

**FOR THE RECORD**

Dumbo Improvement District  
City Council Hearing on 29 Jay Street  
November 2018

The DUMBO Improvement District is pleased to support the zoning application for a new commercial building at 29 Jay Street. Jay Street has transformed into one of DUMBO's main thoroughfares and the proposed building, which will include ground floor retail, will add to the vibrancy the streetscape and create much needed space for creative companies. Dumbo is leading the way for Brooklyn's resurgence as a commercial district of choice. Unfortunately, our zoning currently only allows for addition FAR for residential construction. This ULURP acknowledges that we should be able to support commercial development as well.

Moreover, the design is beautiful and will blend nods to the historic characteristics of the neighborhood with modern architecture.

DUMBO has flourished thanks in part to the diverse mix of companies that put down roots in the neighborhood. The proximity to Manhattan and Downtown Brooklyn, the adjacent Brooklyn Bridge Park, and amenities such as a growing restaurant scene have all contributed to the exciting atmosphere for companies large and small. As a growing number of companies look to DUMBO, it is essential that the neighborhood has commercial office space options that fit their needs. Once complete, 29 Jay Street will provide new, Class A office space with the types of amenities that businesses are seeking.

This rezoning proposal will allow a commercial building of the same height, with a streetwall height that is consistent with other DUMBO buildings. In addition to providing additional opportunities for residents to live and work in DUMBO, the proposed rezoning will minimize the building's impact on neighborhood infrastructure and be representative of DUMBO's architectural character.

We are very excited about this transformative project and respectfully ask that you support 29 Jay Street's application.



63 Pearl Street | Box 123 | Brooklyn, NY 11201

New York City Council  
Subcommittee on Zoning and Franchises  
City Hall  
New York, NY 10007

November 29, 2018

**T2018-3339**

Application No. C 180344 ZMK (29 Jay Street Rezoning) submitted by Forman Ferry, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12d by changing from an M1-4/R8A District to and M1-6/R8X District property bounded by Jay, John Street, a line 150 feet easterly of Jay Street, and Plymouth Street, Borough of Brooklyn, Council District 33, Community District 2, dated June 25, 2018 and subject to the conditions of CEQR Declaration E-487.

**T2018-3339**

Application No. N 180345 ZRK (29 Jay Street Rezoning) submitted by Foreman Ferry, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article XII, Chapter 3 (Special Mixed Use District) for the purpose of expanding an existing Mixed Use District, Borough of Brooklyn, Council District 33, Community District 2.

Good morning Chair Moya and Councilmembers,

Thank you for your continued dedication and for providing the opportunity to testify in support of the "29 Jay Street proposal" on behalf of the DUMBO Neighborhood Alliance (DNA). DNA has remained in contact with the Formans and their team for well over a year. We appreciate their engagement in "29 Jay Street" as well as their decades of ongoing commitment to DUMBO. After, the DUMBO Neighborhood Alliance Preservation Committee extensively reviewed this proposal; we were unanimously on board and excited to move forward with the proposed Marvel Architecture building, at this non-contributing site in our DUMBO Historic District. We look forward to this project's approval and look forward to this building being realized.

This is a very exciting time for DUMBO with recent uniquely new buildings as this proposal, 1 John Street in Brooklyn Bridge Park and the recent adaptive reuse projects at 10 Jay Street and the 42-50 Jay Street residential proposal, formerly the Phoenix House facility and residence. There is an architectural synergy of materials and references in all of these sites and we believe that 29 Jay Street will be very special addition. DNA has testified through the ULURP proceeding and before the Landmarks Preservation Commission and support the changes made through that process.

DNA is generally against spot zoning and takes exception for this case because of what is permitted as-of right from the DUMBO 2009 rezoning. I've attached the DUMBO Neighborhood Alliance testimony for the Department of City Planning hearing on March 2009. DNA hired our own urban planner, Paul Graziano, and DNA came up with a counter proposal and included yet to be rezoned parcels in our sister waterfront historic districts, Vinegar Hill and Fulton Ferry Landing, and proposed a more measured suggestion for development. Our proposal was completely ignored by City Planning and DUMBO was up-zoned to the maximum without the supporting infrastructure or a real community planning process.

While DNA remains in favor of the zoning changes and text amendments to dedicate this land for commercial use, there already exists a strong influx of commercial space in our historic district, and we believe this current proposal would be an exceptional addition that will further enhance our neighborhood and therefore quality of life.

Thank you for your consideration.

Doreen Gallo  
Director



45 Washington Street | Box 123 | Brooklyn, NY 11201 | [www.dumbo-dna.org](http://www.dumbo-dna.org)

### *Introduction*

The DUMBO Neighborhood Association (DNA) is strongly opposed to the Department of City Planning-sponsored proposed 12-block rezoning (Figure 1) east of the Manhattan Bridge (CEQR#09DCP053K, ULURP#090309ZRK/090310ZMK), as it flies in the face of both the Community Board 2-initiated and community-supported Old Brooklyn District 197-A plan designed a decade ago as well as our own proposal for a comprehensive rezoning plan for all of DUMBO, Fulton Ferry and Vinegar Hill. Our plan, designed by urban planner Paul Graziano (Figure 2), was initiated in response to the piecemeal efforts over the past decade by the Department of City Planning, who has ignored the Old Brooklyn District plan in its entirety. With the exception of the rezoning of a small portion of Vinegar Hill, DCP has supported high-density growth driven by developers in the DUMBO area. The current DCP proposal is no exception.

Also, despite repeated statements by the DCP, there has been little outreach to the actual residential or industrial/commercial community within the targeted area. In fact, at the unveiling of their study approximately one year ago at DCP's offices, out of two dozen or so attendees, there were 3 residents and small business owners; 2 staffers representing local elected officials and about 10 landlords, developers and their legal representatives.

Our testimony will be broken up in to several parts based upon the different issues that are pertinent to the Department of City Planning's proposed rezoning action as justified by their Environmental Assessment Statement: height, scale and density; the DUMBO Historic District; existing manufacturing and commercial jobs; population and schools; and inclusionary zoning and affordable housing.

### *Height, Scale and Density:*

The Department of City Planning's reasoning to rezone the residential component of this area R8A, with an R7A zone 150' east of Jay Street, is flawed. The summary of why DCP is proposing this particular zone has its basis in what they describe as planning principles. However, we believe that these same planning principles can be achieved by redrawing the map to better reflect the existing built environment in the proposed rezoning area. In this way, development potential will more carefully be balanced with the current physical form and fabric of DUMBO.

Based upon figures and statistics within the EAS report (See Figures 3 and 4), it is clear that there are all or parts of four blocks that basically meet the criteria for an R8A zone. Three of those blocks are between Adams and Jay streets north of Plymouth Street and the fourth is bounded by Pearl, Water, Jay and Front streets. Those four blocks are also significant in terms of how they relate to other large buildings in DUMBO: they are full-block industrial-type buildings which have more in common with the Gair buildings west of the Manhattan Bridge.

The remaining blocks in the proposed rezoning area are primarily made up of buildings 15 to 65 feet in height, with several vacant lots or portions of parcels that are currently vacant. There are only five buildings that are above 80 feet, which is the maximum height in an R7A zone, and three of those are below 85 feet. Additionally, except for one other building, all other buildings are at or below the streetwall maximum height of 65 feet. This would allow for significant development above those heights, including rooftop

additions that would be unseen from street level. On parcels that are redevelopable, an 80-foot height limit would generate a scale that is more in keeping with the existing built environment.

### ***DUMBO Historic District:***

While more than 90% of the proposed rezoning area is located within the DUMBO Historic District, 12 parcels (or parts of those parcels) have buildings on them that are considered “no style” and two parcels are wholly vacant. These buildings will be allowed to be demolished and/or heavily altered with permission from the Landmarks Preservation Commission; additionally, contributing buildings, while not eligible for demolition, will be able to have large additions on top of their buildings or be incorporated into new development if included in a multi-building redevelopment project. This scenario is described as being probable at several sites in the EAS. At several public and private meetings that the DNA has attended, the Department of City Planning has made statements to the effect that “the LPC will make sure that new construction will not be overly tall, dense or harm the fabric of the historic district.” DNA has made it clear to the DCP that we find this statement absolutely misleading. **While the LPC has jurisdiction over design review in the DUMBO Historic District, they are prohibited by law to take zoning into consideration when they make a decision on a project.**

This has been proven time and again, most recently with the LPC’s decision pertaining to St. Vincent’s Hospital in the Greenwich Village Historic District. The LPC approved a 286-foot tall building in an area where most building heights are 6 stories or less, and the tallest are no more than 12 stories. While they lowered the height of the proposed building several stories, they did not challenge the underlying zoning that was proposed for the site. The building complex is completely out of scale, height and density with the surrounding neighborhood. It is apparent that, should the target area of the DUMBO rezoning that is being considered be designated an R8A, there will be buildings that are out of scale with the surrounding neighborhood, and the entire context of the historic district and its resources will inexorably change.

Based on these concerns, the DNA believes that changing the zoning map as we have proposed (Figures 5 and 6) will better protect the DUMBO Historic District while still allowing reasonable development in our neighborhood.

### ***Existing Manufacturing and Commercial Jobs:***

Based on statistics and diagrams published in the EAS (Figure 7), over 60% of the proposed rezoning area is currently being used as industrial and/or commercial. The remaining parcels are either vacant; parking, transportation and utility usage; solely residential; or a mix of residential, commercial and industrial.

The EAS describes the MX-2 zone as a Special District “which was created in 1999 to encourage investment in mixed industrial and residential areas, to promote the opportunity for workers to live in the area they work, and to recognize and enhance the vitality and character of existing and mixed use neighborhoods.” While this might be technically true, the outcome of what has happened in every area in the city zoned MX has been quite different.

The Pratt Center for Community Development recently undertook a study of another manufacturing area nearby in Brooklyn that may be rezoned in the near future. The biggest concerns in that area – which are remarkably similar to this part of DUMBO – are scale and density, affordable housing and (most of all) retention of jobs in the current depressed economy. Two sentences from the report sums up the problem in that neighborhood as well as DUMBO: **“The problem with MX districts is that since they allow both residential and manufacturing uses as-of-right, they do not tend to lead to a balance of uses, since the real estate market favors non-industrial development. This essentially makes MX zones areas of transition where new residential development eventually overwhelms manufacturing.”**

As described above, the proposed MX zone in this portion of DUMBO will, like other blocks in DUMBO that have been mapped similarly, result in the disappearing of active industrial and non-retail commercial uses in the target area. Currently, there is no plan to relocate the existing jobs and industry to other nearby neighborhoods in Brooklyn. DNA brought these concerns to DCP and recommended the creation of a Special District to go with the proposed rezoning that would encourage industrial retention. This “inclusionary industrial” zoning would have created ground-floor opportunities and an assessment on square footage when a building was converted in order to relocate existing industrial or commercial businesses within DUMBO or, if necessary, to other nearby neighborhoods. While DCP’s reaction was positive in the meetings that took place, clearly no action was taken to enact this type of Special District.

Finally, the EAS report has a breakdown of how many parcels would be redeveloped, converted or remain under present use. Under the current proposal, it is estimated that approximately 15% of the area would have new construction; 35% would likely see conversion of existing buildings; another 30% could possibly see conversion of existing buildings; and 20% would remain under present conditions. Based upon these percentages, the EAS report disclosed that 171 businesses with an estimated 673 employees will be displaced. The MX zone would be transformational in every sense of the word, which is not necessarily to the benefit of DUMBO or Brooklyn. Therefore, this action should be abridged to protect as many active industrial/commercial buildings and sites as possible.

### *Population and Schools:*

The DCP and EAS report describe a 9% increase of the overall population in DUMBO, or approximately 2,014 residents, should a full build-out in the proposed rezoning area be completed. Of those residents, there would be approximately 258 elementary and 107 middle school students. Interestingly, the EAS for the proposed DCP rezoning was written by the same author who wrote the report for the Two Trees proposed Dock Street tower development - Phillip Habib & Associates. More interesting is the conflicting accounts pertaining to the want or need of a middle school that are given in each report.

In the Dock Street EAS, Habib emphasized that the new public middle school “will serve approximately 300 neighborhood children and have state-of-the-art amenities and immediate access to the planned Brooklyn Bridge Park. This facility would be particularly valuable to the DUMBO area, as there is currently only one middle school in the immediate vicinity of this neighborhood, which is located approximately a ½-mile away from the Development Site.” We believe that the wording within the Dock Street EAS report was purposefully misleading as later language in that report to the contrary is reinforced by the DCP proposed rezoning EAS. In the current DCP EAS which cannot take the Dock Street project into any consideration as it may not be approved, Habib minimizes any additional school-age student population – thereby minimizing the effect new development will have on DUMBO – by stating that **“the Proposed Action would not result in any significant adverse impacts on public elementary and intermediate schools in the study area. In the future with the Proposed Action, utilization rates for elementary and intermediate schools within school planning zone 2 would be 76 and 53 percent, respectively. Based on this analysis, there is sufficient elementary and intermediate school capacity within school planning zone 2, as well as CSD 13, to accommodate students generated by new development associated with the RWCDs. Therefore no significant adverse impact to public schools as a result of the Proposed Action is expected.”** Habib further goes on to disclose that the latest available DOE enrollment projection data for 2007-2016 for CSD 13 expected a decline of 15.7 percent for elementary schools and 16.7 percent for middle schools between 2006 and 2012.

