



January 23, 2026

Chair Christopher Marte
NYC City Council Subcommittee on Landmarks, Public Sitings, Resiliency and Dispositions
250 Broadway
New York, NY 10007

RE: 395 Flatbush Avenue (Application number C 260038 ZMK)

Dear Chair Marte and Subcommittee Members,

On behalf of the Association for a Better New York (ABNY), a 50+ year-old non-profit with a membership network of 250 private and public sector leaders who work to move New York City forward, I am writing to express support of the project at 395 Flatbush Avenue.

ABNY is pleased to register its strong support for the redevelopment of 395 Flatbush Avenue, a sensible project that leverages city assets to create much needed mixed-income housing in a transit-rich neighborhood. Of further public benefit is the project's proposed 25% affordable unit share, which is being created without any public subsidy. In addition to the 1,200 new housing units, the reimagining of this highly visible site will bring revitalized ground floor retail, new public plaza spaces, and improvements to local subway infrastructure.

We encourage the Commission to meaningfully consider all these benefits and improvements, along with all components of the proposed project, the positive net gains this project brings to the community.

In short, 395 Flatbush Avenue is a positive redevelopment project for Downtown Brooklyn and the city due to its creation of housing and public space improvements and encourage you to support the requested actions.

Sincerely,

Chad Purkey
Vice President

From: [Andrew Vladeck](#)
To: [Land Use Testimony](#)
Cc: [Andrew Vladeck](#)
Subject: [EXTERNAL] Testimony re 395 Flatbush project
Date: Thursday, January 29, 2026 9:08:53 PM

[REDACTED]

Thank you to the City Council for holding this hearing for the **395 Flatbush project**.

My name is Andrew Vladeck and I am a **decades-long resident** of fort Greene. I'm also a **former NYC Urban Park Ranger**, I led public programs on Nature and Park History citywide through the 1990s — So I came to know scores of parks and their neighborhoods intimately and Fort Greene is uniquely active for its size.

Fort Greene is **the ONLY significant Green space serving so many neighborhoods surrounding the park**,(that's why it's use-per-acre is **DOUBLE** that of prospect park). **these neighborhoods population are exploding with high rises**.

While it's difficult to expand housing, it's almost IMPOSSIBLE to expand Green space. New developments like 395 IMPACT the existing park space with **more users and a lot more dog wear and tear**. **An estimated 2,500 new residents and their dogs from 396 Flatbush Ext. will inevitably contributing various maintenance challenges. SO IT'S CRITICAL TO increase the maintenance with the increased usage.**

CB2 issued a condition that the developers make a “meaningful financial contribution to the Fort Greene Park Conservancy —this will go a long way towards mitigating wear and tear. I'm here to ask that the City Council *please* require such dedicated funding in your vote on 395 Flatbush

Thank you,
Andrew Vladeck

Sent from the trail.

Sent from the trail.

Thank you to Chair Marte and the Committee for holding today's hearing.

My name is Emily Anadu. I'm a **20-plus year resident of Fort Greene**, and the founder of The Lay Out, a Brooklyn-based community platform that celebrates Black joy, creativity, and culture. For several years, we've partnered closely with **Fort Greene Park and its Conservancy** to host programs and gatherings that bring neighbors together in ways that honor the park's history and its role as a shared civic space. That work has even been recognized by *The New York Times* ([Read here](#)), *Time Magazine*, and other national media.

We all understand that New York City needs more housing. At the same time, advancing housing goals cannot come at the expense of degrading the public infrastructure that sustains neighborhood health.

Every new building in this area markets proximity to Fort Greene Park as a selling point. Developers clearly understand the park's value when it drives demand and revenue. In almost every case, that value is extracted without meaningful investment in preserving the resource itself. And while the representative from HPD talks about the 21 parks that people could go to, I have NEVER seen any of these developers market Commodore Barry Park or any of those other 21. It is completely disingenuous to use these numbers when we are talking about Fort Greene Park.

I've personally spent hundreds of hours working alongside the park's team, helping to clean and care for the space. As a very small organization, The Lay Out spends thousands of dollars on cleaning and restoration when we host events in the park because we refuse to pass that burden onto the very space that gives our community a place for joy and connection. If we recognize that responsibility at our scale, it is reasonable to expect the same from large, profit-driven developments.

Adding thousands of new residents, and their dogs, without corresponding investment in park maintenance and operations is not sustainable. Requiring a meaningful annual contribution is responsible, data-driven, and necessary.

I strongly urge the Council to uphold the conditions put forth and require dedicated maintenance and operations funding for Fort Greene Park as part of your vote..

As a side note, I encourage the council to push on the questions they ask the developers. During the meeting on 2/27, when asked about any of the current commercial tenant's desire to stay, he said that he has not heard of any interest from existing commercial tenants. His word choice was deliberate. The follow up question should have been have been "have you asked"?

Thank you for your time, and for protecting a park that so many of us depend on.

