

From: [Lauren Lampasone](#)
To: [Council Member Lander](#); [Land Use Testimony](#)
Cc: [Todd Mazierski](#)
Subject: 312 Coney Island Ave: We want more residents, fewer cars
Date: Monday, November 30, 2020 10:20:37 AM

Hi Council Member Lander and Subcommittee on Zoning & Franchises,

You may be hearing from some of our neighbors regarding the development on 312 CIA. While we understand there is vocal opposition to the rezoning and fears of a "parking crisis", we are in favor of responsible development that allows for more housing, especially affordable housing, in our community. We are homeowners here and agree it is a great place to live!

More residents and retail on this corner means a more walkable area. As such we strongly support any traffic calming measures that will make Park Circle safer for pedestrians and cyclists, which will be even more urgent the more people that are living on or near the circle.

Lauren Lampasone
Todd Mazierski
71 Ocean Parkway

From: [Rebecca Noel](#)
To: [Land Use Testimony](#)
Subject: Pro rezoning for 312 Coney Island Avenue
Date: Tuesday, November 17, 2020 10:35:30 PM

Hello, council members. My name is Rebecca Denis. I have lived in this district for almost 28 years. But I speak not only for myself, but represent a family of 3. Before my husband and I got married we had a very hard time looking for affordable housing within the district. Our search took over a year and kept us from getting married sooner because we wanted to make sure that we had housing first. We have since made another move due to needing more room for our baby and we have been blessed with enough space and affordable rent but only because we knew the owner of the property. This housing however is temporary and will only last a few years. I am concerned about the daunting task of finding affordable housing again that will be big enough for our family of 3 or more. Knowing that more affordable housing may be available in this district in the future gives me hope of housing security in the for my family, therefore, I am for the rezoning.

Sent from my T-Mobile 5G Device
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From: markduffin@aol.com
To: [Land Use Testimony](#)
Cc: [Council Member Lander](#)
Subject: Please Deny Proposed Rezoning of 312 Coney Island Avenue
Date: Saturday, November 21, 2020 1:27:52 PM

Dear Committee on Land Use and Councilman Lander,

Thank you for allowing the community to speak on Wednesday regarding the proposed development at 312 Coney Island Avenue.

I strongly urge you to REJECT the requested upzoning to from C82 to R8A. Likewise, I urge you to reject the Borough President's suggested R7X zoning, as it too fails to address the needs of the surrounding community and still allows far too much height and density.

Simply put, this proposed development is far too massive and will irreparably destroy our neighborhood, at the same time massively enriching the developer and the International Baptist Church at the expense of, and detriment to, the surrounding community.

The ONLY people who benefit here are the developer, church, church leadership, and the church school. While I would love to see the church get new facilities and the kids get a new gym and playground, such a huge gain for them cannot and should not be achieved at the expense of everyone else in the neighborhood.

The developers repeatedly point to the 70 units of affordable housing as justification for this project. I firmly reject the idea that 25% of MIH is offset by 75% of market rate, luxury housing. This will only speed the already intensifying gentrification in Windsor Terrace and add more un-needed upscale units to a 2 block neighborhood that's already been inundated with new, luxury (and often empty) construction.

The City Planning Committee and the Developer have disregarded and dismissed the justified concerns of the neighborhood regarding size, density, traffic concerns, noise concerns, infrastructure, schools, and a myriad of other issues.

This intractability leaves no other choice than to beg you to deny this application outright.

I, like so many of my neighbors, would love to see a reasonable, less than 10 story, residential development on this property. While I do not wish to see the threatened 17 story hotel built, even that, with its one tall tower surrounded by far smaller surrounding buildings, would be preferable to the currently proposed monolith that will destroy my neighborhood.

In good faith, we in the community have begged for other alternatives – all of which have been deemed “out of scope” to the current proposal. In response, we've been given the option of a 145 foot tall wall of park view, luxury apartments and a threat of “worst case” scenarios if we do not give in.

Please do not let money and profit override common decency and common sense. If possible, please find a way of meaningfully reducing the height and density of this building. In the absence of that, please reject this application and encourage the developer and church to submit a more reasonable proposal.

Thank you.

Sincerely,

Mark Duffin
10 Ocean Parkway

From: [Margaret and Robert Kogan](#)
To: [Land Use Testimony](#)
Subject: Planned Development at 312 Coney Island Avenue
Date: Monday, November 30, 2020 6:26:00 PM

Dear City Council Land Use Committee members:

I am aware that the developer of the above-mentioned project has applied for a **parking waiver**, to be discussed by the Committee in a hearing on December 7. Please know that this waiver allows for an insufficient number of parking spaces inside the building itself. If this waiver is approved, there will be much greater competition for already limited parking space on local streets. Quality of life will be directly and adversely impacted.

Please read on:

The original proposal was for a seven-story building, a manageable size for this location. The NEW proposal is for a 13-STORY BUILDING that is approximately twice the height of any other building in the neighborhood and would create significant problems, as follows:

- The building as planned is **out of scale** with the neighborhood. At 13 stories, it will tower at approximately twice the height of the rest of the neighborhood's multifamily dwellings. (The original proposal was for a 7-story building, which is a manageable size for that location.)
- The building will be 75% **unaffordable** housing. It has been deceitfully pitched as "affordable housing," but in fact of its 278 apartments only 70 will be MIH units; the vast majority of those will be studio apartments, with a handful of one-BR. Clearly, this will not provide significant affordable housing for families.
- The **environmental and infrastructure impact** assessments lack credibility. They were made in comparison with dissimilar sites. This outsize development will seriously tax the roadways, waterways, and greenways, with anticipated increases in noise and air pollution as traffic becomes even more clogged at the Park Circle.
- The developer has applied for a **parking waiver** that will allow for an insufficient number of spaces inside the building itself. If approved, this will lead to much more competition for available space on local streets.
- The 312 CIA project has moved along more or less in the shadows while "normal operations" were stalled by the pandemic. It has benefited from **spot zoning** allowances badly in need of revision, leading to a complicated arrangement that is "not against the law."

Developers don't care about neighborhoods. They only care about profits.

I would appreciate a response from you on this issue.

Very best wishes,

Margaret Kogan
30 Ocean Parkway

Apt. 1J
Brooklyn, NY 11218

From: [Robert Kogan](#)
To: [Land Use Testimony](#)
Cc: thekoganz@gmail.com
Subject: Proposed residential development at Machate Circle"
Date: Thursday, December 3, 2020 11:04:08 AM

To City Council Land Use Committee

Re: Proposed 13 Story Residential Building at Machate Circle, 312 Coney Island Avenue

Dear City Council Land Use Committee members:

I understand that the developer of the above-mentioned project has applied for a **parking waiver**, to be discussed by the Committee in a hearing on December 7. This waiver allows for an insufficient number of parking spaces inside the building itself. If this waiver is approved, there will be much greater competition for already limited parking space on local streets. Quality of life for residents in the area will be directly and adversely impacted.

