

Statement by Henry Carrier, Vice-President, Community Education Council, District 15, on the 80 Flatbush developments.

June 28, 2017

My name is Henry Carrier. I am the Vice-President of Community Education Council, District 15. My comments today are my own and not necessarily those of the CEC.

The proposed project, 80 Flatbush, seeks a Zoning variance to construct up to 922 residential units, more than twice the number permitted under existing zoning regulations.

I believe this variance request should be rejected

The 80 Flatbush project will generate more students than the seats the developer, Alloy, is offering to build. This conclusion is based upon the very conservative, and inadequate DOE guideline for student population growth resulting from residential development.

Under the DOE formula, 55 students are projected for every 100 new residential units. The formula assumes, on average, that 45% of new residential units will not have any school age children as residents and the remaining units will only have one child. Most people would consider this formula to be very inadequate.

Nevertheless, if we use this formula, the 922 residential units at 80 Flatbush, will produce 507 new students.

Alloy is promising to build 700 seats of which 350 are a replacement of existing seats at the Khalil Gibran high

school. That leaves 350 new seats for a (in my opinion too small) new primary school.

So the 80 Flatbush project adds only 350 new seats to the District 15 capacity while adding 507 new students to the district. Even by the grossly underestimated DOE formula, the Alloy project falls short and will only exasperate the overcrowding issue.

It is also important to point out that the financing for the proposed 2 schools is coming from public funds and that the DOE/SCA can build a new High School to replace Khalil Gibran High School without the assistance of a developer. They could also purchase other parcels in the area to build the primary school. School construction does not require residential development that is out of proportion to the existing landscape of the community.

Allowing the FAR¹ (Floor Area Ratio) to climb almost 3 times to 18 from 6.5 is excessive particularly since the 80 Flatbush project is only adding to the overcrowding in District 15 and the DOE could build new and replacement schools without the assistance of this development.

I urge rejection of the variance request.

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¹ The floor area ratio (FAR) is the relationship between the total amount of usable floor area that a building has and the area of the lot on which it sits. A higher ratio is more likely to indicate a dense or urban construction.