

October 28th, 2020

As a candidate for the 33rd district of the New York City Council, I state my opposition to the proposed rezoning of 87-105 River St. from M3-1 to an R8 zoning district.

As proposed, the rezoning plan is:

- Two towers
- 60 & 65 stories tall
- R8 with a density bonus
- 1000 residential units
- Estimated 2500 full time residents
- 25% affordable housing & 75% market rate housing
- Is seeking a 25 year 421-A tax abatement
- < 3 acres of open space (above ground), which is less than half the amount of open space that the NYC dept of planning recommends per capita for 2500 residents.

Like many areas in our city the Williamsburg & Greenpoint waterfront is already feeling the effects from the impacts of a large scale rezoning. The waterfront was rezoned in 2005 and while development is only about half way through (~7500 more units in the pipeline) the area is suffering from a lack of infrastructure, services, rising rents, transportation and density issues. This area should be utilized in a more effective manner to consider infrastructure limitations, the affordable housing crisis and changing priorities of a post-covid future.

As a candidate for city council, I believe our city needs to take control of the land use process and make plans for our neighborhoods that promote sustainable growth and consider the long-term impact on our residents. As such, I will not support this rezoning proposal as currently requested and would have to evaluate whether any significant changes can be made that show tangible benefit to our community worthy of a large scale rezoning in this location.


Sincerely,
City Council Candidate



Elizabeth Adams



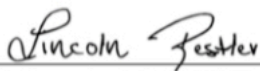
Victoria Cambranes



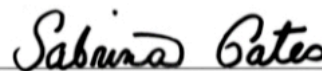
Stuart Sherman



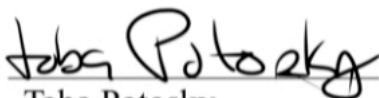
Benjamin Solotaire



Lincoln Restler



Sabrina Gates



Toba Potosky



April Somboun