

From: [Andrei Scheinkman](#)
To: [Land Use Testimony](#)
Cc: [Cumbo, Laurie](#)
Subject: Support for 840 Atlantic
Date: Tuesday, August 3, 2021 12:40:12 PM

Hi, I live with my family on Cambridge and Fulton, just a few blocks from the McDonald's parking lot at 840 Atlantic. I'm writing in support of the proposal to replace the parking lot with apartments.

We need a lot more housing in this part of Brooklyn, especially projects like this one that include below-market units. I hope the City Council will approve this project.

Thank you,
Andrei

From: [Ankur Dalal](#)
To: [Land Use Testimony](#)
Subject: Support for 840 Atlantic
Date: Wednesday, August 4, 2021 7:43:39 AM

Hello,

My name is Ankur Dalal, and I am a NYC resident writing in favor of the proposal at 840 Atlantic Avenue.

This is a good project—18 stories is hardly radical for New York City, and the 95 affordable homes are desperately needed, especially in the wake of the pandemic. It would be a tragedy to cut the density here for mainly aesthetic reasons and deny families affordable homes. **If anything, the project should be denser, to maximize the opportunity for housing and specifically affordable housing on site.**

The Community Board's resolution against should not be viewed as reflecting the desire of the community, which has many people in support of the project. The Board did not allow an up-or-down vote on the housing proposal as is. Instead, they based their resolution on the guidelines of an older neighborhood rezoning proposal (M-Crown) that in no way reflects the needs of the city.

While some are concerned about the density of this project, Prospect Heights is only about 2/3 as dense as Crown Heights. We need denser housing in Prospect Heights to help alleviate the crowding in Crown Heights.

The only modification I would recommend is reducing the amount of car parking and increasing the amount of bike storage.

Thank you,
Ankur Dalal

From: [Alexia Nazarian](#)
To: [Land Use Testimony](#)
Subject: In support of 840 Atlantic
Date: Wednesday, August 4, 2021 1:23:54 PM

Good afternoon,

I'm writing to express my support of 840 Atlantic Ave to build 319 homes, 95 of them below market rate. I live in the abutting community district and spend lots of time near the project site, enjoying the phenomenal streetscape that is Vanderbilt Ave.

This is an excellent place to build more housing, as it's very well served by mass transit, near open space (Prospect Park), in a high-income area, and wouldn't create displacement. In fact, not building it will likely increase displacement pressures, since the people who couldn't live here would likely move into existing housing in Prospect Heights, driving up rents and pushing existing residents deeper into Crown Heights. By contrast, the construction of this building (which, as an aside, I believe could be taller and create even more housing), will spare families this pressure.

Many thanks,
Alexia Nazarian
District 39 resident

From: [Ben Kafoglis](#)
To: [Land Use Testimony](#)
Subject: Support for 840 Atlantic
Date: Tuesday, August 3, 2021 2:46:54 PM

Hello,

My name is Ben Kafoglis, I am a resident of Prospect Heights, at 190 Prospect Place, and would like to voice my support for the proposed housing project to replace the current lot at 840 Atlantic.

My reasons for supporting the changes are as follows:

- 1. Housing.** We are in a housing crisis, and this project creates many new homes. I think this is a great idea. I'm especially happy that it includes below market-rate rentals. Even though this isn't 100% affordable housing, I still think it is great that housing would be built.
- 2. Climate.** We are also in a climate crisis, and people who live in NYC, especially a transit rich neighborhood like mine, drive much less than others. I stopped driving and got rid of my car when I moved here-- I would love for other people to be able to do the same.
- 3. Displacement and Gentrification.** Since the current lot is a parking lot, no current residents will be displaced. Further, it's likely if this is not built, the people who would move here would instead move into adjoining neighborhoods like Crown Heights, furthering ongoing displacement and gentrification there. Prospect Heights is demographically white and wealthy already-- we should be welcoming new neighbors, not excluding them.
- 4. Context.** At 18 stories, this project easily fits contextually with the Pacific Park buildings and the building going up on the corner of Vanderbilt and Atlantic. In fact, the current McDonalds is much more out of character than this building would be.
- 5. Open Street.** This summer I have volunteered a few times for the Vanderbilt Open Street. It's been a phenomenal success, and there is also a successful open street running parallel to Vanderbilt on Underhill during the weekdays. With these, as well as the neighborhood parks, there is ample outdoor space in our neighborhood for new families to enjoy.
- 6. Community Board.** I am a resident and member of this community, but do not feel the vote of the CB represents my interests, especially as they are unelected.
- 7. Racial Justice.** In relation to #3, I feel it's important to underscore that such decisions affect different demographics unequally. Primarily, we have seen the way Black and Brown communities have faced displacement when we don't build adequate housing, or face gentrification when we only allow new housing to be built in those neighborhoods. It's high time that predominantly white neighborhoods like Prospect Heights allow new housing as well to mitigate these problems.

