

APPENDIX I

DEIS PUBLIC HEARING WRITTEN COMMENTS



THE CITY OF NEW YORK COMMUNITY BOARD SIX

Marty Markowitz
Borough President

Richard S. Bashner
Chairperson

Craig Hammerman
District Manager

November 17, 2008

Amanda Burden
Chairperson
City Planning Commission
22 Reade Street
New York, New York 10007

Re: 363-365 Bond Street, Brooklyn
CEQR No. 08DCP033K
ULURP Nos. 090047 ZMK, 090048 ZSK,
N090049 ZRY, N090050 ZRY, N09001 ZRY

Dear Chairperson Burden:

I am writing to advise you that at its November 12, 2008 general meeting Brooklyn Community Board 6 resolved, by a vote of 23 in favor, 10 against, with 5 abstentions, to conditionally approve the above-referenced applications for the Toll Brothers, L.P. development in the Gowanus neighborhood of our district.

As you know, this project has been the subject of heated debate within our community over the past few months. Our Landmarks/Land Use Committee hosted a well-attended Public Hearing on September 25, 2008, followed by an extended deliberation period that carried over to their next meeting on October 23, 2008. Ultimately, the resolution the committee adopted was conditionally supportive of the project, subject to the following:

First, that the restrictive declaration for the subject properties clearly outline and detail the land uses and building designs;

Second, that the amount of affordable housing for this project be at least 30% of the total residential units constructed;

Third, that this project be constructed using union labor;

Fourth, that the developer be encouraged to reuse storm water captured at the project area on-site as part of a gray water system; and,

Lastly, that our Community Board's approval of this project not be considered a precedent for other projects in the Gowanus area, which should be reviewed on a case-by-case basis and considered individually for their merits.

Given the closeness of the vote on this resolution, I feel that it is important to summarize the dissenting positions, which fall into three categories:

1. that this application is premature, especially given the City's desire to take a more comprehensive look at the zoning in the Gowanus area, which is needed (in part) to provide a more extensive environmental impact statement that would better reflect, analyze and propose mitigation for the cumulative impacts of development in our community; consideration of this application now, before the City's actions, was compared to putting the cart before the horse;
2. that the height and massing of this project is inappropriate for this site, as it would be atypical and dominate the local landscape; and
3. that the environmental conditions in and around the Gowanus Canal are not suitable for residential development at this time, and that there are no guarantees that such conditions ever will be suitable in the future.

In a subsequent resolution by our Community Board, adopted by a vote of 38 in favor, 1 against, with no abstentions, we resolved to convey to you the following position:

We, therefore, call upon the Department of City Planning to move forward expeditiously with:

- a) the broader Gowanus Canal area rezoning, to provide a consistent regulatory framework so that proposed development is not one isolated outpost, and so that we do not continue to receive spot zoning requests, and
- b) the contextual rezoning/downzoning of Carroll Gardens, so that out-of-scale development does not continue to take place in Carroll Gardens, just a few steps away from this subject proposal.

While we understand that the Carroll Gardens and Gowanus actions are separate, we are eager for them each to move forward as quickly as possible in order to protect the surrounding community from out-of-scale development.

Finally, we thank you for announcing that the department is proceeding with the Carroll Gardens contextual rezoning/downzoning, and hope that your studies can move forward sufficiently quickly to permit our board to consider it at the same time as the Gowanus Canal area rezoning, if not sooner.

Thank you for your attention and continuing cooperation with us!

Sincerely,

Richard S. Bashner
Chairperson

cc: Hon. Marty Markowitz
Hon. Bill de Blasio
Hon. Nydia Velázquez
Hon. Joan Millman
Hon. Daniel Squadron
Director Purnima Kapur, DCP/Brooklyn
Toll Brothers, L.P. (applicant)

**Brooklyn Borough
President
Recommendation**



CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
FAX # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.

2. Send one copy with any attachments to the applicant's representatives as indicated on the Notice of Certification.

APPLICATION #: 090047 ZMK – 090048 ZSK – 090049 ZRK
363 – 365 Bond Street

In the matter of an application submitted by the Toll Brooklyn L.P. pursuant to Sections 197-c and 201 of the New York City Charter for: (a) an amendment of the Zoning Map, Section No. 16c changing from an M2-1 District to an M1-4/R7-2 District property bounded by Carroll Street and its southeasterly centerline prolongation, the center line of the Gowanus Canal, Second Street and its southeasterly centerline prolongation, and Bond Street; and establishing a Special Mixed Use District (MX-11) District bounded by Carroll Street and its southeasterly centerline prolongation, the center line of the Gowanus Canal, Second Street and its southeasterly centerline prolongation, and Bond Street; and (b) a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the height and setback regulations of Section 123-66, the rear yard regulations of Section 23-47, and the inner court regulations of Section 23-852; and, (c) a zoning text amendment in connection with a proposed mixed use development on property located at 363 – 365 Bond Street.

COMMUNITY DISTRICT NO. 6

BOROUGH OF BROOKLYN

RECOMMENDATION

- APPROVE
- APPROVE WITH MODIFICATIONS/CONDITIONS
- DISAPPROVE WITH MODIFICATIONS/CONDITIONS
- DISAPPROVE

BOROUGH PRESIDENT

December 17, 2008

DATE

**RECOMMENDATION FOR THE PROPOSED
LAND DISPOSITION OF
CITY-OWNED PROPERTY FOR
RESIDENTIAL DEVELOPMENT
090047 ZMK – 090048 ZSK – 090049 ZRK**

PUBLIC HEARING

On November 19, 2008 Brooklyn Borough President Marty Markowitz held a public hearing on applications by the Toll Brooklyn L.P. (Toll) for the following actions: amendment to the Zoning Map and text; and the granting of a special permit. Approval of these actions are being sought in order to facilitate a mixed-use development consisting of 447 housing units, 269 parking spaces (approximately 60 percent of the number of units) and 2,000 square feet (sq. ft.) each for retail and community boathouse space for the Gowanus Dredgers. A linear, publicly-accessible open space (nearly 31,000 sq. ft., not including the end of public streets) would be provided along the Gowanus Canal for the length of the site, ranging in width from 40 to 70 feet.

The building plans, including bulk, parking, use (except for the affordable housing component), open space and site remediation of hazardous materials, would be memorialized through the filing of a deed restriction recorded against the land. The residential component of the proposal is indicated to provide 130 affordable housing units. The applicant has stated that the rental properties will be affordable to households primarily earning up to 60 percent of area median income (AMI), though efforts would be made to accommodate lower-income families up to 40 percent AMI and moderate-income households up to 80 percent AMI.

In response to the borough president's concern of whether the affordable housing component would be built, the applicant referenced the incentives based on the inclusionary housing zoning bonus in combination with the 421-a real estate tax abatement as strong enticements to proceed with the affordable housing. Responding to the concept that the project could be reshaped to limit height without sacrificing the floor area of the proposal, representatives of Toll stated that such a massing would be monolithic, lack variety, and be unattractive as exemplified by the nearby Mary Star of the Sea elderly housing project as well as having negligible effect on the shadows cast by the buildings. In regards to the borough president's interest in providing more opportunity for family housing by changing the unit mix to include three-bedroom units as part of the affordable housing component, the representative advised that the unit mix could be modified.

There were four speakers in favor of the application and 22 speakers against the application. Speakers in support included representatives for Council Member Bill de Blasio and the Gowanus Dredgers

The council member's representative said that the Toll proposal is consistent with the framework developed by the Department of City Planning (DCP) for Gowanus and that the agency will be moving forward with a rezoning proposal. The council member supports the project for having 30 percent of the units as affordable housing; waterfront open space; exceeding the rate of required parking; and, storm-water improvements. The council member also sees the proposed development as a catalyst for the Department of Environmental Protection (DEP) commitments including the pump station upgrades, flushing tunnel repairs, and reactivation of a forced main.

The representative of the Gowanus Dredgers endorsed the space that would be set aside for the boathouse and access point that would be provided to launch boats into the Gowanus Canal. The contractual commitment signed between Toll and the unions was noted as a positive decision that would set a precedent for subsequent developers and result in jobs that provide good wages. Other supporters believed that the proposal would aid efforts to address negative aspects of the current state of the canal.

Those opposed included representatives of the Center for the Urban Environment, the Carroll Gardens Neighborhood Association, the Coalition for Respectful Development, Friends of Greater Gowanus (FROGGS), Gowanus Canal Conservancy and the Urban Divers and various individuals.

Several concerns were expressed in opposition to Toll's proposal. A number of those who testified stated that the canal is highly polluted and that development along its banks should not happen until it is cleaned up. A report issued by the Army Corps of Engineers was referenced for noting the vast number of toxic chemicals contained in the canal. It was suggested that cleaning the Toll site of its pollutants would not protect subsequent residents from the adjacent health hazards, including biohazards, when the canal floods over its banks. Some speakers called for a health study to be initiated, prior to permitting development, to determine if a cancer cluster exists. Others advocated for establishing a Gowanus preservation land trust through public ownership that would pursue comprehensive clean-up prior to any rebuilding. There were also those who questioned building in areas susceptible to 100-year flood events which apparently are increasing in frequency.

Other concerns pertained to whether it was appropriate for the development of this site to be given consideration before the outcome of the DCP framework is formally approved. Since this DCP framework has not been reviewed as a land use application, it is believed that it should not be used as a basis to justify Toll's proposed height. At issue was the part of the plan that exceeded 8 stories (12 stories proposed) and the resulting canyon-like effect along the canal and shadows that would be cast. Speakers believed that shadows from a 12 story building would make the open space along the canal less usable and would hamper its ecological benefits. Many speakers supported an 8-story height limit because they felt it would provide improved light and air. By limiting the height to 8 stories, they said, would eliminate the view of the project from the Carroll Gardens Historic District. It was believed that the resulting building, without exceeding 8 stories, could be designed creatively with architectural diversity, including recreating the townhouses at the building's base to maintain multiple entrances along the street.

Additional concerns included the following: the adequacy of the parking to be provided; whether the higher performing schools (such as M.S. 51) would become overcrowded due to the increase in school age population. Some speakers questioned whether the affordable housing would be built.

Prior and subsequent to the hearing, the borough president received additional comments – primarily against this application. The general consensus for those against this proposal called for this development to be limited to eight stories.

Subsequent to the hearing, representatives of Toll met with the borough president's staff to further discuss the project. The developer's representative explained that limiting the building to eight stories, as requested by many community residents,

would result in either long corridors or another vertical circulation core with space diverted towards elevators and stairwells. Both cases would divert revenue producing floor area to such spaces. Furthermore, the vertical core would result in additional costs to provide security for the residents and in the loss of parking spaces (five spaces on the north side of First Street and ten spaces on the south side); and, remove street life by replacing the individual entrances of the townhouses. In a letter to the borough president dated December 15, 2008, Toll projected that providing an extra vertical core and lobby would increase the development cost by \$1 million and reduce revenues by \$3 million.

In terms of the commitment to provide affordable housing, the Toll representative said that the affordable housing development partner, L & M Equities, has a compelling track record with the expertise to obtain the required financing through the government application process. It is anticipated that L & M will apply for tax-credits through the annual competitive process of the state. In the December 15 letter, Toll advised that if the application was not selected in 2009, it would commit that L & M would file again in 2010 in order to deliver the affordable housing aspect of the project. In correspondence dated December 17, 2008, a representative of Toll noted that the development will be a continuous multi-year process projected to take between 12 to 24 months to complete.

If for any reason by 2010 the public funding needed to provide housing affordable to lower-income households is not obtained for the second of the proposed affordable buildings, Toll will apply for funding in the 2011 approval cycle for the number of units that represents 20 percent of the total floor area of that block.

At the aforementioned meeting, the borough president's representative told Toll that the borough president believed there should be some retail space fronting the public esplanade along the canal. In response, the representative of Toll stated his belief that such a space would be difficult to market and that a vacant space along the open space would be detrimental for the users of the open space. Representatives of Toll submitted documentation that indicated subtle differences in the shadows cast on the publicly accessible open space between an 8- and 12-story building configuration during the afternoon hours.

CONSIDERATION

Community Board 6 approved these applications at the requested height subject to the development being constructed as presented with affordable housing.

The site is zoned for industrial use with limited applicability for retail development. Toll is seeking zoning that would substantially increase the range of retail and commercial uses, including hotels, while allowing residential and community facility use. However, Toll intends to voluntarily record a deed restriction on this land that would be legally enforceable with an expectation that development would occur subsequent to the remediation of the hazardous materials. These restrictions include the following: development would not exceed the requested height and building configuration; uses would be as indicated in the application drawings, including the number of parking spaces presented; open space would be developed as delineated; and, storm water treatments would be constructed. Thus, with the recording of the deed restriction, the proposed zoning is only relevant in that it permits residential development.

The borough president believes that this proposal is consistent with the land use aspect of the DCP framework for Gowanus. Though there may be aspects of the DCP

framework that needs thorough examination during the public scoping hearing and eventual ULURP process, he is confident that the sites being sought for residential development are largely in agreement.

If approvals are granted to Toll, it will allow them to begin to remediate the hazardous materials within its site, construct its separate storm sewer infrastructure and build its residential development. Approval of these applications is appropriate only after Toll provides a satisfactory commitment to address concerns pertaining to: height; affordable housing (including more family-sized units); and, location of retail use.

BUILDING HEIGHT

The borough president believes that there is merit in the plan presented by the joint volunteer efforts of the architects that are residents of the community. Their position is that height above eight stories is inappropriate and that the floor area that Toll is proposing above such height can be redistributed within the project. The borough president believes that this proposal has significant acceptance within the community. For the building site on the north of First Street, the borough president concurs with the position of the community that the building height should not exceed eight stories. The views of the proposed project from the Carroll Street Bridge strongly justify a reduction of building height. The historical bridge is envisioned by the borough president as an essential component of the anticipated open space system along both banks of the Gowanus Canal. The height along the canal must be carefully contemplated in terms of the future users of this open space system. Limiting height on this block to eight stories would eliminate views of the project from within the Carroll Gardens Historic District along Carroll Street.

The part of the building above 8 stories of the development site south of First Street is a sufficient distance from both the Carroll Street and Third Street Bridges to not impact on the open space users on those canal crossings. Toll has provided sufficient shadows analysis demonstrating that the 12-story portion would have nominal effects on users of the canal-side, linear, open space network.

The floor area of the proposed north block tower can be adequately redistributed on the site without impacting the proposed transition height indicated at the Bond Street section of the block. The borough president believes that Toll's design team has the capability to generate new Brooklyn architecture that rivals successful architecture where buildings are fairly uniform in height, as has been achieved in the development in Cobble Hill known historically as the "Home Apartments" located at Baltic and Warren Street. This can be achieved without compromising the benefits of multiple building entrances associated with row-house development. It will still be possible to provide direct street access for individual apartments at grade as a means of activating the street, perhaps in a duplex arrangement, at the base of the building. The borough president understands Toll's position that such development might be less financially attractive due to diverting useable areas for circulation, that is, longer hallways or additional vertical circulation and lobby areas. However, the scale of the project should respect the community that is hosting this development. The attractiveness of the scale and design of buildings in the area has made the project site attractive enough for Toll to want to invest in the area.

Furthermore, the Toll design is not consistent with the DCP framework for open space along 12-story building portions. Toll provides an open space adjacent to the canal

40 feet in width. The framework apparently prescribes 55 feet. In light of these concerns, the borough president believes that the height of the north block should not exceed 8 stories.

AFFORDABLE HOUSING

By Toll voluntarily recording a deed restriction on this land, the project will be legally bound to not exceed the requested height and building configuration; that the uses would be as indicated on the drawings; including the proposed number of parking spaces presented; open space would be developed as delineated; and, storm water treatments would be constructed – all subsequent to the remediation of hazardous materials. What would remain uncertain is whether the affordable housing would be constructed. Toll's commitment to the affordable housing, while commendable, is dependent on the successful efforts by L & M Equities to be awarded financing resources through an annual competitive process of the state.

In a letter from Toll dated December 15, 2008, Toll advised the borough president that it intends to forgo the zoning bonus and 421-a real estate tax abatement in order to develop the site if L & M was not successful after applying in 2009 and 2010. On December 17, this commitment was clarified to extend to 2011 if needed for part of the project.

Though development would result in publicly-accessible open space and the removal of environmental hazards from the site, the borough president believes that these factors by themselves do not justify approving this project. In the past decade Carroll Gardens has evolved into a highly desirable neighborhood. As more affluent households have moved in, long-time residents that do not own their residence have been displaced or have been finding it more challenging to remain in the neighborhood. Many rental apartments in this area are not protected by rent stabilization, which at times is not sufficient enough to keep rent within the means of certain households. In order to appropriately provide opportunities for displaced residents to return to the neighborhood and for those at risk for being displaced, the borough president believes that Toll's commitment to building the affordable housing based on correspondence received on December 15, and December 17, 2008 is sufficient.

In consulting with for-profit affordable housing developers, the borough president learned that the general consensus was that two attempts for the necessary funding assistance through the state should lead to an award. Apparently it is the practice of the State Department of Housing and Community Renewal (DHCR) to work with applicants who have not been selected to help them succeed with subsequent attempts. There are specific items that might weigh heavily in DHCR's scoring system to determine which meritorious project is likely to obtain an award. While seeking funding, Toll should report to DHCR the current plans in which it will follow to gain insight into how well the project weighs on the agency's scoring system. It should be noted that even with the best of intent, developers have advised that more than two funding cycles are at times necessary to achieve an award.

Due to the proposed development being on two blocks, it is reasonable to expect the project to be phased. Through phasing, the number of market rate units will be able to be absorbed over a more gradual amount of time. Therefore, it is conceivable that a first phase could be under construction while the developer benefits from an extra year to pursue affordable housing funding resources through the government.

The site north of First Street contains approximately one-third of the proposed affordable housing. Based on the insight provided to the borough president, he accepts Toll's December 15 commitment to seek funding over two request cycles as long as it is applicable to the site that contains the lower percentage of affordable housing, meaning for the north site building (minimizing the risk of the loss of affordable housing units if two attempts do not result in an award from the State). With Toll's December 17 commitment to seeking funding over three cycles, the likeliness that affordable housing will be achieved is substantially enhanced. Toll should be compelled to reserve this commitment for the block south of First Street (which contains the greatest share of the affordable housing). This funding would allow Toll to be permitted to file for building permits in conjunction with a "lower income housing plan" acceptable to the Department of Housing Preservation and Development, pursuant to Zoning Resolution Section 23-93, as part of the building approval documents.

Furthermore, the affordable housing proposed by Toll would contain studios and one- and two-bedroom apartments. Many two-bedroom affordable apartments are ill-suited for families with more than one child. In order for the affordable housing to provide a wider number of family sizes the opportunity to apply for housing, the borough president believes that the earmarked affordable units (not less than 20 percent of the development) contain less studio and one-bedroom units in order to incorporate a suitable number of three-bedroom units. Though this would reduce the number of affordable units to less than 130 units as proposed, the number of families that would become eligible to seek such housing would greatly increase. The borough president believes that expanding opportunities to more households within the space that would be developed for affordable housing is much more important than an absolute number of units that excludes opportunity for families of four or five persons. Therefore, construction should proceed based on the written commitments of December 15 and 17, 2008, provided that the commitment to apply for funding for three cycles before the start of the second block benefit the development on the south side of First Street - containing approximately 2/3 of the proposed affordable housing component; and, that the affordable housing on both blocks also includes three-bedroom units.

PARKING

The borough president shares the concerns raised by area residents regarding that the project may result in a shortage of on-street parking. The Draft Environmental Impact Statement (DEIS) predicts that a limited number of onsite spaces would be available when the Toll development becomes fully occupied. The deed restriction that Toll will file, prior to the review of these applications by the City Planning Commission, provides parking onsite for approximately sixty percent of the housing units. This is higher than the less than fifty percent that is required when a development contains a blend of market-rate and affordable housing units. If the distribution of unit types were modified to include three-bedrooms amongst the planned affordable units, and more family-sized units within the market-rate component of the project, the ratio between parking and apartments can be improved. If the number of households within the Toll development that want to utilize the onsite parking does not meet the number of spaces available, such spaces may be rented to area residents. The issue of parking would be further evaluated as part of the review process for the DCP application.

RETAIL/ARTISAN SPACE ALONG THE CANAL

The borough president believes that the open space along the canal would be enhanced if some portion of the development fronting the canal was occupied by commercial use. This does not mean that the developer would have to give up more valuable residential development. The retail proposed along First Street could be switched to a canal frontage location. In this way, the commercial space becomes more of a community amenity. Even with subsequent redevelopment on the east bank of the canal per the DCP framework, the borough president believes that the publicly accessible space that Toll would construct would benefit from sunlight from the mid-morning until the early afternoon. Such space would be enhanced as a community congregation area by having an opportunity to obtain beverages and food adjacent to the canal. Though convenience food in itself might be challenging to operate successfully as a business from the sales generated from building residents and open space congregants from the neighborhood, joint use as gallery/artisan (wares such as handmade jewelry, etc.) space could help sustain such a commercial space, while being in synergy with the many galleries that are already integrated within Gowanus. Therefore, space for such uses should be included along the canal.

SCHOOL OCCUPANCY

The borough president is aware that the baseline analysis used to determine school populations was subsequently made obsolete after the DEIS was circulated at the outset of the public review process. Prior to preparing the final EIS, the borough president recommends that Toll consult with the following website <http://insideschools.org> or the Department of Education's (DOE) Enrollment, Capacity and Utilization Report to evaluate school occupancy. The Toll site is within the enrollment catchment area of P.S. 32. Using the latest data, it is possible that this project would reach the maximum capacity in the building for the elementary school. At a meeting between the Borough President's Office and DOE held on November 20, 2008, it was noted that P.S. 133 would be split between District 13 (300 seats) and District 15 (600 seats). In addition, the building housing P.S. 32 also contains a middle school and a District 75 school. Therefore, the DOE appears to have multiple options to address capacity at P.S. 32 prior to significant occupancy of what would be developed by Toll or other entities.

Evaluation of area school capacity would again be part of the anticipated DEIS associated with DCP's Gowanus Canal Corridor study. This evaluation would be completed significantly in advance of the Toll project to aid DOE in planning for school seats. However, the borough president expects that DOE would be consulted for this assessment. That DEIS would likely clarify the adequacy of school capacity in this area in light of the Toll application, and the anticipation of more developments subject to other known zoning proposals including Gowanus Green (Public Place) and the DCP Gowanus proposal.

ENVIRONMENTAL CONCERNS

The borough president believes that this application by Toll should cause DEP to focus attention to the needed clean-ups in and around the Gowanus canal. As many areas compete for infrastructure improvements by DEP, the absence of the proposed development by Toll might no longer provide an impetus to prompt a clean-up of the area. Canal area improvements include the upgrades to the Gowanus pump house;

reactivation of the forced-sewer main (diverting a portion of the combined sanitary and storm sewage directing more to the Columbia Street sewage interceptor line rather than continuing in the Bond Street interceptor towards Red Hook first); repairing the system that provides water from the Buttermilk Channel; and, dredging of the canal north of Union Street. These upgrades are critical to improving the water quality of the Gowanus Canal. In that regard, the borough president wrote to DEP Acting Commissioner Steven Lawitts, in a letter dated December 17, 2008, urging for the completion of the necessary clean-up on the Gowanus by 2013, in light of the City's proposed Gowanus rezoning.

In addition to these projects that DEP has suggested it would implement, it has become evident to the borough president that the condition of the Bond Street interceptor makes adjacent buildings along and just uphill (west) of Bond Street more susceptible to sewer back-ups and flooding. The Borough President's Office has been advised by a DEP representative that the Bond Street interceptor is hampered in its ability to bring sewage towards the Red Hook Water Pollution Control Plant (at the Brooklyn Navy Yard) due to a build-up of sediment within the pipes. This is a likely cause of sewage back-ups and flooding for adjacent buildings. The borough president believes that the residents and property owners of these buildings should not continue to be victims of a malfunctioning sewer. To that end, in the aforementioned letter to the DEP Acting Commissioner, the borough president urged for expediting the process to free the Bond Street interceptor of this sedimentation. The borough president believes this issue needs to be addressed prior to the Bond Street interceptor serving the occupants of the development planned by Toll.

The borough president appreciates the documentation provided by a FROGGS representative of the historical places eligible for listing in the National Register and its quest for a Gowanus preservation land trust. However, the fiscal climate at all levels of government appears to render it economically infeasible, due to the high cost of acquiring property around the canal and remediation. Many of the places were also documented in the DEIS submitted by Toll and would be expected to be included in the forthcoming analysis by DCP as part of its evaluation documentation for rezoning a segment of the Gowanus industrial area. That process might play a role in determining whether or where mitigation is warranted for some of the potentially eligible places.

RECOMMENDATION

Be it resolved that the Brooklyn Borough President, pursuant to section 197-c of the New York City Charter, recommends the approval of these applications by the City Planning Commission and the City Council subject to the following conditions:

1. That the building height is not to exceed eight stories north of First Street.
2. That the achievement of affordable housing be enhanced by sequencing construction so that development on the south side of First Street – containing approximately 2/3 of the proposed affordable housing component – be chosen by Toll to be the beneficiary of up to three application cycles for State funding assistance based on the written commitment dated December 17, 2008, that supplements the December 15 commitment; and, that the affordable housing on both blocks also includes three-bedroom units.

3. That retail and commercial gallery/artisans along the canal is provided within the proposed building.

Be it further resolved that the Department of Environmental Protection initiates and completes the following expeditiously:

- The repair of the Bond Street interceptor.
- The rehabilitation/reactivation of the Gowanus Flushing Tunnel, Gowanus Canal Pump Station and associated forced-main between Bond and Columbia Streets.

Re: Hearing 363-365 Bond Street (Toll Bros.), City Planning Commission

Statement of Diane D. Buxbaum, MPH, Resident of Carroll Gardens, Conservation Chair, NYC Group of the Sierra Club

365 Sackett Street

Brooklyn, NY 11231

I am a resident of the Gowanus Canal/Carroll Gardens neighborhood. I have lived here since 1995, and have been actively involved in helping to improve my neighborhood, make it more safe, and in trying to preserve its beauty, character and sense of community.

I am also actively involved in trying to ensure that both the current and future residents of the area, and the environment of the Canal are protected and wherever possible, improved.

