

FACSIMILE TRANSMITTAL

Norman Parnass  
1754 48th St.  
Brooklyn, NY 11204-1215

Date: 5-16-10

To: CITY COUNCIL SPEAKER  
CHRISTINE QUINN  
FAX: 212 788-1337  
718 228 3659  
Phone:

From: NORMAN PARNASS  
Phone: 718 854-2353  
FAX:

Re: ZONING CHANGE 48th ST Brooklyn CORNER 18th AVE

Pages: INCLUDING COVER

• Comments:

THE REQUEST FOR A ZONING CHANGE WILL PUT  
A COMMERCIAL IN A RESIDENTIAL NEIGHBORHOOD,  
SOMETHING TOTALLY UNCALLED FOR.

IN ADDITION IT WILL CAUSE AIR POLLUTION BECAUSE  
OF THE INCREASE IN TRAFFIC ON THE BLOCK WHICH IS A  
THROUGH STREET + FLATBUSH

ALSO IT WILL CREATE AN IMPOSSIBLE PARKING  
PROBLEM BECAUSE THE BLOCK IS ALREADY CROWDED BECAUSE  
OF <sup>THE</sup> CAR SERVICE ON THE CORNER OF 48th AND 18th AVE.  
THE SCHOOL <sup>TEACHERS</sup> ON THE OPPOSITE CORNER ALSO USE THE BLOCK  
FOR PARKING.

FOR THE ABOVE REASONS I AND THE OTHER  
RESIDENTS ON THE BLOCK OBJECT TO THIS ZONE CHANGE.

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**MARGARET DANZIGER**

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1732 - 48<sup>th</sup> St.,  
Brooklyn, NY 11204  
718-435-0439  
Ttimes33@juno.com

May 16, 2010

Attn: Speaker Christie Quinn  
Re: Property 4802 18<sup>th</sup> Ave.

Dear Speaker Quinn,

As a resident of 1700 block of 48<sup>th</sup> St., right down the block from the property in question, I'm gravely concerned about the proposed zone change to the above mentioned property. This has always been a residential block, where our children can freely play outside. The proposed zone change to the corner building (which would also impact the next two buildings on the block, opening them to future commercial ventures) would totally change the nature of our block. This would seriously impact on the residential atmosphere of our block, both now & in reference to future property values.

Please consider the quality of life of the residents on our block & do not permit this zoning change.

I remain very sincerely yours,

Margaret Danziger



Dear Speaker Quinn,

This is regarding the property of 4802 18<sup>th</sup> Ave - which is being considered for a zoning change from residential to commercial to allow for the establishment of a bank. Our block opposes this project, as our pleasant, residential block will be changed by this commercial project. We chose to live here because of its residential flavor, and a bank will bring a distinct commercial flavor. ~~to~~ I am requesting that you deny the owner, Mr. Glick, the zoning change that he is trying to achieve.

Thank you,

Silene Chwast

ATT. Speaker Christine Quirico

I am a resident on  
48<sup>th</sup> near 17<sup>th</sup> Ave. I am  
writing you in regard to the  
request for rezoning on  
our corner. We are very  
upset about the change  
it would cause to our  
residential block. Please  
see what you can do to  
prevent this.

Thank you  
Kovalenko  
1757-48 St  
B'klyn, NY

May 16, 2010

City Council President  
Hon. Christine Quinn

Dear Mr Quinn:

I, Miriam Genovè residing at 1750-4855  
Brooklyn N.Y. 11204 am writing you to state  
my opposition to any zoning variation on my block  
There is a application for variance to build a bank  
on my corner. As any commercial establishment esp  
ecially a bank with its large clientele will definitely cha  
nge the block, making a business area out of a residential  
one. All of the neighbors bought their houses under the  
impression that the block will be residential and not commercial.  
all its problems.

Thanking you in advance

I remain

Miriam Genovè

ATT. Speaker Christine Quinn

I am a resident on  
48<sup>th</sup> near 17<sup>th</sup> Ave. I am  
writing you in regard to the  
request for rezoning on  
our corner. We are very  
upset about the change  
it would cause to our  
residential block. Please  
see what you can do to  
prevent this.

