



CITY OF NEW YORK  
**Community Board No. 2**

350 JAY STREET - 8TH FL.

BROOKLYN, N.Y. 11201

(718) 596-5410 FAX (718) 852-1461

cb2k@nyc.rr.com

ERIC ADAMS  
*Borough President*

SHIRLEY A. McRAE  
*Chairperson*

ROBERT PERRIS  
*District Manager*

May 21, 2018

Marisa Lago, Chairperson  
City Planning Commission  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271

Dear Chairperson Lago:

I am writing to inform you that Community Board 2 has reviewed and made a determination on the proposed **C 170164 ZMK and N 170165 ZRK "205 PARK AVENUE REZONING,"** two applications submitted by 462 Lexington Ave LLC.

**Application C 170164 ZMK** proposes to change the Zoning Map, Section No. 12d, from an M1-2 District to an R7D District and to establish C2-4 district on the property bounded by Park Avenue, Clermont Avenue, Vanderbilt Avenue. A line 86 feet north of Park Avenue is subject to the conditions of CEQR Declaration E-464.

Application **N 170165 ZRK** is to amend the Zoning Resolution of the City of New York, to establish a Mandatory Inclusionary Housing area.

The community board held a public hearing on April 18, 2018 at St. Francis College, 180 Remsen Street. Seventeen members of Community Board 2 (CB2) attended the hearing and therefore satisfied quorum as defined by the Uniform Land Use Review Procedure (ULURP), 20 percent of the membership.

Two persons testified at the hearing. A representative of 32BJ SEIU asked the developer to consider the value of providing high quality jobs and urged the community board to include the request in their recommendation.

A tour guide for the Wallabout area reminded the developer that the block is landmarked and the surrounding blocks contain national historic landmarks. He also suggested that it would be appropriate if the design was reflective of the architectural style of the nearby buildings. There are important bus stops nearby and no bus stops should be removed for this project.

Community Board 2 members expressed concerns about the location of the affordable units throughout the building, and the ultimate number of said units. There was significant concern regarding air quality around the site as the alleged prevalence of asthma in the area makes it inappropriate to place housing against the Brooklyn-Queens Expressway. The architect noted that

Marisa Lago, Chairperson  
City Planning Commission  
May 21, 2018  
Page 2

The ventilation plan is governed by the environmental review standards and the project meets the requirements of the Office of Environmental Remediation.

Members who supported the project were swayed by the promise of 25 percent affordable housing, the commitment to local businesses and the remediation plan. Members also asked for a written statement to confirm the project's commitment to developing space for small local businesses and that 25 percent of housing units will be affordable.

Motion to recommend with the conditions of a commitment of 25 percent affordable housing and priority for MWBE businesses in the retail space failed 5-5-1.

A motion to not recommend was duly seconded and passed 6-4-1.

On May 9, 2018 at a general meeting, Community Board 2 a motion was made to not recommend the rezoning of 205 Park Avenue, the discussion repeated the considerations of the committee meeting and the motion passed 19-16-2.

I have provided a copy of the community board recommendation form for application C 170164 ZMK and N 170165 ZRK which has also been submitted electronically to the Department of City Planning's Calendar Office.

Thank you for the opportunity to comment.

Sincerely,



Irene Janner  
Acting Chairperson

Enc. Department of City Planning Community Board Recommendation Form

Cc: Hon. Eric L. Adams  
Brooklyn Borough President  
Hon. Laurie Cumbo  
New York City Council Member  
Winston Von Engel, Brooklyn Borough Director  
Anand Amin, City Planner  
Department of City Planning  
Jay Goldstein, Esq.