There has been very little cleanup of the Gowanus Canal, which has been known as one of the most highly polluted bodies of water in the Northeast. Some small improvements have been noted in recent years, but overall the body is still highly polluted and does not support a large variety of aquatic life.

The land upon which to 363-365 Bond Street has been a light industrial area, and has had throughout its history a variety of industries, including one associated with paint manufacture.

It is irresponsible for the City Planning Commission to even begin to consider zoning changes before there is a thorough evaluation of what is polluting the Canal, and where, along the sides and in the Canal, itself. In addition to change the zoning to allow residential housing at this point without knowing what is under the surface of the area in question is totally inappropriate, and I believe, a violation of the rights of citizens to protection of their public health. I do not support the concept of build and then let the residents push for Canal cleanup.

The City Planning Commission is one of many government entities which has as its purpose the improvement of the life of the citizens of New York City. To be swayed by developers whose single purpose is the bottom line, instead of considering what will be the most beneficial for the City and its residents, is truly a sad commentary on where we are today.


Why is it that R8 -- 12 story buildings will be considered acceptable in the proposed zoning changes right next to the Canal, at the bottom of the Gowanus "watershed" when only 6 blocks away at the top of the Gowanus "watershed", Union and Court, R6, only 6 story buildings would have been permitted? What sense does this make. I, for one, do not understand it. Where housing density could accommodate greater density, you forbid it; where we should be seeking lower density, you seem to encourage higher density.

No zoning changes should be permitted until the Gowanus Canal and surrounding areas are cleaned up to standards that protect the health of the public and allow the broadest variety of activities to take place on and around the Canal. Public health and safety should be your greatest priority. Granting us open space and parks should be second, or at least near the top.

Please do not be swayed by developers. Please make your decisions in a manner that will protect the public health and safety and our quality of life.

Thank you for your consideration.

Sincerely,


Diane D. Buxbaum, MPH

January 14, 2009
Amanda M. Burden
City Planning Commission
22 Reade Street
New York, New York, 10007

OFFICE OF THE
CHAIRPERSON
JAN 20 2009
18825

Dear Commissioner Burden,

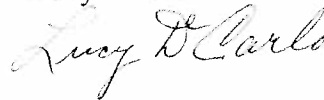
I am writing with regard to the Toll Brothers Project in Brooklyn.

As a lifetime resident of the area, I am deeply concerned about development as proposed for that site. Longtime residents in the nearby areas know the perils of the waters of the canal. Of primary concern are the Health and Safety of nearby families and their children. Disruption of highly contaminated soil and water requires extreme measures on the part of those responsible parties. The Toll Brothers say they share our concerns and will attend to them before they build, yet how believable are they to a community that has experienced so many unfulfilled promises. I would ask that you, as City Planners who have a responsibility to the citizens of the area, assign or designate an agency that will conscientiously oversee the clean-up before construction starts.

Also, I would like to address the proposed height of 2 twelve story buildings along with other more acceptable buildings. Twelve stories is much too high for our low rise neighborhood. They will dwarf our small two and three story homes. Nearby 4th Ave., just one block west of the canal has been zoned for 12 story developments, many of which are completed and already in progress. It is a wide street with potential for many more such buildings. Why not allow 4th Ave. continue to grow and develop and restrict the low area of the canal to 80feet at most.

In the words of the respected Chair, Amanda Burden herself, "No developer should be allowed to destroy the DNA of a neighborhood." Toll Bros. plan will certainly destroy Carroll Gardens as we know it. The community requests that you demand respectful development throughout the Gowanus area lest Toll Brothers will build only to destroy our historic neighborhood.

Respectfully submitted,
Lucy DeCarlo



Marlene Donnelly
460 Sackett St
Brooklyn, NY 11231

January 07, 2009

Amanda Burden
Chairperson
22 Reade Street
New York, New York 10007

Re: 363-365 Bond Street, Brooklyn
CEQR No. 08DCP033K
ULURP Nos. 090047 ZMK, 090048 ZSK,
N090049 ZRY, N090050 ZRY, N09001 ZRY
NYC Department of City Planning
RE: Toll Brothers
November 17, 2008

In your roll as Planning Commission, You are being asked to pass judgment on this spot rezoning along the Gowanus Canal for a high-density residential project proposed by Toll Brothers. Your decision will have profound impact on our lives and the lives of our children. We in the community ask that you take the time to consider the environmental concerns surrounding this change in use and ask that you vote to oppose this zoning change at this time.

Among the many environmental concerns, one very worrisome issue is that the proposed residential development would be built within the FEMA Floodway, along a waterway with an industrial water quality classification.

Even after the extensive rehabilitation work planned by the DEP for the Gowanus Flushing Tunnel, the Gowanus Canal will remain classified as an industrial water with a Class SD ranking. This is significant because this standard has no institutional controls on the levels of pathogens in the water.

It is the persistent elevated levels of pathogens that the Toll DEIS sites as the cause of the "un-mitigatable smells" in this area. There are concerns that these levels could rise due to the increases in human residential density along the water. There are concerns that these levels of pathogens are presently effecting and will continue to effect human health in the area--especially during storm events and potential sea surges that bring this water into the land and buildings.

It is imperative that the waters of the Gowanus be held up to a standard that requires limits on the levels of pathogens before this area is considered for additional residential density so close to the waters edge. Yet this is not the plan we have before us from the DEP; there is a hope that a higher water quality might be achieved through the rehabilitation project, but this is a big unknown at this time-- the HydroQual computer models are not sufficient to gauge the long term issue of pathogens and the resulting poor air quality problems.

While there are many other concerns about making this zoning change, especially given the current economic conditions that are specifically effecting the housing developments currently underway along 4th Avenue; we believe that the environmental concerns are in themselves sufficient reason to predicate any change of use, involving a dense residential development along the FEMA flood way, upon a known and verifiable cleanup of the canal waters that include limits on the pathogens levels. By doing so, we will forge a united front of the community and those who wish to develop residential complexes within the FEMA flood way to finally find a process through our government that will lead to a water way that is appropriate for all the new uses we envision for the Gowanus waterway. To build housing along the Gowanus Canal, prior to achieving a water quality appropriate for residential use, has ethical and moral implications.

Please do not approve the Toll Brothers Gowanus Rezoning. Insist that any zoning change that includes residential uses along the water's edge, only be permitted so long as pathogen levels and storm management controls are in place and verifiable for the Gowanus Canal. It is through this pressure that we as a whole will move towards finally addressing the environmental problems of this waterway.

Sincerely,



Marlene Donnelly.

FROGG

Friends & Residents of Greater Gowanus

JAN 13 2009

18801

Statement of Kevin Duffy-Acevedo, Resident of Carroll Gardens
505 Court Street
Brooklyn, NY 11231

Re: Toll Brothers, 363-365 Bond Street, Brooklyn
CEQR No. 08DCP033K
ULURP Nos. 090047 ZMK, 090048 ZSK,
N090049 ZRY, N090050 ZRY, N09001 ZRY
NYC Department of City Planning

I am a resident and a father of three children residing in Carroll Gardens approximately one block from the Gowanus Canal and over the course of the last year have witnessed the serious imbalance between the concerns of my community and the interests of local officials.

Let's be clear, development is not the issue. The issue is safety.

Broadly, community development is based on mutual respect between residents and government. Observing the proposed Toll Brother development on the Gowanus this year has been a betrayal of our safety. We all have access to the reports: DEC, Columbia University, Army Corps of Engineers, and FEMA. They all echo similar dangerous warnings.

I suppose my greatest disappointment is not that my elected representative have turned a blind eye to my family's safety, but that they have decided to seek the short term gains at the expense of those vested in my neighborhood.

Recent examples show us how leadership has failed public trust: FNMA, Freddie Mac were seized by U.S. government, Citibank receives \$45 billion bailout from U.S. Treasury, and finally venerable investment advisor firm, Bernard Madoff, dupes public and charities over \$50 billion.

I hope our elected representatives are not cast among these pariahs in the future. The public has shown no pardon in these instances. This statement will serve, in part, as record of this public risk.

There are over 50 LETHAL pathogens in the canal which are contained by a natural state of remediation. Any disturbance will elevate the levels of toxicity and risk of exposure to nearby residents (including my family, friends and neighbors). More disconcerting is the risk of potential tidal surges that will spill the waters of the Gowanus into our adjoining communities. Gowanus is currently designated by FEMA as a "flood zone." Until there is a comprehensive government or private cleanup, natural remediation is and has been the most effective alternative.

The primary question is, "who will take responsibility for this risk when it happens?"

ANY proposed development should take second consideration to these cleanup requirements.

I encourage HPD to take strong measures to protect our communities and insist upon a thorough remediation prior to development around the Gowanus canal. Notwithstanding this precondition, I firmly propose HPD include a provision of accountability. Clear thresholds for

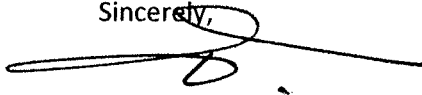
safety should be incorporated; and once these thresholds are violated, defined participants should be required to correct or mitigate and return safety to the effected community area.

Inclusive to this provision should require financial guarantees for unexpected environmental hazards as a result of ANY proposed developments.

No zoning changes should be permitted until the Gowanus Canal and surrounding areas are cleaned up to standards that protect the health of the public and allow the broadest variety of activities to take place on and around the Canal. Public health and safety should be your greatest priority. Granting us open space and parks should be second or at least near the top.

I encourage you to refer to www.defendgowanus.org. This petition offers wide public commentary offering perspectives by many concerned local residents who vote actively on behalf of their community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Duffy-Acevedo', with a large, stylized flourish extending to the left.

Kevin Duffy-Acevedo



John H. Hatheway, Jr.
ARCHITECT

January 7, 2009

Department of City Planning
22 Reade Street
New York, NY 10007 (By Hand)

Re: 363-365 Bond Street, Brooklyn
C 090047 ZMK

Dear City Planning Representatives,

My name is John Hatheway. I am a long-time resident of the neighborhood, an architect and a director of the Carroll Gardens Neighborhood Association (CGNA). I have strong reservations regarding the proposed spot re-zoning of the two blocks upon which the subject proposed development is to take place. I do not think that these two blocks should be carved out of the greater Gowanus rezoning plan; I believe that the 12-story building heights that would be permitted on these blocks would be detrimental to the quality of life in the adjacent Carroll Gardens neighborhood and run contrary to City Planning's stated goal of "consideration of context".

The 12-story tower on the northern block as proposed by the developers, Toll Brothers, and permissible under this plan, is the more massive of the two towers in this development and would be directly on axis with Carroll Street, between Smith and Hoyt Streets, one of two blocks in the Carroll gardens Historic District. This tower would completely alter historic views within the Carroll Gardens Historic District. It is important to note that the architect's rendering presented at Community Board hearings and Borough President Markowitz's hearing contained an inaccurate massing of the St. Mary Star of the Sea Residence (a 5-story nursing home with a 20-foot high bulkhead on 1st Street between Hoyt and Bond), showing the entire building rising to the height of its rooftop bulkhead. This inaccuracy made the proposed towers appear more obscured and minimized their impact.

The houses at the east side of Hoyt Street were specifically included in the Landmark designation because of the way they enclosed the blocks, preserve their scale and

maintain views. The Toll Brothers proposal would substantially alter the historic views of this district and tower over the small-scale Hoyt Street houses thus compromising the quality of the historic district.

Carroll Gardens is noted for its small-scale row houses and, on certain blocks, its wide front yards, creating very open, airy streets. The buildings in the area from Bond Street up to Smith Street are generally 2 to 3-story houses, with the tallest being 3 stories over a habitable basement. This scale means that views of buildings beyond the block on which one resides are very limited. This gives a unique openness and intimacy to the neighborhood, which the proposed rezoning and Toll development ignores.

I have worked with another resident, Chris McVoy, to recommend an alternate proposal for the project that maintains floor area and affordable housing of the proposed development while limiting the height on the site to 85 feet. We support many of the goals of the rezoning and the Toll Brothers proposal, including residential use, canal-front publically accessible green space, affordable housing, and a density of FAR 3.6 (inclusionary housing bonus). However, our intimate knowledge of the area leads us to conclude the City's proposal for the 'MX Waterfront South', the canal-front blocks between 3rd and Carroll Streets, is flawed. We do not accept the proposal's premise that these blocks, especially the short ones on the canal's western side, can transition from the 2- to 3-story adjacent brownstone fabric to twelve stories at the canal without significantly compromising the urban quality of adjacent historic fabric. We also believe that twelve story buildings lining the Gowanus Canal here would seriously compromise the quality of the relatively narrow waterfront publically accessible park. We propose instead that the 'MX Waterfront South' have an 80' - 85' height limit, similar to the M 1-4/R7A district proposed elsewhere in the Gowanus (along Union Street and 3rd Avenue), but with a maximum FAR of 3.6 (inclusionary housing bonus). This zoning would create a coherent urban fabric knitting Carroll Gardens with Park Slope: building heights would rise from the 2-3 story Carroll Gardens fabric to 8 stories at the canal continuing across the eastern blocks of the canal to join with the proposed, 8 story M 1-4/R7A district, then rising to twelve stories along 4th Avenue.

The Gowanus has amazing potential – the right development will preserve its uniqueness, which will in turn be a catalyst for its financial success as well as good urbanism.

I urge the Department of City Planning to carefully consider the detrimental impact the buildings of this size will have on the well-established, stable, historic neighborhood of Carroll Gardens. And I strongly urge City Planning to reject this spot-rezoning proposal and only rezone these blocks as a part of the total Gowanus rezoning plan with the attendant community input through the ULURP process.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "John H. Hatheway, Jr.", followed by a long horizontal flourish.

John H. Hatheway, Jr.
Carroll Gardens Neighborhood Association
Co-chair of Zoning and Land Use Committee.
(Residence: 268 Carroll Street, Brooklyn 11231)

Chair Amanda M. Burden
City Planning Commission
22 Reade St., Room 2W
New York, NY 10007

Re: 363-365 BOND STREET ULURP, Brooklyn

January 14, 2009

Dear Chair Amanda M. Burden and Members of the Commission,

We are two residents of Carroll Gardens/Gowanus leading a community-based effort to establish an 8 story height limit on Toll Brothers 363-365 Bond Street site, as well as other sites in the 'MX Waterfront South' area of City Planning's Draft Proposal for Re-Zoning the Gowanus.

We recommend approval of the Toll Brothers application only under condition that the design be revised to 85' maximum height for the western (canal) half of the site, while maintaining the 55' street wall and 65' height limits within the eastern (Bond Street) half of the site. We have reached this position after extensive study which is summarized in the enclosed presentation booklet.

Toll Brothers' ULURP and the City's Draft Re-Zoning Proposal for the Gowanus

Given that the City's re-zoning proposal has not undergone the ULURP process, Toll Brothers re-zoning application, which is based on City Planning's proposal and will set a precedent for it, must serve as a review of the City's proposal.

In this regard Toll Brothers' DEIS renderings provide an incomplete and in some cases misleading representation of the project. A key neighborhood concern expressed often, including at the March DEIS scoping review meeting, is the appropriateness of scale of this development in the context of the adjoining Carroll Gardens historic brownstone fabric and along the relatively narrow canal-front park. In addition, as this development does set precedent, it should be represented in context of the build-out of City Planning's Draft Re-zoning Study. The EIS does not provide sufficient and accurate material to address these concerns:

- The rendering from across the canal (Figure 1-11c) inserts the project into the existing photo at a significantly smaller size than it would appear in reality. Measured against the existing buildings in the view, the 12 story portions scale to be approximately 85' high in context instead of the proposed 124'-8", and they are shown narrower than they would appear in this view. The rendering also omits the elevator bulkhead which scales to be approximately 145' on the section provided in the DEIS.
- Neither of the canal-side renderings (Figures 1-11a and 1-11b) includes the twelve story portions of the project giving the false impression that the project is 6 stories along the canal. Furthermore these renderings do not show future development which would likely occur at the scale permitted by the City's proposed re-zoning.
- The DEIS does not provide community requested views from Carroll Gardens.

- The DEIS does not provide shadow studies which show the cumulative impact of the 12 story portions on the other blocks, sure to be built if Toll Brother's design were approved.

We have therefore made these missing views, using a balloon mock-up raised to the proposed 125' height as reference, and extended the shadow study, as shown in our presentation.

Toll Brothers' the City's Planning's Goals for the Gowanus

We support the goals of City Planning's Proposal, many of which are incorporated in Toll Brothers' proposal; including residential use, canal-front publically accessible green space, affordable housing, and a density of FAR 3.6 (inclusionary housing bonus).

We also support the City Planning Proposal's stated goals:

- Consideration of Context
- Transitions to neighborhood

Our intimate knowledge of the area leads us to conclude the City's proposal for the 'MX Waterfront South', the canal-front blocks between 3rd and Carroll Streets, does not meet these goals. The proposal's premise that these blocks, especially the short ones on the canal's western side, can transition from the 2-3 story adjacent brownstone fabric to twelve stories at the canal without significantly compromising the urban quality of Carroll Gardens historic fabric is flawed. We also believe that twelve story buildings lining the Gowanus Canal here would seriously compromise the quality of the relatively narrow waterfront publically-accessible park.

Our Proposal

We propose instead that the 'MX Waterfront South' have an 85' height limit (similar to the M1-4/R7A district 80' limit proposed along Union Street and 3rd Avenue). This zoning would create a coherent urban fabric knitting Carroll Gardens with Park Slope: building heights would rise from the 2-3 story Carroll Gardens fabric to 8 stories at the canal continuing across the eastern blocks of the canal to join with the proposed, 8 story M 1-4/R7A district, then rising to twelve stories along 4th Avenue.

Our proposal would achieve City Planning's goals of a residential density of FAR 3.6 with affordable housing, and improve the canal-front publically accessible green space with better light quality. Our study has shown that an 8 story limit provides plenty of room in the envelope for variation of mass – from 5 stories along Bond Street to 8 stories at the canal- and variations of unit type, including high-end units necessary to support affordable housing (for example street level duplexes with gardens, and setback duplex penthouses with terraces such as Toll Brothers North 8 project).

The 'MX Waterfront North' area, the canal-front blocks north of Carroll Street, already has a proposed height limit of 85'. Our proposal would extend the 85' Height limit down to 3rd street, knitting the canal-front together along the entire canal north of the 3rd Street bridge. (Below 3rd Street, we accept the 12 stories for Public Place, because this area is industrial with taller structures and because these towers are set far back from the canal by the park).

Our proposal would provide significantly more sunlight to the park. Unlike a typical park this canal-front park can be occupied only along its sides, which typically only 40' wide. This condition greatly increases the impact of the adjacent building's shadows on the comfort and enjoyable time duration of the park. Our proposal of lowering Toll Brothers' 12 story portions to 8 stories while maintaining the remainder of their canal-front massing adds 1 ½ hours of direct sun, for a total of 8 hours on the equinoxes (Sept 21 + March 21).

Finally there is the unquantifiable but extremely important openness of sky above water – the phenomenological aspect of horizon which positively affects our sense of well-being. Carroll Gardens derives its special beloved quality from the open sky given by wide front gardens. At the Gowanus, there is water facing the sky within the urban fabric– a very special place in our city.

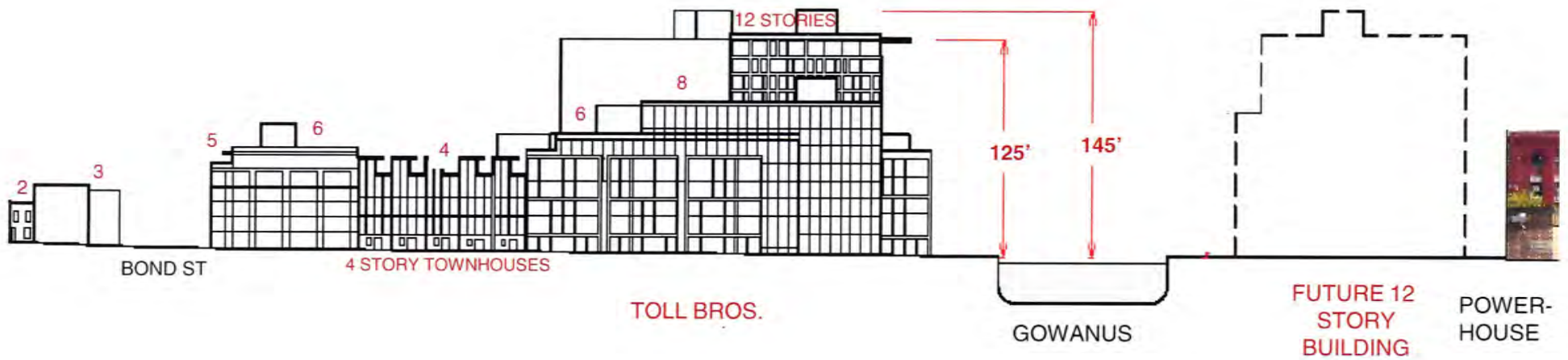
The right development will preserve its uniqueness which will in turn be a catalyst for financial success as well as good urbanism. This rare channel of water in our urban fabric, gradually being cleaned up, has incredible potential for an urban respite park (last month we met a fisherman who regularly catches striped bass from Carroll bridge!) If City Planning was to revise its draft proposal, and Toll Brothers were to revise their design, to a maximum of 8 stories, we would be advocates for the project in the community.

We urge all Commissioners to stand on the Carroll St and 3rd St bridges to contemplate the scale of buildings proposed by Toll Brothers and City Planning's proposal along the canal. We are confident that anyone who stands at these points, from the perspective that people will experience the canal-front park rather than the bird's eye of too many planners, will conclude that 12 stories along the stretch north of 3rd street will be detrimental to the park.

Respectfully,

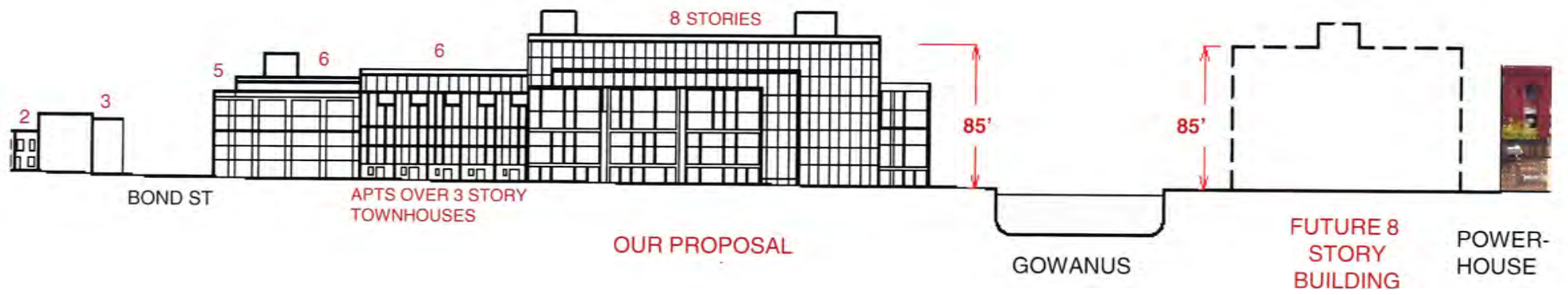
John Hatheway
268 Carroll Street
Brooklyn, NY 11231

Chris McVoy
315 Carroll Street
Brooklyn, NY 11231



ELEVATION THROUGH CANAL LOOKING NORTH

TOLL BROS. 12 STORY PROPOSAL



ELEVATION THROUGH CANAL LOOKING NORTH

ALTERNATIVE 8 STORY PROPOSAL IN SCALE WITH CONTEXT

CITY PLANNING COMMISSION

**ANALYSIS OF TOLL BROTHERS 363-365 BOND ST ULURP APPLICATION
AND ALTERNATIVE PROPOSAL**

Chris McVoy, John Hatheway

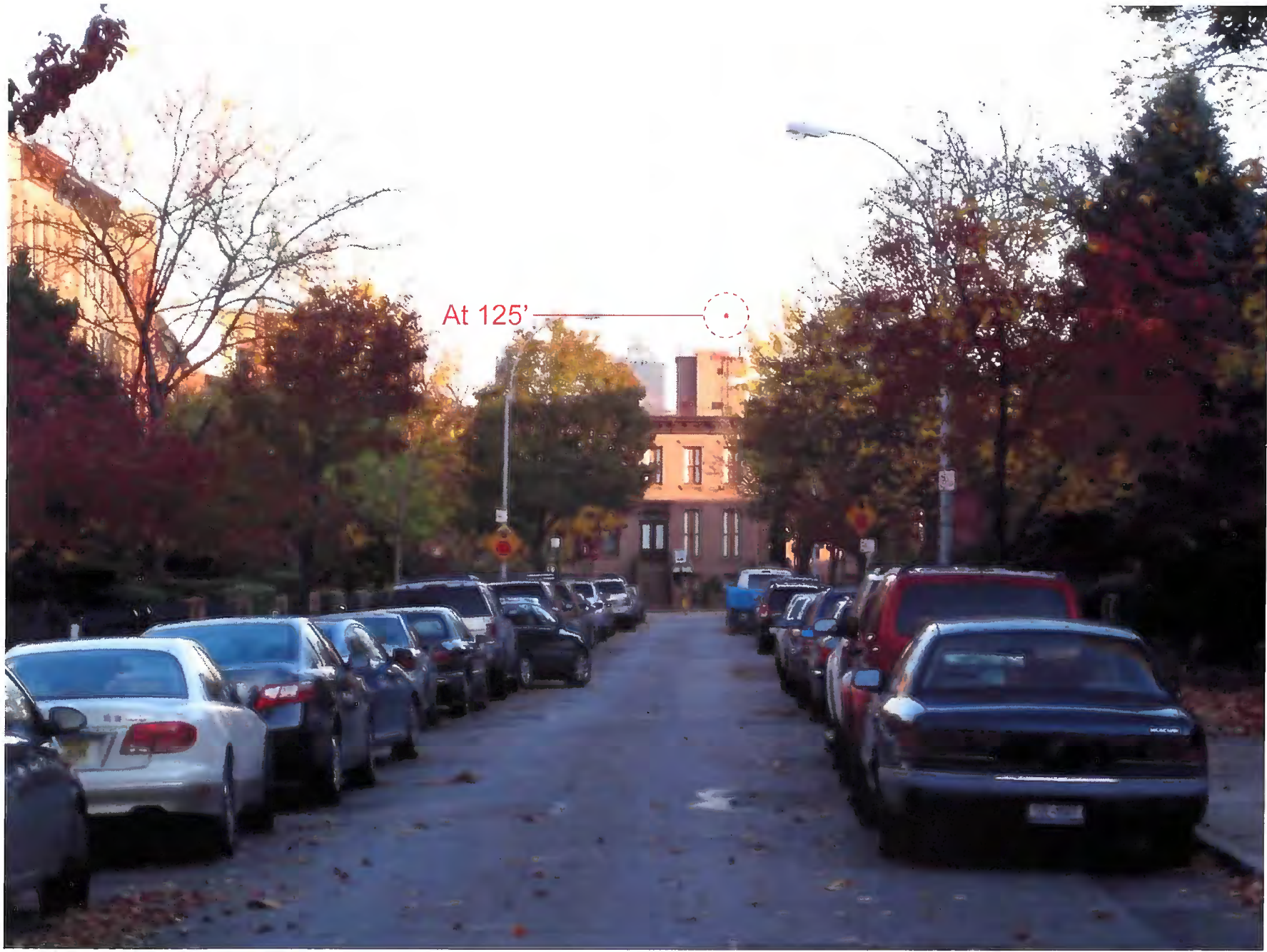
January 14, 2009

**RECOMMENDATION FOR CONDITIONAL APPROVAL OF
TOLL BROTHERS APPLICATION FOR RE-ZONING AND SPECIAL PERMIT
ONLY IF HEIGHT IS REDUCED TO 85' (8 STORIES)**

