



THE CITY OF NEW YORK  
BOROUGH OF BROOKLYN  
COMMUNITY BOARD #7

Julio Pena III  
Chairperson

Jeremy Laufer  
District Manager

Antonio Reynoso  
Borough President

September 26, 2024

Dan Garodnick  
Commissioner  
Department of City Planning  
120 Broadway, 31<sup>st</sup> Floor  
New York, New York 10271

Dear Commissioner Garodnick:

Brooklyn Community Board 7 ("CB 7") received an application for a proposed rezoning at 441 and 467 Prospect Avenue, Brooklyn NY. The Applicant is requesting the following discretionary actions to facilitate this project:

- Zoning Map Amendment - ULURP Number: C 240280 ZMK
- Zoning Text Amendment - ULURP Number: N 240281 ZRK
- Zoning Special Permit - ULURP Number: C 240282 ZSK

Pursuant to Section 4.060 of the City Charter, CB 7 voted on this application during its Board Meeting on September 18, 2020, which took place in its hearing room with a valid quorum present. A Public Hearing on this matter was conducted on September 9, 2024 at Holy Name Church- Shepherd's Hall and on September 12, 2024 via ZOOM.

CB 7 reviewed the oral testimony, as well as written testimony from over 1,000 constituents, and the vast majority informed us they are opposed to this rezoning as proposed. While many constituents support housing on this site, we received extensive testimony noting the below issues:

- Lack of any community engagement from the Applicant, and the desire for a community-driven planning process for a project of this size and nature.
- Concerns about the size and scale of the development, and the undoing of contextual zoning districts in CB7.
- Concerns around how the City of Yes for Housing Opportunity will significantly increase the building envelope for the zoning designation requested by the Applicant, which has created uncertainty about the size and scope of the project.

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*Serving Sunset Park and Windsor Terrace*

- Preference for more affordable units, and deeper affordability levels, and/or working with a nonprofit developer for 100% affordable housing.
- Concerns with renter displacement on Prospect Avenue and beyond, especially the multi-family buildings included in the rezoning and the 59 units of rent-stabilized housing on the block.
- Concerns that luxury market rate housing will drive up housing costs in the area and increase the burden on lower-income households.
- Concerns that this is a massive profit give-away to the Applicant to the tune of hundreds of millions of dollars, with limited benefit to the community.
- Environmental Impacts: Insufficient infrastructure (particularly the combined sewer system) to support a development of this size. Without sewer upgrades this will exacerbate the area's frequent flooding from rain events. There were concerns around the frequent sink holes on Prospect Avenue and concerns around the history of site contamination and required remediation plan (or lack thereof).

At our general September board meeting on September 18, Community Board 7 voted to disapprove the application with the below condition:

That Arrow Linen shall:

- (i) immediately retract its land use application;
- (ii) undertake further community engagement with Windsor Terrace residents on the proposed rezoning;
- (iii) conduct more transparent meetings and consider the feedback and concerns raised during those meetings, and
- (iv) resubmit its rezoning application after conducting those meetings.

The vote was 30 - in favor of disapproval and 6 - opposed to disapproval with 0 - abstentions.

We thank you for considering our Board's vote and deliberations.

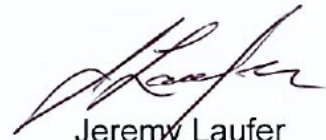
Sincerely,



Julio Pena III  
Chairperson



Diana Gonzalez  
Chair  
CB 7 Land Use/Landmarks Committee



Jeremy Laufer  
District Manager