broadway: Understood. Thank you, Commissioner.

925

02:58:16.160 --> 02:58:16.660

*Comm Osorio: Thank you.

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02:58:19.320 --> 02:58:21.810

CPC Hearing Room - 120 Broadway: Thank you. Are there additional questions?

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02:58:21.970 --> 02:58:32.039

CPC Hearing Room - 120 Broadway: So, I'm very much in favor of the idea of consolidating the schools into a condensed area. Can you speak to me about any additional security measures that will be put in place?

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02:58:32.250 --> 02:58:34.960

CPC Hearing Room - 120 Broadway: Additional security measures.

929

02:58:35.640 --> 02:58:51.770

CPC Hearing Room - 120 Broadway: You know, it's something I could follow up in writing. It's not a question I was particularly prepared for. I can certainly say off the cuff that, given that these are urban schools, there are, there are, as part of just standard practices,

930

02:58:51.870 --> 02:58:54.699

CPC Hearing Room - 120 Broadway: security,

931

02:58:54.700 --> 02:59:18.450

CPC Hearing Room - 120 Broadway: elements in place. What is, again, unique about this school is the ability to coordinate between the institutions, to have sort of eyes on the street during periods of time when the doors are open. That's an element that we think is, again, really supportive of the planning rationale here.

932

02:59:18.450 --> 02:59:25.890

CPC Hearing Room - 120 Broadway: But we can follow up with more specific, comment on that question. Thank you. Thank you.

933

02:59:28.330 --> 02:59:41.199

CPC Hearing Room - 120 Broadway: Thank you. And I will just note, I think building off of some of Commissioner Osorio's comments, just the importance of making sure that we're addressing the specific issues that were raised in the EIS and mitigation, and so…

934

02:59:41.200 --> 02:59:56.339

CPC Hearing Room - 120 Broadway: just, you know, be helpful to understand whether there's willingness to consider the 5-foot extension of the sidewalk and some of the other mitigation efforts that were addressed around pedestrian safety, because I know that that's a pretty important part of it.

935

02:59:57.130 --> 02:59:59.269

CPC Hearing Room - 120 Broadway: Understood, thank you, thank you. Okay.

936

03:00:00.090 --> 03:00:10.899

CPC Hearing Room - 120 Broadway: Thank you for your presentation. Thank you. We will now, open to our public hearing. Council Member Restler?

937

03:00:18.050 --> 03:00:26.710

CPC Hearing Room - 120 Broadway: Great. Thank you. Congratulations, Chair. Commissioners, nice to see you all. Appreciate the opportunity to testify before you today.

938

03:00:26.780 --> 03:00:46.109

CPC Hearing Room - 120 Broadway: I have the privilege of representing this whole area, and, you know, generally I don't insert myself in the middle of ULURP applications. I have a role to play at the end of the process, and respect the community boards and the city planning commission for the role you have to play along the way as well. But this is just too important.

939

03:00:46.110 --> 03:00:47.550

CPC Hearing Room - 120 Broadway: You know, frankly.

940

03:00:47.550 --> 03:01:06.369

CPC Hearing Room - 120 Broadway: The number one reason I hear from young families in Williamsburg that they can't stay in the community is because we don't have the school seats to accommodate them. And so, people are moving to Kiryas Joel, to Monsey, to Rock, you know, to New Jersey even, even New Jersey. I mean, I just want to say that. Jokingly, but not totally.

941

03:01:06.530 --> 03:01:13.600

CPC Hearing Room - 120 Broadway: Because we don't have the school capacity to actually meet their needs. And it's disgraceful. This…

942

03:01:13.700 --> 03:01:38.080

CPC Hearing Room - 120 Broadway: project was brought to me when I won my primary in 2021 of June. I sat down with community leaders that summer to talk about how we could advance this proposal. And the applicants were all prepared to apply individually to see this move forward, and the Department of City Planning insisted that this be a joint application, and that everyone work together. It has dramatically slowed down the process, and so 5 years later, we're still waiting to get it across the finish line, but it also

943

03:01:38.080 --> 03:01:41.340

CPC Hearing Room - 120 Broadway: We've also created all of these

944

03:01:41.360 --> 03:02:06.120

CPC Hearing Room - 120 Broadway: mitigations that are therefore needed. Mitigations that, I have to say, have been really frustrating. I personally engaged with the Department of Transportation, the Department of Parks, over the last two years to try to get them to provide responses on the environmental review. It was painfully slow to get them to even respond, and when they did, they've been uncooperative and tried to advance their own policy agendas, rather than look at how do we address

945

03:02:06.120 --> 03:02:12.129

CPC Hearing Room - 120 Broadway: in advance the very real needs that are being advanced in this proposal.

946

03:02:12.470 --> 03:02:27.169

CPC Hearing Room - 120 Broadway: I am grateful that the applicant is trying to make this work, and, you know, they're gonna renovate the handball courts at the Taaffe Playground. You know, I don't know if anyone still plays handball, I didn't know, but it's…

947

03:02:27.410 --> 03:02:40.819

CPC Hearing Room - 120 Broadway: there's a relatively small number, it's a very underutilized court, and… but if that's the… what's required for this to move forward, then let's get it done. The applicants, as administrators of local schools.

948

03:02:40.820 --> 03:02:59.440

CPC Hearing Room - 120 Broadway: 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. But I am…

949

03:02:59.920 --> 03:03:14.880

CPC Hearing Room - 120 Broadway: you know, but the mitigations that have been proposed, I think, don't work for this community. And, you know, we need to ensure that vehicles are able to get around the community in a safe and efficient way, and the sidewalk extensions, I think.

950

03:03:14.880 --> 03:03:24.240

CPC Hearing Room - 120 Broadway: 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.

951

03:03:24.300 --> 03:03:37.239

CPC Hearing Room - 120 Broadway: I will say that you have many different leaders from the community in Williamsburg here today who may not, you know, be involved in the specific schools, but are here because this is so important to the community as a whole.

952

03:03:37.320 --> 03:04:01.789

CPC Hearing Room - 120 Broadway: by adding these thousands of additional school seats in nearly 400 apartments, we will be able to keep generations of families in this community. To Commissioner Benjamin's questions earlier, I can attest, as the local council member, that families live in this immediate area and will be walking to school and live in the immediate proximity to these schools that are going up in the community. We've recently added multiple other schools in this immediate area.

953

03:04:01.790 --> 03:04:11.670

CPC Hearing Room - 120 Broadway: And it's because this is where the community is growing most rapidly. To the questions posed by Commissioner Osorio,

954

03:04:11.670 --> 03:04:32.440

CPC Hearing Room - 120 Broadway: You know, 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. And on the safety question, I'm very proud that the City Council has made resources available to these non-public schools

955

03:04:32.440 --> 03:04:40.310

CPC Hearing Room - 120 Broadway: For additional staff… for additional reimbursement for security staff, as well as for security cameras at these facilities that are available to them.

956

03:04:40.360 --> 03:04:49.550

CPC Hearing Room - 120 Broadway: So, I really appreciate the chance to testify before you all today to just underscore how important this is. I want, you know, we know that the number one

957

03:04:49.550 --> 03:05:14.100

CPC Hearing Room - 120 Broadway: demographic of people leaving New York City, or young families, that are struggling to afford childcare, that are struggling to afford to live here. It's indeed why Mayor Mamdani centered this issue on his campaign. And the same is true in the heart of Williamsburg and Bed-Stuy. For this community, for the Williamsburg Hasidic community, we are losing families because we don't have the school capacity. This is a solution that we have needed for years, and I'm grateful that we were able to certify, and I'm really hopeful

958

03:05:14.100 --> 03:05:24.409

CPC Hearing Room - 120 Broadway: We'll be able to get the cooperation from the members of this board to chart a path forward so that we can add this urgently needed community need… address this urgently needed community need.

959

03:05:25.250 --> 03:05:27.670

CPC Hearing Room - 120 Broadway: Thank you, Councilmember. Thank you very much.

960

03:05:33.050 --> 03:05:36.309

CPC Hearing Room - 120 Broadway: So we will call up our next speaker,

961

03:05:36.730 --> 03:05:41.629

CPC Hearing Room - 120 Broadway: And apologies if I'm mispronouncing your name, Chaim Mandel?

962

03:05:42.060 --> 03:05:44.599

CPC Hearing Room - 120 Broadway: Hi. Hi, I'm Mandel, sorry.

963

03:05:56.370 --> 03:06:08.359

CPC Hearing Room - 120 Broadway: Good morning, members of the board. Thank you for your time. As an Executive Director of the United Academy, we have 15 facilities across Williamsburg, we have 12,000 children.

964

03:06:08.360 --> 03:06:17.490

CPC Hearing Room - 120 Broadway: I can, testify that, most… about 75-80% of our children are living on

965

03:06:17.630 --> 03:06:36.189

CPC Hearing Room - 120 Broadway: on the previous question asks, from Myrtle down. So we have only a small portion of students which live from Myrtle up. So basically, this heavy populated area of children. I stand before you today to strongly support the proposed rezoning of our area.

966

03:06:36.210 --> 03:06:42.680

CPC Hearing Room - 120 Broadway: Primarily because it's prioritized a common sense community-first approach to education.

967

03:06:42.730 --> 03:06:59.370

CPC Hearing Room - 120 Broadway: By adjusting our zone to align with the local schools, we're giving our children the fundamental right to attend school within their own neighborhood. This change does more than just fill desks. It allows our students to safely walk or bike to class.

968

03:06:59.380 --> 03:07:10.810

CPC Hearing Room - 120 Broadway: 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.