Kind regards,

Emily Anadu

Founder/ CEO

[REDACTED]

FORT GREENE PARK CONSERVANCY

Attn: Subcommittee on Landmarks, Public Sitings, Resiliency, & Dispositions
NYC Council
250 Broadway, 8th Floor, Committee Room 1
New York, NY 10007
landusetestimony@council.nyc.gov

January 29, 2026

Re: 395 Flatbush Ext., Impacts on Fort Greene Park

Thank you to Chair Marte and this Committee for reviewing our testimony. My name is Rosamond Fletcher and I'm the Executive Director of the Fort Greene Park Conservancy. We've partnered closely with NYC Parks as the primary steward of Fort Greene Park for nearly 25 years.

Based on concerns we voiced about the impact of 395 Flatbush on Fort Greene Park, CB2 issued a condition that the developers make a "**meaningful financial contribution to the Fort Greene Park Conservancy to support ongoing maintenance and operations of the park.**" The Borough President affirmed this, asking the developers to "**Adequately invest in Fort Greene Park's operations and maintenance given the anticipated increase in use resulting from additional new residents.**"

Our District 35 Council Member, Crystal Hudson, has asked the developers to provide a substantial annual contribution to us for the park via a legally binding agreement. I urge this Committee and the full Council to advance CB2's, the Borough President's and Council Member Hudson's conditions with respect to the park.

Fort Greene Park is well-used. Data shows that **use per acre in the park is actually double that of Prospect Park and nearly the same as Central Park**, the most visited park in the country. This results in significant, and costly, wear and tear on the park's historic landscape: barren and compacted soil, erosion of the glacially formed hill, and exposed tree roots that threaten the park's canopy.

The heavy use of Fort Greene Park stems from the 2004 rezoning of Downtown Brooklyn, which resulted in nearly **30,000 units of housing to date when only 979 units were anticipated**. This volume of housing was offset by **only one new 1-acre park**. We now face a severe deficiency of open space in the area— just 24% of the guideline! There should be 189 acres but there would be only 45, 30 of those being Fort Greene Park. The FEIS claims this is addressed by a small plaza and private amenity space but **we strongly disagree. We all know that residents of 395 Flatbush will use Fort Greene Park.**

We all also know it is unlikely the City will acquire 144 acres for parks in Fort Greene/Downtown Brooklyn, **so we need to be proactive about better maintaining the parks we have**. With the support of Council Member Hudson and the Borough President, we're working to establish a park maintenance and operations fund and requesting \$250,000 a year from this project. **This number is based on the cost to mitigate the 2,500 residents of 395 Flatbush per the current NYC Parks staff to population ratio and National Park and Recreation Association benchmark.**

We've begun discussions with City Planning, NYC Parks, and City Council's Planning and Land Use staff on our consultants' recommendations for the structure of this Fund and we envision it would align with updates to the area's urban design framework. We want to ensure contributions are equitable and we want to explore ways of providing support to other parks and open space within the area.

We respectfully request that you require this maintenance and operations funding for Fort Greene Park in your vote on 395 Flatbush. **A course correction is necessary to ensure that we do not further degrade critical park infrastructure as you advance housing goals.**

Thank you,



Rosamond Fletcher
Executive Director

Enclosed:
Testimony of Kai Lawrence, Environmental Programs Manager, Fort Greene Park Conservancy

Memorandum Supplementing the Testimony of Annelise Raymond Alam, Carter Ledyard & Milburn

Memorandum on the Formation of a Park Improvement District, Carter Ledyard & Milburn

Attn: Subcommittee on Landmarks, Public Sitings, Resiliency, & Dispositions
NYC Council
250 Broadway, 8th Floor, Committee Room 1
New York, NY 10007
landusetestimony@council.nyc.gov

January 29, 2026

Re: 395 Flatbush Ext.

My name is Kai Lawrence and I am the Environmental Programs Manager at the Fort Greene Park Conservancy.

The primary program I manage is our Green Team, a year-round paid environmental education and job pathways opportunity for local teens. The majority of Green Team members are residents of Whitman, Ingersoll, and Farragut Houses. They will be negatively impacted by increased park usage from 395 Flatbush Ext. if no additional park support is provided.

One of our Green Team members has offered their perspective on the project:
“The more people who use the park, the more foot traffic there is. Each garden we’ve built has been to mitigate erosion—erosion that affects environmental justice areas more heavily, and which increased foot traffic will only exacerbate.”

And another member shares:

“Environmental justice is the equal protection and equitable distribution of environmental benefits, ensuring that nobody is disproportionately affected by environmental hazards. Fort Greene Park is adjacent to an environmental justice area north of the park. The park gives these residents and others in the community a green space. The Green Team, park staff, and volunteers actively protect the plants, wildlife, and microbiomes.”

