



BROOKLYN COMMUNITY BOARD 14
FLATBUSH–MIDWOOD COMMUNITY DISTRICT
810 East 16th Street
Brooklyn, New York 11230

BILL DE BLASIO
Mayor

November 24, 2020

ERIC L. ADAMS
Borough President

ED POWELL
Chairman

SHAWN CAMPBELL
District Manager

EXECUTIVE COMMITTEE

GAIL L. SMITH
First Vice-Chair

CARMEN CERIO BELLE
Second Vice-Chair

JOSEPH DWECK
Third Vice-Chair

HINDY BENDEL
Secretary

SHAHID KHAN
Member-at-Large

STEVEN D. COHEN
Member-at-Large

ALVIN M. BERK
Chairman Emeritus

To: Rosa Kelly, Project Manager
Land Use Division
New York City Council

From: Shawn Campbell
District Manager
Brooklyn Community Board 14

Re: 1620 Cortelyou Road

CB 14 recommended approval of the zoning application with the following conditions:

Affordability:

Add to the number of affordable units which will be offered at 40% AMI and commit to an equivalent distribution of affordable versus market-rate studio, 1 bedroom, and 2-3 bedroom units. Maintain Option 1 for the originally proposed 21 affordable units.

Enter a binding agreement to fund and contract with CB14's local CBO's – FDC/Flatbush Tenants' Association and CAMBA, to engage in outreach and assist current CB14 residents with application readiness for the HPD-required 50% local lottery preference.

Setback:

Configure the building so that there is a setback that benefits the Cortelyou Road streetscape and decreases the visual imposition on neighboring residential units. The renderings presented are not final plans and the applicant must demonstrate an effort to decrease the visual imposition of the building. One recommended way to accomplish this is to utilize a sky exposure plane consistent with the preexisting R6A/C2-4 zoning district to minimize the bulk of the building.

Shadow study:

Expand the shadow study to address incremental shadowing on Cortelyou Road, which in the aftermath of the pandemic has become a de facto sunlight sensitive public asset, given the sidewalk cafes and expanded outdoor use.

Given that this project anticipates the installation of solar panels, it is imperative that the shadowing study demonstrates that the building will not limit the solar revenue of neighboring buildings.

Conduct the shadowing study with all potential setback plans, including the version of the building with the recommended sky exposure plane.

Expanded environmental study:

Demonstrate that the site has no environmental concerns related to past dry-cleaning use on the property.

Commit to exceeding the City's 2020 Energy Code requirements; advancing resiliency, sustainable energy, waste and wastewater management.

Expand traffic study and support community public transit needs:

Conduct a traffic study that demonstrates a non-disruptive delivery window for the retail components of the building. Provide trip generation data and a Level of Service analysis of the impact of 44 parked vehicles anticipated by the garage design on Cortelyou Road, East 16th Street, and the residential blocks to the south of East 16th Street (i.e. the traffic ingress and egress patterns), during anticipated peak hours (i.e., morning and evening weekday rush, and Saturday peak). Also, provide a parking study of anticipated increase in on-street parked vehicles in light of new residents and users of new commercial space, as well as taking into account loss of on-street spaces during and after construction. Further, provide anticipated truck traffic and road closures during construction period.

Ensure the provision of bike storage for residents and exterior bike racks for public use.

Commit to supporting CB 14's efforts to convince MTA to restore the B23 bus route. Commit to support CB14's request to MTA-NYCT to conduct a station capacity study at the Cortelyou Road Brighton Line station.

Community Amenities:

Commit to a greener streetscape plan and demonstrate an ongoing commitment to ensure maintenance of plantings and street cleanliness along the proposed building line.

CD14 ranks near the bottom of all 59 community boards in terms of the percentage of residents who live more than a quarter of a mile away from a park. Furthermore, the Lt. Federico Narvaez Tot Lot on Cortelyou Road would serve as an amenity to residents of 1620 Cortelyou Road. Therefore, an additional condition is to underwrite, through the New York City Comptroller's Office a fiduciary account, where upfront funding could only be withdrawn by NYC DPR toward maintenance and programming support for the Cortelyou Road Tot Lot.

Demonstrate a long-term commitment to maintain the grocery store on site.