One report says that a school would be “particularly valuable” in the DUMBO area. The other report says no schools are needed because there is more than sufficient capacity. Both reports were written within three months of one another and both sites in question are within ¼ of a mile of each other. Which report is telling the truth? We believe that, as might be evident, the EAS reports are self-serving documents that, if at

all accurate, are twisting facts in order to make an argument for the applicant – whether private or public – to justify their actions.

### *Inclusionary Zoning and Affordable Housing:*

According to the DCP and EAS report, the proposed rezoning will create approximately 891 units of new housing of which 99, or 11%, are considered affordable. Other recent rezonings in nearby areas of Brooklyn and other areas in Queens and Manhattan have had a minimum threshold of 20%. Even the Dock Street project, which DNA opposes in its present form, includes a provision for 20% of its units as being affordable. This is unacceptable by any measure, as is the argument that the R8A zone as proposed is needed to generate additional affordable housing units.

In addition, DNA is concerned with the approximately 200 residential units which already exist in the proposed rezoning area. Many of these units are de facto “affordable” but are not protected by rent control or stabilization laws. In fact, some of these residential units in the proposed rezoning area are the last work-live spaces and low and moderate-income apartments left in DUMBO. There is no question that, under the proposed rezoning, particularly in the R8A area, many if not most of the existing units will be converted into market-rate rentals or condominiums, resulting in a net loss of “affordable” housing in DUMBO. This would result in many more than the 5 persons that its estimated in the EAS would be displaced.

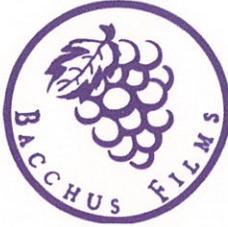
### *Summary*

In summary, the DNA requests that Community Board 2 reject this application for the following reasons:

- 1) The proposed rezoning will create out-of-scale development in this part of DUMBO, particularly within the proposed R8A zone.
- 2) The proposed rezoning will harm the DUMBO Historic District, as new construction within the historic district on “no style” and vacant parcels will not relate to the historic fabric of the neighborhood.
- 3) The loss of businesses and jobs that will result from residential conversions in this area is not in the best interests of the DUMBO neighborhood, Brooklyn or the City of New York in this current depressed economy.
- 4) Both the Dock Street and proposed rezoning EAS reports were written by the same consultant and there are very different versions of how the schools in CSD 13 will be affected by new development.
- 5) The inclusionary zoning will only generate 11% “affordable” housing units and the danger of displacing existing “affordable” units with luxury rentals and condominiums.

Very Truly Yours,

DUMBO Neighborhood Association



Deborah Shaffer

LU 0280  
LU 0281

SUBCOMMITTEE ON ZONING AND FRANCHISES 11/29/2018  
LAND USE COMMITTEE  
COUNCIL OF THE CITY OF NEW YORK

In regard to Application for Rezoning of 29 Jay St in DUMBO, Brooklyn and Design for an 11 story office building

I did not yet live in DUMBO when a rezoning plan was approved along Jay St, extending from Plymouth to John and 150' to the east. In 2009, the area was designated R1-4 mixed used commercial/residential zoning. Plymouth St then had an entirely different character. The adjoining building at 185 was old factory building, 205 Water across Plymouth was an empty lot; and 51 Jay, also across Plymouth, was an abandoned and derelict factory building. Those buildings are now fully occupied, attractive residential buildings and are between 4 and 7 stories tall with penthouses above.

These low, neighboring buildings would be dwarfed by the proposed 11-story building, which is completely out of scale and out of character with the neighborhood, and is inappropriately large for the corner of Jay and Plymouth. The building that Forman Ferry seeks to demolish and replace with a commercial building is 2-stories, originally a furniture warehouse that was home to St. Ann's Warehouse, and now the current tenant, the Gelsey Kirkland School of Ballet.

I have been present at multiple presentations by the developer, including CB 2, the Brooklyn Borough President, Landmarks, and the City Planning Commission. They consistently *only* describe the building in relation to 20 Jay, which is across Jay to the west. They have ignored the potential impact on their neighbors on Plymouth, which is an extremely narrow street. Their massive building would block light and air, their loading docks and parking garage would created traffic congestion and hazards, and their large glass windows would glare into the neighboring homes while allowing the residents on Plymouth a too-intimate view of what is going on inside the building.

At the very least, set-backs are needed, as specified by the existing zoning for a residential building. Also a lower FAR is specified by existing zoning, I believe FAR 7, and not FAR 10 as the developer is requesting with the rezoning.

I am concerned that 25 Jay Street, currently a large L-shaped building that extends down John St and has numerous tenants as well as housing Brooklyn Roasters is included in the rezoning request. Why is this property also included?

I do not believe that more office space is currently needed in DUMBO, nor 800-1000 transient workers who will further stress the badly overcrowded and potentially dangerous subway station at York St.

In addition to requesting that the zoning change not be approved, I would request that the developers be required to move the loading docks and parking garage to Jay St, which is a much wider and more commercial street. I would also request that the 30' bulkhead be moved from SE corner to the NE or NW corner, away from the Plymouth St side of the building.

And I would prefer to see the ground floor reserved for a cultural space, not retail boutiques or stores, more of which are not currently needed in DUMBO.

You have a letter from my neighbor in the penthouse at 205 Water, renowned architect Bjarke Ingels who employs 220 people at his DUMBO office and whose architectural projects are making significant contributions all over New York City, including Hudson Yards and the old Lord & Taylor building on Fifth Avenue. I hope you will read his letter carefully also, and consider his plea for balance in development of our beloved neighborhood and community.

Thank you.

Deborah Shaffer

Good morning,

I am here today to urge you to **reject** the zoning change at 29 Jay St. During my time as a DUMBO resident over the last six years, the amount of change in our neighborhood has been truly shocking. Currently, there are several massive projects underway that will fundamentally change the composition of the neighborhood. 85 Jay alone will increase the population by 25%.

I know that most of this is due to the rezoning that occurred in 2009, but the neighborhood was a completely different place than it is now. It was struggling for tenants of all kinds, so zoning changes were helpful. At this point though, the neighborhood feels like it has absorbed as much density as it can withstand.

If you consider these large construction projects with the influx of tourists, the lack of infrastructure improvements, and the impending street reconstruction project, and this neighborhood simply may implode. It is time for the council and the city to begin listening to and heeding residents' concerns as **we** are the ones who witness and are subject to these issues daily.

The area <sup>east</sup> north of Jay St. and <sup>north</sup> west of Front St., where 29 Jay St resides, is truly one of the most charming, historic, and unique areas of Brooklyn. It is filled with beautiful and quirky low-slung buildings that are mainly used as offices and residences. It is **quiet**, which is saying something for DUMBO, but it is a welcomed refuge from the circus that is now Washington Street. This proposed office building is completely out of touch, out of character, out of scale, and out of context in this part of the neighborhood.

Plymouth Street itself is both narrow and dilapidated, and it is simply incomprehensible that it was chosen as the location for 29 Jay's loading dock. I could speak about that alone for 3 minutes.

The neighborhood already has plenty of open office and retail space that is going unused. 10 Jay is having great difficulty signing on tenants and large parts of DUMBO Heights, both commercial and retail, are still vacant. It is confusing to me why more retail and commercial space is necessary.

If you allow the re-zoning of 29 Jay St, it can and likely will be used as evidence for the re-zoning of the rest of the neighborhood. And before we all know it, one of the most charming areas in all of New York will lose all of its charm – filled with cookie-cutter glass buildings where century-old, picturesque warehouses and factories once stood.

I urge you to either reject the rezoning request or at minimum postpone the hearing so that the developer of 29 Jay can have ample time to study the impact the commercial zoning would bring to the neighborhood. It is completely irresponsible to continue to blindly green light any and all development without proper consideration of the effects it will have, especially on our streets, subway infrastructure, and our daily lives.

Thank you,  
Callie Katt

## ADDITIONAL WRITTEN COMMENTS:

### **RETAIL/COMMERCIAL:**

The neighborhood is also already filled with office and retail space that is going unused. 10 Jay is having difficulty leasing its buildings and DUMBO Heights has also struggled the last few years to fill both its commercial and retail spaces with multiple tenants pulling out of their contracts. Additional office space is not needed in this neighborhood. We could all use more community spaces, but the existing building at 29 Jay is already fulfilling those needs by hosting both a ballet studio and a church congregation on Sundays. GKA Ballet have been wonderful tenant additions to the neighborhood, opening their space to community needs when they are not using it.

### **DESIGN:**

I am generally in favor of most development, and I believe that several DUMBO projects have been done tastefully and in careful consideration of the neighborhood's character and context. I immediately think of Empire Stores, 30 Washington, 10 Jay, 51 Jay, 185 Plymouth, and 200 Water. These developers took great care in reconstructing a building and keeping it within the scale, character, and context of its surroundings. 29 Jay St is taking the opposite approach by recommending a dense, glass-filled office building that looks more suited to Midtown Manhattan. It will stand out like a sore thumb (literally) in such a low-lying area of the neighborhood.

Please take a walk in the immediate vicinity of 29 Jay St. It is filled with low-slung, beautiful buildings that should be kept so that the neighborhood can maintain its charm and character. To lose this part of DUMBO to new glass towers would be a travesty.

### **INFRASTRUCTURE**

DUMBO's roads are in terrible shape and are about to undergo a massive reconstruction project that will take several years to complete. The neighborhood is often in gridlock already, and it is going to get much worse with the street reconstruction and the BQE repairs. The streets are the least of our issues, which is saying something. The York Street F train stop is not only overwhelming, it is a safety hazard. If anything were to happen on the tracks or platform during rush hour, you would have a mass casualty event as there is only one exit for thousands of commuters. Not to mention that exit is up several flights of stairs and a large incline, which then funnel into just three (3) turnstiles! It would be a stampede! **To allow for more development and density in the neighborhood without addressing this issue is irresponsible of our elected officials.**

### **TRAFFIC:**

There are no stop signs or stop lights on Jay Street from Front Street to John Street. That is a long, three block stretch where cars routinely speed with little regard for pedestrians. Jay St is also used as a loading zone or dock for several residential and commercial buildings. It is extremely dangerous to cross Jay Street, and as a mother often pushing a stroller, it can be frightening. I have to look both ways multiple times and stick my body out into traffic in order to see beyond multiple idling trucks. Adding another large development to this stretch of Jay Street is irresponsible without a study considering the impacts it will have on car and pedestrian traffic.

Plymouth Street is also a very narrow, one-way street. Putting a loading dock on this quiet, residential block will cause multiple traffic back-ups, which will lead to incessant honking. Many residential buildings are within the immediate vicinity of this proposed loading dock, and so I urge to move the loading dock to Jay Street where every other building's loading dock is located (20 Jay, 51 Jay, etc.).

Plymouth Street is also completely dilapidated – a hodgepodge mix of century-old Belgian block, rails, and 21<sup>st</sup> century asphalt. The immense increase in vehicular traffic, especially heavy trucks, will be the nail in the coffin for this beautiful, but broken road.

11/28/18

Julia Ryan  
50 Bridge St.  
Apt 607  
Brooklyn NY 11201

Dear Council Member Levin and members of the Zoning Subcommittee of the City Council Land Use Committee ,

I am writing to implore that you **deny** the requested zoning change from mixed use commercial/residential to commercial use for 29 Jay Street ( and by extension, to adjacent 25 Jay Street) in the DUMBO neighborhood.

I have been a resident in this neighborhood for 14 years, and a former member of the DNA Steering Committee. I chose to invest in this neighborhood because of its stirring historic buildings and industrial features, which I feel must be preserved for future generations of New Yorkers whom can link their immigrant heritage to this once bustling, significant waterfront. I do understand when change is necessary and positive, however, I have seen an abundance of unwarranted change in the name of "progress" and "modernization" - which are neither needed nor wanted.

Developers have been allowed to make bogus arguments about "helping in the development" of DUMBO East of the Manhattan Bridge Anchorage - this is what led to the totally unnecessary rezoning in 2009 - which the DNA and the Historic District Council opposed. Just to remind you - here is what that (now approved) rezoning proposal put forth:  
*"rezoning proposal for the section of DUMBO east of the Manhattan Bridge that would allow residential conversion of existing loft buildings and foster new mixed-use construction while providing predictability and height limits that reflect the area's historic character. It would also, for the first time in DUMBO, provide zoning incentives for the creation of affordable housing in new construction."*

What has evolved instead is a travesty in developer overreach. There has been little if any affordable housing created, but rather obscenely overpriced commercial space and luxury lofts. The historic character of Jay St, which has much lower buildings on its East side - where this rezoned tower will rise - has at present no buildings over 6 or 7 stories tall. Yet this tower will rise to over 12 stories - with bulkheads and mechanicals soaring even higher - making it a monolith of incongruity. The argument that it will mirror the elegant concrete Gair building which sits on the West side of Jay street is a joke. The hideous design proposal of this modern tower is bulky, dense and way too tall - it is not at all in the spirit of the 2009 rezoning.