As someone who has guided and worked closely with these teens, I want to emphasize their firsthand experience and what their words tell us: this development risks compounding environmental injustices that these communities already face. The project doesn't just threaten physical green space—it threatens access, health, and equity.

The increase in park usage from new residents is expected. We welcome people into this space. But the reality is that Fort Greene Park is already under strain. Without additional resources for maintenance, the added pressure will accelerate wear on the land, compact the soil, and degrade the very greenery that makes this park a refuge.

Our team doesn't just talk about these issues—we've spent hours in the field addressing them: reseeding lawns, controlling erosion, managing runoff, cleaning litter, and caring for plant life. These are not abstract problems. They are daily realities we've worked to mitigate—realities that will worsen without careful planning.

If the developers had graduated from the Green Team or had that opportunity, they'd understand how something as simple as sunlight affects pollinator behavior, how shade kills native plants, and how soil degradation leads to airborne dust that disproportionately harms people with respiratory conditions.

We're not against growth. We're asking for responsible development that doesn't place the burden of environmental degradation on the most vulnerable. We urge you to require that project plans include meaningful mitigation for maintenance and

operations for Fort Greene Park. Otherwise, we risk pushing out the very communities this park was meant to serve.

Thank you,

Kai Lawrence
Environmental Programs Manager

Memorandum

To: City Council
From: Annelise H. Raymond Alarm
Subject: 395 Flatbush Avenue Project (Uniform Land Use Review Procedure (ULURP) no. 25HPD058K) and the Need for Park Funding
Date: January 29, 2026

This firm represents the Fort Greene Park Conservancy with regard to the 395 Flatbush Avenue Project. The Conservancy is supportive of the Project and its housing goals. However, the Project will introduce 2,564 new residents into a community with one of the lowest open space ratios in New York City. This memorandum supplements my testimony delivered at the January 27, 2026 Council hearing.

Significant Adverse Impact on Open Space: It is our view that the Project will have a significant adverse impact on open space under City Environmental Quality Review Technical Manual guidelines. The Project will decrease the area's open space ratio to only 0.6 acres per thousand residents when the guideline is 2.5, and nearby parks will bear the brunt of this open space shortage. The FEIS properly concludes that this creates the potential for a significant adverse impact, which must be mitigated. The FEIS improperly concludes, however, that there will ultimately be no significant adverse impact because of the available parks outside the study area boundary and the Project's creation of a very small amount of onsite open space.

The Conservancy supports the Project but believes it is improper to explain away such an obvious significant adverse impact and avoid a legal duty to consider reasonable mitigation.

Mitigation through a Park Fund: Based on the Council's independent authority as an involved agency in the environmental review and its statutory role in ULURP, the Conservancy asks the Council to address the lack of real mitigation for this documented open space impact. The most practical and effective mitigation measure, representing the consensus of the Conservancy, Community Board 2, the Borough President, and the Councilmember, is to require annual contributions from this Project for the maintenance and operations of the park and the formation of a park fund to ensure that the little parkland that exists in the area is optimally maintained. It is our view that ULURP empowers the Council to require such a fund as a condition of its ULURP vote.

Mitigation through a PID: Beyond the formation of a park fund, we also understand there is support for using the existing business improvement district (BID) laws to create a more permanent and robust funding program. The New York State and New York City BID laws allow the creation of funding structures for parks, referred to as parks improvement districts (PID or PIDs). Moreover, the BID laws give the City Council the power to take the lead in the creation of a BID/PID through independent legislation requiring the City to develop a PID for this community. This type of mitigation is not novel. BIDs with the objective of funding parks and open spaces have been created elsewhere in New York City. For instance, in the Hudson Yards Rezoning, the City created a business improvement district with the specific purpose of maintaining the parks there.

On behalf of our client, we therefore ask the Council to take action on the two mitigation approaches outlined above.

Memorandum

To: City Council
From: Christopher Rizzo and Annelise Raymond Alam
Subject: Key Questions Regarding Formation of Park Improvement District pursuant to NYS and NYC Business Improvement District Laws
Date: January 29, 2026

Background

Business improvement districts (BIDs) are geographical areas where local stakeholders oversee and fund the maintenance, improvement, and promotion of their commercial districts, creating vibrant, clean, and safe districts. BIDs deliver services and improvements above and beyond those typically provided by the city, including cleaning and maintenance, public safety and hospitality, marketing and events, beautification, capital improvements, and advocacy. Each BID is run by a non-profit organization with a Board of Directors. BIDs are authorized by the New York State business improvement district law (NYS Gen. Municipal L. ¶ 980 et seq.) and New York City law (NYC Admin. Code ¶ 25-401 et seq.), and they are funded by assessment fees paid by local property owners. There are 77 BIDs across New York City.

Introduction

Fort Greene Park Conservancy has asked us to address several questions regarding the use of the New York State BID law and New York City law to form a BID primarily focused on maintaining parks within the district (i.e., a park improvement district, or PID). The intent of this memorandum is to confirm the legality of a PID and a corresponding alternative formation process for the interested parties (the Conservancy, NYC Parks, the City Planning Commission, City Council, etc.).