969

03:07:10.900 --> 03:07:23.200

CPC Hearing Room - 120 Broadway: 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.

970

03:07:23.200 --> 03:07:35.310

CPC Hearing Room - 120 Broadway: 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.

971

03:07:35.310 --> 03:07:49.490

CPC Hearing Room - 120 Broadway: Making families more likely to plant permanent routes and invest in our neighborhood's future. Let's keep our education accessible, convenient, and truly local. I urge you to vote in favor of this rezoning proposal. Thank you.

972

03:07:50.470 --> 03:07:56.030

CPC Hearing Room - 120 Broadway: Thank you for your testimony. Our next speaker is Zev Steinmetz.

973

03:08:07.030 --> 03:08:25.830

CPC Hearing Room - 120 Broadway: Dear Honorable Board, good afternoon. My name is Zev Steinmetz, 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.

974

03:08:26.150 --> 03:08:31.570

CPC Hearing Room - 120 Broadway: Which most of the schools are very overcrowded, missing places for many functions.

975

03:08:31.720 --> 03:08:38.949

CPC Hearing Room - 120 Broadway: I would like to add, the areas currently under consideration for rezoning is surrounded on all four sides by residential neighborhoods.

976

03:08:38.970 --> 03:08:56.550

CPC Hearing Room - 120 Broadway: 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. Thank you.

977

03:08:57.140 --> 03:08:58.390

CPC Hearing Room - 120 Broadway: Thank you.

978

03:08:58.850 --> 03:09:01.760

CPC Hearing Room - 120 Broadway: Our next speaker is David Niederman.

979

03:09:08.870 --> 03:09:12.420

CPC Hearing Room - 120 Broadway: Good afternoon, Madam Chair and Commissioners.

980

03:09:12.630 --> 03:09:27.909

CPC Hearing Room - 120 Broadway: Let me say, my name is Rabbi David Niederman, I'm the Executive Director of the United Jewish Organizations of Williamsburg and North Brooklyn. I want to thank you for the strong stand you take for housing, yes.

981

03:09:28.000 --> 03:09:32.999

CPC Hearing Room - 120 Broadway: Which is very important. And I'm looking from two dimensions, which is…

982

03:09:33.000 --> 03:09:52.700

CPC Hearing Room - 120 Broadway: the housing need, and as well as the educational need for children. I want to thank you. I've been a participant with this wonderful organization, which is the City Planning Commission, for over 3 decades. Just want to thank you, what the community and the Commission has done.

983

03:09:52.700 --> 03:10:00.670

CPC Hearing Room - 120 Broadway: Over the past 3 decades, I have in front of me a

984

03:10:00.800 --> 03:10:14.050

CPC Hearing Room - 120 Broadway: analysis of the land use changes in South Williamsburg and Bed-Stuy, which, from 1990 to present, we just worked with city planning on that. Let me tell you what it says.

985

03:10:14.240 --> 03:10:23.670

CPC Hearing Room - 120 Broadway: So, total units of housing growth. 1990, you had 24,000 units.

986

03:10:23.790 --> 03:10:36.190

CPC Hearing Room - 120 Broadway: Total units in 2020 was 39,000 units, which is a growth of 15,000 units in 3 decades. And let's talk about population growth.

987

03:10:36.410 --> 03:10:54.450

CPC Hearing Room - 120 Broadway: Population growth in 1990 was 82,751. Again, we're talking Williamsburg and Bed-Stuy. Population growth in 2020, population rate in 2020, is 125,000 people.

988

03:10:54.450 --> 03:11:08.660

CPC Hearing Room - 120 Broadway: 50… 51% in… 42% in three decades. So what does that translate to? That translates, really, of children that don't have a roof on top of their heads.

989

03:11:08.720 --> 03:11:22.089

CPC Hearing Room - 120 Broadway: 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

990

03:11:22.090 --> 03:11:36.580

CPC Hearing Room - 120 Broadway: an equitable space where they can learn, so that they come home and they get the education that they deserve. You look at children who need recreation.

991

03:11:36.660 --> 03:11:54.799

CPC Hearing Room - 120 Broadway: And they don't have it enough. You look at kids that need resource rooms in order to develop on what they could be, which is our future. And therefore, I respectfully request to understand the need to analyze. You have shown us

992

03:11:54.920 --> 03:12:13.520

CPC Hearing Room - 120 Broadway: what could be done over 30 years? Let's see what could be done now, over the next few years, to accommodate so many families that need affordable housing. And let me finish with this point. We talk about the total number of units.

993

03:12:13.520 --> 03:12:24.520

CPC Hearing Room - 120 Broadway: I'm finishing with this. It's not only the percentage of affordable housing. Let us understand that the additional housing that is being built

994

03:12:24.520 --> 03:12:28.829

CPC Hearing Room - 120 Broadway: It's housing for families that the local communities

995

03:12:28.830 --> 03:12:46.000

CPC Hearing Room - 120 Broadway: can afford. Not talking the high end of market rate, but internally, in Bed-Stuy and Williamsburg, that can use, and that is the lower end of market rate. So by doing that, you afford a family, families, and children.

996

03:12:46.000 --> 03:12:51.030

CPC Hearing Room - 120 Broadway: and children first, what they really desire. Thank you so much

997

03:12:51.820 --> 03:12:55.910

CPC Hearing Room - 120 Broadway: Thank you. I'm going to turn it to Commissioner Goodridge.

998

03:12:56.220 --> 03:13:07.750

CPC Hearing Room - 120 Broadway: Thank you so much for your testimony. I have a question about that. I saw that a significant portion of the affordable housing would be above 80%, and I…

999

03:13:08.120 --> 03:13:15.799

CPC Hearing Room - 120 Broadway: I think it was $2400 for a studio? Is that actually something that this community can afford?

1000

03:13:15.900 --> 03:13:26.280

CPC Hearing Room - 120 Broadway: Let me say I don't know the exact numbers, I just want to say that I live in Williamsburg and have worked there for more than 3 decades.

1001

03:13:26.280 --> 03:13:42.360

CPC Hearing Room - 120 Broadway: And I've seen the north side, and I've seen in Greenpoint what has happened. And I can tell you, on these units that we were talking about, that we were a part, actively working with City Planning on the rezoning, is half of the price

1002

03:13:42.630 --> 03:13:44.899

CPC Hearing Room - 120 Broadway: That is just blocks away.

1003

03:13:45.110 --> 03:13:47.360

CPC Hearing Room - 120 Broadway: So, what I'm saying is.

1004

03:13:47.360 --> 03:14:05.330

CPC Hearing Room - 120 Broadway: there is a… there is a… I don't know the exact numbers that… but I can say that the project is a project not marketing for outside need, but local consumption that they can… that the local residents

1005

03:14:05.330 --> 03:14:08.089

CPC Hearing Room - 120 Broadway: It can afford, and maybe not.

1006

03:14:08.090 --> 03:14:23.349

CPC Hearing Room - 120 Broadway: everybody, and of course not everybody, but therefore, you have the mix. You have the low-income affordable, and you have the market rate, the low end of market rate.

1007

03:14:23.610 --> 03:14:35.490

CPC Hearing Room - 120 Broadway: So, therefore, that's… that, I believe, is crucial. I can tell you. I can tell you, again, working on this for more than 3 decades, that this system forms Williamsburg.

1008

03:14:35.780 --> 03:14:44.030

CPC Hearing Room - 120 Broadway: when years ago was a place that nobody wants to live, is now a place that people say, I live in Williamsburg.

1009

03:14:45.870 --> 03:14:48.579

CPC Hearing Room - 120 Broadway: And he's proud of that. Thank you.

1010

03:14:52.660 --> 03:15:00.900

CPC Hearing Room - 120 Broadway: Thank you so much. Thank you for your testimony. Our next speaker is, Mr. Wells, Yoel Welz.

1011

03:15:14.170 --> 03:15:20.370

CPC Hearing Room - 120 Broadway: Good afternoon. My name is Yoel Welz. I'm the Executive Director of Central United Talmudical Academy.

1012

03:15:20.480 --> 03:15:27.979

CPC Hearing Room - 120 Broadway: Which is probably the biggest, has the biggest trade size of all four schools in this rezoning.

1013

03:15:28.140 --> 03:15:31.969

CPC Hearing Room - 120 Broadway: I'm here to urge the Commission to approve this rezoning.

1014

03:15:32.110 --> 03:15:44.049

CPC Hearing Room - 120 Broadway: Our students desperately need the space, both growing and for them to have a really sound education. Right now, we don't have the space for them for anything extracurricular, performing arts.

1015

03:15:44.360 --> 03:15:57.270

CPC Hearing Room - 120 Broadway: Anything extra that you really get them have a sound education. Besides extra school seats, this rezoning will actually improve the education of existing children.

1016

03:15:58.070 --> 03:16:10.780

CPC Hearing Room - 120 Broadway: I just also wanted to mention, we don't expect the transportation buses to increase. Most, I would say, 70% of children live within 10 minutes walking distance of this location.

1017

03:16:11.110 --> 03:16:18.659

CPC Hearing Room - 120 Broadway: And the higher… most of the kids in the higher grades actually walk to school. So we don't expect to really increase any buses.

1018

03:16:18.910 --> 03:16:23.969

CPC Hearing Room - 120 Broadway: This also was one comment from community board about having parking for the buses.

1019

03:16:24.120 --> 03:16:32.209

CPC Hearing Room - 120 Broadway: And we actually took care of that recommendation. We rented a lot to park the buses.

