

Borough Based Jails
Brooklyn

April, 11 2019

1. Legal Zoning for the project site is C6-2A:

Maximum FAR = 6.5

Maximum Building Height can be 120 Feet.

Note this is defined as a "Contextual District" which imposes restrictions on building heights due to the proximity of the low scale neighborhood residences

2. The Project Site area is: 59,900 square feet.

Therefore with a FAR of 6.5, the maximum Size Building can be 389,350 square feet (see page 3.1-12 of the DEIS)

3. Proposed Jail:

Proposed size is 1,190,000 square feet. ***This Violates Zoning by 800,650 square feet (or a factor of over 300% over the allowable.***

Note that the current jail is: 165,000 square feet. The proposed jail would be over ***7 times the floor area of the existing jail.***

Proposed Height of ***395 Feet violates zoning by 275 feet or a factor of 330%***

4. Page 3.1-9 of the DEIS says: "The proposed project would not substantially change the land use of the site compared to the No Action condition....." This is an outrageous false statement given the zoning violation.
5. At the April 8 2019 , Manhattan Community Board 1 Meeting the City stated that they would seek to create a new special zoning district definition called "Borough Based Jails" in order to accommodate these zoning violations. This cannot be allowed.