



COMMUNITY BOARD NO. 1

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HON. ANTONIO REYNOSO
COUNCILMEMBER, 34th CD

COMBINED PUBLIC HEARING AND BOARD MEETING MINUTES

JUNE 13, 2017
211 AINSLIE STREET

PUBLIC HEARING

ROLL CALL

Chairperson Ms. Dealice Fuller requested District Manager Mr. Gerald A. Esposito to call the roll. He informed the Chairperson that there were 23 members present, a sufficient number to call the public hearing to order.

Chairperson Ms. Fuller noted to all that the meeting was being live streamed. She announced that elections for the Executive Committee and the Attendance Committee will take place promptly at 8PM. There was an extensive agenda for this evening. Chairperson Ms. Fuller reminded all about the "Be Rule" – be brief, be bright, and be gone.

APPROVAL OF THE AGENDA

Ms. Teague made a motion to approve the agenda. The motion was seconded by Ms. Kaminski. The motion was carried. Mr. Niederman raised a question about the items on the agenda. Chairperson Fuller noted that the agenda was approved. The Chairperson also related that a public hearing was held last week and all of the board members were invited. The hearing was held here at 211 Ainslie Street.

DCA – UNENCLOSED SIDEWALK CAFÉ APPLICATION: Les Cyclistes LLC, dba Witlof, 292 Bedford Ave. (#2023877-DCA) 9 Tables; 23 Chairs (RENEWAL). A presentation was received on the application. Mr. Kelly presented. He said that it was a renewal. Mr. Needelman noted that there were some complaints about noise. Mr. Kelly related that he was not

aware of the complaint. Mr. Burrows asked Mr. Needelman to come to the committee's meeting. The application will be discussed there. Mr. Kelly said that he would bring the owner to the meeting

DCA – UNENCLOSED SIDEWALK CAFÉ APPLICATION: Riverwalk Management Inc., dba Naked Dog, 47 Java Street (# 6764-2017-ASWC) 3 Tables; 10 Chairs (NEW). A presentation was received on the application. Mr. Andrew Carabello, representative, presented on the item. They will have two tables and eight seats on Java Street and one table and two seats on Franklin Street. He related that it would be a nice addition to the community.

DCA – UNENCLOSED SIDEWALK CAFÉ APPLICATION: GFLC LLC, Greenpoint Fish & Lobster Company, 114 Nassau Avenue (#2035686-DCA) (Rep. –Joseph Levey) (MODIFICATION) 10 tables; 20 chairs. A presentation was received on the application. Mr. Milburn, an owner of the establishment, spoke on the application. They already have a sidewalk café, but are seeking to modify it by adding additional tables and chairs. They currently have 5 tables and 10 seats. They are open to 10PM only. They currently have a beer and wine license. Mr. Burrows asked how much were they adding. Mr. Milburn said that they are increasing it by 10. Mr. Burrows asked that he attend the committee's meeting with the material.

DCA – UNENCLOSED SIDEWALK CAFÉ APPLICATION: 163 Hope Street LLC, dba The Regal, 163 Hope Street (#7153-2017 ASWC. 12 tables; 26 chairs (NEW). A presentation was received on the application. Mr. Kelly, represented the application. He related that one of the owners was present with him this evening. It is a full service restaurant. They will use 7 feet of the 15 ft. sidewalk, leaving 8 feet for pedestrians. They are in a one-story building. Mr. Burrows said that they need to have contextual photos for the block.

DCP - N170369 ZAK, N170170 ZCK – DOMINO FLEXIBLE FIELD - 264-350 KENT AVENUE - The property is bound by Grand Street, Kent Avenue, So, 5th Street and the US Pierhead Line (Block 2414 Lot 1 & 25). This is an application by Domino A LLC and Domino B LLC for two land use action to allow further modification of requirements within a waterfront public access (a "WPAA") in the Domino Sugar Factory site in the Williamsburg neighborhood of Brooklyn CB #1. – by Ray Levin, Esq./Slater & Beckerman PC.

Ms. Laura Chang presented on the application. She represented the owners/applicants for the modification. She said that they have this application pending before City Planning for a small change. They were informed by all of their contactors that the plan for grass was not usable and would require a lot of maintenance. She said that they expect the park to be very heavily used. There is a small other section that they are asking to use the synthetic grass for safety reasons with the playground. Mr. Burrows asked if the property was being turned over to the Parks Department. Ms. Chang related that it would not. They would own it and maintain it. Mr. Burrows asked Ms. Chang, how could the public use it? How would they have access to it? Ms. Chang said that they will have an agreement with the Parks Department and the park is designed

in such a way that the public would not perceive them as being in any other space but a public park. Mr. Burrows asked about security. Ms. Chang said that they have this to work out. The matter before the board tonight is the modification of the flexible field. She showed the designs and said that what is discussed now is a small portion/zone of the park. Ms. Chang said that it was a 6 acre park. They feel that they can operate out it better. Mr. Torres asked about the park. Ms. Chang said that the park itself is very extensive. It is not an official field. The portion that they are asking the modification for is a smaller part of it. Other portions are for other programming. They are still working on the operations and running it.

