

**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 #: 090053 ZSK – 090054 ZAK – 090055 ZCK

155 West Street

In the matter of applications submitted by 145 West Street LLC pursuant to: (a) Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-736 of the Zoning Resolution to modify the height and setback requirements of Section 62-354; (b) Section 62-722, authorization from the City Planning Commission to modify Section 62-60 of the Zoning Resolution; and, (c) Section 62-711, certification by the Chairperson that the proposed site plan for the property complies with the provisions of Section 62-831 of the Zoning Resolution, to facilitate the development of a 39-story, 640 unit, mixed-use development.

COMMUNITY DISTRICT NO.

1

BOROUGH OF BROOKLYN

RECOMMENDATION

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

The borough president supports development that increases affordable housing opportunities for Brooklynites. He has been advised that the requested special permit that would modify the special height and setback regulations is pursuant to developments that provide "lower income housing." Thus, developing per the special permit would require that 20 percent of the total floor area qualifies as lower income housing in perpetuity. He believes that this proposal would provide opportunities for many Brooklyn households. The applicant intends to provide 140 affordable housing units through a combination of studio and one- and two-bedroom apartments. There is an increasing need for Brooklyn residents to secure affordable housing. This proposal represents the first phase of development along the waterfront to utilize the incentive established in the 2004 Williamsburg-Greenpoint rezoning.

At the borough president's hearing a speaker noted that households with children are being displaced from the community. As the first Inclusionary Housing development in Greenpoint, the borough president believes that it is appropriate to incorporate three-bedroom units as a means to providing a resource for a wider range of households facing displacement. He believes this can be readily accomplished by reducing the number of the smaller units. The borough president appreciates that the applicant disclosed that they will investigate providing three-bedroom, affordable units.

RECOMMENDATION

Be it resolved that the Brooklyn Borough President, pursuant to section 197-c of the New York City Charter, recommends the approval of these applications by the City Planning Commission and the City Council.



BOROUGH PRESIDENT

December 30, 2008

DATE