1020

03:16:32.840 --> 03:16:34.859

CPC Hearing Room - 120 Broadway: Thank you, have a great day.

1021

03:16:35.080 --> 03:16:36.290

CPC Hearing Room - 120 Broadway: Thank you.

1022

03:16:36.770 --> 03:16:39.670

CPC Hearing Room - 120 Broadway: Mr, Joel Berkowitz?

1023

03:16:52.820 --> 03:16:55.449

CPC Hearing Room - 120 Broadway: Hi, and good afternoon on the board.

1024

03:16:55.850 --> 03:17:04.029

CPC Hearing Room - 120 Broadway: I'm a parent of… my kids learn in Central UTA,

1025

03:17:04.560 --> 03:17:15.550

CPC Hearing Room - 120 Broadway: I'm born and raised in this community, and I strongly recommend that you should approve this rezoning to accommodate my kids, to be able to go to school safely.

1026

03:17:15.700 --> 03:17:18.969

CPC Hearing Room - 120 Broadway: And in the community, it's a walking distance from my house.

1027

03:17:19.460 --> 03:17:39.090

CPC Hearing Room - 120 Broadway: I remember when I was a young kid, I lived in this community since I was born. I… for me to walk to the school was a big… you know, my mother would go say, how you get to the school? Now, when we have this school near our houses, it will be very beneficial.

1028

03:17:39.200 --> 03:17:52.030

CPC Hearing Room - 120 Broadway: avoiding transportation, and being able for the kids to go to school safely. Additionally, I have some kids, some of my daughters, appreciate art, and other, and other…

1029

03:17:52.030 --> 03:18:06.660

CPC Hearing Room - 120 Broadway: schooling, teaching ideas, the fact when the school will have, more accommodations, they will be able to have more art classes and other kinds of schooling, which will be grateful and helpful for everybody. Therefore, I recommend strongly

1030

03:18:06.660 --> 03:18:24.849

CPC Hearing Room - 120 Broadway: that it's in the benefit of the community and the benefit of the people residing in this area, that this rezoning should be approved and granted, and it will only bring… make New York and Brooklyn and Williamsburg a better place to live for everyone.

1031

03:18:24.850 --> 03:18:38.609

CPC Hearing Room - 120 Broadway: Thank you very much, and good luck. Thank you. Thank you for your testimony. Our last speaker is Rabbi Moishe Indig, and apologies if I mispronounced your name.

1032

03:18:43.010 --> 03:18:45.279

CPC Hearing Room - 120 Broadway: Okay, they, they have departed.

1033

03:18:45.390 --> 03:18:50.719

CPC Hearing Room - 120 Broadway: Okay, if there's anyone else registered to speak, or seeking to speak.

1034

03:18:52.420 --> 03:19:09.330

CPC Hearing Room - 120 Broadway: Okay. If not, this hearing is… we have another speaker. No. Before you close the hearing, I'll just note that, for calendar numbers 35 and 36, the record will remain open through 5 p.m. on Monday, July 13th, to receive written comments on the DEIS.

1035

03:19:10.060 --> 03:19:33.310

CPC Hearing Room - 120 Broadway: Thank you. And with that, this hearing is… Oh, sorry, go. There's no other business before the Commission, but I have some public information to share in addition. For those of you who are unable to or did not wish to testify, you can submit written testimony online through DCP's website, or by mailing your comments to City Planning Commission, Calendar Information Office.

1036

03:19:33.310 --> 03:19:43.329

CPC Hearing Room - 120 Broadway: 120 Broadway, 31st Floor, New York, New York, 10271. The time is 1-18. Thank you. This meeting is adjourned. Thank you.

Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

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CONFIRMATION ID **CPC-6T87IQDN**

Submitter	**Avigdor Weinberger**
Zip code	11205
Stance	IN FAVOR
Representing	Myself

COMMENTS

> I'm in favor of this rezoning

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Submitter	**Baruch Schwartz**
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Representing	Other

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Submitter	**Chaim Goldberger**
Zip code	11249
Stance	IN FAVOR
Representing	Myself

COMMENTS

> In favor

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Outlook

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CITY PLANNING COMMISSION

New public hearing testimony

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CONFIRMATION ID **CPC-RJHEF6GG**

Submitter	**Chaim Mermelstein**
Zip code	10977
Stance	IN FAVOR
Representing	Other

COMMENTS

> In favor by Monday night

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CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-ZUP9SL0F**

Submitter	**Chevy Schwartz**
Zip code	11206
Stance	IN FAVOR
Representing	Myself

COMMENTS

> I strongly support the Park Avenue Brooklyn Rezoning. 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. I urge the City Planning Commission to approve this proposal. Thank you very much!!

This is an automated notification from the CPC Comments Portal.

Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Mon 7/6/2026 12:48 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-WH3UHXWE**

Submitter	**David Niederman**
Zip code	11249
Stance	IN FAVOR
Representing	A local community group or organization

COMMENTS

> See enclosed letter and supporting attachment.

ATTACHMENTS (2)

SouthWilliamsburg_Data_DCP__1_.pdf

Park_Avenue_Rezoning_Testimony_Submission_.pdf

Download all (.zip)

This is an automated notification from the CPC Comments Portal.

Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Sun 7/5/2026 8:12 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-2DJ8H0LM**

Submitter	**Eluzer Friedman**
Zip code	11206
Stance	IN FAVOR
Representing	Myself

COMMENTS

> A

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Tue 7/7/2026 7:45 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-D088BNTW**

Submitter	**Enzy Kraus**
Zip code	11205
Stance	IN FAVOR
Representing	Myself

COMMENTS

> The proposed Park Slope 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.

This is an automated notification from the CPC Comments Portal.

Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Sun 7/5/2026 7:45 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-W2K179BU**

Submitter	**Faige Schwartz**
Zip code	11205
Stance	IN FAVOR
Representing	Myself, A local business

COMMENTS

> 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. Big thanks to the planning commission.

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Mon 7/6/2026 2:26 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-E39IR9Y4**

Submitter	**Gitty Guttman**
Zip code	11249
Stance	IN FAVOR
Representing	Myself

COMMENTS

> The additional space will help very much.

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Sun 7/5/2026 6:52 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-EEDPJIC6**

Submitter	**HARRY Kraus**
Zip code	11205
Stance	IN FAVOR
Representing	Myself

COMMENTS

> This will help the community very much

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Mon 7/6/2026 2:55 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-TVSML90L**

Submitter	**Hersch Friedman**
Zip code	11206
Stance	IN FAVOR
Representing	Myself

COMMENTS

> Dear Members of the City Planning Commission, We write to urge you to approve the Park Avenue Rezoning. 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. 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. We appreciate Mayor Mamdani's commitment to keeping young families in New York City and are confident that the proposed rezoning will do just that. We strongly encourage the Commission to approve this rezoning and the numerous benefits it would bring to our community. Sincerely,

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Sun 7/5/2026 6:48 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-RJC0EV4W**

Submitter	**Isaac Jungreis**
Zip code	11205
Stance	IN FAVOR
Representing	Myself

COMMENTS

> Thanks

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Sun 7/5/2026 11:17 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-8EK9U28W**

Submitter	**isumer rubin**
Zip code	11249
Stance	IN FAVOR
Representing	The local community board

COMMENTS

> In favor of rezoning Park avenue

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Sun 7/5/2026 6:58 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-V98WJ478**

Submitter	**Joel Katz**
Zip code	11211
Stance	IN FAVOR
Representing	Myself

COMMENTS

> Please allow the re zoning

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Sun 7/5/2026 9:00 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-HVUFKQLB**

Submitter	**Joel Kraus**
Zip code	11205
Stance	IN FAVOR
Representing	Myself

COMMENTS

> Do it

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Sun 7/5/2026 7:18 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-3KRIGJY0**

Submitter	**Joel Kraus**
Zip code	11211
Stance	IN FAVOR
Representing	Myself

COMMENTS

> In favor

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Mon 7/6/2026 7:31 AM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-AQ0WR8PM**

Submitter	**Joel Mermelstein**
Zip code	11205
Stance	IN FAVOR
Representing	The local community board, A local community group or organization

COMMENTS

> Tosh Williamsburg.

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Sun 7/5/2026 6:55 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-DN8SW9ZG**

Submitter	**Joel Schwartz**
Zip code	11205
Stance	IN FAVOR
Representing	Myself

COMMENTS

> I'm in favor of the reasoning of this property

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Mon 7/6/2026 8:54 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-VWXISVCY**

Submitter	**Joseph Orgel**
Zip code	11205
Stance	IN FAVOR
Representing	Myself

COMMENTS

> I fully support the reazoning.

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Sun 7/5/2026 6:52 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-16MAUX6F**

Submitter	**Mayer Schwartz**
Zip code	11211
Stance	IN FAVOR
Representing	Myself

COMMENTS

> For the benefit of the community, we need more housing.Thank you

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Sun 7/5/2026 7:00 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-6PLTV3HP**

Submitter	**Mendel Mermelstein**
Zip code	11206
Stance	IN FAVOR
Representing	Myself

COMMENTS

> 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.

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Sun 7/5/2026 6:53 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-9HKPI10B**

Submitter	**Mendel Schwartz**
Zip code	11206
Stance	IN FAVOR
Representing	Myself, The local community board

COMMENTS

> I strongly support the Park Avenue Brooklyn Rezoning. 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.