Council Member Reynoso addressed the board members. He spoke about the budget and that money for purchasing the 211 Ainslie Street facility is there in the budget. They are a few weeks away. They are hoping to be closing on the building soon. Council Member Reynoso spoke on the development of the Broadway Triangle and the Rabsky Group's proposed development. He read from testimony that he had submitted to the Department of City Planning (attached). He spoke about a lawsuit on the site and integration of the neighborhood. He said concerns about the environmental impacts. He noted that this development group, since November 2016, has acquired property in other parts of Brooklyn. Just because the plan has affordable housing, it doesn't mean that we have to accept a bad plan. The plan could be better. The community should be a part of it. He ask that the board not approve the plan.

Council Member Reynoso said that with Met Pool, he represents it because it is part of his district. He needs to be part of the conversation. They will need to have resolution. He also spoke about the POD Hotel. It is being built around a very residential community. The hotel is right next to residents. They need to sit down for solutions. He complained about the night life and to oppose the license for an open space. He was against this and asked that the board vote no on it.

PRESENTATION: NYC Department of Parks and Recreation – Updated Plans for LaGuardia Playground – by the Parks Department.

Mr. Emmanuel Thingue, from the Olmsted Center of the NYC Dept. Of Parks & Recreation, spoke on the design. He was joined by Mr. Thomas Cirillo, from the Olmsted Center. They provided a PowerPoint presentation on the park. The park's location is basically at the entrance ramp at Williamsburg Bridge. One part is the playground. On the other side are the basketball/handball courts. The budget is \$5.35million. The plan will expand and enhance the play areas. The plans will improve the environment, the amenities, and provide for passive use. They had a scoping meeting. They will have the playground equipment remain and add a fitness area.

Mr. Thingue gave an overview of the current site and noted that it was in bad shape. The new design has improved grounds, new equipment and various plantings/greening. He spoke about working with DOT. He answered questions about the site. It was noted that site was across from El Puente. They have been working on the plan since last October. They will be working on the schematics.

PRESENTATION: THE OFFICE OF CITYWIDE HEALTH INSURANCE ACCESS AT NYC HUMAN RESOURCES ADMINISTRATION - Health insurance coverage and resources available for Brooklyn residents and community organizations. – by Lisbeth Pereyra, MPA, Consumer Assistance Coordinator, Office of Citywide Health Insurance Access, NYC HRA.) There was no presentation made on this item.

PRESENTATION: ENERGY PROGRAM – NEIGHBORHOOD FREE LED LIGHT BULB EXCHANGE PROGRAM -This program is a door-to-door campaign that is canvassing through neighborhoods and installing free LEDS in exchange for outdated, inefficient incandescent and CFL bulbs. – by Andy Gorecki, Program Manager, ConEd Neighborhood free LED Light bulb exchange program. Mr. Gorecki related that ConEdison will be providing free LED light bulbs to the community under this energy program.

Mr. Gorecki, from ConEdison, gave a brief presentation on the “Neighborhood Free LED Light Exchange Program” which helps the neighborhood during periods of brownouts and blackouts. They have energy saving solutions to keep them from suffering during these period. He said that they will exchange lightbulbs for energy saving bulbs. Persons interested could sign up with him or with ConEd. He will hand out flyers. Ms. Burrows asked how efficient are the bulbs? Mr. Gorecki said that they were 85% more efficient and last for many years.

Council Member Steve Levin provided an update on the budget, and that they were supporting a lot of programs such as for seniors. He also spoke about Met Pool and reverting back to what the hours were before. He said that the Parks Department had requested a waiver for half the hours. There is no reason that a waiver could not have been granted for the full number of hours. He said that the pool was an important amenity for many women. He also spoke about the project in the Pfizer area. This project was in his district and related that there has not been any affordable housing provided for a long, long time in the area south of Broadway. He has supported having mandatory housing with inclusionary housing. This project will have mandatory affordable housing that will reach three different levels of income for people who need housing. He spoke about the ULURP process and the continuing of discussion and comments on the project. He spoke about the project having three different zoning designations. The R* designation will allow for more units of housing, especially affordable housing. This proposal is a private proposal. It is not the Rheingold proposal or the Broadway Triangle proposal. It was a private proposal. It needs to be looked at on its merits. He wished all a happy summer.

DCP- RE: Applic. Nos. N 170292 CMK & 170293 CMK – ROSE PLAZA ON THE RIVER - SECOND RENEWAL OF SPECIAL PERMIT C 080340 ZSK & AUTHORIZATION N 080341 ZAK - 470 Kent Avenue, BLOCK 2134 Lot 1 and 150, R7-3 & R7-3/C2-4 District, Borough of Brooklyn, Community District 1 (requesting the second and final three year approval of the previously approved special permit and authorization). (rep. - Howard S. Weiss, Esq., Davidoff Hatcher & Citron LLP, presented by Hilary G. Atzrott).

Ms. Atzrott, from the office of Davidoff Hatcher & Citron LLP, representing the owner of the property, provided a presentation on the special permit, which was requesting another extension on the project. She noted that they had about 7 years ago for the initial rezoning process, and

about 4 years ago they requested the first renewal of the special permit. This development is for 800 housing units in three locations with 30% being affordable units. There have been no changes since the original application or the permit. The only changes has been some of the text in the zoning resolution. This will be their final renewal. Ms. Teague related that the committee members will meet to discuss the application and come up with a quick vote. It could be presented this evening so that a meeting would not be needed in July.