Please read on:

The original proposal was for a seven-story building, a manageable size for this location. The NEW proposal is for a 13-STORY BUILDING that is approximately twice the height of any other building in the neighborhood and would create significant problems, as follows:

- The building as planned is **out of scale** with the neighborhood. At 13 stories, it will tower at approximately twice the height of the rest of the neighborhood's multifamily dwellings. (The original proposal was for a 7-story building, which is a manageable size for that location.)
- Although advertised as affordable housing, the building will be 75% **unaffordable** housing. Of its 278 apartments only 70 will be MIH units; and the vast majority of those will be studio apartments, with a handful of one-BR. Clearly, this will not provide significant affordable housing for families.
- The **environmental and infrastructure impact** assessments lack credibility. They were made in comparison with dissimilar sites. This outsize development will seriously tax the roadways, waterways, and greenways, with anticipated increases in noise and air pollution as traffic becomes even more clogged at the Park Circle.
- The 312 CIA project has moved along more or less in the shadows while "normal operations" were stalled by the pandemic. It has benefited from **spot zoning** allowances badly in need of revision, leading to a complicated arrangement that is "not against the law" but one that should not be allowed.

Developers don't care about neighborhoods. They only care about profits.

I would appreciate a response from you on this issue.

Very best wishes,

Robert Kogan
30 Ocean Parkway
Apt. 1J
Brooklyn, NY 11218



This email has been checked for viruses by Avast antivirus software.

www.avast.com

From: [Suzanne Werner](#)
To: [Land Use Testimony](#)
Cc: [Council Member Lander](#)
Subject: Testimony against the proposed zoning change 312 Coney Island Avenue
Date: Wednesday, November 18, 2020 3:32:03 PM

I have lived in this neighborhood for more than 30 years. We moved from an apartment in Windsor Terrace. This was not Windsor Terrace. What it was was undefined. Upon moving in, we were told that “this neighborhood could go either way.” But whatever way it went we liked living here.

When we bought our house the area was a mix of recreation enhancing Prospect Park (two horseback riding stables and a bowling alley), small businesses (a funeral home, a chalkboard factory, a tire shop), rental apartments, coops, and about 30 single-family home. The neighborhood was ethnically mixed, Blacks, Asians (southeast Asian and Chinese families), Latinx families, Middle Eastern families, LGBTQ families populated this small 7-block island cut off from Windsor Terrace by Ocean Parkway and from Kensington by Caton Avenue.

The neighborhood now? The bowling alley has made way for a Pentecostal Megachurch. The chalkboard factory and the tire shop have been developed into luxury (read: predominantly white) rentals. The funeral home closed and was bought by the International Baptist Church at 312 Coney Island Avenue. A beautiful school has been built on our side Caton Ave in a lot that had been cleared many years ago and never developed. The Windsor Terrace Food Coop occupies a building that had contained a series of failed business and was mostly empty.

To this day there are still at least 7 black owned and occupied single family homes, and a significant but much smaller proportion of people of color on our streets. This was once a solid working class neighborhood. People accepted their neighbors and went about their business.

The tipping point? The opening of the two luxury rental units at 22 Caton Place and 33 Caton Place. These are predominantly rented to young white families. We are now anticipating the building of more luxury units at 57 Caton Place (recently rezoned and cleared for construction). The construction of the additional 225 luxury rental units (having deducted the meager 75 MIH units) at 312 Coney Island Avenue will be the kiss of death to our once functioning mixed race neighborhood.

We all know what a terribly segregated city New York is. This neighborhood was a successful model of mixed race, middle class life that New York City ought to be preserving, studying and emulating.

I therefore urge you to turn down this proposed zoning change, to considering rezoning to protect this space from overdevelopment and total colonization by people who believe it is their birthright to have a view of Prospect Park. I believe I have used my time. I will leave it to others to discuss the need for green open spaces in our City.

From: [Terésa Stern](#)
To: [Land Use Testimony](#)
Subject: Please oppose current proposal for 312 Coney Island Avenue
Date: Monday, November 30, 2020 8:49:16 AM

Dear Committee:

Please oppose the current proposal for the development of 312 Coney Island Avenue. These are my reasons:

- The building as planned is **out of scale** with the neighborhood. At 13 stories, it will tower at approximately twice the height of the rest of the neighborhood's multifamily dwellings. (The original proposal was for a 7-story building, which is a manageable size for that location.)
- The building will be 75% **unaffordable** housing. It has been deceitfully pitched as "affordable housing," but in fact of its 278 apartments only 70 will be MIH units; the vast majority of those will be studio apartments, with a handful of one-BR. Clearly, this will not provide significant affordable housing for families.
- The **environmental and infrastructure impact** assessments lack credibility. They were made in comparison with dissimilar sites. This outsize development will seriously tax the roadways, waterways, and greenways, with anticipated increases in noise and air pollution as traffic becomes even more clogged at the Park Circle.
- The developer has applied for a **parking waiver** that will allow for an insufficient number of spaces inside the building itself. If approved, this will lead to much more competition for available space on local streets.
- The 312 CIA project has moved along more or less in the shadows while "normal operations" were stalled by the pandemic. It has benefited from **spot zoning** allowances badly in need of revision, leading to a complicated arrangement that is "not against the law."

I am a close neighbor of this site and sincerely hope you will help make it more appropriate and functional for this neighborhood.

Thank you.
Sincerely,
Terésa Stern
30 Ocean Parkway

From: [Ann Drobnik](#)
To: [Land Use Testimony](#)
Subject: Opposed to proposal for 312 Coney Island Ave
Date: Monday, November 30, 2020 10:56:58 AM

Dear City Council Land Use Committee,

We are writing about the proposed development at 312 Coney Island Avenue. We are opposed to this development in its **current proposed form**.

The building is out of scale with the rest of the neighborhood - 7 stories (as originally proposed) rather than 13, would be much better.

Currently 75% of the units are unaffordable, and most of those being called affordable are studios and 1 bedrooms, so no affordable units for families.

This development has taken advantage of the pandemic to slip in major changes like an additional 5 stories. A new environmental and infrastructure assessment is also needed now that the proposal has changed so much.

We respectfully request that this proposal in its current form be stopped. The original proposal for height with a greater proportion of larger affordable units would be a welcome addition to the neighborhood.

Thank you!

Sincerely,
Ann Drobnik and Eric Vazquez
30 Ocean Pkwy, Brooklyn, NY 11218

From: [Allison Tuzo](#)
To: [Land Use Testimony](#); [Council Member Lander](#)
Subject: 312 Coney Island Ave - Parking
Date: Sunday, November 29, 2020 1:09:03 PM

Hello Mr. Lander,

I hope you are well and healthy.