Alas, since the parcel has already been approved for a commercial /residential tower to be built - already out of scale but within the 2009 guidelines - then we can at least keep this unwanted construction to the least dense & least tall option available - DO NOT approve a commercial building which will be bigger, and which will inappropriately stress the quiet & narrow Plymouth street with commercial trash collection, loading docks and a garage entrance. Are you even aware that some of the most beautiful and last remaining original bluestone sidewalks and the most intact section of the embedded Jay Street light Railway tracks exist on this corner? The proposed construction seems to be completely disregarding this priceless treasure. A residential building would be required to have setbacks above the 6th floor, making the silhouette far more appropriate to match the buildings which will flank it on the East side of

Jay Street as well as the lower buildings which would be less densely populated, causing less rush hour congestion at the already overstressed and sometimes dangerous York St. subway station, with its single entrance. ( It is frequently perilously overcrowded when DUMBO is the site for large events).

We are dealing with a plethora of tourists, an onslaught of never-ending construction and daily - no exaggeration - film shoots which disrupt our life. Our reward for buying homes and raising our children here? The diminishment of our quality of life with outrageous developer greed.

Please - ensure that this building simply comply with current zoning laws that exist, and do not allow a denser, bulkier, inappropriate structure to be built.

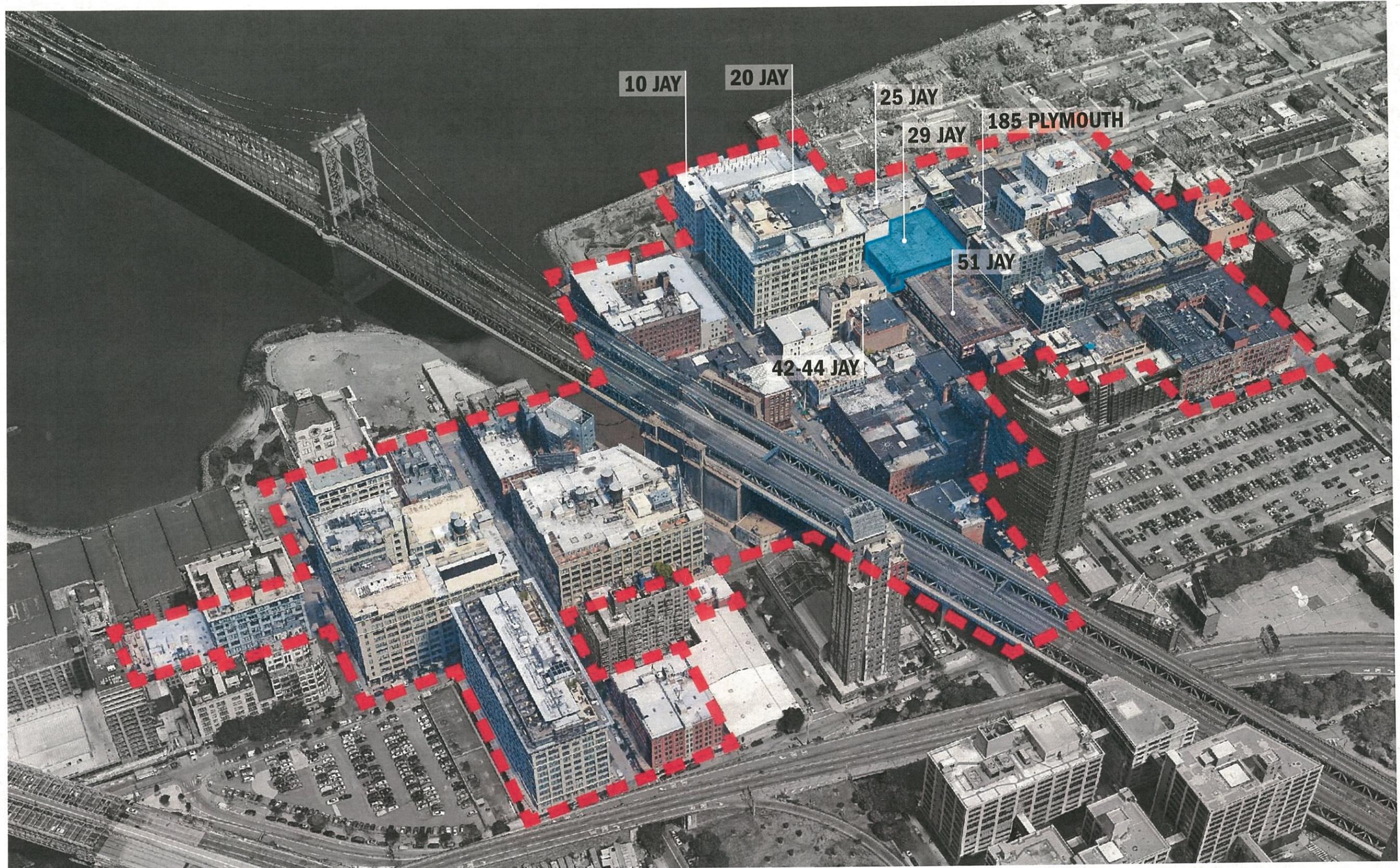
Thank you,  
Julia Ryan  
(718) 852-9020



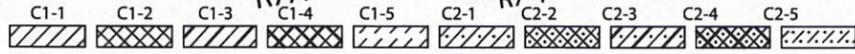
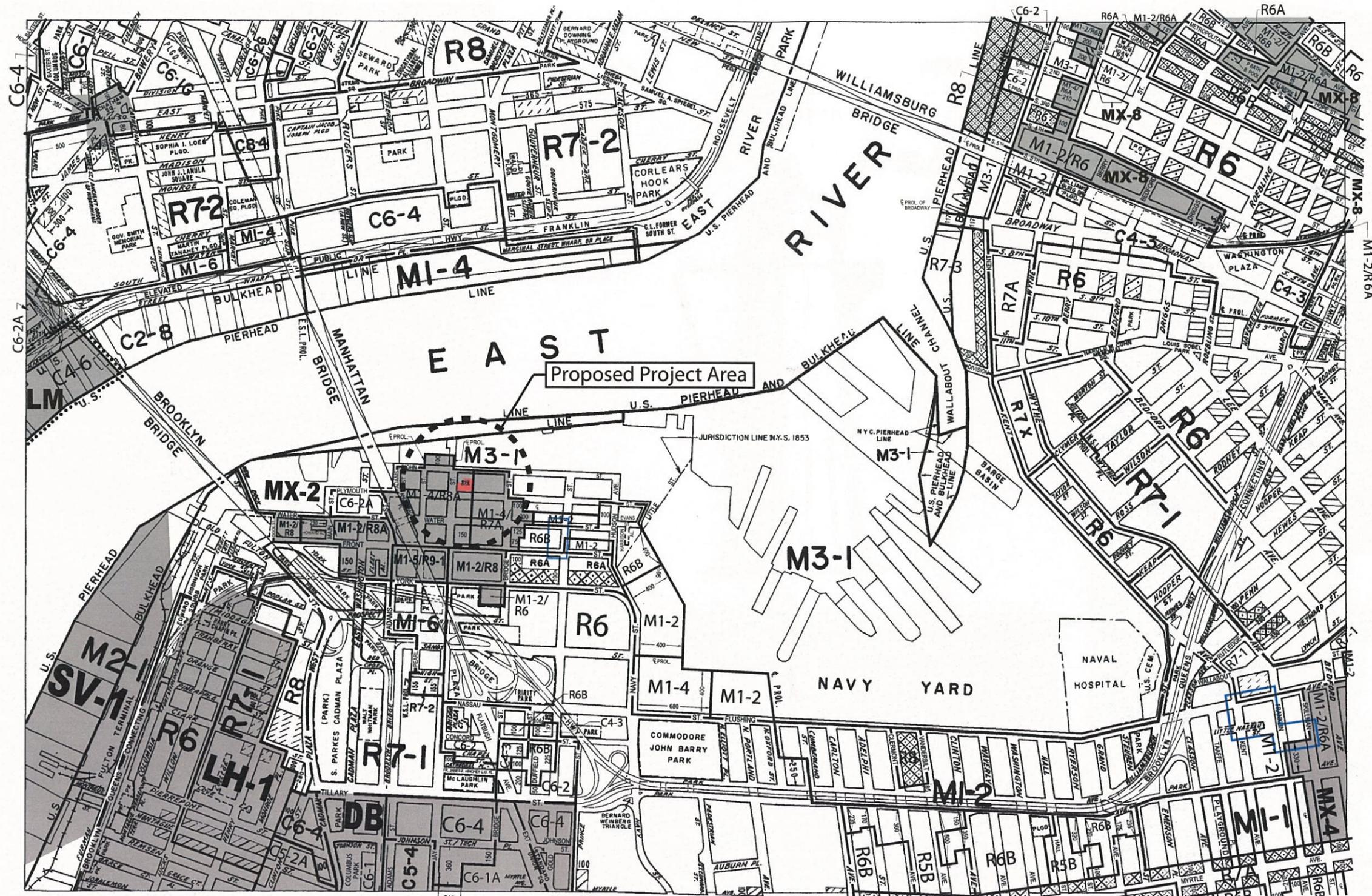
# THE FORMAN BUILDING 29 JAY STREET

NEW YORK CITY COUNCIL SUBCOMMITTEE ON ZONING AND FRANCHISES - PUBLIC HEARING  
11/29/18

CONTEXT | DUMBO Neighborhood



# ZONING | EXISTING ZONING SECTIONAL MAP 12D



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

## ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

### Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- AREA(S) REZONED

### Effective Date(s) of Rezoning:

03-20-2013 C 130052 ZMM

### Special Requirements:

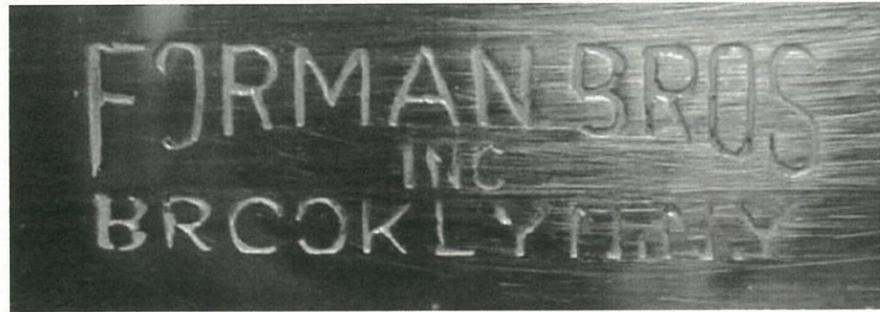
- For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
- For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
- For Inclusionary Housing designated areas on this map, see APPENDIX F.

### MAP KEY

12a	12c	13a
12b	12d	13b
16a	16c	17a

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [www.nyc.gov/planning](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.

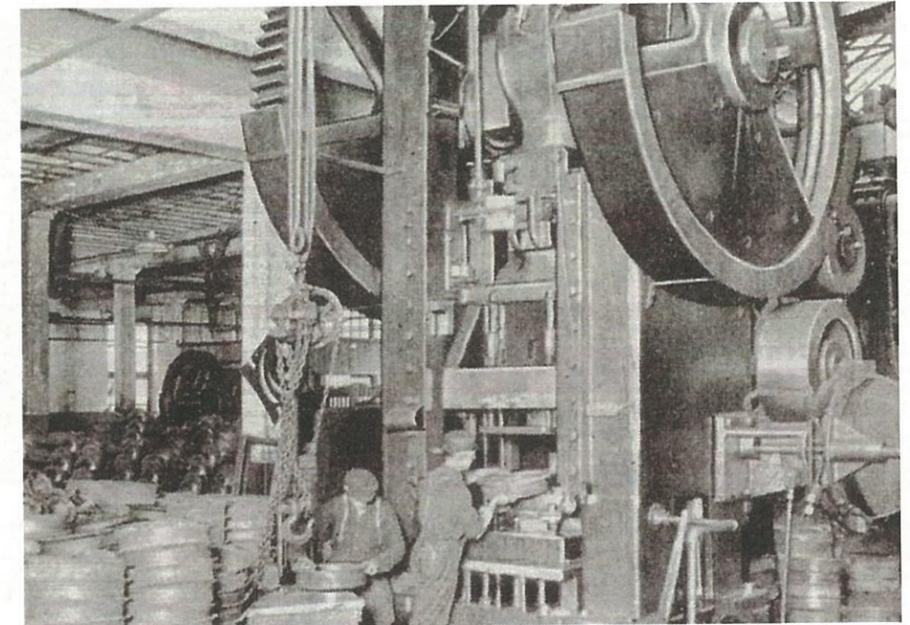
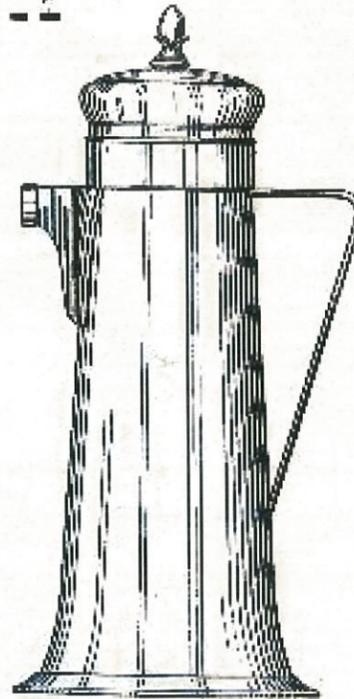


March 10, 1936.