Ms. Teague asked if there were any conditions in the original proposal that needed to be met. Ms. Atzrott said that she would check on this. Mr. Weidberg asked what the review period was? Ms. Atzrott said it was 45 days.

LIQUOR LICENSES

Chairperson Ms. Fuller noted the listing.

New

82 S. 4th Restaurant & Café LLC, dba tbd, 82 South 4th Street (New, liquor, wine/beer, cider, cafe)
258 Franklin LLC, dba Eagle Trading Company, 258 Franklin Street, (New, wine/beer, cider, cafe with customer bar
Alen Corp, dba Passatempo, 79 Grand Street, (New, wine/beer, cider, tavern)
BarBacon LLC, dba BarBacon, 63 65 Grand Street, (New, liquor, wine/beer, cider, rest)
Concord Hill Inc., dba Concord Hill, 374 Graham Avenue, (Class Change, liquor, wine/beer, cider, rest)
Irizarry Events LLC, dba Woops! Bakeshop, 120 Norman Avenue, (New, wine/beer, cider, cafe/bakery)
Good Move LLC, dba Good Move, 167 Nassau Avenue, (New, liquor, wine/beer, cider, rest, bar)
Jam N Pizza Company Inc., dba Midici The Neapolitan Pizza Company, 174 North 4th Street, (New, liquor, wine/beer, cider, rest)
Las Tainas Bar & Restaurant LLC, 347 Broadway, (Alteration, liquor, wine/beer, cider, rest)
Lu's Busy Corner Deli Inc., dba Busy Corner, (New, beer/cider, deli with seating)
Megapie Williamsburg Inc., dba Pieology, 285 Broadway, (New, wine/beer, cider, rest)
Private party Corp., 291 Hooper Street, (New, liquor, wine/beer, cider, bar, tavern)
Sweet Butters LLC, dba TBD, 285 Bedford Avenue, (New, liquor, wine/beer, cider, bar, tavern)
Tolonia Corp, dba Robin Masters, 49 Bogart Street aka 286 Siegel Street, (New, liquor, wine/beer, cider, bar, tavern)
Villain LLC, dba Villain, 307 Kent Avenue, (New, liquor, wine/beer, cider, catering hall, event space)
Wafa's Express Inc., 812 B Grand Street, (New, wine/beer, cider, rest)
WANGSAROJ Inc., dba Boon Thai, 681 Manhattan Avenue, (New, wine/beer, cider, rest)

Renewals

790 Metro Cafe Inc., dba Legion Bar, 790 Metropolitan Avenue, (Renewal, liquor, wine/beer, cider, rest)

Action Burger Inc., 292 Graham Avenue, (Renewal, liquor, wine/beer, cider, rest)
Bromaco Inc., dba Aurora, 70 Grand Street, (Renewal, liquor, wine/beer, cider, rest)
Killowen Inc., dba Keg & Lantern, 95-97 Nassau Avenue, (Renewal, liquor, wine/beer, cider, restaurant brewery)
Las Tainas Bar & Restaurant LLC, 347 Broadway, (Renewal, liquor, wine/beer, cider, rest)
Lot No 50 LLC, dba Humboldt and Jackson, 434 Humboldt Street (Renewal, liquor, wine/beer, cider, rest)
Nina's Restaurant & Pizzeria Corp., dba Nina's Pizza, 635 Meeker Avenue, (Renewal, wine/beer, cider, rest)
Ott Bagel Inc., 970 Manhattan Avenue, (Renewal, wine/beer, cider, rest)
Pates &Traditions LLC, dba Pates and Traditions, 52 Havemeyer Street, (Renewal, wine/beer, cider, rest)
Privilege Lounge, dba Privilege Lounge, 140 Graham Avenue, (Renewal, liquor, wine/beer, cider, tavern)
Shayz Lounge Inc., dba Shayz Lounge, 130 Franklin Street, (Renewal, liquor, wine/beer ,cider, tavern, lounge)
Stagg Meadow LLC, dba Fitzcarraldo, 195 Morgan Avenue, (Renewal, liquor, wine/beer, cider, rest)
Zhang. Qing, dba New Gold House AB I Inc., 793 Flushing Avenue, (Renewal, liquor, wine/beer, cider, rest)

Chairperson Ms. Fuller noted that the public hearing was concluded and moved onto the board meeting portion.

BOARD MEETING

Chairperson Fuller asked all to kindly note the new meeting format.

MOMENT OF SILENCE

Chairperson Ms. Fuller called for a moment of silence.

ROLL CALL

Chairperson Ms. Fuller called for the roll. District Manager Mr. Esposito called the roll and advised the Chairperson that there were 37 members present, a sufficient quorum.

AFFIRMATION OF NEW MEMBERS

Chairperson Ms. Fuller called the new members to come forward for the affirmation. Mr. Chesler and Ms. Gallagher. Mr. Yoel was affirmed later on in the meeting.

APPROVAL OF THE AGENDA

Chairperson Ms. Fuller noted that the agenda was previously approved.