I am a resident of 71 Ocean Parkway and I am calling for your help with the proposed real estate deal that is on the table for 312 Coney Island Avenue. In particular, the parking garage proposal. 44 spots for almost 900 new residents is not nearly enough. Our streets and neighborhood garages are already over-crowded/over-priced.

The whole block of Caton Place between E. 8th and Coney Island Avenue needs to be thoughtfully handled or we will have a real mess on our hands.

I appreciate your time and care. Thank you!!

Best wishes,
Allison Tuzo

From: [Cassandra Cook](#)
To: [Land Use Testimony](#)
Cc: [Council Member Lander](#)
Subject: 3112 Coney Island Ave Rezoning
Date: Friday, November 20, 2020 10:32:35 PM

Dear Committee Chair Moya and the NYC Land Use Committee

I am writing to voice my objection to the proposed building at 312 Coney Island Ave in Brooklyn

I am not opposed to development but I do not feel that this project is in scale to the neighborhood it is in nor does it sufficiently address the impact a building of this size will have on the surrounding infrastructure and needs of the community.

What infrastructure updates will be made before this building is built? What upgrades to subway service will there be to handle the increased demand on the system (assuming we do recover from the Covid slow down at some point)? Most mornings you can't get a seat on the F train when getting on at Fort Hamilton Parkway.

What will be done to make the traffic flow smoothly and safely while increasing the number of pedestrians in the area?

What I heard at these meetings was that studies were done and that there would be no adverse impact. Those of us who live here now know that there are issues now that are not being addressed. This development will only exacerbate those.

We live in a community. We want buildings that fit into the community, not overwhelm it. What supermarkets and other services will be added to the area to support the additional population? Currently the lack of stores is a problem.

We need real attempts at addressing affordable housing. This is just tossing a bone to those who ask for it.

Please vote to oppose this development in its current form.

Cassandra Cook
30 Ocean Parkway

From: [Debbie Herdan](#)
To: [Land Use Testimony](#)
Subject: 312 Coney Island Avenue
Date: Tuesday, November 17, 2020 11:12:19 AM

Hello,

I am submitting testimony as a local resident of Kensington. I am concerned about the development at 321 Coney Island Avenue which would definitely impede upon services in our neighborhood. First of all Prospect Park Parade Ground and Prospect Park are already very crowded with many users, second our local public schools are also very crowded. Finally and highly importantly, our streets are extremely dangerous and highly trafficked with speeding vehicles. We lost seven residents in 2019 to traffic violence in Kensington and areas of Ditmas and Midwood that are very close to 321 Coney Island Ave.

A pedestrian and local mother was killed within a block of where the building is planned to go up. We are fearful about introducing more car traffic into our neighborhood.

We are also concerned about garbage in our neighborhood. We have a very high volume of garbage collected and composting services were suspended this year during the pandemic.

How can we handle more and more garbage coming from our area of brooklyn? Where will it all go?

Sincerely,

Deborah Herdan

100 Ocean Parkway 1M

Brooklyn NY

djherdan@gmail.com

646-406-5182

From: [D.W](#)
To: [Land Use Testimony](#)
Subject: City Council Hearing on 312 Coney Island Avenue
Date: Thursday, November 19, 2020 9:58:15 AM

Hello,

I couldn't make the hearing yesterday but I would like to state for the record that I am 100% against this project.

The fabric of this neighborhood has been radically changed for the worse. The infrastructure has not improved along with the previous and current development; the traffic (especially around the circle) and parking have become horrific, electric and plumbing are worse, The scale of the proposed project will make the situation unbearable for long suffering residents of the area who have been subject to years of numerous badly managed demolitions and construction sites in a 2 block area majorly disrupting our lives. Trash, noise, parking and numerous quality of life issues including badly behaved construction workers and management have been non stop in this area for quite some time, the proximity of the park introduces thousands of extra people into an already inundated area. It's bad enough that the owner of the collapsed warehouse demonstrated complete contempt and negligence. Please don't allow this to turn into a project that does not benefit the long suffering residents who weathered thru the last 10 years of hell, ie. 22 Caton Place, 33 Caton Place, 57 Caton Place (11 Ocean Pkwy) & 72 Caton Place. The intimidation of residents by construction crews and their management is very well documented, I myself was personally physically threatened several times and had my tires slashed. There is still only one trashcan in the whole neighborhood. Build a municipal parking lot if you want to help out Prospect Park and help the neighborhood.

The proposed project is not an improvement for the area in terms of housing and should not be used for retail either. Scale it down to fit in and stop the greed, enough is enough.

Dave Weiss
71 Ocean Pkwy #4D
Brooklyn, NY 11218

From: [Gerald Mulvaney](#)
To: [Land Use Testimony](#)
Subject: Testimony against proposed Structure at 312 Coney Island Avenue
Date: Friday, November 20, 2020 1:35:36 PM

To whom it may concern,

Let this serve as testimony against the development of 312 Coney Island Avenue as presented at the City Council meeting on November 18th.

This size of this development in either a Hotel or Residential design doesn't belong in our Windsor Terrace neighborhood. I realize some of the reasoning for the scope of the project involves affordable housing units. But one building can't solve this issue in our neighborhood. Windsor Terrace is a small community sandwiched between Prospect Park and Greenwood Cemetery and space for new real estate is limited. Building up to the sky compromises the character of a neighborhood. Pencil-thin box towers are destroying the look of downtown Brooklyn and blocking Brooklyn and Manhattan bridge views.

The developers requesting an R8A zoning amendment should at least match the R7 classification approved for 57 Caton Place as a better fit to our neighborhood. The proposed residential structure at 13 floors is too high relative to the surrounding buildings which run 6 stories high.

Another issue is the 278 units with approximately 80 parking spaces built into the design. Based on these figures, the potential exists for the remaining 200 or so residents searching the neighborhood for parking. Secondly, the 36 parking spaces allotted to the Church on Sundays is one favorable point being made; however, those residents that park in the church spaces during the week will have to find other parking on Sunday. On both points, where?

Despite other testimony, Prospect Park SW congestion HAS increased during the last few years, particularly after access to Prospect Park Drive was closed to traffic. The awful redesign of Park Circle only adds to congestion and ramps up noise pollution along PPSW, Coney Island Ave and Parkside Avenue?

Please have the developers MODIFY the residential structure to R7A to come closer to the height of the buildings that surround the Park Circle. And a prorated reduction in affordable housing to the structure should also be considered as a compromise that results a building that honors and maintains the look of Windsor Terrace, while safeguarding the school and church on the present site.