Thank You

Krieger  
1756 - 48 street =

B'klyn, NY

ATT. Speaker Christine Quinn

I am a resident on  
48<sup>th</sup> near 18<sup>th</sup> Ave. I am  
writing you in regard to the  
request for rezoning on  
our corner. We are very  
upset about the change  
it would cause to our  
residential block. Please  
see what you can do to  
prevent this.

Thank You

Lichtig  
1891-48<sup>th</sup> St.

B'klyn, NY

1304

Honorable Councilmen, David Brunfeld

We, the children of 48 street are writing this letter because we do not want this Bank!

There will be so many people on the streets that we will not be able to play outside.

There will be so much banking and traffic and we are not used to it because we are a peaceful and residential block.

We are also scared of strangers and therefore we don't want to play outside.

There will be so much traffic and banking and no one is going to stop for our balls that are rolling in the street. We say it again We Really, Really don't want this Bank!

Thank You!

And please take us into consideration and don't make a bank.

Leah Raizy Spielman - 12-1743-48

Pia Spielman - 10-1743-48<sup>st</sup>

Ruchel Stahl - 11-174

Ruchy Ficker - 10-1746-48<sup>st</sup>

Chaya Suris Stienberg - 10-1741-

Penina Heisek - 12-1730-48<sup>st</sup>



May 16-10

Honorable Christine Queen,

I hope this letter finds  
you and yours in the best of  
health.

I reside at 1715-48 SE <sup>Thurkey</sup> ~~Thurkey~~  
for the past 18 years. I  
chose this location for the  
residential quality on this  
block. The building of a BANK  
on this block will change  
the whole reason for my being  
here. I want residential; I bought  
it, and payed top dollar for  
it.

Hoping you can help me,  
All the best.

Shaya Halpern  
Leah Halpern

**Levitan, Amy**

**From:** isreal goldstein [nisen31@yahoo.com]

**Sent:** Monday, May 17, 2010 12:41 AM

**To:** Benjamin, Gail; Levitan, Amy; Greenfield, David; Fedak, Stefanie

To the honourable Christine Quinn,

I'm a resident of 48 street between 17th and 18th avenue.

I'm a newcomer to this neighbourhood. I specially chose this block because of its residential appeal. I grew up out of town and searched for a long time for a home in Boro Park that has a residential feel that this block has.

Please help us retain the peace and quiet of a suburban lifestyle that we so desperately require in this hectic day and age.

It would be a shame of one man to profit at the expense of an entire neighbourhood.

Sincerely,

Isreal Goldstein  
1725 48 street

5/17/2010

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**Levitan, Amy**

**From:** Debby Poliatzky [superdebbs@hotmail.com]

**Sent:** Monday, May 17, 2010 12:39 AM

**To:** Benjamin, Gail; Levitan, Amy; Greenfield, David; Fedak, Stefanie

To the honourable Christine Quinn,

I'm a resident of 48 street between 17th and 18th avenue.

I'm a newcomer to this neighbourhood. I specially chose this block because of its residential appeal.

I grew up out of town and searched for a long time for a home in Boro Park that has a residential feel that this block has.

Please help us retain the peace and quiet of a suburban lifestyle that we so desperately require in this hectic day and age.

It would be a shame of one man to profit at the expense of an entire neighbourhood.

Sencierly,

Debby Poliatzky  
1723 48 street

Hotmail: Free, trusted and rich email service. Get it now.

## Levitan, Amy

**From:** Menashe Teitelbaum [menashemail@gmail.com]  
**Sent:** Sunday, May 16, 2010 2:54 PM  
**To:** Benjamin, Gail  
**Cc:** Levitan, Amy; Greenfield, David; Fedak, Stefanie  
**Subject:** 18th ave.& 48th st. Rezoning

My name is Menashe Teitelbaum & my address is 1748- 48 St. This house belongs to both my wife Chaya and I The main attraction & reason we chose to move on this block is for its residential look & atmosphere. We are both vehemently opposed to any change of zoning ,to change any part of the block to commercial. as this Will adversely effect our quality of peace & serenity that we now enjoy ..Its true that the proposed developer is trying to recoup monies he lost. but why should he do it on our backs. A lot of people lost money in this economy ,yet its just not right to make personal financial gain where other people will have financial loss. Without a doubt home values will decline on this block in case there is a zoning change .As like most Americans our home is our most valued & treasured investment, This proposed zoning change can have a detrimental effect on our block & we don't know what else can be put here down the road as has already happened in other blocks where the zoning was changed.I hope the council members will see these issues & vote down this proposed change I hope to appear in person tomorrow to testify.