Application #: **C 170164 ZMK**

CEQR Number: 15DCP083K

Project Name: **205 Park Avenue**

Borough(s): **Brooklyn**

Community District Number(s): **02**

*Please use the above application number on all correspondence concerning this application*

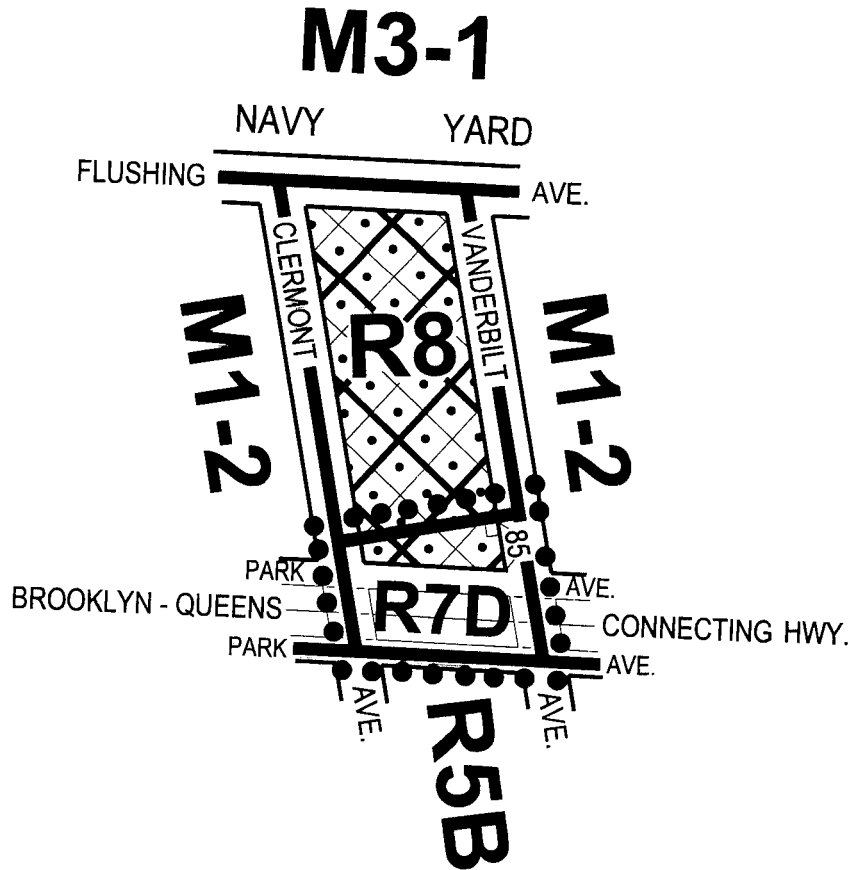
*Docket Description:*

**IN THE MATTER OF** an application submitted by 462 Lexington Avenue, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

1. changing from an M1-2 District to an R7D District property bounded by a line perpendicular to the westerly street line of Vanderbilt Avenue distant 85 feet northerly (as measured along the street line) from the point of intersection of the northern street line of Park Avenue (northerly portion) and the western street line of Vanderbilt Avenue, Vanderbilt Avenue, Park Avenue (southerly portion), and Clermont Avenue; and
2. establishing within the proposed R7D District a C2-4 District bounded by a line perpendicular to the westerly street line of Vanderbilt Avenue distant 85 feet northerly (as measured along the street line) from the point of intersection of the northern street line of Park Avenue (northerly portion) and the western street line of Vanderbilt Avenue, Vanderbilt Avenue, Park Avenue (southerly portion), and Clermont Avenue;

Borough of Brooklyn, Community District 2, as shown on a diagram (for illustrative purposes only) dated March 12, 2018, and subject to the conditions of CEQR Declaration E-464.

