

Jennifer Maldonado, Executive Director
New York City Educational Construction Fund
30-30 Thomson Avenue, Fourth Floor
Long Island City, NY 11101

Dear Ms. Maldonado,

As a longtime resident of Boerum Hill and a next-door neighbor of this proposed siting of two towers, I wish to emphasize the nature of my neighborhood and how out of place these structures will be and the harmful conditions their placement will wreak. Such siting violates the integrity of our low-rise residential buildings and, I believe, is a violation of transitional zoning and density. Additionally, the plan does not properly show the effect of the shadow it will cast on our buildings and back yards, affecting the light and the growth of our yards.

While we at the eastern end of State Street may border on the Downtown district and on the Atlantic Terminal area, this has always been a strictly residential neighborhood of low-rise brownstone and small apartment buildings. These two towers will necessitate the incursion of large trucks into the daily traffic of an already overburdened street-scape of Third Avenue and State Street. The EIS hardly mentions the effects of traffic that will result from these structures.

The EIS's 'study area' of 400' is woefully inadequate as it does not include even the HUB building approximately 500' away, literally around the corner. This 55-story structure is just coming on line with 600 apartments ranging from \$2,500 to \$6,00, but other buildings are also nearby that should be considered within the EIS. At a minimum a half-mile radius needs to be used for evaluation of the effect on the area where over 6,000 units will soon be available.

No provision seems to be made for commercial rents or spaces for the myriad small business that need to offer services required to meet the proposed (and actual) demand the burden these many families will place on the area.

While the area and Boerum Hill in particular needs more (and better) schools, this proposal seems to provide very little for the vast number of residential spaces proposed. To better evaluate the affect, it would have on the neighborhood the EIS must include drawings and elevations of "No Action Plan" as well as a comparison of elevation of heights of all buildings over 12 stories in the expanded study area.

There is no open space proposed for the community and while there appears to be some green space within the context of the schools it would not appear to be available to the public.

Furthermore, siting schools, even a high school, puts a large number of young people out on streets with some of the busiest traffic in the nation, let alone the city, on Flatbush Avenue and Schermerhorn. Toddlers and young children would be on State Street but would have to negotiate traffic along Third Avenue or attempt to cross Flatbush Avenue further

east. Automobiles picking up children will interfere with traffic on both State and Third during the morning, compounding an already overburdened rush hour, as well as adversely affecting the afternoon traffic rush hour with commercial traffic from South Brooklyn along Third Avenue and the eastern flow of traffic along State Street.

This is an outrageous attack on this community and it doesn't even propose any amenities to mitigate it. These towers overwhelm our area and will do little to improve our neighborhood while making it less attractive.

Sincerely,

Eric Albert
459 State Street
Brooklyn, NY 11217