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February 23, 2018

Hon. Eric L. Adams
Brooklyn Borough President
Brooklyn Borough Hall
209 Joralemon St.
Brooklyn, NY 11201

Marisa Lago
Chairperson
NYC City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: Proposed rezoning of 142-150 South Portland

Dear President Eric L. Adams and Chairperson Marisa Lago,

I am writing you today to respectfully request that you reject the recent ULURP Land Use Review Application 180096 ZMK, 180097 ZRK, submitted by the South Portland LLC and Randolph Day Care Center, INC regarding the proposed rezoning of 142-150 South Portland Avenue.

In 2007, Fort Greene/Clinton Hill was rezoned in an effort to protect and preserve the predominantly brownstone character of the neighborhood's residential core. The block in question is a part of the contextual re-zoning area. If this ULURP is approved, it will impose non-contextual height and density and open the door to further such applications in the area moving forward. A large number of constituents have raised concerns as to why MDG Construction didn't apply for a variance but instead applied for a rezoning which would not be limited to the proposed development site (Lots 30-33 and 37). This approach seems to be indicative of a larger agenda that extends past developing 142-150 South Portland Avenue. My constituents have expressed that approving this application would betray the trust of Fort Greene/Clinton Hill residents who fought to acquire the contextual rezoning of 2007.

Lastly, I am well aware of the church's longstanding history with the Fort Greene community and the good work they have done in the area. It occurs to me that there has to be a better way for the Seventh-Day Adventist Church of Hanson Place to expand their community services, provide affordable housing and develop their property without rezoning the entirety of the block in question. Partnering with a reputable non-profit who specializes in developing affordable housing would be a good place to start.

I join Community Board 2 and its residents in voicing my strong disapproval of this proposal and hope you take our concerns into consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Velmanette Montgomery".
Senator Velmanette Montgomery
25th Senate District