Thank you

Gerald Mulvaney

135 PPSW

From: [Itta](#)
To: [Land Use Testimony](#)
Subject: 312 Coney Island Ave
Date: Wednesday, November 18, 2020 3:21:24 PM

I am against this project. Plz stop it

Sent from my iPhone

From: [Jeannie Hutchins](#)
To: [Land Use Testimony](#)
Subject: 312 Coney Island Avenue/11 Ocean Parkway
Date: Monday, November 30, 2020 8:40:49 AM

To the Land Use Committee:

As a longtime resident of 30 Ocean Parkway, I urge you to reject the current, deeply flawed proposal for a 13-story tower at 312 Coney Island Avenue, on Machate Circle. This neighborhood welcomes **affordable housing in scale with its surroundings**. A luxury high-rise is ALL WRONG for this site.

Chief objections to this project are:

- The building is utterly **out of scale** with its surroundings. The original application was for a **modest residential building in scale with the neighborhood**, where housing mostly tops out at 6- or 7-stories.
- The building includes **75% unaffordable**, upscale housing with only 25% MIH units. The MIH apartments are mostly studios, with a smattering of one BR units, so they mostly will NOT serve families.
- The deal between church and construction corporate entities has benefited from dubious "**spot zoning**" **loopholes**, a cynical approach to planning that utterly ignores the reality on the ground—a community of people who actually live in this modest neighborhood.
- The **environmental and infrastructure impact assessments** were woefully misguided and unrealistic, aligning our neighborhood to others that are not comparable in size, situation, or configuration.
- The current **parking waiver**, if granted, will permit an inadequate number of in-building spots, worsening the congestion on local streets.

We need more **affordable** housing in this neighborhood, not another speculative grab that will lead to gentrification and higher density at the cost of community cohesion.

Please support community concerns rather than capitalist greed. Please **reject** the current JEMB proposal and reconsider the project in context, including a **realistic assessment** of the building's impact on both infrastructure and environment.

Thank you.
Jean Hutchins
30 Ocean Parkway

From: [John Simino](#)
To: [Land Use Testimony](#)
Date: Wednesday, November 18, 2020 9:46:02 AM

Good Morning City Council Zoning Committee
Francisco Moya, Barry Grodenchick, Rory Lancman,
Stephen Levin, Antinio Reynoso, Donovan Richards,
and Carlina Rivera.

I grew up on Caton Place at Coney Island Ave. The
same block for the proposed development at 312 CIA.
Today I am a Civil servant repairing NYC subway
trains for the last 40 years.

At my decent salary I cant afford my old
neighborhood.

What's more shameful is that most city and state
workers are forced out of NYC because we become
victimized by the squeeze between unscrupulous
developers and weak affordable housing policy.

The few minimal affordable units included in this
project are not enough to warrant its market rate
spots.

Hard woking new yorkers should not continually fall
victim to these developers baiting neighbors with the
minimum legal requirements and nothing else.

Hard working new yorkers should not be squeezed
by

Weak MIH policy on one side and self serving

unscrupulous developers on the other.

What needs to be “developed” is more Community oriented MIH policy that serves those who already here who built nyc and those hard working new New Yorkers who need real affordable housing.

You city council committee members are civil servants also. You have a sworn DUTY to help protect hard working new Yorkers with more aggressive affordable housing requirements.

You can do this by holding to strong positions with each and every development project you face. You cannot serve us through this current terrible status quo that over serves developers .

That small two block area around this proposal has seen 365 luxury unit built in four building over the last decade.

Our Windsor Terrace sunset park community has tremendous CATCHING UP to do with Affordable housing. Start now!

- 1) 60% Affordable units based on community board 7 medium incomes.
- 2) project should be limited to 8 stories tall. To fit a compliment the surrounding area.

Sent from my iPhone

From: [lynda brillant](#)
To: [Land Use Testimony](#)
Subject: Over development high rent
Date: Wednesday, November 18, 2020 2:55:28 PM

Hello

My name is Lynda Brillant and i used to lived on cortelyou road. The rent we paid was reasonable. Now the rent is unbelievable.

The area of flatbush midwood kensington has become over populated with huge buildings that long timers who lived cannot afford.

The neighborhood was always quiet peace and i felt safe there until i was attacked by the landlord. I was not only attacked by the landlord but by the court system.

There are many people who have become homeless do to human greed it use to be wall street but the situation has become unreasonable. It is too many stores in one street cortelyou road.

Not enough jobs being develop for people in the community we live in.

It is a great area we lived there since 1980. Coney island avenue borough park is crowded.

Ocean avenue beautiful street to live on. Too many new buildings when the old ones need to be torn down.

We need community kitchens a place that provide good food for homeless people.

The people who are for whatever is happening should think about the people who use to live there who are now homeless or in jail for no reason. Because the landlord wanted them out.

People are coming from south to new york are why cant developers go develop the south so we can move to the south. Create jobs there.

We who have lived in this area are being thrown out arrested humiliated degraded. We end up living on the streets not enough food to eat. Going from soup kitchen to soup kitchen. The shelters are crazy and other resident hitting you wanting to fight for no reason. Creating a very awful situation for all of society i had to run from the shelters.

I know the jews built a whole new community in monroe or so new york. Develop upstate new york instead of building jails and mental institutions.

I hope someone read this and take into consideration what i have said.

Too much development of one area.

Lynda Brillant

----- Forwarded message -----

From: **Seth Gonzales** <sethgonzalesusa@gmail.com>

Date: Wed, Nov 18, 2020 at 1:23 AM

Subject: Application No. C 200092 ZMK-Who is International Baptist Church?

To: <nancyczieskicki@gmail.com>

Concerned Residents of Windsor Terrace

Who is behind the 312 Coney Island Avenue Rezone Scheme?

Delaware registered Limited Liability Corporation doing business as "International Baptist Church" which is different from the registered title holder of the property.

Who is International Baptist Church?

Zealots and cohorts that support the NRA, donate to Trump re-election campaign, devalue LGBTQ community in their bylaws, and filed an amicus brief on behalf of a Hate Group. Is this representative of our values?



PASTOR RAY CAZIS AT LEFT WITH MELINDA CAMIS WITH "I AM THE NRA" PHOTO FRAME, FROM FACEBOOK.



**CHRISTOPHER CAZIS, FACILITIES
MANAGER OF "INTERNATIONAL BAPTIST
CHURCH" "I AM THE NRA" PHOTO FRAME
INTERNATIONAL BAPTIST CHURCH,
FROM HIS FACEBOOK.**



**Christopher Cazis Church Manager wearing T-shirt
"I LIKE MY GUNS LIKE LIBERALS LIKE THEIR VOTERS
UNDOCUMENTED" with an image of a machine gun.**



Christopher Cazis

July 9, 2017 · 🌐



It's a girl! Reposted because apparently YouTube thought it was "inappropriate content" and removed the video.



