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JUNE 28, 2017 PUBLIC SCOPING MEETING

80 FLATBUSH / ALLOY DEVELOPMENT

TESTIMONY: SANDY BALBOZA, 321 ATLANTIC AVE.

THE PROSED ACTION TO CHANGE THE SITE, KNOWN AS 80 FLATBUSH, FROM A C6-2 DISTRICT (WITH A 6.5 FAR) TO A C6-6 DISTRICT (WITH A 18 FAR), WOULD ALMOST TRIPPLE THE 330 FOOT HEIGHT RESTRICTION DICTATED BY THE CURRENT AS-OF-RIGHT ZONING REGULATION.

THE REZONING WILL AFFECT THE BOERUM HILL COMMUNITY IN A BAD WAY.

THE SITE, WHICH IS LOCATED IN A RESIDENTIAL NEIGHBORHOOD - AND NOT IN THE DOWNTOWN BUSINESS DISTRICT, IS BOUNDED BY STATE STREET, AND THIRD AVENUE. BOTH ARE NARROW STREETS WITH LOW-LYING 3+4 STORY BUILDINGS.

THE 986 FOOT AND 531 FOOT TALL TOWERS WOULD CREATE A WALL THAT WILL SERIOUSLY CURTAIL, AIR, SKY, AND NATURAL LIGHT FROM ITS NEIGHBORS.

THE ADJACENT BOERUM HILL NEIGHBORHOOD WILL BE DIMMINISHED, AND LOOSE ITS SENSE OF PLACE AND DISTINCTIVE CHARACTER.

THERE ARE ALSO CONCERNS ABOUT BLINDING REFLECTIONS FROM THE GLASS TOWERS - AS WELL AS THE POSSIBILITY OF A WIND-TUNNEL.

THESE IMPACTS MUST BE STUDIED.

THE "NO ACTION" CONDITION WITH ONE EXISTING SCHOOL ⇒

WOULD HAVE THE LEAST IMPACT.

THE AS-OF-RIGHT ZONING CARRIES SOME PROTECTION BY REGULATING HEIGHTS AND SETBACKS FOR THIS SITE.

THE 400 FOOT RADIUS STUDY AREA, MUST BE EXTENDED TO A HALF-MILE RADIUS.

THE SCOPE OF WORK DOES NOT STUDY THE CUMULATIVE IMPACTS JUST OUTSIDE OF THE STUDY AREA. ALL NEAR-BY DEVELOPMENT MUST BE INCLUDED.

COMBINED WITH ALL OTHER PAST, PRESENT, AND FUTURE ANTICIPATED ACTIONS, THE INDIRECT AND CUMULATIVE IMPACT MUST BE TAKEN INTO ACCOUNT.

THE TWO SCHOOLS PROPOSED IN THIS PROJECT HAVE BECOME A DISTRACTION, AND ARE DESIGNED TO TAKE THE FOCUS AWAY FROM THE EXTREME HEIGHT, DENSITY, AND IMPACTS OF THIS PROPOSED MEGA DEVELOPMENT.

PRIVATE

LETTING DEVELOPERS DECIDE ON WHERE AND WHEN SCHOOLS ARE BUILT - SHOULD NOT BE THE CITY'S POLICY FOR THIS IMPORTANT PUBLIC INSTITUTION.

NEW DEVELOPMENT SHOULD NOT OVERWHELM OUR NEIGHBORHOOD GRASSROOTS EFFORTS TO REFORM ZONING REGULATIONS ALL OVER THE CITY ARE IGNORED.

WE NEED LEADERSHIP FROM OUR MAYOR, THE CITY COUNCIL AND THE DEPARTMENT OF CITY PLANNING - TO REFORM ZONING CODES - TO STOP INAPPROPRIATE + IRRESPONSIBLE OVERSIZED DEVELOPMENT.