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Sun 7/5/2026 7:26 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-ZSKS10M0**

Submitter	**Meshilem Kraus**
Zip code	11206
Stance	IN FAVOR
Representing	Myself

COMMENTS

> In favor of rezoning residential

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Sun 7/5/2026 7:01 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-LY0LM5LS**

Submitter	**moishe majer**
Zip code	11205-2761
Stance	IN FAVOR
Representing	The local community board

COMMENTS

> Approve this zoning

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Mon 7/6/2026 2:25 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-G1SD9KA0**

Submitter	**Mordechai Guttman**
Zip code	11249
Stance	IN FAVOR
Representing	Myself

COMMENTS

> I'm in support, it will help a lot.

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Mon 7/6/2026 12:11 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-Z11D6TTU**

Submitter	**Nicha Rosenberg**
Zip code	11205
Stance	IN FAVOR
Representing	Myself

COMMENTS

> Dear Members of the City Planning Commission, We write to urge you to approve the Park Avenue Rezoning. 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. 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. We appreciate Mayor Mamdani's commitment to keeping young families in New York City and are confident that the proposed rezoning will do just that. We strongly encourage the Commission to approve this rezoning and the numerous benefits it would bring to our community. Sincerely, Nicha Rosenberg

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Sun 7/5/2026 7:00 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-2SGVABJZ**

Submitter	**Nosson feitel Schwartz**
Zip code	11205-2748
Stance	IN FAVOR
Representing	Myself, The local community board, A local community group or organization

COMMENTS

> Thanks

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Sun 7/5/2026 7:02 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-TQA3OIE0**

Submitter	**Pupa Ruv**
Zip code	11205
Stance	IN FAVOR
Representing	Myself

COMMENTS

> I believe this will bring much needed space for the area

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Mon 7/6/2026 10:58 AM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-247WA267**

Submitter	**Rabbi Moishe Indig**
Zip code	11205
Stance	IN FAVOR
Representing	A local community group or organization

COMMENTS

> Dear Members of the City Planning Commission, We write to urge you to approve the Park Avenue Rezoning. As parents who reside in the neighborhood, we can attest to the tremendous benefits that the proposed rezoning would bring to our families and to the entire surrounding community. At present, many Williamsburg and Bedford-Stuyvesant families are struggling with a severe shortage of local school seats. As a result, our children's classrooms are overcrowded, and some families are left with no choice but to send their children to schools far from home or even leave New York City altogether. While our school administrators have worked tirelessly to maximize every available inch of space, there is only one lasting solution: additional school facilities. Thankfully, four yeshivas in our

community have stepped forward to address this critical need by spearheading a rezoning that would allow for much-needed school expansions. Expanding neighborhood schools will not only provide desperately needed classroom space, but will also allow more children to attend schools within walking distance of their homes. This will significantly reduce the need to purchase and operate additional school buses, helping to lessen traffic congestion, improve neighborhood safety, and reduce air pollution and emissions. Fewer buses on our streets will benefit the entire community while creating a healthier environment for our children. In addition to expanding educational facilities, the proposed rezoning will create much-needed open space for young people. As local parents, we are keenly aware of the area's shortage of recreational space. The yeshivas have generously committed to providing new open space that will directly serve neighborhood families while helping relieve overcrowding in existing parks. We appreciate Mayor Mamdani's commitment to keeping young families in New York City and are confident that this rezoning advances that important goal by strengthening educational opportunities, improving quality of life, reducing traffic and pollution, and investing in the future of our community. We respectfully and strongly urge the Commission to approve the Park Avenue Rezoning and the many lasting benefits it will bring to our community. In appreciation. Sincerely, Rabbi Moishe Indig

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Sun 7/5/2026 6:45 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

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CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-P77QTUKL**

Submitter	**sam wasserman**
Zip code	11206
Stance	IN FAVOR
Representing	Myself

COMMENTS

> Please

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Sun 7/5/2026 7:50 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-LA47KE0D**

Submitter	**Shmil Schwartz**
Zip code	11206
Stance	IN FAVOR
Representing	Myself

COMMENTS

> Me and 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. Thank you all!!

This is an automated notification from the CPC Comments Portal.

Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Sun 7/5/2026 7:05 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-KVPHXF8Q**

Submitter	**Sima Mermelstein**
Zip code	11206
Stance	IN FAVOR
Representing	Myself

COMMENTS

> 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. Thank you!

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Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Mon 7/6/2026 12:46 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-921RN6T4**

Submitter	**sylvia Hoffman**
Zip code	11205
Stance	IN FAVOR
Representing	Myself

COMMENTS

> Please see attached letter

ATTACHMENTS (1)

park_Ave_rezoning.docx

This is an automated notification from the CPC Comments Portal.

Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Tue 7/7/2026 7:47 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-VDWZ473G**

Submitter	**Tzurty Kraus**
Zip code	11205
Stance	IN FAVOR
Representing	Myself

COMMENTS

By transitioning a semi-industrial stretch of Bed-Stuy's manufacturing corridor into a dynamic, mixed-use space, the Park Avenue 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.

This is an automated notification from the CPC Comments Portal.

Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Mon 7/6/2026 8:51 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-9AB3915C**

Submitter	**Yoel Welz**
Zip code	11249
Stance	IN FAVOR
Representing	Applicant

COMMENTS

> Dear Members of the City Planning Commission, My name is Rabbi Welz, and I am the Executive Director of Central United Talmudic Academy (UTA) in Williamsburg, Brooklyn. I write to you today regarding the Park Avenue Rezoning. 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 Rezoning will address our issues with overcrowding. In addition to providing sorely needed classroom space, the proposed rezoning would create new open space for young people. This is critical because open space is a vital component of children's well-being and development. We appreciate Mayor Mamdani’s commitment to keeping young families in New York City and are confident that the proposed rezoning will do just that. I strongly encourage the Commission to approve this rezoning and the numerous educational and recreational benefits it would deliver to CUTA families and the community at large. Sincerely, Yoel Welz

This is an automated notification from the CPC Comments Portal.

Outlook

New Hearing Comment: C 240218 ZMK - Park Avenue Brooklyn Rezoning

From noreply@cpccomments.planning.nyc.gov <noreply@cpccomments.planning.nyc.gov>
Date Tue 7/7/2026 3:40 PM
To Joshua Vogel (DCP) <JVogel@planning.nyc.gov>; Max Marinoff (DCP) <MMarinoff@planning.nyc.gov>

CITY PLANNING COMMISSION

New public hearing testimony

A new comment has been submitted for project: **Park Avenue Brooklyn Rezoning**

CONFIRMATION ID **CPC-9TX5KUD6**

Submitter	**Zevy sound**
Zip code	11205
Stance	IN FAVOR
Representing	Myself

COMMENTS

> In favor by Monday night

This is an automated notification from the CPC Comments Portal.

Dear Members of the city planning commission,

I am writing to express my strong support for the approval of the Park Avenue Rezoning. As a parent living in this neighborhood, I can speak firsthand to the tremendous positive impact this proposed rezoning would bring to families and the broader community around us.

Currently, many families in Williamsburg and Bedford-Stuyvesant are facing a serious shortage of school seats in their area. This has left our children crammed into overcrowded classrooms with little room to grow. For some households, the situation has reached a breaking point, leaving them with no choice but to relocate outside the city. While school administrators are working tirelessly to make do with what they have, the only true solution is one thing: more space.

Fortunately, four yeshivas in our community have risen to the challenge by leading a rezoning effort that would allow schools to expand their facilities. Beyond addressing the urgent need for additional classroom space, the proposed rezoning would also create much-needed open areas for children and young people. As a parent in this area, I know all too well how limited open space is — which is why I am especially grateful that the yeshivas have committed to providing it. This initiative will directly serve our community's needs while also easing the burden on the existing parks nearby.

I recognize and value Mayor Mamdani's dedication to retaining young families in New York City, and I firmly believe that this rezoning proposal will be a meaningful step toward that goal.

I wholeheartedly urge the Commission to approve this rezoning and the numerous benefits it will bring to our community.

All the best,

Sylvia Hoffman

UNITED JEWISH ORGANIZATIONS
OF WILLIAMSBURGH AND NORTH BROOKLYN
פאראייניגטע אידישע ארגאניזאציעס פון וויליאמסבורג
32 Penn Street • Brooklyn, N.Y. 11249 • Tel: (718) 643-9700 • Fax: (718) 819-1817

July 6, 2026

NYC City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Dear Members of the NYC City Planning Commission,

Thank you for the opportunity to submit this letter in support of the Park Avenue Rezoning.

My name is Rabbi David Niederman, and I serve as Executive Director and President of the United Jewish Organizations of Williamsburg and North Brooklyn. For more than half a century, UJO has represented and served tens of thousands of families in North Brooklyn, including many Yiddish-speaking families in South Williamsburg, Bedford-Stuyvesant, and the surrounding neighborhoods.

I support this application because I view it from two closely connected dimensions: the urgent need for housing and the educational needs of our children. These issues cannot be separated. When families cannot find appropriate and affordable housing, children live in overcrowded and doubled-up conditions. They may lack a stable place to sleep, a quiet place to study, and the space they need to grow, learn, and thrive.

The need is clear from the long-term growth of our neighborhoods. As shown in the attached presentation, *Land Use Changes in South Williamsburg and Bed-Stuy: 1990 to Present*, there have been "22 Rezonings in South Williamsburg and Northwest Bed-Stuy since 1990," and the "Total number of units built two years after rezonings" was 7,339. The presentation further shows that the area had "24,855 Units" in 1990 and "39,962 Units" in 2020, representing a "Growth of 15,107 Units" over thirty years. During that same period, the population grew from "82,751 People" in 1990 to "125,159 People" in 2020, a "Growth of +42,408 people" or "51% in 30 years."

