

From: [Amy Andrieux](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Testimony on behalf of Brooklyn Music School
Date: Monday, October 4, 2021 10:52:53 PM
Attachments: [Letter of Support - Brooklyn Music School 100521.pdf](#)


Good morning Members of the Zoning & Franchises Subcommittee,

Please find my letter of support for the Brooklyn Music School attached.

Best,
Amy

--

Amy Andrieux
Executive Director
Museum of Contemporary African Diasporan Arts

[80 Hanson Place](#) 
phone: 718 230 0492 x702
[MoCADA.org](#)

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"The artist's role is to raise the consciousness of the people. To make them understand life, the world and themselves more completely." - Amiri Baraka

From: [Ali Carrington](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] [SUSPECTED SPAM]
Date: Friday, October 8, 2021 12:04:04 PM

130 Saint Felix greetings to the land use committee my name is Alex Carrington long standing member in the community I'm reaching out on behalf of my community in hopes that this project get approved to provide much needed jobs business opportunities and affordable housing I thank you in advance for your service

From: [Alejandra de Urioste](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 ST. FELIX STREET - Oct. 5 Subcommittee on Zoning hearing
Date: Monday, October 4, 2021 6:49:44 PM

I oppose the 130 St. Felix St. development. This project is out of scale and character for the BAM Historic District. Please vote no.

From: [Alina Liberman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 Felix
Date: Monday, October 4, 2021 3:34:27 PM

Hello,

Please vote no on the 130 St Felix St development- it is very out of scale and context for our BAM historic district.

Thank you,

Alina

From: [andreas petrossiants](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] In Opposition to 130 St Felix
Date: Tuesday, October 5, 2021 12:04:28 AM

To whom it may concern,

I am writing as a concerned citizen of Brooklyn, NYC, who has lived in this borough for all my life.

I strongly, vehemently, and beseechingly opposed the 130 St. Felix St. development, which is completely out of scale with the neighborhood. To say that it threatens the characters of the whole BAM historic district is an understatement. This would be yet another example of the city prioritizing new developments that do not serve the existing community instead of adequately protecting historic districts. I implore you to not allow this to happen.

Sincerely,
Andreas Petrossiants

From: [Alex Selkirk](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St Felix St: misplaced attempt to fix this city's dire affordable housing crisis
Date: Tuesday, October 5, 2021 9:37:51 AM

Thank you for taking the time to read my letter. The rezoning application of 130 St. Felix is at best a misplaced attempt to fix this city's dire affordable housing crisis and at worst, unignorable evidence of the kind of corruption that makes the housing situation worse, not better.

Developers are manipulating local communities to maximize profits in the form of luxury high rises which have have proven to be an expensive and ineffective way to lower housing costs for the majority of New Yorkers. Case in point, the glut of luxury high rise building over the past 5-10 years has resulted in massive discounts recently but ONLY for the top end of the market. A \$2MM apartment that now goes for \$1MM is irrelevant to the vast majority of city residents. Please see below for more detailed research:

[https://westnorth.com/2015/04/27/high-rises-land-efficient-but-not-floorspace-](https://westnorth.com/2015/04/27/high-rises-land-efficient-but-not-floorspace-efficient/#:~:text=Increasing%20building%20heights%20doesn't,more%20of%20their%20floor%20space)

[efficient/#:~:text=Increasing%20building%20heights%20doesn'](https://westnorth.com/2015/04/27/high-rises-land-efficient-but-not-floorspace-efficient/#:~:text=Increasing%20building%20heights%20doesn't,more%20of%20their%20floor%20space)

[t,more%20of%20their%20floor%20space](https://westnorth.com/2015/04/27/high-rises-land-efficient-but-not-floorspace-efficient/#:~:text=Increasing%20building%20heights%20doesn't,more%20of%20their%20floor%20space)

<https://shelterforce.org/2017/02/22/housing-regulations-are-for-neighbors-not-residents/>

However what makes the 130 St. Felix rezoning especially egregious is that it comes at the cost of permanently ruining the BAM Historic District, which is certainly one of the crown jewels of the borough. Not to mention the hypocrisy of allowing the rezoning after having rejected a much more modest application from BAM itself just a few short years ago. A for-profit developer is allowed to develop a luxury high rise in a cultural historic district but the arts organization for which the historic district is named cannot?

Please vote to reject this application. Uphold and protect the BAM Historic District. Take a stand against the corruption that is making our housing crisis worse. Have the courage to fix the housing crisis head-on by funding building specifically targeted at below-market rate housing.

Respectfully yours,

Alex Selkirk



BKLN NY 11217

From: [Thesullivansny](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] BAM Historic District
Date: Monday, October 4, 2021 1:30:41 PM

Please maintain the historic BAM and do not approve the St Felix development—as a former resident of St John’s Place we still come from the Upper West Side to our beloved borough to take advantage of the rich cultural offerings at BAM even though it is increasingly landlocked and difficult to reach!

Ann Sullivan



From: [Alicia Boyd](#)
To: [Land Use Testimony](#)
Cc: [SANDY REIBURN](#)
Subject: [EXTERNAL] Opposition to 130 St. Felix rezoning
Date: Tuesday, October 5, 2021 10:55:30 AM

Good morning, I'm Alicia Boyd and I'm in total opposition to the 130 St Felix rezoning.

Here's what I want to be put on the City Council record as well as a paper trail... of Council Member Cumbo's legacy as one more likely rezoning giveaway to the detriment of her constituents.

The project is out of context & out of character of the BAM Historic District designated in 1978.

That's why there's an Article 78 lawsuit against the Landmarks Preservation Commission - underway now--so... hold on folks.

This mega 23-story skyscraper project is being built on a fragile street that has collapsed TWICE-in 1917 and again in 1997.

The developer, Gotham, was fined at a construction site in Williamsburg where malfeasance occurred and a worker was killed in June of this year. Are THEY who you really want to reward? Are THEY the right developers to be trusted building on a 19th Century street on top of the MTA Barclays underpinnings? Really?

And let's focus on what WAS a predominantly Black community-Ft Greene. The shocking recent 2020 Census data shows affluent White residents moving in-and pushing out lower income people of color. The tsunami begun in the 2004 broken promises of the rezoning of Downtown Brooklyn. This baloney "affordable condo" project is more KoolAid sanctimony being served up -exactly the way that BFC's developed Bedford Union Armory-reneged on all the so-called public good it was going to do-and Council Member Cumbo abetted it...period-no matter that the community was fiercely against it. Where are the BINDING COMMUNITY BENEFITS? Nowhere to be found!

The time is overdue to say NO to this sham...and frankly... to put a moratorium on all City upzonings until we get a Council that speaks for their constituents and NOT their bosses-REBNY.

Thank you.

--

Alicia
MTOPP.org
(718) 703-3086

From: [AlexanderBrebner](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 Saint Felix Street
Date: Monday, October 4, 2021 11:50:50 AM

As a Fort Greene resident, I oppose the construction of this out-of-scale development in what is supposed to be a historic area.

St. Felix Street is the front line in this massive transformation in Brooklyn, and it is overwhelming us. 130 Saint Felix Street will be the final straw for many of us.

Alexander Brebner



From: [Alida Camp](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 Felix Street
Date: Tuesday, October 5, 2021 12:28:16 AM

Hello,

I oppose the proposed rezoning.

Historic neighborhoods must be protected. They are one of the reasons living in New York is special. They are one of the reasons tourists want to visit New York. The proposed building is too tall, out of scale and inappropriate for a historic neighborhood. Developers must not have the power to override Landmarks Protection. Neighborhoods and community input must be given adequate weight.

Best wishes,

Alida Camp

Alida Camp

[REDACTED]

New York, New York 10028

Tel: [REDACTED]

Fax: 212-628-5990

[e-mail: alicampny@gmail.com](mailto:alicampny@gmail.com)

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From: [Angela Howard](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St Felix Street
Date: Tuesday, October 5, 2021 3:54:38 PM
Attachments: [130 St. Felix Street Covenant House Testimony 10.5.2021.pdf](#)

Please see attached letter of Testimony in support of the 130 Felix Street project.

Thank you for your attention to this matter,

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Since the onset of the COVID-19 pandemic, Covenant House has supplied more than 1 million nights of housing for youth facing homelessness, and we're prepared to do more as COVID-based housing protections are stripped away from those most in need in our communities. Learn more about the [affordable housing crisis](#).

Angela M. Howard

Senior Vice President of Real Estate and Facilities

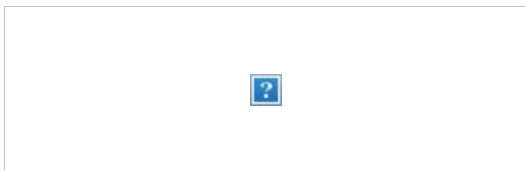
Covenant House International

5 Penn Plaza, 3d fl.

New York, NY 10001

Phone: [\(212\) 727-4137](tel:(212)727-4137)

covenanthouse.org



Young people who identify as LGBTQ+ are often recovering from rejection and trauma. At Covenant House, they find courage and pride to continue their journey of healing and self-love. See our community of supporters come together for LGBTQ+ youth [in this video](#).

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October 5, 2021

Dear City Council Members,

I am speaking/writing to provide my support of Gotham Organization (“Gotham”) and the Brooklyn Music School (BMS) for the St. Felix Street Development Project.

By way of background, my name is Angela Howard and I am the Senior Vice President of Real Estate and Facilities for Covenant House International. Covenant House is the largest privately funded organization in the Americas providing shelter, food, immediate crisis care, and a host of other services to homeless and runaway youth.

I have personally been working with Gotham for the past three and a half years on the development of Covenant House’s new international headquarters in Hell’s Kitchen, a not-for-profit anchored development similar to the St. Felix Street Development. The Gotham team, which has been working with Covenant House for four years, has been instrumental in the development of Covenant House’s new 80,000 square foot facility, leading a highly complicated design and construction process.

Throughout the development period, all members of the Gotham team have shown a deep commitment to the development of Covenant House’s new facility, remaining involved with even the minutest details and ensuring that Covenant House receives the facility the organization deserves. The end result of the development will be the purpose-built turn-key community facility where Covenant House will be able to provide expanded shelter housing, medical and mental health services, educational, and job training programming, amongst other services.

In addition to overseeing the design, permitting, financing, and construction of Covenant House’s new facility, Gotham has worked collaboratively with the community, illustrating their role as responsible and conscientious community stakeholders.

From the perspective of a real estate project management and construction professional with over three decades of experience, I can confidently say that Gotham has gone above and beyond what has been required of them as the developer of Covenant House’s new facility. Their dedication to this project is reflective of the firm’s overall ethos which is characterized by a deep commitment to development projects with large public benefits.

Based on my experience with Gotham, I can confidently say that Gotham will work tirelessly to deliver best-in-class facilities to its non-profit partners on the St. Felix Street Development and create a best-in-class overall development.

Sincerely,

Angela M. Howard

From: [Autumn Maison](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] New Building at 130 St. Felix
Date: Tuesday, October 5, 2021 4:40:14 PM

Hello,

As a community member of Brooklyn Music School for 7 years, I have seen firsthand the way they contribute to the community and bring people together. I feel confident that these efforts would only be bolstered by gaining access to expanded space. I understand there is a bit of controversy regarding zoning; however, the benefits that the expanded community outreach would have outweighs any possible detriment to the area.

Thank you.

Autumn Maison

From: [Andreea Miller](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I oppose the 130 St Felix Street Development
Date: Sunday, October 10, 2021 2:06:49 PM

Please vote "NO" on the 130 St Felix Street development. This out-of-scale project threatens the character of the entire BAM Historic district.

Thank you,
Andreea Miller

From: [Anna Raginskaya](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 Saint Felix
Date: Monday, October 4, 2021 10:39:37 AM

Hello,

I am writing to oppose the 130 Saint Felix Development in its current form, which is out of scale for the proposed lot and out of character with the historic district in which it is sited.