- TOLL BROS. APPLICATION SERVES AS REVIEW OF CITY PLANNING'S GOWANUS RE-ZONING STUDY, WHICH HAS YET TO BE ANALYZED, REVIEWED AND APPROVED
- DEIS PROVIDES INSUFFICIENT INFORMATION TO ASSESS THE IMPACT OF THE PROJECTS' BULK ON THE CANAL PARK AND CARROLL GARDENS HISTORIC CORE
- CITY PLANNING AND TOLL BROS. PROPOSED 12 STORY SCALE DWARF'S THE GOWANUS CANAL AND OVERSHADOWS CARROLL GARDENS HISTORIC CORE
- 8 STORY ALTERNATE DESIGN WITH SAME BUILT AREA AND AFFORDABLE HOUSING IS IN SCALE WITH THE CONTEXT AND PROVIDES SUNLIGHT REQUIRED FOR CANAL PARK



12 STORY BUILDING ON 4TH AVE – SAME SCALE AS TOLL BROS AND CITY PLANNING PROPOSAL ON THE GOWANUS



VIEW DOWN CARROLL STREET BET SMITH AND HOYT – BALLOON MOCK-UP



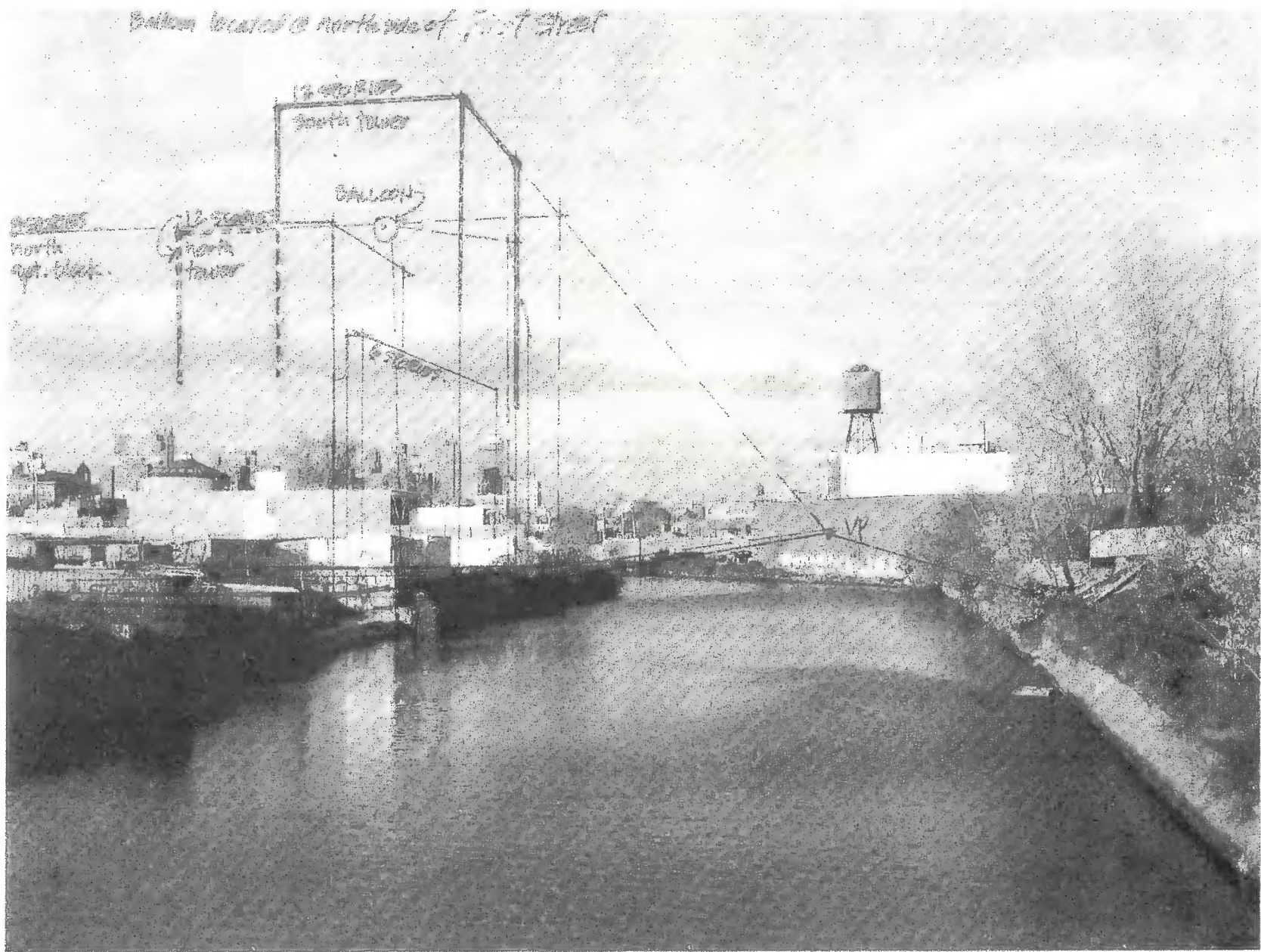
VIEW DOWN CARROLL STREET BET SMITH AND HOYT – TOLL BROS PROPOSED BLDGS



VIEW DOWN CARROLL STREET FROM SMITH STREET – BALLOON MOCK-UP



VIEW DOWN CARROLL STREET FROM SMITH STREET – TOLL BROS PROPOSED BLDGS



VIEW FROM 3RD STREET BRIDGE - BALLOON MOCK-UP



EXISTING CONDITION PHOTO IN DEIS



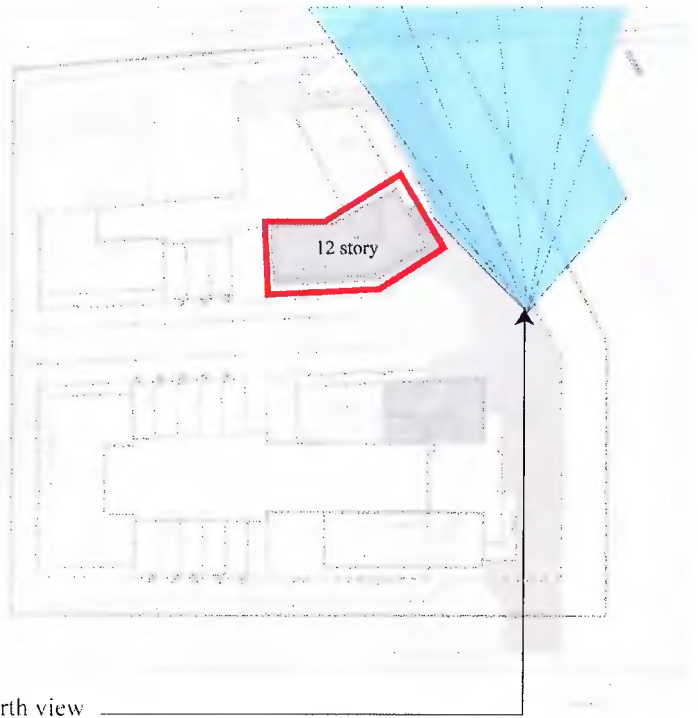
TOLL BROS. INACCURATE RENDERING –SCALE IS WRONG



TOLL BROS. INACCURATE RENDERING –SCALE IS WRONG



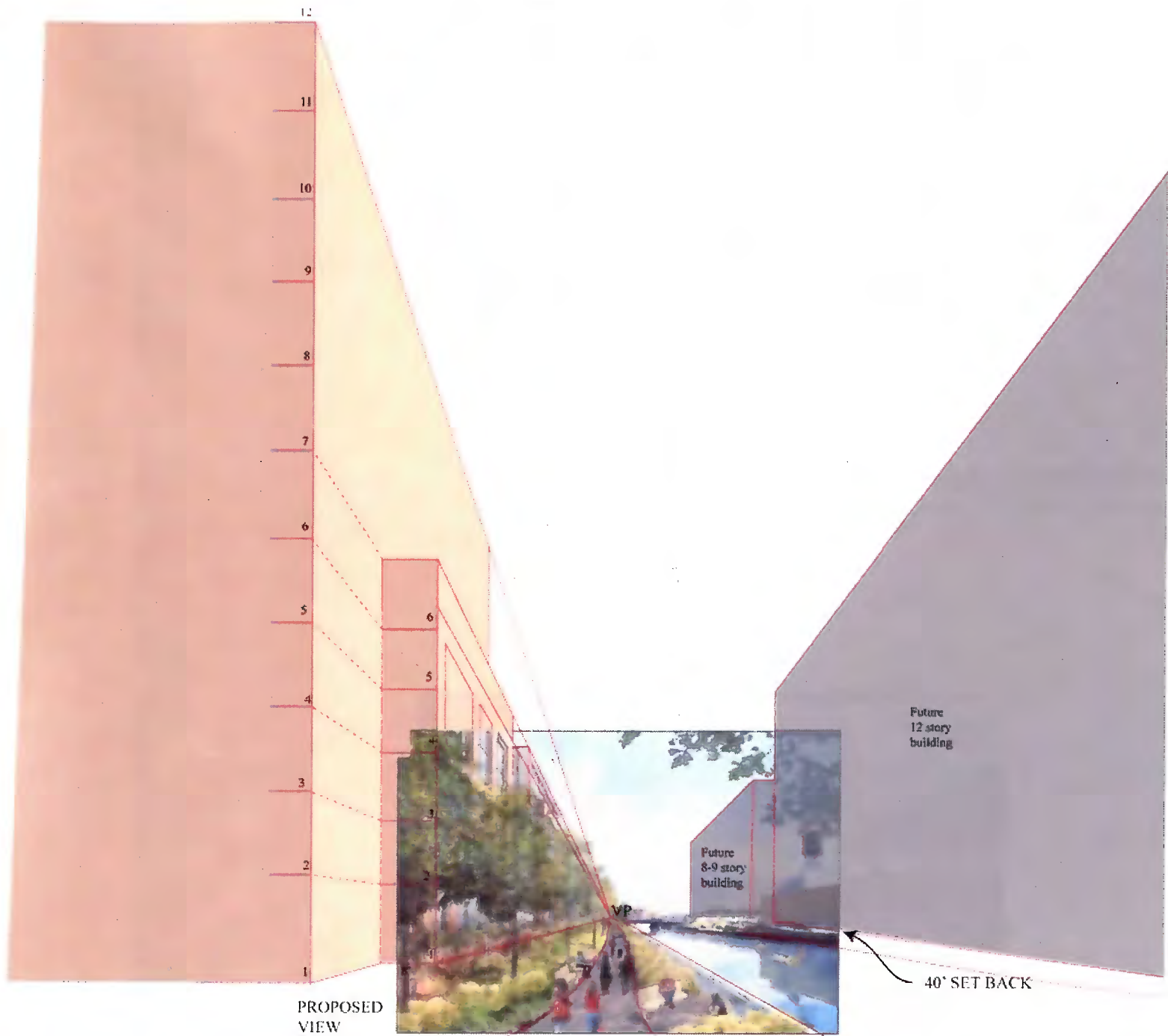
ACCURATE RENDERING OF TOLL BROS. PROPOSAL



Point of North view



TOLL BROS. RENDERING OMITTS 12 STORY TOWER



PROPOSED
VIEW

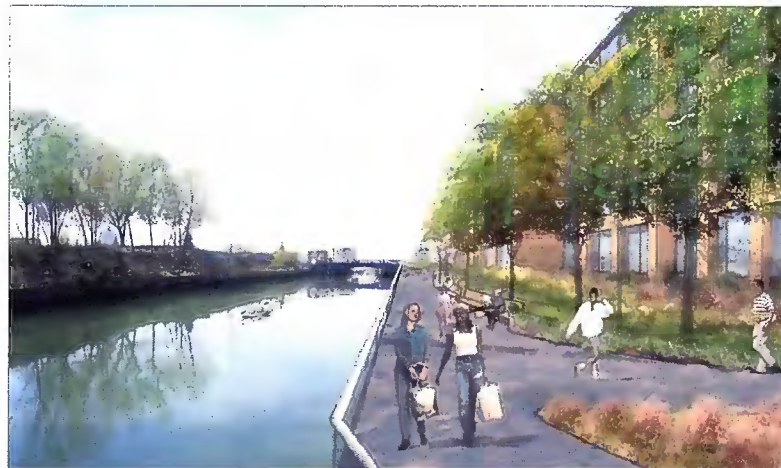
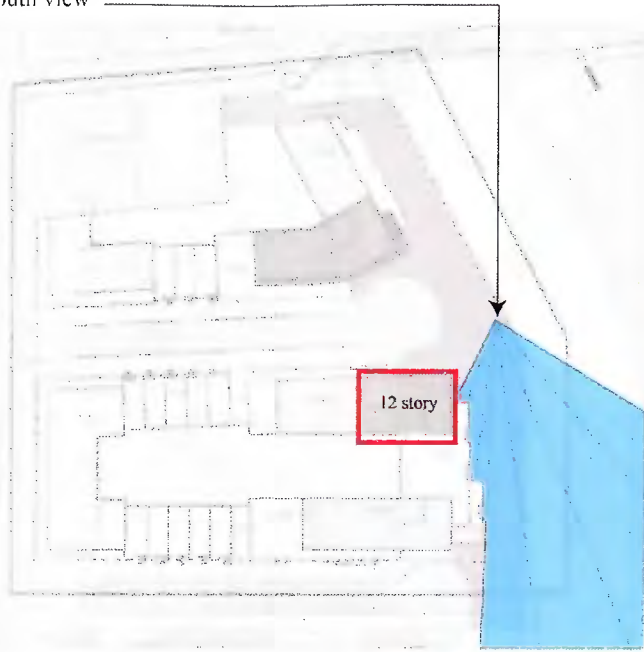
Future
12 story
building

Future
8-9 story
building

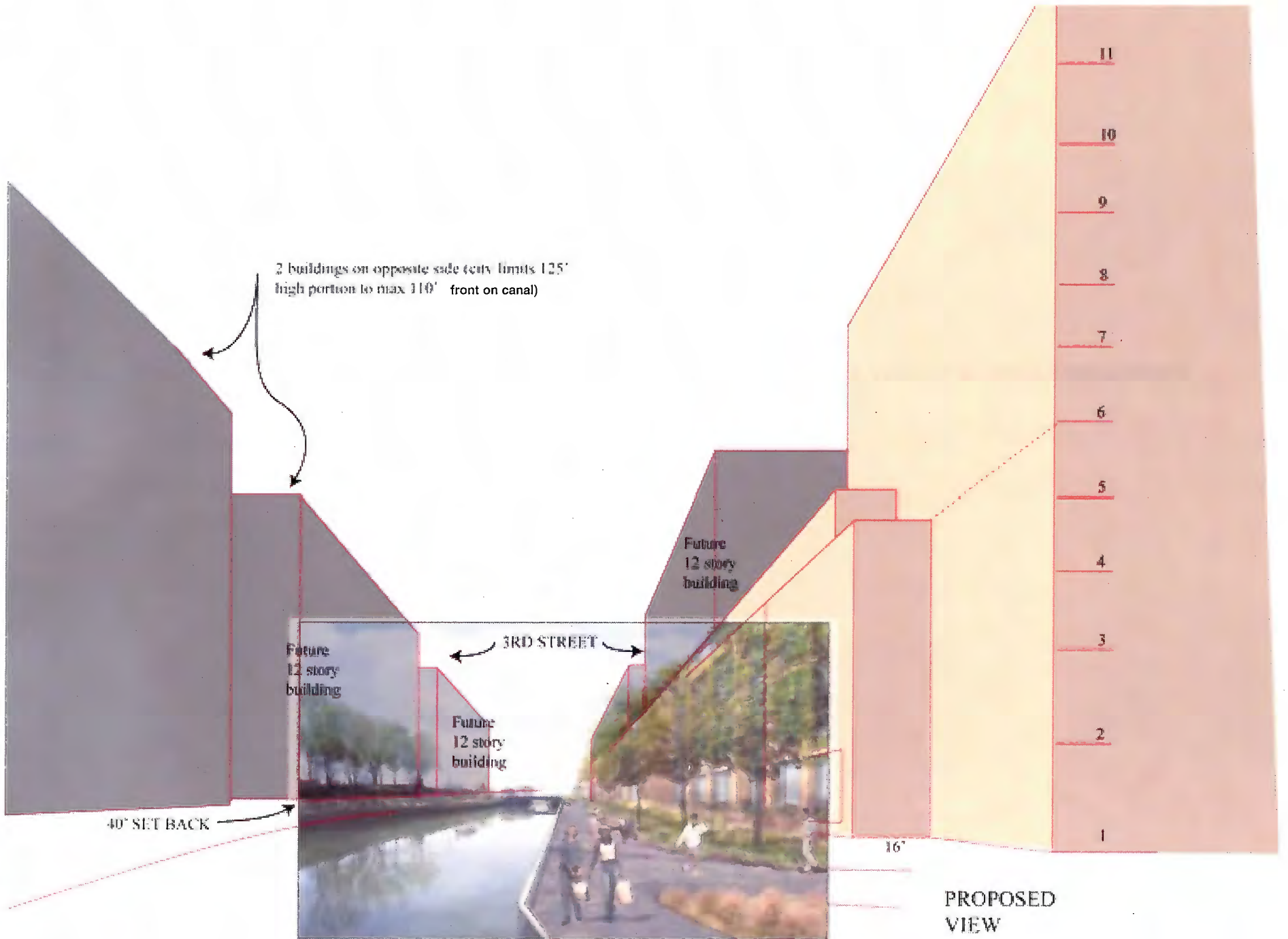
40' SET BACK

RENDERING WITH 12 STORY TOWER

Point of South view



TOLL BROS. RENDERING OMITTS 12 STORY TOWER

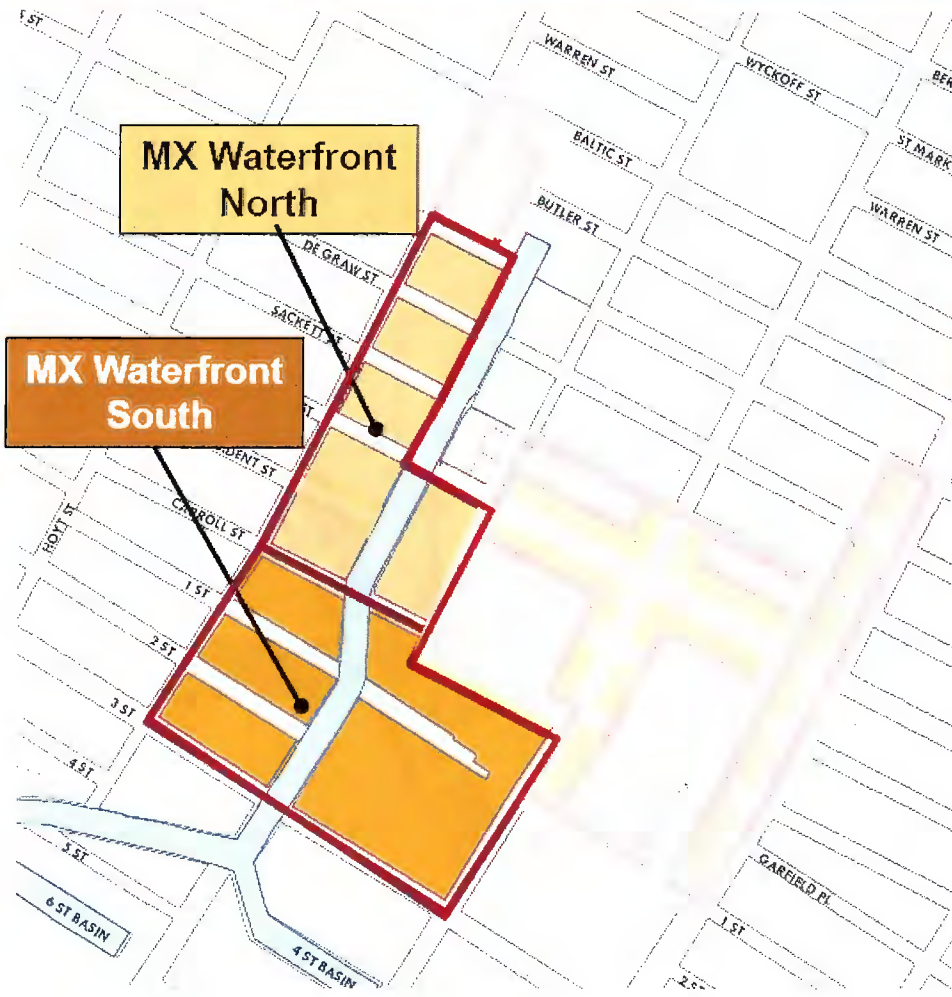


RENDERING WITH 12 STORY TOWER

PROPOSED REVISION TO CITY PLANNING'S DRAFT GOWANUS FRAMEWORK

DRAFT ZONING PROPOSAL - WATERFRONT

GOWANUS
CANAL

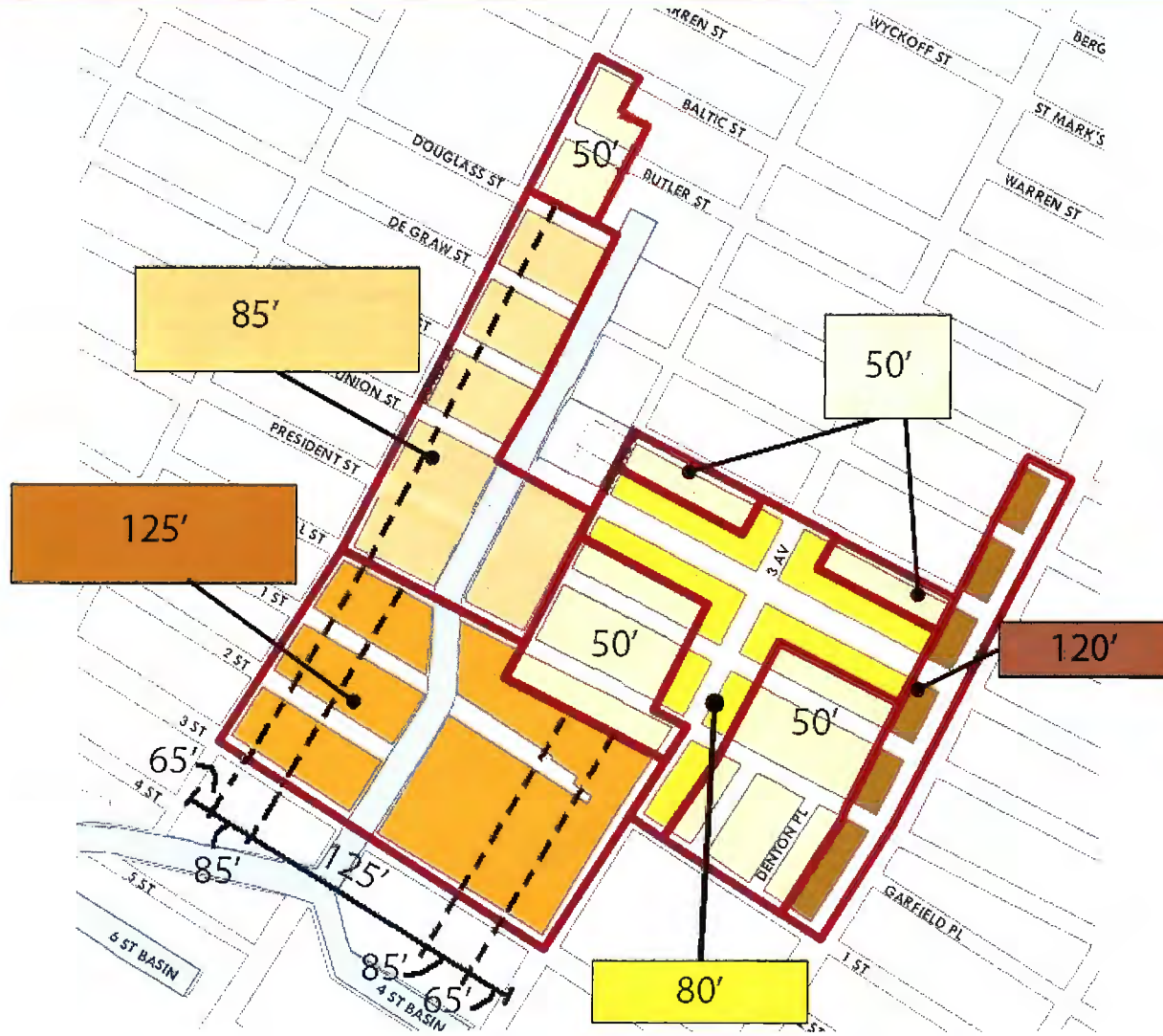


Goals: Waterfront Blocks

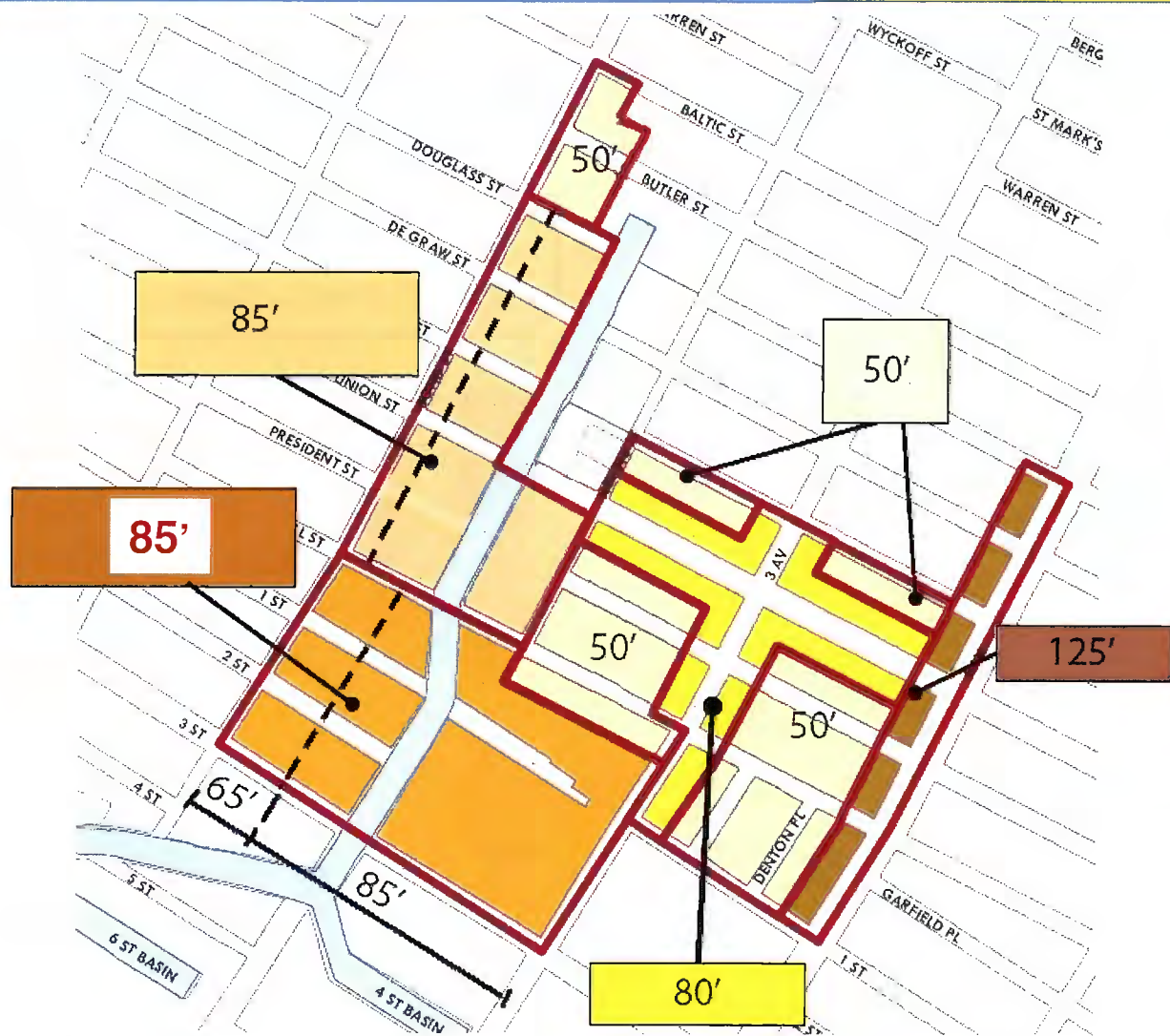
- Public access to canal's edge
- Off-street parking in flood zone, with "wrap"
- Inclusionary Housing program
- Consideration of context
- Transitions to neighborhood

