



OFFICE OF THE BROOKLYN BOROUGH PRESIDENT

E-mail/ Fax transmittal

TO Community District 16 Distribution	FROM Borough President Marty Markowitz
DATE April 30, 2007	CONTACT Kevin Parris, Land Use & Community Coordinator Phone: (718) 802-3856 E-Mail: kparris@brooklynbp.nyc.org
RE: ULURP Recommendation 060545 ZMK AM&G Waterproofing	NO. PAGES, INCLUDING COVER 4

Attached is the recommendation report for ULURP application

If you have any questions, please contact Kevin Parris at (718) 802-3856.

Distribution

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**Brooklyn Borough President
Recommendation**

CITY PLANNING COMMISSION
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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 # 060545 ZMK
AM&G Waterproofing

In the matter of an application submitted by Erma Realty, LLC and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17a: 1) eliminating from within an existing R6 district a C2-3 district bounded by the southerly boundary line of the Long Island Rail Road Right-of-way, a line 150 feet easterly of Saratoga Avenue, Pacific Street, a line 100 feet easterly of Saratoga Avenue, a line 50 feet northerly of Pacific Street, and Saratoga Avenue; and 2) changing from an R6 district to an M1-1 district property bounded by the southerly boundary line of the Long Island Rail Road right-of-way, a line 100 feet easterly of Saratoga Avenue, a line 50 feet northerly of Pacific Street, and Saratoga Avenue, to facilitate the development of a vehicle maintenance facility.

COMMUNITY DISTRICT NO. 16

BOROUGH OF BROOKLYN

RECOMMENDATION

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

EXPLANATION OF RECOMMENDATION – MODIFICATIONS/CONDITIONS

- RECOMMENDATION ATTACHED
- RECOMMENDATION TO FOLLOW

April 30, 2007



BOROUGH PRESIDENT

DATE

**RECOMMENDATION FOR AN
AMENDMENT OF THE ZONING MAP
TO FACILITATE A VEHICLE MAINTENANCE FACILITY**

PUBLIC HEARING

On April 18, 2007, Brooklyn Borough President Marty Markowitz held a public hearing for a proposal to amend the zoning map which will facilitate the development of a vehicle maintenance facility for AM&G Waterproofing, a private company. At the hearing a representative for the Economic Development Corporation explained that this site was analyzed by the Department of Housing Preservation and Development (HPD) and subsequently rejected as a possible affordable housing site due to its limited size of 6,000 square feet. The decision was made by HPD that this site would best serve the needs of the borough as an economic development site.

A representative for Council Member Darlene Mealy testified at the hearing on the council member's behalf to express her disapproval of the application. The council member holds the position that her district lacks land suitable for affordable housing, and that the endorsement of this application will take away another viable location. The borough president inquired whether a housing component can be added to this project; however, during the hearing, a representative on behalf of the developer shared that this was not a feasible solution.

Subsequent to the hearing, the borough president, in a letter dated April 26, 2007 to HPD, inquired about those affordable housing projects that are either currently underway or in the agency's pipeline within Council Member Mealy's district. A response to this letter is expected in the near future.

CONSIDERATION

The borough president supports development that is appropriate for the context of the neighborhood and supports the needs of the community. AM&G Waterproofing serves as one of New York City's premier exterior restoration and waterproofing companies. Founded by the late Gilbert Rivera, this company is at the forefront of the current economic revitalization of the Brownsville and Ocean Hill neighborhoods and the greater Brooklyn area. The property is currently used for parking vehicles associated with the operation of the building supply store. The borough president agrees that the site is not feasible for many types of development. Atlantic Avenue is a major Brooklyn truck artery and as such, may not be suited for residential development along certain sections. The firm has no intention of pursuing housing development on this site. Constructing the vehicle maintenance and storage facility would enhance the operations of this home grown Brooklyn company.

The borough president anticipates that through a thorough disclosure of the current state of affordable housing opportunities within the district, Council Member Mealy's concerns regarding affordable housing opportunities would be addressed.

RECOMMENDATION

Be it resolved that the Brooklyn Borough President, pursuant to section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve the amendment of the Zoning Map for this application.