<p><b>Related Applications:</b></p>	<p>N 170165 ZRK</p>			
<p><b>Applicant(s):</b> 462 Lexington Ave., LLC 205 Park Avenue Brooklyn NY 11205</p>			<p><b>Applicant's Representative:</b> Jay Goldstein, Esq. The Law Office of Jay Goldstein, PLLC 356 Fulton Street Brooklyn NY 11201</p>	
<p><b>Contact:</b> <i>Address questions about this application to the following DCP office:</i> <b>DEPARTMENT OF CITY PLANNING</b> Brooklyn Office <b>Address:</b> 16 Court Street, 7th Fl., Brooklyn, NY 11241-0103 <b>Phone:</b> 718-780-8280 <b>Fax:</b> 718-596-2609</p>				
<p><b>Public Review Timeline:</b> On <b>March 12, 2018</b> the above listed application was certified as complete by the Department of City Planning. The period for community board review begins on <b>March 21, 2018</b> and must be completed by <b>May 21, 2018</b></p>				



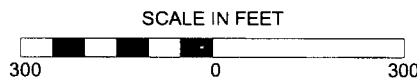
CITY PLANNING COMMISSION  
 CITY OF NEW YORK  
 DIAGRAM SHOWING PROPOSED  
**ZONING CHANGE**  
 ON SECTIONAL MAP

12d




BOROUGH OF  
**BROOKLYN**

New York, Certification Date  
MARCH 12, 2018

*S. Lenard*  
 for S. Lenard, Director  
 Technical Review Division



NOTE:

-  Indicates Zoning District Boundary.
-  The area enclosed by the dotted line is proposed to be rezoned by changing an existing M1-2 District to an R7D District and by establishing a C2-4 District within the proposed R7D District.
-  Indicates a C2-4 District.

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

Application #: **C 170164 ZMK**

CEQR Number: 15DCP083K

Project Name: **205 Park Avenue**

Borough(s): Brooklyn

Community District Number(s): 02

Please use the above application number on all correspondence concerning this application

**SUBMISSION INSTRUCTIONS**

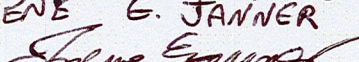
- Return this completed page at least fourteen (14) days before the scheduled hearing date by one of the following options:
  - EMAIL (recommended):** Send email to [CalendarOffice@planning.nyc.gov](mailto:CalendarOffice@planning.nyc.gov) and include in the subject line: (CB or BB) Public Hearing Notice + (6-digit application number), e.g., "CB Public Hearing Notice #C100000ZSQ"
  - MAIL:** Calendar Office, City Planning Commission, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271
  - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- Send one copy to the applicant's representative at the address listed below at least (10) days before the scheduled hearing date.

*Docket Description:*

**IN THE MATTER OF** an application submitted by 462 Lexington Avenue, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

- changing from an M1-2 District to an R7D District property bounded by a line perpendicular to the westerly street line of Vanderbilt Avenue distant 85 feet northerly (as measured along the street line) from the point of intersection of the northern street line of Park Avenue (northerly portion) and the western street line of Vanderbilt Avenue, Vanderbilt Avenue, Park Avenue (southerly portion), and Clermont Avenue; and
- establishing within the proposed R7D District a C2-4 District bounded by a line perpendicular to the westerly street line of Vanderbilt Avenue distant 85 feet northerly (as measured along the street line) from the point of intersection of the northern street line of Park Avenue (northerly portion) and the western street line of Vanderbilt Avenue, Vanderbilt Avenue, Park Avenue (southerly portion), and Clermont Avenue;

Borough of Brooklyn, Community District 2, as shown on a diagram (for illustrative purposes only) dated March 12, 2018, and subject to the conditions of CEQR Declaration E-464.