DRAFT ZONING PROPOSAL

GOWANUS
CANAL



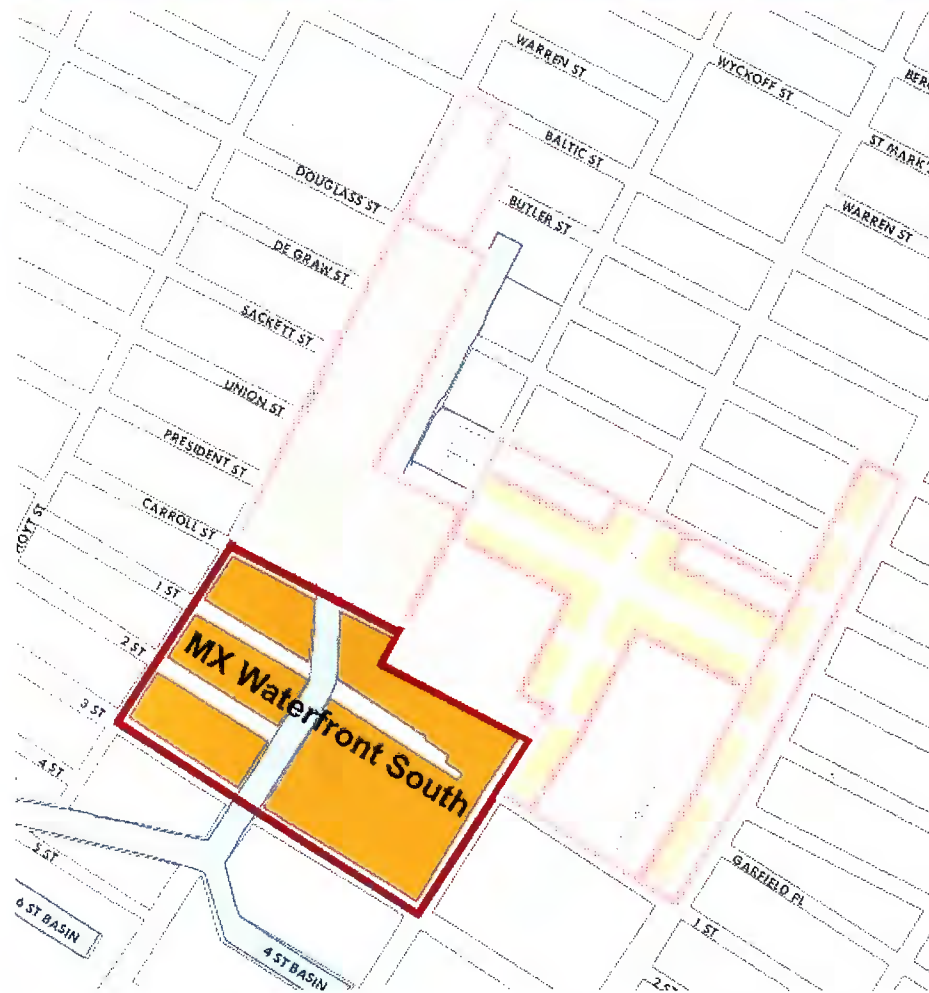
CITY PLANNING'S PROPOSED HEIGHT LIMITS



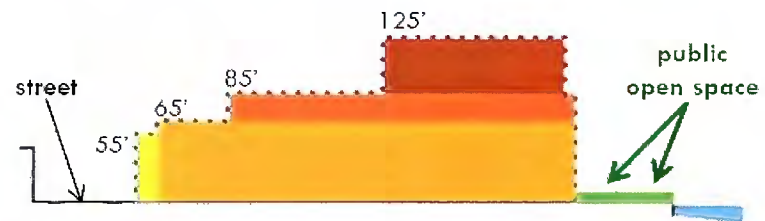
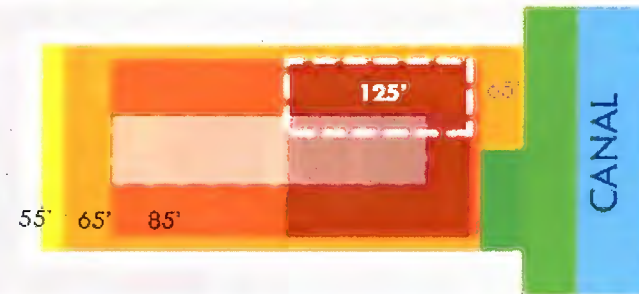
ALTERNATE PROPOSAL: HEIGHTS IN SCALE WITH CONTEXT

85' HEIGHT LIMIT CONTINUES ALONG CANAL FROM MX WATERFRONT NORTH THROUGH MX WATERFRONT SOUTH FOR UNIFIED CANALFRONT

DRAFT ZONING PROPOSAL - MX WATERFRONT SOUTH

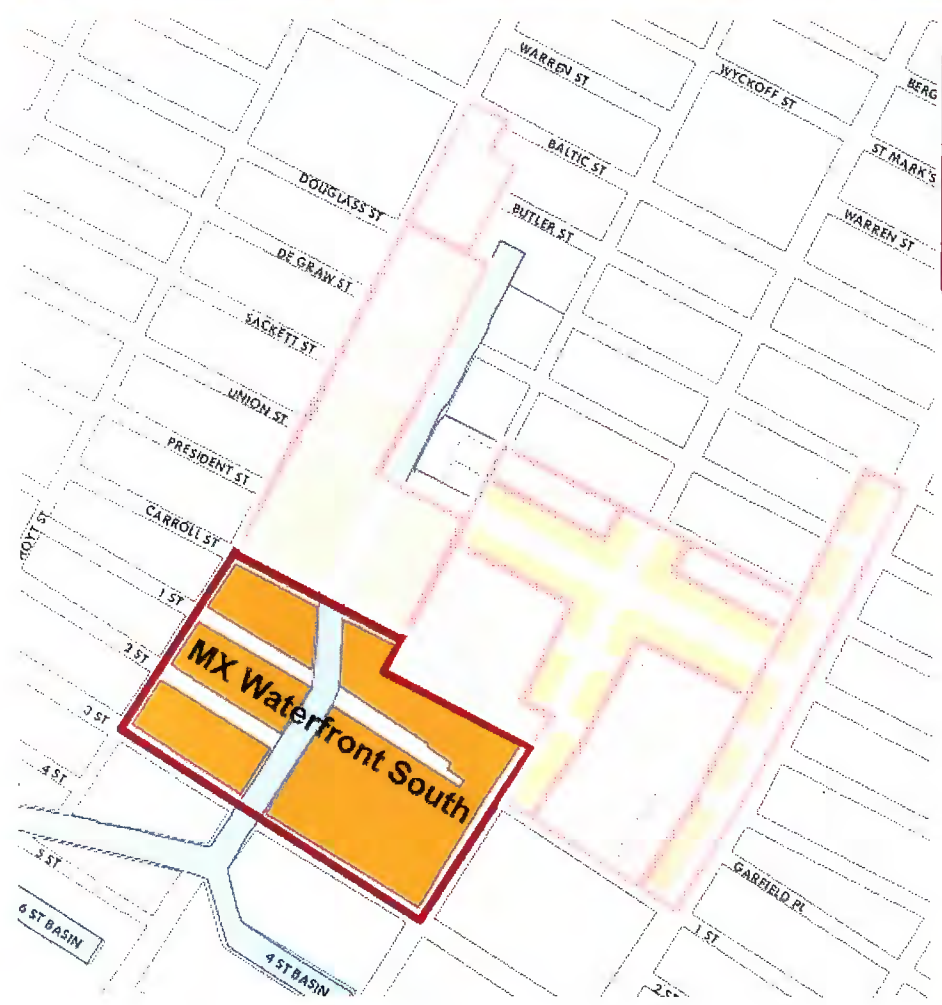


- Mixed use district
- Maximum height 125' on limited portions
- Portion of building over 85' facing canal limited to 110' wide
- 40' waterfront esplanade + supplemental access on certain larger sites
- 2.7 to 3.6 FAR (Inclusionary Housing Bonus)

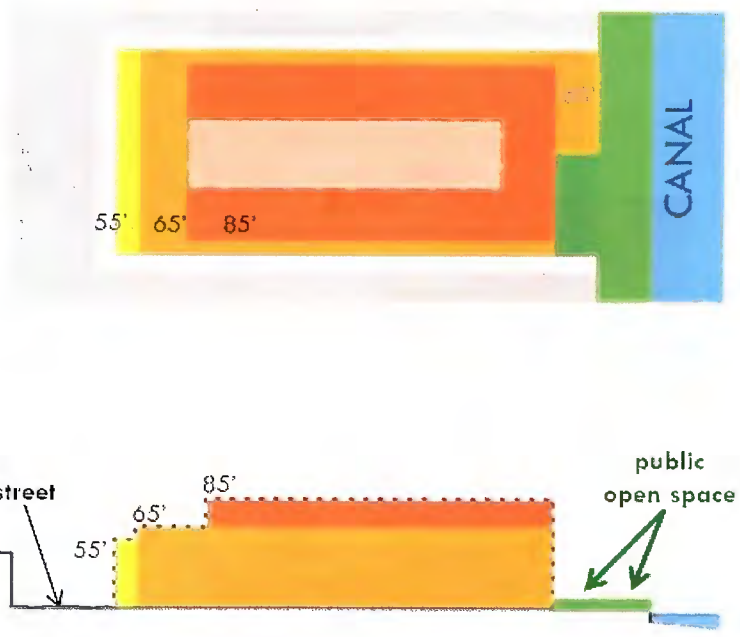


CITY PLANNING'S PROPOSED HEIGHTS SOUTH OF CARROLL ST

DRAFT ZONING PROPOSAL - MX WATERFRONT SOUTH



- Mixed use district
- Maximum height 1 **85'**
- ~~Portion of building over 85' facing canal limited to 110' wide~~
- 40' waterfront esplanade + supplemental access on certain larger sites
- 2.7 to 3.6 FAR (Inclusionary Housing Bonus)



ALTERNATE PROPOSAL: HEIGHTS IN SCALE WITH CONTEXT

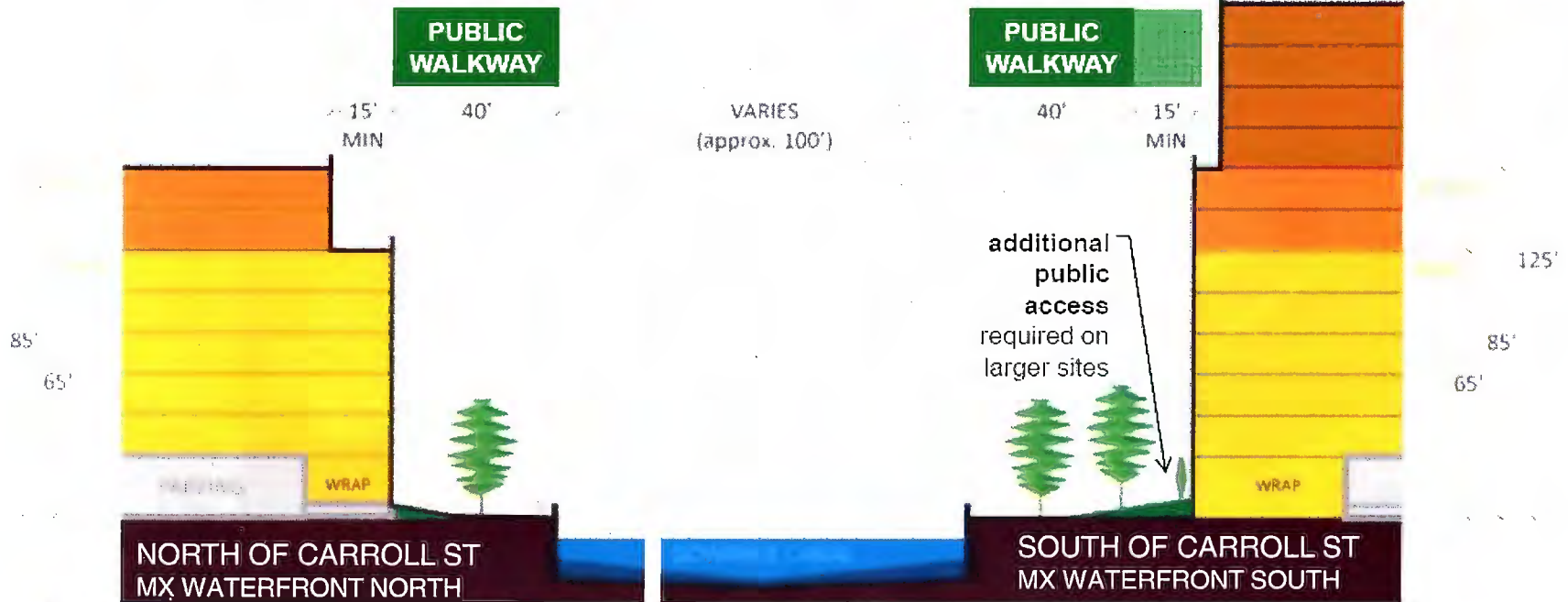
85' HEIGHT LIMIT CONTINUES ALONG CANAL FROM MX WATERFRONT NORTH THROUGH MX WATERFRONT SOUTH FOR UNIFIED CANALFRONT

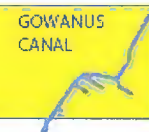
CANAL BLOCKS – PUBLIC ACCESS

GOWANUS
CANAL



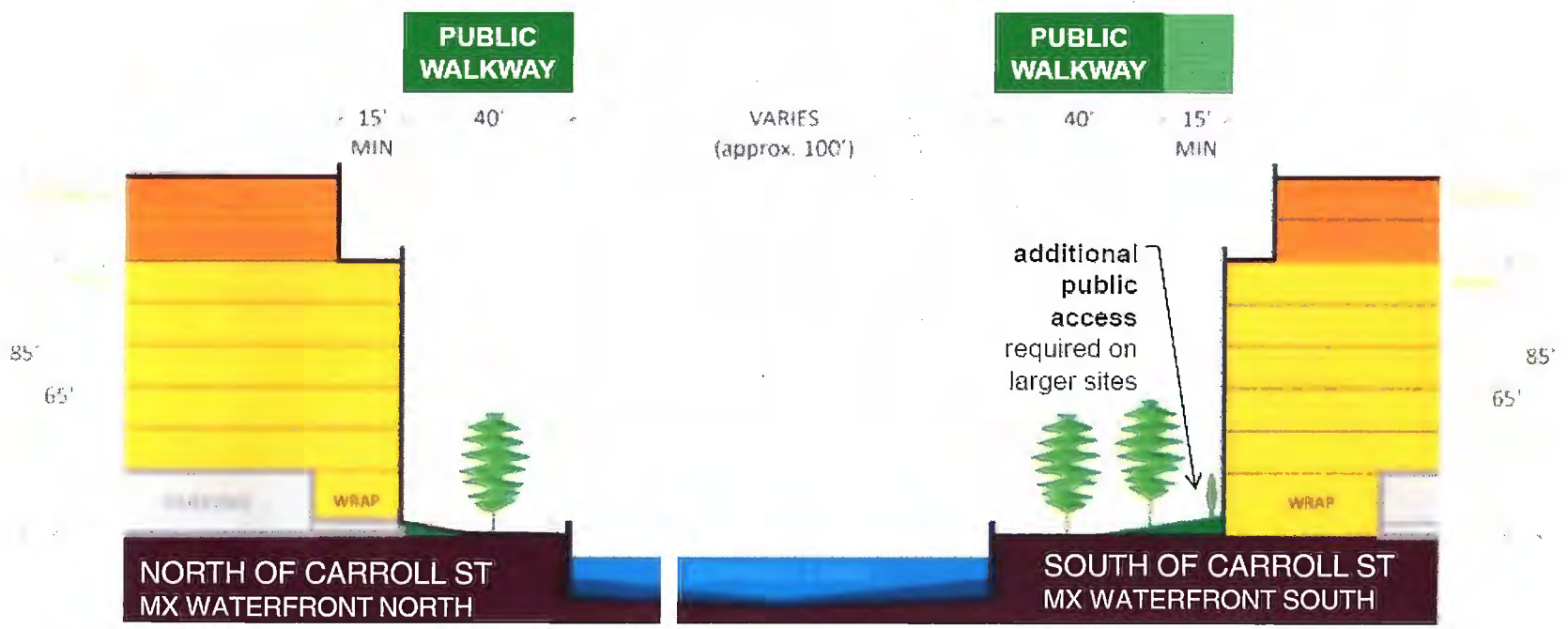
LARGER SITES:
additional public access
provided





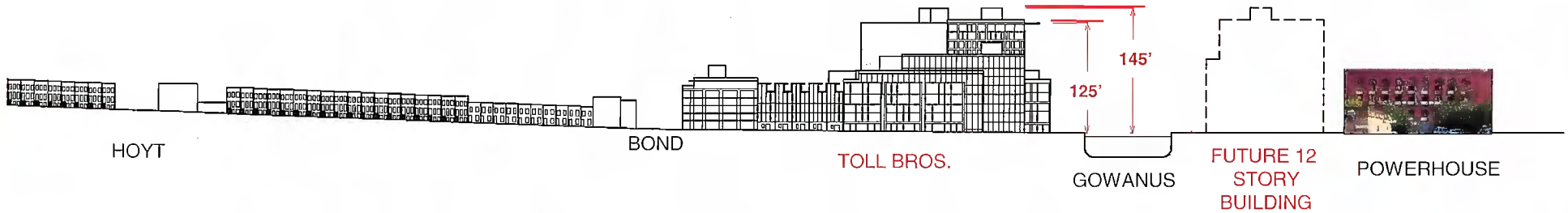
CANAL BLOCKS – PUBLIC ACCESS

LARGER SITES:
additional public access
provided



ALTERNATE PROPOSAL: HEIGHTS IN SCALE WITH CONTEXT

85' HEIGHT LIMIT CONTINUES ALONG CANAL FROM MX WATERFRONT NORTH THROUGH MX WATERFRONT SOUTH FOR UNIFIED CANALFRONT



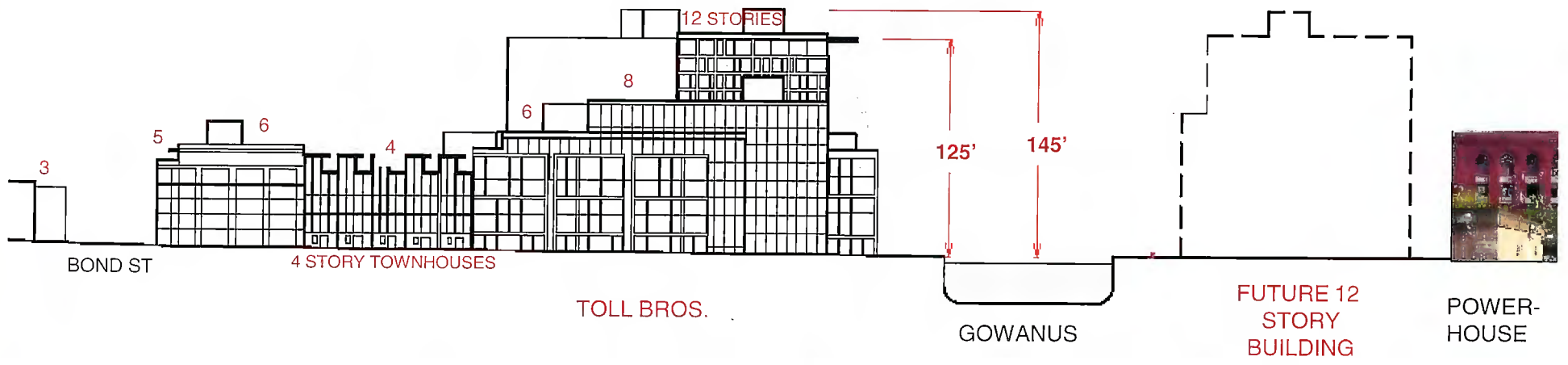
ELEVATION ALONG 2ND STREET LOOKING NORTH

TOLL BROS. PROPOSAL



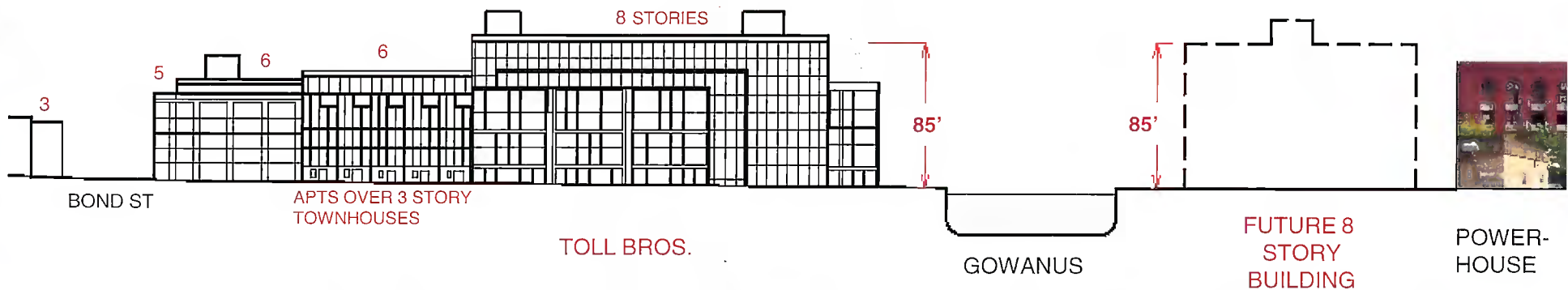
ELEVATION ALONG 2ND STREET LOOKING NORTH

ALTERNATIVE 8 STORY PROPOSAL IN SCALE WITH CONTEXT



ELEVATION THROUGH CANAL LOOKING NORTH

TOLL BROS. 12 STORY PROPOSAL

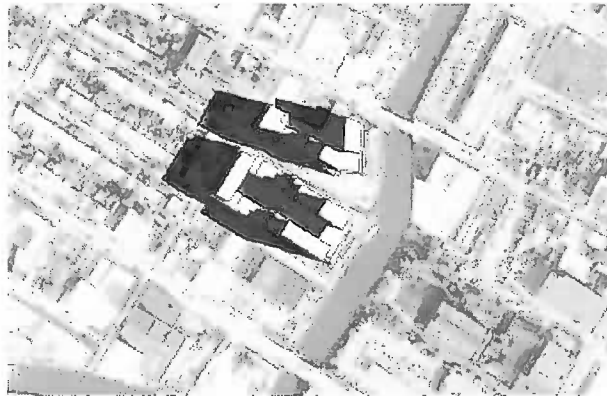


ELEVATION THROUGH CANAL LOOKING NORTH

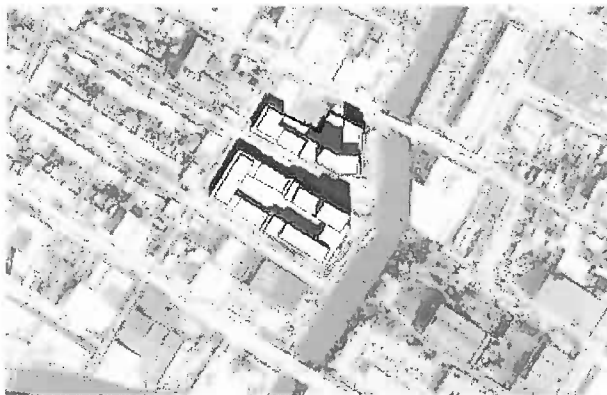
ALTERNATIVE 8 STORY PROPOSAL IN SCALE WITH CONTEXT

**THIS RARE URBAN WATER COURSE NEEDS LIGHT AND OPEN SKY FOR ENJOYMENT OF ITS RESTORATIVE PHENOMENA
AND FOR IMPROVIING ITS WATER QUALITY**





VERNAL & AUTUMNAL EQUINOX 8:36 AM E.D.T.

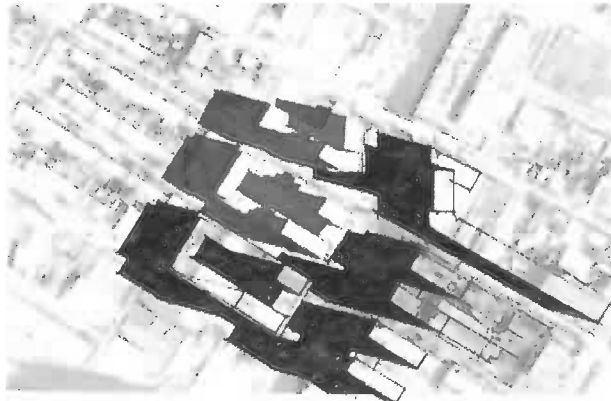


VERNAL & AUTUMNAL EQUINOX 1:00 PM E.D.T.

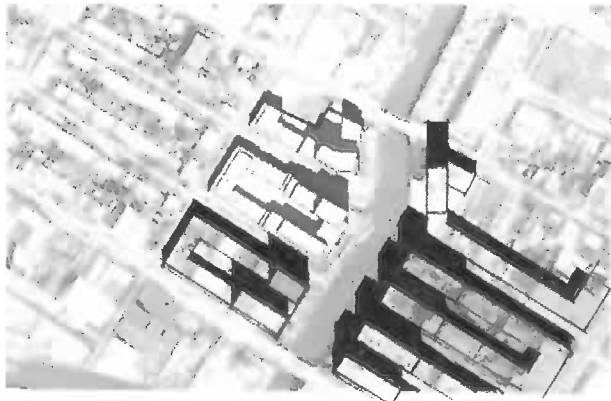


VERNAL & AUTUMNAL EQUINOX 5:29 PM E.D.T.

TOLL BROS. DEIS
SHADOW STUDY



VERNAL & AUTUMNAL EQUINOX 8:36 AM E.D.T.

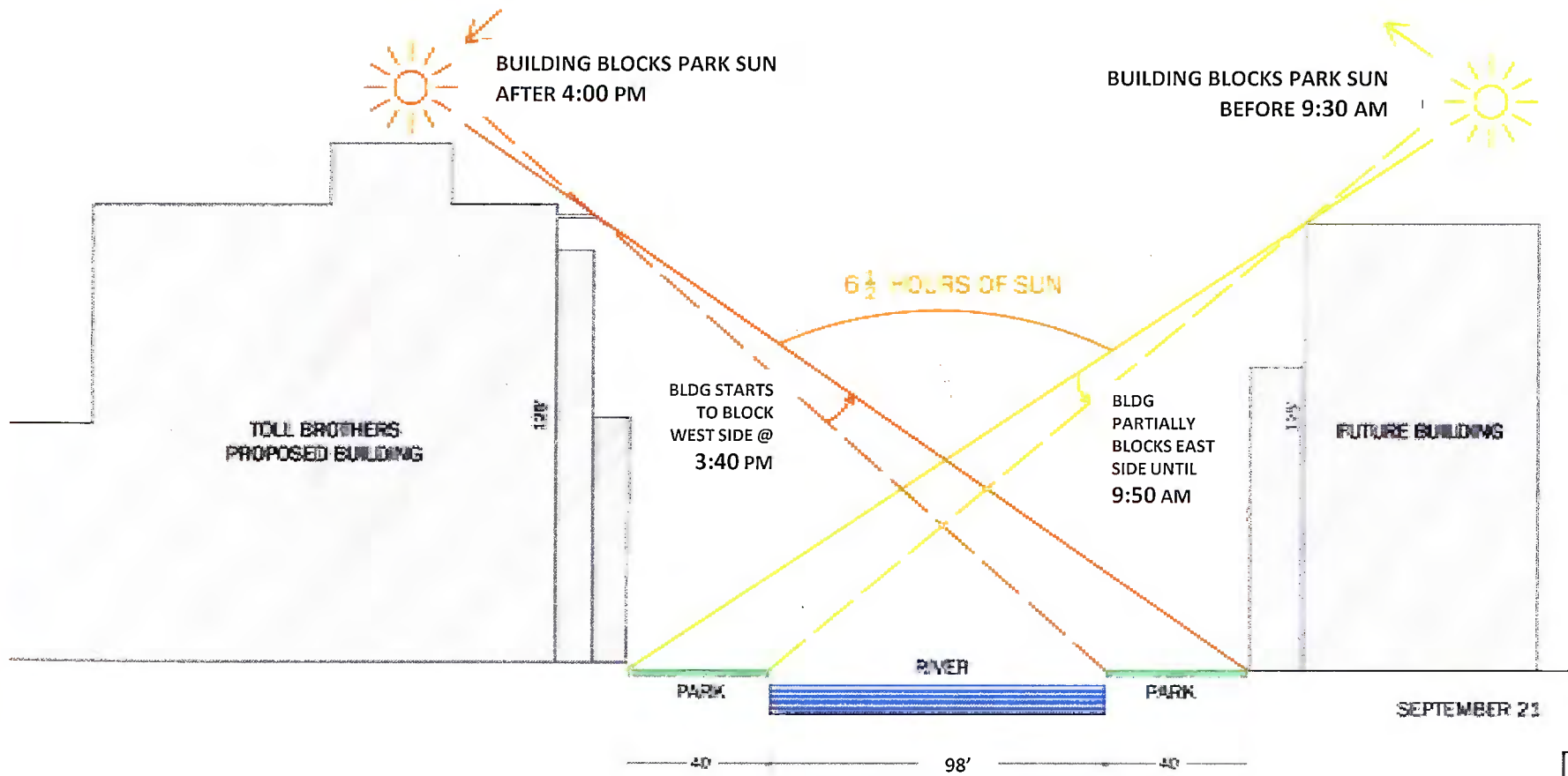


VERNAL & AUTUMNAL EQUINOX 1:50 PM E.D.T.

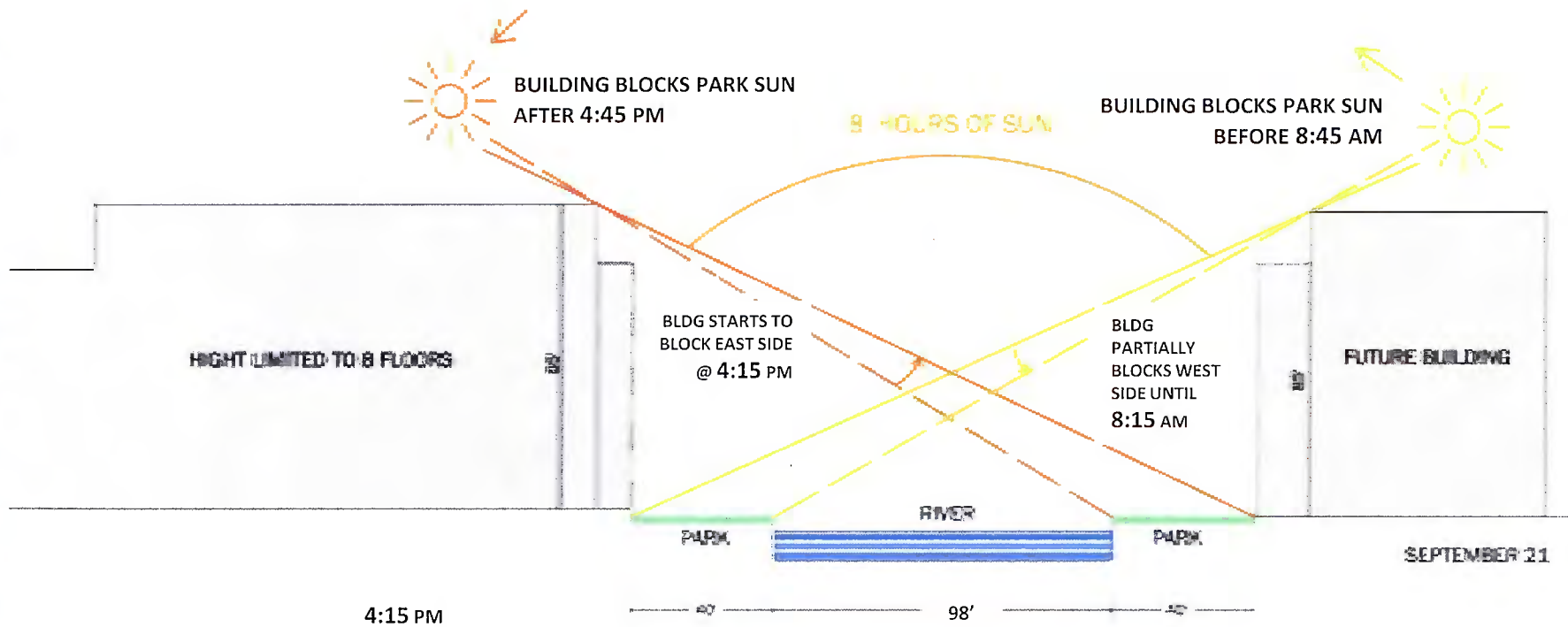


VERNAL & AUTUMNAL EQUINOX 3:29 PM E.D.T.

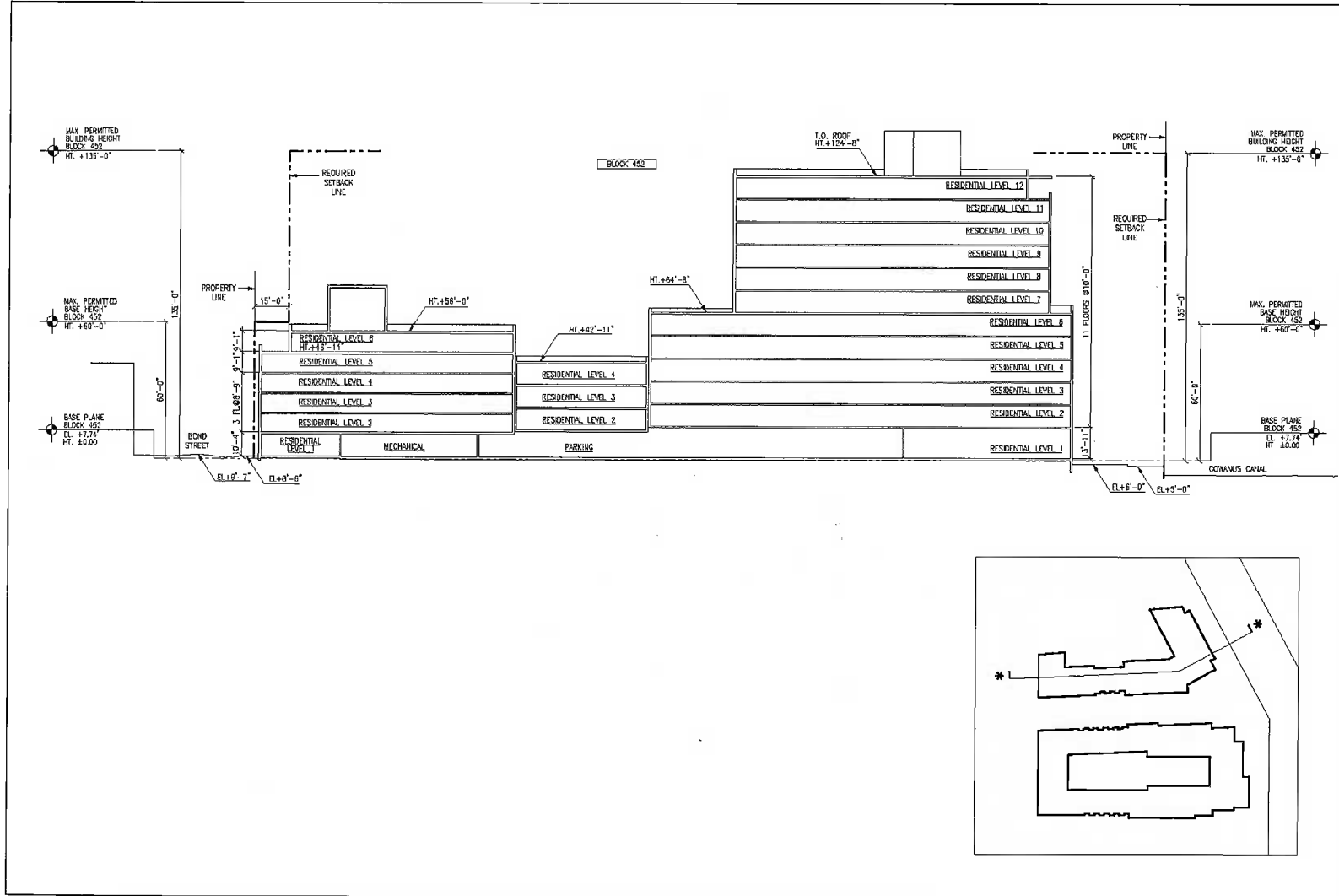
SHADOW STUDY
WITH CP PROPOSED
FUTURE BUILDINGS



TOLL BROS. 12 STORY PROPOSAL: SUN ON SEPT 12 + MARCH 21



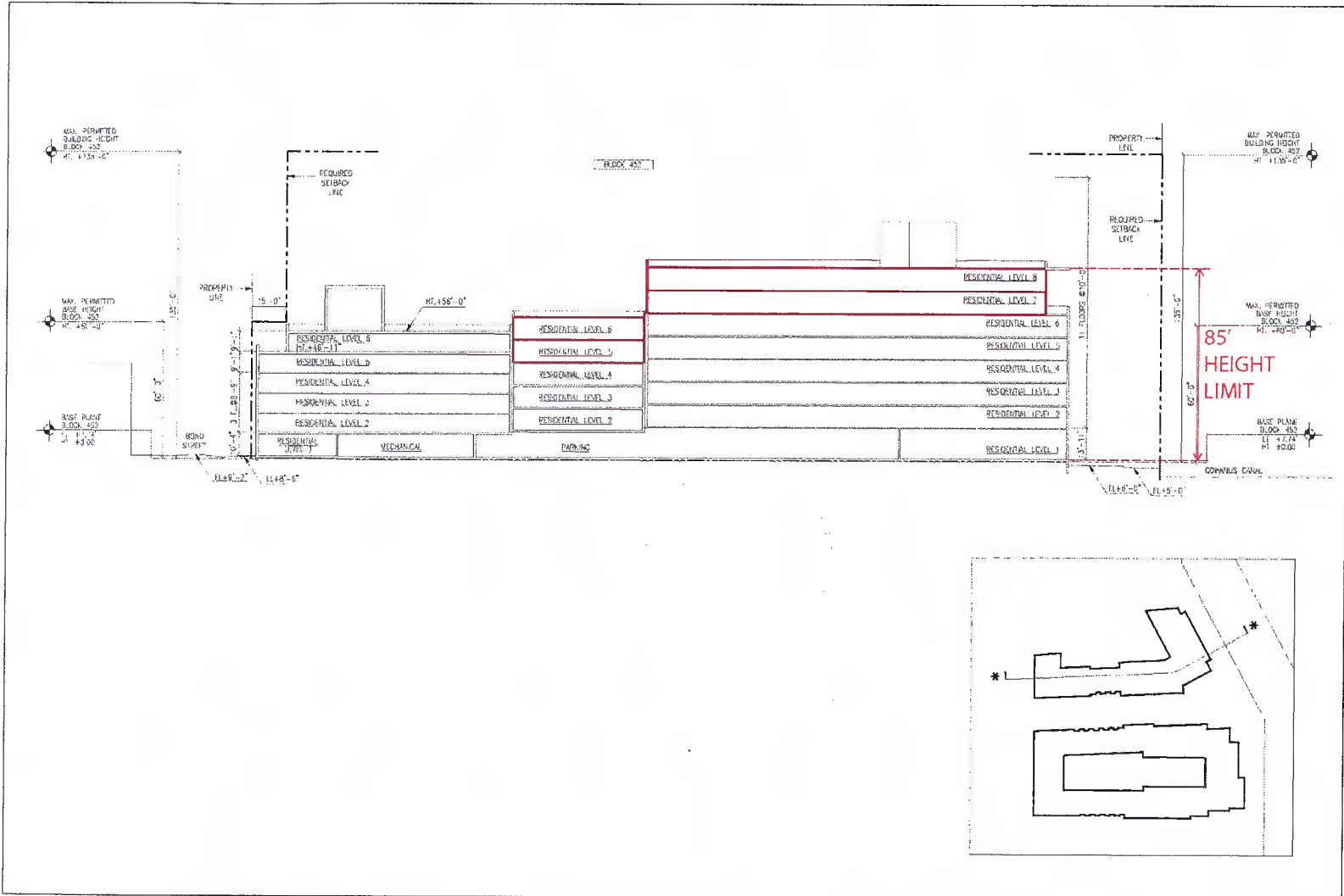
ALTERNATIVE 8 STORY PROPOSAL: SUN ON SEPT 12 + MARCH 21. 1½ HOURS MORE SUN



363-365 BOND STREET

Proposed Building Section (Block 452)
Figure 1-10

TOLL BROS. 12 STORY PROPOSAL

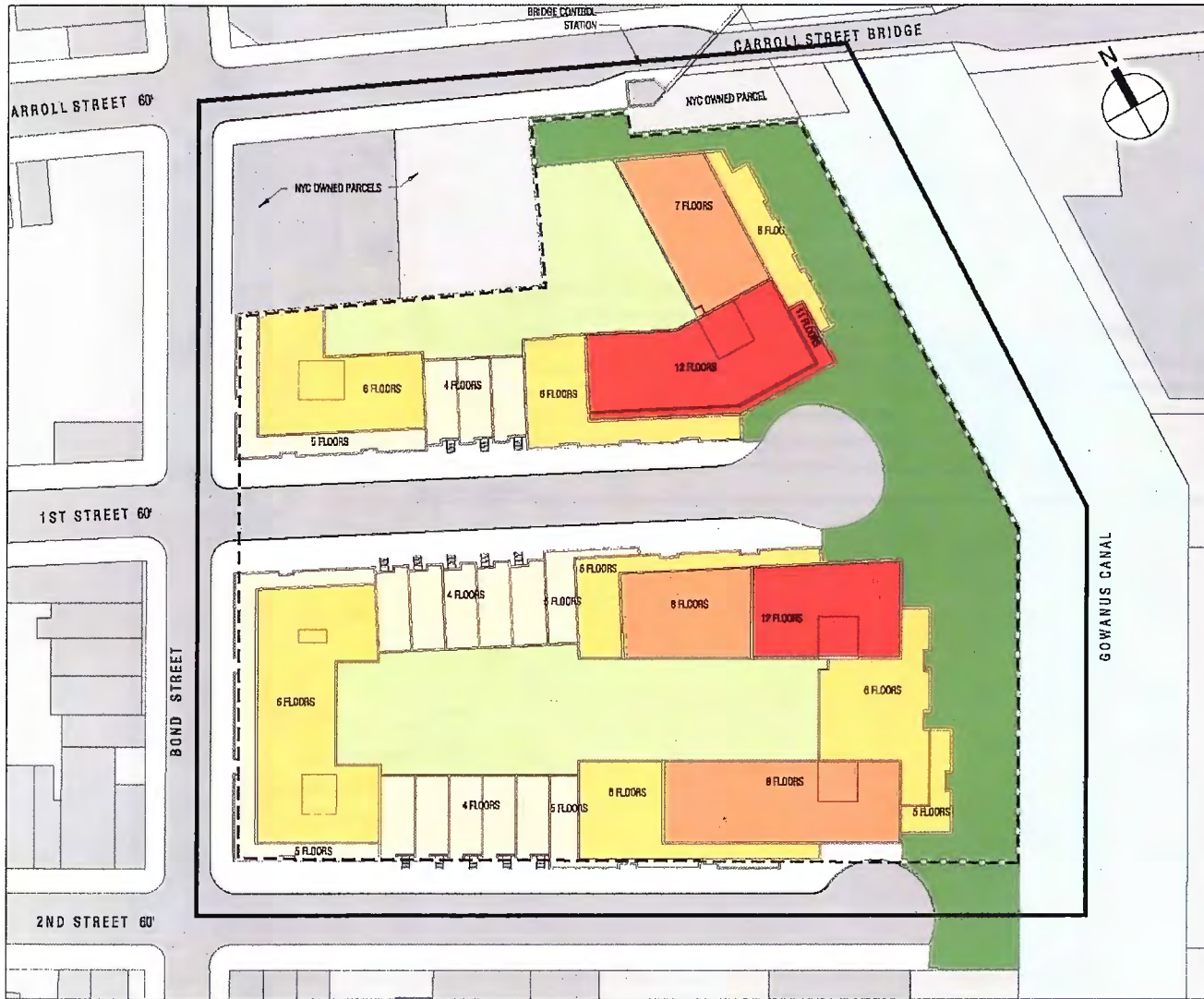


363-365 BOND STREET

Proposed Building Section (Block 452)
Figure 1-10

ALTERNATIVE 8 STORY PROPOSAL IN SCALE WITH CONTEXT

8 28 08



- Rezoning Area Boundary
- - - Project Site Boundary (Coterminous with GLSD Boundary)
- 4-5 Floors
- 6 Floors
- 7-8 Floors
- 11-12 Floors
- Private Court Yard
- Publicly-Accessible Open Space

SITE AREA: 146,000 SF
x FAR: 3.6 =
BUILDING AREA: 525,309 ZSF

NOTE: For Illustrative Purposes Only

363-365 BOND STREET

TOLL BROS. 12 STORY PROPOSAL

Proposed Land Coverage
Figure 1-8

8.28.08



- Rezoning Area Boundary
- - - Project Site Boundary (Coterminous with GLSD Boundary)
- 4-5 Floors
- 6 Floors
- 7-8 Floors
- 11-12 Floors
- Private Court Yard
- Publicly-Accessible Open Space

SITE AREA: 146,000 SF
x FAR: 3.6 =
BUILDING AREA: 525,309 ZSF

NOTE: For Illustrative Purposes Only

0 40 80 FEET
 SCALE

363-365 BOND STREET

Proposed Land Coverage
Figure 1-8

ALTERNATIVE 8 STORY PROPOSAL IN SCALE WITH CONTEXT



PRECEDENT SCALE: ALFRED TREADWAY WHITE APARTMENTS (6 STORIES)



PRECEDENT STREET LEVEL DUPLEXES W/APARTMENTS ABOVE: 40 BOND ST



PRECEDENT SCALE, 6 STORIES WITH DUPLEXES ABOVE SET BACK: TOLL BROS NOTRTH 8

RECOMMENDATION FOR **CONDITIONAL APPROVAL OF
TOLL BROTHERS APPLICATION FOR RE-ZONING AND SPECIAL PERMIT
ONLY IF HEIGHT IS REDUCED TO 85' (8 STORIES)**

- TOLL BROS. APPLICATION SERVES AS REVIEW OF CITY PLANNING'S GOWANUS RE-ZONING STUDY, WHICH HAS YET TO BE ANALYZED. REVIEWED AND APPROVED
- DEIS PROVIDES INSUFFICIENT INFORMATION TO ASSESS THE IMPACT OF THE PROJECTS' BULK ON THE CANAL PARK AND CARROLL GARDENS HISTORIC CORE
- CITY PLANNING AND TOLL BROS. PROPOSED 12 STORY SCALE DWARF'S THE GOWANUS CANAL AND OVERSHADOWS CARROLL GARDENS HISTORIC CORE
- 8 STORY ALTERNATE DESIGN WITH SAME BUILT AREA AND AFFORDABLE HOUSING IS IN SCALE WITH THE CONTEXT AND PROVIDES SUNLIGHT REQUIRED FOR CANAL PARK

Donald J. Koosis
345 Hoyt Street
Brooklyn, NY 11231

January 14, 2009

Chair Amanda M. Burden
City Planning Commission
22 Reade St, Room 2W
New York, NY 10007

OFFICE OF THE
CHAIRPERSON

JAN 20 2009

18824

Re: 363-365 BOND STREET

Dear Ms. Burden -

I support John Hatheway and Chris McVoy's proposal for limiting development on the Gowanus to 8 stories.

Allowing 12-story buildings on the Gowanus would overshadow the 3 and 4 story buildings that make the charm and value of today's Carroll Gardens neighborhood. We don't need another high-density high-rise cheap imitation of Manhattan's Upper East Side in Brooklyn. As a resident of Carroll Gardens I am counting on you to support reasonable limits on the scale of development in brownstone Brooklyn so that we do not destroy a historical asset that, once damaged, can never be replaced.

Yours truly



Donald J. Koosis

Sharon Lamazor and Hugh Thornton
298 Carroll Street
Brooklyn, N.Y. 11231

OFFICE OF THE
CHAIRPERSON
JAN 16 2009

January 15, 2009

18818

Dear Ms. Burden,

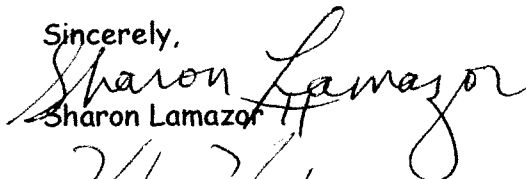
As owners of a brownstone on a quiet and historic landmark street in the community of Carroll Gardens, we ask you to do all that you can to preserve the human scale, beauty and history for our family and our neighbors and prevent irrevocable damage that could be done by the construction of out-of-scale and inappropriate projects such as the one proposed by Toll Bros. along the Gowanus Canal.

This area is significant and special, visited and admired by many tourists and New Yorkers alike, who are drawn to its charm, character and peacefulness. It deserves to be preserved for generations to come. Once it is altered by towering buildings and developed in ways that do not add to its value historically, architecturally, environmentally, socially or logistically, it will be nearly impossible to undo the adverse effects.

Developing areas such as Carroll Gardens and along the Gowanus Canal should only be embarked upon with great mindfulness, planning, and vision. With both "the big and the small pictures" in mind, we implore you to restrict the height of the Toll Bros. project and to do all that you can to save this unique and wonderful area from any change that will not truly boost the economy, the aesthetics or the spirit of the area. The immeasurable value of the current, cohesive beauty of Carroll Gardens must not be marred forever, if it can be stopped now.

We thank you for your consideration and attention to this matter. Particularly, in these confusing and trying times, we appreciate any help that you could offer to this historic and much beloved neighborhood. Sense and sensibility applied now to this issue would never be forgotten or unappreciated by its residents.

Sincerely,


Sharon Lamazor


Hugh Thornton

Stephen Maine
582 Henry Street
Brooklyn, NY 11231

Chair Amanda M. Burden
City Planning Commission
22 Reade Street, Room 2W
New York, NY 10007

OFFICE OF THE
CHAIRPERSON
JAN 20 2009

18822

January 13, 2009

RE: 363-365 BOND STREET

Dear Amanda Burden:

I have lived in Carroll Gardens since 1998. As you know, this is a wonderful neighborhood of small-scale brownstones which is currently being threatened by the proposal for the Toll Bros. site along the Gowanus Canal.

I feel very strongly that the proposal of architects Chris McVoy and Glenn Kelly to reduce the size of buildings on the site from 12 stories to 8 stories makes considerable sense. As you many know, our borough president also supports this proposal. I am all for development in the area, but it needs to be done thoughtfully, so that the character and charms of our neighborhood are not destroyed as they have been in so many neighborhoods in the city.

Please support the McVoy/Kelly proposal so that sane and sensitive development of the area takes place.

Thank you.

Sincerely,



Stephen Maine

From: <outgoingagency@customerservice.nyc.gov>
To: <c_filome@planning.nyc.gov>
Date: 9/6/2008 11:02 AM
Subject: City of New York - Correspondence #1-1-425257493 Message to Agency Head, DCP - ULURP Project Status Questions

Your City of New York - CRM Correspondence Number is 1-1-425257493

DATE RECEIVED: 09/06/2008 10:59:52

DATE DUE: 09/20/2008 11:00:28

SOURCE: WEB

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 09/06/2008 10:59:06
To: sbladmp@customerservice.nyc.gov
Subject: < No Subject >

From: MMAugenest@aol.com (Margaret Maugenest)
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by Margaret Maugenest (MMAugenest@aol.com) on Saturday, September 6, 2008 at 10:59:06

This form resides at
<http://www.nyc.gov/html/mail/html/mailedcp.html>

Message Type: Complaint

Topic: ULURP Project Status Questions

Contact Info: Yes

M/M: Ms

First Name: Margaret

Last Name: Maugenest

Street Address: 280 Nevins Street

City: Brooklyn

State: NY

Postal Code: 11217

Country: United States

Work Phone #: 718 624 2820

Email Address: MMAugenest@aol.com

Message: http://www.nyc.gov/html/dcp/html/env_review/eis.shtml

The above link was just sent to me by Craig Hammerman, CB6 District Manager. It is a link to the TOLL Bros DEIS for 363-365 Bond Street. The DEIS in its current state is in disarray - the TOC does not match up to the actual content flow. Pls see after Section 1, F, that the next copy is actually under Section 2 F. The confusion continues. Ms. Kapur wrote that this application would be on the Review Session Agenda for Sept. 8 for certification into ULURP. However, I respectfully request that this DEIS not be accepted as complete given the disarray of TOC and pagination. It makes it impossible for the public to comment and cite sections in making response.

Respectfully, Margaret Maugenest
FROGG (Friends and Residents of the Greater Gowanus)

REMOTE_HOST: 96.250.139.170
HTTP_ADDR: 96.250.139.170
HTTP_USER_AGENT: Mozilla/5.0 (Macintosh; U; PPC Mac OS X 10_4_11; en) AppleWebKit/525.18 (KHTML, like Gecko) Version/3.1.2 Safari/525.22

CAROLYN GROSSMAN - your recent email to the NYC Department of City Planning

From: CAROLYN GROSSMAN
To: MMaugenest@aol.com
Date: 9/9/2008 2:30 PM
Subject: your recent email to the NYC Department of City Planning

Ms. Maugenest,

On behalf of Commissioner Burden, thank you for your recent email regarding the Toll Brooklyn application for 363-365 Bond Street. We have looked into your concerns regarding the listing of the DEIS on our website, and we cannot locate the error you described. If the problem persists, please let us know in more detail so that we may correct our records.

Sincerely,

Carolyn J. Grossman
 Special Assistant to the Chair
 Department of City Planning
 22 Reade Street
 New York, NY 10007
 (212) 720-3320
 (212) 720-3219
cgrossm@planning.nyc.gov

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 This form resides at
<http://www.nyc.gov/html/mail/html/maildcp.html>

Message Type: Complaint
 Topic: ULURP Project Status Questions
 Contact Info: Yes
 M/M: Ms
 First Name: Margaret
 Last Name: Maugenest
 Street Address: 280 Nevins Street
 City: Brooklyn
 State: NY
 Postal Code: 11217
 Country: United States
 Work Phone #: 718 624 2820
 Email Address: MMaugenest@aol.com
 Message: http://www.nyc.gov/html/dcp/html/env_review/eis.shtml

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cite sections in making response.
Respectfully, Margaret Maugenest
FROGG (Friends and Residents of the Greater Gowanus)

REMOTE_HOST:

Good Morning. My name is Rita Miller. I am a third generation, lifelong Carroll Gardens resident, and a co-founder of CORD, the Carroll Gardens Coalition for Respectful Development.

Just months ago, many people, who are here today, including myself were present for the toll brothers scoping hearing. Then, there was talk of a huge population increase over the next decade or two— construction was booming, neighborhoods were being irrevocably changed—. Practically everyone you met was a developer or looking to become one.

This project, seeking a rezoning green light ahead of the much larger Gowanus rezoning, presented varied, legitimate concerns to its potential neighbors.

Allowing this project to move ahead of the overall rezoning always seemed premature, and inherently, unfair.

The overall scale of the project prompted the creative alternate plan presented by architects John Hatheway and Chris McVoy.

This area, an environmentally, geographically complex, unique and sensitive location, led some to question the wisdom of a rezoning request to accommodate a plan which required the engineering and construction of a hill in a flood plain, just so that towers could be built on top of it.

Was this plan really the best way to utilize this wetland area?

Was looking at this as an isolated project truly the optimum method for City Planning to serve both the current and future residents of the Gowanus and the surrounding impacted communities?

During the months that followed that scoping hearing, we residents, were repeatedly told that this project was the only way the canal was finally going to be cleaned. The mere presence of the potential residents of this project were somehow going to accomplish something that had completely eluded our neighborhood for my and my father's entire lifetime, and as a bonus, the comparatively small amount of re-routed rainwater falling upon the toll property would significantly ease the burden on the cso's. Wow!

Some of my Gowanus neighbors expressed an expectation of more frequent basement flooding instead.

Then, the world changed. Just yesterday, a Metro NY article addressed the fact that there may not actually be so many people coming to New York City after all. With history's statistics as our teacher and a failing economy as our companion, population growth and housing needs will not reach previously expected predictions.

Today, construction is down, credit is tough to get many projects are halted. Some though completed, are sitting there empty.

CORD asks you to look at this situation as an opportunity to incorporate the Toll project into the larger gowanus picture...to reassess this rezoning proposal and the overall plan within that context.

When it is looked at as one component of the larger rezoning, does permitting the altering of the lay of the land to accommodate this one development really seem like the wisest, most responsible use of this particular piece of property?

Please use this time to look at what we have, what we really need, examine the feasibility of what is desired and consider what we can and cannot reasonably expect.

Thank you.

LIZZIE OLESKER

42 First Street
Brooklyn, NY 11231
718-237-2538

OFFICE lizzieo@mindspring.com
CHAIRPERSON

January 15, 2009

Chair Amanda M. Burden
City Planning Commission
22 Reade St., Room 2W
New York, NY 10007

JAN 20 2009

18827

Dear Chairperson Burden,

I am a Brooklyn resident living with my family on 1st Street, between Hoyt & Bond, just a half of a block away from the proposed Toll Brothers development site. I wish to express my deep concerns about the effects of this project on my family's health, safety, and well-being, along with its effect on our community.

The Gowanus Canal, as everyone knows, is a heavily polluted waterway with many years of industrial, toxic waste embedded in its sediment and throughout the surrounding area. I shudder to think of what happened when construction began on a proposed Whole Foods store just a few blocks away on 3rd Street, over two years ago. Work at that site seems to have all but ceased; what's left is a large, excavated hole, periodically filling up with disturbingly-neon-green water. Perhaps we can at least take a hard lesson from that Whole Foods debacle- responsible and thorough remediation should have occurred before any construction was allowed to begin.

I walk over the Carroll Street Bridge every day with my youngest son on our way to his public school. During a heavy rain, the raw sewage we see floating down the Gowanus Canal is alarming, to say the least. Are the fundamental problems of flooding, sewage and our decaying infrastructure really being adequately addressed by the proposed Toll Brothers project? How will the Toll Brothers' 450 new apartments be accommodated by an already over-taxed sewage system within a seriously flood-prone area?

As a long-time Brooklyn resident, a homeowner, and a mother, I strongly urge the City Planning Commission to seriously consider the many issues raised by this project. The Gowanus Canal is an environmentally sensitive area, with a historic beauty all its own, a place where I believe, the utmost caution should be taken concerning development.

Sincerely,



Lizzie Olesker

Gelah Penn
582 Henry Street, #5
Brooklyn, NY 11231

Chair Amanda M. Burden
City Planning Commission
22 Reade Street, Room 2W
New York, NY 10007

6007 012 NYP
JAN 20 2009
CHAIRPERSON
OFFICE OF THE

18822

January 14, 2009

RE: 363-365 BOND STREET

Dear Chair Burden,

As a longtime resident of Carroll Gardens, I have been concerned about the building project proposed by the Toll Bros along the Gowanus Canal. This is a beautiful brownstone neighborhood and the Toll Bros proposal for 12-story buildings would have a dramatic impact on this neighborhood of small-scale buildings.

I and many of my neighbors support the proposal of Chris McVoy and Glenn Kelly to reduce the project from 12 to 8 stories. This would still allow development along the Gowanus but retain the character and attractions of our neighborhood.

I strongly urge you to support the intelligent and pragmatic proposal of Chris McVoy and Glenn Kelly for the Toll Bros site.

Thank you for your consideration.

Sincerely,



Gelah Penn

TOM RUPOLO 117 CARROLL ST. BROOKLYN , NY 11231

Chair Amanda M. Burden
City Planning Commission
22 Reade St, Room 2W
New York, NY 10007

OFFICE OF THE
CHAIRPERSON
JAN 16 2009

18817

January 14, 2009

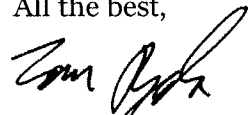
Dear Ms. Burden,

It is my hope that the City Planning Commission limits the overdevelopment of Carroll Gardens. This is a wonderful, low scale neighborhood, but many recent projects have already begun to change the character of the area, and it is my hope that this can be prevented in the future.

I would like any new construction to be limited to five stories, if possible.

Thank you for your consideration,

All the best,



Tom Rupolo



Penguin Young Readers Group

345 Hudson Street, New York, NY 10014-4502
Telephone (212) 414 3737 Fax (212) 414 3343 ben.schrank@us.penguingroup.com

Benjamin D. Schrank
PRESIDENT AND PUBLISHER
RAZORBILL

OFFICE OF THE
CHAIRPERSON

JAN 16 2009

Chair Amanda M. Burden
City Planning Commission
22 Reade St, Room 2W
New York, NY 10007

18816

January 15, 2009

Dear Amanda Burden,

Please limit the Toll Brothers project on Carroll Street in Gowanus to 8 stories.

Aside from blocking views, this terrible project will completely change the fabric and feel of what is now a beautiful semi-industrial street. Further, dropping a massive development in the middle of Gowanus will forever ruin this historically valuable neighborhood.

The least we can do is limit the height of this mediocre project.

Thanks in advance for your kind consideration and help.

Sincerely,

Ben Schrank
Owner/Primary Resident
459 Carroll Street
Brooklyn New York 11215

Good morning ladies and gentleman:

My name is Elly Spicer and I am the Secretary of Community Board 6 in Brooklyn and I am a member of the land use committee. I also work for the Carpenters Labor Management Corporation. *I have been living in this corner w/ my family for 20 years.*

I am speaking in full support of the Toll brother's project in the gowanus area of Brooklyn. Additionally, I support the project in its originally presented proposal.

This project will bring much needed affordable housing to Brooklyn while also adding an esthetically pleasing element to the area and public open space.

This area has been identified and is moving toward a rezone. This project falls within the framework as proposed by the Department of City Planning in the Brooklyn Office. I ask you to support their recommended framework as well as the recommendation to approve this project by Community Board 6.

While some argue that this project should be delayed until the formal rezone is completed, I disagree and so did the majority of our Community Board. We felt that it was a solid, well developed, addition to the neighborhood and should proceed as a model of what good development can look like. Toll Brothers not only designed an appropriate project, included

23 P 10 Aquin SAB.

affordable housing beyond the inclusionary zoning requirements, they also reached out to the construction sector to commit to building the project with union labor and to use responsible contractors; an unusual step for a developer in the outer boroughs. They should be commended for their approach on this project.

Much has been made of the twelve story height. The Community board voted to approve the project with the twelve story height limit. First the project is situated in a geographically lower area from the surrounding neighborhood when viewed from Court Street the twelve stories do not dominate, they blend. The massing that would be required to accomplish the same project if the maximum height was lowered to 8 or 10 stories would create much more bulk that would not esthetically contribute to the community. The twelve story section is a very small part of the project. It is set back from the canal by 40 feet and is as far from Bond Street as it can be. A twelve story building in this context is appropriate. Recently another project three blocks away (the Public Place site) was approved with a twelve story height limit. Why treat Toll's project differently?

I also want to compliment this project on the plans for open public space. To say this will be a major improvement in the area is a severe understatement.

Toll reached out to all facets of the community to get feedback and input. They created a project that adds to the community, creates open space, affordable housing and is esthetically pleasing as presented. I urge you all to approve this project as presented.

01/14/09

Chair Amanda M. Burden
City Planning Commission
22 Reade St, Room 2W
New York, NY 10007

OFFICE OF THE
CHAIRPERSON
JAN 15 2009

Dear Ms. Burden,

The character of the residential neighborhoods of Downtown Brooklyn is something I care deeply for and have worked hard to preserve. I have had the distinct benefit of focussing my effort on Brooklyn Heights and the areas around it through my involvement with both the Brooklyn Heights Association, for which I am the current president, and Brooklyn's Community Board 2, for which I once chaired the Landmark subcommittee of the Land Use Committee. Our downtown neighborhoods are fortunate to have a long tradition of activism and a strong set of protections including a growing number of Landmark Districts and one of the city's few Limited Height Districts.

The area of Brooklyn surrounding the Gowanus Canal has been recognized by many as a unique and compelling place. The area has attracted many new residents, an active community of artists, and, most recently, the attention of developers. This is certainly an exciting time, but also has the potential of undermining the very attributes that make the area so vital. If we are VERY careful, this area could well become one of the most exciting urban places in the New York City; Brooklyn's answer to Manhattan's High Line. If care is NOT taken, the area could easily become one of the more pedestrian and far less interesting places - think the current South Street Seaport. Our worst case scenario would be that the area devolve into an area defined more by it's large scale residential developments more than the canal itself. Horrifyingly, this seems to where things are headed!

Unfortunately, the community is faced not with a comprehensive vision for development of the area, but a single developer's notion for utilization of a single site. This particular proposal is clearly out-of-scale with the surrounding context; honoring neither it's historic residential or industrial past. The wonderful plan for a canal-front park is completely overwhelmed by this proposal as well, and it is unclear whether the modest green space would survive without sufficient sunlight in this configuration. It is also unclear what the effects of significant shading would be on the ecosystem of the newly revived canal.

Counter to Toll Brother's proposal, is work done by John Hatheway and Chris McVoy, both architects that our community has been fortunate to have as activist residents for many years. There proposal for limiting the height of development to 8 stories goes a long way toward clearly addressing these critical planning issues, while fully acknowledging that the size (square footage as opposed to height) of the development can be maintained. There presentation clearly lays out the terrible effects this one development would have, and the impact it would have as precedent for future development. I urge you to take a lead in defending the Gowanus community, it's great canal, and promoting what could easily become a symbol of the vision of New York City!

Sincerely,



Tom van den Bout, AIA
NV/da, LLC

January 15, 2009

OFFICE OF THE
CHAIRPERSON
JAN 20 2009
18828

70 2nd St.
Brooklyn, NY 11231
Re: 363-365 Bond Street

City Planning Commission
22 Reade St, Room 2W
New York, NY 10007

Dear Ms. Burden and City Planning Commissioners,

I wanted to add my heartfelt support for John Hatheway & Chris McVoy's proposal for limiting development here in the Gowanus area to 8 stories. As an 8-year resident of Carroll Gardens, mother of two young children, and homeowner (we own two brownstones - on Carroll and 2nd St., both a block from the canal), I'm very concerned that area development be properly scaled to take local homes and businesses into consideration.

I am not against all development, in fact, I'm in favor of it if it is done responsibly. That's why I hope you will consider Hatheway & McVoy's proposal. If we can work with developers, before they get in, over-build, and get out, we have a chance to preserve the unique qualities of our artist and family friendly brownstone-scape.

Thank you,



Svea Vocke

Re: 363-365 Bond Street, Brooklyn
CEQR No. 08DCP033K
ULURP Nos. 090047 ZMK, 090048 ZSK,
N090049 ZRY, N090050 ZRY, N09001 ZRY
NYC Department of City Planning
RE: Toll Brothers/Gowanus

January 17, 2009

Via Fax 212-720-3219

Chair Amanda M. Burden
City Planning Commission
22 Reade St, Room 2W
New York, NY 10007

OFFICE OF THE
CHAIRPERSON

JAN 21 2009

18832

Dear Commissioner Burden:

My name is Maryann Young. I am a resident, and property owner in Carroll Gardens, and have been actively fighting to preserve and protect the integrity and historic characteristics of Carroll Gardens and its surrounding neighbors from out-of-scale developments. I am writing in support of the Carroll Gardens Neighborhood Association's efforts to reduce the Toll Brothers' development plans by the Gowanus Canal.

By now, you must have received from many concerned residents letters and testimonials in support of reducing Toll Brothers' development plans. Their legitimate issues include environmental safety and responsibility, and current infrastructure dilemmas from MTA cuts, over-crowded school system, congested subways to a growing list of the decays in which we are experiencing that are affecting our quality of life as residents in this great and unique community. These concerns should be seriously considered in your plans to rezone the Gowanus just for the Toll Bros.

I am not anti-development. I welcome respectful development that blends with the character of its neighborhood and protect a community as a whole. Twelve, eleven, ten, nine-story development is way out of scale any where in our area. The openness of our area is part of the inherent beauty that creates a strong sense of community.

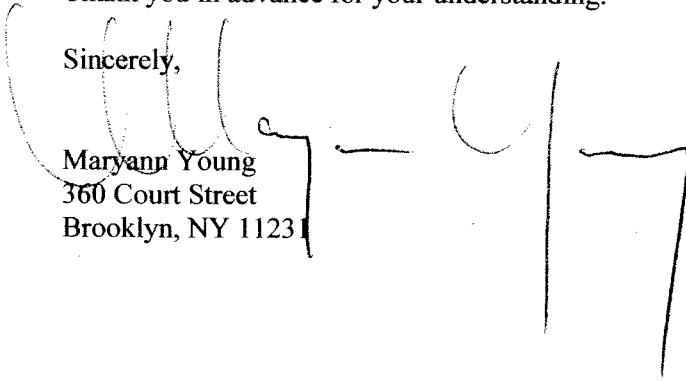
The proof of our fight to protect and preserve the integrity of our neighborhood are in the actions we have taken to collect 3,000 plus signatures on a CORD petition to demand a moratorium on developments over 50' until a rezoning study is in place; the 700 plus letters signed in favor of the Text Amendment to close a loophole in the wide to narrow street definition and max height to 55 feet; the outpour of community support and heartfelt testimonials at every public hearing during the Text Amendment; and a CGNA survey done by CB6 showing the overwhelming sentiments of our residents demanding some protection against out-of-context development. As a resident and property owner, the above and my direct involvement are the facts I have to offer you in support of the efforts to reduce the Toll Brothers' development plans.

I hope that you will take them into consideration.

Thank you in advance for your understanding.

Sincerely,

Maryann Young
360 Court Street
Brooklyn, NY 11231



Chair Amanda M. Burden

City Planning Commission

22 Reade St, Room 2W

New York, NY 10007

Re: 363-365 Bond St, Brooklyn

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2009 JAN 30 PM 12:52

ENVIRONMENTAL REVIEW DIV.

Dear Ms Burden,

Although it is hard to find a bright side to the present financial crisis, maybe we should welcome a moment to pause and reflect on decisions that may alter forever the way a city, a borough will look in the future.

Remember the old Penn station? It was forever replaced and those responsible for it can only regret the moment when they decided to let it go.

Brooklyn has its own beauty and architecture. And it is not made of skyscrapers. To let tall buildings be inserted amidst the low houses and brownstones that create its skyline is to inflict an architectural wound. But furthermore, is to forever change the harmony and character so precious to all those who chose to live here.

After such a decision will be made, those responsible can only regret the moment when they decided to let it happen.

Sincerely,

Iliana Mindlin

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2009 JAN 30 PM 12: 52

ENVIRONMENTAL REVIEW DIV.

15 January 09

Chair Amanda M. Burden
City Planning Commission
22 Reade St, Room 2W
New York, NY 10007

Dear Commissioner Burden:

I reside and work in Carroll Gardens, have for 15 years, and fully support John Hathaway and Chris McVoy's proposal for limiting development on the Gowanus to 8 stories. It should really be 6 stories!

The unbridled development in this entire area is a testament to the "develop at all cost to benefit the developer and not the resident citizen" philosophy, rampant in New York City. Yes, conscientious development has its place. But it seems to rarely happen. Look at the unfinished hulk on Carroll Street between Hoyt and Bond.

This should never have been allowed — it has stop work orders against it for unsafe conditions, which get increasingly unsafe as it sits, and is a visual blight on the neighborhood. It should be removed at the developer's expense. Please support reasonable guidelines such as Mr. Hathaway and Mr. McVoy have put forward. We need good design and smart neighborhood development, not get rich quick monstrosities. They do not speak well for Brooklyn, its citizens, or its arts community — one of the country's most vibrant. Look to it for some sense and direction.

Thank you



Ron Meisner

315A President Street, Brooklyn, NY 11231

Studio 354 Inc., 354 Degraw Street, Brooklyn, NY 11231

January 15, 2009

Chair Amanda M. Burden
City Planning Commission
22 Reade St, Room 2W
New York, NY 10007

DEPT OF CITY PLANNING
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2009 JAN 30 PM 12: 52
ENVIRONMENTAL REVIEW DIV.

Re: 363-365 Bond St, Brooklyn

Dear Commissioner Burden,

I am a resident of Carroll Gardens and support John Hatheway and Chris McVoy's proposal for limiting development on the Gowanus to 8 stories. While many of my neighborhoods are eager for development of the Gowanus Canal area, we are concerned about the height of the proposed Toll Brothers development. This development will be built at the end of the block where my family lives. We support the project but hope the scale can be reduced.

The height has a major impact in two ways:

a) The base of the canal on bond street is directly next to the Carroll Gardens historic district. If you support a 50' limit on the height of buildings in Carroll Gardens (as you've said at public meetings), then how does a building three times as high on its border make sense? Even if you call this area another name, its girth will change the complexion of the Carroll Gardens we are trying to protect. We think that the Bond Street side should adhere to Carroll Gardens zoning, no taller than the Saint Mary Star of the Sea building on 1st Street.

b) Furthermore, according to the Toll Brothers' own submission, the shadows created from the tower will darken the publicly accessible canal-front park from the late afternoon onwards. At the very time when most people get out of work to stroll along the park, it will be like walking in darkness! In its proposal, Toll says it can't be responsible for this because (I'm paraphrasing accurately) without the development, there would be no publicly accessible canal-front! But let's do the development the right way - if we're going to set forth a Gowanus plan that values an accessible canal front, at least let's not ruin it with the first building to go up. (Notably, the afternoon shadows will also impact the next structure that will go up next to this development.)

Thanks for listening to these concerns.

Sincerely yours,
W. Cohen
44 1st Street

Chair Amanda M. Burden
City Planning Commission
22 Reade St, Room 2W
New York, NY 10007

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2009 JAN 30 PM 12:52
ENVIRONMENTAL REVIEW DIV.

Re: Toll Brothers project

January 16, 2009

Ms. Burden,

Please respect our neighborhoods and why we all came and made them our neighborhoods. The proportions of our neighborhoods are largely at the root of what makes them desirable. Please only approve development that fits our surroundings and doesn't over strain our infrastructure.

Eight is enough!

Sincerely
Christine Silletti
Mark Greenberg
320 23rd st
Brooklyn NY

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ENVIRONMENTAL REVIEW DIV.

Beth O'Neill
315 Carroll Street
Brooklyn, NY 11231

Chair Amanda Burden
City Planning Commission
22 Reade Street, Room 2W
New York, NY 10007

January 19, 2009

Re: Scaling Back the Toll Brothers Gowanus Project

Dear Commissioner Burden,

I am writing to voice my strong support of John Hatheway and Chris McVoy's proposal for limiting the Toll Brothers Gowanus development to 8 stories.

After living in Manhattan for many years, my husband and I moved to Cobble Hill in 1993; in 2006 we became homeowners on Carroll Street. I, like many of the residents in the area, am attracted to the quiet, open sky and scale of the urban fabric here as well as the mixed use nature of the area. At the same time, I fully support re-zoning to allow residential development along the Canal which has such potential to be a unique new urban experience – achievable through responsible, intelligent re-zoning and development which includes limiting the height of buildings in this area to 8-stories.

I attended your presentation of the Gowanus rezoning framework for the area this fall. While I disagree that a 125' height is appropriate for any development north of 3rd Street, I am enthusiastic about the quality of thought being put into the area on the public's behalf. I hope that the city understands that approval of the Toll Brothers project in its current state sets a precedent for development in the Gowanus area that seems premature and, frankly, irresponsible, considering that zoning for the whole area is currently under study and that such viable, creative and constructive alternatives to this particular development are being offered. I strongly urge you not to approve the Toll Brothers request for a zoning change without the 8 story limit.

Thank you for your time and consideration.

Sincerely,



Beth O'Neill

Chair Amanda M. Burden
City Planning Commission
22 Reade St, Room 2W
New York, NY 10007

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ENVIRONMENTAL REVIEW DIV.

January 16, 2009

Re: 363-365 Bond St

Dear Ms Burden,

My name is Triada Samaras and I have owned and have lived in my brownstone on Second Street in Carroll Gardens for many years. I am also very active in my community having co-founded **CORD**, the Coalition for Respectful Development. I dearly love my neighborhood and wish with all my heart to see it developed responsibly and intelligently.

I have serious objections to the Toll Brothers spot re-zoning request for the Gowanus Canal area. First of all, I feel this request is totally unfair and sets a dangerous precedent for an area that will be a challenge to develop due to many serious issues. **The Toll Brothers project needs to be part of an extensive and better considered plan to rezone the Gowanus as a WHOLE.** I would like to focus on one of these issues: *the sewer capacity.*

The Toll Brothers project will, by their estimate, produce 30,000 gallons of waste water every single day (low flow showerheads and toilets) and this is very troublesome to me. I am sure the infrastructure can not support this kind of project. I know for a fact that there is already basement flooding in the houses near the Gowanus Canal as I have several friends who live down there. It is a well-known local fact that when the CSO's can't handle the sewerage flow, the basements of these homes flood, and this is often!

Although the re-routing of the rain water that falls upon the Toll Brothers' property is a good idea, I do not see how it going to counterbalance the production of **30,000 gallons plus of waste water every single day RAIN or SHINE!** The sewer system will still be overburdened by the need to handle a very large amount of waste water. This is one of the major reasons why this project should be considered as a component of the entire Gowanus rezoning rather than an isolated spot project.

Let's take the economic situation we find ourselves in as a good excuse to take a pause. We now have time to take a step back and look at this real problem. Let's develop the Gowanus Canal area right!

Best, Triada Samaras

Chair Amanda M. Burden
City Planning Commission

22 Reade St, Room 2W

New York, NY 10007

Re: 363-365 Bond St, Brooklyn

January 15, 2009

Dear Ms Burden,

My name is Liam Veuve and I have lived in Carroll Gardens for most of my life. I am a cellist and I want to tell you that the Gowanus Canal area has always been an enormous place of inspiration as well as practice and recording for my ensemble.

My feelings are that an overdevelopment of that area to make it look anything like Fourth Avenue already does, would be a disaster if not a crime!

- 1) First of all, the canal should be tested thoroughly to determine how safe it is for human inhabitants. Just ten years ago my buddies and I were told by our parents and doctors to receive an antibiotic injection if we so much as put **one finger in that water**, so I fail to see how one pump that didn't work for very long has made it that much safer! Putting innocent residents on a toxic waste site is a **HUGE MISTAKE**. I would like to see extensive environmental testing happen before anyone is ever asked to live there.
- 2) Secondly, the canal area should always include light manufacturing and spaces for the many artists like myself. Many other musicians have practiced and recorded in the Gowanus Canal area which means that **a separate culture already exists in this area and it would be a big mistake to displace that culture. This culture includes many other art forms such as visual arts and theater.** If you eradicate these cultural aspects of the Gowanus Canal area, there will be fewer and fewer "real" (neighborhood) people living in Brooklyn. What is the rationale to displace all of these people as well as valuable light manufacturing which also provides additional jobs and local dollars?
- 3) Think about the money made for NYC from the ARTS: the recent waterfall project generated **over 50 million dollars generated for NYC by an artist (and a foreign one, at that)!** Let's PLEASE make it possible for Gowanus musicians and other artists to continue working/living where they are as they provide valuable income for NYC! **The arts provide the cultural capital for NYC!**

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- 4) Furthermore, if you displace all these cultural types, where will they go? My ensemble and I will have to consider NJ as the next likeliest, next affordable place with easy access to Manhattan via the Path train. **So overbuilding the Gowanus Canal area with "luxury condos" will inadvertently funnel valuable arts dollars to Newark and other more affordable areas in New Jersey giving away the arts edge NYC has always maintained to another state! The loss of these valuable arts culture dollars would be a big mistake for NYC.**

- 5) Wall Street is a mess. Shouldn't we protect industries OTHER than the financial sector to keep ourselves financially diversified? **Do we really need to lose our culture and light manufacturing industry in order to turn Brooklyn into a bedroom community for Manhattan?** Fourth Ave has already been up-zoned for high rise housing. Why should the GOWANUS area copy that? The CANAL's culture is unique and should be preserved.

- 6) **How much more housing do we really NEED?** I see plenty of high rise housing already being built all the Downtown Brooklyn area recently. **Yet, the projected figures for the supposed population growth of NYC by the year 2030 have now been re-calculated and downsized.** Do we really need to make Brooklyn a weekday bedroom of Manhattan? More and more people will simply purchase a condo for easy access to Wall Street jobs, but sleep in their "real" homes in Connecticut or Long Island or New Jersey on the weekends! **Brooklyn should never be Manhattan's bedroom.**

In closing I would like to say, if you want to destroy the character of the Gowanus canal area, and if you want valuable cultural dollars feeding the NJ coffers then overbuilding the Gowanus Canal Area and duplicating the Fourth Ave residential scheme is the easiest way to go!

Thank you for reading my letter and Happy New Year!

Best,
Liam Veuve, Classical Cellist
5 Second Street #1a
Carroll Gardens

January 14, 2009

Amanda M. Burden

City Planning Commission

22 Reade Street

New York, New York, 10007

Dear Commissioner Burden,

I am writing with regard to the Toll Brothers Project in Brooklyn.

As a lifetime resident of the area, I am deeply concerned about development as proposed for that site. Longtime residents in the nearby areas know the perils of the waters of the canal. Of primary concern are the Health and Safety of nearby families and their children.

Disruption of highly contaminated soil and water requires extreme measures on the part of those responsible parties. The Toll Brothers say they share our concerns and will attend to them before they build, yet how believable are they to a community that has experienced so many unfulfilled promises. I would ask that you, as City Planners who have a responsibility to the citizens of the area, assign or designate an agency that will conscientiously oversee the clean-up before construction starts.

Also, I would like to address the proposed height of 2 twelve story buildings along with other more acceptable buildings. Twelve stories is much too high for our low rise neighborhood. They will dwarf our small two and three story homes. Nearby 4th Ave., just one block west of the canal has been zoned for 12 story developments, many of which are completed and already in progress. It is a wide street with potential for many more such buildings. Why not allow 4th Ave. continue to grow and develop and restrict the low area of the canal to 80feet at most.

In the words of the respected Chair, Amanda Burden herself...."No developer should be allowed to destroy the DNA of a neighborhood." Toll Bros. plan will certainly destroy Carroll Gardens as we know it. The community requests that you demand respectful development throughout the Gowanus arca lest Toll Brothers will build only to destroy our historic neighborhood.

Respectfully submitted,

Lucy DeCarlo

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2009 JAN 30 PM 12: 53

ENVIRONMENTAL REVIEW DIV.

Enid Braun

116 Adelphi Street

Brooklyn, NY 11205

Enidbraun@earthlink.net

Amanda M. Burden, Chair

City Planning Commission

22 Reade Street, Room 2W

New York, NY 10007

Re: 363-365 Bond St, Brooklyn

DEPT OF CITY PLANNING
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2009 JAN 30 PM 12: 53

ENVIRONMENTAL REVIEW DIV.

January 15, 2009

Dear Ms. Burden,

I am writing as a former resident of Gowanus who cares deeply about the area. While City Planning has said they would approach planning for the neighborhood as a whole, the Toll Brothers project is a spot rezoning, in fact, that flouts larger environmental and planning issues.

Twelve stories are just too tall for this neighborhood, and as a precedent, would result in a potential density and visual barricade for the Gowanus Canal that would destroy the character of the neighborhood. Bond is a narrow street with buildings of one- to five-stories at most, and this height allowance is in total contradiction of the principles of contextual rezoning that your agency has adopted.

Given the questionable viability of large-scale development in this economic climate, I would argue that there should be no rush to give this developer a rezoning for this site in advance of the more holistic planning promised to the area.

Yours truly,

Enid Braun

Chair Amanda M. Burden
City Planning Commission
22 Reade St, Room 2W
New York, NY 10007

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2009 JAN 30 PM 12: 52

ENVIRONMENTAL REVIEW DIV.

Re: 363-365 Bond St

January 14, 2009

Dear Chair Amanda M. Burden,

I am a Carroll Gardens resident living on Second street near Hoyt and although I recognize that development of the properties along the canal would be a good thing I strongly object to the 12 story height for buildings proposed by the Toll Brothers scheme. Also lets be clear about one thing, that is this will never be anything like the Riverwalk in San Antonio. I've been there and the suggesdtion that it would be similar is a total fallacy and pipe dream to fool people into believing it could be a new Brooklyn Heights Promenade with Starbucks included. Actually i would like to see some light manufacturing remain and the old abandoned powerhouse on the East side of the canal become a new home for the Parkslope Food Coop, with the rest of the building housing community meeting rooms, a Health Club with gym and swimming pool and other community orientated facities - like professional offices for doctors, dentists, etc.. Tall buildings would block sunlight from reaching the canal except for a few short hours each day and this would be to the detriment of the water quality and landscape plantings, and besides just knowing how Brooklynites are sun worshippers - just look at the people along the Coney Island Boardwalk with the reflectors wrapped around their necks! Of course there are other serious matters to consider especially the sewage and rainwater run-off, transportation, traffic and school issues. Please consider the many deficiencies in the overtaxed infrastructure that will only become much worse if overdevelopment were to occur.

Yours truly
Anthony Marchese
41 Second Street
Carroll Gardens

Donald J. Koosis
345 Hoyt Street
Brooklyn, NY 11231

January 14, 2009

Chair Amanda M. Burden
City Planning Commission
22 Reade St, Room 2W
New York, NY 10007


Re: 363-365 BOND STREET

Dear Ms. Burden -

I support John Hatheway and Chris McVoy's proposal for limiting development on the Gowanus to 8 stories.

Allowing 12-story buildings on the Gowanus would overshadow the 3 and 4 story buildings that make the charm and value of today's Carroll Gardens neighborhood. We don't need another high-density high-rise cheap imitation of Manhattan's Upper East Side in Brooklyn. As a resident of Carroll Gardens I am counting on you to support reasonable limits on the scale of development in brownstone Brooklyn so that we do not destroy a historical asset that, once damaged, can never be replaced.

Yours truly


Donald J. Koosis

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2009 JAN 30 PM 12:52
ENVIRONMENTAL REVIEW DIV.

JAN 20 2009

Petition: DEFEND GOWANUS (NO LOVE CANAL HERE)

Attention:

NYC Mayor Michael Bloomberg,

Brooklyn Borough President Marty Markowitz,

City Councilman Bill deBlasio,

City Council Speaker Christine Quinn,

Director City Planning Amanda Burden,

NYS DEC Region 2 Director Suzanne Mattei,

NYC DEP Acting Commissioner Steve Lawitts,

Congresswoman Nydia Velazquez,

Assemblywoman Joan Millman,

City Councilman David Yassky

(1882)

Sponsored by:

Residents of New York and all environmental supporters

We the undersigned, in an effort of protecting all waterways, seek a thorough cleanup of the Gowanus Canal, followed by an environmentally sound comprehensive community derived plan for any development, and the perpetual monitoring of the area for pollutants. We support the resolution submitted by the Sierra Club of New York.

The Gowanus Canal area (Brooklyn, New York) is undergoing changes from its currently manufacturing zoned to proposed spot zoning residential. As a result of this proposed change, the Gowanus environment, while already very damaged, will prevent its own vital and necessary natural remediation. Natural remediation provides the most effective alternative in absence of a comprehensive government cleanup.

Over 50 years, the Gowanus natural wetlands and habitat have been dangerously compromised as a result of industrial pollution and lack of action by public or private cleanup. This petition rejects this spot development along the canal as it endangers the health of local residents and the promise of any meaningful remediation.

NYC Group Resolution on the Gowanus Canal

(as adopted November 13, 2008)

The Sierra Club is dedicated to protecting the health of the land, the water, and all living things including human beings. The Gowanus Canal area is a site where all the aforementioned need to be respected and tended to. As an area that was heavily industrialized in the past, and is grossly polluted, the thorough cleaning of the soil and the water in and around the Gowanus Canal must be undertaken before it is considered for development.

The health of humans and all other living things must be the long range consideration of the remediation process. Therefore the following must occur:

1. The identity of all the contaminants in the Gowanus Canal area as well as their exact location and pervasiveness must be determined.
2. The degree to which all pollutants may migrate during the cleanup effort must be considered and taken into account.
3. Procedures for the perpetual monitoring of the remediated area for any latent surfacing of pollution must be guaranteed.
4. An ongoing health study must be established to ensure the safety of the area.

Once remediation of the area has occurred, a comprehensive plan with extensive public input must be developed. This plan must take into consideration the condition of the soil and the water before appropriate uses of the land are decided. The Sierra Club opposes any 'spot zoning' since it would circumvent this process. In particular, we oppose the pending request by the Toll Brothers for a change in zoning from manufacturing to residential. The area is currently unsuitable for residences for public health reasons and other environmental considerations. Furthermore, the draft environmental impact statement of September 8, 2008 is defective in that it does not consider sea surge, sea-level rise, or Katrina-like storms.

The Sierra Club looks forward to the thorough cleanup of the Gowanus Canal, followed by an environmentally sound comprehensive community derived plan for development, and the perpetual monitoring of the area for pollutants

Signatures

Dec 11, 2008, Nick Felch, Brooklyn, New York

Dec 11, 2008, Amy Greer, Brooklyn, New York

Dec 11, 2008, Carol Chapin, Brooklyn, New York

Dec 11, 2008, M. Petrova, Brooklyn, New York

Don't put the cart before the horse. The Canal should be cleaned. Consider Sponge Park and other alternatives that are responsible. I live 2 blocks away and all that is planned for the area will change the quality of living for all who live nearby. The Toll Brothers need to listen to the area they plan to destroy.

Dec 11, 2008, Michael Salvatore, Brooklyn, New York

Dec 11, 2008, Cynthia Simmons, Brooklyn, New York

Dec 11, 2008, Linda LaViolette, Brooklyn, New York

Dec 11, 2008, Katia Kelly, Brooklyn, New York

Lets not depend on developers and special interests to clean the canal.

Dec 11, 2008, Enid Braun, Brooklyn, New York

Dec 10, 2008, Carl Arnold, Brooklyn, New York

Dec 10, 2008, Christine Mackellar, N Brooklyn, ew York

The Gowanus area has the potential to provide much needed public space, breathing room, for the surrounding crowded neighborhoods. This area still provides valuable space for many small businesses providing blue collar jobs which are a vital part of a diverse and complex city. A city that should strive to encourage diverse workplaces that can encompass the skills of it's population.

Dec 10, 2008, Margaret Maugenest, Brooklyn, New York

And especially in these challenged real estate times, there is no reason to create precedent-setting development that endangers the health and remediation of the canal. We do not need this project. There are plenty of empty units in current construction that will have difficulty being filled up.

Dec 10, 2008, Meri Ratzel, Massachusetts

I have seen the Gowanus, and cannot believe that people would consider building a development on what is already compromised waters. It's time that people started thinking about the health of people in NY, as opposed to who will make some money off of it. I mean, haven't we learned by now????

Dec 10, 2008, Stefanie Breitung-Duffy, Connecticut

To Whom It May Concern, On behalf of all the residents that live next to and around the Gowanus some serious environmental cleaning and compromises need to be made for the area to not be contaminated, destroyed or other serious hazards to occur. Some development may seem feasible, lucrative and wonderful for the area, but if that is a necessity more intense investigation needs to be done before anything gets developed if that is going to cause the already polluted waters to be more polluted and stir up dangerous chemicals. For the future of that area, which is "Now" attractive and desirable, please make an effort through available funds or fundraising or loans or whatever is necessary to clean up the area. Remember water is key to our lives. We are water, and once that is dirty and destroyed, we may follow. Please take this into consideration. Thank you for your efforts.

Dec 10, 2008, Christopher Duffy Acevedo, Connecticut

We need to elevate the dialogue in our community. We need to explore successful and proven living models such as 'new urbanism', 'environmental justice networks', 'tax-credit green zones' and 'watershed authority with riverkeeper oversight'. Only then can we say the discussion is final. I know you are out there...S.O.S. I dedicate this to all living things.

Dec 10, 2008, Nicole Yelland, Michigan

Everyone has the right to live in a clean neighborhood free of threats to their families, pets and drinking water.

Dec 10, 2008, Diane Buxbaum, Brooklyn, New York

Dec 10, 2008, Bryn Warren, New Hampshire

Toxics Action Center supports the effort to clean up Gowanus Canal. Everyone has the right to live in an environment free of toxic exposure. We and our children should be able to grow up in communities where the water is clean and safe. The problems facing Gowanus have been minimized and ignored far too long. Moving forward with development on the bank in light of any substantial clean-up plan is dangerous, negligent, and quite frankly unacceptable. We will not stand by and allow further environmental destruction and pollution within the community!

Dec 10, 2008, Anthony Deen, Brooklyn, New York

Dec 10, 2008, Hugh Kimball Baldwinsville, NY, New York

Wetlands in NYS need protection. A wetland in NYC must be a rarity and likely deserves even more protection for all the benefits associated with wetlands including flood prevention, habitat, etc.

Dec 10, 2008, Raul Rothblatt, Brooklyn, New York

The Gowanus is polluted not only because its industrial history, but because of new waste being released there every day. It is irresponsible to build new housing without considering the ongoing pollution there.

Dec 10, 2008, Paul Sheridan, Brooklyn, New York

Dec 9, 2008, Steven Hart, Brooklyn, New York

I live two blocks from the end of the Gowanus Inlet which is now a wonderful place to reside although the balance of what keeps it that way is both very delicate and very, very dangerous to disrupt. Life in NYC is often that way regardless of where you live, but here the threat is from real toxicity. Development on the Inlet must be done with the utmost care so as not to render the entire area uninhabitable. The short term profits of developers must NOT take precedence here because even they will be destroyed if the Inlet is breached and mishandled carelessly without careful, patient planning for the entire community. The pollution in the Inlet is of the most dangerous sort containing carcinogenic heavy metals. Additional pressure on the potable water supply, storm drain system (already dangerously antiquated) as well as the overloaded sewer system are ill considered choices that would land the City in justified litigation for criminal negligence for more than one generation. Developers arrive, invest, build, sell and depart. They leave their successes and failures behind along with bills for their damage which in this case could easily cost lives through ill considered bad judgement and simple greed. The inlet was not turned into the toxic water system it is over a few years, and it will not be cleaned of its toxins quickly either. The pumping station has done much to improve the superficial problems with the Inlet, but it is only a first, and largely cosmetic, step to making this waterway whole. It is the MOST ill considered bad planning to insert outsized construction anywhere near the waterline of the inlet which could seriously disrupt the entire water table of the area thus rendering hundreds of existing homes as little more than catch basins for the cancerous substances that are now at the bottom of the Gowanus Inlet channel. On the larger scale, as so many development projects in the area have shown, the failure to fully regard the needs and costs to the existing community has often rendered the most desirable living areas worth far less than they what made them appealing to begin with. In this instance, poor planning will kill people, and it will be a known possibility before the first gallons of toxic sludge seep from where they are now contained into the lives of the existing community and those who are duped into living by the Inlet without proper restoration of the inlet's content to a non toxic state.

Dec 9, 2008, Lucy Koteen, New York

When will the politicians ever learn? If you get the support and input of the community then the project will happen. If you always screw the community for some developer's interest, the community will hold it up for years and everybody loses. Wise Up!!!

Dec 9, 2008, Ken Baer, Brooklyn, New York

The Gowanus Canal area must be thoroughly cleaned of all pollutants before any rezoning or development takes place. This Gowanus was formerly a heavy industrial zone, and is now one large brownfield with masses of subterranean chemicals that are still shifting (please see the Columbia University study). The first and foremost consideration in analyzing any potential development in the area, is the health of the current residents and any potential ones. We don't want to encourage people to settle in an area that is currently an environmental time bomb. Even consideration of a 'spong park' along the Gowanus Canal is a proposition filled with risks to those who would have contact with the water or who would breath unhealthy air. CLEAN UP THE POLLUTION FIRST, THEN CONSIDER DRAWING PEOPLE TO THE GOWANUS AREA. Ken Baer

Dec 9, 2008, Craig Hammerman, Brooklyn, New York

Proud Sierra Club member since 1990, and friend of the Gowanus Canal!

Dec 9, 2008, Marlene Donnelly, Brooklyn, New York

If it is true that we no longer need our old urban industrial waterways for their original built uses, then it is time for us to return these once thriving estuary ecosystems back into service of the natural environment. It is these estuary areas, that were first settled by us because of their abundant natural output; it is here where we can regain the greatest environmental boost to rebalance global warming conditions. To rebuild new dense residential structures in these areas is folly without the restoration of the natural estuary ecosystems taking front stage in any redevelopment planning for our old urban industrial wetland areas. The Gowanus Canal and its adjacent brownfield wetlands is in such a sorry state because of the urban development and activity that has taken place here since the mid 1800's. The water continues to suffer from the large amounts of sewage waste that flows through the area from the present day activities on this urban landscape. Toll Brothers wants to add more building imposing on this landscape at the edge of this waterway on land where the first manufacture of chemical agricultural fertilizers took place (among other activities). The builder claims that their building will lead to environmental cleanup, denying the fact that all buildings are impositions on the natural environment.

We need is to engage nature here to move forward with a real environmental cleanup. In the Columbia University publication, Eco-Gowanus: Urban Remediation by Design, a beginning of the ideas on how to move in this direction are presented.

Dec 6, 2008, Toni Sokoloski, Massachusetts
SAVE THE GOWANUS!!!!

Dec 5, 2008, Lisa Marchese, Brooklyn, New York
protect our environment, protect our children.

Dec 5, 2008, Sharon WO, Pennsylvania
IT IS NOT FAIR TO JEOPORDIZE THE HEALTH OF OUR CITIZENS...WE NEED TO PROTECT OUR WILDLIFE IN THESE WATERS TOO..OUR FISH, BIRDS,AND WHATEVER OTHER CREATURES ARE IN DANGER.....NO POLLUTION.....

Dec 5, 2008, Tashia Mccarty, Maryland

Dec 5, 2008, Steve Dale, Australia

Dec 5, 2008, Octavian Paul Draja, Romania

Dec 5, 2008, Franziska Eber, Germany

Dec 5, 2008, Kevin Duffy, Brooklyn, New York
I believe in safe environments as a legacy for our children.

Dec 12, 2008, Barrin Bonet, Brooklyn, New York
Toll Bros Project is too big. There is no increase in police, water sanitation ans subway and bus service with all the development. Right noe you can't get on the F train in the morning!! Build some one or 2 family houses!! It can be done

Dec 12, 2008, Jennifer Gardner, Florida

Dec 12, 2008, Robert Marbury, Brooklyn, New York

Dec 12, 2008, Barbara Green, Delhi, New York

Dec 12, 2008, Erin Schreiner, Brooklyn, New York
Please do right by my community this time.

Dec 12, 2008, Jason Cruz, Brooklyn, New York

Dec 12, 2008, Lauren Glant, Brooklyn, New York

Dec 12, 2008, Catherine Iskiw, Brooklyn, New York
I live just a block from the canal and wonder what health problems people in the surrounding area will develop from living near such a contaminated site. 12 stories is too high, casting shadows across the canal will create additional problems making it even more difficult to cleanup the canal.

Dec 12, 2008, Anne Byrd, Brooklyn, New York
Please clean up the Gowanus before you go mixing things up down there!

Dec 12, 2008, Brett Littman, Brooklyn, New York

Dec 12, 2008, Agnes Laird, Brooklyn, New York

Dec 12, 2008, Jacqueline Raque, Brooklyn, New York

"With great power comes great responsibility."

Dec 12, 2008, Michael Choi, New York, New York

New York City's waterways have finally improved in the past decade. Brooklyn's many creeks and canals have been neglected and will be the true test of how environmentally aware we are in the future. Infrastructure must be put in place to pump fresh water into the canal and to route waste outside the natural waterways. There should be zero tolerance in dumping into small waterways in this day and age.

Dec 11, 2008, TRIADA SAMARAS, Brooklyn, New York

Dec 11, 2008, Meg Mazzeo, Brooklyn, New York

Real clean-up of the canal - what a concept!!! And real clean-up of the adjacent property, not the 'almost' plan as proposed by Toll Bros. Yes, it does take money, but do it right!! Get superfund \$\$\$. Get the corporations that did the dirty deeds to contribute. When selling or leasing the property require a clean-up money fee (sort of like a 'flip tax' at a co-op.) Putting the developer in charge of the remediation is like putting the fox in charge of the hen house!!

Dec 11, 2008, J.S. Jones, New York, New York

It's vital for our health and economy that the Gowanus wetlands and habitat be cleaned up.