Mr. Needelman proposed that people who want to make comments on the Pfizer project to be able to do so before the board votes on the committee recommendation on the item. Ms. McKeever asked about having the public session before the committee reports. Chairperson Ms. Fuller noted that the board has been through this. The agenda is set up the same way as last month. She related that the agenda order was changed so that the quorum was not lost. The agenda was changed so that the Board's business is done. The Executive Committee changed the agenda to ensure a quorum. Chairperson Fuller noted that there was a public hearing held on the item. Ms. Teague noted that there was a public hearing and committee meetings. Comments were asked from the public and all of the board members were invited. All were invited to come. There was a brief discussion on the agenda. Chairperson Fuller recapped the request to adjust the agenda. The motion was seconded by Mr. Burrows. Chairperson Ms. Fuller clarified the voting. A roll call vote was taken. District Manager Mr. Esposito related that the vote was as follows: 18 "YES"; 21 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS". The motion failed.

NAME	YES	NO	ABS	RECUSAL
GINA ARGENTO				
BOGDAN BACHOROWSKI	X			
LISA BAMONTE	X			
LOUIS BARRICELLI				
GINA BARROS		X		
MOSES BONDO		X		
ERIC BRUZAITIS	X			
THOMAS J. BURROWS	X			
PHILIP CAPONEGRO		X		
FRANK P. CARBONE				
STEPHEN CHESLER	X			
MICHAEL CHIRICHELLA		X		
THERESA CIANCIOTTA	X			
JOSHUA COHEN				
ARTHUR DYBANOWSKI	X			
T. WILLIS ELKINS	X			
JULIA AMANDA FOSTER	X			
SAMUEL FRANCOZ		X		
DEALICE FULLER				
EMILY GALLAGHER	X			
VINCENT GANGONE	X			
JOEL GROSS		X		
SONIA IGLESIAS		X		
MOISHE INDIG		X		
BOZENA KAMINSKI		X		
RYAN KUONEN	X			
YOEL LANDAU				
MARIE LEANZA	X			
GIORGIO MAYER		X		

AARON McCANN		X		
TRINA McKEEVER	X			
IRIS MINAYA	X			
TOBY MOSKOVITS		X		
MARTIN NEEDELMAN	X			
SIMON NEUSTEIN		X		
RABBI DAVID NIEDERMAN		X		
KAREN NIEVES				
MARY ODOMIROK		X		
RABBI ABRAHAM PERLSTEIN				
JANICE PETERSON	X			
ISAAC SOFER		X		
ROBERT SOLANO				
JAMES STUART				
DEL E. TEAGUE		X		
TOMMY TORRES		X		
MARIA VIERA		X		
STEPHEN WEIDBERG		X		
SIMON WEISER		X		
TESA WILSON	X			
LOW YOEL				
TOTAL:		18	21	0

APPROVAL OF THE MINUTES

Rabbi Niederman made a motion to approve the minutes. The motion was seconded by Mr. Caponegro. The motion was carried.

COMMITTEE REPORTS

PARKS & WATERFRONT – Mr. Caponegro presented a report from the committee. He noted that the members present at the meeting voted to support the plan for LaGuardia Playground with a recommendation regarding the moving the guardrail closer to the curb. They support the plan for LaGuardia Playground with the agreement of maximizing green space along Borinquen Place. The Parks & Waterfront Committee also asks DOT to move the guardrail on Borinquen Place closer to the curb area. This will open up more area for planting trees. The addition of more trees is being done to improve the air quality in the park. He made a motion to support the recommendation. The motion was seconded by Rabbi Niederman. The motion was unanimously carried.

SLA REVIEW & DCA COMMITTEE – Mr. Bachorowski related that he would be speaking on the report and proceeded to present the committee's written report. He asked for votes on the various recommendations.

Unenclosed Sidewalk Cafes – Mr. Bachorowski noted that the committee met on May 22. The recommendations are as follows:

-12 Chairs BYN LLC, dba 12 Chairs Café, 342 Wythe Avenue (#2019767 – DCA) RENEWAL
The Committee recommends approval.

-Zuppanyc LLC, dba Re Union, 544 Union Avenue, Application# 2024391-DCA RENEWAL, 10 Tables and 22 Chairs. The Committee recommends approval.

-Bearcat NYC INC, dba Bearcat NYC, 150 Manhattan Avenue. #5416-2017-ASWC NEW, 13 Tables, 29 Chairs. The Committee recommends approval.

-Wythe Hospitality, dba GOTAN, 258 Wythe Avenue, #2026-2017- ASWC NEW, 6 Tables; 15 Chairs. The Committee recommends approval.

Mr. Backorowski made a motion to support the recommendation. The motion was seconded by Mr, Caponegro. The motion was carried.

DCA - Cabaret License Application For: AVANT GARDNER LLC, dba AVANT GARDNER, 111 Gardner Avenue aka 140 Stewart Avenue, Brooklyn, NY 11237. Mon. – Sun. (based on event & SLA License) Room 1: 2,800; Room 2: 2,800; Room 3: 500. The applicant did not appear. The Committee recommends denial. Ms. Barros made a motion to support the recommendation. The motion was ecsonded by Ms. Kaminski. The motion was unanimously carried.

