

POSTINGS; At Old Brewery Site, Condos and Rentals

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After years of community infighting and political wrangling, the first new high-rise condominium towers are rising along the waterfront in Williamsburg, Brooklyn, on the site of the old F. & M. Schaefer brewery, offering views of the Manhattan skyline and the East River bridges.

And alongside the 210 condominium units, where prices range from just under \$500,000 for one-bedroom apartments to \$1.7 million for a three-bedroom with a terrace, the developers are putting up a nearly identical subsidized rental building, with 140 apartments for lower-income people.

The new development, known as Schaefer Landing, is the first sign of a new neighborhood of waterfront high-rises and parks, envisioned by the City Planning Commission as it considers a rezoning of the area, that is also raising concerns in the surrounding community about the loss of affordable housing.

But both the developers and past critics of the project say that the compromises worked out at the old brewery site could be a blueprint for affordable housing in the area. At Schaefer Landing, 40 percent of the apartments were reserved for people on limited income, more than in most mixed-income projects.

"This is a high standard for other projects of this type," said Donald Capoccia, a principal of BFC Partners, which is putting up the project along with two partners, L & M Equity and Allstate Realty Associates.

The condominium units have eight-foot-wide windows running from around knee height to the nine-foot-high ceilings, surrounded by buff and sea green prefabricated concrete panels, and will face a waterfront park, where a landing for a water taxi to link the project to Lower Manhattan is planned.

One 14-story condominium building is expected to be completed by June, with a second 24-story tower to open by the end of next year. The 15-story rental building is also scheduled to open this spring. Ceiling heights in the rental were reduced to 8 feet to fit in an extra floor of housing, but it also has large windows and the same exterior finishes as the condominiums.

The rental units will be distributed through a lottery open to people earning no more than \$37,700, which is 60 percent of the median income for the area. Rents will be limited, too, to no more than about 30 percent of a family's income. JOSH BARBANEL

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