👍❤️😱 166

45 Comments 9 Shares

Gun shooting at gender reveals with an explosive in a video removed for inappropriate content. Is this Brooklyn values?

secure.winred.com/djt/2020-standing-with-president



Official Website of Donald J. Trump for President

STAND WITH PRESIDENT TRUMP!

"WINRED" IS FRONT COMMITTEE FOR TRUMP/PENCE 2020, COMMITTEE THAT PASTOR FAMILY MEMBERS AND EMPLOYEES DONATED MONEY TO IN 2020.

Individual contributions

Viewing 2 filtered results for:

"cazis" x

2019-2020 x

| Contributor name | Recipient | State | Employer | Receipt date |
|--------------------|---------------|-------|------------------------------|--------------|
| CAZIS, CHRISTOPHER | <u>WINRED</u> | NY | INTERNATIONAL BAPTIST CHURCH | 06/29/2020 |
| CAZIS, KRISTEN | <u>WINRED</u> | NY | INTERNATIONAL BAPTIST CHURCH | 05/31/2020 |

2020 CAMPAIGN CONTRIBUTIONS TO TRUMP RE-ELECTION CAMPAIGN FRONT "WINRED" BY PASTOR FAMILY MEMBERS AND EMPLOYEES OF THE "INTERNATIONAL BAPTIST CHURCH"

Who owns and who can sell or lease the property for this application?

DOCUMENT ID:
3280006492528

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1 of 6



100%



306-K-05607

T 691

Standard New York Form 9002, Real Property Deed
with cover sheet required by statute. See Section 9002 of the Real Property Law.

DUPLICATE

JULIUS BLUMBERG, INC. - LAW BLANK PUBLISHERS

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 23rd day of February, nineteen hundred and ninety-nine
BETWEEN NEW YORK FINANCIAL CAPITAL, INC., a New York corporation having its
principal place of business c/o Service Corporation International, 1929 Allen
Parkway, Houston, Texas 77019,

party of the first part, and INTERNATIONAL BAPTIST CHURCH, INC., a New York religious
corporation having its principal place of business at 302 Vanderbilt Street,
Brooklyn, New York 11216,

1999 DEED OF PURCHASE BY INTERNATIONAL BAPTIST CHURCH. "A NEW
YORK RELIGIOUS CORPORATION HAVING ITS PRINCIPAL PLACE OF
BUSINESS AT 302 VANDERBILT STREET, BROOKLYN, NY 11216." [HTTPS://
A836-ACRIS.NYC.GOV/DS/DOCUMENTSEARCH/DOCUMENTDETAIL?
DOC_ID=FT_3280006492528](https://a836-acris.nyc.gov/ds/documentsearch/documentdetail?doc_id=ft_3280006492528)

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3 of 8

85%

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (this "Memorandum of Lease") is made and entered into as of this 21 day of JUNE, 2018, by and between **INTERNATIONAL BAPTIST CHURCH, INC.**, a Delaware corporation (hereinafter referred to as "Landlord") and **312 CONEY ISLAND AVENUE LLC**, a Delaware limited liability company (hereinafter referred to as "Tenant").

WITNESSETH:

2018 LEASE NOW INTERNATIONAL BAPTIST CHURCH, INC. IS A "DELAWARE CORPORATION" AND NOT A NYS ONE, WHO ACTUALLY OWNS IT?



Department of State: Division of Corporations

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SERVICES

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INFORMATION

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- Service of Process
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- Certifications, Apostilles & Authentication of Documents

Entity Details

THIS IS NOT A STATEMENT OF GOOD STANDING

| | | | |
|---------------------|------------------------------------|---|---------------------------|
| File Number: | 2755859 | Incorporation Date / Formation Date: | 5/21/1997 (mm/dd/yyyy) |
| Entity Name: | INTERNATIONAL BAPTIST CHURCH, INC. | | |
| Entity Kind: | Corporation | Entity Type: | Exempt |
| Residency: | Domestic | State: | DELAWARE |

REGISTERED AGENT INFORMATION

| | | | |
|-----------------|-------------------------------------|---------------------|------------|
| Name: | CG SERVICE COMPANY, LLC | | |
| Address: | 1201 NORTH MARKET STREET 20TH FLOOR | | |
| City: | WILMINGTON | County: | New Castle |
| State: | DE | Postal Code: | 19801 |
| Phone: | | | |

Additional Information is available for a fee. You can retrieve Status for a fee of \$10.00 or more detailed information including current franchise tax assessment, current filing history and more for a fee of \$20.00.

Would you like Status Status, Tax & History Information

Pastor Ray Cazis part of Amicus Brief for a hate group - the Alliance Defending Freedom Court Case:

<http://www.adfmedia.org/files/MnuchinAmicusBrief.pdf>

Southern Poverty Law Center designated hate group: <https://www.splcenter.org/fighting-hate/extremist-files/group/alliance-defending-freedom>

“Founded by some 30 leaders of the Christian Right, the Alliance Defending Freedom is a legal advocacy and training group that has supported the recriminalization of sexual acts between

consenting LGBTQ adults in the U.S. and criminalization abroad; has defended state-sanctioned sterilization of trans people abroad; has contended that LGBTQ people are more likely to engage in pedophilia; and claims that a “homosexual agenda” will destroy Christianity and society. ADF also works to develop “religious liberty” legislation and case law that will allow the denial of goods and services to LGBTQ people on the basis of religion. Since the election of President Trump, ADF has become one of the most influential groups informing the administration’s attack on LGBTQ rights.”

Bylaws of the Church call LGBTQ lives “sinful perversions” Women are subservient and only allow men in leadership roles

Exodus 20:11) ...to God as scriptural theories of origin. (Genesis 1-2;

(J) Civil Government.

We believe that God has ordained and created all authority consisting of three basic institutions: 1) the home, 2) the church, and 3) the state. Every person is subject to these authorities, but all (including the authorities themselves) are answerable to God and governed by His Word. God has given each institution specific Biblical responsibilities and balanced these responsibilities with the understanding that no institution has the right to infringe upon the other. The home, the church, and the state are equal and sovereign in their respective Biblically-assigned spheres of responsibility under God. (Romans 13:1-7; Ephesians 5:22-24; Hebrews 13:17; 1 Peter 2:13-14)

(K) Human Sexuality.