Liquor License Applications – Mr. Bachorowski noted the various recommendations for the new licenses. Mr. Bachorowski made a motion to support the recommendations. The motion was seconded by Mr. Burrows. The motion was carried, with 1 “NO” vote (Mr. Needelman).

Renewal Applications – The committee recommends approval. A motion to approve the recommendations was made by Mr. Mayer. The motion was seconded by Rabbi Niederman. The motion was unanimously carried.

Postponed Applications – The committee made various recommendations for the items. These are for postponed applications for new items. Mr. Weiser made a motion to support the recommendations. The motion was seconded by Mr. Gross. The motion was unanimously carried.

Mr. Bachorowski said that his report was concluded. The next meeting of the committee is on June 20th.

BUDGET COMMITTEE – Mr. Weidberg presented the Budget Committee’s report, which was regarding the draft of the the FY 2019 District Needs Statement. He asked for a vote to support the document. A motion was made by Ms. Teague to approve the draft document. The motion was sconded by Mr. Chirichella. The motion was unanimously carried.

Chairperson Ms. Fuller asked for the Land Use Committee’s report to be presented now because they will have to caucus. The Transportation Committee will follow later.

LAND USE, ULURP & LANDMARKS (subcommittee) COMMITTEE – Ms. Teague presented the committee’s written report.

Ms. McKeever reported on the landmarks item:

LPC ITEM: 98 Greenpoint Avenue, Greenpoint Historic District – Ms. McKeever noted that the owner has renovated apartments on the upper floors and needs LPC approval to replace the windows and storefront as well as to extend the first floor of the building into the rear yard. The 40’5” extension is as of right. The storefront will follow the design of the 1940’s tax photo. The

paint will be stripped from the brick. The proposed windows are to be painted white. The committee found no issue with the rear extension and the storefront design however recommends that the color of window frames be black or brown in keeping with the historic photo. The committee recommends approval. Ms. Teague made a motion to approve the recommendation. The motion was seconded by Mr. Bachorowski. The motion was unanimously carried. The vote was: 41 “YES”; 0 “NO”; 0 “ABSTENTIONS”.

Ms. Teague related that she was presenting the report and would then caucus with the Land Use committee on the Rose Plaza item. She said that they had a meeting on June 5, 2017 and this would be addressed first.

BSA Cal.#2017-131-BZ, BSA PROPOSED VARIANCE APPLICATION (Block 2266, Lots 46, 47, 48, and 49); 77-85 Gerry Street, variance application seeks a bulk variance to facilitate the development of a new seven-story residential and community facility building in an R7A zoning district. Recommendation: The committee voted unanimously to approve the application. Ms. Teague asked for a vote on the recommendation. Rabbi Niederman made a motion to approve the recommendation. Mr. Chirichella seconded the motion. The motion was carried. The vote was: 40 “YES”; 0 “NO”; 1 “ABSTENTION” (Mr. Burrows).

BSA Cal. #31-91, 173 KINGSLAND AVENUE AKA 635 MEEKER AVENUE, SPECIAL ORDER CALENDAR (SOC) APPLICATION - Recommendation: The committee is not aware of any complaints or problems associated with the establishment. Accordingly, the committee voted unanimously to approve the 10-year extension. Mr. Weiser made a motion to support the recommendation. The motion was seconded by Mr. Gross. The motion was unanimously carried. The vote was: 41 “YES”; 0 “NO”; 0 “ABSTENTIONS”.

Ms. Teague noted at the committee’s meeting a brief presentation on the Pfizer redevelopment was made by Bryant Brown Jr., New Developments Organizer, SEIU Local 32BJ. Mr. Brown and Mr. Adam Meyers from Brooklyn Legal Services expressed concerns about the developer of the Pfizer project, which was presented at the public hearing the following evening. Their concerns centered on the need for the developer to pay prevailing wages and to adhere to safety standards. The speakers also complained that the developer did not comply with an agreement made regarding the Rheingold project by a previous owner. However, the committee noted, and the speakers confirmed, that that agreement was not binding on this developer. The committee also noted that the Rheingold project is not located in this community board, so the committee lacks firsthand knowledge of the specifics of that development. However, the committee observed that it does not appear that there are any violations or findings of liability against the developer for safety hazards or any other legal actions

DOMINO FLEXIBLE FIELD – A presentation was made at the committee meeting and at the board’s meeting. The Flexible Field is a playing field for diverse activities. The project consultants advised against using a natural lawn because it will not stand up to the expected use by the youth and adult residents. The small patch of lawn in the Playground. The consultants suggested using synthetic turf here, because it can get a higher safety rating. The rest of the playground will have a rubber coating on the ground, as originally planned. Recommendation: In light of the safety and maintenance issues, the committee voted unanimously to recommend that the city approve use of artificial turf in these two limited spaces. Ms. Teague asked for a motion

on the recommendation. Rabbi Niederman made a motion to support the recommendation. The motion was seconded by Ms. Kaminski. The motion was carried. The vote was: 40 “YES”; 1 “NO” (Ms. Kuonen); 0 “ABSTENTIONS”.