S. FORMAN  
COCKTAIL SHAKER  
Filed Dec. 22, 1935

Des. 98,855

**FIG. 1**



CONTEXT | Existing Condition



29 Jay Street, (unknown architect, 1975-77). View from intersection of Jay Street and Plymouth Street, looking northeast.

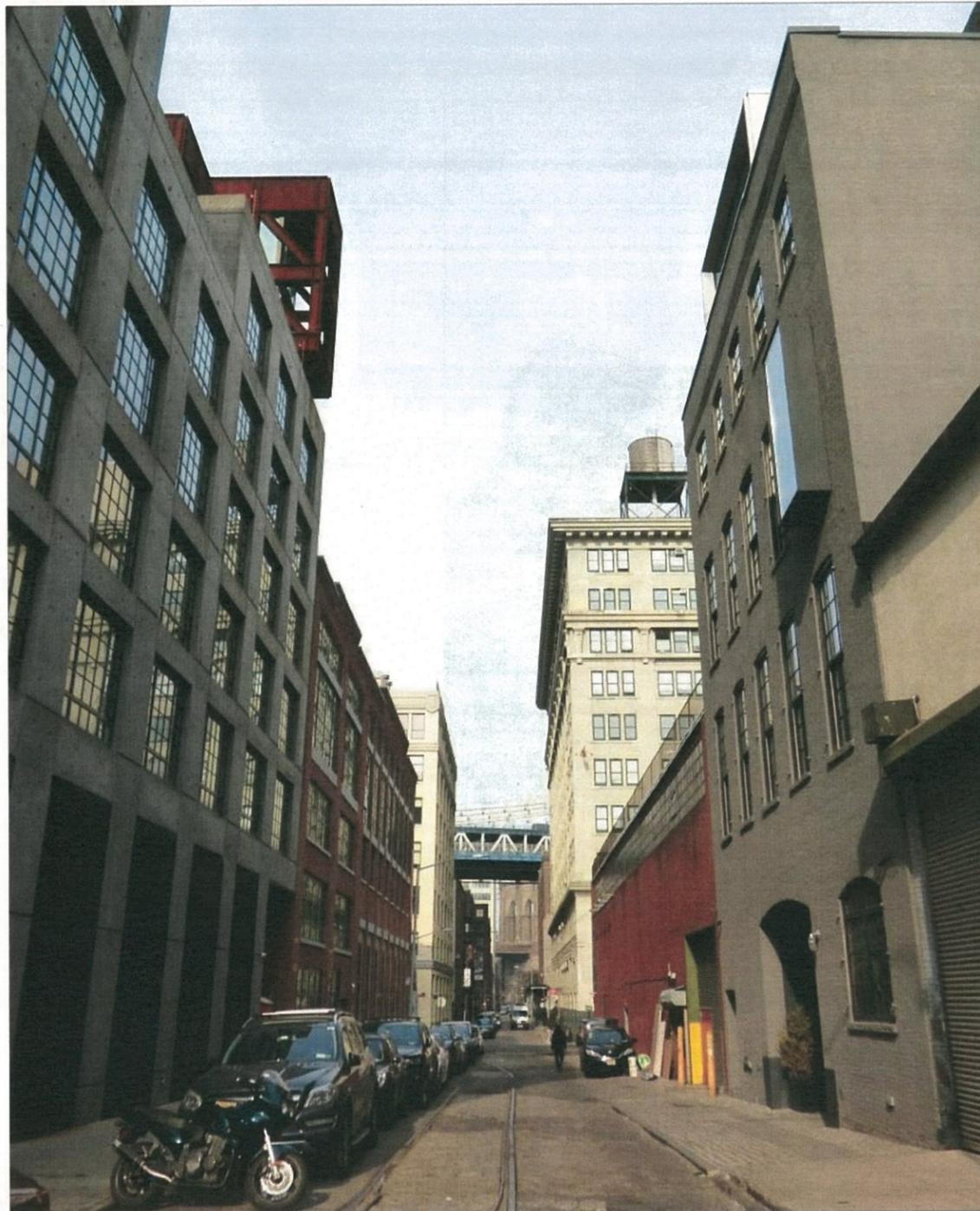


HIGGINS QUASEBARTH & PARTNERS, LLC  
CONSULTANTS IN PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

Marvel Architects 145 HUDSON STREET | NEW YORK, NY 10013

THE FORMAN BUILDING | 29 JAY STREET | 11.29.2018

CONTEXT | Existing Condition



View of Plymouth Street, looking west.



View of Plymouth Street, looking east.