All the best,
Anna

--

Anna Raginskaya
raginskaya@gmail.com



From: [Alef Tadese](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St. Felix Street Testimony
Date: Tuesday, October 5, 2021 4:36:29 PM
Attachments: [image_14fc4151-4fbc-441a-af28-4b78565badda.png](#)
[sm1_02d35def-c1f8-4376-b8bb-0c51f05e823f.png](#)
[sm2_0c9a3918-33ef-49d2-8e48-b6cfbca7d30.png](#)
[sm3_bf783785-65ce-4e71-9649-df6975b8f4ba.png](#)
[sm4_9bfd2953-2be7-4fdc-a5f3-82656f1a6852.png](#)

Good afternoon,

My name is Alef Tadese, and I testified in today's public hearing on Zoom on behalf of RiseBoro Community, a nonprofit community based organization with roots in Brooklyn. The 36 units of income targeted homeownership being proposed at 130 St. Felix St represents a rare opportunity for the working middle class to build equity through affordable homeownership, without any government subsidy. We can attest to how challenging it is to build income targeted homeownership in New York City. Our organization has been working closely with the HPD on a homeownership project for several years, and it is very hard to make the numbers work with subsidy. RiseBoro Community Partnership applauds the development team for making it work here, without subsidy, and at targeted incomes below those financed by current city term sheets, which target households starting at 80% of AMI.

Thank you for the opportunity to submit a comment in support of 130 St. Felix Street.

Alef

Alef Tadese
Project Manager, Real Estate
Development

RiseBoro
COMMUNITY PARTNERSHIP

atadese@riseboro.org
P: 718-366-3800 **C:** 201-654-1850 **F:** 718-366-8740
217 Wyckoff Avenue, Brooklyn, NY 11237



From: [Andi Sosin](#)
To: [Land Use Testimony](#)
Cc: [Seaport Coalition groups](#)
Subject: [EXTERNAL] Fwd: OPPOSED TO 130 ST FELIX REZONING
Date: Tuesday, October 5, 2021 12:43:56 PM

To representatives elected to New York City Government, and to all those who revere New York's History:
Testimony Hearing on 130 Felix Street, Brooklyn, NY.

I am strongly opposed to the rezoning and dismantling of the 1978 Landmarked BAM Historic District, and that of the Historic Seaport in Manhattan, both formally designated to protect the City's unique historic legacy for future generations. The NYC Landmark Preservation Commission is currently being sued in Court because they have failed and are derelict in their duty to protect the Landmarked Districts they vowed to preserve.

Please do not agree to these ruinous rezonings, in your powerful capacity to do what is right for Brooklyn, for the City, and for the continued majestic presence of the Historical Williamsburg Savings Bank Clock Tower. The Gotham Organization's plan to build a 23 story skyscraper abutting most of the iconic Williamsburg Bank Building warrants condemnation. A precedent for 'adjacency' tower construction into historic and human-scale low-rise Fort Greene will be triggered.

Similarly, the Historic Seaport District is threatened by a ULURP for air rights transfers to a site within a zoned height limited, non-receiving site at 250 Water Street. These precedent breaking developer applications pose a clear danger to historic preservation and will be detrimental to the long term interests of the residents, and to the desirability of New York as a world class city.

These are endangered historic neighborhoods, now threatened by developers, despite clearly being against the laws and of dubious long term benefit to the City. If this comes to pass, shame will fall on the elected representatives of every borough, particularly Brooklyn and Manhattan, who will be forever remembered for their disdain for the desires of their constituents.
Please reject 130 St. Felix St, and demand a lower scale that is in harmony with the BAM Historic District while also protecting one of its most iconic landscape markers.
Thank you.
Adrienne Andi Sosin, Ed.D.

--

Adrienne Andi Sosin, Ed.D.

From: [Betsy Lewin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Rezoning of 130 St. Felix Street
Date: Thursday, October 7, 2021 4:17:12 PM

I oppose the rezoning of St. Felix Street!

Sent from my iPhone

From: [Brian Adamczyk](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St Felix ST testimony
Date: Tuesday, October 5, 2021 3:31:18 PM
Attachments: [130 St. Felix ST Building Statement \(1\).pdf](#)

Hello,

Please see the attached testimony on behalf of the Brooklyn Music School in support of the 130 St. Felix ST project.

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Warmly,
Brian Adamczyk
Interim Executive Director
Brooklyn Music School
126 St. Felix Street
Brooklyn NY, 11217

718.638.5660

Dear New York City Council,

Thank you all very much for allowing me to voice my thoughts about the 130 St. Felix ST project. My name is Brian Adamczyk, and I'm the Interim Executive Director at the Brooklyn Music School. Prior to stepping into this role, I served as the Director of Programming and Productions at BMS. Between these various roles, which have involved a heavy emphasis on implementing the musical/dance programming BMS offers, as well as overseeing the entire building usage and theater, I believe I have an intimate understanding of our current resources and facility statuses.

As you may or may not know, the Brooklyn Music School is a 112 year old organization with the core mission of providing access to music and dance programming for anyone who wishes to receive it. Private Lessons, ensembles, group classes, music therapy, early childhood, performance opportunities, and many other forms of the performing arts are offered to a diverse, wide ranging population of individuals from early infants all the way to senior citizens. BMS is truly a historic and cultural hub in the community. It is a place where everyone is welcomed to celebrate, bond and gather through the arts.

Over the long history of the Brooklyn Music School, the programming, staff and faculty have all functioned under one roof, being 126 St. Felix Street. Our current building is charming and unique, yet tired and full of dated materials. If BMS is to grow, reach more people, and continue to serve its mission of creating wide-spread access, the idea of having not only more space, but a new, cutting-edge facility is incredibly exciting. The impact would undoubtedly be extended far past its capability at the moment. From a programmatic standpoint, it would foster all existing programming and create a larger scale at which our various offerings could be housed and executed. Another facet that this potential expansion could help with is with curriculum, in areas such as music production, digital composition, mixing, and recording. These more contemporary types of programming ideally require proper equipment, space and gear to truly thrive. The additional BMS space within 130 St. Felix could certainly provide this. Lastly, while there are in fact many iterations of how the additional space may be allocated, one incredibly exciting feature to be noted might be the possibility of a blackbox theater. This would not only serve the students and faculty from BMS, but it could also pose as a venue for local artists to come and perform, conduct residencies or provide recording capabilities for new and original art.

In closing, I just want to reiterate that the Brooklyn Music School has been serving this community, and New York City for over 100 years. To have the ability to expand, reach more, and upgrade on so many fronts is absolutely an incredible moment in our organization's history. Thank you for hearing my remarks in support of the 130 St. Felix ST Project.

Sincerely,

Brian Adamczyk
Interim Executive Director

From: [Beth Allen](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St. Felix Street
Date: Wednesday, October 6, 2021 1:38:50 PM
Attachments: [DBAA Testimony-130 St Felix Franchise & Zoning.pdf](#)

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To Whom it May Concern:

Attached, please find written testimony in support of the mixed-use development at 130 St. Felix Street that will house the expansion of Brooklyn Music School's facility.

Thank you for the opportunity to testify.

Best regards,
Beth

--

Beth Allen (she/her)
Executive Director
Downtown Brooklyn Arts Alliance
540 President Street – 1FL
Brooklyn, NY 11215
(Tel) 917.765.9576

www.dbartsalliance.org

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Mark Morris Dance Group
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Theater 2020
Theater Mitu
Theatre for a New Audience
Triangle Arts Association
Trilok Fusion Arts
Urban Bush Women
UrbanGlass
ViBe Theater Experience
White Bird Productions

October 5, 2021

To: NYC City Council, Subcommittee on Zoning & Franchises

From: Beth Allen, Executive Director, Downtown Brooklyn Arts Alliance

Re: 130 St. Felix Development

Thank you to the members of the Subcommittee on Zoning & Franchises for the opportunity to provide testimony in support for the mixed-use development at 130 St. Felix Street that will house the expansion of Brooklyn Music School's facility.

I write on behalf of the Downtown Brooklyn Arts Alliance (DBAA), a network of 60 non-profit cultural organizations in Downtown Brooklyn. DBAA members include every presenting arts venue situated in the Brooklyn Cultural District, as well as a range of smaller venues, dance and theatre companies, music ensembles, small galleries, and others; we span visual arts, performing arts, media, and literature and bring together organizations that hail from many different artistic and cultural perspectives. DBAA offers programming designed to strengthen arts organizations, foster collaboration, and address issues in our sector and in our communities that affect our work. Our members collectively serve more than 5 million individuals annually, including over 100,000 school-aged children who participate in educational programs, and generate more than \$200 million annually in economic impact. Brooklyn Music School is a longstanding member of DBAA, and a treasured asset in the larger cultural community in Downtown Brooklyn.

Anyone who visited Brooklyn Music School (pre-pandemic) knows that it is always packed with students and easy to see the need for an upgraded facility as well as for space to expand. Our neighborhood has seen tremendous growth in the number of residents in recent years and the demand for quality arts education has grown with it.

Brooklyn Music School is a testament to the growing demand for arts education spurred by population growth and by the growing opportunities for careers in the arts and media. Over the past seven years, BMS has gone from serving 300 to over 8,000 children, adults, and seniors. While the numbers alone are impressive, it is their commitment to offering programs at free or reduced cost that has been crucial to their impact – over 80% of students receive subsidized instruction. The addition of a dedicated digital music lab and recording studio that builds on successful city funded programs that engage at-risk youth and provide vocational training to recent graduates, is but one of the many ways that BMS's impact will be furthered by the new facility.

In addition to discovering their artistic passions, students at Brooklyn Music School make new friends and neighbors connect through attending classes, recitals, and other activities. Brooklyn Music School helps to make the neighborhood a welcoming place for all residents and fosters a sense of community. The breadth of their offerings – spanning dozens of musical and cultural traditions – is especially loved, and student performances for community audiences at the Downtown Brooklyn Arts Festival, Atlantic Antic, and in Foley Square are a visible example of the organizations' contributions to the character and identity of the neighborhood as an important place for culture.

As the leader of the Downtown Brooklyn Arts Alliance, one of the things I think about constantly is how we, as arts organizations maintain our ability to serve a community that is rapidly growing in population and where the demographics and landscape are evolving. One of the primary things that defines this neighborhood as one where the arts have thrived, is the widespread availability of high-quality arts education, and in particular programs that serve diverse students, that are affordable, and offer exposure to a wide range of artistic forms and cultural traditions. I firmly believe that as our population grows, we need to invest in growing capacity at organizations that provide arts education.

We urge you to support the development at 130 St. Felix, which will allow Brooklyn Music School, an organization that has been contributing to the vibrancy of the community for 110 years, to continue to thrive.

From: [Barry Conyers](#)
To: [Land Use Testimony](#)
Cc: alex@kaiser.nyc
Subject: [EXTERNAL] 130 Felix project
Date: Wednesday, October 6, 2021 11:19:42 AM

Good day my name is Barry Conyers,

and i am the Head Custodian for Brooklyn Music school, I have been here approximately seven months.

In that time I have come to have a great sense of appreciation for Brooklyn Music school in several regards.

First I have a deep appreciation for the rich history associated with this location, and the tradition of quality teaching, tutorial, and mentoring that occurs here.

I feel, and see the passion of each instructor at this sight.

I see wonder in the eyes of the children as well as adults as they discover the magic of music.

I am intrigued by the idea of expansion, and being able to reach out, and touch more people interested in embarking into the wonderful experience of Music.

I am thrilled to be a part of something that has such a huge impact on all the lives involved.

I fully support the expansion effort.

Thank you,

Regards,

Barfry Conyers

From: [Barry Conyers](#)
To: [Brian Adamczyk](#); alex@kaiser.nyc; [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St. Felix Project
Date: Friday, October 8, 2021 7:08:14 AM

Good day all,

my name is: Barry Conyers, and I am the Head Custodian here at Brooklyn Music School. In my time here I have found myself highly enamored by the rich history of this building as well as hear the passion, and professionalism in each of the instructors here. I feel, as well as hear The dedication in them. The drive to instruct ,mentor, and teach is palatable. I see the wonder in the eyes of the children, and adults as they discover the magic of music. The prospect of expanding, and further serving this community is an exciting, and Nobel prospect.

I fully support this expansion effort.

Regards,

Barry Conyers

From: [B. Winters](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I oppose the 130 ST. FELIX STREET rezoning
Date: Tuesday, October 5, 2021 3:32:49 PM

This development is completely out of scale in this community and will likely cause displacement of long-time residents. I oppose it unequivocally.