1. We believe that God has commanded that no intimate sexual activity be engaged in outside of a marriage between a man and a woman. We believe that any form of homosexuality, lesbianism, bisexuality, bestiality, incest, fornication, adultery, and pornography are sinful perversions of God’s gift of sex. We believe that God disapproves of and forbids any attempt to alter one’s gender by surgery or appearance. (Genesis 2:24, 19:5, 13, 26:8-9; Leviticus 18:1-30; Romans 1: 26-29; 1 Corinthians 5:1; 6:9; 1 Thessalonians 4:1-8; Hebrews 13:4)
2. We believe that the only legitimate marriage is the joining of one man and one woman. (Genesis 2:24; Romans 7:2; 1 Corinthians 7:10; Ephesians 5:22-23)

(L) Family Relationships

1. We believe that men and women are spiritually equal in position before God but that God has ordained distinct and separate spiritual functions for men and women in the home and in the church. The husband is to be the leader of the home, and men are to be the leaders (pastors and deacons) of the church. Accordingly, only men are eligible for licensure and ordination by the church. (Galatians 3:28; Colossians 3:18; 1 Timothy 2:8-15; 3:4-5, 12)

Pastor Ray Cazis a Tweeter liker of Trump fan

twitter.com/Raymond_Cazis/likes

re

cations

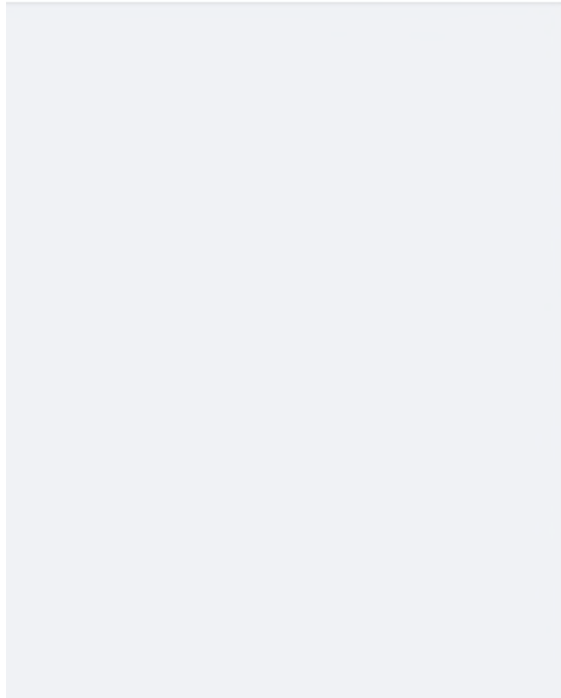
| | |
|--|--|
|  | Ray Cazis 976 Likes |
| |  1   5 |
|  | Donald J. Trump  @realDonaldTrump · 22h I will be making a statement tonight. A big WIN! |
| |  104.8K  175.9K  903.6K |



Search Facebook



Raymond Cazis



International Baptist Church
Christian Church



President Donald J. Trump
Government Official



World Landmark Place



Pillows by Cat
Home Decor



The Federalist Papers
Editorial/Opinion



Awake Ministries
Political

Other Guitar Playing Pastor at International Baptist Church



Guy Beaumont @GuyBeaumont · Jan 15, 2013

Looking forward to preaching the midweek service tonite at **International Baptist Church** in **Brooklyn, NY!** We've had a wonderful time here!



1



 **Guy Beaumont**
18.3K Tweets



 **Follow**

Guy Beaumont
@GuyBeaumont

Christian, Husband, Father of 6, Baptist Pastor, Conservative, Love Sports and love America! 🇺🇸

📍 Allentown, Pa 📅 Joined March 2009

2,995 Following **11.2K** Followers

Not followed by anyone you're following

Tweets Tweets & replies Media Likes

 **Guy Beaumont** @GuyBeaumont · Oct 19 

Who has your vote?
#polls #vote 🇺🇸

| | |
|--------------|--------------|
| Trump | 90.9% |
| Biden | 2.6% |
| Other | 5.2% |
| Not voting | 1.3% |

77 votes · Final results

International Baptist Church language employee posts child shooting gun



keithwann Target practice.

6m



Be the first to like this

6 MINUTES AGO

International Baptist Church music teacher spreading Trump information on tear gas use

← **Brandon Roberts**
3,392 Tweets



Brandon Roberts
@brandonroberts
Husband, Dad, Music Teacher
📍 Pensacola, FL 📅 Joined December 2008
26 Following 126 Followers
Not followed by anyone you're following

Tweets Tweets & replies Media Likes


Brandon Roberts Retweeted
Donald J. Trump @realDonaldTrump - Jun 2
"Media Falsely Claimed Violent Riots Were Peaceful And That Tear Gas Was Used Against Rioters"



Ray Cazis likes tweets that deny Biden was elected and that calls Biden's people "The Black Panthers!"

twitter.com/Raymond_Cazis/likes

Ray Cazis
1,073 Likes Follow



6

Muscats2 @HickeyMuscat · Nov 8
Replied to @SeanLangille and @LelandVittert
How sweet @JoeBiden s people. The Black Panthers!

14

19_mo_86 @19_mo_86 · Nov 7
Replied to @SeanLangille @ShelbyTalcott and @LelandVittert
Why? Didn't they get what they wanted?

Hm, it's almost like... they're not going to be happy no matter who's in office. Imagine that.

11

monsoon @monsoon82669160 · Nov 7
Replied to @SeanLangille and @LelandVittert
I'm sure sent by the communist Dems!

5

Official Source Otis Driftwood @cloudypreme · Nov 14
Replied to @SeanLangille and @LelandVittert
Terrorists arive outside of the White house.

I fixed it for you.

8

Tweet

twitter.com/Raymond_Cazis/likes

Ray Cazis
1,073 Likes Follow

President-Elect and nWo World Heavyweight Champi... · Nov 14
@LelandVittert "Reasonable" people can agree about Biden being inaugurated? I think you mean sheep



GIF

4

10

Ray Cazis likes insult and recent Maga rally where Proud Boys roamed DC



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Tweet

Ray Cazis
1,073 Likes



Follow

Ray Cazis

@Raymond_Cazis

Follower of Jesus, Husband, Dad, and Pastor of International Baptist Church

New York City internationalbaptistny.org Joined June 2009

175 Following 1,319 Followers

Not followed by anyone you're following

Tweets

Tweets & replies

Media

Likes



Bonnie @BonBee81 · Nov 14

Replying to @SeanLangille and @LelandVittert

I heard Vitturd had a spasm glad I missed it



Marina Medvin @MarinaMedvin · Nov 14

MAGA March DC.

Extraordinary.



Liked the Trump message in 2016 too before he was elected



Ray Cazis

2,425 Tweets



↻ 1.2K

♡ 109



↻ Ray Cazis Retweeted



Shenna @ShennaTFox · Aug 4, 2016

@MELANIATRUMP will be a 1st class #FLOTUS An Intelligent, compassionate woman who loves her country, #America



💬 6

↻ 119

♡ 66



← **Ray Cazis**
1,073 Likes Follow

Arlene Converse @conversearlene · Nov 14
[@ErinMPerrine](#) Just say you with Leland Vittert on Fox News! Erin, you rock! Good for you! Thank you for everything your doing!



🗨️ 4 ❤️ 31 ↗️

Church Guitarist Preacher tweeting to elect Trump again and also picking SCOTUS

Guy Beaumont @GuyBeaumont · Sep 21
Justice Scalia's dying wish was that [@realDonaldTrump](#) be elected for a second term.
Let's do the right thing and honor that request.

