



OFFICE OF THE BROOKLYN BOROUGH PRESIDENT

E-mail/ Fax transmittal

Community District 10 TO	Borough President Marty Markowitz FROM
May 10, 2007 DATE	Kevin Parris, Land Use & Community Coordinator Phone: (718) 802-3856 E-Mail: kparris@brooklynbp.nyc.org CONTACT
ULURP Recommendation 070387 ZMK Dyker Heights/Fort Hamilton Rezoning RE:	4 NO. PAGES, INCLUDING COVER

Attached is the recommendation report for ULURP application 070387 ZMK

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

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**Brooklyn Borough President
Recommendation**

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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 # 070387 ZMK

Dyker Heights/ Fort Hamilton Rezoning

In the matter of an application submitted by the Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section Nos. 22a, 22b, 22c, and 22d for all or portions of 159 blocks in the neighborhoods of Dyker Heights and Fort Hamilton.

COMMUNITY DISTRICT NO.

10

BOROUGH OF BROOKLYN

RECOMMENDATION

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

EXPLANATION OF RECOMMENDATION – MODIFICATIONS/CONDITIONS

- RECOMMENDATION ATTACHED
- RECOMMENDATION TO FOLLOW

SEE ATTACHED



BOROUGH PRESIDENT

May 10, 2007

DATE

**RECOMMENDATION FOR THE PROPOSED
AMENDMENT OF THE ZONING MAP FOR
ALL OR PORTIONS OF 159 BLOCKS IN THE
DYKER HEIGHTS/ FORT HAMILTON NEIGHBORHOODS**

PUBLIC HEARING

On April 18, 2007 Borough President Marty Markowitz held a public hearing for the proposal by the Department of City Planning (DCP) to amend the Zoning Map for 159 blocks within the Dyker Heights/ Fort Hamilton community. At the hearing, a DCP representative explained that the new contextual zoning proposed through this application would generally place greater limits on the floor area and bulk for building.

Council Member Vincent Gentile expressed his support noting that the rezoning will help preserve the one and two family homes which are typical of these neighborhoods. The Council Member expressed concerns regarding the proposed areas to be up-zoned including the C4-2A proposed along 86th Street; and, certain areas proposed to be R5B, but those concerns did not warrant delaying the progression of this application.

Congressman Vito Fossella submitted written testimony in support of the proposed rezoning. Former Community Board 10 (CB 10) Zoning Committee Chair Fran Vella-Marrone, representing CB 10 and the Dyker Heights Civic Association, testified in support. CB 10 shares some of Council Member Gentile's concerns over certain aspects of the plan. In addition, the board called for DCP to expand the Special Bay Ridge District to incorporate the remaining areas of Community District 10.

CONSIDERATION

Recently, the Dyker Heights and Fort Hamilton communities have had some development that is out of character and/or scale.

The borough president supports appropriate rezoning actions that are consistent with the community's needs and that preserve the character and scale of Brooklyn's neighborhoods. The Dyker Heights/Fort Hamilton communities successfully advocated in addressing their growing concern with the adverse effect on quality-of-life and neighborhood character based on inappropriate development.

There are many individuals who were instrumental in solving this problem. Among them are Council Member Vincent Gentile and his Preservation Committee, State Senator Martin Golden, Congress Member Vito Fossella, Community Board 10, with its previous and

current chairs Craig Eaton and Dean Rasinya, District Manager Josephine Beckmann, then Land Use and Zoning Chair Stephen Harrison; the Department of City Planning and its Chair Amanda Burden, and the Brooklyn Office's former and current Directors Regina Myer and Purnima Kapur.

This plan will encourage development on corridors along: Fort Hamilton Parkway between 62nd and 73rd Streets; 13th Avenue between 66th Street and Bay Ridge Parkway; and, 86th Street between 7th Avenue and the Gowanus Expressway by rezoning from R4 and R5 to R6B and C4-2A respectively. As a result, subsequent development will be appropriately integrated into the community while providing appropriate opportunities to create additional housing in Brooklyn. The haphazard development that has replaced perfectly sound housing dispersed throughout the area will cease. The borough president supports this application for a contextual zoning that achieves the appropriate balance of preservation and growth opportunities.

RECOMMENDATION

Be it resolved that the Borough President of the Borough of Brooklyn, 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 the Dyker Heights/Fort Hamilton rezoning initiative.