Short Answer

There are no legal impediments to using the BID laws to create a PID. Although not the norm among the City's 77 BIDs, New York City has at least four BIDs with a focus on park maintenance: Bryant Park Corporation, Union Square Partnership, Hudson Yards BID, and Hudson Square BID.

As part of the ULURP process, the City Planning Commission and/or City Council can impose PID requirements or require funding to address park impacts. PID assessments can be made on residential, commercial, and mixed-use properties.

There is no requirement to work through the NYC Department of Small Business Services in creating a PID. PIDs can be initiated through means other than the property-owner-initiated mechanism that receives approval of 51% of owners.

Analysis

1. The state and city business improvement district (BID) laws allow park improvement districts (PIDs).

The laws provide for park maintenance among many other permitted purposes. Districts can fund construction of park areas, park maintenance, and park activities to promote the district. See NYS Gen. Municipal L. ¶ 980-c; NYC Admin. Code ¶ 25-404.

Two considerations apply to a proposed PID:

First, district plans should ensure that all properties benefit. Creating a reasoned basis for a BID/PID and its geography, services, budget and assessment formula is key to avoiding any concerns that the BID/PID is arbitrary, capricious, irrational, or contrary to law. We are not aware of any legal challenge to the formation of a BID in New York State.

Second, the law directs that the purposes of a district include providing for “district improvements [within the district] which will restore or promote business activity in the district.” NYS Gen. Municipal L. ¶ 980-c(a). The District Plan for a PID should document the services it will provide and the planning process should make clear how these services will promote business and economic activity.¹

Note that in the case of a park with an existing conservancy, the law will still require the creation of a distinct “district management association” that meets specific board member requirements, including having owners represent the majority of members. NYS Gen. Municipal L. ¶ 980-m. A suitable working relationship between the Conservancy and the district management association would need to be established.

2. The NYC Department of Parks & Recreation (Parks) or the NYC Department of City Planning (DCP) can be the lead agency rather than the NYS Department of Small Business Services (SBS).

City law anticipates that the mayor, City Council or a relevant city agency can initiate the district process, suggesting that the proposal for a BID focused on parks can be initiated and overseen directly by Parks or DCP rather than SBS, which traditionally oversees BID formation.

Both state and city BID laws make clear that in New York City, the elected officials can conceive of and approve a BID regardless of affirmative property owner support. State law provides for mandatory review and approval by the City Planning Commission and City Council and advisory reviews by the community board. NYS Gen. Municipal L. ¶ 980-d. NYC law makes clearer that the district plan can be proposed by any of the mayor, City Council, a city agency **or** written petition of 51% or more of property owners. NYC Admin. Code ¶¶ 25-405, 25-407; NYS Gen. Municipal L. ¶ 980-d. Regarding the option for 51% or more of property owners to petition for the creation of a BID, SBS practice requires both properties representing 51% of assessed value *and* 51% of the total number of properties. NYC Admin. Code ¶ 25-405.

¹ Numerous studies have linked well-maintained parks to economic vitality. One was done by the Trust for Public Land in 2022 and addresses the benefits to property value, property tax base for the City, increased spending at nearby businesses, support for tourism and the recreation industry, and other factors. Trust for Public Land, “Economic Benefits of Parks in New York City,” March 2022. [Economic Benefits of Parks in New York City - Trust for Public Land](#).

In New York City, a BID is only overridden by impacted property owners if 51% or more file written objections within thirty days after the public hearing in connection with the BID's legislative approval. NYS Gen. Municipal L. ¶ 980-e; NYC Admin. Code ¶ 25-406. To override a BID, the 51% of property owners can be in the form of properties representing 51% of assessed value *or* 51% of the total number of properties. NYC Admin. Code ¶ 25-406.

Note that SBS publishes a best practices guide to forming BIDs that is a useful tool and guideline for ensuring that the process meets the requirements of city and state law.² It is drafted based on SBS playing lead agency and gatekeeper for the application process. But the SBS best practices guide does not create any legal obligation or vulnerability to follow those practices. Ultimately it is only the City Planning Commission and City Council that have statutorily required approvals in the process.

3. The BID laws allow assessments on residences.

There is nothing in the laws that limits assessments to commercial properties. The district budget is based on the "average full valuation of taxable real property" without any limit on assessing residential properties. Indeed, the law anticipates that residential tenants may be included within the district. NYS Gen Municipal L. ¶ 980 (defining "tenant" as "an occupant pursuant to a lease of commercial space *or a dwelling unit*") (emphasis added). The district plan only prohibits assessing tax-exempt properties, although they may be included within the district. NYS Gen. Municipal L. ¶ 980-a.³

4. The BID laws allow two BIDs to overlap, but their purposes should be distinct to justify the double assessments on property owners.