🗨️ 1 ↻ 5 ❤️ 20 ↗️

Guy Beaumont @GuyBeaumont · Sep 19
So much talk about how the next POTUS should pick the next SCOTUS.
Relax! He is!

🗨️ 1 ↻ 3 ❤️ 26 ↗️

Likes tweet that calls Catholic president elect Joe Biden "anti-biblical"



Ray Cazis

981 Likes



Ray Cazis

@Raymond_Cazis

Follower of Jesus, Husband, Dad, and Pastor of International Baptist Church

📍 New York City internationalbaptistny.org 📅 Joined June 2009

174 Following 1,322 Followers

Not followed by anyone you're following



Tweets

Tweets & replies

Media

Likes



Debbie Untch @stldebbie2011 · 2h



Replying to @AndrewLewis68 @joenate_lafleur and 2 others

He's for 8 year olds transitioning to the other sex. He & his presidency will be anti-biblical.



2



9



Fredman 🐔🍗🍕 @Fred_Butler · 3h



Replying to @jdgrear



ShanWow 🌟🌟🌟🌟🌟 @Shanwow57 · 3h

🇺🇸🇺🇸 Remember this President? 🇺🇸🇺🇸

👍👍👍 Yeah, me neither!! 👍👍👍

#DefendElectionIntegrity #Election2020 🇺🇸

Assistant Pastor Ronald Longhofer retweeting Rush Limbaugh

← **Ronald Longhofer**
601 Tweets



Ronald Longhofer
@RLonghofer

Assistant Pastor, International Baptist Church

📍 Brooklyn, NY 🌐 internationalbaptistny.org 📅 Joined May 2009

281 Following 107 Followers

Not followed by anyone you're following

Tweets Tweets & replies Media Likes

↳ Ronald Longhofer Retweeted

 **Rush H. Limbaugh** @RealRLimbaugh · Oct 13

Here's another factoid to help you Turn a Democrat:
President Trump came into his first term with a business mind and let's get it done attitude! By cutting taxes and reducing gov regulations on businesses we experienced record growth and strongest economy in our history.

💬 1.7K ↻ 15K ❤️ 43.4K 📤

Assistant Pastor Ronald Longhofer retweeting Trump War Room and disparaging science and claiming election cheating

← **Ronald Longhofer** 601 Tweets Follow

2K 15.1K 21.6K

Ronald Longhofer Retweeted

Daily Caller @DailyCaller · Apr 3

"Do you think every state in this country should be prepared for mail-in voting?"

President Trump: "No, because I think a lot of people cheat... I think people should vote with voter ID... The reason they don't want voter ID is because they intend to cheat!"



1.2K 9.1K 21.8K

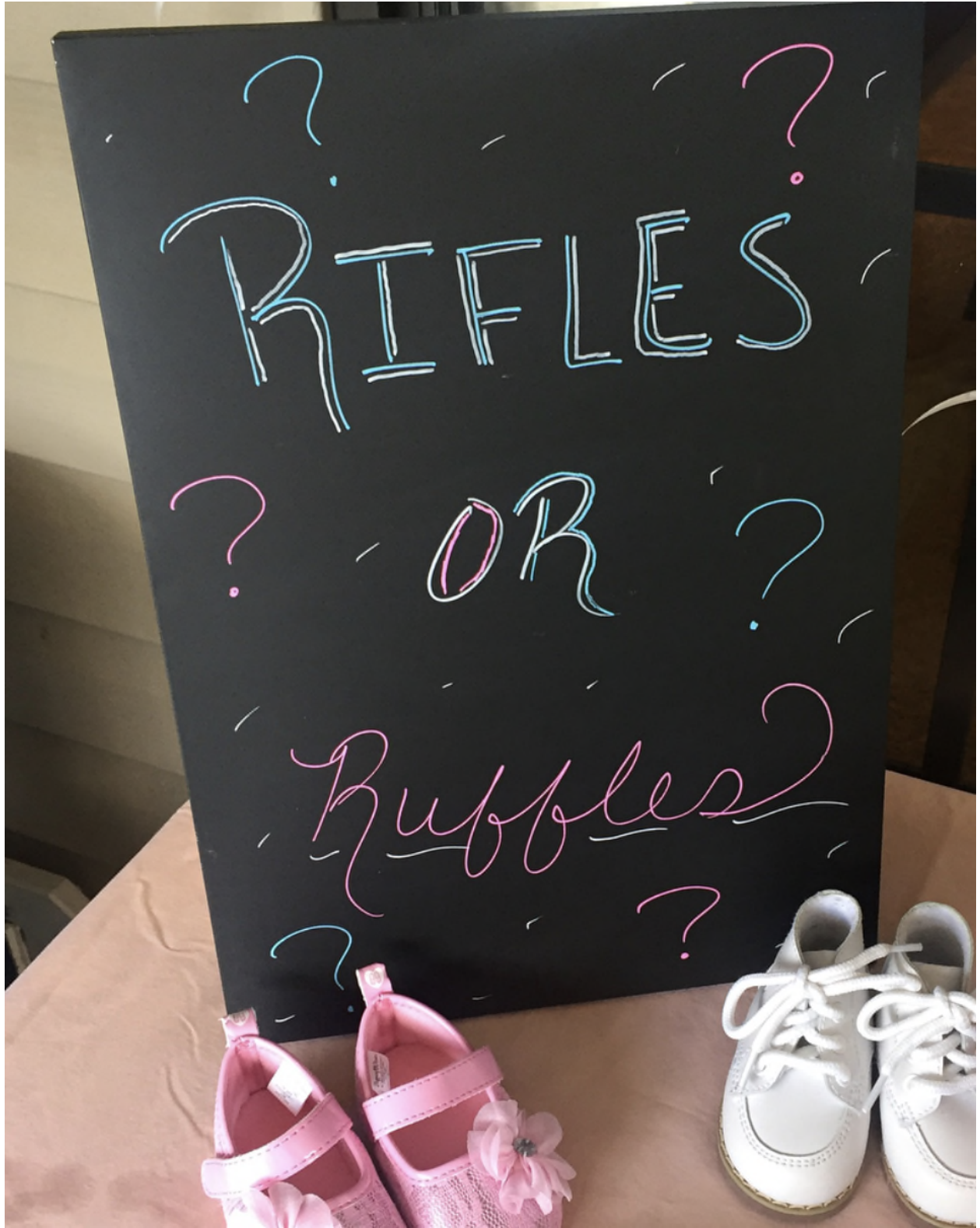
Ronald Longhofer @RLonghofer · Apr 4

Science is the new religion. Sad, but all too true:
[instagram.com/tv/B-ii6D2hHrB...](https://www.instagram.com/tv/B-ii6D2hHrB...)