Briar Winters
NYC

From: reynoldsbz@aol.com
To: [Land Use Testimony](#)
Subject: [SUSPECTED SPAM] [EXTERNAL] [SUSPECTED SPAM] I oppose 130 Felix Street
Date: Monday, October 4, 2021 6:49:14 PM

To whom it may concern,

*"This is completely out of scale;" "The project threatens the character of the whole BAM Historic District;"
"Our BAM Historic District is intended to protect a mid-19th century neighborhood character, not to
overpower it with a new skyscraper;" etc.*

Thank you,

Barbara and Kendall Reynolds

One Hanson Place [REDACTED]

From: [Clara Freeman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] In opposition to 130 St. Felix rezpning
Date: Monday, October 4, 2021 5:42:11 PM

As a 40+ year resident of Fort Greema I so oppose the devansation of our brownstone neighborhood. We thought we had a covenant to preserve the historic district, and now it seems the word of government means nothing. The will of the people, residents of this area, is not being honored. Instead, greed has grabbed our overseers by the testicles.

I deeply, sincerely, ask that faith in those who govern us and are charged with the welfare of existing residents be restored. We do not need another building that will not accommodate low income residents of this immediate area. We are not Westchester or Long Island, where incomes raise our average income.

Thank you for the attention.
Clara Freeman, S. Elliott Place.

From: [Clarissa Romano](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St. Felix
Date: Thursday, October 7, 2021 6:05:47 PM

I oppose the rezoning of 130 St. Felix St.

From: [Charles Cohen](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St Felix St.
Date: Monday, October 4, 2021 11:27:42 AM

If this project is approved it will be the death knell for historic preservation in New York. This approval will open the doors to any developer to invade any protected areas in New York. Our own community boards voted it down by a two thirds vote. Does that say enough.
Charles Cohen

Sent from my iPhone

From: [thai45](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition to 130 St Felix Rezoning
Date: Tuesday, October 5, 2021 4:02:58 PM

Urging you to vote NO on the 130 St Felix St development. This over sized new building would overpower the character of the entire BAM Historic District. I oppose this development.

Your St Felix St Neighbor
Carol Porter

[Sent from the all new AOL app for iOS](#)

From: [Charlie Samboy](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St. Felix Testimony in Support
Date: Tuesday, October 5, 2021 12:34:45 PM
Attachments: [City Council 130 St. Felix 10 05 21 FINAL.pdf](#)

To Whom it May Concern,

Please see attached for our testimony in support of this application. We appreciate your consideration of our perspective.

Best,
Charlie

Charlie Samboy | Director, Government Affairs
New York Building Congress
t: 646-868-0380 | e: csamboy@buildingcongress.com
1040 Avenue of the Americas, 21st Floor | New York, New York 10018 | buildingcongress.com



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RICHARD L. TOMASETTI



October 5, 2021

TESTIMONY TO THE NEW YORK CITY COUNCIL REGARDING 130 SAINT FELIX STREET, CEQR #21DCP083K

To Chair Council Member Francisco Moya and members of the Subcommittee on Zoning and Franchises, the New York Building Congress is pleased to testify in support of the 130 Saint Felix Street proposal in Brooklyn.

For 100 years, the New York Building Congress has advocated for infrastructure investment, pursued job creation and promoted preservation and growth in the New York region. Our association is made up of over 525 organizations comprised of more than 250,000 skilled professionals and tradespeople. Through our members, events and various committees, we seek to address the critical issues of the building industry and promote the economic and social advancement of our city and its residents.

As we emerge from the COVID-19 pandemic, the building industry will provide an immediate and essential boost to the economies of our city and state as thousands of people go back to work. Construction spending was \$61 billion in 2019 and is a key driver of employment throughout the metropolitan area. Our road to recovery must follow a path that includes private investments that will build New York back better and through the creation of new housing, including affordable rentals and homeownership opportunities, that continue to make the city attractive for families and workers of all income ranges.

The Building Congress believes that the 130 Saint Felix Street project will have a positive impact on Fort Greene, Brooklyn as well as the broader city and state economies. The project proposes to transform a long-dormant site into a vibrant mixed-use project consisting of 120 units of housing, 30 percent of which will be permanently affordable and approximately 36 units that will be available for homeownership opportunities, and 20,000 square feet for the Brooklyn Music School that will double their instructional space and ensure the continued growth and modernization of this 100-year-old cultural institution. Together, the components of this project will provide rare opportunity for residents to build wealth and programs for people of all ages to enjoy music, arts and culture.

Additionally, this project has the potential to be a key part of the City's pandemic recovery plan, as it will support over 400 construction jobs and 100 permanent jobs. It would also have a positive impact on the State's tax revenue and a multiplier effect in the local and regional economies by activating countless businesses in its construction and operation.

The New York Building Congress is proud to support 130 Saint Felix and we urge you to also support this application.

Very truly yours,

Carlo A. Scissura, Esq.
President & CEO
New York Building Congress

From: [CATHERINE UNSINO](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] In OPPOSITION to the 130 St. Felix St. Development
Date: Monday, October 4, 2021 4:07:10 PM

I oppose the 130 St. Felix St. skyscraper development.

What is proposed is not only completely out of scale with the neighborhood character, this project also threatens the historic character of the unique BAM district.

Voters throughout the 5 boroughs are fed up with the egregious disregard for authentic, thoughtful urban planning that is now too often replaced by our elected officials' deference to powerful, greedy corporations.

Cathy Unsino

From: [Chris S](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition against 130 St. Felix
Date: Tuesday, October 5, 2021 5:11:19 PM

To the Council,

As a resident on Hanson Place, I strongly oppose the 130 St. Felix St. development. This is completely out of scale for our historic district. A skyscraper is uncalled for in a mid-19th century style neighborhood.

Best,
Christine S.

From: [Tracy Wilkins-Dickerson](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St. Felix Street
Date: Thursday, October 7, 2021 6:10:20 PM
Attachments: [130 St. Felix Street Tracy Wilkins Dickerson Testimony 10.5.2021.docx](#)

Please read the attached document!

Kind regards,

Tracy

October 7, 2021

Tracy Wilkins-Dickerson, Coach
PS307 Diamonds Cheerleading Club
209 York St, Brooklyn, NY 11201

Dear City Council Members,

I write to share my support for the renovation and expansion of Brooklyn Music School enabled by the proposed project at 130 St. Felix.

As a leader of the Diamonds Cheerleading Club at PS307 in nearby Vinegar Hill, I know firsthand the transformative power of extracurricular youth activities like those provided by Brooklyn Music School in bringing creativity, camaraderie and confidence to young people.

I also know how the quality of youth facilities can determine the success of the enriching activities that happen there. Just as the Diamonds team members need the proper athletics facilities to practice and compete at their best, budding musicians enrolled at Brooklyn Music School must have access to modern-day classrooms, studios and performance space. In a moment of immense disruption to children's lives caused by the COVID-19 pandemic, now is the time to reinvest in our community's arts organizations and ensure that these institutions do not miss out on the opportunity to enrich students' lives.

I will always be a cheerleader for institutions like Brooklyn Music School for giving our city's youth a stage to express themselves and expand their minds. And if we learned anything in this pandemic, it's that we New Yorkers rely on each other to get by. I have no doubt that the Brooklyn Music School partnership with the Gotham Organization to receive necessary improvements and expanded space at 130 St. Felix will take our community's children far.

Sincerely,

Coach Tracy Wilkins-Dickerson

From: [darold burgess](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St. Felix Street
Date: Friday, October 8, 2021 10:29:37 AM
Attachments: [130 St Felix St Testimony.pdf](#)

Greetings Council,

Attached please find my written testimony to the 130 St. Felix Street project.
Thank you for hearing my testimony.

Sincerely,

Darold Burgess
President Ingersoll
Resident Association
16 Fleet Walk #1D
Brooklyn, NY 11201
347-595-2643



Virus-free. www.avg.com

October 5, 2021

Members of the City Council on Zoning & Franchises,

Thank you for allowing me to speak today in support of the 130 St. Felix Street project! My name is Darold Burgess and I am the president of the Ingersoll Houses Tenant Association. I am here to express my support of this project because it will provide our neighborhood unique opportunities for equity in housing as well as in education.

From a housing standpoint, 130 St. Felix Street is slated to create approximately 36 condo units that will be set aside for moderate-income earning households. This is a unique opportunity that has rarely been seen in our City, let alone our neighborhood, where the cost of home ownership renders this an inaccessible feat to many in the NYCHA community and beyond, thus preventing these families from participating in a key component of building generational wealth.

From an education standpoint, the Brooklyn Music School has more than demonstrated its commitment to advancing equity in the neighborhood. In fact, the Brooklyn Music School offers free or discounted instruction to over 80% of its students.

This longtime Brooklyn institution's effort to create a diverse and inclusive environment, with students and faculty from all different backgrounds, does not go unnoticed, and should be a frame work for educational institutions across the city.

Today, the Brooklyn Music School faces space constraints. When the 130 St. Felix Street project is approved, the organization will be able to more than double its instructional space, all in an expanded facility that they will own outright. This will allow the school to greatly expand the number of students it serves.

3

I ask that the City Council Members hear my voice of many who reside in the City's Public housing, who are asking for the opportunity to build generational wealth in the neighborhood that we love.

Thank you for hearing my testimony in support of the 130 St. Felix Street project today.

Darold Burgess
Darold Burgess

From: [David Chen](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St. Felix St. development
Date: Thursday, October 7, 2021 5:07:28 PM

Please vote no on the 130 St. Felix St. development.

The project is out of scale and threatens the character of the whole BAM Historic District. The rampant use of spot-zoning under DeBlasio's administration combined with the lack of an overall comprehensive urban planning will cause long term problems for the city.

The city does need more housing but this is the wrong way to solve our issues. We're essentially lining the pockets of luxury condo developers with rare opportunities to build while simultaneously giving away valuable real estate to them for free. The city gets very little back. We need a pause on spot-zoning and learn to collectively negotiate better deals with developers.

In addition, previous real estate developers that have been given spot-zoning rights have yet to fulfill their promises to the city. We make these deals and we tout of all the benefits of the development but once the deal is signed we never check if developers are fulfilling their end of the deal. For example, the 300 Ashland development was suppose to build a lot of cultural space in exchange for more air rights. The developer dragged their feet and 5 years after the building opened the space still sits empty. You can argue the development was stalled for a variety of factors but it goes to show the flaw in that spot-zoning agreement was that no time limit was set for the development of promised concessions. 80 flatbush received similar spot zoning rights but the project is expected to take 8 years to build because the developer is too small to take on such a large project at once.

Please vote no on the 130 St. Felix development. These spot-zoning deals are a disaster to the city.

David Chen

From: [Dorothy Ryan](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St. Felix Street -- support from Theatre for a New Audience
Date: Friday, October 8, 2021 5:47:25 PM
Attachments: [Theatre For A New Audience 130 St. Felix Street Supportive Testimony 10.7.2021.docx](#)

THEATRE FOR A NEW AUDIENCE

October 7, 2021

Dear City Council Members,

I am writing in support of the 130 St. Felix Street – expansion of the Brooklyn Music School project. As a partner and colleague of the Brooklyn Music School, Theatre for a New Audience is delighted to see this treasured community resource be able to reach its full potential of service to the community through this project.

Although we have been in operation since 1979, Theatre for a New Audience opened its first home in 2013, moving from an itinerant Manhattan-based organization to an institution rooted in the Brooklyn Cultural District and Fort Greene community. Our experience in having a home within the community – as well as the opportunity to expand our artistic potential, audience, and breadth of programming – has been transformational, allowing us to significantly expand our service. BMS currently serves more than 8,000 students, with the majority of them receiving instruction at no or reduced cost. This community offering should not be overlooked.

Over the years of planning for and operating our facility, we have gotten to know BMS and its leadership very well. They provide outstanding instruction and resources to families in the area, and I am confident that they will make the most of this opportunity to expand their facility. Organizations like BMS make our city the cultural beacon that it is, and a larger, modernized facility will allow it to expand its programming across our community. It is impossible to overstate how important arts and educational institutions will be for the vibrancy of New York City as it recovers from the Covid pandemic.