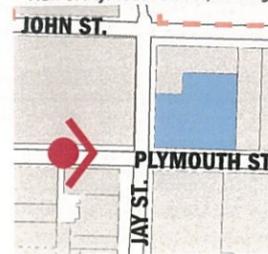


HIGGINS QUASEBARTH & PARTNERS, LLC  
CONSULTANTS IN PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

Marvel Architects 145 HUDSON STREET | NEW YORK, NY 10013

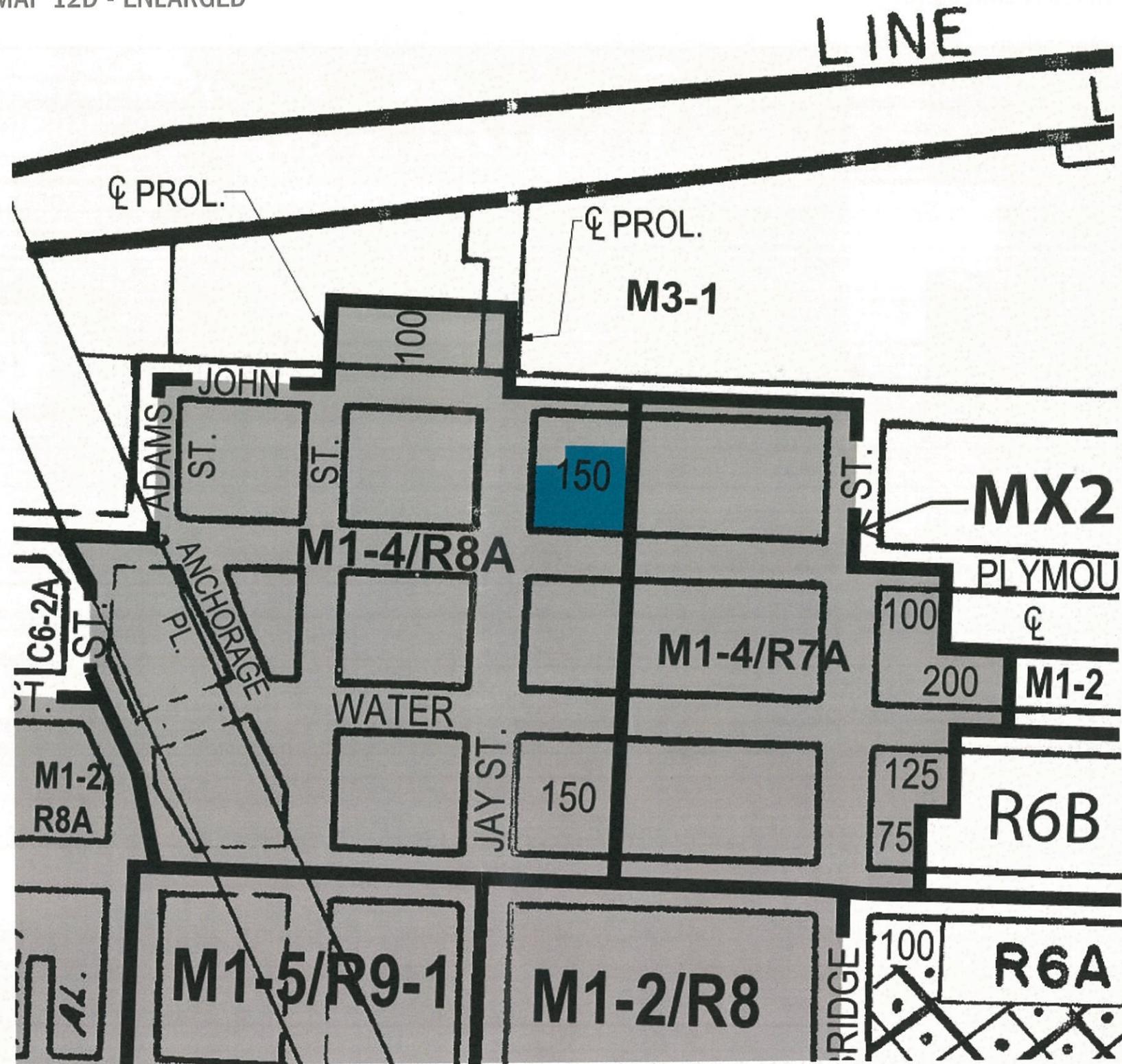


KEY MAP



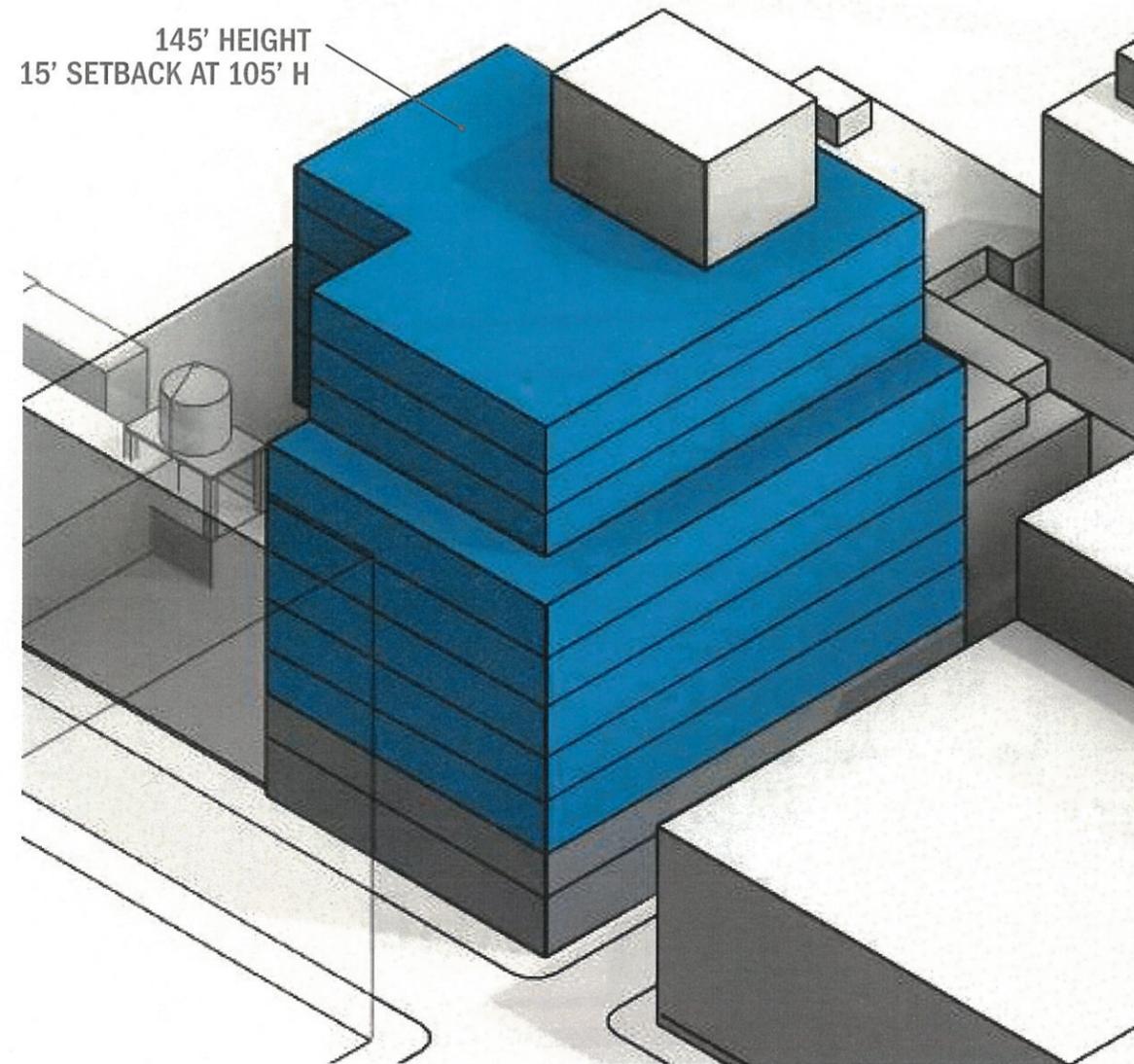
KEY MAP



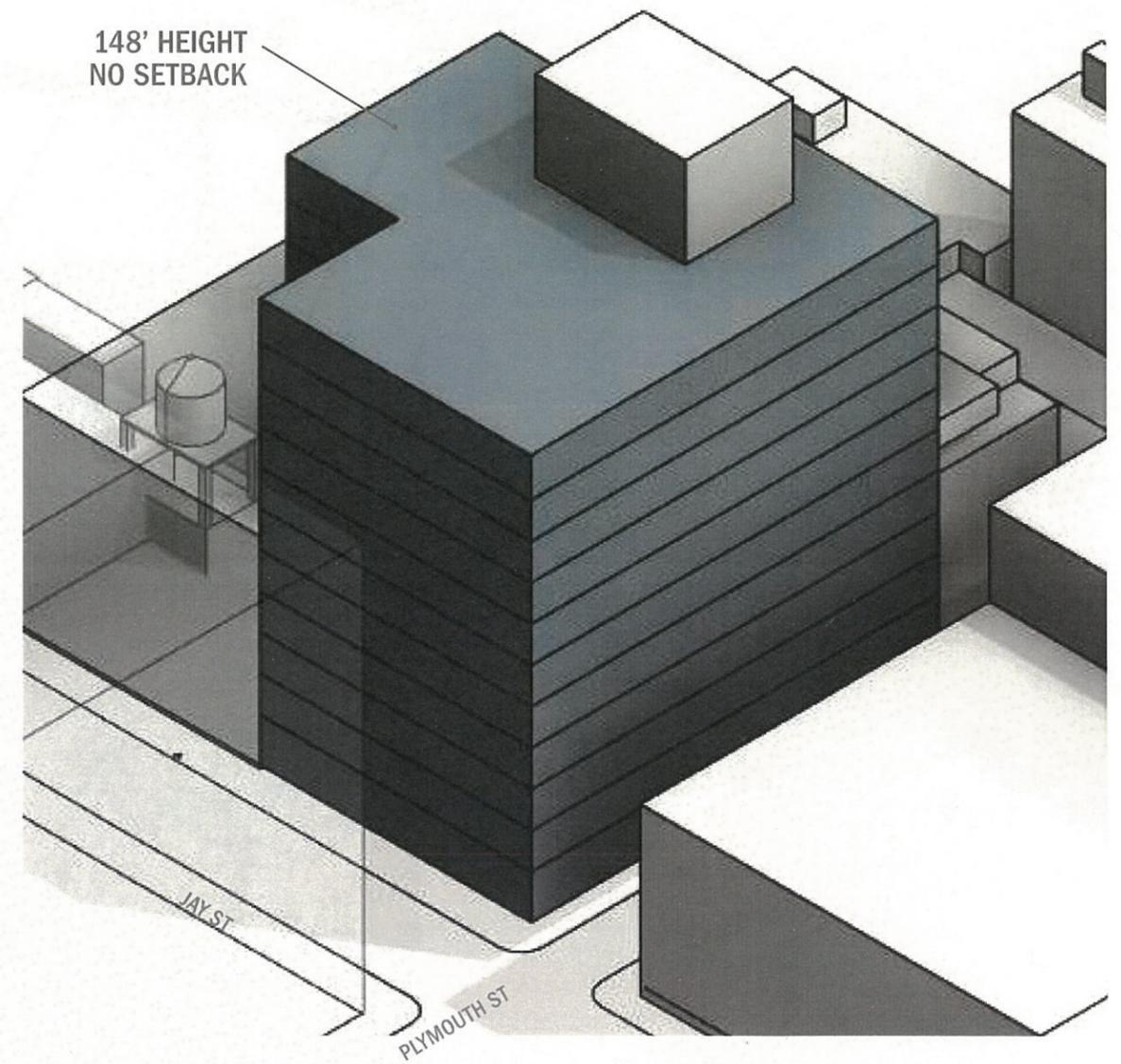


CURRENT ZONING MAP (12d)

# ZONING | DEVELOPMENT ENVELOPE COMPARISON



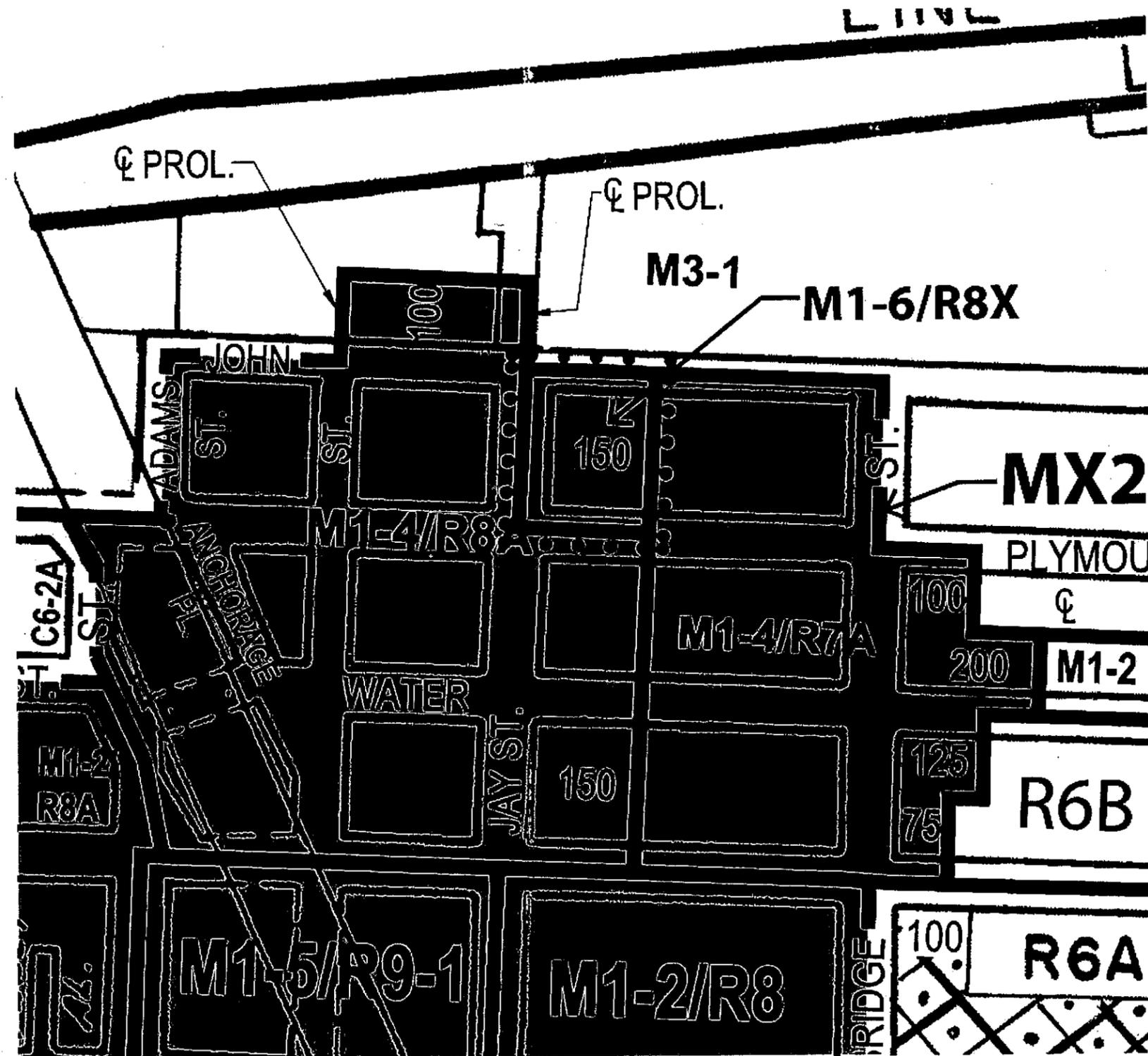
AS-OF-RIGHT MASSING - LOOKING NORTH EAST



PROPOSED MASSING - LOOKING NORTH EAST

- RESIDENTIAL
- COMMERCIAL

ZONING | PROPOSED ZONING SECTIONAL MAP 12D - ENLARGED



**PROPOSED ZONING MAP (12d)**

Project Area is outlined with dotted lines. Changing a M1-4/R8A(MX2) district to a M1-6/R8X(MX2) district.

# **ZONING MAP AND TEXT AMENDMENTS:**

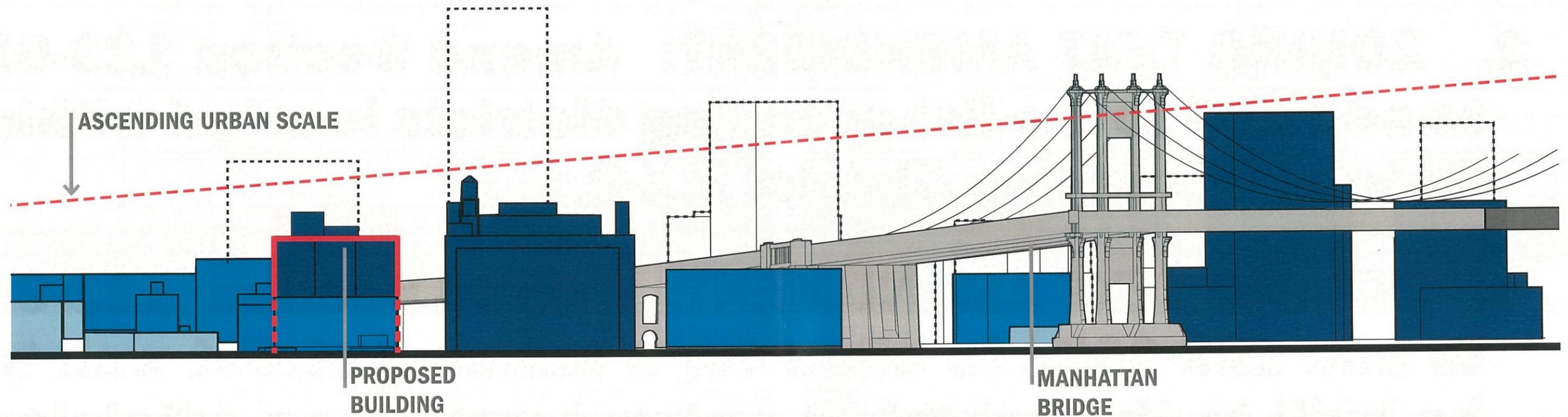
- 1. ZONING MAP AMENDMENT: Rezone block front East of Jay Street Between John and Plymouth Streets from M1-4/R8A to M1-6/R8X.**
- 2. ZONING TEXT AMENDMENT: Amend Section 123-63 to add R8X to the list of zoning districts located within Special Mixed Use District MX-2.**
- 3. ZONING TEXT AMENDMENT: Amend Section 123-66 to add 123-66(b) to allow for a building street wall to be built to the height of a street wall of an adjoining building, including a building across a street within the rezoning area.**

**CONTEXT | Building Height and Scale Analysis**

	BUILDING HEIGHT UNDER 29'	+10%
	BUILDING HEIGHT 30' - 59'	+10%
	BUILDING HEIGHT 60' - 89'	+34%
	BUILDING HEIGHT 90' - 150'	+46%

**46% DISTRICT BUILDINGS 90' - 150'**

\*WITHOUT PROPOSED BUILDING  
 \*PERCENTAGES REPRESENT THE FLOOR AREA OF BUILDINGS PER HEIGHT GROUP IN RELATION TO THE TOTAL AREA OF THE HISTORIC DISTRICT