Thank you for reading, and feel free to reach out with any questions.

Ben Kafoglis

From: [Collin Waldoch](#)
To: [Land Use Testimony](#)
Subject: In support of building at 840 Atlantic in Brooklyn
Date: Tuesday, August 3, 2021 9:54:41 AM

Hi City Council,

I am a resident of Council District 35 (19 St Charles Place Apt 2 in Crown Heights, previously lived in Prospect Heights) and I'm writing in support of new development to replace the McDonalds at 840 Atlantic Ave.

I cannot for the life of me understand the cynicism in which folks who protest against the scourge of homelessness as a failure of policies can at the same time vote down the idea of building more homes. It's a straightforward line to draw in which more housing = less homelessness. I understand there are concerns re: gentrification in many cases for a new residential development, but this is a location in a relatively wealthy neighborhood with more than 6-figure average annual income.

It's a transit rich area which is critical for bringing more non-car-owning residents to the area and an example of one of the most utilized Open Streets in the city.

I support this development (though the parking lot could disappear and I wouldn't be upset!)

Best,
Collin Waldoch

From: [Drew Johnston](#)
To: [Land Use Testimony](#)
Subject: 840 Atlantic Redevelopment
Date: Wednesday, August 4, 2021 5:44:35 PM

I have not submitted testimony to a hearing of this type before, but I would like to show my support of the redevelopment effort at 840 Atlantic Ave. The project as proposed is one of the best ways to add housing to a high-opportunity community, and I think it will make our district a healthier, greener place by making Atlantic Ave a less auto-centric environment.
--Drew Johnston, district 35 resident

From: [Dan Miller](#)
To: [Land Use Testimony](#)
Subject: Please support 840 Atlantic
Date: Tuesday, August 3, 2021 9:12:09 AM

I'm writing to express my strong support for the project at 840 Atlantic, and to urge you to move this project forward towards construction. New York City has a desperate shortage of housing--simply put, more people want to live here than we have homes to accomodate them. This leads to the problems that are familiar to almost all New Yorkers--the high rents, overcrowding of apartments, and gentrification and displacement.

We need to build more housing. And a lot containing only a drive-through McDonald's just a few blocks from a transit hub, in a wealthy neighborhood like Prospect Heights, is the best place to build that housing. By allowing this project to move forward, you'll help slow the tide of people moving further out to gentrify Crown Heights. And you'll build more homes in a place where carbon footprints are low, helping to contribute to a lower environmental impact than if all those new residents moved to the suburbs instead.

Please support this project and make sure to maximize its height and density. The more apartments we build on this site, the better. Thank you for your time and attention. As a resident of CB8 and Council District 35, I'm excited to see this new building in my backyard.

Sincerely,
Dan Miller
670 Sterling Place
Brooklyn, NY 11216

From: [David Yang](#)
To: [Land Use Testimony](#)
Subject: Support 840 Atlantic
Date: Tuesday, August 3, 2021 9:09:31 AM

Dear Land Use Committee and Councilmember Cumbo,

I am a long time Fort Greene resident and I am writing in support of the 840 Atlantic development.

This is a good project—18 stories is hardly radical for New York City, and the 95 affordable homes are desperately needed, especially in the wake of the pandemic. It would be a tragedy to cut the density here for mainly aesthetic reasons and deny families affordable homes. If anything, the project should be denser, to maximize the opportunity for housing and specifically affordable housing on site.