Additionally, the unique affordable homeownership component and a commitment to set aside 30% of units as permanently affordable MIH units will provide local residents the opportunity for long-term housing stability in the neighborhood where they already live and support the small businesses and arts and cultural institutions that will be essential to the City's recovery.

Theatre for a New Audience supports this plan in order to aid our city and community's recovery, creating a state-of-the-art home for a treasured local institution along with new affordable housing.

Sincerely,



Dorothy Ryan
Managing Director
Theatre for a New Audience

From: [Daniel Arnow](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 ST. FELIX STREET- Written Testimony - The Subcommittee on Zoning and Franchises
Date: Tuesday, October 5, 2021 5:38:19 PM
Attachments: [130 St Felix Actors Fund City Council Support Letter 211005.pdf](#)

Hello,

Please see my written testimony from this morning's hearing attached.

Thanks,
Daniel

Daniel Arnow (he, him, his)
Executive Director, Actors Fund Housing Development Corporation
729 Seventh Avenue, 10th Floor | New York, NY 10019
Direct: 917.281.5926 | Tel: 212.221.7300 ext. 126 | Fax: 212.764.6404

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National Headquarters
729 Seventh Avenue, New York, NY 10019
(T) 212.221.7300 (F) 212.764.0238

October 5, 2021

Dear members of the New York City Council Zoning & Franchises Committee,

The Actors Fund knows firsthand how important performing arts and entertainment is to a community in shaping its vibrancy and culture, particularly a place like New York City. Our organization is dedicated to supporting the professionals in this industry, among one of the hardest hit during the pandemic, and we extend our support to organizations like the Brooklyn Music School that provides essential programming for over 8,000 students. For these reasons, we support the development of 130 St. Felix Street.

The proposed development will not only allow BMS to expand its programming to more students within the community, but also provide much needed affordable housing with 30 percent of the residences set aside for inclusionary housing. This will ensure that members of the community, including healthcare workers, teachers, municipal employees, and arts workers, will be able to stay in the neighborhood they love and have access to the vibrant Downtown Brooklyn Cultural District.

The Actors Fund supports this project to bring affordable housing and high-quality arts programming to the community.

Sincerely,
Daniel Arnow
Executive Director
Actors Fund Housing Development Corporation

From: [Memo Productions Riccardi](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Please vote no on the 130 St Felix St development
Date: Monday, October 4, 2021 6:59:51 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@cyber.nyc.gov as an attachment (Click the More button, then forward as attachment).

I am adamantly opposed to the development slated for 130 Saint Felix Street and, as a resident of Saint Felix Street for over 15 years I urge you to vote NO.

Residents of Saint Felix Street such as myself go through hoops to comply with BAM Historic District guidelines. But we also rely on the City Council to block projects such as this which are completely OUT OF SCALE and OUT OF CHARACTER with our neighborhood.

Douglas Riccardi
Owner/Creative Director, Memo NY
[REDACTED] • memo-ny.com

From: [Andrew Weinstein](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition to 130 St Felix Rezoning
Date: Tuesday, October 5, 2021 11:20:38 PM

Urging you to vote no on the 130 St Felix rezoning for development. The project threatens the character of the BAM historic district and a new oversized building would overpower this 19th century neighborhood.

Thank you,
Drew Weinstein

Forward. Always forward.

From: [Erica Baum](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Re: 130 St. Felix St. rezoning
Date: Tuesday, October 5, 2021 9:10:30 AM

This is completely out of scale. I oppose the St. Felix rezoning. Please vote no.
Thank you,
Erica Baum
New York City

From: [Emily Briglia](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition to 130 St Felix rezoning
Date: Wednesday, October 6, 2021 2:37:26 PM

I am sending this email to voice my opposition to the building of a tower at 130 St Felix. As a resident of the neighborhood I strongly object to this plan.

Thank you,
Emily Briglia

From: [Edward B. Friedman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St. Felix St. Development
Date: Thursday, October 7, 2021 8:45:38 PM

Please vote NO on the 130 Felix St. Development. It will destroy the BAM Historic District by placing s skyscraper in this mid-19th Century neighborhood where it does not belong.

Please protect our neighborhood.

Thank you.

EdwardFriedman
OneHansonPlace
Sent from my iPhone

From: [Emily Grote](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I oppose the rezoning of 130 St. Felix St.
Date: Thursday, October 7, 2021 8:05:47 PM

I am opposed to the denigration of this historic block by the proposed 'tower', which is (HAD YOU NOTICED?) completely out of scale with the existing residential brownstones.

IT WOULD ALSO VIOLATE the 1978 BAM Historic District agreement, drafted to protect the brownstone neighborhoods circling downtown Brooklyn.

I AM OPPOSED TO FURTHER UPZONING IN RESIDENTIAL NEIGHBORHOODS FOR THE BENEFIT OF DEVELOPERS.

NO TO 130 ST. FELIX ST REZONING!

-Emily Grote

From: [Esther Johnson](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 Felix
Date: Monday, October 4, 2021 10:51:15 PM

I oppose

Esther Blount

From: [Emma Assin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St. Felix Street // Brooklyn Music School
Date: Tuesday, October 5, 2021 9:59:14 AM

To whom it may concern,

I'm writing to show my support for the planned expansion of Brooklyn Music School into the new development at 130 St. Felix Street - my two children have been attending programming at Brooklyn Music School for six years, including summer camp, individual instrument lessons, group dance classes, musical theater and orchestra. The school is a huge part of our family's life and we have always been so thankful that it exists and allows our children to be immersed in music and growing up surrounded by enthusiastic and talented adults who encourage them so much.

I've always felt that the Brooklyn Music School epitomizes BROOKLYN to me. The traditions and feeling of community that exists within its walls are so very special and I am so thankful for the outreach the school provides, which allows those who otherwise would not be able to afford music education to learn at greatly discounted rates. BMS has a powerful impact on the community, opening doors, exposing talents and igniting passions in our young people. It's time for the city to step up to support this excellent school and show that we value everything it has to offer.

Yours Sincerely,

Emma Assin

--

<http://www.emmaassin.com>

From: [Enid Braun](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition to 130 St. Felix St.
Date: Monday, October 4, 2021 4:41:11 PM

To the Land Use Committee:

As a Fort Greene resident, I have numerous objections to this application, among which is the potential great damages and destruction to other small structures on the street, as has occurred in the past due to subway tunnels beneath. My broader distress is that the current zoning will be tossed out the window while forever marring one of the landmark jewels of the borough, the Williamsburg Bank Building, One Hanson Place.


The City Council approved the Special District restrictions with clear directives that these boundaries would create a transition between the Downtown Brooklyn upzoning and the Historic Districts of Fort Greene and Boerum Hill. This project proves that precedents become the rule, as inching erosions of district zoning and protections allow one exception after another, utterly undermining the very notion of zoning as it applies to an historic area's character and preservation.

Public faith in City institutions is at a nadir because of the hypocrisy and double-talking of and by elected and appointed officials. For once, at least admit that you either support the existence of historic districts or you don't.

Most of you will hide behind the tradition of "member deference". But what if that representative member has proven to be untrustworthy? Overruling two community boards whose own reviews resulted in resolutions rejecting two separate applications? Handing over a publicly-owned property to private developers with the justification of a Community Benefits Agreement that wasn't written down and then feigning outrage that after all, it turned out just as opponents and activists predicted?

While many of you may have feathered your nests for when term limits force you to move on, surely SOME of you want to look at yourselves in the mirror without having to gaslight yourself with rationalizations?

Yours truly,
Enid Braun


Brooklyn, NY 11205

From: [Ellen Leszynski](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Oct 5- 130 St. Felix Street (Brooklyn Music School)
Date: Monday, October 4, 2021 12:58:40 PM
Attachments: [BAM Testimony for 130 St. Felix Street.pdf](#)

Attached please find the Brooklyn Academy of Music's testimony in support of the Brooklyn Music School for tomorrow's hearing.

Thank you and best wishes,
Ellen

Ellen Leszynski
she/her/hers
Director of Institutional Advocacy
BAM (Brooklyn Academy of Music)

...

P:

E: elleszynski@BAM.org

October 5, 2021

New York City Council
Subcommittee on Zoning & Franchises
250 Broadway
New York, NY 1007

Dear Subcommittee Members,

On behalf of the Brooklyn Academy of Music, I thank you for considering this letter regarding the proposed 130 St. Felix Street development. We understand that the 130 St. Felix project will include a new facility for our neighbors, the Brooklyn Music School, and will also include affordable housing.

Brooklyn Music School is an anchor institution in the Brooklyn Cultural District, and a valued member of our community and neighborhood. A new facility would be transformative for their programming and enable them to reach even more students and families. Additionally, the proposed project for 130 St. Felix would be on the same block as BAM's Peter J. Sharp Opera House and be directly next to the BAM Fisher Building. Brooklyn Music School is a great neighbor and we are happy to support their needs.

We believe this project was conceived with the intention of meeting the needs of the Brooklyn Music School. As the closest cultural institution neighbor to this project, we believe the new building could be a reasonable addition to the block.

Sincerely,

Elizabeth Moreau
Co-Interim President
Associate Vice President and Senior Producer

From: [Edgar Pereira](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St. Felix Street
Date: Tuesday, October 5, 2021 3:53:32 PM

Dear City Planning Commissioners,

On behalf of the Chinese-American Planning Council (CPC), I am writing to share my support for the 130 St. Felix Street project.

For several years now, CPC has been working with Gotham Organization, the developers of this proposed development, to similarly expand CPC's headquarters in the Lower East Side after a competitive selection process. The resulting plan is more than we could have hoped for. Together with Gotham, CPC will soon have a new state of the art facility to expand our services and, importantly, we will maintain ownership of our site. As with this proposed development at 130 St. Felix Street, we will also create permanently affordable housing and affordable senior housing – a direct result of the need we see every day in our neighborhood.

Speaking from experience, Gotham is a tremendous partner. Their commitment to us – our goals, our community's needs and our project – have been unwavering. As you all know well, development in New York City is never easy. It's hours upon hours of meetings, changes, tweaks, revisions, more conversation and, ultimately, managing the nuances and difficulty of construction. They meet with all stakeholders and communicate before and during construction. Our development is next to our current affordable senior housing with 200 residents, and Gotham has been responsive to any and all concerns. These public-private partnerships are critical to building a better, more diverse, equitable city.

At CPC, we know first hand how challenging the landscape is for nonprofit organizations. Projects like this, with partners that not only have the talent and skills to do the work but also take the time to understand the goals of the organizations with whom they are partnered, are the only way for nonprofits to continue to provide the services and support they provide to their constituents. I have no doubt that Gotham and the project architects have spent hours debating every detail of how the building will look and feel, its context within the neighborhood, being careful to respect what is existing – because that is exactly how they approached every conversation with us and our neighbors. I am excited to see that Gotham is using the same process for the 130 St. Felix Street project, which is contextual to the neighborhood. Simply put, Gotham is a good partner to the community, especially to nonprofit organizations and neighbors.

There has never been a more crucial time to think about the future of our neighborhoods. From this perspective, I urge you to look at the merits of this proposal and what they bring to the future of the Cultural District. I encourage the City Council to join me in supporting the 130 St. Felix Street project.

Thank you

.....

Edgar Pereira
Chief Program Officer
Edgar/He/Him

Chinese-American Planning Council, Inc.
150 Elizabeth Street New York, NY 10012
T: 212-941-0920
F: 212-966-8581

www.cpc-nyc.org

Advancing Our CommUNITY

From: [Gabrielle Giattino](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St. Felix St. development
Date: Tuesday, October 5, 2021 8:17:02 AM

Hello

Urging you to vote No on the 130 St Felix St development. The project threatens the character of the whole BAM Historic District; a mid-19th century neighborhood, this

would overpower it with an oversized new skyscraper.

Thank you
Gabrielle Giattino

Sent from my iPhone

BUREAU

[REDACTED]

NEW YORK NY 10002

bureau-inc.com

Gabrielle Giattino

[REDACTED]

From: [Holly R](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Please vote NO on the 130 St Felix St development
Date: Monday, October 4, 2021 4:54:03 PM

I oppose the 130 St. Felix St. development. This proposal is for an out of scale project in the midst of the BAM Historic District. The BAM Historic District is intended to protect a mid-19th century neighborhood character, to prevent overpowering it with a new skyscraper.