## Levitan, Amy

**From:** B E [bailael@gmail.com]  
**Sent:** Sunday, May 16, 2010 1:56 PM  
**To:** Benjamin, Gail; Levitan, Amy; Greenfield, David; Fedak, Stefanie  
**Subject:** Proposed rezoning

To the Honorable Speaker Christine Quinn,

As a long time resident of 48<sup>th</sup> Street between 17<sup>th</sup> and 18<sup>th</sup> Ave. in **Boro Park**, I am totally opposed to the proposed commercial development on the corner of 18<sup>th</sup> Ave. and 48<sup>th</sup> Street.

I highlight **BORO PARK** because this neighborhood is synonymous with children.

I would like to quote from Wikipedia ([http://en.wikipedia.org/wiki/Borough\\_Park,\\_Brooklyn](http://en.wikipedia.org/wiki/Borough_Park,_Brooklyn)) regarding the community and families in Boro Park.

“ Borough Park is home to one of the largest Orthodox Jewish communities outside of Israel, with one of the largest concentrations of Jews in the United States and Orthodox traditions rivaling many insular communities.<sup>[1]</sup> Since the average number of children in Hasidic and Hareidi families is 6.72, Borough Park is experiencing sharp growth.<sup>[2]</sup>

### Population growth

In a 2000 Census study, it was reported that an estimated 76,600 Jews lived in Borough Park.<sup>[5]</sup> Since that time, Borough Park has grown significantly, and has earned the title of "baby boom capital" of New York City because of its high birth rate. The neighborhood recorded 4,523 births in 2004,<sup>[6]</sup> the highest in the city.”

Hasidic families often require larger homes, and this has fueled construction and renovation projects across the neighborhood. The vast majority of these projects involve larger bedrooms and kitchens. Since 1990, the Building Department has issued more permits for private construction projects - new homes and additions - in the Borough Park area than in any other residential neighborhood in Brooklyn.<sup>[3]</sup> These construction projects were aided with a new law in 1992, which established Borough Park as a special zoning district where residents could build on 65% of their lot. This reduced the size of setbacks and backyards tremendously.

### Education

Virtually all the large population of school-children born into Borough Park's Hasidic families attend local yeshivas for boys and Beis Yaakov-type schools for girls. This has diminished the student population of local schools, such as Montauk Intermediate School. The New York City Department of Education hoped to take advantage of the empty space and construct a small school, called the Kingsborough Early College School, inside Montauk.<sup>[8]</sup> The Hasidic community was not pleased by the prospect of a new public school because it would bring "a bad element" (scantly clad girls) and protested the decision. The Community Educational Council heard these complaints and decided against expanding its public school system. ”

As you can tell from the above article the community is all about large families with children playing in the street. Also being a Hasidic community there special needs and apprehensions that are always of great concern to us.

Another bank is not necessary in a neighborhood already overflowing with banks. As you can see from following article from Crain's New York Business:

Borough Park takes it to the bank -- June 07, 2009  
(<http://www.crainsnewyork.com/article/20090607/SUB/306079971>)

“ The bank branch-building boom is long over in most parts of the city—but not in Borough Park, Brooklyn, one of New York's largest Orthodox Jewish communities.

Just as people in Manhattan find a Starbucks almost every few steps, so those on Borough Park's main strip—10 blocks of 13th Avenue starting at 45th Street—encounter no fewer than 14 banks.

But some longtime neighborhood businesses complain that the expansion is pricing them out of their retail spaces. Rents on 13th Avenue currently range from \$75 to \$175 a square foot, according to Tim King, principal at CPEX Real Estate.

Though Cheskel Goldstein, owner of Lane Cards and Gift Shop, had three years left on his lease at 4701 13th Ave., he chose to take his landlord's offer of a payment to move. He would not disclose the exact sum.

“Banks can pay more rent,” says Mr. Goldstein, who moved to a smaller space two blocks down the avenue. Lane's former location, which the business occupied for more than two decades, will become a Bank of America branch.