Best,
David

David Yang
96 Rockwell Pl, 5D Brooklyn NY 11217

From: [Eric Morley](#)
To: [Land Use Testimony](#)
Subject: 840 Atlantic
Date: Wednesday, August 4, 2021 8:48:50 AM

Hello,

I live in Clinton Hill just a few blocks away from the proposed development at 840 Atlantic. I walk or run by that site almost every day. I urge the committee to support this development.

This area is a great place to live, but there is very little housing built relative to how many people want to live here. Unsurprisingly, since so many people want to live here, and so little housing gets built, prices have skyrocketed. While this maintains the historic look of the area (including empty lots and a McDonalds drive-thru), it does not maintain the people. I have had numerous friends that have been priced out of Prospect Heights and Clinton Hill due to how much rents and real estate prices have skyrocketed around here over the past few years, aside from a brief pause during the worst of the pandemic. While this development will not make Prospect Heights affordable, it is a step in the right direction of increasing the amount of housing available. Furthermore, the proposed 95 affordable homes will make a real difference to the people lucky enough to live in them.

840 Atlantic is a great place to build housing. Prospect Heights is a wealthy neighborhood, and has some of the best access to transit in the city. It is also not particularly dense: Crown Heights, which has less transit access and which is not as wealthy, is substantially denser than Prospect Heights. For these reasons Prospect Heights is particularly well placed to absorb new housing. In fact, most of the other corners at the intersection of Vanderbilt and Atlantic are already doing so, so this development would fit in nicely (although I wish it were taller).

The proposed housing replaces a McDonalds drive-through. The McDonalds employs some people, but so would the apartment building. As a pedestrian, the drive-thru is at best an annoyance, with cars rushing in and out often with little regard for people on the sidewalk. Finally, a building full of people living there would provide customers for local businesses, which were hurt badly during the pandemic, while the McDonalds only competes with them, particularly locally owned small restaurants.

Please approve this housing development. We need it badly.

Thanks,
Eric Morley
361 Clinton Ave

From: [Ethel Tyus](#)
To: [Land Use Testimony](#)
Subject: 840 Atlantic Avenue testimony aainst
Date: Tuesday, August 3, 2021 9:48:06 AM
Attachments: [840 atlantic testimony Tyus-Veconi.8.3.21..docx](#)

Copy attached for Bkn CB 8
Thank you
Ethel Tyus
Land Use Committee Chair

Testimony of Ethel Tyus & Gib Veconi regarding 840 Atlantic Avenue, ULURP applications C210249ZMK and N210250ZRK

Good morning, Councilmembers and madame ML.

I am the Chair of the CB 8 Land Use Committee and rise to reiterate testimony given by Committee member Gib Veconi to the Planning Commission on this project. For perspective, please note that for more than eight years, Brooklyn Community Board 8 has worked to create and communicate a vision for the development of an area currently zoned M1-1 along Atlantic Avenue, between Vanderbilt Avenue and Franklin Avenue, and extending south on the east end to Bergen Street. This area includes on its western end the lots referenced in today's application. The Board believes this area, known as M-CROWN (short for Mfrg, Commercial Residential Opportunity for a Working Neighborhood), offers a unique opportunity to expand employment and provide affordable housing in 26 acres currently vacant or underutilized between two rapidly gentrifying neighborhoods of north Crown Heights and Prospect Heights. We regret that despite our efforts, we have not yet been able to move the vision forward with the City as a Neighborhood Rezoning.

In February of 2018, the Department of City Planning (DCP) presented the Community Board with a zoning framework for the M-CROWN district. The following August, CB 8, Borough President Adams and City Council Majority Leader Cumbo responded with a highly supportive letter proposing density and uses for the subzones contained in the framework, including those along Atlantic Avenue. Our proposal addresses the M-CROWN goals by providing for 805,000 square feet of non-residential use along Atlantic Avenue and 1,000 units of housing, with 250 affordable. Since August 2018, CB8's outreach has included ten community meetings attended by 137 stakeholders, including residents, property owners, developers, real estate professionals, and advocates for industrial jobs and affordable housing. We can say confidently that our vision for Atlantic Avenue has broad support.