Sincerely,
Holly Rothkopf
[REDACTED]
New York, NY 10023

From: [Harvey](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] [SUSPECTED SPAM] Opposed to 130 St Felix Street Development
Date: Monday, October 4, 2021 1:43:19 PM

Hello NYC Council,

I am firmly opposed to the development currently proposed for 130 St Felix Street.

It is way too huge for the historic district predominantly composed of beautiful brownstone type buildings.

It includes 0 parking spaces for an area that is already overly congested with cars.

It massively blocks views of the most iconic building in Brooklyn, the old Williamsburg Savings Bank tower.

It simply does not belong on St Felix Street!

Thanks for listening.

Harvey

(Resident of, and voter in, Fort Greene)

--

[harvey.nyc](#)

From: [Alison Greenberg](#)
To: [Land Use Testimony](#)
Cc: [Penelope Bareau](#); [John Bacon](#); [Hal Bromm](#); [Chris Cirillo](#); [Christopher London](#); [Helen McCall Freeman](#); [Diego Robayo](#)
Subject: [EXTERNAL] Opposition to 130 St. Felix Application
Date: Tuesday, October 5, 2021 12:46:29 PM
Attachments: [HDC Letter Opposing 130 St. Felix.pdf](#)

Dear Chair Moya,

Attached please find a letter from The Historic Districts Council in opposition to the 130 St. Felix Street, Brooklyn application before the Subcommittee on Zoning & Franchises.

We ask that the Council reject this application.

Very truly yours,

The Historic Districts Council
Executive Committee

John Bacon
Penelope Bareau
Hal Bromm
Chris Cirillo
Alison Greenberg
Christopher London



HISTORIC DISTRICTS COUNCIL

THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

October 5, 2021

Hon. Francisco Moya, Chair
New York City Council
Land Use Subcommittee on Zoning
and Franchises
City Hall
250 Broadway
New York, NY 10007

**Re: 130 St. Felix Street, Brooklyn, NY
Brooklyn Academy of Music Historic District**

Dear Chair Moya,

The Historic Districts Council (HDC) is the advocate for all of New York City's historic neighborhoods. Our mission is to ensure the preservation of significant historic neighborhoods, buildings and public spaces in New York City, uphold the integrity of the City's Landmarks Law, and further the preservation ethic.

In June of 2020, HDC's Public Review Committee, which reviews all applications that come before the Landmarks Preservation Commission, reviewed the developer's application to the LPC. HDC found the proposed new building at 130 St. Felix Street to be a creative, attractive composition with a pleasant palette of materials. But, a building of such **extraordinary** scale at this site, emphatically reinforces our unwavering conviction that it should be constructed **outside** of the Brooklyn Academy of Music Historic District.

The proposed building is effectively shoe-horned into a low-rise street of an elegant collection of 1850s row houses. It is impossible for a building of this scale to ever have a natural urban relationship with the setting it seeks to occupy, but **utterly ignores**.

While the applicant uses the presence of the Williamsburg Savings Bank as a precedent to build at a skyscraper scale, the Bank was designated as an Individual Landmark 1977, one year before the Historic District was established. The historic district reinforces the extraordinary nature of the bank and its atypical height. The historic district protects the **low scale of its setting**. Furthermore, the Bank is the only skyscraper within the Historic District. The presence of a single tall structure does not equate to making that singular quality an architectural characteristic which can be used to define an historic district.

So, if the City Council were to approve this tower at this location, there will be two skyscrapers, and the argument must be made that **such an action utterly undermined and destroyed the essential characteristics of the Brooklyn Academy of Music Historic District**.

Today, however, there is only one. The LPC's designation report illuminates the character for which this district was designated, as it "...reflects the architectural development of Brooklyn's middle-class residential neighborhoods in the late 1850s. The area included within the boundaries of the Historic District was built up almost entirely during this period, and it retains much of its original 19th century ambiance."

The LPC preserved the low scale of this district in 2007, when LPC Commissioners required the BAM Fisher building be lowered from 170 to 100 feet. More recently, on June 2, 2020, LPC Commissioners overwhelmingly expressed discomfort with a tower looming over 1840s row houses in the Gansevoort Market Historic District, despite the thicket of high rises immediately surrounding the district. This proposal is not dissimilar, and **we ask for the scale of this district to be preserved.**

Fittingly, the designation report for this historic district concludes with these words: "It is hoped that Historic District designation will help to insure the protection of the area." HDC couldn't agree more.

Please deny this application.

Sincerely,

The Historic Districts Council
Executive Committee

John Bacon
Penelope Bateau
Hal Bromm
Chris Cirillo
Alison Greenberg
Christopher London

From: [Janine Nichols](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I oppose 130 St Felix Street!
Date: Monday, October 4, 2021 10:21:31 PM

I write to express my utter dismay and complete opposition to the proposed luxury tower known as 130 St Felix St. Anyone who knows St. Felix Street knows that it is a magical little street beside a major theater, old houses long in the shadow of the Academy of Music. Must every peaceful and beautiful street and neighborhood in this city be subject to the speculative whims of Big Real Estate? Stop this madness in its tracks. It is out of context, out of scale, and out of bounds. Hands off St. Felix Street! Leave that little beauty alone!

Janine Nichols



Brooklyn 11238

From: [Jennifer Chan](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I OPPOSE THE 130 ST FELIX ST DEVELOPMENT
Date: Tuesday, October 5, 2021 8:12:25 AM

Hello,

This development project is just completely out of scale of the entire BAM historic district and threatens its architecturally significant historic character. It will be a blight on the community and for that reason I vehemently oppose.

Best,
Jennifer Chan (Proud Brooklyn Resident)

From: [John Flores](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St. Felix Street
Date: Friday, October 8, 2021 12:55:04 PM
Attachments: [John Flores Supportive Testimony 130 St. Felix Street 10.5.2021".docx](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@cyber.nyc.gov as an attachment (Click the More button, then forward as attachment).

To whom it may concern:

Below is my written testimony. I am sorry I was not able to testify in person but I would like to submit a written testimony in lieu of a live testimony. I am a parent of a BMS student and I am very supportive of the project. Thank you for considering my testimony.

For your convenience I am also attaching a copy.

Best

John Flores

Testimony:

October 5th, 2021

Dear Council Members,

Hello, my name is John Flores, and I am the proud parent of two children who attend Brooklyn Music School. I've watched my children flourish with the help of this critical institution, which has fortified our community by providing enriching programming for a broad spectrum of Brooklynites. I am speaking today in support of the 130 St. Felix Street project.

Music instruction requires vast amounts of space — and space in good repair, too. Brooklyn Music School is lacking in that as of now and needs an initiative like the one that's under consideration now to lift up the institution for future children, adults, and seniors to enjoy.

This has been such a challenging year for all of our families, and the need to empower and inspire our children has never been greater. I know me and my fellow parents can't wait to sit together once again in a renewed performance hall, shoulder to shoulder, to witness our children reach new creative heights. I hope the City Planning Commission will join the Brooklyn Music School in reaching this aim.

Thank you for your time,

John Flores

October 5th, 2021

Dear Council Members,

Hello, my name is John Flores, and I am the proud parent of two children who attend Brooklyn Music School. I've watched my children flourish with the help of this critical institution, which has fortified our community by providing enriching programming for a broad spectrum of Brooklynites. I am speaking today in support of the 130 St. Felix Street project.

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Thank you for your time,

John Flores

From: [John Golden](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Land Use comments on Gowanus Rezoning
Date: Thursday, October 7, 2021 8:03:02 PM

Hello -

Please vote against construction of excessive tall buildings in Gowanus. Don't overcrowd and pollute our neighborhood. My main issues are congestion and contamination including water runoff and toxic contamination. More reasonably sized buildings are the way to develop responsibly. Limit heights in a neighborhood now mostly 3-4 stories high.

NYC DEP claims a new citywide stormwater rule will help reduce CSOs from new development but Gowanus needs special attention, being flood vulnerable. NYC DEP is wrong in modelling CSO improvements, as if empty lots replaced by green buildings somehow counts as lower CSO. No future development can improve on zero water runoff currently from empty lots. Please point out to NYC DEP that their model is wrong.

- John Golden

, Brooklyn

From: [JOEL GOLDSTEIN](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I oppose the 130 St Felix Street Development !!!!!!!
Date: Monday, October 4, 2021 5:38:05 PM

*I oppose the 130 St. Felix St. development" or "please vote no on the 130 St Felix St development" "This is completely out of scale;" "The project threatens the character of the whole BAM Historic District;" "Our BAM Historic District is intended to protect a mid-19th century neighborhood character, not to overpower it with a new skyscraper.
Sincerely, Joel M. Goldstein*

From: [John Maher](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St. Felix St. development I OPPOSE
Date: Monday, October 4, 2021 10:53:43 PM

Dear Land Use Committee,

I oppose the 130 St. Felix St. development for a skyscraper.

Please vote no on the 130 St Felix St development.

The development is out of scale to the needs of the community, the project violates the unique historic character of the BAM Historic District which is that of a beaux arts mid-19th century neighborhood. There is no provision for an additional subway stop or additional public spaces to relieve the increase in congestion. This is simply a hyper awful proposal which, if approved, will constitute ad city planning.

Thank you.

Very truly yours,

John T. Maher

From: [Joseph Napoli](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] In Opposition to 130 St. Felix Street
Date: Tuesday, October 5, 2021 6:29:52 PM

Hello— My name is Joseph Napoli. As a resident of [REDACTED] of 50 years since 1971, I must say I am in total opposition to the completely out of scale proposed building, which completely overpowers the BAM Historical District and spoils the architectural majesty of One Hanson Place. How many more uninspired mammoth buildings are you going to cram into downtown Brooklyn to completely dwarf the nearby brownstone neighborhoods, which are a lot more special to Brooklyn than huge out of scale and out of character buildings. And how many more people can you cram into a neighborhood totally overtaxing the transportation system and making this area a lot less desirable? The proposed building at 130 St Felix Street is a poorly thought out eyesore, which would never benefit any low income people in this neighborhood. Don't build it—it's a disaster!

Sent from my iPad

From: [Jamil Pace Sr](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St. Felix Street
Date: Friday, October 8, 2021 11:44:43 AM
Attachments: [Jamil Pace Testimony in support of 130 St. Felix Street.pdf](#)

My name is Jamil Pace and I am here today to speak in support of the 130 St. Felix Street project. The construction industry was severely impacted by the pandemic and new construction development in New York City has fallen to its lowest level in a decade. Projects like 130 St. Felix are imperative to providing work for thousands of New Yorkers and boosting the local economy. The longer we wait on these projects, the slower it will take for our city's revitalization. Thank you for hearing my testimony today.

From: [Jay Reiburn](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] NO to 130 St. Felix St. rezoning
Date: Monday, October 4, 2021 9:20:05 PM

Sent from my iPad

Please vote NO on the 130 St. Felix Street development. This towering monster that dwarfs the residential 3 and 4 story brownstones in what is supposed to be a landmarked area is an ugly insult to the wonderful Williamsburg Bank Building. It must not be approved. It goes without saying Ms Cumbo and the real estate interests care not a whit about the neighboring residents and their concerns about the potential structural damages to the infrastructure of the street and tunnels and subways adjacent to Barclays Center that pose a danger to all who live here. Vote NO and stand with the public and not the people who only care about profit.

Jay Reiburn

[REDACTED]

Brooklyn, NY 11217

From: [Joan Reutershan](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition to 130 St. Felix Street rezoning
Date: Monday, October 4, 2021 10:22:15 PM

To whom it may concern,

I am a 38 year resident of Fort Greene, Brooklyn, where rezoning has been proposed to permit the highrise development of 130 St. Felix Street. This is an unacceptable project, because it disregards entirely the context of the landmarked community in which it is located. And aesthetically it is a vulgar insult an architectural jewel of Brooklyn, the iconic Williamsburg Bank Building.

Please do everything in your power to prevent this incursion from taking place.