There is nothing in the state or city laws that prohibits overlapping BIDs. However, forming overlapping BIDs requires careful attention to documenting the rational basis for such a decision. The law requires a district plan with maps, boundaries, description of benefited properties, description of the relationship between benefits and assessments, etc.⁴

Further, the City Council must make findings in issuing a final city approval of the BID that determines all real property in the district will benefit from the assessment and that the BID is in the public interest.⁵

None of these requirements prohibits overlapping BIDs, but they suggest that overlapping BIDs should have different purposes to justify the arrangement and meet the legislative standards imposed by the state and city BID laws.

5. The City Planning Commission or City Council can impose conditions relating to formation of a BID or PID in their ULURP approvals.

² NYC Department of Small Business Services, "Comprehensive Guide to BID Formation and Expansion," May 2022, [Ongoing BID Formations & Expansions - SBS](#).

³ The state law only distinguishes between commercial and residential units in Section 980-n, concerning municipalities forming joint or "cooperative" districts. There, the law states that both commercial tenants and residential tenants must be present on the board. This distinct language probably reflects the fact that the NYS legislature added this section decades after the original law.

⁴ NYC Admin. Code ¶ 25-403.

⁵ NYC Admin. Code ¶ 25-407.

The City Planning Commission's land-use actions, including both zoning text and zoning map amendments, are governed by the City Charter and its "uniform land-use review procedure" (ULURP). The Charter does not relate to substantive conditions for land-use approvals, but rather dictates procedures for review of land-use applications. The Zoning Resolution, in uncharacteristically brief form, states only: "The City Planning Commission shall adopt resolutions to amend the text of this Resolution or the zoning maps incorporated therein, and the City Council shall act upon such amendments, in accordance with the provisions of the New York City Charter."⁶

All Commission actions, however, are governed by the same review standards as other government actions that are subject to litigation challenges under Article 78 of the N.Y. Civil Practice Rules and Procedure. ULURP resolutions, and any conditions imposed, cannot be arbitrary and capricious, irrational or contrary to law.

Conditions must be related to a legitimate government interest and have an essential nexus to an identified project impact.⁷ In the context of ULURP approvals, park funding and PID formation, it is appropriate for the City Planning Commission or City Council to require park funding or PID exploration to address the documented open space impacts from an application.

6. In New York City, the Bryant Park Corporation, Union Square Partnership, Hudson Yards BID, and Hudson Square BID include park maintenance as a central aim.

The Bryant Park Corporation was specifically formed "for the purpose of restoring and maintaining historic Bryant Park."⁸ The original 1986 District Plan for the Bryant Park BID explains that "some neighboring property-owners and tenants have financially supported" supplementary maintenance to Bryant Park and special programs to improve the crime-ridden Park, "but only on an ad hoc basis. By establishing the District, a permanent, more equitable funding mechanism will be created to help pay for the aforementioned programs and other needed improvements." Under the District Plan, the Bryant Park Restoration Corporation (now the Bryant Park Corporation), "acting under the supervision and control of the New York City Department of Parks would assume all responsibility for the maintenance of the Park and the management of the concessions in the Park," and BID assessments would fund "security, landscape restoration and maintenance, public events, and lighting," including "a complete program of care" for the park's trees and flowers. The 2007 Amended Bryant Park District Plan further focuses on the Bryant Park Corporation's purpose as "operations and maintenance" of Bryant Park by providing for "[a] full time force of unarmed security officers ... responsible for keeping a watchful eye on the park," "15 to 30 professional sweepers," staff "responsible for the maintenance of much of the park's furniture and decorative elements," and amenities including "a free wi-fi network, a carousel, food concessions, a pétanque court, a flower kiosk, the Bryant Park Reading Room," and a "well-managed public bathroom."

Union Square Partnership is the steward of Union Square Park. The 14th St-Union Square Business Improvement District, as amended, explicitly provides that the BID includes Union Square Park. The services provided by the BID include, among other things, "the sweeping of walkways in Union Square Park" and "the maintenance of street furniture."

⁶ ZR 71-10.

⁷ *Sheetz v. County of El Dorado*, 601 U.S. 267, 275-276 (2024).

⁸ See 2007 Amended Bryant Park District Plan p. 4.

The Hudson Yards BID lists maintenance of “Hudson Park” (now renamed Bella Abzug Park) as the first service it is to provide. Pursuant to the district plan, the Hudson Yards BID maintains the park under a contract with the Department of Parks and Recreation. The Hudson Yards BID also conducts other more traditional BID streetscape work around the district.