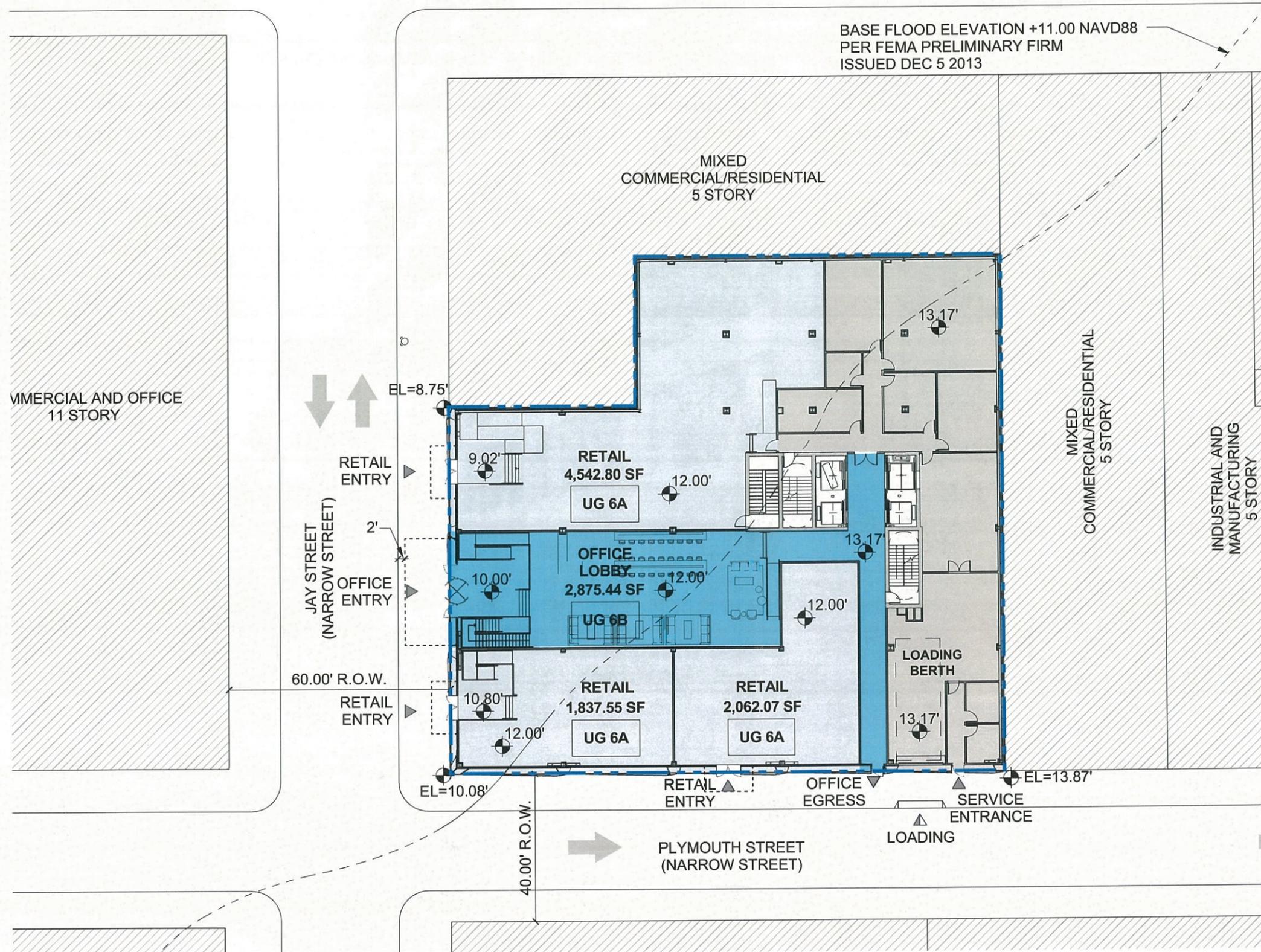
**DUMBO HISTORIC DISTRICT - VIEW FROM EAST RIVER**

REVISED PROPOSED COMMERCIAL LOFT | Context Views



VIEW FROM JAY AND PLYMOUTH

# REVISED PROPOSED COMMERCIAL LOFT | Ground Floor Plan



- LEGEND**
- PROPERTY LINE
  - RETAIL (UG 6A)
  - OFFICE (UG 6B)
  - SERVICES
  - EXISTING STRUCTURE

VIEW FROM JAY AND PLYMOUTH

REVISED PROPOSED COMMERCIAL LOFT | Context Views



VIEW FROM JAY STREET LOOKING NORTH

Marvel Architects 145 HUDSON STREET | NEW YORK, NY 10013

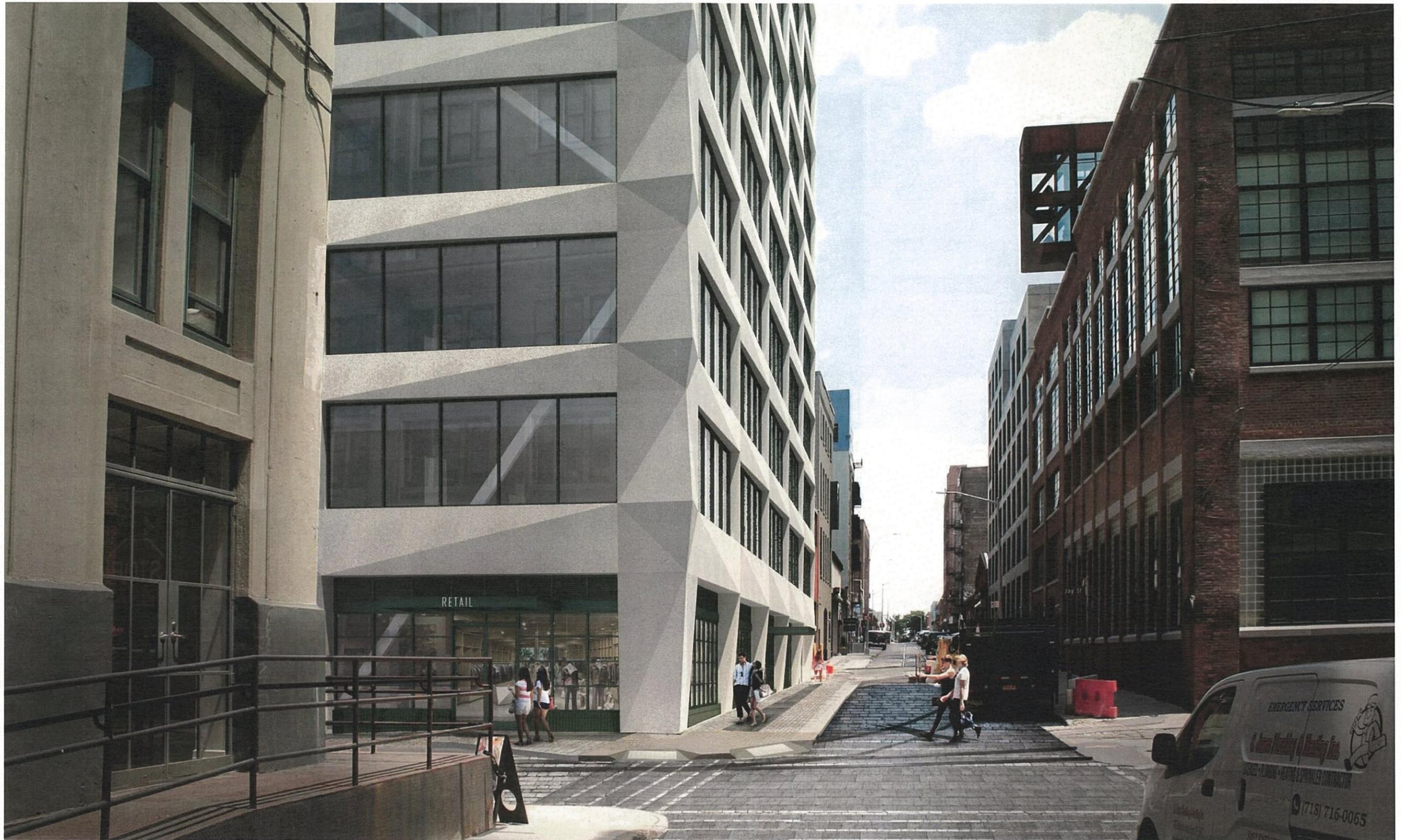
THE FORMAN BUILDING | 29 JAY STREET | 11.29.2018



VIEW FROM BROOKLYN BRIDGE PARK LOOKING SOUTH

Marvel Architects 145 HUDSON STREET | NEW YORK, NY 10013

REVISED PROPOSED COMMERCIAL LOFT | Context Views



VIEW FROM PLYMOUTH STREET LOOKING EAST ACROSS JAY STREET

REVISED PROPOSED COMMERCIAL LOFT | Context Views



VIEW FROM JAY STREET LOOKING SOUTH

Marvel Architects | 145 HUDSON STREET | NEW YORK, NY 10013



KEY MAP

THE FORMAN BUILDING | 29 JAY STREET | 11.29.2018

REVISED PROPOSED COMMERCIAL LOFT | Context Views



VIEW FROM PLYMOUTH STREET LOOKING WEST

Marvel Architects 145 HUDSON STREET | NEW YORK, NY 10013

THE FORMAN BUILDING | 29 JAY STREET | 11.29.2018

REVISED PROPOSED COMMERCIAL LOFT | Context Views



VIEW FROM JAY AND PLYMOUTH

NO on construction at 29 Jay Street

Dear Councilman Levin,

As a current resident of DUMBO, I am opposed to the rezoning of 29 Jay St.

The proposed 11-story building is way off scale in terms on what fits the neighborhood and what fits that plot of land.

The part of Dumbo in which my family lives has no buildings above 7 stories. Many structures are shorter than that.

A new building of the proposed size would block light, increase commercial traffic and the idea of a new loading zone on Plymouth Street would simply be an abominable urban planning move.

Idling delivery vehicles would cause unneeded congestion, unwanted noise and air pollution, and jam a street where families walk and children play with cars and trucks that simply do not need to be here.

Development in New York City is inevitable, of course, but it's your responsibility as public officials to make sure new projects fit and do not alter life in a neighborhood for the worse.

Plenty can be built in Dumbo, but I strongly oppose rezoning 29 Jay.

Please stand up for the right thing.

Surely developers who care about the neighborhood and its environment can be found to build something on that plot that won't ruin the balance of those few special waterfront blocks.

Thank you for listening,

Howie Kahn

205 Water Street, 3G  
Brooklyn, NY 11201

+1-917-853-1292

C/o Steve Levin: Opposed to 29 Jay street development, DUMBO

Dear Council members,

I am a resident of DUMBO at 205 Water street, apt 3M since 2012 and I have experience the over development of DUMBO with my own eyes, ears and nose. The noise, the dust and congestion have been often overwhelming and have made living in a great neighborhood a challenge! There has not been a single moment without construction since I moved in and finally the projects on Water and Plymouth have almost finished. So now we are "only" indirectly affected by the construction further down on Water, on Jay street and Front street . However, moving around DUMBO is still a complete CONSTRUCTION ZONE!! So, the objective of having another construction going on on 29 Jay is unthinkable and will further diminish the quality of life for the current residents, affect our sleep, our air, our commute and our general well being!!

The development of DUMBO has gone on without any consideration of the residents and the ability of the neighborhood to sustain the amount of construction, traffic, people working and new residents. The subway alone will not be able to handle all the new residents and STILL has only ONE ENTRANCE!!! Building another high rise with more people commuting into the area for work on top of all the new residents will be a nightmare and the already bursting over streets and sidewalks and the public transit will have an even harder time to accommodate the overwhelming demand!!

I urge you NOT TO APPROVE a rezoning for 29 Jay which will not only make life here unbearable but will also set a very bad precedent for future overdeveloping of said area and Vinegar Hill.

Thank you for your time and I hope that you will consider the needs of the neighborhood over allowing the building of this now commercial high-rise on 29 Jay!!

Sincerely,  
Beat Kaestli

---

[www.beatkaestli.com](http://www.beatkaestli.com)

Proposed 11 Story building at 29 Jay Street

Good morning Glomani,

I hope this email finds you well and not too busy.

Could I ask you to please forward the email below to the Councilman's attention? In short, I am **STRONGLY** opposed to the re-zoning of 29 Jay to allow the proposed 11-story building. Re-zoning should be kept in line with other buildings in the neighborhood. Over-development is becoming a real threat in DUMBO and Vinegar Hill. We residents are getting really upset that no one is protecting the character of one of New York City's most iconic neighborhoods.

Thank you, Glomani.

Conrad

\*\*\*\*\*

Dear Councilman Levin,

as you may know from our previous interactions, I'm a resident of 37 Bridge Street. My family arrived in the neighborhood in 2012, and since then we've seen an astonishing amount of development. Some of it has been a great improvement and has been carefully done to match the wonderful, unique character of one of New York City's most iconic neighborhoods. However, that character - which draws film crews, photo shoots, and tourists from around the world because of its authenticity - is under threat of being ruined.

Construction is already out of control, in no small part because of the massive redevelopment of the lot at 85 Jay. But it's not just that. More and more has been crammed into every inch of the neighborhood and things are at a breaking point. Public transportation serving DUMBO is absurdly inadequate for the thousands of people who now live and work here. The F stop at York is prohibitively inaccessible to those who must use assistive devices like wheelchairs, canes, or other devices. Families with young children (residents or tourists) face an enormous challenge just to get up from or down to the platform. And, bluntly, it's a death trap. I live in constant fear of the day when a smoky fire down there causes some kind of major incident, given the single means of egress and all of those stairs. It's a nightmare when you consider the possibilities.

