

Submitted by Jenny Cutraro, pct 11

From: Carol Luddecke

Sent: Monday, November 17, 2025 12:19:25 PM

To: Rachel Zsembery; Stephen Revilak; Eugene Benson; Kin Lau; Shaina Korman-Houston; Claire Ricker

Subject:

Dear ARB members:

I don't have time to craft a great letter, since I know you may not be accepting input much longer, but just want to send a quick note to say I'm very concerned about the idea of allowing 0% setback for the project at 126 Broadway and that I'm hearing you're all inclined to bend the agreed-upon rules to give the developer what they want even though it shouldn't qualify using rules. Didn't we just agree to these new rules and aren't they already allowing more development than before? Why are you letting them push it even more where the proposal is clearly a stretch? I don't get it. This is a very bad precedent to do this on the first project.

Again, apologies for the imperfect letter, but hopefully you catch my drift. Please don't allow this.

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Carol Luddecke

Precinct 16

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