

**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 # 090333 ZRK – 090334 ZMK

Greenpoint - Williamsburg Rezoning

In the matter of applications submitted by the Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter seeking an amendment of the zoning text and zoning map to facilitate the rezoning of approximately 175 blocks in Greenpoint-Williamsburg. A copy of the full description is available for review at the Borough President's Office. (090333 ZRK – 090334 ZMK).

COMMUNITY DISTRICT NO.

1

BOROUGH OF BROOKLYN

RECOMMENDATION

APPROVE

DISAPPROVE

APPROVE WITH

DISAPPROVE WITH

MODIFICATIONS/CONDITIONS

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The Brooklyn Borough President's policy is to support rezoning actions that are consistent with the community's needs and that preserve the character and scale of Brooklyn's precious neighborhoods, where appropriate.

The Greenpoint and Williamsburg communities have witnessed residential development within the rezoning area that has resulted in new construction that disrupts the neighborhood context. The low-rise, attached residential context is currently being infringed upon by many new buildings with heights in excess of 100 feet. This trend has been threatening residents' quality of life.

The Greenpoint and Williamsburg communities have successfully worked with DCP to bring this rezoning action to fruition. There are many individuals and organizations who were instrumental in getting to this point. The borough president acknowledges the work of Council Members David Yassky and Diana Reyna; Community Board 1 (CB 1) with its Chair Vincent Abate and District Manager Gerald Esposito; the Department of City Planning (DCP) and its Executive Director, Amanda Burden; and, DCP Brooklyn Office Director Purnima Kapur and project leader Steven Lenard for bringing this proposal together.

In 2004, the Department of City Planning (DCP) undertook a study to rezone the Greenpoint – Williamsburg Waterfront. As part of the borough president's recommendation for that proposal, he called for replacing the inland R6 zoning with zones to preserve neighborhood character. As a result of interests expressed by the community, and local elected officials, DCP developed a contextual downzoning proposal that will preserve the neighborhood for generations to come. The borough president believes that this application is a significant step towards the eventual rezoning of the remaining R6 zones within Community District 1 (CD 1).

As the number of available city-owned sites diminish, due to the increasing demand for housing, it is important to seek other avenues to provide affordable housing. The borough president commends the decision to include the Inclusionary Housing Program within this proposal. Providing affordable housing opportunities for Brooklynites will assist in keeping residents in their neighborhoods. According to DCP, the area where the Inclusionary Housing Program would be applicable might result in the development of 228 affordable housing units.

Despite the overwhelming support of this proposal by the community, the recommendation by the community board expressed a few concerns regarding the sections of McGuinness Boulevard, Grand, Metropolitan, and Union avenues. The borough president believes that the conditions called upon by CB 1 warrants further discussion between DCP and CB 1 at a later time to determine the subsequent steps.

Though this proposal addresses the more vulnerable sections of the community for out-of-context rezoning, non-contextual R6 zoning still remains in the southern section of CD 1. In addition, the borough president's recommendation for the waterfront rezoning called for a study of manufacturing zoning adjacent to the Bushwick Inlet as a means of facilitating more space for industrial use. Both of these studies were subsequently made part of the agreement between the Administration and the City Council as part of the Follow-up Corrective Actions when the waterfront rezoning was adopted in 2005. Therefore, the borough president continues to call for the rezoning of this R6 area as well as seeking the implementation of the Bushwick Inlet study to rezone the M1-1 zone to M1-2 to preserve and encourage businesses.

RECOMMENDATION

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

Be it further resolved that the borough president calls on the Department of City Planning to initiate, in consultation with Community Board 1, a study for the remaining R6 areas within the district to determine the need for rezoning, and the study of the Bushwick Inlet to upzone the M1-1 district to encourage business growth.



BOROUGH PRESIDENT

May 20, 2009

DATE