Ms. Teague continued the report and noted that on June 6, 2017 the committee held a public hearing on two items: The Pfizer Project and the Self-Storage Text amendments. The public hearing was held on June 6, 2017 at 211 Ainslie Street. The committee met on June 7, 2017 to consider its recommendations. Ms. Teague presented the report.

DCP - CD 1 C 150278 ZMK - Pfizer Sites Rezoning: IN THE MATTER OF an application submitted by Harrison Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

1. Changing from an M3-1 District to an R7A District property bounded by the southwesterly centerline prolongation of Walton Street, Harrison Avenue, Gerry Street, and a line 100 feet southwesterly of Harrison Avenue;
2. Changing from an M3-1 District to an R7D District property bounded by the southwesterly centerline prolongation of Walton Street, a line 100 feet southwesterly of Harrison Avenue, Gerry Street, a line 335 feet southwesterly of Harrison Avenue, Wallabout Street, a line 200 feet southwesterly of Harrison Avenue, a line 140 feet northwesterly of Wallabout Street, and a line 265 feet southwesterly of Harrison Avenue;
3. Changing from an M3-1 District to an R8A District property bounded by the southwesterly centerline prolongation of Walton Street, a line 265 feet southwesterly of Harrison Avenue, a line 140 feet northwesterly of Wallabout Street, a line 200 feet southwesterly of Harrison Avenue, Wallabout Street, a line 335 feet southwesterly of Harrison Avenue, Gerry Street, Flushing Avenue, Marcy Avenue, Wallabout Street, and Union Avenue;
4. Establishing within the proposed R7A District a C2-4 District bounded by the southwesterly centerline prolongation of Walton Street, Harrison Avenue, Gerry Street, and a line 100 feet southwesterly of Harrison Avenue;
5. Establishing within the proposed R7D District a C2-4 District bounded by the southwesterly centerline prolongation of Walton Street, a line 100 feet southwesterly of Harrison Avenue, Gerry Street, a line 335 feet southwesterly of Harrison Avenue, Wallabout Street, and a line 200 feet southwesterly of Harrison Avenue; and
6. Establishing within the proposed R8A District a C2-4 District bounded by the southwesterly centerline prolongation of Walton Street, a line 265 feet southwesterly of Harrison Avenue, a line 140 feet northwesterly of Wallabout Street, a line 200 feet southwesterly of Harrison Avenue, Wallabout Street, a line 335 feet southwesterly of Harrison Avenue, Gerry Street, Flushing Avenue, Marcy Avenue, Wallabout Street, and Union Avenue;

Mr. Raymond Levin presented on behalf of Harrison Realty LLC. He explained that the applicant is asking for Mandatory Inclusionary Housing Designation with the intent of building a development which consists of 8 residential buildings ranging from 5 to 14 stories with 404 parking spaces, and retail spaces that would accommodate mostly small local businesses, one of

which is large enough to house a super market. There would be overall 1,146 residential units with 25% affordable units at the AMI average of 60%. The affordable units, totaling 287, are broken down as 5% at 100% AMI; 10% at 60% AMI; and 10% at 40% AMI. They would be integrated with and spread out among the market rate units with equal access to the amenities. In response to requests from the community, there will be no studio apartments.

The plan calls for the buildings to have private open spaces between them, and a 65-foot-wide green space which will be privately developed and maintained, but open to the public.

The applicant estimates occupancy by November 2019.

In response to questions and concerns raised by speakers and residents, regarding whether there will be local hiring and prevailing wages, the applicant has committed in writing to hire local workers for both the construction and operation of the development and to pay prevailing wages to service workers at the new site. The applicant has also committed to give the Community Board prior notice of the opening of the affordable housing lottery and to market the affordable units directly to the public. Additionally, the applicant commits to working with local organizations to get the word out about the opportunity to apply for the affordable housing.

Recommendation: The committee voted unanimously to approve the application with the incorporation of the above commitments which have been made in writing by the applicant. The committee noted the critical need for permanent affordable housing in the area in which the proposed site is located, especially considering the absence of the creation of any new affordability in that area for many years. In addition, the committee noted the ongoing federal lawsuit that threatens to take away community preference with affordable housing. That threat makes it wise and in the community's best interests to move ahead expeditiously with getting our residents placed in affordable units.

Rabbi Niederman made a motion to support the recommendation. The motion was seconded by Mr. Indig. The motion was under discussion. Mr. Needelman related that he came late to the committee's meeting and the vote was taken. He would have voted no. The members of the board discussed the project and the recommendations. After the discussion, a vote was requested. Chairperson Ms. Fuller thanked all for their comments. She said that the board has done it due diligence and encouraged all to attend the hearing at the Brooklyn Borough President's Office on July 10th. A roll call vote was taken. The vote was as follows: 26 "YES"; "15" NO; 1 "ABSTENTION" (Peterson); 0 "RECUSALS". The motion was carried.