The 2008 District Plan for the Hudson Square BID provides: “At the core of the District’s mission is a comprehensive plan of sustainable streetscape improvements” including “encourag[ing] more open space.” Pursuant to the 2013 Amended District Plan, certain assessments are siphoned into a fund designated or maintained by the New York City Department of Parks and Recreation for “funding active recreation space and open space improvements,” including at Pier 40 at Hudson River Park.



info@fortgreenepups.org | fortgreenepups.org

Attn: Subcommittee on Landmarks, Public Sitings, Resiliency, & Dispositions
NYC Council
250 Broadway, 8th Floor, Committee Room 1
New York, NY 10007
landusetestimony@council.nyc.gov

January 30, 2026

Dear Members of the Subcommittee,

Thank you for the opportunity to comment on the proposed 395 Flatbush Extension project.

My name is Lauren Sims, and I am a Board Member of Fort Greene PUPS (Park Users and Pets Society). I am writing on behalf of the PUPS Board and the community of dog owners and park users who rely on Fort Greene Park as essential neighborhood infrastructure.

Fort Greene Park is one of the most heavily used parks in New York City. It serves as critical green space for recreation, exercise, and community connection for residents across income levels and backgrounds. For many of our members, it is the primary place to walk dogs, socialize with neighbors, and access open space in a dense urban environment.

We understand that the city needs more housing—in particular, deeply affordable housing. However, many people living in the area would not qualify for the units at 395 Flatbush Ext. because their income is too low. At the same time, the city needs to protect its green space.

Fort Greene Park has over 250,000 unique users per year. Park use per acre in Fort Greene Park is double that of Prospect Park and nearly the same as Central Park, the most visited park in the country. Fort Greene Park would inevitably feel the impact of additional unmitigated use from an estimated 2,500 people and their dogs who would live at 395 Flatbush Ext. This additional use, compounded with existing heavy use, would increase the wear and tear on the park, contributing to erosion and other maintenance challenges.

Based on concerns we've voiced about these impacts, CB2 issued a condition that the developers make a "meaningful financial contribution to the Fort Greene Park Conservancy to support ongoing maintenance and operations of the park." The Borough President affirmed this need, asking the developers to "Adequately invest in Fort Greene Park's operations and maintenance given the anticipated increase in use resulting from additional new residents." While the City Planning Commission approved the project, multiple Commissioners voiced concerns about the project, advising City Council to take a closer look.

Given this, we support the Fort Greene Park Conservancy's request for annual funding from this project for the park's maintenance and operations, and we respectfully ask the Council to require this in your vote on 395 Flatbush.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Lauren Sims".

Board Member
Fort Greene Park Users and Pets Society (PUPS)
On behalf of the PUPS Board



c/o CITY PARKS FOUNDATION
830 FIFTH AVENUE
NEW YORK, NY 10065

January 30, 2026

NYC Council
250 Broadway, 8th Floor, Committee Room 1
New York, NY 10007
Attn: Subcommittee on Landmarks, Public Sightings, Resiliency, & Dispositions

RE: 395 Flatbush Ext. Impacts on Fort Greene Park

To Whom it May Concern:

I'm writing to share the position of *Friends of Commodore Barry Park* on the 395 Flatbush Ext. project. We appreciate the City Council's consideration of our written testimony.

My name is René Scotland. I am the Founding Member of Friends of Commodore Barry Park. Commodore Barry Park is the oldest park in Brooklyn situated in Fort Greene.

Fort Greene Park, like all public parks, serves as a vital gathering place where community members come together to connect, celebrate, and find respite in shared green space. As a grassroots community group, we see Fort Greene Park and Commodore Barry Park as living cultural hubs where local history, creativity, and collective care are nurtured through programming and community-driven initiatives. Friends of Commodore Barry Park is dedicated to the care and vitality of both parks and our partnership with Fort Greene Park exponentially expands our reach and impact, strengthening connections across neighborhoods and deepening opportunities for inclusive, community-centered engagement. With that said, I'm deeply concerned about the impacts of the 395 Flatbush Ext. project on Fort Greene Park.

We understand that the city needs more housing—in particular, deeply affordable housing. However, many people living in the area would not qualify for the units at 395 Flatbush Ext. because their income is too low. At the same time, the city needs to protect its green space.

Fort Greene Park has over 250,000 unique users per year. Park use per acre in Fort Greene Park is double that of Prospect Park and nearly the same as Central Park, the most visited park in the country. Fort Greene Park would inevitably feel the impact of additional unmitigated use from an estimated 2,500 people and their dogs who would live at 395 Flatbush Ext. This additional use, compounded with existing heavy use, would increase the wear and tear on the park, contributing to erosion and other maintenance challenges.

Based on concerns we've voiced about these impacts, CB2 issued a condition that the developers make a "meaningful financial contribution to the Fort Greene Park Conservancy to support ongoing maintenance and operations of the park." The Borough President affirmed this need, asking the developers to "Adequately invest in Fort Greene Park's operations and maintenance given the anticipated increase in use resulting from additional new residents." While the City Planning Commission approved the project, multiple Commissioners voiced concerns about the project, advising City Council to take a closer look.

NYC Council

Attn: Subcommittee on Landmarks, Public Sitings, Resiliency, & Dispositions

Page 2 of 2

Given this, we support the Fort Greene Park Conservancy's request for annual funding from this project for the park's maintenance and operations, and we respectfully ask the Council to require this in your vote on 395 Flatbush.

Thank you for your consideration,

Sincerely,

René Scotland

René Scotland

Friends of Commodore Barry Park

Volunteer Leader, Founding Member

Email: friendsofcommodorebarrypark@gmail.com

From: [Lisa Vehrenkamp](#)
To: [Land Use Testimony](#)
Cc: [Rosamond Fletcher](#)
Subject: [EXTERNAL] 295 Flatbush Extension Impacts on Fort Greene Park
Date: Thursday, January 29, 2026 11:33:48 PM

[REDACTED]

ank you to the City Council for the opportunity to comment on the 395 Flatbush Extension project.

I am Lisa Vehrenkamp, the former president of the board for Fort Greene Tennis Association and a resident of Fort Greene for 13 years. I use Fort Greene Park DAILY. It is our jewel box of a park and needs to be protected. In my role on the board of FGTA I have seen the difference that green space can make in all of our lives, whether it is exercise, socialization or simply the ability to be in nature with the city all around us. I'm deeply concerned about the impacts of the 395 Flatbush Ext. project on Fort Greene Park.

Fort Greene Park has over 250,000 unique users per year. Park use per acre in Fort Greene Park is double that of Prospect Park and nearly the same as Central Park, the most visited park in the country. Fort Greene Park would inevitably feel the impact of additional unmitigated use from an estimated 2,500 people and their dogs who would live at 395 Flatbush Ext. This additional use, compounded with existing heavy use, would increase the wear and tear on the park, contributing to erosion and other maintenance challenges.

I want to emphasize that I am not anti-development. We need more housing and more affordable housing, and our neighborhood—an important transportation hub—is well-positioned to support it. However, developers are driven by return on investment, not by the public interest. Developers will use and market the surrounding amenities to the benefit of their developments but will only support them if they are forced to. It is the responsibility of the City and the community to ensure that new development protects our shared resources and contributes positively to the neighborhood, rather than diminishing its quality of life.

Community Board 2 and the Borough President have already acknowledged the impacts the project will have on the park and advised that the developers make a “meaningful financial contribution to the Fort Greene Park Conservancy to support ONGOING maintenance and operations of the park.”

We stand with the Fort Greene Park Conservancy and Community Board 2 in respectfully requesting that the developers mitigate the impacts of the additional park use by making a substantial annual contribution to a new Maintenance & Operations (M&O) Fund for the park.

Thank you for your time,

Lisa Vehrenkamp



January 28, 2026

NYC Council
Attn: Subcommittee on Landmarks, Public Sitings, Resiliency, & Dispositions
250 Broadway, 8th Floor, Committee Room 1
New York, NY 10007

Dear Committee.

Thank you to the City Council for the opportunity to comment on the 395 Flatbush Extension project.

New Yorkers for Parks is the only independent non-profit organization championing quality open space for all New Yorkers.

We write today to echo the concerns the Fort Greene Park Conservancy has about the impact of additional demands on the park due to the 395 Flatbush Ext. spot rezoning.

As the Conservancy has noted, the 2004 rezoning of Downtown Brooklyn resulted in nearly 30,000 units of housing to date when only 979 units were anticipated. And to date, the only additional green space is a 1-acre park. While we are supportive of additional housing, we are also focused on access to parks and green space and a comprehensive vision that includes both for the future of this city.

The area now faces a severe deficiency of open space. With this project, the district meets just 24% of NYC's guidelines, which translates to further reliance, by many more people, on Fort Greene Park. Considering this, we need to support our existing parks and the efforts of our Parks partners to bring the real estate community to the table.

To that end, we support the Conservancy's request for annual maintenance and operations funding to sustain Fort Greene Park.

We ask you to require that the developers of 395 Flatbush Ext project contribute, per the Conservancy's request, to a maintenance and operations fund they are establishing via a community benefits agreement.

This is a city owned site and the community should benefit from its redevelopment, not just from the additional housing, but from contributions to sustain Fort Greene Park.

Sincerely,

Adam Ganser
Executive Director

From: [Dee Richardson](#)
To: [Local Link Testers](#)
Subject: [REDACTED] 365 Flatbush Ext. Impacts on Fort Greene Park
Date: Friday, January 20, 2023 11:08:12 AM

Thank you to the City Council for the opportunity to comment on the 365 Flatbush Extension project.

My name is Tanja Richardson and I'm a Community Engagement Curator and Organizer. I am also a long-time Fort Greene resident, a 2023 Fort Greene Community Hero, and the co-founder of the Wortsamith Showcase, a series of summer poetry performances and creative expression held in the park.

