

**Testimony by  
James Whelan of Muss Development  
Regarding ULURP Application for Oceana Development  
in Brighton Beach, Brooklyn**

**City Council Zoning and Franchises Subcommittee  
Thursday, April 30, 2009**

Good morning. I am Jim Whelan with Muss Development Company. I am joined by Jim Gilday of the firm Moss Gilday.

Thank you for this opportunity to present to you what would be the final building in the Oceana development in Brighton Beach.

In a few moments, Jim Gilday will provide more detail regarding the building we are proposing to construct along Coney Island Avenue just south of Brighton Beach Avenue.

I just wanted to spend a few moments reviewing some of the highlights of the proposal.

This new building would be located on the east side of Coney Island Avenue about 120 feet south of Brighton Beach Avenue.

It is currently a vacant lot.

We contemplate a 12-story building which, as Jim Gilday will explain, would look very much like the other buildings at Oceana.

It would contain 62 units of housing – a mix of one, two and three-bedroom apartments.

It would have several features that do not exist at the other buildings at Oceana.

First, below-grade parking for the public would be provided for about 45 cars. The entrance and exit to that garage would be along Coney Island Avenue.

Second, two floors of commercial space would be provided, or a little over 20,000 square feet.

Third, the first floor of the new building would contain a trash storage area to contain the garbage from all of the buildings within Oceana. Currently, such trash is stored along Coney Island Avenue.

We are seeking the City Council's support for two discretionary actions that would permit this building to be built.

First, the restrictive declaration that is in place with the City Planning Commission needs to be modified to permit an increase in the number of residential units that would be permitted; an increase in the total residential FAR for the site; and an increase in the number of 12 story buildings permitted on site.

Second, a C2-4 commercial overlay district needs to be mapped for approximately 300 feet along the east side of Coney Island Avenue. This would permit local retail as well as the public parking garage.

We are pleased to report that this project has garnered considerable support during the land use review process from Brooklyn Community Board 13, the Brooklyn Borough President and the City Planning Commission.

I would now like to turn it over to Jim Gilday who will provide more details regarding this proposed project. We would then be happy to answer your questions. Thank you.