Ronald Longhofer Retweeted

Trump War Room - Text TRUMP to 88022 @TrumpWa... · Apr 1

After President Trump established a [#coronavirus](#) task force and placed restrictions on travel from China, what did Democrats say about the



Pastor Ray Cazis likes another slur on Joe Biden "lousy coward"

← **Ray Cazis**
958 Likes



m a t t e r s

⋮ Follow

Ray Cazis
@Raymond_Cazis

Follower of Jesus, Husband, Dad, and Pastor of International Baptist Church

📍 New York City internationalbaptistny.org 📅 Joined June 2009

171 Following 1,321 Followers

Not followed by anyone you're following

Tweets Tweets & replies Media Likes

 **cary schmidt** @caryschmidt · Sep 26
Jesus did not fight for His rights. He fought for you.
1 8 61

 **Pastor Greg Locke** ✓ @pastorlocke · Sep 25
Joe Biden calls our military "stupid bastards". This lousy coward couldn't run an outhouse much less a country.



Some of the properties the church has claimed ownership of at some point

International Baptist Church

Listing of Real Property

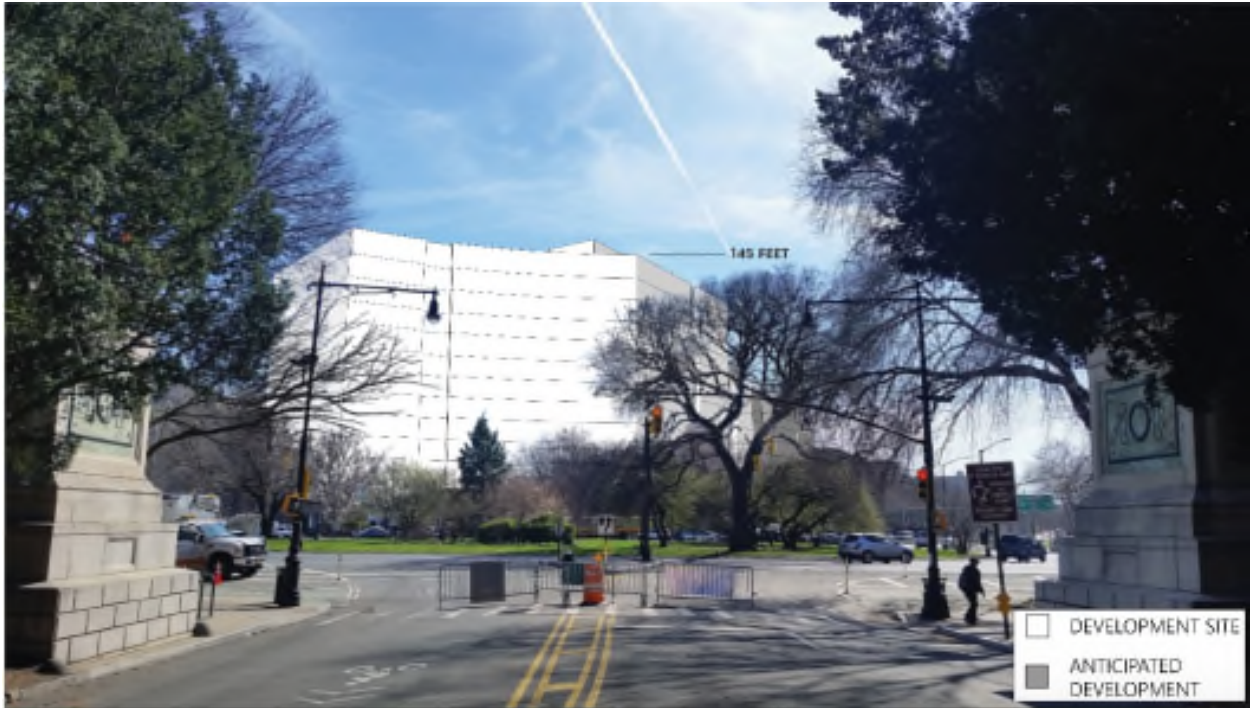
Brooklyn, New York

| <u>Street Address</u> | <u>Description</u> | <u>Block</u> | <u>Lot</u> |
|---------------------------|--------------------------------------|--------------|------------|
| 302 Vanderbilt Street | former church building | | |
| 308-310 Vanderbilt Street | residential | 5272 | 1 |
| 314 Vanderbilt Street | residential | 5272 | 1 |
| 14 East 4th Street | residential | 5272 | 8 |
| 18 East 4th Street | residential | 5272 | 13 |
| 11 East 3rd Street | residential | 5272 | 14 |
| 11 Ocean Parkway | parking lot for 312 Coney Island Ave | 5272 | 69 |
| 312 Coney Island Avenue | current church building | 5322 | 10 |
| | | 5322 | 20 |

Stony Brook, New York

| <u>Street Address</u> | <u>Description</u> |
|-------------------------|---|
| 1266 North Country Road | mixed use, including current church building, college dormitories & classrooms, residential |

This is not about what they believe no matter how out of step it is with most local residents or intolerant and bigoted. This is about whether they should be rewarded by the public with special treatment and get a big land deal permission to build more than they are allowed by law and make millions of dollars to spread their message intolerance and bigotry even as they try to present a different public face to their LLC real estate and housing and other expenses paid for without paying taxes.



Application No. C 200092 ZMK (312 Coney Island Avenue Rezoning) submitted by 312 Coney Island Avenue, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16d, changing from a C8-2 District to an R8A District and establishing within the proposed R8A District a C2-4 District, Borough of Brooklyn, Community District 7, Council District 39.

Excerpt from IBC Constitution – Article 5, Section 5.02(I)

The board of deacons shall constitute the board of trustees of the corporation. The board of trustees shall exercise only the following specific powers, upon expressed approval by the pastor and upon authorization by a majority vote of the members present at a duly called church administration meeting:

1. To purchase, hold, lease, or otherwise acquire real and personal property on behalf of the church, and to take real and personal property by will, gift, or bequest on behalf of the church;
2. To sell, convey, alienate, transfer, lease, assign, exchange, or otherwise dispose of, and to mortgage, pledge, or otherwise encumber the real and personal property of the church; to borrow money and incur indebtedness for the purpose and the use of the church; to cause to be executed, issued, and delivered for the indebtedness, in the name of the church, promissory notes, bonds, debentures, or other evidence of indebtedness; and to secure repayment by deeds of trust, mortgages, or pledges;

Recommendation from the Board of Deacons: Accept the Terms of the Lease of the portion of the church property as described in the proposed lease.

Concerning the offer from JEMB Realty to lease the portion of our property that is our parking lot...

My vote is...

Yes (approval of the lease.) No (disapproval of the lease)

Concerned Residents of Windsor Terrace