So, instead of re-zoning a building at 29 Jay to be three times the size of all of its neighbors, please consider limiting the size and scope of the building. The character of the neighborhood will be irrevocably changed for the worse with the proposed building (both design and height). And it will only cram more people into a space that is bursting at the seams. Please consider addressing the known issues in the neighborhood before allowing yet another ill-matched project to be crammed into a historic place.

This re-zoning will also set a dangerous precedent. You'll be putting a target on our backs and a horde of developers will descend on the rest of the neighborhood like a pack of hungry wolves.

I'm not saying: no new buildings. I'm saying: You can set a precedent for responsible re-development of iconic and historic neighborhoods in your district. You can lead on preserving the character of the place where so many of us who you represent call home. I know that you already had public hearing with the City Council Subcommittee Meeting on Zoning and Franchises, but I couldn't attend. I also know that the final decision doesn't happen until the final vote on December 13th.

I urge you in the strongest possible terms to NOT grant the proposed re-zoning of 29 Jay Street. Vote no on this plan. Please.

Thank you very much for your time and consideration,  
Conrad Mulcahy  
37 Bridge Street

## Opposition to rezoning 29 Jay Street

Dear Councilman Levin,

I am writing to express my concern with the current proposal to rezone 29 Jay Street. I have lived in DUMBO for 8 years and in that time our neighborhood has gone through tremendous change that the very infrastructure can't handle. Adding even more construction - and construction that doesn't fit into the character of the neighborhood - is not only stressful to DUMBO residents, it's also becoming dangerous. Have you tried to get on the subway at York Street at rush hour? It's a miracle no one has fallen onto the tracks. Then there's the noise, dust and chaos that these construction projects are creating for us.

Please consider the health, safety and general well-being of myself and my DUMBO neighbors and do NOT grant the rezoning of 29 Jay Street.

Thank you,  
Elisa Thomas

Proposed 11 story building at 29 Jay St, DUMBO \*\*\*Destroying our Neighborhood\*\*\*

Dear Councilman Levin,

We write to you as a concerned resident of Dumbo Brooklyn. We live at [205 Water St](#), and our apartment faces the proposed building at 29 Jay St. The proposed building will cause great damage to the area and I implore your office to do whatever possible to stop the destruction of our historic and eclectic neighborhood. There are so many new developments ([85 Jay St](#), 10 Jay St, and now [42-50 Jay St](#)) that will be stealing our light and permanently changing the landscape of our neighborhood's historic feel, we do not need another. 3 current developments in a 4 block radius, all adding height to existing buildings, adding people to poorly paved streets and sidewalks, and commuters to over packed delis and subways.

Here are the reasons we strongly believe this is not appropriate, and not good for our neighborhood:

- This building will permanently change the landscape and skyline of a landmarked area – going from 1 story to 11 is obscene and offensive, it will steal light from the entire area.
- All surrounding buildings are residential, to the east, to the north, and to the west are all residential buildings (across Jay stands a pre-war 11 story building)
- Plymouth St is a very narrow Belgian Block street that barely works today with street parking, there is no way to support an 11 story building loading dock and refuse area. This street is very dangerous today when I walk my dog, and will become impossible to navigate along with impact to noise especially on weekends - which currently today our neighborhood is peaceful, quiet natured.
- Our subway (York St F train) is over capacity and poorly designed, adding hundreds more people is extremely dangerous .
- 
- Parking in the area is already impossible, and this will just create more problems
- Our side of the street has 5 and 7 story residential buildings, and 11 story office building without a setback will turn the area into a “financial District” like area devoid of light and character

My husband and I know that progress must occur, but taking a 1 story building and allowing a developer to make it 11 in the center of a residential area in a landmarked historic area is reckless, and this must be stopped. We implore you to take a second look at this proposal and say NO. At the very least, they should be required to remain residential, they should not be permitted to go to 11 stories without setbacks.

Thank you very much for time and consideration.

Danielle Ryniker

646-630-1037

205 Water Street

Brooklyn, NY 11201

29 Jay St. proposed rezoning

Dear Councilman Levin,

As I was unable to attend the meeting this morning, I am writing you to voice my opposition to the proposed rezoning of 29 Jay St. from residential to mixed or commercial zoning. The streets on the East side of Jay ( Water, Plymouth and John) still retain much of the charm for which DUMBO is known. A large, glass, commercial building with loading docks would dramatically increase vehicle traffic during the day and at night (garbage collection, deliveries) to an area of Brooklyn that is already the current site of numerous large scale building projections. It would also forever change the aesthetic of the area. While many of the changes to the area over the past 20 years have been positive and have made Brooklyn a destination for people from all over the world, there will be no reason for people to cross the river if those things that make our area special are no longer apparent.

Thank you for your consideration.

Sincerely,

Amy Halverson  
205 Water St.  
Brooklyn, NY

Please consider the quality of the neighborhood

Dear Councilman Levin,

As a current resident of DUMBO, I am opposed to the rezoning of 29 Jay St. The eclectic character and charm of our neighborhood is in jeopardy due to the immense amount of new construction within a geographically small neighborhood. This part of DUMBO is home to many low-rise businesses and residential buildings that are no taller than 7 stories (and usually smaller than that) and to allow the construction of a mostly glass commercial building that would be two to three times the size of its adjacent and neighboring buildings is terrible. We are also nervous that the rezoning of 29 Jay St. will lead to the rezoning of many other properties north of Jay St., which will slowly erode the sleepy, quiet nature of the neighborhood. We understand that redevelopment of older buildings is often inevitable, but it must be done with careful consideration of the neighborhood's character, quality, and scale. Again, we urge you to NOT grant the rezoning of 29 Jay St. Thank you!

Winton CV

## Development at 29 Jay St in DUMBO - Zoning and LPC Consideration

Mr. Levin,

I am writing to you about the proposed new office building on the east side the street at 29 Jay Street in Dumbo near my home. I am sorry that I was not able to attend the meeting this morning, but I did want to write to you about my concerns.

I am a resident at 205 Water Street and the president of the Board at the building. I am also an architect, and familiar with constructions in New York. While I understand that development should be encouraged, and generally excited about new buildings, stores and other spaces coming to Dumbo, I also love the character of the neighborhood, with the lower height of the existing buildings being mostly around 6 to 8 stories. To keep the overall feel of the neighborhood and preserve the light and air on the relatively narrow streets, I would very much like to keep any future developments, particularly closer to the river and water, to be lower and preserve that feeling in the neighborhood.

I appreciate your taking the time to take my concerns into consideration, and I hope that you move to keep the development lower and in line with the other buildings in the neighborhood.

Thank you,

John Tinmouth, resident at 205 Water St and President of the Board.

## Opposition to Rezoning at 29 Jay Street

Hello,

I am a resident of DUMBO/Vinegar Hill living on Water Street between Jay and Bridge. I am writing to respectfully request that you vote no on the proposal to rezone 29 Jay Street to be commercial office space. The character of our neighborhood is quickly changing and the infrastructure is lagging behind. Our F stop at York Street only has a single exit and is extremely crowded during rush hour. The building should remain residential and lower to the ground, to maintain the safety and character of the neighborhood.

Thank you!

Sincerely,  
Emma Roth

Dear Councilman Levin,

As a longtime, current resident of DUMBO (I both live and work in the area), I am vehemently opposed to the rezoning of 29 Jay St. The large majority of home owners and renters in this area were originally attracted to the neighborhood because of it's eclectic charm and small community feel. This is already in jeopardy due to the immense amount of new construction within a geographically small neighborhood. We are losing everything that makes this area great.

This part of DUMBO is home to many low-rise businesses and residential buildings that are no taller than 7 stories (and usually smaller than that) and to allow the construction of a mostly glass commercial building that would be two to three times the size of its adjacent and neighboring buildings is terrible. We are also nervous that the rezoning of 29 Jay St. will lead to the rezoning of many other properties north of Jay St., which will slowly erode the sleepy, quiet nature of the neighborhood. We understand that redevelopment of older buildings is often inevitable, but it must be done with careful consideration of the neighborhood's character, quality, and scale. Again, we urge you to NOT grant the rezoning of 29 Jay St. Thank you!

Thank you.

Elaine Epstein

--



ELAINE EPSTEIN

**UNDERDOG FILMS**

Executive Producer

68 Jay Street, Suite 1001

Brooklyn, NY 11201

T:718.222.4800 C:917.991.0957

[underdogfilms.com](http://underdogfilms.com)

[elaineepstein.com](http://elaineepstein.com)

Please DO NOT Grant the Rezoning of 29 Jay St

Dear Councilman Levin,

As a current resident of DUMBO, I am opposed to the rezoning of 29 Jay St.

The eclectic character and charm of our neighborhood is in jeopardy due to the immense amount of new construction within a geographically small neighborhood. This part of DUMBO is home to many low-rise businesses and residential buildings that are no taller than 7 stories (and usually smaller than that), and to allow the construction of a mostly glass commercial building that would be two to three times the size of its adjacent and neighboring buildings would negatively impact our quality of life.

We are also nervous that the rezoning of 29 Jay St. will lead to the rezoning of many other properties north of Jay St., which will slowly erode the sleepy, quiet nature of the neighborhood. We understand that redevelopment of older buildings is often inevitable, but it must be done with careful consideration of the neighborhood's character, quality, and scale. Again, we urge you to NOT grant the rezoning of 29 Jay St.

Thank you!

Scott and Frankie Hansen  
205 Water St #2K  
Brooklyn, NY 11201  
512.422.5885

## 21 Jay Rezoning proposal

To: Council Member Steve Levin,

Dear Mr. Levin, I am a resident of 205 Water Street in Dumbo, where I have been living for the last 3 years. I am writing you to express my concerns with the proposed development zoning change from mixed use commercial/residential (lower building, less density) to all commercial at 29 Jay Street. Largely, the neighborhood has already undergone a tremendous amount of development within and outside the historical landmarked zone, with an immense amount of new projects and density currently under development outside the landmark zone (i.e. 85 Jay street) which will further stress the already fragile transportation infrastructure in the area.

We do not need to further increase commercial density within the landmark zone, particularly in the vinegar hill side of the neighborhood, which remains known for its historical and tranquil characteristics. I understand that redevelopment of older buildings is often inevitable, but it must be done with careful consideration of the neighborhood's character, quality, and scale. Again, we urge you to please NOT grant the rezoning of 29 Jay St.

Thank you,

Bruno De Savoia

Dumbo Resident: 205 Water Street, Apt 5m

## Opposition to rezoning of 29 Jay

Dear Councilman Levin,

As a current resident of DUMBO, I am opposed to the rezoning of [29 Jay St.](#) The eclectic character and charm of our neighborhood is in jeopardy due to the immense amount of new construction within a geographically small neighborhood. This part of DUMBO is home to many low-rise businesses and residential buildings that are no taller than 7 stories (and usually smaller than that) and to allow the construction of a mostly glass commercial building that would be two to three times the size of its adjacent and neighboring buildings is terrible. We are also nervous that the rezoning of [29 Jay St.](#) will lead to the rezoning of many other properties north of Jay St., which will slowly erode the sleepy, quiet nature of the neighborhood. We understand that redevelopment of older buildings is often inevitable, but it must be done with careful consideration of the neighborhood's character, quality, and scale. Again, we urge you to NOT grant the rezoning of [29 Jay St.](#) Thank you!

Dan Stone

OPPOSING rezoning of 29 Jay Street, Dumbo

To: Glomani Bravo-Lopez,  
cc: Eric Adams,

Dear Council Member Levin and members of the Zoning Subcommittee of the City Council Land Use Committee,

**I am writing to implore that you deny the requested zoning change from mixed use commercial/residential to commercial use for 29 Jay Street ( and by extension, to adjacent 25 Jay Street) in the DUMBO neighborhood.**

I have been a resident in this neighborhood for 14 years. I love and invest and raise my family in this neighborhood because of its warm, historic, and industrial character. It must be restored and preserved for future generations. I do also promote change and modernization when necessary and positive.

Here is what the 2009 rezoning proposal put forth:

*“Rezoning proposal for the section of DUMBO east of the Manhattan Bridge that would allow residential conversion of existing loft buildings and foster new **mixed-use construction** while providing **predictability and height limits** that reflect the area’s historic character. It would also, for the first time in DUMBO, provide zoning incentives for the creation of affordable housing in new construction.”*

**There has been little if any affordable housing created, but rather overpriced commercial space and luxury lofts. The historic character of Jay Street, which has much lower buildings on its East side (where this rezoned tower would rise) has at present buildings at 6 or 7 stories tall. Yet this tower will rise to over 12 stories (with bulkheads and mechanicals soaring even taller). The design proposal of this tower is way too tall - it is not at all in the spirit of the 2009 rezoning.**

- **Can we keep this construction to the least tall option available** (since the parcel has already been approved for a commercial /residential tower to be built, within the 2009 guidelines)?