NAME	YES	NO	ABS	RECUSAL
GINA ARGENTO				
BOGDAN BACHOROWSKI		X		
LISA BAMONTE		X		
LOUIS BARRICELLI				
GINA BARROS	X			
MOSES BONDO	X			
ERIC BRUZAITIS		X		
THOMAS J. BURROWS		X		

PHILIP CAPONEGRO	X			
FRANK P. CARBONE				
STEPHEN CHESLER		X		
MICHAEL CHIRICHELLA	X			
THERESA CIANCIOTTA	X			
JOSHUA COHEN				
ARTHUR DYBANOWSKI	X			
T. WILLIS ELKINS		X		
JULIA AMANDA FOSTER		X		
SAMUEL FRANCOZ	X			
DEALICE FULLER				
EMILY GALLAGHER		X		
VINCENT GANGONE	X			
JOEL GROSS	X			
SONIA IGLESIAS		X		
MOISHE INDIG	X			
BOZENA KAMINSKI	X			
RYAN KUONEN		X		
YOEL LANDAU	X			
MARIE LEANZA		X		
GIORGIO MAYER	X			
AARON McCANN	X			
TRINA McKEEVER		X		
IRIS MINAYA		X		
TOBY MOSKOVITS	X			
MARTIN NEEDELMAN		X		
SIMON NEUSTEIN	X			
RABBI DAVID NIEDERMAN	X			
KAREN NIEVES				
MARY ODOMIROK	X			
RABBI ABRAHAM PERLSTEIN				
JANICE PETERSON			X	
ISAAC SOFER	X			
ROBERT SOLANO		X		
JAMES STUART				
DEL E. TEAGUE	X			
TOMMY TORRES	X			
MARIA VIERA	X			
STEPHEN WEIDBERG	X			
SIMON WEISER	X			
TESA WILSON	X			
LOW YOEL	X			
TOTAL:	26	15	1	0

The committee report was halted in order to provide the election results.

ELECTIONS

The elections for the Executive Committee and the Attendance Committee was held at 8 PM. Ballots were distributed to the board members. The Elections Committee gathered the written in ballots and convened to the adjacent room to count them. The following is the tally of the votes: (There was one “No” vote ballot)

Executive Committee

Chair	Dealice Fuller	38
First Vice Chair	Rabbi Abraham Perlstein	37
Second Vice Chair	Del Teague	38
Third Vice Chair	Stephen J. Weidberg	38
Financial Secretary	Maria Viera	38
Recording Secretary	Sonia Iglesias	38
Member At Large	Philip A. Caponegro	37

Attendance Committee

Rabbi David Niederman	37
Rabbi Abraham Perlstein	37
Janice Peterson	40

(Committee Reports Resumed)

Ms. Teague continued the committee’s report and discussed the next item which was regarding the DCP’s proposed self-storage text amendment.

DCP # N170425zry – Proposed Self Storage Facility Text Amendment - The NYC Department of City Planning proposes a zoning text amendment to require a CPC Special Permit for new self-storage facilities within Designated Areas in M districts, which represent New York City's most active industrial areas, to promote the future availability of siting opportunities for industrial more job-intensive uses. (See Attached Documents) Ms. Teague noted that Ms. Kerensa Wood presented. Ms. Wood explained that the motivation for this proposal is the growth and resurgence of industry in North Brooklyn. When asked about the effect such a requirement would have on self-storage units, she said a new unit would have to go through a whole ULURP process, which could take up to 2 years without any guarantee of success.

There was testimony in opposition to the city’s proposal by both individuals and a representative of Safe N Lock Self-Storage Company. The opponents argued that the city’s plan would pose an unfair, perhaps fatal, burden on small businesses, especially the burgeoning on-line business community, which use the economical and moderate size self-storage spaces to store inventory. The representative of Safe N Lock Self-Storage stated that a recent citywide survey shows that businesses account for 30%, perhaps 40%, of self-storage users and they include non-profit

organizations, manufacturers, home renovation contractors and mom-and -pop retailers, as well as NYC agencies like the Dept. of Homeless Services helping families in transition.

Opponents also argued that working and middle class residents who rely on self-storage as their only affordable storage option in this space constrained city often cannot afford the larger more expensive spaces offered by warehouses, which will not be affected by the proposal.

Opponents also noted that this board has been urging the city to enact a requirement for hotels to obtain special permits. It was argued that the hotels, which also take up large space in manufacturing areas, have presented an untenable burden on our infrastructure.

Recommendation: The committee voted unanimously to disapprove the zoning text amendment until further study is conducted to show how the above negative effects on our businesses and private residents can be addressed and ameliorated, if the zoning text amendment is enacted.

Mr. Weiser made a motion to support the committee's recommendation. The motion was seconded by Ms. Kaminski. Mr. Burrows spoke on the motion and noted that they were losing manufacturing space. Mr. Sofer noted that small businesses and small manufacturers use these storage facilities. Ms. Teague related that they need to do further study and leave the current text in place. The vote was called. The motion was carried. The vote was as follows: 34 "YES"; 7 "NO"; 0 "ABSTENTIONS".

Ms. Teague moved to the next item for a vote. It was regarding Rose Plaza. The board had previously supported the extension and she is recommending that the same conditions be incorporated. The committee met to caucus. The Land Use committee's report was suspended at this time and Chairperson Fuller continued with other reports.

TRANSPORTATION COMMITTEE – Mr. Gangone submitted a written report that was distributed. He noted that the committee met on June 8th. He discussed the report and the items that it contained.