UJO also analyzed NYC City Planning population data for the immediate area. That data shows that this area had 8,273 residents in the 2020 Census, with a density of 174.4 residents per acre, almost three times Brooklyn's 61.6 residents per acre and almost four times the citywide 45.8 residents per acre. The same data shows that 3,885 residents, or 47 percent, are under 18 years old, almost 2.5 times the citywide child ratio of 19 percent and significantly above Brooklyn's 21.8 percent. The area also experienced dramatic growth between 2010 and 2020, with the total population increasing by 54.4 percent from 5,358 residents, and the under-18 population increasing by 70.9 percent from 1,612 children.

These numbers reflect real families and real children. They show not only population growth, but child-centered growth. They also demonstrate what thoughtful planning can accomplish over time. The question before us now is how we plan for the next generation and meet the needs of families who want to remain in their communities.

The Park Avenue Rezoning is an important community-led response to those needs. It would allow four local yeshivas to expand and better serve their students. These school expansions would help address the shortage of school seats in the proposed rezoned neighborhood, improve the educational environment for children, and reduce the need for students to be bused to overburdened schools and streets outside of their Community Board.

We should also recognize that new housing supply matters not only by the percentage of formally affordable units, but also by whether the housing being built can serve working families at the lower end of the market. Additional housing that is accessible to local families helps relieve overcrowding, supports neighborhood stability, and gives children the dignity and opportunity they deserve.

I appreciate the Commission's attention to thoughtful, community-based planning. The Park Avenue Rezoning presents an opportunity to support schools, families, children, and the continued stability of North Brooklyn.

I respectfully urge the Commission to approve the rezoning.

Sincerely,

Rabbi David Niederman
President

Land Use Changes in South Williamsburg and Bed-Stuy

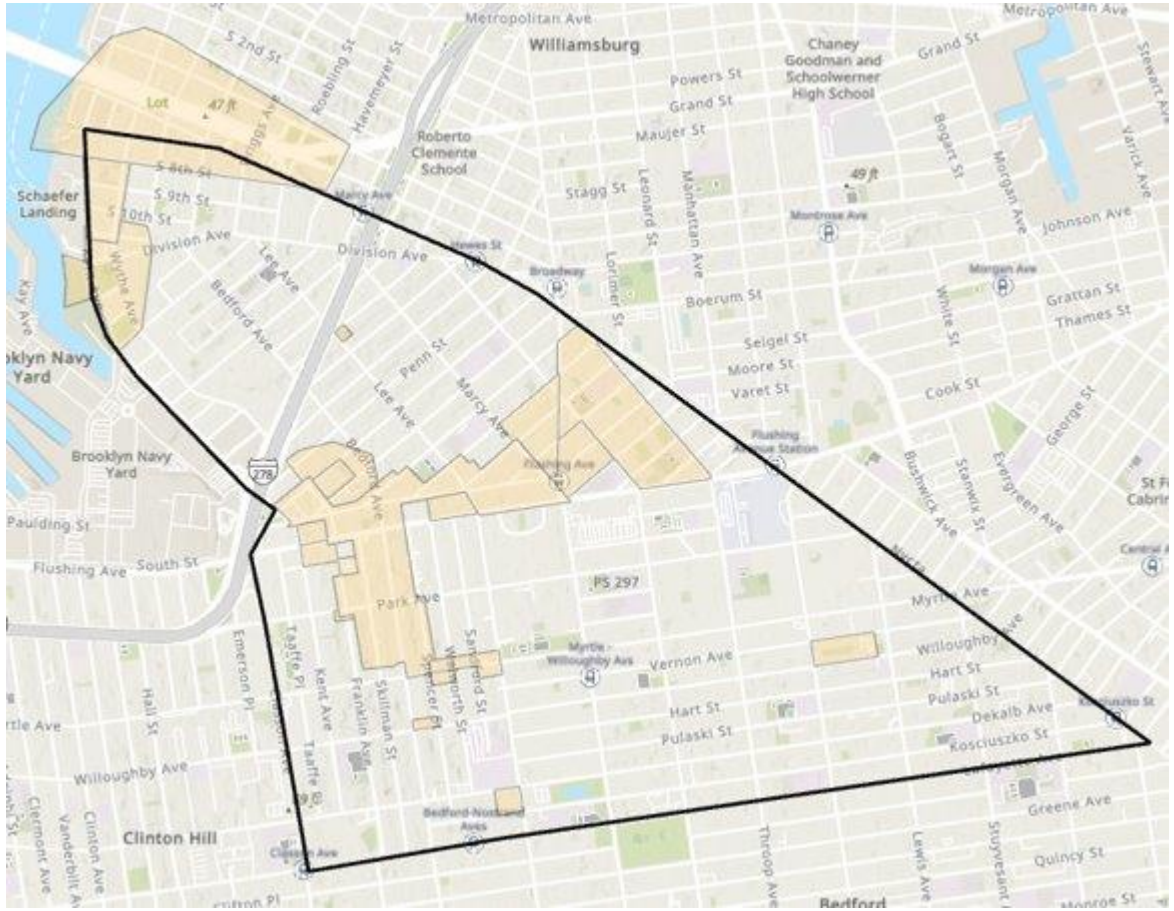
1990 to Present

Land Use Changes in Williamsburg and Bed-Stuy

22 Rezonings in South Williamsburg and Northwest Bed-Stuy since 1990

Total number of units built two years after rezonings = 7,339

Most rezonings industrial to residential



Housing Growth

Total Units in 1990

24,855 Units

Total Units in 2020

39,962 Units

Growth of 15,107 Units

(Growth of 60% in 30 years!)

What does this mean for population growth?

Population in 1990

82,751 People

Population in 2020

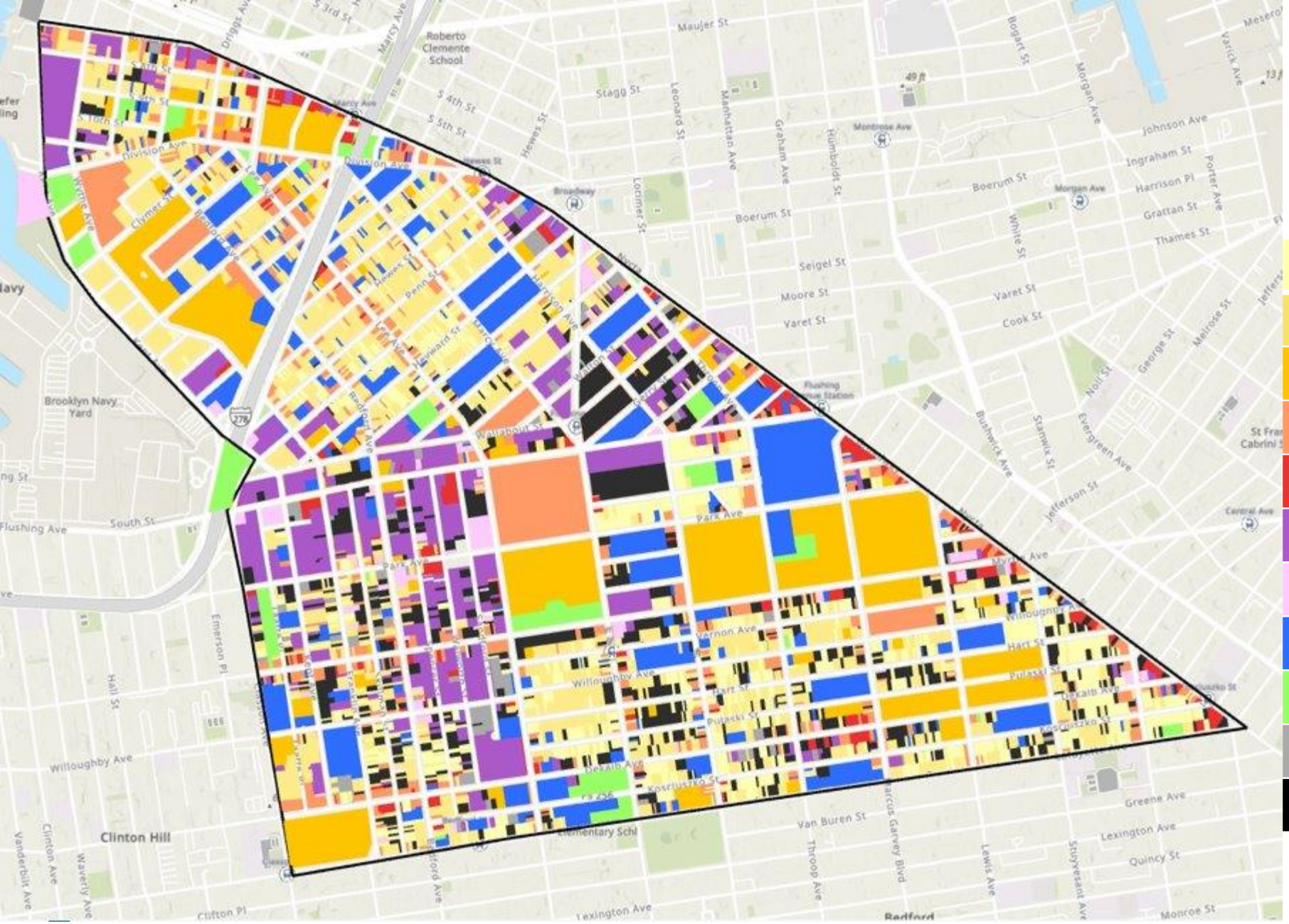
125,159 People

Growth of +42,408 people (51% in 30 years!)