My best,

Joan Reutershan

Sent from my iPhone

From: [Judith Rosenfeld](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St. Felix Street
Date: Thursday, October 7, 2021 3:50:36 PM
Attachments: [Breaking Ground Testimony - NYC Council Subcommittee on Zoning and Franchises - 10.5.2021.pdf](#)

Judith Rosenfeld
Vice President, Special Projects
Breaking Ground
505 8th Ave - 5th floor
Ph:(212) 389-9322
Email: jrosenfeld@breakingground.org
www.breakingground.org





**Testimony of Breaking Ground
To the New York City Council Land Use Committee, Subcommittee on Zoning and Franchises
Tuesday, October 5, 2021**

Good Morning. Thank you, Chair Moya, and to the members of the Subcommittee on Zoning and Franchises for the opportunity to testify.

My name is Judith Rosenfeld and I am Vice President for Special Projects at Breaking Ground, the City's largest nonprofit developer and operator of permanent supportive housing. Breaking Ground testifies in support of the land use application for 130 St. Felix Street.

Affordable homeownership opportunities occupy an important place in the housing continuum, and this project will allow households who may otherwise need to look far outside of the City to explore homeownership to instead put down roots in Brooklyn and build equity. In addition, the project will incorporate a new home for a vibrant cultural institution.

At The Schermerhorn, our supportive residence in Downtown Brooklyn just half a mile from this project, we developed a community facility space that is home to the Brooklyn Ballet, which has become one of Brooklyn's cherished cultural organizations providing education, training and performance opportunities for underserved youth. We know first-hand the importance of new, practical, and state-of-the-art space for the arts.

Similarly, 130 St. Felix offers a rare opportunity for the Brooklyn Music School to modernize and expand their instruction spaces while allowing continuous operation of their education programs. This is a once-in-a-lifetime chance for a music education nonprofit to find a sustainable, practical, state-of-art home.

From: [Jack Weiser](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] [SUSPECTED SPAM] One Hanson Place 8A
Date: Monday, October 4, 2021 2:15:04 PM

This will destroy this Brooklyn neighborhood. It's another example of developer greed. Vote it down!
jack weiser

From: [Jeffrey Wollock](#)
To: [Land Use Testimony](#)
Cc: [Cumbo, Laurie](#)
Subject: [EXTERNAL] Opposition to 130 St. Felix Street
Date: Monday, October 4, 2021 3:21:00 PM

New York City Council
Subcommittee on Zoning and Franchises
Members of the Subcommittee,

As a deeply concerned citizen and a native of Brooklyn, I write to express my opposition to the 130 St. Felix Street development. The erection of this building would be a mockery of the very concept of a historic district, utterly out of scale and character for the neighborhood, and a desecration of Brooklyn's most iconic building, the Williamsburg Bank tower. It would do nothing to address the shortage of affordable housing other than to provide yet another fig-leaf for what is in fact rampant and unneeded luxury development at a time when New York City is showing a massive rate of vacant apartments.

Yours sincerely,

Jeffrey Wollock
cc: Councilmember Laurie Cumbo, District 35, Brooklyn

From: [Julia B](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition to the 130 St. Felix Street Developer
Date: Tuesday, October 5, 2021 11:03:30 AM

I am Julia Bryant a long time community member and I am opposed to the 130 St. Felix St. Developers. Our BAM Historic District is intended to protect a mid 19 century neighborhood character.

Please note that there is no binding community benefits.

Thank you.
Julia Bryant

From: [joanne.gorman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Brooklyn -130 Saint Felix St. - development proposal - Oct 5, 2021- in opposition
Date: Tuesday, October 5, 2021 9:30:43 AM

October 5, 2021 Hearing - to be put in the record.
Re: ULURP - 130 St Felix St - Testimony In Opposition to the rezoning
Attn: Council Member Cumbo, Brooklyn-35th District

Dear Council Member Cumbo,

NY City's Historic Districts have become increasing targets in recent years for developers wanting to take advantage of these special, protected places to advance their private, profit-driven agenda for luxury, high-rise development.

130 St. Felix St. is facing a 23-story development proposal, the height of which will undermine both the historic BAM District it lies within, and one of the most famous landmarked buildings in Brooklyn that it would lie alongside - the *Williamsburg Savings Bank Clock Tower*.

No one is saying don't build; just don't undermine our special places in the process. 130 St. Felix St at its current planned height severely impacts how the Williamsburg Bank building is seen from the surrounding streetscape - as the attached image dramatically reveals. The NYC Landmarks Preservation Commission yielded to a 21ft height reduction on the developer's 2nd try, and in doing so, failed in its own mandate to protect a key cultural and historic asset.

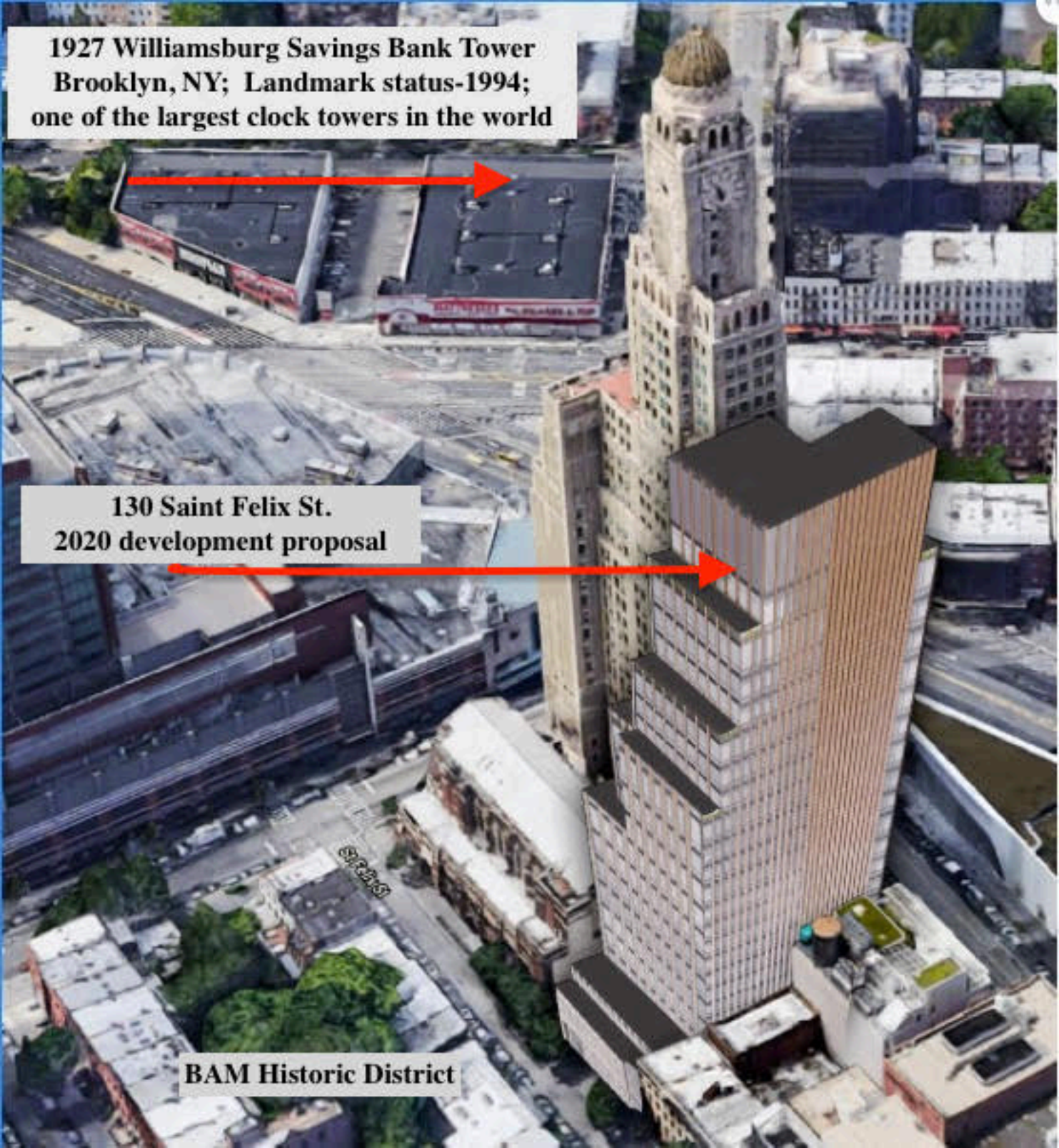
As the Brooklyn Council Member currently entrusted with oversight over the BAM Historic District, you have a powerful voice to promote and protect your community and its special places and features. Please speak out against this current 130 St. Felix St design, and demand a lower scale that is in harmony with the BAM Historic District while also protecting one of its most iconic landscape markers.

Respectfully,
Joanne Gorman
co-founder - Friends of South Street Seaport

**1927 Williamsburg Savings Bank Tower
Brooklyn, NY; Landmark status-1994;
one of the largest clock towers in the world**

**130 Saint Felix St.
2020 development proposal**

BAM Historic District



From: [Janis Lariviere](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St Felix
Date: Monday, October 4, 2021 10:10:11 AM

I vote no on the 130 St Felix project. It will hurt the historic character of the BAM district.
Thank you,
Janis Lariviere
Janislariviere@gmail.com

From: [jd wizard](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St Felix
Date: Tuesday, October 5, 2021 11:33:41 AM

Greetings to the City Council Chair Moya and the City council subcommittee on zoning

My name is John Dew. I am a member of community board #2 for close to a quarter century. I spent 4 years as the chair of cb2 and 2 terms as chair of the Transportation and Public Safety committee. I am currently co chair of the Myrtle Ave BID.

I will read my testimony as 2 bullet points.

Bullet 1

In 2004, the downtown Brooklyn community was up zoned and gentrified.. Practically the entire community of color was removed using building condemnation and eminent domain. None of the promised community benefits agreed to by the city have been realized. They included ADA access to the subways, a federal requirement. Underground parking for the government agency employee vehicles that currently park on the sidewalks. A public restroom. The proposed public park has been privatized greatly reduced in size and remains unbuilt after 19 years. Once eventually built, It will get only 15 minutes of direct sunlight daily as a result of being surrounded by ULURP hi-rise buildings. The city also agreed to limit hi-rise buildings to the Downtown area. The proposed building is in Fort Green.

Bullet 2

130 st Felix;

Is on an extremely narrow block in the historic district of fort green and adjacent to the historic Williamsburg bank building. This entire block collapsed 2 decades ago. In addition to the street, the stoops and facades on every house on the east side of the block had to be restored by the city over years and the block was totally off limits to the public. The sidewalk on the east side of the block is 3 feet wide. There is parking on one side of the block only. The developer didnt mention any of during their presentation to the Community Board.

When asked about the shadows that would result from this 23 story building adjacent to the historic Williamsburg Bank, the response was None because the building is in the shadows of other taller buildings. Of course this is not true. the proposed building would occupy the lot that provides the only sunlight that the block receives during the day because the block is behind the Williamsburg Bank Building.

The are subway tunnels under this block. The developer failed to mention this nor discuss the potential impacts., Given that the block had previously collapsed all the way up the the building facades, the absence of mention feels misleading.

The developer used the Brooklyn Music School to provide the rationale for a 23 story building. The developer did not mention that the Not-for profit Brooklyn Music School shares its space with the Brooklyn Muse, which is a for-profit entity. The Brooklyn Music School and the Muse Academy also reportedly share board members.

The so called affordable housing proposed is not affordable for the surrounding community.

The entire community of color in Downtown Brooklyn has been under siege for decades. City Planning has refused

to study the impacts of the 2004 up zoning on the displaced community of color. There is no study of the traffic impacts from a 23 story building. Traffic is frequently at a standstill in downtown Brooklyn.

Look up and you see multi-million dollar condos and air rights. Look down and you see the resulting homeless population and food pantries.

Is there any respect for history of this important African American community? A 23 story building adjacent to this Landmark building is atrocious.

Current conditions are the result of city approved policies that are applied using the Critical Race theory. The community board voted overwhelmingly to oppose this application.

I am asking that the application for 130 st Felix be be rejected.

From: [Katherine T Model](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] BROADWAY AND 11TH STREET REZONING 130 ST. FELIX STREET
Date: Monday, October 4, 2021 8:40:19 PM

Hello,

I am writing to say I oppose the 130 St. Felix St. development. It will overpower the BAM historic district and is totally out of scale.