Many residents and business owners question the need for more branches in Borough Park. The neighborhood's median household income is \$38,023, according to New York University's Furman Center for Real Estate and Urban Policy. ”

The above articles prove that what is desperately needed in our neighborhood is increased housing and parks. We have a severe housing shortage here. A bank is not needed or wanted by the residents of this block and the neighborhood at large.

Please consider our plea!

Sincerely,

Baila Eias

**Levitan, Amy**

**From:** userste325@aol.com  
**Sent:** Sunday, May 16, 2010 1:30 PM  
**To:** Benjamin, Gail  
**Cc:** Levitan, Amy; Greenfield, David; Fedak, Stefanie  
**Subject:** RE: 18th AV/ 48 ST REZONING

We, the STERN family residing at 1718 48 st. Brooklyn N.Y. request the City Planning Commission to reject and abolish the requested rezoning for the planned project at 18 Av/ 48 St.[1772 48 St.] in Brooklyn. There is already way to much noise turmoil and heavy pollution to deal with besides having a large public school at this corner with many school buses idling, double parked, releasing poisonous diesel fumes for long periods of time and obstructing traffic We also have a major car service at the opposite corner causing traffic jams with loss of parking spaces for all home owners in the entire neighborhood besides all the school staff taking up all the parking. Please leave our neighborhood to remain residential for our childrens sake and for the seniors citizens who need some peace and tranquility and for our mental and physical well being . Thanking you in advance for understanding and being sympathetic on this sensitive issue. We remain ,Yours truly, Irving & Rivka Stern 718-435-6082

## Levitan, Amy

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**From:** Joanne Moran [joanne@starsnacks.net]  
**Sent:** Sunday, May 16, 2010 1:13 PM  
**To:** Fedak, Stefanie; Benjamin, Gail; Levitan, Amy; Greenfield, David  
**Cc:** Mendel  
**Subject:** Re: 18th Ave & 48th Street Project

Joanne Moran wrote:

> Attn: Speaker Christine Quinn

>

>

>

> Dear Speaker,

>

> Being an owner of the following address:

> 1726, 1735 and 1737 - 48th Street

>

> I would like to voice my opposition to this project because it means  
> changing the zoning from residential to commercial. I feel this would  
> greatly hurt the block and the neighborhood.

>

> I would greatly appreciate it, if you would take this into  
> consideration when making your decision.

>

>

> Sincerely,

>

> Mendel Brachfeld

>

>

>

>



Levitan, Amy

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**From:** Teitelbaum, David [david.teitelbaum@citi.com]  
**Sent:** Sunday, May 16, 2010 1:03 PM  
**To:** Greenfield, David; 'gbengamin@council.nyc.gov'; Levitan, Amy; Fedak, Stefanie  
**Subject:** 18th Avenue e and 48th Street Rezoning

Honorable Speaker Christopher Quinn:

I am opposed to this zoning change for the following reasons:

1. The block of 48th street between 17 and 18 avenue has a unique residential characteristic, which is what makes this block desirable, even though the lots on the odd side are 24x100, which is not a desirable lot for resale. The rezoning will devalue my property
2. 18th Avenue from McDonald till 52 street is one block commercial and one block residential, this will break the status quo.

Sincerely yours,

Lei D. Teitelbaum  
1761 48 street

**Levitan, Amy**

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**From:** Joanne Moran [joanne@starsnacks.net]  
**Sent:** Sunday, May 16, 2010 12:56 PM  
**To:** stefaniensedak@gmail.com; Benjamin, Gail; Levitan, Amy  
**Cc:** Mendel  
**Subject:** 18th Ave & 48th Street Project

Attn: Speaker Christine Quinn

Dear Speaker,

Being an owner of the following address:  
1726, 1735 and 1737 - 48th Street

I would like to voice my opposition to this project because it means changing the zoning from residential to commercial. I feel this would greatly hurt the block and the neighborhood.

I would greatly appreciate it, if you would take this into consideration when making your decision.

Sincerely,

Mendel Brachfeld

## Levitan, Amy

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**From:** Jacob Rubin [jacobrubin@ymail.com]  
**Sent:** Sunday, May 16, 2010 11:18 AM  
**To:** Levitan, Amy  
**Subject:** Rezoning 18th Ave

We live on 18th Ave and 51st St. We oppose the rezoning request of the residential use on the corner of 48 th St and 18 Ave.