Fort Greene Park is essential green space to me. I have used this park since I was a child, and it is now the same park where I taught my own children how to walk. It is a sacred space, rooted in the history of our ancestors. I come here to meditate when I need to be grounded and to connect to the earth during times of mental tumult. Since moving to Fort Greene, I have noticed the park energizing its sense of community. It is a gathering place for people of all backgrounds—a space where neighbors can congregate, connect, and spend time together. Its accessibility ensures that it continues to serve the local community first.

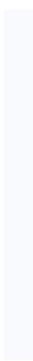
I'm deeply concerned about the impacts of the 365 Flatbush Ext. project on Fort Greene Park.

We understand that the city needs more housing—in particular, deeply affordable housing. However, many people living in the area would not qualify for the units at 365 Flatbush Ext. because their income is too low. At the same time, the city needs to protect its green space.

Fort Greene Park has over 250,000 unique users per year. Park use per acre in Fort Greene Park is double that of Prospect Park and nearly the same as Central Park, the most visited park in the country. Fort Greene Park would inevitably feel the impact of additional unmitigated use from an estimated 2,500 people and their dogs who would live at 365 Flatbush Ext. This additional use, compounded with existing heavy use, would increase the wear and tear on the park, contributing to erosion and other maintenance challenges.

Based on concerns we've voiced about these impacts, CB2 issued a condition that the developers make a "meaningful financial contribution to the Fort Greene Park Conservancy to support ongoing maintenance and operations of the park." The Borough President affirmed this need, asking the developers to "Adequately invest in Fort Greene Park's operations and maintenance given the anticipated increase in use resulting from additional new residents." While the City Planning Commission approved the project, multiple Commissioners voiced concern about the project, advising City Council to take a closer look.

Given this, we support the Fort Greene Park Conservancy's request for annual funding from this project for the park's maintenance and operations, and we respectfully ask the Council to require this in your vote on 365 Flatbush.





WHITMAN HOUSES RESIDENT ASSOCIATION, INC.

JULIE SHARPTON

PRESIDENT

01/30/2026

Attn: Subcommittee on Landmarks, Public Sitings, Resiliency, & Dispositions

NYC Council

250 Broadway, 8th Floor, Committee Room 1

New York, NY 10007

Thank you to the City Council for the opportunity to submit written testimony regarding the 395 Flatbush Extension project.

My name is Julie Sharpton, and I am the President of the Whitman Houses Resident Association.

Whitman Houses is officially recognized by New York State as a **Disadvantaged Community (DAC)**. This means our residents already live with greater environmental, health, and economic challenges than many surrounding neighborhoods. Because of this, it is important that the City Council carefully consider how the 395 Flatbush Extension project may affect our community and take steps to reduce any added burdens.

Our community is in support of this project and generally supportive of responsible development. However, projects of this size can create real impacts for nearby residents if they are not properly addressed. These impacts may include reduced air quality, increased traffic and noise, higher costs of living, and added pressure on long-term housing affordability. For a community like Whitman Houses, these impacts can add to challenges that residents are already working hard to manage.

Whitman Houses sits directly next to **Fort Greene Park**, which is a vital green space for our residents and the surrounding community. As development in the area increases, the number of people using the park continues to grow, while funding for park maintenance and daily operations has not kept pace.

Without additional support, Fort Greene Park could face declining conditions over time. This would affect tree health, cleanliness, and overall park quality, and could negatively impact air quality and public health—especially for residents living closest to the park.

For this reason, we encourage the Council to work with the developer to provide **ongoing annual support for maintenance and operations through the Fort Greene Park Conservancy**, in partnership with NYC Parks. This would help ensure the park remains safe, healthy, and well cared for as the neighborhood grows.

We also support the Conservancy's efforts to explore a **Parks and Open Space Improvement District** which the Conservancy is championing as a long-term solution to help fund park care and open space improvements in a growing area.

We would also like to highlight the needs of the Whitman Houses community itself.

Years of development in our district have left public housing residents with limited access to quality indoor and outdoor community space. Whitman Houses residents need places where children, families, seniors, and neighbors can gather for programs, learning, recreation, and community-building

Our community also needs **on-site gardens, urban farming areas, and open spaces** that support health, food access, environmental learning, and community pride—needs that are especially important in a Disadvantaged Community.

With this in mind, we respectfully ask the Council to work with the developer to support a **Whitman Houses Community Center and Garden Fund through both a substantial initial contribution and a reliable ongoing annual funding commitment**. These funds would directly support our community center operations, garden projects, and open space improvements that help balance the impacts of nearby development.

The Whitman Houses Resident Association is ready to work collaboratively with the City Council, the developer, The Fort Greene Park Conservancy, and community partners to ensure this project moves forward in a way that benefits everyone. With thoughtful planning and shared responsibility, development can strengthen our neighborhood while protecting the people and places that already call it home.

Thank you for your time and consideration.

Respectfully submitted,



Julie Sharpton

President, Whitman Houses Resident Association, Inc.

~There's Unity In Community!~