Thank you,
Katie Model

From: [Katherine O'Sullivan](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition to 130 St. Felix St.
Date: Friday, October 8, 2021 3:24:50 AM

I oppose the 130 St. Felix St. development. Please vote no on the 130 St Felix St development.

This is completely out of scale. The project threatens the character of the whole BAM Historic District. Our BAM Historic District is intended to protect a mid-19th century neighborhood character, not to overpower it with a new skyscraper.

Katherine O'Sullivan

New York, NY

646-584-6092

212-942-9071

From: [Karen Russo](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 ST FELIX ST DEVELOPMENT
Date: Monday, October 4, 2021 11:38:56 AM

Please vote no on the 130 St Felix St development

It is totally out of scale and out of character with the neighborhood.

Thank you

From: [Kirsten Theodos](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St Felix
Date: Monday, October 4, 2021 1:12:11 PM

I adamantly oppose the 130 St. Felix St. development and ask you please vote no on the project.

This project is completely out of scale and if built will have bastardized a designated historic district. It is in complete violation of the Landmarks Law and shouldn't even be open for discussion.

Best,
Kirsten

From: [Karla Fisk](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I oppose rezoning 130 Felix Street
Date: Tuesday, October 5, 2021 10:33:40 AM

I strongly oppose the rezoning of 130 Felix Street. It would do great damage to the neighborhood, the larger community, and our city as a whole.

Sincerely, Karla Fisk

Karla Fisk, LEED AP
101 Cooper St.
New York, NY 10034

Co-Chair of Fundraising & Comms, Inwood Legal Action
Cell: (917) 626-6849
karlafisk@gmail.com

From: [Kathrine](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Urging you to vote No on the 130 St Felix St development.
Date: Tuesday, October 5, 2021 4:02:43 PM

Hello,

I have lived on St. Felix Street for years and have watched as high rises have been built on Ashland, on Rockwell Place, on Flatbush and Fulton gradually obscuring the sky. I have been enormously grateful for the zoning that protects our little street. The 130 St Felix St development threatens the character of our street and the whole BAM Historic District, a mid-19th century neighborhood, that should be cherished and protected. The proposed development would overpower it with an oversized new building. Please vote NO.

Sincerely,
Kathrine Meyers

From: [Linda Brinkley](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] No to 130st Felix Street development
Date: Friday, October 8, 2021 9:51:43 AM

I am greatly opposed to the development of 130 St. Felix St.
Development of that historical area will ruin both BAM and Click tower buildings!

Linda Brinkley

Sent from my iPhone

From: [Lucy Koteen](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition testimony to 130 St Felix Street
Date: Tuesday, October 5, 2021 5:50:29 PM
Attachments: [Opposition 130 St Felix Street \(1\).pdf](#)

Attention:
Subcommittee on Zoning and Franchises

--

Lucy Koteen

cell: [REDACTED]

June 2, 2021

ULURP Hearing Testimony 130 St Felix Street

Lucy Koteen

138 Lafayette Ave

Brooklyn, NY 11238

lucy.koteen@gmail.com

I am opposed to the rezoning and dismantling of the 1978 Landmarked BAM Historic District designated to protect its unique historic legacy for future generations. The NYC Landmark Preservation Commission is being sued in Court now because they have failed in their role to protect it. The outcome of this lawsuit should conclude before proceeding with ULURP.

This building represents the dissemblance of the BAM historic district.

The issue here is the intrusion into a Historic district with an out of scale and non compliant design of a building. We see the creeping invasion of our historic districts all over the city approved by the Landmarks Commission for development that does not meet the criteria in a historic district.

St Felix Street is a narrow street with one side composed of three and four-story residential buildings and the other side composed of the historic Brooklyn Academy of Music building, about 60 feet high and the historic United Methodist Church, and the low rise buildings of the Brooklyn Music School, which are converted townhouses. The new building would line up against the historic and iconic One Hanson Place building, known as the Clock Tower building. None of this is enhanced by a 23-story plus bulkhead building that will cast shadows on the neighborhood and block out the light of those living in One Hanson Place.

In all the presentations by the developer, they carefully point their camera away from the low rise buildings on the street and the rest of Historic Fort Greene and point them towards the high rise buildings that have recently been built in the other direction.

Be aware that this block of St Felix Street experienced a cave-in twice, in 1917 and 1997 and no environmental examination has taken place as to the impact that constructing a 23-story building will have on the infrastructure of the street. Concurrent with the proposed construction is the massive development by Alloy directly across the street with one building reaching 840 feet and the other reachig 482 feet, that will severely impact the people and businesses in the area. **There is no comprehensive evaluation of the impact of all the construction going on simultaneously in the area.**

The repercussions of the pandemic are yet to be known. We have seen that Alloy developers of 80 and 100 Flatbush Avenue have altered their **approved** configuration in response to the impacts of the Covid pandemic. They eliminated office units and added an additional 184 units of mostly market rate apartments.

Those who support this zoning will talk endlessly about the attributes of the Brooklyn Music School, its need to expand and that it serves the community. **All of this is irrelevant to the issue.** We have seen this play out again and again. It is purposely, **by design**, to be divisive and destructive to a neighborhood and to the community. Consider the many disadvantages that will be felt by the residents of the street and the community.

In the 1970s, Fort Greene residents fought hard to get these streets listed as Landmarks. **These streets are the historic heritage of not only the past but of the future.**

When a developer wants to override the zoning that was put into place to protect the community they find a school or not for profit that will benefit from their "generosity". **This is not generosity. This is exploitation.** This is abuse of a community to serve the greed of the developer who will use any tool in the developer's play book that they can, to get their way. We see over and over again a developer introduces a design that they know will be shot down for being too high and thoroughly inappropriate. They return with a design that removes 20 feet and that tweaks the design and *voila* the building is approved despite still being out of compliance with the zoning and with the requirements of Landmarks. The issue here is not the claimed benefits this out-sized building might provide for some individuals.

And of course, in play, the red hearing of "affordable" housing, condos in this instance, which are not affordable to those low income residents who are in need of housing. This is not the issue to be evaluated. Let us keep in mind that the City is now awash in new construction that sits mostly empty and there are many new constructions in process that will sit empty, but will receive tax subsidies. **What is not discussed when addressing affordable housing is that the 70-80% market and luxury housing, in every instance raises real estate prices and increases gentrification.** Even the marketed affordable units as described, are not low income but middle income units.

The only topic that should be on the table is the destruction of the Landmarked BAM Historic District. All else is irrelevant. **All else is performance.** We have seen this show repeated many times. The city council should know better by now than to be tricked into another rezoning that benefits the developer and hurts the neighborhood. **These streets are the historic heritage of not only the past but of the future.**

From: [Lee Spencer](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Re: 130 St Felix Street development
Date: Monday, October 4, 2021 6:25:55 PM

Please vote against this development at 130 St Felix St.

This development is not in the best interest of the community and it is not within the guidelines and zoning for this area.

I am strongly opposed to this development at 130 St Felix St.

Please vote AGAINST this development!! It is important for the people who live in this area. Please do not allow the developers to manipulate the landmarks commission

From: [Laurena Allan](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St Felix rezoning.
Date: Tuesday, October 5, 2021 12:28:43 PM

Please vote no on the 130 St. Felix rezoning and development.


Why the most historically and architecturally significant areas and buildings must continually be destroyed while there is plenty of crumbling infrastructure that could be rehabilitated and beneficial to so many I guess is obvious (\$\$\$) but this is one of the most blatantly destructive measures I have ever witnessed.

Please do not continue to destroy what has nourished this vibrant neighborhood.

Laurena Allan

From: [LaShaun Ellis](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St. Felix Street
Date: Tuesday, October 5, 2021 2:04:57 AM

As a life long Brooklynite and long time trick or treater in Fort Greene with my childhood friend I'm opposed to this outrageous development. It is not only out of scale and context, it is the embodiment of violence and greed. These developments continue to further displacement and continue to reward developers with all kinds of benefits that should be given to the people. I strongly oppose this project.

Be well,
LaShaun

Brooklyn, 11225

This process of the good life is not, I am convinced, a life for the faint-hearted. It involves the stretching and growing of becoming more and more of one's potentialities. It involves the courage to be. It means launching oneself fully into the stream of life. -Carl Rogers

From: [Lori Raphael](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St. Felix Testimony
Date: Tuesday, October 5, 2021 3:17:58 PM
Attachments: [image001.png](#)
[Oct NYCC Subcomm 130 St Felix Draft Testimony BK Chamber.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@cyber.nyc.gov as an attachment (Click the More button, then forward as attachment).

Please enter the attached testimony in support of the 130 St. Felix Street project into the record.

Thank you.
Lori Raphael

Lori Raphael
Senior Vice President, Strategic Partnerships
Brooklyn Chamber of Commerce
P: 718 875-1000 x140

We Moved!!

**The Brooklyn Chamber of Commerce is now
at Industry City – Building 3 on the 4th Floor**



Our New Mailing Address is:

**253 36th Street
Brooklyn, NY 11232
Mailbox unit: 17**



Testimony in favor of 130 St. Felix Project
NY City Council Subcommittee on Zoning and Franchises
October 5, 2021

Good morning, Subcommittee Members. My name is Lori Raphael, and I am a Senior Vice President with the Brooklyn Chamber of Commerce.

The Brooklyn Chamber of Commerce is among the largest and most influential business advocacy organizations in New York, having spent the last hundred years developing and promoting policies that drive economic development and advance its members' interests. We are the voice of Brooklyn's business community, offering the promotion, support and advocacy businesses need to continue creating jobs and opportunities in their communities.

I would like to express our support for the 130 St Felix Project by Gotham Organization and Brooklyn Music School. This project will bring accessible arts to the area in the form of a mixed-use cultural center in the heart of Brooklyn. By providing affordable homeownership opportunities and reinvigorating the Brooklyn Music School, 130 St. Felix helps ensure the Downtown Brooklyn Cultural District remains a diverse and vibrant community for future generations.

The Brooklyn Music School has been serving the residents of this borough for over 100 years. It is more critical than ever right now to give non-profits opportunities to survive, grow, and serve future generations of this borough.

For the Brooklyn Music School and the greater community, this project will:

- More than double instructional space
- Create a fully accessible facility
- Add new dance and rehearsal space and a Digital Music Lab
- Enable eventual upgrade/renovation of their existing facility while maintaining services to the community
- Provide affordable home ownership to allow for generational accumulation of assets and ties to the community
- Fill in an empty lot with contextual architecture

130 St Felix is the definition of transit-oriented development and is a welcome addition to the Downtown Brooklyn/Fort Greene neighborhood. Now more than ever as the borough recovers from the impacts of COVID-19, we need investment like this that will contribute to the vibrancy of our neighborhoods. This project has the full support of the Brooklyn Chamber of Commerce.

From: [Linda Roche](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St Felix St Rezoning
Date: Tuesday, October 5, 2021 7:23:48 AM

I am writing to state my opposition to the rezoning. Please consider the disposition of residents and the community if this project is approved. The destruction of this city by overdevelopment is rampant and needs to halt. Thank you.

Linda Roche

From: [Susan Spiller](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Fwd: No to vote!!!!
Date: Friday, October 8, 2021 9:58:54 AM

Sent from my iPhone

Begin forwarded message:

From: Leslie Brinkley <brinkley.leslie@gmail.com>
Date: October 8, 2021 at 9:56:25 AM EDT
To: preservebamshistoricdistrict@gmail.com
Subject: No to vote!!!!


The amount of inconsideration to the preservation of history and the community is inconceivable!!!!!! I vote No!!!!

From: [Melanie Altarescu](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Please vote no on the 130 St Felix St development
Date: Monday, October 4, 2021 5:12:51 PM

The project threatens the character of the whole BAM Historic District. Thank you for your consideration.

--

Melanie Altarescu
melaniealtarescu@gmail.com


@melwire

From: [Malik Graves-Pryor](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St Felix Street Development
Date: Tuesday, October 5, 2021 1:46:11 PM

Hi,

I wanted to submit my comment regarding the proposed development at 130 St Felix Street in Brooklyn. It is wildly out of scope for the BAM Historic District and, if approved, would open the floodgates for unfettered development and destruction of a historic district.

If this is about a school, something could be easily built for the scale without requiring a behemoth that is completely out of scope for the neighborhood.

This would be not only destructive for BAM and Fort Greene, but also any other historic district in NYC.