Unfortunately, the Department did not engage with us on the densities and uses CB 8 proposed for Atlantic Avenue. Instead, over the three years since the Department received our response to its M-CROWN framework, it had parallel discussions with the applicants that led to the proposal we see from them now, discussions to which the Community Board was not invited and of which it was not aware.

While we regret the lost opportunity for engaging with the applicants over the last three years, at this time, CB 8 believes the application for 840 Atlantic Avenue should move forward ONLY if it is aligned with the Board's vision for Atlantic Avenue as expressed to DCP in August of 2018, for the following reasons:

First, the density the Board and elected officials have proposed will create a substantial number of affordable apartments, commercial spaces, and thoughtfully planned public realm improvements in an area likely to play a significant role in the city's recovery.

Second, the proposed density of 7 FAR for Atlantic Avenue, and the lesser densities along Pacific Street are the appropriate ones in response to the context of a historic neighborhood largely zoned R6B.

Third, the density proposed enjoys broad community support, something not typical of residential upzonings in New York City.

Fourth, and conversely, we have seen that the higher density proposed by the applicants creates the expectation among other property owners to the east that their lots will receive similar treatment. Satisfying them would risk CB 8 having to abandon plans for the public realm improvements integral to a neighborhood rezoning along with the community support for the proposed upzoning. In the current situation, where the M-CROWN rezoning will presumably have to take place under a new administration and a new City Council member, it is simply not worth risking alienating the public for a single private application to enhance its project's return if we truly want to see more affordable housing built and jobs brought to this District.

Thank you for the opportunity to present this testimony.

From: [Jack Farzan](#)
To: [Land Use Testimony](#)
Subject: 840 Atlantic
Date: Tuesday, August 3, 2021 9:18:47 AM

Hi,

I would like to express my support for the proposal to build an apartment complex at 840 Atlantic, replacing a drive through McDonald's. We are in the middle of a housing crisis, and we need all the additional units we can get. This unit has 95 below market rates, which will be 95 low income New Yorkers who will have homes near Barclay's Center, a transit and commerce hub that does not need drive through facilities. I would even argue that that 95 should be higher if possible. As a resident of council district 36, a neighboring district of council 35, more projects like this will ensure our neighborhoods have enough room for both current and incoming residents.

Regards,
Jack Farzan

From: [James Feldman](#)
To: [Land Use Testimony](#)
Subject: 840 Atlantic Ave
Date: Tuesday, August 3, 2021 9:14:41 AM

To whom it may concern;

I just want to write, as a long term resident of the downtown Brooklyn/Fort Greene area, that I support the new development at 840 Atlantic Avenue.

These new developments in our area have added badly needed housing to Brooklyn and to New York City as a whole. Our area is easily accessible to many subway lines, helping more workers in our city get to more jobs without congestion of our roads.

James Feldman
81 Fleet Place
Brooklyn, 11201

James Feldman
2nd Assistant Director
Untitled Wootton and Coburn Pilot
917.613.9031

From: [Joe Garzone](#)
To: [Land Use Testimony](#)
Subject: In Support of 840 Atlantic Ave.
Date: Tuesday, August 3, 2021 9:41:01 AM

Good morning,

My name is Joe Garzone and I live on 650 Franklin Ave, Brooklyn, NY 11238.

I wish to express my support of the proposed redevelopment at 840 Atlantic Ave. There are several reasons that I believe this to be a smart decision.

It is a great location for housing of this design. It is a short walk away from several transit stations and the transit hub located at the Barclays Center. Given the number of housing this will provide, this will be a great location for people who have varying transit needs. As we strive to reduce car usage and promote transit use in the city, this will be a great influence. That being said, the developers should reconsider the 95 parking spaces that are proposed for the development, which are unneeded in a transit-rich neighborhood and will only increase the cost of housing in the development.

