

**From:** [Bernard Tyrnauer](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] 1233 57th Street Rezoning  
**Date:** Friday, August 11, 2023 12:00:17 AM

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To Our Honorable city council members  
Planning and land use division.

I live right across the property in question. It is a very busy pass through street due to the school at the corner unloading kids in the morning and again loading in the afternoon. There is also a very busy church at the other side corner bringing lots of traffic all day. In addition to that there is also a city bus route going through 57th street. Most important is that right across the property in question is a Maimonides doctors facility specifically for elderly people. Those people come all day with ambulate services. The ambulate services are usually double parked and idling for extended periods of time polluting the entire area and causing lots of traffic. Due to the double parked vehicles city buses can't pass which causes a big destruction in the entire surrounding neighbourhood. To conclude, I don't see anyone in this neighborhood benefiting from such a project in this particular extremely busy block.

Bernard Tyrnauer  
[REDACTED]  
Brooklyn NY 11219  
[REDACTED]

**From:** [kzm ceo](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] 1233 57th Street Rezoning (C230117ZMK, N230118ZRK)  
**Date:** Friday, August 11, 2023 1:15:11 AM

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Hi

I Object the change of the zoning as I live in the area and the change will increase traffic and pollution and will endanger the safety of our children

Thanks in advance

N Mill  


Brooklyn NY

**From:** [Simon Reichman](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] 1233 57th street Re-Zoning Application  
**Date:** Friday, August 11, 2023 12:19:08 AM

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To the Honorable Board Members

I am currently out of the country and couldn't attend personally but I did watch the hearing via the Live Stream

I reside right across the proposed development site at 1237-57th Street I purchased my property from the same owners as the proposed re zoning project, I purchased my lot approx 18 years ago and already paid then 2.35 million dollars which was pretty expensive as well, I was willing to pay that price precisely because this block and the surrounding blocks are zoned R5 between the cost of the land and construction I am in well above 5-6 million dollars, when the property across the street from me went on the market ( actually even before it went officially on the market) I was in negotiations with the owners Mrs Nassau to purchase this property as well since I already had a good relationship with the owners and I was a direct neighbor they offered me the first option to purchase the lot we were discussing 8-9 million dollars which was also more expensive what I paid for my 70 lot 2.35 million dollars I already had my attorney discussing with thier attorney the terms of the deal when they came back that they have a better offer I upped my numbers max 10 million dollars which was already pretty tight for the size of the lot and what i was able to build within the R5 zoning and I was outbid by the current owners/developer its clear from the onset for the amount of money that they paid that it will not be feasible to develop a R5 zoned project, myself and practically every single neighbor on the block opposes the Re-Zoning of this site, under normal circumstances had this property been owned by several other owners and sold separately we would have either 4-5 single family custom homes or perhaps 4-5 homes which would consist of 2-3 family homes even as we speak if they build as of right within the R5 zoning which would be approx 30 units would also completely change the tranquility of the block nevertheless we understand that this is what they can build as of right and we can't oppose it, but to give this developer an award of up zoning to R6 is very not appropriate nor fair for the whole area and community it will also set a precedence that people not from our committee with deep pockets can simply come and outbid potential buyers and then simply go to the planning board to request a zoning change this is unethical and simply wrong, I urge you with utmost respect to deny this Re-Zoning Application

Simon & Chavy Reichman

  
Brooklyn NY 11219  


Being a resident at 57th St. We would like to share the reason why we do not want to get this block overcrowded. Please leave it the same we have now as it is ,having a very busy medical center lots of double park ambulance and ambulate dropping off elderly and sick patients , while city buses often cannot pass through the block without waiting for patients drop off and pick up , please do not approve the project which will even more take away the quality of life we are used to thank you for listening to us, and not approving a change of our neighborhood please vote not to approve this over crowding project This is not what our neighborhood needs. Thank you for understanding.

Toby Avrum Chiam kahan



**From:** [yakov y m](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] 1233 57th street rezoning application  
**Date:** Thursday, August 10, 2023 10:20:55 PM

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To whom it may concern

As a resident on the actual street of this rezoning request, I strongly object to the plan structure that is being proposed, aside from increased traffic, parking,

- 1) the danger this will cause to pedestrians especially children is disasters.
- 2) 57th Street is a direct emergency route for e.m.t. hatzolah ambulance services and this plan development will seriously interfere with life saving obligations.
- 3) Children waiting for school buses will be severely impacted, as will the elderly people who are benefiting from the medical facility right across the proposed project.
- 4) with environmental concerns of increased pollution and air quality I'm deeply troubled by the health hazards this will cause.
- 5) a multi family dwelling will destroy the peaceful Residential character of 57th Street and its environs.

Yakov Miller