	1990 to 2020 Growth	1990 to 2020 Percent
Brooklyn	+435,410	19%
NYC	+1,481,626	20%

Area accounted for 10% of Brooklyn Growth from 1990 to 2020

Land Uses in 2002

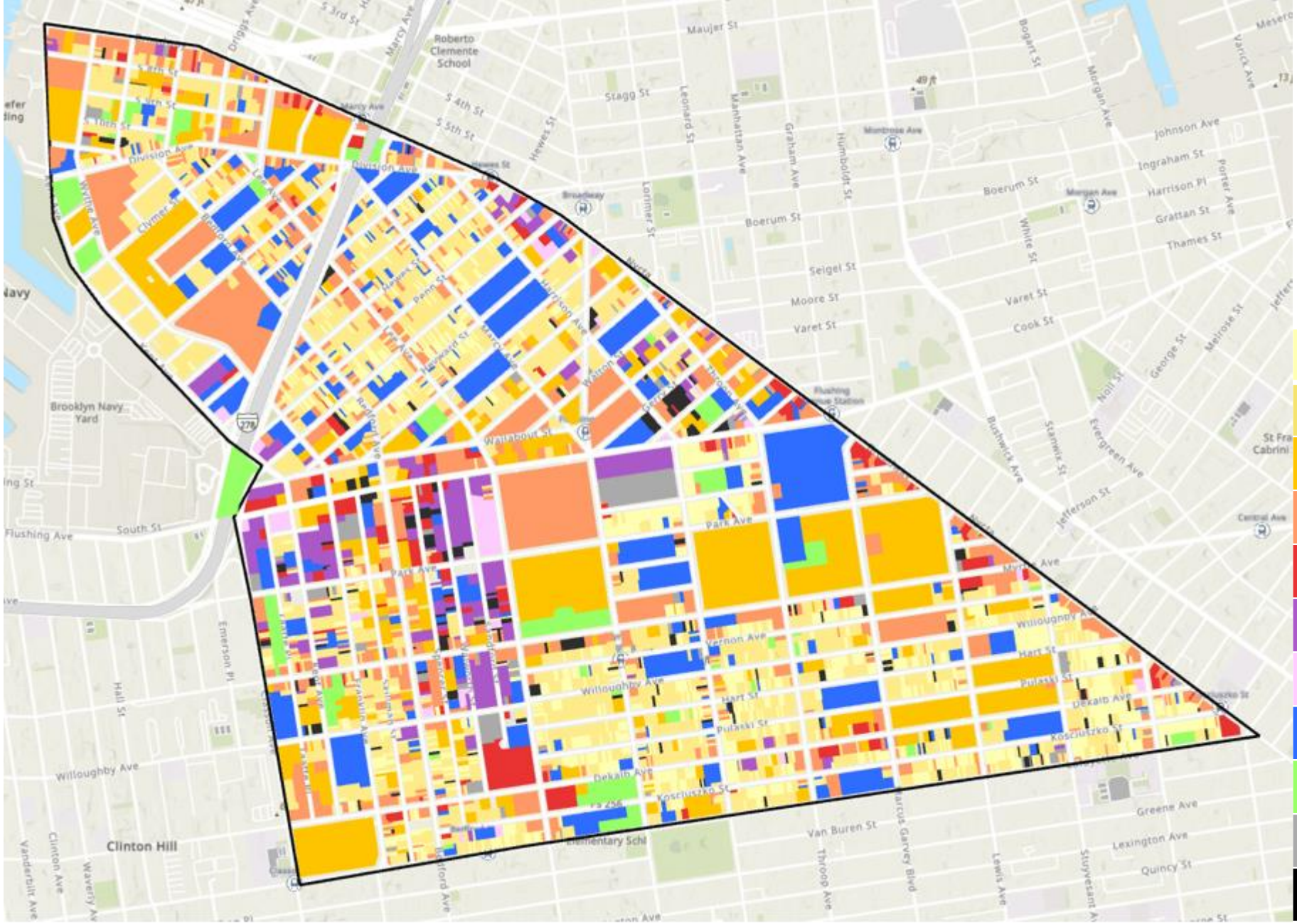


	1 & 2 Family
	Multifamily Walkup
	Multifamily Elevator
	Mixed Commercial/Residential
	Commercial/Office
	Industrial
	Transportation/Utility
	Public Facility/Institution
	Open Space
	Parking
	Vacant

Land Uses 2025

Significant decline in industrial and vacant lots

Increase in residential and mixed use lots



	1 & 2 Family
	Multifamily Walkup
	Multifamily Elevator
	Mixed Commercial/Residential
	Commercial/Office
	Industrial
	Transportation/Utility
	Public Facility/Institution
	Open Space
	Parking
	Vacant

A look at the local economy:

While there has been significant housing and population growth, there has also been a significant growth of local jobs:

There has been a significant growth in the Office sector of jobs across the board, and especially with Professional, Scientific, and Technical Services jobs growing by 954%

Institutional Jobs have also seen a significant amount of growth, in both Education and Health Care/Social Assistance

Job Type	2000	2025	% Change	Absolute Change
Office	3,616	17,992	398%	14,376
Institutional	6,239	20,081	222%	13,842
Local Services and Retail	2,401	6,781	182%	4,380
Industrial	5,172	6,148	19%	976
Total	19,090	56,419	193%	38,988

A look at the local economy:

Healthcare/Social Services related jobs (in the Institutional sector) tend be headquartered in one area while workers perform their duties in another

Local Services job growth has been concentrated in Accommodation and Food Services jobs.

Job Type	2000	2025	% Change	Absolute C hange
Office	3,616	17,992	398%	14,376
Institutional	6,239	20,081	222%	13,842
Local Services and Retail	2,401	6,781	182%	4,380
Industrial	5,172	6,148	19%	976
Total	19,090	56,419	193%	38,988

Industrial Jobs

While Industrial employment has remained stable, and even increased, the nature of jobs has changed.

Jobs in construction, transportation/warehousing and wholescale trade have seen increases, while traditional manufacturing jobs of decreased.

All Industrial Jobs	**Increased by 976 (+19%)**
Construction	Increased by 2,542 (+406%)
Transportation + Warehousing	Increased by 313 (+157%)
Wholesale Trade	Increased by 252 (+27%)
Manufacturing	Decreased by 2,134 (-63%)

Sources

Rezoning and Land Use Information

Zoning and Land Use Map, City of New York

City Planning Commission Reports

Housing Information

Department of City Planning Housing Database

Population Information

US Census data pulled by DCP Population Division

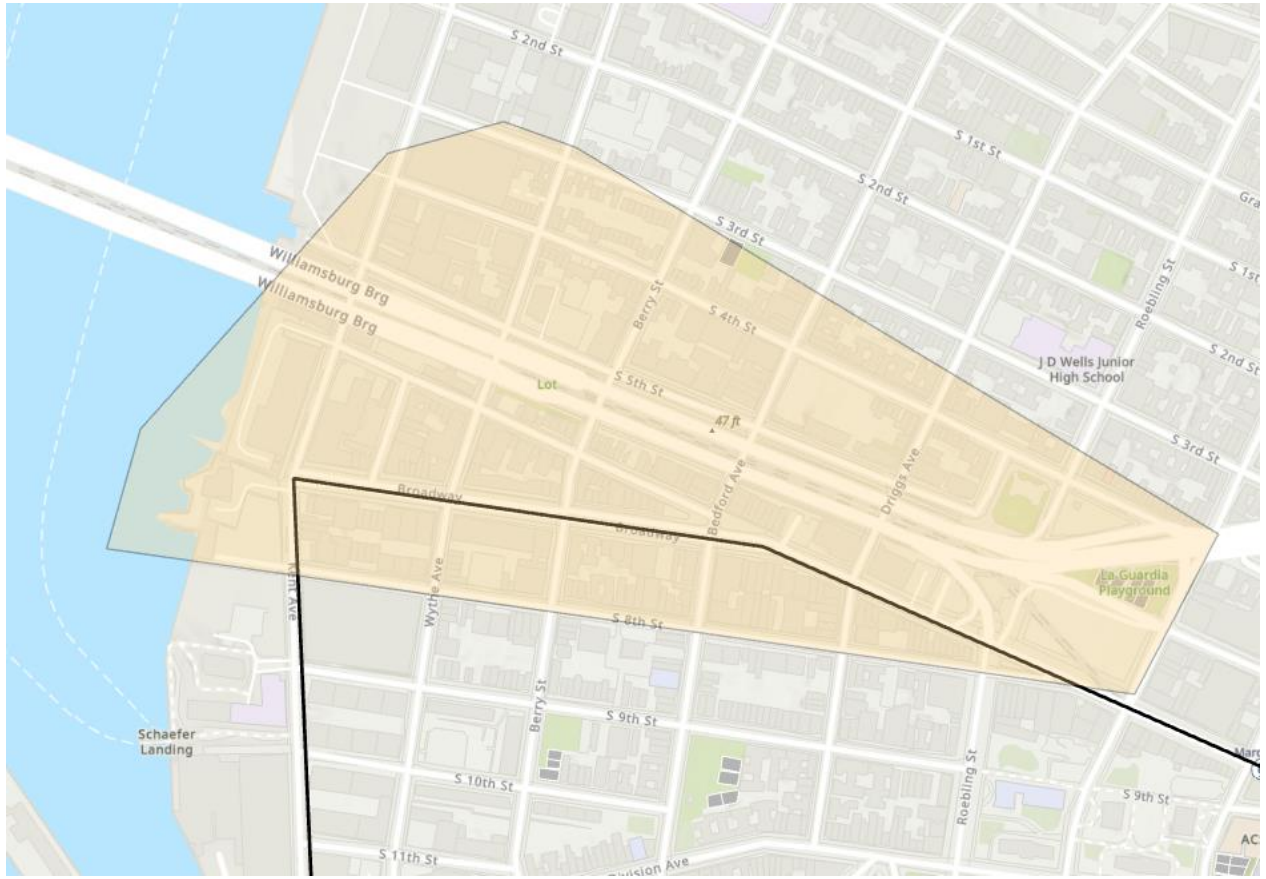
Job/Economy Information

Internal data pulled by DCP Economic Development and Regional Planning Division

Appendix:

Zoning Map Changes

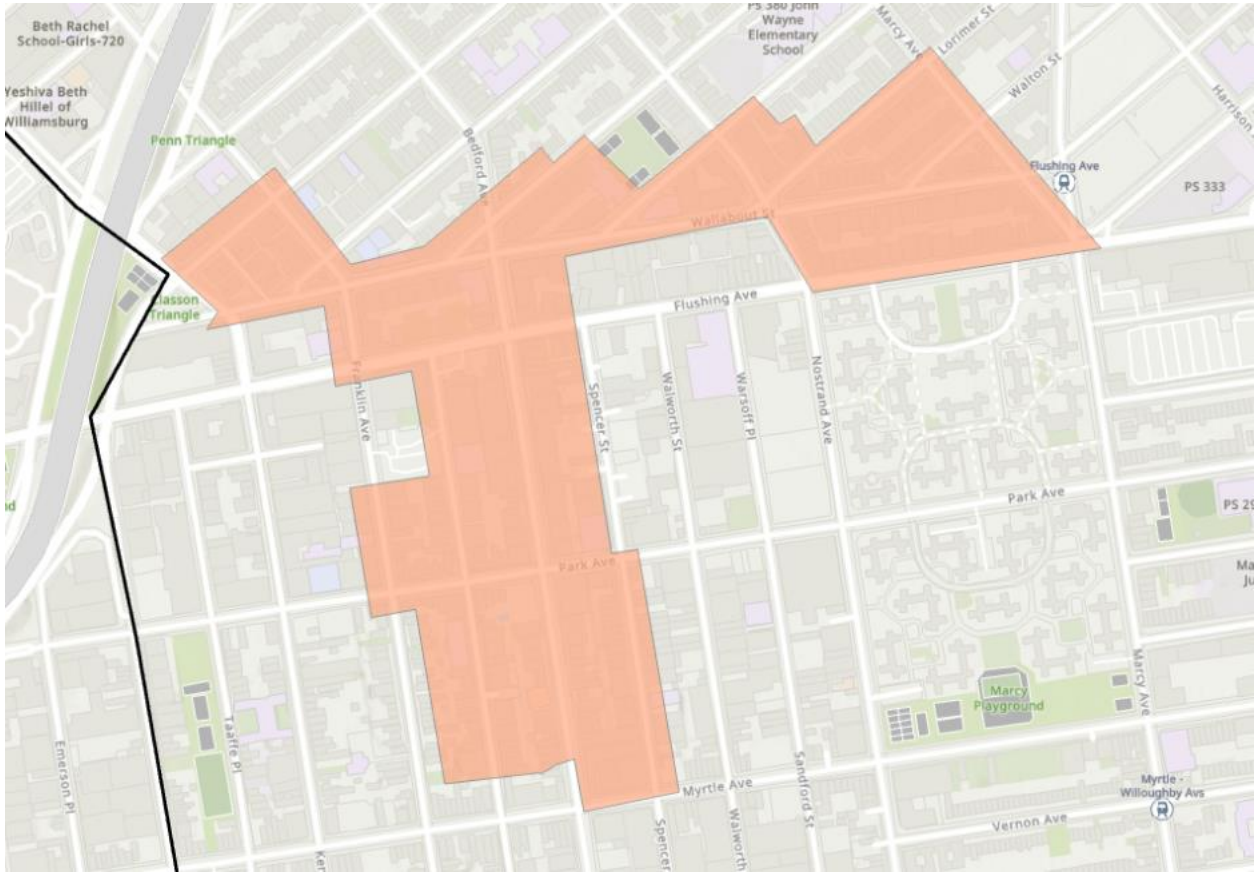
- A DCP initiative to rezone an area of 22 blocks in Community District from M1-1 to R6, C4-3 and M1-2; from R6 to C4-3; and from M3-1 to C4-3 and M1-2. The majority (15) of blocks were rezoned from M1-1 and M3-1 to C4-3.
- At the time of rezoning, the area, while zoned for industrial, contained a mix of industrial, commercial, and residential uses.



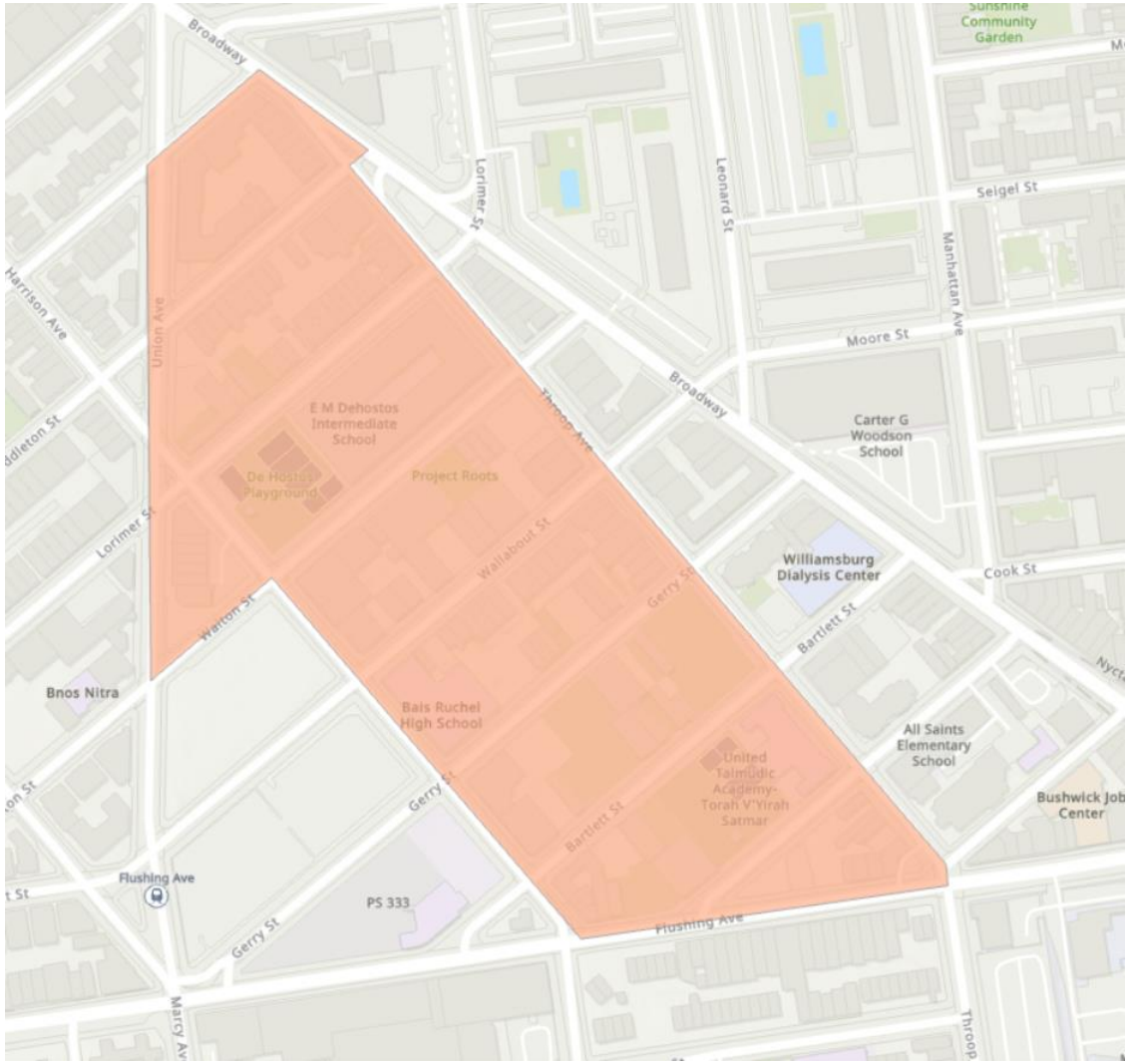
- A DCP initiative to rezone six blocks in the Williamsburg section of Brooklyn from M1-2 to R6 and R7X.
- Also concurrently considered an 8th amendment to the Williamsburg I Urban Renewal Area and an amendment to the site designation of the Williamsburg I Urban Renewal Area by eliminating Block 2197, Lots 1 and 4 and Block 2203, Lots 1 and 16 from the Urban Renewal Area.
- Prior to rezoning the area contained a mix of residential (mostly large scale developments), retail, community facility and warehouse uses.



- A DCP initiative to rezone an area of 15 blocks in Community Districts 1 and 3 from M1-2 and M3-1 to R7-1, from M1-1 and M1-2 to a M1-2/R7-1 District and establish a Special Mixed Use District (MX4), Flushing Bedford, in Brooklyn.
- As of the time of the rezoning 25% of the land area of the 15-block area contained vacant land and open storage uses, and 33% contained manufacturing uses. Only about 27% of the land was residential. This was in addition to over 300 units of housing constructed in the rezoning area pursuant to BSA variances.
- As of 2025, DCP's most recent data (PLUTO) shows that about 76% of the land is currently residential, with vacant land down to 3% and industrial uses down to 6% of that same area.