While many in Central Brooklyn oppose some high density projects such as the ones proposed at 920 Park Place and 960 Franklin Ave, this location is different. It is on an arterial road, which is the best spot for high rise towers, and does not threaten to block sunlight from parks and other houses. If this is not the best spot for this type of high density housing, then where? This will only displace a McDonalds and in turn will produce hundreds of housing units, thus putting less pressure on existing units in the area and keeping rent low. By not building here, we are setting ourselves up to eventually build elsewhere which WILL have those negative impacts.

It is near Vanderbilt Open Street, a beautiful location that seems to only be getting better. People that choose to live at 840 Atlantic will have access to the many activities offered on Vanderbilt that are educational and family-friendly. The Open Street also provides an open space for personal activities. I have seen several occasions of people having barbecues and other gatherings. In this way, it almost functions as a park. The cheap and free options for entertainment here will be a great benefit for people that choose to live at 840 Atlantic, especially given the numerous units set to be affordable. I just hope that the developer's idea of "affordable" matches what we see it as. As someone that constantly looks at the NYC Housing Lottery site, I am discouraged when posts ask for people with incomes of \$70,000 or more. There are many options for people with that type of income, and not enough for those making less than that without compromising essential amenities.

Our value in democracy is what makes New York great and I thank you for the opportunity to hear our opinions on this matter. I hope to hear good news about this soon.

Joe Garzone

From: [Katherine Lewandowski](#)
To: [Land Use Testimony](#)
Subject: Testimony in support of 840 Atlantic Avenue
Date: Wednesday, August 4, 2021 11:41:24 PM

Dear Members of New York City Land Use Committee,

I write to you to express my unequivocal support for the development proposed at 840 Atlantic Avenue.

NYC has built one housing unit for every five jobs created in the last decade. And this doesn't even factor in multi unit housing that has been combined into single unit homes in wealthy neighborhoods like Prospect Heights. The city is currently experiencing an acute housing shortage and even relatively advantaged renting families like my own are paying significantly higher prices as a result, while less advantaged families become homeless or are forced to live far from public transportation and endure punishingly long commutes.

The location at 840 is ideal for the construction of a very large building- no one will be displaced in its construction and it is a ten minute walk from one of the biggest transit hubs in the country.

Not building new construction won't bring back the Brooklyn of the early 90s. All it will do is ensure that current homeowners will become richer and that newcomers with more wealth will displace residents in less wealthy nearby neighborhoods like Crown Heights where my family lives.

Thank you for considering my testimony in your vote.

Sincerely,

Katherine Lewandowski
854 Park Place

Sent from my iPhone

From: [Salvatore Franchino](#)
To: [Land Use Testimony](#)
Subject: Comment in Support of the 840 Atlantic Ave Proposal
Date: Tuesday, August 3, 2021 1:06:21 PM

A drive-thru McDonalds in a wealthy, transit-rich Brooklyn neighborhood is a magnificent waste of space. As a New Yorker since 2010, and a current Brooklynite, I support the proposal to create 319 new homes (with 95 below-market affordable homes) at 840 Atlantic Ave.

We have a housing shortage as reflected in absurdly high rents and a shamefully large unhoused population. Creating 95 affordable homes can help lower income New Yorkers find secure housing; 200+ market rate units can help reduce displacement by providing homes for New York's vibrant, tax-paying upper middle class. I support more market rate housing because it increases our population and tax base while easing upward pressure on rents. More wealthy people are good for New York--we need someone to tax!

Some CB 8 members, who bought homes for ~\$200,000 in the '90s that are now worth close to \$3 million, have the audacity to argue that this project would not help make the city more affordable. Their claims have no basis in reality. Their lack of self awareness in seeing that they are the cause and profiteers of the housing crisis should discredit them from being taken seriously. Supporting affordable housing development is GOOD. I'm happy to stand on the right side of history and support this proposal.

Given the proximity to great transit, and the need to encourage low-carbon, car-free living, I would prefer if this development had less car parking and more bike parking. The currently proposed amount of parking is excessive in my opinion, but not a dealbreaker.

Thanks for reading this. Let's get building!