There are many reasons to object to the request, but the main reason is that we need more residential units not commercial.

Second we do not need more traffic generated by additional commercial traffic. As of now parking is an impossibility with additional commercial traffic the impossible will become a horror show.

Third we do not have large lots and the children play on the street, by bringing in strangers to a residential area will be detrimental.

In conclusion our quality of life is more valuable than an additional Bank that is not needed. It is so unfair if you take into account the many neighbors who are objecting against one developer who is looking for financial gains at the cost of a whole community.

Thanking you for listening.

Sincerely

Jacob and Miriam Rubin

**Levitan, Amy**

**From:** sylvia [sylviasadv@yahoo.com]  
**Sent:** Sunday, May 16, 2010 10:48 AM  
**To:** Greenfield, David  
**Cc:** Benjamin, Gail; Levitan, Amy; Fedak, Stefanie  
**Subject:** proposed zone change

To the Honorable Speaker Christine Quinn,

As a resident of 48Th Street between 17Th and 18Th Ave. in Boro Park, I strongly object to the proposed zone change for our block. A commercial entity on this residential street will negatively impact our quality of life. The majority of the families residing on this block have large families with many young children. To quote my ten year old daughter "Mommy my friends say that if a bank comes to the corner we are not going to want to go out to play outside anymore. We don't feel comfortable around strangers and we hate it when there is so much traffic and cars are backed up the whole street."

The residential flavor of this exclusive neighborhood will be undermined. Old New Utrecht Ave. cuts into our block up until 52ND st. It adds a park like atmosphere to the neighborhood which adds to the suburban appeal of this residential area in Boro Park. Please note this is the most residential neighborhood in the entire Boro Park.

We are all hard working families, and when we come home from a long day at work we look forward to relaxing in a quiet home. Banks in our neighborhood are open up until 7-8:00 p.m. This is a fact they do not operate only between nine to five. ATM machines are open 24 hours a day they are lit up all night and a bank will significantly stand out like a sore thumb.

Taxes and prices paid for homes in our neighborhood are much much higher than the ones near 13Th Avenue because our neighborhood is considered to be a peaceful and beautiful one. Please do not allow one man to profit at the expense of an entire neighborhood. We feel that the zone change would be a grave injustice to all of us hardworking tax payers and most of all to our children.

Your sensitivity to our request is greatly appreciated.

Sincerely,  
Sylvia Spielman  
1743-48 ST.

5/17/2010

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 103, 104 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: TED WEINSTEIN

Address: \_\_\_\_\_

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

Lu 23, 25,  in favor  in opposition  
69

Date: 5/17/10

(PLEASE PRINT)

Name: VICTOR HERNANDEZ

Address: \_\_\_\_\_

I represent: NYC HPD

Address: 100 Gold St. NY 10038

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

All HPD items  in favor  in opposition

Date: 5/17/10

(PLEASE PRINT)

Name: THERESA ARROYO

Address: \_\_\_\_\_

I represent: NYC HPD

Address: 100 Gold St. SE3, 10038

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 44 105 Res. No. \_\_\_\_\_  
 in favor  in opposition

Date: 5/17/10

(PLEASE PRINT)

Name: SAL D'AVOLA

Address: \_\_\_\_\_

I represent: RESTORED HOMES

Address: 150 BROADWAY, NY

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor  in opposition

Date: 5/17/10

(PLEASE PRINT)

Name: VUSA MALIK President

Address: 226 West 111 St

I represent: 226 West 111th Street

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

77

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor  in opposition

Date: 5/17/10

(PLEASE PRINT)

Name: Gloria Canada

Address: 2041 5th AVE. II/F

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 101, 102 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: TED WEINSTEIN

Address: \_\_\_\_\_

I represent: HAD

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 5/17/10

(PLEASE PRINT)

Name: DARNELL CARR

Address: 163 LENOX AV #10

I represent: 163 LENOX AV T.A.

Address: 163 LENOX AV

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 5/17/10

(PLEASE PRINT)

Name: SUNDAY OLASBAIYE

Address: 2041 53rd AVE A SE

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms