



## COMMUNITY BOARD NO. 1

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October 19, 2015

Honorable Bill de Blasio  
Mayor  
City of New York  
City Hall  
New York, NY 10007

**RE: Bushwick Inlet Park**

Dear Mayor de Blasio:

At the regular meeting of Brooklyn Community Board No. 1 held on October 14, 2015 our members voted unanimously to send this letter and resolution regarding Bushwick Inlet Park.

In 2005, the City of New York approved the rezoning 185 blocks on the Greenpoint and Williamsburg waterfront. This rezoning, which was enacted over the objection of Community Board 1 and many community groups, came with promises for new open space, new affordable housing and other improvements. The central promise for open space was the creation of a 28-acre park at Bushwick Inlet on the East River, where Williamsburg and Greenpoint meet.

As a result of this rezoning and a booming real estate market throughout North Brooklyn, our community has seen over 18,000 new or rehabilitated housing units since 2005. One result of this construction is that a community that had one of the lowest per capita open space ratios in all of New York City now has even less open space per person.

To date, the City has failed to acquire a significant parcel of land in the center of what should be Bushwick Inlet Park – the 7.5-acre CitiStorage property located between North 10<sup>th</sup> and North 12<sup>th</sup> Streets. Without this parcel, a contiguous park cannot be built. Moreover, there are now concerns that the CitiStorage property may be sold and that the owner may pursue a residential rezoning of our promised parkland.

## **Community Board #1 Resolution Regarding the Completion of Bushwick Inlet Park**

WHEREAS, in 2005 the City of New York rezoned 185 blocks of the Greenpoint/Williamsburg waterfront, the largest waterfront rezoning action ever in New York City's history;

WHEREAS, the 2005 rezoning included among its actions the mapping of Bushwick Inlet Park on the border between Greenpoint and Williamsburg;

WHEREAS prior to the 2005 rezoning, the open space ratio for North Brooklyn's Community Board #1 was in the bottom quartile of all community districts of New York City (45th out of 49 districts);

WHEREAS the 2005 rezoning anticipated adding more than 16,000 new residents in 7,400 new housing units in North Brooklyn;

WHEREAS an Environmental Impact analysis of the rezoning determined that the addition of these new housing units would have a significant negative impact on CB1's already low per capita open space ratio;

WHEREAS the open space commitment of this park was central to the Open Space findings of the Environmental Impact Statement for the 2005 rezoning, which, solely as a result of the mapping of Bushwick Inlet Park, was projected to result in no net decrease in per capita open space;

WHEREAS North Brooklyn has seen a significant boom in housing construction over the past 10 years, both within and beyond the boundaries of the 2005 rezoning, resulting in over 18,000 new or rehabilitated housing units in CB1;

WHEREAS planned new development along the waterfront blocks of Greenpoint and Williamsburg is projected to add more than 16,000 additional new housing units over the next decade;

WHEREAS this new development may add over 50,000 new residents to the population of North Brooklyn;

WHEREAS, the open-space development plan at Bushwick Inlet Park was the product of over 25 years of planning and activity by the State, City, Community Board and community to create a significant New York City waterfront park in that area of the North Brooklyn waterfront;

WHEREAS, Community Board #1 has endorsed the design and scope of the entire Bushwick Inlet Park as passive and active open space, and fully supports the goals of the Greenpoint Monitor Museum to create a museum on their property on Bushwick Inlet;

WHEREAS, the City of New York has completed the purchase of all but two of the Bushwick Inlet Park properties at great public cost to assemble the promised public park;

WHEREAS, the City of New York has entered into contract to purchase the Bayside Fuel property on the southern edge of Bushwick Inlet, but has not completed that acquisition;

WHEREAS, the City of New York has not purchased a 7.5-acre section (the "CitiStorage Property") that lies in the middle of the other properties purchased and prevents the creation of a large contiguous waterfront park in North Brooklyn;

WHEREAS, despite inquiries, the City of New York has refused to state its commitment to acquire the CitiStorage Property and thus complete the assemblage of the promised Bushwick Inlet Park;

WHEREAS, the Community Board is concerned about recent reports that parties have expressed interest in rezoning the slated park property for high-density residential development, thus exacerbating the

adverse open-space impacts already identified under the environmental impact statement from the 2005 rezoning;

WHEREAS, the City of New York should find that no proposed as-of-right development at the CitiStorage property should be allowed under the New Waterfront Revitalization Plan and withhold any and all discretionary permits for construction of any sort on that basis; and

WHEREAS, the City of New York should have grave concern to not breach the public trust in this matter as it will adversely affect its credibility to advance land use changes in other parts of the City, as well as open the City and developers to claims by residents and property owners in North Brooklyn, who reasonably relied upon commitments made by the City of New York to create the entire Bushwick Inlet Park,

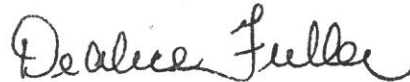
NOW THEREFORE, it is RESOLVED that:

1. Community Board #1 calls on the City of New York to live up to its promise to create the full Bushwick Inlet Park on the North Brooklyn waterfront by acquiring the CitiStorage and Bayside Fuel properties as expeditiously as possible through eminent domain or other means;
2. Community Board #1 calls on the City of New York to publicly declare its commitment to the acquisition of the CitiStorage property and the completion of Bushwick Inlet Park as promised in the 2005 rezoning;
3. Community Board #1 reiterates its support for the completion of Bushwick Inlet Park, including all land between North 10<sup>th</sup> and North 12<sup>th</sup> Streets, Kent Avenue to the East River, and states for the record that it will not support any rezoning or special permits for the CitiStorage property in any form including but not limited to residential and commercial uses.

The vote was as follows: 37 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".

Working for a Better Williamsburg-Greenpoint.

Sincerely,



Dealice Fuller  
Chairperson

DF/mbw

cc: Public Advocate Letitia James  
Comptroller Scott M. Stringer  
Brooklyn Borough President Eric L. Adams  
Council Member Stephen Levin  
Council Member Antonio Reynoso  
Assembly Member Maritza Davila  
Assembly Member Joseph R. Lentol  
Senator Martin Malave-Dilan  
Senator Daniel Squadron  
Congressperson Carolyn B. Maloney  
Congressperson Nydia Velazquez