Regards,

Sal

Salvatore "Sal" Franchino

From: [Shaurav Datta](#)
To: [Land Use Testimony](#)
Subject: Testimony in Support: 840 Atlantic Avenue (Brooklyn)
Date: Wednesday, August 4, 2021 9:06:40 PM

Dear City Councilmembers,

I'm a constituent in City Council District 33 where I have for the past decade lived in mixed-income housing originally developed as a result of Downtown Brooklyn's upzoning. I am writing to submit testimony in support of the 840 Atlantic Avenue proposal, located a short walk from my home in Brooklyn. I respectfully ask the full Council to take the urgent housing needs of the whole city into consideration when reviewing this project.

Brooklyn Community Board 8 and Brooklyn Borough Hall's disappointing (advisory) rejection of this proposal in light of hyperlocal "contextual" concerns is an outright denial of housing opportunity for 300 families, including up to 95 families with incomes earning below the region's Area Median Income. This is especially galling given that the project site is located in a census tract where the median household income is already in excess of \$100,000. The housing-secure members of Community Board 8 are merely contributing to the creation of a two-class system in Brooklyn that pits wealthy homeowners and renters in rent-stabilized or rent-controlled housing to reject similar housing security for those not lucky enough to already live in the opportunity-rich community of Prospect Heights.

This is particularly personal to me, a first-generation Asian American immigrant and a public servant, new New Yorker just like myself are who is being excluded from being able to live in new, energy-efficient housing. And for what reason? Because of obstructionist opposition that views the project as being out of line with the community's "vision," but really just boils down to politics of exclusion that favors current residents at the expense of everyone else who would like to also call Prospect Heights home. In fact, the broader community actually spoke overwhelmingly in favor of the project at Borough President Adams's public hearing on May 17, 2021!

I encourage you to please consider that supporting the development of dense housing just a few blocks away from a major transportation hub, especially one that will replace a fast food drive-through, is just one way for the City Council to tangibly show its commitment to a lower carbon footprint and indicate support for living a less car-dependent family lifestyle. If anything, proposals like 840 Atlantic Avenue should be even denser and exempt from parking minimum requirements!

Please show genuine leadership and prioritize the needs of the whole City versus the narrow aesthetic concerns of a small set of influential and housing-secure local voices who oppose any notion of change, growth, or development in one of the richest neighborhoods of Brooklyn. New York City is what it is today because it has always evolved with the times and been a beacon of hope and opportunity for newcomers.

I ask you to support the 840 Atlantic Avenue proposal and speak loudly in favor of new, modern, and energy-efficient transit-oriented development in Brooklyn.

Thank you for your consideration.

Shaurav Datta
237 Duffield St Apt 12A
Brooklyn, NY 11201

From: [Tim Dingman](#)
To: [Land Use Testimony](#)
Subject: Let's build housing at 840 Atlantic
Date: Monday, August 2, 2021 5:18:12 PM

Hello,

I live at 475 Clermont, right on the other side of Atlantic from 840 Atlantic. While I do enjoy the McDonalds, I would enjoy new housing there much more! A nice new building would make a great addition to the neighborhood, far better than a surface lot.

I canvassed for Crystal and will remain active in our neighborhood, this issue included!

-Tim

From: [Todd Elfman](#)
To: [Land Use Testimony](#)
Cc: [Cumbo, Laurie](#)
Subject: 840 Atlantic Avenue
Date: Monday, August 2, 2021 5:14:07 PM

Hello,

My name is Todd Elfman and I reside at 94 Lafayette Avenue in District 35 in Brooklyn. I am submitting testimony in *support* of the development at 840 Atlantic Avenue.

We desperately need to build housing in our city and this project is well-located near transit and will not displace anyone (except an unhealthy and unsightly McDonalds). I note that I own my townhome in Fort Greene and this project is against my economic interests as a small landlord and against my aesthetic interests as I will likely see the building from my backyard. However, I want to live in an area that welcomes all people, not just those that can afford it, and we need to build as much housing as possible to solve the affordability crisis affecting our city.

We will continue to see social strife, homelessness, and talented people leaving our city if we continue to allow residents to block any new development. If anything, we should be allowing the developer to build the tower higher, with more units, and less parking. Please, approve the plans to build housing at 840 Atlantic Avenue.

Thank you,

Todd Elfman