- **DO NOT approve a commercial building** which will be bigger, and which will stress the quiet and narrow Plymouth street with commercial trash collection, loading docks and a garage entrances.
- **Some of the most beautiful and last remaining original bluestone sidewalks** and the most intact section of the embedded Jay Street Light Railway tracks exist on this corner. Could the proposal also set forth how to preserve this historical treasure?
- **Could we please honor the pros with a residential building?** A residential building would be required to have setbacks above the 6th floor, making the silhouette far more appropriate to match the buildings which will flank it on the East side of Jay Street, as well as the lower buildings which will be next to it on Plymouth. A residential building would be less densely populated, causing less rush hour congestion at the already overstressed and sometimes dangerous York St. subway station, with its single entrance.

We are dealing with an onslaught of tourists, never-ending construction and *daily* film shoots which disrupt our life. Our reward for buying homes and raising our children here? The diminishment of our quality of life with **outrageous developer greed**.

**Please - ensure that this building simply comply with current zoning laws that exist, and do not allow a denser, bulkier, inappropriate structure to be built.**

Thank you,

**Susanne Cerha**

917.250.1437

[silo-design.com](http://silo-design.com)

29 Jay St please read

Good morning all,

I apologize for the last minute email but I am writing in regards to the scheduled meeting for this morning that will decide the zoning for 29 Jay Street in DUMBO. I will keep this brief and to the point.

I am a DUMBO resident. In fact, my family and I live in 51 Jay St next door to the proposed commercial building. Further, we are the adjacent penthouse on the corner of Jay St and Plymouth St. Obviously, our views and privacy will be greatly affected should the commercial project be approved. As it relates to our own privacy, we stand in complete opposition of the proposed commercial zoning for 29 Jay St. More importantly, we stand in opposition of the proposed zoning/building because it would stand in stark contrast to the aesthetics and history of DUMBO as a landmarked district.

Out of curiosity, I also have to question the necessity of having another office and commercial space in this area. Given the current congestion of DUMBO and the York Street subway stop- it will only further crowd our neighborhood. As you know- there are multiple Two Trees commercial/office properties in the neighborhood (with vacant commercial space in several of the buildings) as well as the ongoing conversion of the former Jehovah's Witness buildings in DUMBO Heights. Do we really NEED more office/commercial space in DUMBO?

Thank you for reading and I do hope this project is NOT approved.

Kind regards,

JJ Redick  
DUMBO resident  
Philadelphia 76ers

OPPOSE upzoning/rezoning of 29 JAY ST - Brooklyn

To: Glomani Bravo-Lopez,  
cc: Eric Adams,

Dear Council Member Levin and members of the Zoning Subcommittee of the City Council Land Use Committee ,

I am writing to implore that you deny the requested zoning change from mixed use commercial/residential to commercial use for 29 Jay Street ( and by extension, to adjacent 25 Jay Street) in the DUMBO neighborhood.

I have been a resident in this neighborhood for 14 years, and a former member of the DNA Steering Committee. I chose to invest in this neighborhood because of its stirring historic buildings and industrial features, which I feel must be preserved for future generations of New Yorkers whom can link their immigrant heritage to this once bustling, significant waterfront. I do understand when change is necessary and positive, however, I have seen an abundance of unwarranted change in the name of “progress” and “modernization” - which are neither needed nor wanted.

Developers have been allowed to make bogus arguments about “helping in the development” of DUMBO East of the Manhattan Bridge Anchorage - this is what led to the totally unnecessary rezoning in 2009 - which the DNA and the Historic District Council opposed.

Just to remind you - here is what that (now approved) rezoning proposal put forth: “rezoning proposal for the section of DUMBO east of the Manhattan Bridge that would allow residential conversion of existing loft buildings and foster new mixed-use construction while providing predictability and height limits that reflect the area’s historic character.

It would also, for the first time in DUMBO, provide zoning incentives for the creation of affordable housing in new construction.”

What has evolved instead is a travesty in developer overreach. There has been little if any affordable housing created, but rather obscenely overpriced commercial space and luxury lofts. The historic character of Jay St, which has much

lower buildings on its East side - where this rezoned tower will rise - has at present no buildings over 6 or 7 stories tall. Yet this tower will rise to over 12 stories - with bulkheads and mechanicals soaring even higher - making it a monolith of incongruity. The argument that it will mirror the elegant concrete Gair building which sits on the West side of Jay street is a joke. The hideous design proposal of this modern tower is bulky, dense and way too tall - it is not at all in the spirit of the 2009 rezoning.

Alas, since the parcel has already been approved for a commercial /residential tower to be built - already out of scale but within the 2009 guidelines - then we can at least keep this unwanted construction to the least dense & least tall option available - DO NOT approve a commercial building which will be bigger, and which will inappropriately stress the quiet & narrow Plymouth street with commercial trash collection, loading docks and a garage entrance. Are you even aware that some of the most beautiful and last remaining original bluestone sidewalks and the most intact section of the embedded Jay Street light Railway tracks exist on this corner? The proposed construction seems to be completely disregarding this priceless treasure. A residential building would be required to have setbacks above the 6th floor, making the silhouette far more appropriate to match the buildings which will flank it on the East side of Jay street as well as the lower buildings which will be next to it on Plymouth . Also the residential building would be less densely populated, causing less rush hour congestion at the already overstressed and sometimes dangerous York St. subway station, with its single entrance. ( It is frequently perilously overcrowded when DUMBO is the site for large events).

We are dealing with a plethora of tourists, an onslaught of never-ending construction and daily - no exaggeration - film shoots which disrupt our life. Our reward for buying homes and raising our children here? The diminishment of our quality of life with outrageous developer greed.

Please - ensure that this building simply comply with current zoning laws that exist, and do not allow a denser, bulkier, inappropriate structure to be built.

Thank you,

Julia Ryan

(718) 852-9020

Letter in opposition to proposed rezoning of 29 Jay St., DUMBO

Dear Council Member Levin and Borough President Adams,

Please vote to deny the proposed upzoning of 29 Jay Street in the DUMBO neighborhood from the approved mixed-use residential commercial building to a strictly commercial zoned building and lot.

The corner lot on which this building will be built has only a 2 story structure. The new tower will be completely out of scale, and an even bigger, denser commercial tower will be much too tall. A new commercial building and the many workers it will bring will also further strain residents in terms of lack of available street parking, less light and air, and 24 hour activity, noise and light that will disturb residents in this section of Dumbo. Plymouth Street is one of the last remaining quiet streets in our developing too rapidly neighborhood, and I would like to protect that if we can.

We have been dealing with construction that seems to never cease, and with a huge influx of new workers from the Dumbo Heights Kushner commercial buildings, the streets are crowded and there is more trash. The feeling is transient. A 700+ unit Kushner development is being built right now just 2 blocks away. Also, our York Street subway station is much too small to handle the ever growing workers and visitors who clog the entrance each day, and a new large office tower would make the situation even worse.

Why is this even being considered in a landmarked historic district? We do not need it and it is not wanted by residents. It is unnecessary and a burden to this neighborhood.

As a resident of DUMBO, I ask that you please do not approve the unnecessary rezoning of this proposed building, and keep the zoning to its designated residential status.

Kane Platt

223 Water Street

11201

646-342-9086

[Hooligan](#)

29 Jay Street

Dear Councilman Levin and Borough President Adams,

We write to express the DUMBO Action Committee's (DAC) official position with respect to the re-zoning efforts of 29 Jay Street.

Since its founding, the DAC has not taken a position on any specific development project in DUMBO. Any notion that DAC has officially supported the re-zoning of 29 Jay is incorrect.

A primary goal of DAC is to support our neighbors who feel strongly about a particular issue. While DAC continues to stay neutral on specific developments, ***many of our members oppose the re-zoning of 29 Jay to make it a commercial property.*** They have been attending CB2 Committee Meetings and we believe they have valid points about the changes this re-zoning will bring to the neighborhood. We also note that it seems irresponsible that no projects being approved now or in the past 8-9 years seem to have taken steps to ensure that our small neighborhood can manage all of this impact on our streets and our ailing subway station.

We encourage the developer of 29 Jay to study the impact the commercial zoning would bring to the neighborhood vs. how a residential project would impact us all. As residents, we need to be considered more as people who live here and who are actually affected by these changes to our neighborhood in the present and in the future.

Sincerely,

Mallory Kasdan  
Melissa Prober

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*Live in DUMBO?*  
*Sign up for the DUMBO Action Committee [Email Newsletter](#).*  
*Join the DUMBO Action Committee [Group on Facebook](#).*

29 Jay St

Dear Elizabeth Adams

Dear Glomani Bravo-Lopez

I am writing you as a concerned resident working and living in DUMBO. I live in 205 Water Street and employ approximately 220 people at our DUMBO offices on 45 Main Street.

Short summary:

I urge to not grant the permission for the rezoning of 29 Jay Street to become a very large bulky office building more than twice as tall of its adjoining neighbors and without any setbacks as is normally required in the neighborhood. I urge to limit it's height to match its two neighbors – to 5-6 floors + a 2 story penthouse set back from the street. That would still allow the owners a very attractive redevelopment opportunity and it would preserve the daylight, air and historical character of Plymouth Street and Jay Street.

My argument follows:

DUMBO is a unique neighborhood in New York due to its carefully maintained character combining historical structures, the two bridges, the Empire Stores, the clocktower, the power stations, the cobblestoned streets, the large dense warehouses south of Jay Street and the more scattered small scale neighborhood north of Jay Street and of course the Brooklyn Bridge Park which is transformational for the whole neighborhood. This unique combination of scales, heritage, industry, residential and commercial buildings, public space and jaw dropping views of Lower Manhattan makes it the most visually striking of all neighborhoods in Brooklyn – and arguably even New York.

As a practicing architect myself I am a great proponent of urban renewal as long as it is rooted in a careful understanding of the existing character and quality of the neighborhood.

It is my professional opinion that the proposed office development on 29 Jay Street will be a massive detraction of the overall character and identity of DUMBO as a whole – and the Vinegar Hill part of Dumbo north of Jay Street.

The proposed development rises way above its immediately adjoining buildings, 185 Plymouth and 25 Jay which are both 5 stories tall. Also it will be facing the two residential buildings 51 Jay and 205 Water Street immediately across the very narrow intimate cobblestoned Plymouth Street which are 5 and 7 stories respectively. It seems completely counter to the Landmark status of DUMBO and the overall character of a composition of smaller buildings to allow for such a radical departure from the overall existing character.

If the goal is to preserve the character of the neighborhood it seems reasonable to restrict the building height to 5 floors + 2 floors of penthouse set back at the eaves line defined by the height of 25 Jay and 185 Plymouth.

As a resident and business owner of DUMBO and as an architect I welcome renewal of DUMBO towards the goal of continuously enhancing our unique New York neighborhood. But what has been proposed for 29 Jay Street is simply out of scale and out of context.

If the Landmark status of the neighborhood is to be taken serious, it must adhere to the character and scale of its adjoining neighbors on the north side of Jay Street.

I thank you in advance to take the time to consider the points raised and I hope you will make the right call to ensure that the new development becomes a welcome contribution to the neighborhood rather than an overwhelming detraction.

Sincerely

Bjarke Ingels

+19179719267

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 20180344 <sup>29K</sup> Res. No. \_\_\_\_\_

in favor  in opposition

Date: 11-29-18

(PLEASE PRINT)

Name: DOREEN GALLO

Address: 177 Water ST Brooklyn NY 11201

I represent: DUMBO Neighborhood Alliance

Address: 63 Pearl ST # 123 Brooklyn

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LU 280-281 Res. No. \_\_\_\_\_

in favor  in opposition

Date: Nov. 29, 2018

(PLEASE PRINT)

Name: Alexandria Sica

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

I represent: Dumbo BID

Address: 20 Jay St.

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 280 Res. No. LU280

in favor  in opposition

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

(PLEASE PRINT)

Name: Zamir Khan

Address: 2524 88th Street Brooklyn NY

I represent: 32 BT

Address: 25 W. 18th Street

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 280/281

in favor  in opposition

Date: 11-29-18

(PLEASE PRINT)

Name: MELANIE MEYERS

Address: One NY Plaza

I represent: Forman Ferry LLC

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 280/281

in favor  in opposition

Date: 11/28/18

(PLEASE PRINT)

Name: JONATHAN MARVEL

Address: 145 HUDSON STREET

I represent: FORMAN PROPERTIES

Address: 29 JAY ST

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 2 Res. No. \_\_\_\_\_

in favor  in opposition

Date: Nov 29, 2018

(PLEASE PRINT)

Name: Deborah Shaffer

Address: 205 Water St 6E

I represent: Myself, my neighborhood

Address: Brooklyn, NY 11201

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU0280 Res. No. LU0281

in favor  in opposition

Date: 11/29/18

(PLEASE PRINT)

Name: Cathleen (Callie) Katt

Address: 185 Plymouth St. #2S Brooklyn, NY

I represent: myself, my neighborhood 11201

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

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

LU0280 **THE COUNCIL** ~~LU0280~~  
**THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

Date: 11/29/18

(PLEASE PRINT)

Name: JULIA RYAN

Address: 50 Bridge St. Brooklyn NY 11201

I represent: residents of neighborhood/myself

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

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