



E-mail/ Fax transmittal

TO Community District 1 Distribution	FROM Borough President Marty Markowitz
DATE December 17, 2007	CONTACT Kevin Parris, Land Use & Community Coordinator Phone: (718) 802-3856 E-Mail: kparris@brooklynbp.nyc.gov
RE: ULURP Recommendation 060377 ZMK Wallabout Street Rezoning	NO. PAGES, INCLUDING COVER <div style="text-align: center; font-size: 1.2em; font-weight: bold;">3</div>

Attached is the recommendation report for ULURP application 060377 ZMK.

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

Distribution

NAME	TITLE	FAX	E-MAIL
Amanda Burden	City Planning Commission Chair	212-720-3356	ygruel@planning.nyc.gov
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**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 applicant's representatives as indicated on the Notice of Certification.

APPLICATION # 060377 ZMK

Wallabout Street Rezoning

In the matter of an application submitted by Thomas Klein LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No, 13b changing from an M1-2 District to an R7-1 District property bounded by Wallabout Street, Lee Avenue, Flushing Avenue, and the northerly centerline prolongation of Walworth Street; and establishing within the proposed R7-1 District a C2-4 District bounded by a line midway between Wallabout Street and Flushing Avenue, Lee Avenue, Flushing Avenue, and the northerly centerline prolongation of Walworth Street.

COMMUNITY DISTRICT NO.

1

BOROUGH OF BROOKLYN

RECOMMENDATION

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

EXPLANATION OF RECOMMENDATION – MODIFICATIONS/CONDITIONS

The borough president supports land use applications that create additional affordable housing opportunities within Brooklyn communities. Based on the rental structure detailed by the applicant in the attached letter dated December 14, 2007, three bedroom units will be available to families ranging from five to eight persons from 107 to 131% AMI and for five bedroom units available to families ranging from six to ten persons from a minimum of 120 to 150% AMI. Although there would be no prohibition on families' earnings, the borough president believes that the majority of anticipated tenants who will benefit from these rents will be those of middle-income means within the threshold of 165 percent AMI. Therefore the development substantially complies as an affordable middle income development.

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



BOROUGH PRESIDENT

December 17, 2007

DATE

Thomas Klein

147 Wallabout Street

Brooklyn NY 11206

(718) 624-0006 Fax (718) 596-8770

Dec 14 2007

Dear Borough President Markowitz:

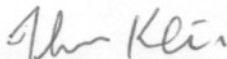
I share your commitment to housing Brooklyn's working families. To that end, I would like to make my investment on Wallabout Street a long-term one. I intend that the 110 apartments will be affordable to middle-income families.

Assuming that current conditions hold, the 3-bedroom apartments would be affordable to households with an AMI of between 107 and 131%, based on anticipated family sizes ranging from 5 to 8, with an expectation that the majority of the families that would occupy the apartments would have incomes that do not exceed 165% of AMI.

Again, assuming current conditions, I intend to rent the 20 5-bedroom units to households with an AMI of between 120 and 150%, based on anticipated family sizes ranging from 9 to 15, with an expectation that the majority of the families that would occupy the apartments would have incomes that do not exceed 165% of AMI.

In the coming years, I expect to raise rents in line with increases in operating costs.

Sincerely,


Thomas Klein