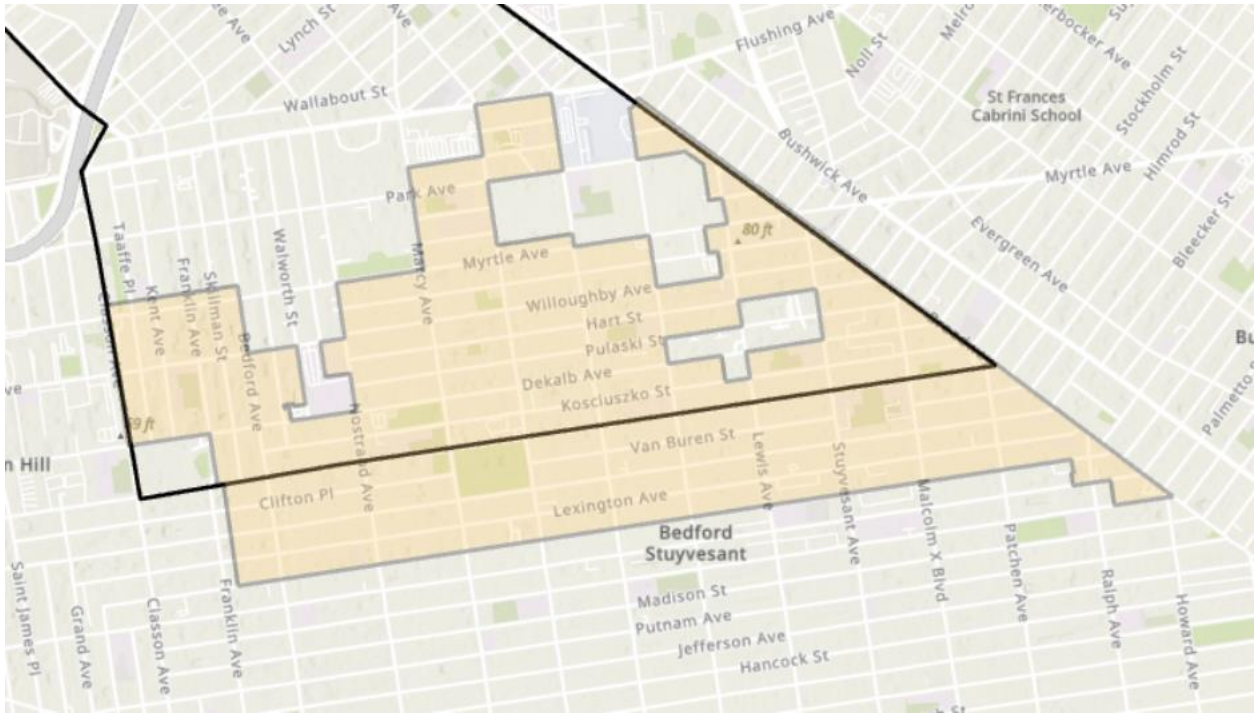


- An HPD initiative to rezone 9 blocks bounded by Lynch Street, Throop, Flushing, and Harrison avenues, Walton Street, and Union Avenue from C8-2, M1-2, and M3-1 to C4-3, R6A and R7A districts with C2-4 overlays.
- Much of this area had been designated for industrial revitalization, but by 2008 it was clear that the industrial base of the city was shrinking and that much of this land remained vacant in an area with high demand for housing.

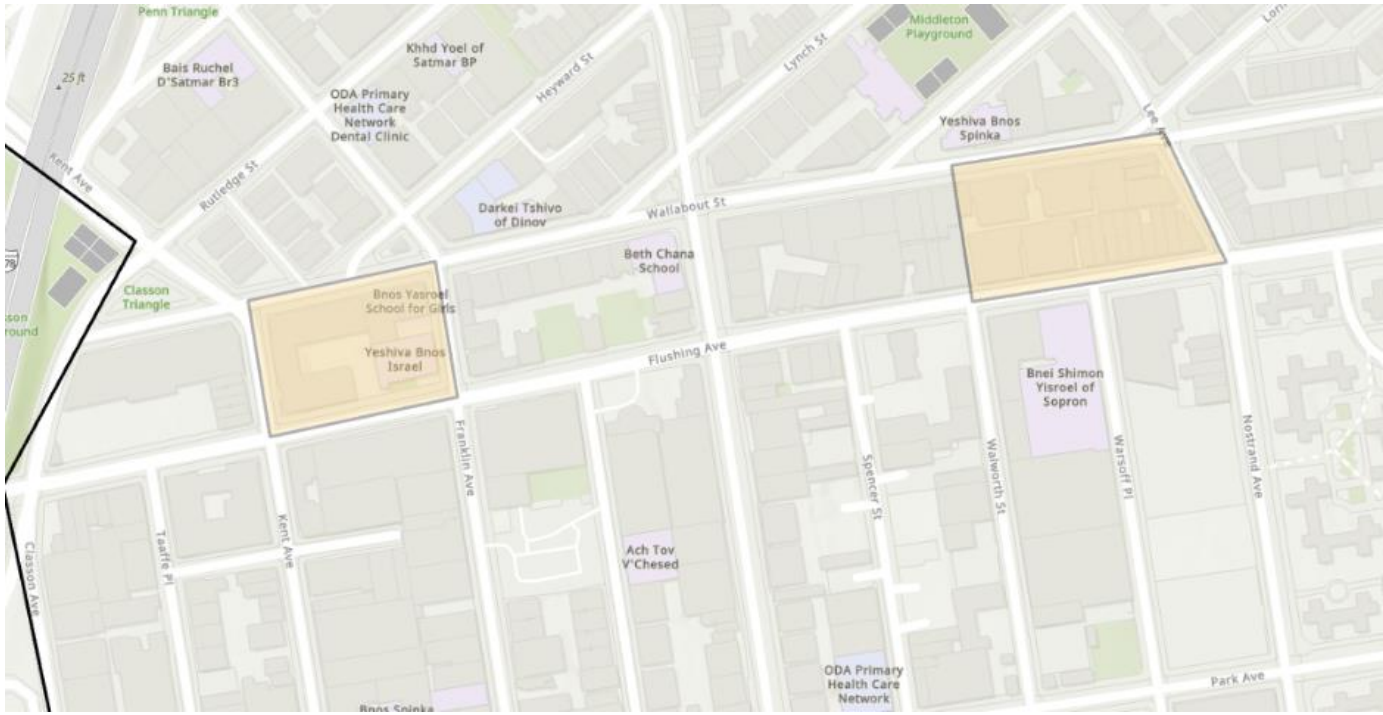


NYC PLANNING

- DCP initiative to rezone all or portions of 140 blocks in Community District 3 of Brooklyn. The proposal mapped contextual zoning districts, and established a new Enhanced Commercial District and Inclusionary Housing Area to incentivize the development of affordable housing. In addition, a text amendment is proposed to establish a new zoning district, C4-4L; and a citywide zoning text amendment would establish transparency requirements in R7D, R9D, and C4-5D districts.
- The intended effect of this rezoning was to guide growth on major corridors in Bed-Stuy while maintaining the neighborhood's character in already residential areas.



- Qualitative Narrative 2008: A private application to rezone from M1-2 to R7-1 with a C1-5 overly facilitate the development of two 6-story residential buildings containing 110 dwelling units and ground floor community facility and commercial space.
- Qualitative Narrative 2012: A private application to rezone from M1-2 to R7-1 with C1-5 overlay to facilitate the development of a seven-story mixed use building and a five-story community facility
- While not city sponsored, these two private applications are emblematic of private application trends in this area, with industrial to residential rezonings to facilitate residential units and ground flood commercial and/or community facilities.



All Zoning Map Amendments

PROJECT NAME	Year	Type
LYNCH ST REZONING	1996	M1-2 to R6
Williamsburg Bridge Rezoning	1998	M1-1 to R6, C4-3 and M1-2; from R6 to C4-3; and from M3-1 to C4-3 and M1-2
KENT AVE REZONING/PARK PLAZA	1999	M1-2 to R6 and R7X
RUTLEDGE/HEYWARD STREETS REZONING	1999	M1-2 to R6
Domsey and Glantz Sites	2002	
ROSE PLAZA ON THE RIVER	2010	M3-1 to R7-3
59 WALTON STREET REZONING	2012	M1-2 to R6A, M3-1 to R7A
Rose Castle Rezoning	2017	M1-2 to R7A, M1-2 to M1-2/R6A
Pfizer Sites Rezoning	2017	M3-1 to R7A, R7D, R8A
723-733 Myrtle Avenue Rezoning	2017	M1-1 to R7D, M1-2 to R6A
895 Bedford Avenue Rezoning	2019	M1-2 to R7A, M1-2 to M1-2/R6A
270 Nostrand Avenue Rezoning	2021	R7A to R8A
Brooklyn Navy Yard	2021	
103 Lee Avenue	2022	R6 to R7X
446-448 Park avenue Rezoning	2023	M1-1 to M1-4/R6A
703 Myrtle Ave Rezoning	2023	M1-1 to R7D
500 Kent Avenue	2024	M3-1 to M1-5
712 Myrtle Avenue	2024	M1-2 to R7D
109 Marcus Garvey Boulevard LSGD	2025	R6 to R7A
347 Flushing Avenue Rezoning	2025	M1-2 to R7-1, M1-5