<b>Applicant(s):</b> 462 Lexington Ave., LLC 205 Park Avenue Brooklyn NY 11205		<b>Applicant's Representative:</b> Jay Goldstein, Esq. The Law Office of Jay Goldstein, PLLC 356 Fulton Street Brooklyn NY 11201	
<b>Contact:</b> Address questions about this application to the following DCP office: DEPARTMENT OF CITY PLANNING Brooklyn Office Address: 16 Court Street, 7th Fl., Brooklyn, NY 11241-0103 Phone: 718-780-8280 Fax: 718-596-2609			
<b>Notification submitted by:</b> Brooklyn                  Community Board 2			
Date of Public Hearing: <b>APRIL 18, 2018</b>			Time: <b>6:00 AM</b>
Hearing Location: <b>ST. FRANCIS COLLEGE AUDITORIUM 180 REMSEN ST, BROOKLYN</b>			
Name of CB/BB officer completing this form <b>IRENE G. JANNER</b> 		Title <b>ACTING CHAIRPERSON</b>	Date <b>05/21/2018</b>

Application #: **C 170164 ZMK**

Project Name: **205 Park Avenue**

CEQR Number: 15DCP083K

Borough(s): Brooklyn

Community District Number(s): 02

Please use the above application number on all correspondence concerning this application

**SUBMISSION INSTRUCTIONS**

- Complete this form and return to the Department of City Planning by one of the following options:
  - EMAIL (recommended):** Send email to [CalendarOffice@planning.nyc.gov](mailto:CalendarOffice@planning.nyc.gov) and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C10000ZSQ"
  - MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271
  - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

*Docket Description:*

**IN THE MATTER OF** an application submitted by 462 Lexington Avenue, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

- changing from an M1-2 District to an R7D District property bounded by a line perpendicular to the westerly street line of Vanderbilt Avenue distant 85 feet northerly (as measured along the street line) from the point of intersection of the northern street line of Park Avenue (northerly portion) and the western street line of Vanderbilt Avenue, Vanderbilt Avenue, Park Avenue (southerly portion), and Clermont Avenue; and
- establishing within the proposed R7D District a C2-4 District bounded by a line perpendicular to the westerly street line of Vanderbilt Avenue distant 85 feet northerly (as measured along the street line) from the point of intersection of the northern street line of Park Avenue (northerly portion) and the western street line of Vanderbilt Avenue, Vanderbilt Avenue, Park Avenue (southerly portion), and Clermont Avenue;

Borough of Brooklyn, Community District 2, as shown on a diagram (for illustrative purposes only) dated March 12, 2018, and subject to the conditions of CEQR Declaration E-464.

<p><b>Applicant(s):</b> 462 Lexington Ave., LLC 205 Park Avenue Brooklyn NY 11205</p>	<p><b>Applicant's Representative:</b> Jay Goldstein, Esq. The Law Office of Jay Goldstein, PLLC 356 Fulton Street Brooklyn NY 11201</p>
<p><b>Recommendation submitted by:</b> Brooklyn                  Community Board 2</p>	
<p>Date of public hearing: <u>04-18-18</u>      Location: <u>ST. FRANCIS COLLEGE 180 REMSEN STREET, BKLYN</u></p>	
<p>Was a quorum present?    YES <input checked="" type="checkbox"/>    NO <input type="checkbox"/>      <small>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</small></p>	
<p>Date of Vote: <u>MAY 9, 2018</u>      Location: <u>LONG ISLAND UNIVERSITY UNIVERSITY PLAZA</u></p>	
<p><b>RECOMMENDATION</b></p> <p> <input type="checkbox"/> Approve                                  <input type="checkbox"/> Approve With Modifications/Conditions  <input checked="" type="checkbox"/> Disapprove                              <input type="checkbox"/> Disapprove With Modifications/Conditions                 </p> <p><b>Please attach any further explanation of the recommendation on additional sheets, as necessary.</b></p> <p>Voting      <u>19</u> <u>16</u>                  # In Favor: <u>16</u>    # Against: <u>19</u>    # Abstaining: <u>2</u>    Total members appointed to the board:</p>	
<p>Name of CB/BB officer completing this form <u>IRENE E JANNER</u> <i>Irene Janner</i></p>	<p>Title <u>ACTING CHAIRPERSON</u></p>
<p>Date <u>05/21/2018</u></p>	