Please add my opposition to the list.

Sincerely,

Malik Graves-Pryor
Fort Greene resident since 2008

From: [Mitchell Grubler](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] In Opposition to 130 St Felix St.
Date: Monday, October 4, 2021 7:48:38 PM

I oppose the 130 St. Felix St. development. Please vote no on the 130 St Felix St development. This is completely out of scale and the project threatens the character of the whole BAM Historic District. The BAM Historic District is intended to protect a mid-19th century neighborhood character, not to overpower it with a new skyscraper.

Mitchell Grubler, Vice President
Four Borough Neighborhood Preservation Alliance


From: [Moss Levenson](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL]
Date: Monday, October 4, 2021 1:10:46 PM

Re - Felix St Development

To: Whom it may concern

Please vote no on the 130 St Felix St development. This project is obscenely out of scale and threatens the character of the whole BAM Historic District. The prospect of flooding that area with more wealthy people who show disdain for the "lucky few" who win a lottery and go in through a poor door to the same building is gross. If the fundamental reason for approving this project is more affordable units, and it's a 10-15% offset It is not worth it to change the fundamental character of the historically middle class neighborhood.

--

Moss Levenson
[Captain & The Fox](#)
Brooklyn, NY 11205


From: [Martha McBrayer](#)
To: [Land Use Testimony](#)
Cc: [Bunny](#)
Subject: [EXTERNAL] 130 St Felix Street Development
Date: Monday, October 4, 2021 11:29:04 AM

To Whom It May Concern:

We live in Fort Greene and write to respectfully request that you vote "No" against the proposed 130 St Felix Street Development.

The last thing our neighborhood needs is another skyscraper development, let alone one placed in a location that on one side blocks views of the iconic One Hanson Place clocktower building, and on the other dwarfs the quaint residential brownstone street where it will be located.

Moreover, this neighborhood lacks the infrastructure for yet another residential tower. Indeed, there is no demand for the same: instead, it will be yet another haven for affluent investors to use as tax write-offs rather than homes, and otherwise will depreciate neighborhood property values as it will mostly sit empty.

Lastly, that block of St. Felix Street has suffered sinkholes in the past. I sincerely doubt it's a safe place to build such a massive building.

Thanks for your consideration.

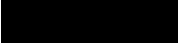
Very truly yours,

Martha McBrayer
Alison Forner
One Hanson Place [REDACTED]

From: [M.GenNic](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I oppose the 130 St Felix St development
Date: Monday, October 4, 2021 8:31:38 AM

Why have historic district designations at all if you don't use them to preserve the neighborhood character? This project is I'll conceived and out of scale with the mid-19th century neighborhood the BAM Historic District is intended to protect.

Thank you!

Meredith Genova Nicolaescu


From: mrz73@verizon.net
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Testimony in opposition to 130 St. Felix St. development
Date: Monday, October 4, 2021 4:31:09 PM

To whom it may concern:

I am writing in opposition to the planned development at 130 St Felix St. Please vote no on the 130 St Felix St development. The project is completely out of scale and threatens the character of the whole BAM Historic District. The BAM Historic District is intended to protect a mid-19th century neighborhood character, not to overpower it with a new skyscraper. It's disappointing that such a project is even being contemplated. We've been inundated recently with new towers around downtown Brooklyn. The historic district should be a red line where such developments are understood by all to be inappropriate.

Thanks,
Matthew Zimmer
1 Hanson PL, [REDACTED]
Brooklyn, NY 11243

From: [Maxine Barnes](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St. Felix Street, Bklyn
Date: Tuesday, October 5, 2021 6:13:11 PM

Good Afternoon Council Members,

Please, Please do not approve this out of scale and character development.

Your constituents and community beg of you to do the right thing this time and not destroy the beautiful, epic and iconic BAM Historic District.

We honor and cherish the historic districts of Brooklyn and must leave this legacy as beautiful as we found it for those that come after us.

Thank you for listening!

The Community trust you to Do The Right Thing!

Professor Maxine Barnes
200 Block Association,
President Emeritus

Sent from my iPhone

From: [michael kramer](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] TESTIMONY IN OPPOSITION TO 130 ST. FELIX STREET REZONING
Date: Tuesday, October 5, 2021 9:58:19 AM

October 5, 2021 Hearing - to be put in the record.
Re: ULURP - 130 St Felix St - Testimony In Opposition to the rezoning
Attn: Council Member Cumbo, Brooklyn-35th District

Dear Council Member Cumbo,

NY City's Historic Districts have become increasing targets in recent years for developers wanting to take advantage of these special, protected places to advance their private, profit-driven agenda for luxury, high-rise development.

130 St. Felix St. is facing a 23-story development proposal, the height of which will undermine both the historic BAM District it lies within, and one of the most famous landmarked buildings in Brooklyn that it would lie alongside - the *Williamsburg Savings Bank Clock Tower*.

No one is saying don't build; just don't undermine our special places in the process. 130 St. Felix St at its current planned height severely impacts how the Williamsburg Bank building is seen from the surrounding streetscape - as the attached image dramatically reveals. The NYC Landmarks Preservation Commission yielded to a 21ft height reduction on the developer's 2nd try, and in doing so, failed in its own mandate to protect a key cultural and historic asset.

As the Brooklyn Council Member currently entrusted with oversight over the BAM Historic District, you have a powerful voice to promote and protect your community and its special places and features. Please speak out against this current 130 St. Felix St design, and demand a lower scale that is in harmony with the BAM Historic District while also protecting one of its most iconic landscape markers.

Respectfully,
Michael Kramer
for the Seaport Coalition

From: [Megan Malvern](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St. Felix St. In Opposition
Date: Tuesday, October 5, 2021 11:57:19 AM

Dear City Council,

Here is the chance to save a sliver of NY that will never again exist. There are literally thousands of other opportunities to build this high and still give back to BAM. These "deals" create quid-pro-quo actions that only further developer's greed and encourage predatory landmark hunting for profit.

I strongly oppose the [130 St. Felix St.](#) development. Please vote no on the [130 St Felix St](#) development and protect the zoning laws that have been hard fought and carefully crafted over decades of activism and preservation. Selling our city to benefit only one non-profit and stripping away the last vestiges of light and air, sky and character is a bad deal for every New Yorker. We can do better.

~~Please~~ vote no on the [130 St Felix St](#) development.

-

Kind Regards,
Megan Malvern


MeganMalvern@gmail.com

From: [marge othrow](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St. Felix Street, Brooklyn, N.Y.
Date: Wednesday, October 6, 2021 1:30:46 PM

I am opposed to the denigration of this historic block by the proposed 'tower', which is (HAD YOU NOTICED?) completely out of scale with the existing residential brownstones.

IT WOULD ALSO VIOLATE the 1978 BAM Historic District agreement, drafted to protect the brownstone neighborhoods circling downtown Brooklyn.

I AM OPPOSED TO FURTHER UPZONING IN RESIDENTIAL NEIGHBORHOODS FOR THE BENEFIT OF DEVELOPERS.

NO TO 130 ST. FELIX ST REZONING!

Marge Othrow

From: [Miranda Sielaff](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 Felix St
Date: Wednesday, October 6, 2021 12:58:29 PM

Dear Council Members:

I oppose the 130 St. Felix St. development. This development is out of scale and threatens the BAM Historic District with its height and lack of integration into the current landscape.


The practice of Council Members deferring to big developers instead of protecting existing communities needs to be stopped -- who is New York for? Land use deals like this one are just a wealth transfer to the rich and do not result in significant affordable housing gains for working New Yorkers.

Sincerely,
Miranda Sielaff
Brooklyn resident

From: [Mary Lou Houston](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote no to 130 St. Felix development
Date: Wednesday, October 6, 2021 8:48:40 AM

I am strongly against the development planned along St. Felix St. The Brooklyn Academy of Music Historic District was created to protect the residential 19th Century community that surrounded it, not to destroy it.

Don't let this happen,
Mary Lou Houston



From: [Nicole Leighton](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] In Opposition to 130 St Felix
Date: Tuesday, October 5, 2021 1:28:50 PM

Hello,

I am a Brooklyn resident and I am writing in opposition to the proposed 130 St. Felix rezoning. It is out of scale and out of character with the BAM Historic District. Don't we have enough luxury skyscrapers already??

Thank you,
Nicole Leighton
Brooklyn, 11215

From: [Norman Ryan](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] RE: 130 ST. FELIX STREET, Testimony Against Application
Date: Monday, October 4, 2021 1:50:40 PM

Dear Members of the Subcommittee on Zoning and Franchises:

I am writing to submit testimony against Gotham Organization's application regarding the proposed development at 130 St. Felix Street in the BAM Historic District, which will be addressed at your upcoming meeting on October 5, 2021.

I listened with interest to the initial recommendations made by members of the Landmarks Preservation Commission at their June 23, 2020 hearing on this project when the expansion was denied approval. The adjustments Gotham made to the building's design following that meeting and the massing of this project in response to those recommendations are still grossly incompatible with the spirit and context of the BAM Historic District. The proposed building is too tall for both St. Felix Street and Ashland Place and, and in the revised design proposed by Gotham, competes even more with the landmarked silhouette of the Williamsburgh Savings Bank tower.

I have lived in Fort Greene since 2005. I am a musician and have worked in New York City as an arts administrator since 1985. I enthusiastically support the great work that the Brooklyn Music School has done for aspiring young musicians in our community and throughout Brooklyn. The School's facilities need and deserve to be upgraded. However, upgraded facilities can be achieved without destroying the fabric of a landmarked historic district.

The Landmarks Preservation Commission designated the BAM Historic District in 1978 for good reasons, among them:

1. The 1977 Landmark Designation for The Williamsburgh Savings Bank, emphasizing its place on the skyline and the distinction of its silhouette.
2. The residential buildings along St. Felix Street and others within the District, one of the best-preserved 19th-century intact residential districts in New York City.

The 22 story skyscraper being proposed by Gotham is not in harmony or in context with the unique and noteworthy characteristics of the BAM historic district. Following on specific recommendations (which I have indicated in quotation marks) made by the LPC in the June 2020 hearing, Gotham's revised design proposal does not achieve a "sense of separation" from the landmarked Williamsburgh Savings Bank and the proposed design still "removes the architectural drama of the low rise against the Bank tower." Without a significant reduction in the building's massing and overall height, it is impossible for this project to fall within the "real line of the District which goes laterally through the proposed building along the rooftops (10 stories) of all the other buildings" to quote another Commissioner's comments.

As knowledgeable stewards of land use in New York City, I am counting on you to protect the

important history and legacy that our Landmarks Preservation Commission established in 1978. I trust you will not retreat from the expectations all New Yorkers have of you to protect and preserve the unique character and quality of our few remaining historic districts.

Respectfully submitted,

Norman D. Ryan

From: [O.K. Fox](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I oppose the 130 St. Felix St. development
Date: Tuesday, October 5, 2021 12:42:33 AM

I oppose the 130 St. Felix St. development

From: [Pete Davies](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St. Felix St - OPPOSITION
Date: Monday, October 4, 2021 10:07:23 PM

To the Chair, NY City Council Sub-Committee on Zoning and Franchises -

I write in opposition to the proposed rezoning and development at 130 St. Felix St in Brooklyn. This project is out of scale with the local and long-established low lying residential neighborhoods and disrupts the entire BAM Historic District.

The BAM Historic District is intended to protect a mid-19th century neighborhood character, not to overpower it with a new skyscraper.

I urge you to please vote NO on the 130 St Felix St development.

Sincerely,
Pete Davies

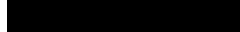

NY NY 10012

From: [Pamela Grace](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 130 St Felix St, Brooklyn
Date: Monday, October 4, 2021 8:41:25 AM

I oppose the plan for an out-of-scale building at this address. It will ruin the neighborhood, which consists of low-rise houses.

Thank you very much for listening to the community. This process is what democracy is all about.

Pamela Grace



Brooklyn, NY 11243

From: [pat oleszko](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] st. felix st developement/distruction
Date: Monday, October 4, 2021 12:51:07 PM

*I oppose the 130 St. Felix St. development.
It's out of scale and in the pocket of developers.
PRESERVE THE NEIGHBORHOOD AS IT!*

pat oleszko