Dec 11, 2008, Lisanne McTernan, Brooklyn, New York

The community needs to be heard not ignored. We are concerned about our health. This is a fragile ecosystem as well as an aquatic brownfield. What will residents be exposed to when digging starts? This spot zoning is all about greed, no luxury condos! There are enough around already....Toll Brothers can't sell them in Williamsburg right now, why do they need to build more?

Dec 11, 2008, Mitchell Regenbogen, Brooklyn, New York

It's about time that city government had a view that extends longer than one day into the future. I am tired of looking around at the results of years of petty shortsightedness on behalf of politicians in order to satisfy business interests. Business can coexist with a decent environment. Government should ensure that it does.

Dec 11, 2008, Robert Puca, New York, New York

clean up the Gowanus

Dec 11, 2008, A. Mosen, New Jersey

I lived just down the road from the Gowanus Canal for 15 years and it was always a disgusting waterway but with such beautiful potential. For many years they said there was horse shoe crabs in the canal which always surprised me that anything could live in that filth! I'm hoping that it will one day soon be a lovely place to go and fish and take barge rides along it in the spring and summer.

Dec 11, 2008, Joshua Bloom, Brooklyn, New York

Dec 11, 2008, Linda Blyer, Brooklyn, New York

Dec 11, 2008, Jonathan Schwartz, Brooklyn, New York

Dec 11, 2008, The Urban Divers Estuary Conservancy, Brooklyn, New York

The Gowanus Canal has historically and continues to be the catalyst for the severe environmental denigration that challenges public health and has caused the economic decline of the community. CLEANING THE GOWANUS CANAL FIRST, before IMPOSING ENCROACHING LUXURY HOUSING and or OTHER HUMAN DENSITY DWELLINGS, is the only way to PROTECT PUBLIC HEALTH, and RESTORE ENVIRONMENTAL QUALITY and SUSTAINABILITY. THE CLEANING AND RESTORING OF ENVIRONMENTAL QUALITY OF THE GOWANUS CANAL FIRST, is the only way that the community, the city and the state will ever reap a REAL BENEFIT, and restore economic viability of the Gowanus Canal community and beyond.

Dec 11, 2008, Frank Shifreen, New York, New York

The Gowanus Canal is a National Treasure. Stop the politicization of a important landmark. It can be made into a beautiful waterway

Dec 11, 2008, Manny Simone, Brooklyn, New York

Dec 11, 2008, Ben Schrank, Brooklyn, New York

Dec 11, 2008, Nanette De Cillis, Brooklyn, New York

It would be a tragedy to once again let the greed of the few impact irrevocably on the well being of our environment, right here in our own backyard. I hope that there will be a thoughtful and mindful approach to this fragile ecosystem that struggles to survive.

Dec 11, 2008, Maria Pagano, Brooklyn, New York

We are asking for a clean, healthy environment here in the Gowanus. Let's find a way to change this waterway and environs into a model for urban revitalization. We can start with the water- what a fabulous legacy for future New Yorkers. Best, Maria

Dec 11, 2008, Michael Kodransky, Brooklyn, New York

Dec 11, 2008, Catherine Parry Creedon, Brooklyn, New York

I work on the Gowanus and would love to see the wildlife that I see everyday have a clean place to gather. This is an opportunity and space for a community.

Dec 11, 2008, Paul Sedia, Brooklyn, New York

The Canal requires protection and attention, neither of which it will get if the slated development is allowed to proceed.

Dec 11, 2008, Lori Dillon Sedia, Brooklyn, New York

The Toll Bros. project needs to be scaled back and the Canal and its surround neighborhood need to be preserved and protected.

Dec 11, 2008, Emily Ziff, Brooklyn, New York

Dec 11, 2008, David Moran, Brooklyn, New York

I think anyone would be concerned about a giant vein of pollution running through the middle of the neighborhood. The Gowanus is improving. When I was a kid, my family considered it little more than an open sewer, and you didn't want to get with 500 feet of it. Now you can cross a bridge over it without getting nauseous. As a resident of the neighborhood living down the block from the canal, I want to see that improvement continue. I do not want to see the canal return to the industrial trough it once was and could be again if developers get their way.

Dec 11, 2008, Gary Holling, Brooklyn, New York

Any improvements to the area should first be to the canal itself. Clean it and they will come.

Dec 11, 2008, Antoinette D'Andrea, Brooklyn, New York

I live up the street from the Gowanus Canal. I worry about the health of my family. The canal should be given a high priority, even in these bad economic times

Dec 11, 2008, R K Dillon, Brooklyn, New York

Dec 11, 2008, Karen Sherman, Brooklyn, New York

Dec 11, 2008, Asenneth Elsin, Northport, New York

Dec 11, 2008, Libby Gluck, Brooklyn, New York

Dec 11, 2008, Nathan A Van Auken, Brooklyn, New York

I live just 1 1/2 blocks from the canal and would be greatly disappointed if the canal is overdeveloped. I also have great concerns over the amount of pollution that is going to get dug up and how that is going to be handled. Whenever anything is stirred up in the canal or dug up on it's shores it stinks badly and a total clean up is needed to fix this and end the danger of contamination to the surrounding neighborhoods.

Dec 11, 2008, Kristen Stocks, Brooklyn, New York

Dec 11, 2008, Michele Michael, Brooklyn, New York

Our future depends on a clean environment. Many people live along the Gowanus and it has the potential to be a lovely area.

Dec 11, 2008, Colin Hough Trapp, Brooklyn, New York

Dec 11, 2008, Patti Hagan, Brooklyn, New York

I oppose any & all spot zoning in Gowanus! Gowanus residents have worked for many years -- without government help -- to try to bring the Gowanus Canal & surrounding areas back to environmental health. Let the Gowanus continue to heal. Spot zoning would simply give carte blanche to Big Developers to pump new poisons into the Gowanus. NO SPOT ZONING IN GOWANUS, BROOKLYN -- EVER!!!

Dec 11, 2008, Carey Ascenzo, Brooklyn, New York

Dec 11, 2008, James Forsyth, Brooklyn, New York

Dec 11, 2008, Jason Engdahl, Brooklyn, New York

I work at an arts organization by the canal and would like to see it cleaned and the character of the neighborhood preserved.

Dec 11, 2008, Nicholas Griffin, New York, New York

this could be a fantastic natural element for this neighborhood. i support this strongly.

Jan 2, 2009, Violaine Arbitre, France

Dec 29, 2008, Natalie Santiago, Puerto Rico

Dec 28, 2008, Sylvia Murdolo, Coram, New York

I may live in Long Island but I used to walk this area to get to school. It was polluted then and it had to have become a lot worse. Don't let these residents down--Clean up the CANAL.

Dec 26, 2008, Yvonne Toorop, California

I can't believe that developers are saying that the canal will be cleaned up AFTER there is a dense population living on its banks. Talk about cart before the horse. Who in their right mind would buy knowing that they will have to fight to get the canal cleaned up - especially now when it is every easy to get property elsewhere? And what kind of city government aligns itself with this nonsensical thinking? Encouraging greed at the expense of the environment, and ignoring what the community has to say? Clean the canal (IF that can be done), and THEN think about what might come next.

Dec 26, 2008, BILL Fowlie, Maine

Dec 24, 2008, Lynda Harding, United Kingdom

Dec 23, 2008, Todd Broockerd, Brooklyn, New York

How about cleaning up Newton Creek while you're at it?

Dec 23, 2008, Stephen Rosenthal, New York, New York

It seems that we must learn from mistake of our past....This petition allows us to learn from past examples of poisoning our environment and it's effect on our community and the larger communities surrounding the gowanus.

Dec 22, 2008, Roxle Schliesman, Wisconsin

Dec 21, 2008, Daniel Rubin, Brooklyn, New York

Dec 20, 2008, Jordan Johnson, Oregon

Its Not Just about keeping our water safe but what is in the waters. 15-25% of all water mammals will be extinct by 2050. Do I want to see things going away in my life time? Do we really want to tell our children someday that we were the ones to blame for this tragic thing that is happening?

Dec 20, 2008, Miriam Mc donnell, California

please help us clean our water ways for the sake of all that is sane and right

Dec 20, 2008, Hernan Otaño, New York, New York

Give a me a good reason not to clean up the Gowanus. What's good for the Gowanas canal is good for all New Yorkers.

Dec 20, 2008, George Forss, Cambridge, New York

I do not know very much about this issue but some friends do and they are always 'right on' ... like a 99 year old man in my town said to me at the Post Office in my town when I asked him how he was doing ... "I do what I am told."

Dec 20, 2008, Robert Boothe, New York, New York

Dec 20, 2008, Patricia Peterson, New York, New York

For more impact, add a personal comment here

Dec 20, 2008, Eric Reschke, Brooklyn, New York

Dec 20, 2008, Annika Peterson, New York, New York

New York and it's water and nature must be treated with respect...we are history.

Dec 20, 2008, Susan Brill, Brooklyn, New York

Dec 19, 2008, Malcolm Armstrong, Brooklyn, New York

Dec 19, 2008, Nancy Finton, Brooklyn, New York

Dec 19, 2008, Phyllis Wrynn, Brooklyn, New York

This is a historic waterway, one that if properly cleaned up, will be a stopping point for migratory birds. It is critical that the area beside the canal NOT be developed for private profit, but for public use and public good.

Dec 19, 2008, Josh Skaller, Brooklyn, New York

Dec 19, 2008, Patrick Seeley, Brooklyn, New York

Dec 19, 2008, Ann Sumpter, Tennessee

Dec 18, 2008, Robert Levy, Brooklyn, New York

Dec 18, 2008, Megan Stokes, Massachusetts

Dec 18, 2008, Lynne Miles, Brooklyn, New York

For more impact, add a personal comment here

Dec 18, 2008, Tamara Fultz, Brooklyn, New York

Dec 18, 2008, Matthew Flynn, Brooklyn, New York

Dec 18, 2008, Steven Soblick, Brooklyn, New York

Dec 18, 2008, Heloise Gruneberg, Brooklyn, New York

Been in the neighborhood for almost forty years, and always interested in the growth and betterment of our communities ... LONG beyond time that the Gowanus should be brought to health.

Dec 18, 2008, Mitch Freidlin, Brooklyn, New York

Dec 18, 2008, Deborah Magocsi, Brooklyn, New York

Dec 18, 2008, Alice Olivo, Italy

Dec 18, 2008, Burnley Duke Dame, Brooklyn, New York

TOLL BROTHERS HAVE GONE BACK TO THE DRAWING BOARDS -- THEY CAN DO IT AGAIN TO GET THE PROJECT "RIGHT"

Dec 17, 2008, Eric McClure, Brooklyn, New York

It's time for grassroots, bottom-up, community-driven planning in New York City, and there's no better place to put this to work than in the Gowanus basin. Stop this spot rezoning, and put the health of the Gowanus Canal, and by extension, the health and well-being of the neighborhood's residents, first and foremost.

Dec 17, 2008, Daniel Goldstein, Brooklyn, New York

Dec 17, 2008, Kelly Marchione, Brooklyn, New York

Dec 17, 2008, Carlos Peters, Connecticut

Thanks for the help!

Dec 17, 2008, Carlos Peters, California

Dec 16, 2008, Joseph Alexiou, Brooklyn, New York

I live right around the corner from the Gowanus and the proposed Toll brother's site. Their logic of building expensive housing and THEN cleaning the canal is insane and a lot of BS. If they start digging around in the toxic dirt and water of the Gowanus, I'm the one that's going to suffer as all of the free-flying chemicals will be ingested by myself and the other nearby residents.

Dec 15, 2008, Georgia Guida, Brooklyn, New York

Stop the pollution - save New York's wetlands.

Dec 14, 2008, Eleanor Preiss, Brooklyn, New York

Dec 13, 2008, Anne Darer, Brooklyn, New York

Investment in a real clean up the canal offers benefits of long-term sustainability of the neighborhood and health of our children. As a resident of the community for more than a decade, I urge holding off development until the land and water has been remediated and the infrastructure can adequately support it.

Dec 13, 2008, Lucas Monaco, Brooklyn, New York

Dec 13, 2008, Lizzie Olesker, Brooklyn, New York

As a resident homeowner raising my family just one block from the Gowanus Canal, I am deeply concerned about development plans for building luxury housing along the Gowanus Canal. To say nothing of the inadequate attention being given to our community's current needs for more schools, better sewage and flood control, transportation and traffic issues, the very health of current residents is at stake when proposing profit driven construction along this highly polluted and toxic waterway. I urge our city government to pay closer attention to what's truly needed in the interest of the health and safety of the area's citizens.

Dec 12, 2008, Helene Ince, Brooklyn, New York

We need to be responsible, at this time, to help protect all our citizens and need to clean up water ways and get rid of as many toxins as possible. We need this for our children and all future generations.

Dec 12, 2008, Michael Ring, Brooklyn, New York

We need to go slow

Jan 8, 2009, Martha Rowen, Brooklyn, New York

Jan 8, 2009, Ellen Wurtzel, Brooklyn, New York

Development is okay with me as long as it is done responsibly. The local community should have a say in how new developments have an impact on quality of life. And that canal needs help!

Jan 8, 2009, Ellen Freeberg, Brooklyn, New York

Jan 8, 2009, Louis Cigliano, Brooklyn, New York

Jan 8, 2009, Jay Lubow, Brooklyn, New York

Jan 8, 2009, Carl Arnold, Brooklyn, New York

Jan 8, 2009, Nick Underwood, Brooklyn, New York

One should be mindful of the efforts put forth to clean up the Gowanus. I am sure that development at this stage will cause a major, irreversible set back towards (re)establishing a clean canal.

Jan 8, 2009, Maryanne Stubbs, Brooklyn, New York

Jan 8, 2009, Emily Herzfeld, Brooklyn, New York

Jan 8, 2009, Yoram Ezra, Brooklyn, New York

Jan 7, 2009, Jill Peterson, Rhode Island

Jan 7, 2009, Robbin Slade, Brooklyn, New York

Jan 7, 2009, Chris Muth, Brooklyn, New York

Be responsible. Don't take a chance. Cleanup Gowanus first.

Jan 7, 2009, Maryann Young, Brooklyn, New York

Not all toxic waste goes away by developing over it. A thorough cleanup is a necessity not an option.

Jan 7, 2009, Beth Kugel, Brooklyn, New York

Jan 7, 2009, Paul Heller, Brooklyn, New York

Honorable Elected City Officials, On a previous occasion I presented the position of the community organization ParkslopeNeighbors.org, representing two thousand plus residents of Park Slope and Gowanus to city planners. The current plans ignore the serious toxic environmental conditions and overly large structures. I hope you reconsider this current plan. Please revisit the statement I made at the City Planning commission. Respectfully, Paul Heller, parksloopenighbors.org

Jan 7, 2009, Ruben Gutierrez, Brooklyn, New York

Yes, I would like to see the canal cleaned up.

Jan 7, 2009, Justine Cooper, Brooklyn, New York

The Gowanus has the potential to support life, not sicken it.

Jan 7, 2009, Kathleen Stack, Brooklyn, New York

Do not destroy the Gowanus and our quality of life! We have a right to have a voice in the development in our neighborhood. Our concerns should come before those of outside developers.

Jan 7, 2009, Frances Dirks, Brooklyn, New York

Jan 7, 2009, Sharon Gresh, Brooklyn, New York

Jan 7, 2009, Carrie Stern, Brooklyn, New York

I ride my bike over the Gowanus several times a week year round. I love the funny little waterway and am fascinated by the haphazard patchwork of preservation and clean-up that lines its shores. But a boat ride up the canal several years ago, part of a site-specific performance by Red Dive, made clear just how deep the levels of pollution go, how much work needs to be done before our local water is ready for human and animal enjoyment. In a city where natural areas are far between, careful rejuvenation of the Gowanus would benefit the community both financially and recreationally.

Jan 7, 2009, Claudia Roberts-Weaver, Brooklyn, New York

I believe cleaning and protecting the Gowanus Canal is far more important than rezoning for residential use. Now is the time to think of the natural habitat for the health of the existing residents as well as for future generations instead of monetary gain for a few developers. The life of the canal should be considered first. There needs to be a thorough clean up before we should ever consider any residential units along the canal. We do not need more congestion and pollution in this area. Public parks along the canal would serve the community far more than the buildup of residential buildings. We are finally witnessing life once more in and around the canal. Let's let it thrive once again.

Jan 7, 2009, Devorah Greenspan, Brooklyn, New York

We have beauty and economic development in Gowanus occurring from the citizens who already live here. We do not need any outside, big corporations ruining our neighborhood.

Jan 6, 2009, Molly c. Hickok, Brooklyn, New York

Mayor Bloomberg, As a citizen of New York, I am beginning to realize that even Manhattan and the boroughs have limits. Its time for us to realize that the cost of destroying our environment is too great. This means that we humans are going to have to figure out ways to create economies that do not depend on environmentally damaging development. this will be hard, but New York is filled with very savvy people. You are one of the savviest. So let's figure this out, starting with the Gowanus Canal. Thank you.

Jan 6, 2009, Anna Ellis, Brooklyn, New York

I've lived next door to the canal all of my childhood. It is time something was done to clean it up.

Jan 6, 2009, Sung Yun Lee, Brooklyn, New York

In our state of global crisis, we need to put efforts into rebuilding and restoring our natural resources. Thank you for your thoughtful consideration.

Jan 6, 2009, Ben Ellis, Brooklyn, New York

The Gowanus is a our environment; its present condition an immediate reflection of how we have lived on this earth for the past 150 years; and its future a reflection of our aspirations. I personally believe for our turn on this earth we can aspire to leaving a mark on this Gowanus and this Brooklyn something greater than condominiums. From the Lenape living lightly, to the Dutch and their tidal mills, to the English and the Battle of Brooklyn, to America and coal gasification: what we "do" with the Gowanus truly represents an opportunity to look to our future. Let's STOP AND THINK, and then DO.

Jan 6, 2009, Marilyn Oliva, Brooklyn, New York

Jan 6, 2009, Shabnam Merchant, Brooklyn, New York

Jan 6, 2009, Claude Scales, Brooklyn, New York

Allowing proper remediation of the Gowanus Canal environment is a matter of urgent concern.

Jan 6, 2009, Carolyn Bennett, Brooklyn, New York

Jan 6, 2009, Kathleen McCarthy, New York, New York

Jan 6, 2009, Karen Ludwig, Brooklyn, New York

Jan 6, 2009, Brian Seitz, Brooklyn, New York

Jan 6, 2009, David Congdon, Brooklyn, New York

The Gowanus Canal neighborhood needs a comprehensive, environmentally sound development plan that conforms to the scale of the neighborhood surrounding the canal. 8- to 12-story apartment buildings are exploitative, and not a necessary element of a successful and respectful residential development.

Jan 5, 2009, Gaynor Cote, Brooklyn, New York

Please do all within your power to allow the damage we have done to the Gowanus to repair itself. Stressing the area with development that will favor income generation over natural remediation is not the answer. NYC is a major crossing point of major migratory flyways. We need to help our waterways recover from years of assaults for the birds and for ourselves. Newtown Creek in my Brooklyn neighborhood should be next!

Jan 5, 2009, Sarah Douglas, Brooklyn, New York

Jan 5, 2009, Jennifer Matson, Brooklyn, New York

Jan 5, 2009, Linda Marriano, Brooklyn, New York

The Gowanus Canal is eligible for the National Trust for Historic Places; so why would the city allow big housing development on it's edge?

Jan 5, 2009, Tymberly Harris, Brooklyn, New York

We must clean the Gowanus Canal!

Jan 5, 2009, M Burgess, Brooklyn, New York

Please clean up the Gowanus Canal or demand that the developers pay for the clean up before ANY planning is approved.

Jan 5, 2009, Stephanie Parsons, Brooklyn, New York

Jan 5, 2009, Karla Roberts, Brooklyn, New York

Jan 5, 2009, Simeon Bankoff, New York, New York

Jan 5, 2009, Annette Bombarger, Brooklyn, New York

Jan 5, 2009, Barbara Lowe, Brooklyn, New York

Jan 5, 2009, Stephanie Fischer, Brooklyn, New York

What about the impact of many more cars being parked in an already congested neighborhood? What is the urgency in pulling out this parcel for early approval? Given the underlying problems of this site, I think this project needs further vetting.

Jan 5, 2009, Anita Kofta, Wisconsin

Jan 4, 2009, Mariane K. Miles, Brooklyn, New York

Jan 14, 2009, Donald Fleck, Brooklyn, New York

The Gowanus Canal has all sorts of history buried in its mud. Better be careful what's stirred up.

Jan 14, 2009, Robert Libasci, Maspeth, New York

Jan 14, 2009, Stella Fiore, Brooklyn, New York

Jan 13, 2009, Ian Lockey, Brooklyn, New York

Jan 13, 2009, David Johnson, Brooklyn, New York

Jan 13, 2009, Ali James, Louisiana

Jan 13, 2009, Bertie Downs, Brooklyn, New York

Jan 13, 2009, Martha Wilson, Brooklyn, New York

Jan 13, 2009, Evan Sargent, Brooklyn, New York

Jan 13, 2009, Rachel Horlick, Brooklyn, New York

Jan 13, 2009, Joseph Mariano, Brooklyn, New York

The need for a health Gowanus waterway is much greater than our need for housing along the canal. It's time city planners make the cleanup of the canal the top priority in any planning for this area.

Jan 13, 2009, Leslie Wallick, Brooklyn, New York

Jan 13, 2009, Vincent Fiore, Brooklyn, New York

Jan 13, 2009, Joseph Szladek, Brooklyn, New York

Jan 13, 2009, Carol Milano, Brooklyn, New York

Jan 13, 2009, Stella Fiore, Brooklyn, New York

Let's GREEN Gowanus. People live here!

Jan 13, 2009, Thomas Weaver, Brooklyn, New York

Jan 13, 2009, Noella Scott, Brooklyn, New York

Jan 13, 2009, Alex Thibadoux, Brooklyn, New York

Please consider the health of Brooklyn's residents and her waterways before rezoning areas for development; it is irresponsible to do otherwise. It is time to clean up the Gowanus Canal. Thank you.

Jan 12, 2009, Rose Murphy, Brooklyn, New York

The Gowanus Canal is steps from my home. For close to 30 years I have seen it go from bad to worse to better and back again - a few times. We residents have had many concerns about the environmental pollution that has not been able to be cleaned up - although it has been lessened at times. Because our neighborhood is built on wetlands we have many flooding problems as we slope down toward the canal. Putting up a large development would be yet another time where we go from bad to worse. It is essential that our voices be heard and our concerns addressed. The impact is wider than polluted water - add schools, hospitals (LICH is cutting back), fire stations (DeGraw St. station was shut down), traffic, and parking, to name some of the basics and we have issues that are real and deserve better than our elected officials and self designated officials are giving us. We have invested in this community for some time and expect better.

Jan 12, 2009, Fred Caruso, Brooklyn, New York

Jan 12, 2009, Jonathan Ellis, New York, New York

Jan 11, 2009, Steven Keisman, New Jersey

Jan 10, 2009, Katherine Borowitz, Brooklyn, New York

I firmly oppose the Toll Brothers' development plan, and I am upset that the local government officials are so unconcerned with the safety of Brooklynites.

Jan 9, 2009, Angela Wong, New York, New York

Jan 9, 2009, Peter Salvatore, Kings Park, New York

Jan 9, 2009, Rose Schwally, Milford, New York

Jan 9, 2009, Elizabeth Killorin, Georgia

Jan 9, 2009, Robert Wilson Mueller, New Hampshire

Why not an overall community plan for neighborhoods instead of private, exclusive exploitation?

Jan 9, 2009, Herman Kolender, Brooklyn, New York

Jan 9, 2009, N. Golladay, Brooklyn, New York

The chemical stew loosely referred to as "water" in the canal isn't water; it doesn't freeze, and humans immersed in it DIE. It is absurd to risk peoples' lives by any new residential development nearby. We must solve the big health and safety problems at the canal before creating any new ones!

Jan 9, 2009, Marisa Puglisi, Port Washington, New York

Jan 8, 2009, Bridget Donnellan, Brooklyn, New York

There is more than one big development proposed for the Gowanus Canal. Beside the Toll Brothers' site on Bond St to the Canal from 2nd to Carroll there is also one on 5th and Smith St. There are no new schools, parking that is proposed is not enough, public transportation is being cutback, the supermarkets opening up are all high end not helping the neighborhood. Where will all the additional waste water go. Also in bad weather some of the home on Bond St already get water in their basements. I live a half block from the Toll Brothers' site.

Jan 8, 2009, Rachel Langer, Brooklyn, New York

Jan 8, 2009, Lucy Miller, Kingston, New York

While I no longer live near the canal, my children's earliest years were spent a block away from the canal in Carroll Gardens. The Gowanus was just beginning to come back to life, with crabs taking up residence and sightings of visiting seals, when we moved away. Please allow the canal to continue to remediate, rather than opening up the area for residential development at this time.

Jan 8, 2009, Colin Young, Brooklyn, New York

Clean waterway yes, rash development, no!

Jan 8, 2009, Rosamund Morley, Brooklyn, New York

As a Carroll Gardens resident I do not support any development that does not fully address all the concerns of the neighborhood, including high density and out of context development, and premature building on a polluted waterway is a bad idea in this economic climate.

Jan 8, 2009, Joshua Kristal, Brooklyn, New York

Lets make a commitment to a clean waterway.

Jan 8, 2009, Nomi Kleinman, Brooklyn, New York

During these hard economic times, we do not need more expensive housing at the cost of the health of middle and low income residents. Clean up the canal first, and then the housing and businesses will thrive in a healthy physical, psychological and economic environment.

Jan 8, 2009, Anthony Verde, Brooklyn, New York

Its not safe for people to live over a contaminated waterway

Jan 8, 2009, Rebecca Tessler, Brooklyn, New York

I am fighting leukemia right now. The thought that I might have to move from my home simply to avoid further toxins in my life is alarming and deeply disturbing. Please keep this part of Brooklyn safe for everyone, especially those already at risk.

Jan 8, 2009, Aaron Nesser, Wisconsin

Jan 8, 2009, Gita Nandan, Brooklyn, New York

the gowanus is an important ecological feature of south brooklyn in so many ways. it is important this it become clean for us and future generations, and play the important role it has historically.