



OFFICE OF THE BROOKLYN BOROUGH PRESIDENT

**E-MAIL TRANSMITTAL**

Community Board 15 Distribution <b>TO</b>	Borough President Marty Markowitz <b>FROM</b>
NOVEMBER 10, 2005  <b>DATE</b>	<b>Judd Schechtman, Land Use Specialist</b> Phone: (718) 802-3856 E-Mail: jschechtman@brooklynbp.nyc.gov <b>CONTACT</b>
ULURP Recommendation <b>060132 ZMK and 060133 ZRK</b> <b>RE:</b>	<b>3</b>  <b>NO. PAGES, INCLUDING COVER</b>

Attached is the recommendation report for ULURP application **060132 ZMK** and **060133 ZRK**, the Sheepshead Bay Rezoning and Text Amendment.

If you have any questions, please call (718) 802-3856.

**Distribution**

NAME	TITLE	FAX	E-MAIL
Amanda Burden	City Planning Commission Chair	212-720-3356	ygruel@planning.nyc.gov
Hon. Gifford Miller	City Council Speaker	212-788-7207	miller@council.nyc.ny.us
Hon. Michael Nelson	Councilmember	718-368-9160	nelson@council.nyc.ny.us
Jackie Harris	DCP - Director of Land Use Review	212-720-3356	jharris@planning.nyc.gov
Gail Benjamin	Dir., City Council Land Use Division	212-788-7207	gbenjam@council.nyc.ny.us
Regina Myer	Dir., Dept. of City Planning – Brooklyn	718-596-2609	rmyer@planning.nyc.gov
Tara Martin	Community Services, Brooklyn BP		tmartin@brooklynbp.nyc.gov
Jon Benguiat	Dir., Planning and Dev, Brooklyn BP		jbenguiat@brooklynbp.nyc.gov
Richard Bearak	Deputy Dir., Planning and Dev, BP		rbearak@brooklynbp.nyc.gov
Jeremiah P. O'Shea	Chair, CB 15	718-648-7232	bklcb15@verizonesg.net
Ben Akselrod	District Manager, CB 15	718-648-7232	Bklcb15@verizonesg.net

# Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION

22 Reade Street, New York, NY 10007

FAX # (212) 720-3356

## INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicants representatives as indicated on the Notice of Certification.

APPLICATION # **060132 ZMK and 060133 ZRK**

COMMUNITY DISTRICT NO.

**15**

BOROUGH OF BROOKLYN

## RECOMMENDATION

- APPROVE  
 APPROVE WITH MODIFICATIONS/CONDITIONS  
 DISAPPROVE WITH MODIFICATIONS/CONDITIONS  
 DISAPPROVE

## EXPLANATION OF RECOMMENDATION – MODIFICATIONS/CONDITIONS

- RECOMMENDATION ATTACHED  
 RECOMMENDATION TO FOLLOW

  
BOROUGH PRESIDENT

November 10, 2005

DATE

## CONSIDERATION

The Brooklyn Borough President supports this application for the contextual downzoning of Plumb Beach and the accompanying text amendment of the Special Sheepshead Bay District. The Brooklyn Borough President's policy supports rezoning actions that are consistent with the community's needs and infrastructural capacity to handle development. He supports rezoning initiatives that preserve the character and scale of Brooklyn's neighborhoods where appropriate.

This proposal represents yet another milestone in ongoing efforts to respond to the need to preserve our Brooklyn neighborhoods. The quality-of-life for residents living on these residential blocks in Sheepshead Bay known for their charming, low-rise, detached housing is being compromised by bulky out-of-scale development. The Borough President believes that the Department of City Planning (DCP) has developed a rezoning proposal and text amendment for Plumb Beach that respects the built environment and will preserve the neighborhood for generations to come.

There are many individuals and organizations that have been instrumental in addressing this problem including Council Member Lewis Fidler; Community Board 15; its Chair Jerry O'Shea and District Manager Ben Akselrod; DCP and its Chair, Amanda Burden; as well as the Sheepshead Bay-Plumb Beach Civic Association.

The Borough President understands the need for growth in Brooklyn's supply of housing, but believes that development that we permit should be smart growth. Smart growth is respectful of the history and character of Brooklyn's communities and allows neighborhoods to grow without compromising existing character. Residents have a right to expect that such qualities will not be compromised by new development.

At the Borough President's hearing, a number of homeowners expressed opposition to the rezoning out of fears that it will result in a decline in their property values. While individual homeowners may believe that they are losing value, some of that value is gained at the expense of their neighbors if out-of-scale buildings are built.

The Borough President believes that investment of Sheepshead Bay's homeowners is best protected by this downzoning. Rezoning will cause overall values to stabilize, and in all likelihood, continue to increase with the neighborhood's charm intact. Developers will still be able to construct new homes in this area, and assembled properties will provide some opportunity for growth of detached and semi-detached homes.

Brooklyn's increasing popularity has resulted in appreciable returns on homeowner's investments. The Borough President believes that Brooklyn's desirability and growth will not abate, making a house in this neighborhood a wise investment for generations to come.

#### SUBSEQUENT REZONINGS

The fishing fleets and restaurants make Emmons Avenue a truly iconic place. The Borough President believes that DCP should study zoning changes to preserve and strengthen uses such as restaurants, tourism and fishing along Emmons Avenue. In addition, the remaining areas of Sheepshead Bay and Gerritsen Beach should also be studied for further zoning map amendments to facilitate preservation of the detached and semi-detached residential building types.

#### **RECOMMENDATION**

Be it resolved, that the President of the Borough of Brooklyn, pursuant to section 197-c of the New York City Charter, and based upon the consideration described in this report, recommends approval of this application by the City Planning Commission and/or the City Council.

Be it further resolved that the Borough President calls on the Department of City Planning to:

- 1) Work in cooperation with Community Board 15 to determine whether modifications of the Special Sheepshead Bay District are necessary to preserve and enhance the Emmons Avenue restaurant, tourism and fishing industries and, if so, implement a zoning text amendment based on such a study.
- 2) Expedite preservation based zoning map changes of adjacent areas of Sheepshead Bay and Gerritsen Beach.