MTA/NYC Transit L Canarsie Tunnel Reconstruction Update: The expected time frame has been revised from 18 months to 15 months. The start time also has been changed from January, 2019 to April, 2019. This would be better since it will not start in the coldest month of the year making it easier for riders to get around. The MTA is looking to add 200 buses for the shut down along Grand Street and surrounding areas of Bedford Avenue (North 7th St. and Berry St.). These buses will be dedicated to transport riders from these areas to Delancey Street and First Avenue, where riders can transfer to trains along those corridors. There will be three lines dedicated to cross over the Williamsburg Bridge to Delancey street area. Buses will leave every 4 minutes according to MTA. They still have not worked out if there will be dedicated lanes over the Williamsburg bridge. The MTA will also add additional ferry boats crossing the river. Buses, trains, and ferries will allow for one free transfer to additional MTA buses, trains and ferries to complete your trip. Metro Cards will be chipped to accommodate the transfers. Ferries will still require passes or tickets. The L line will continue to Bedford Ave. and not end on Lorimer Street as previously reported. The M line will be suspended from Metropolitan Avenue to Myrtle Avenue starting July 1st through September 1st for repairs. After those repairs are finished, the L line will experience approximately 13 weekends up-to the start date of the shutdown to start

repairs (only weekends). Starting in July 2017, the MTA will install barriers at two locations (two Bedford Ave locations) to install new (existing) staircases for the looming L shutdown. The MTA will return with updates on the logistics for buses routes and other alternatives. No vote was required.

NYC DOT SIP North 4th St and Metropolitan Avenue/Meeker Avenue/Union Ave to Graham Ave., Pedestrian Cross walks. There are several areas listed in the report showing the locations of the new neck downs and cross walks. Mr. Gangone related that the committee recommends a vote for approval on this portion of the project.

NYC DOT SIP Meeker Ave, Union Ave. to Graham Avenue (this has item has been separated from the original Presentation). MTA is proposing to eliminate all left turns from Union Ave. to Graham Ave. creating a jug handle onto adjacent side streets so cars can make a left turn going through and under the BQE expressway. The Committee strongly disagreed as this would create enormous traffic congestion onto adjacent streets and minimize traffic patterns through and under the BQE adding traffic jams on local residential side streets. Years ago the board asked for traffic lights to relieve congestion along Meeker Avenue, but was never approved. Also since the Kosciusko Bridge is still under construction changing traffic patterns at this time would be horrendous. The committee separated this from the additional presentation. Mr. Gangone said that the committee members strongly disagree and all that were presented voted to not allow it to come before the full board and are strongly against the MTA request. The committee voted to disapprove.

NYC DOT Street Seat Program for Toby's Estate Coffee - The Committee noted that it was waiting to receive petitions from nearby commercial stores and residents for approval of the program. The petitions were subsequently received, the Committee members present recommended to the Committee Chair to vote for approval. Mr. Gangone asked for a vote on the recommendation. Mr. Solano made a motion to approve the location for the program. The motion was seconded by Mr. Sofer. The motion was unanimously carried.

TLC RENEWAL- Brighton Beach Car Service Inc. 361 Union Avenue - The Committee members present recommended to the Committee Chair to vote for approval. Mr. Gangone requested a vote from the members on the recommendation. Ms. Minaya made a motion to approve the recommendation. The motion was seconded by Mr. Gross. The motion was unanimously carried.

Mr. Gangone stated that the committee wishes Mr. Weiser all the best and offered him congratulations on his daughter's engagement, which was the same night of the committee's meeting.....and he still attended. That is dedication.

The Land Use Committee resumed its report. Ms. Teague answered a question raised by Mr. Kuonen regarding the Rose Plaza project. The applicant's representative confirmed that this is the last request that they could make for an extension. If they do not complete the work with the timeframe of the extension, then they will have to start all over again.

Applic. Nos. N 170292 CMK & 170293 CMK – ROSE PLAZA ON THE RIVER - SECOND RENEWAL OF SPECIAL PERMIT C 080340 ZSK & AUTHORIZATION N 080341 ZAK - 470 Kent Avenue, BLOCK 2134 Lot 1 and 150, R7-3 & R7-3/C2-4 District, Borough of Brooklyn, Community District 1 (request for the second and final three year approval of the previously approved special permit and authorization).

Recommendation: CB #1 supports the request made by the applicant (Waterfront Realty II LLC) to renew the special permit and authorization for the second time, with the following conditions:

- (1.) The commitment for low income housing is deed restricted in perpetuity;
- (2.) The amount of low income apartments will be integrated with the market rate apartments; will remain at 30 percent; and will not be dependent on funding sources;
- (3.) The size of the low income apartments will remain in the same ratio as presented, i.e. 4 studios, 78- 1br, 70- 2br, 60-3br, 14- 4br, for a total of 226 apartments;
- (4.) The AMI of the low income apartments will remain in the range of 40% - 120% as presented; and
- (5.) The developer will establish a community advisory committee to study traffic issues.

Ms. Teague made a motion to support the recommendation. Mr. Weiser seconded the motion. The motion was carried. The vote of the members was: 41"YES"; 0 "NO"; 0 "ABSTENTIONS".

PARKS DEPARTMENT MINUTE

Ms. Mary Salig, North Brooklyn Parks Administrator submitted a written report that was distributed. (Attached)

PUBLIC SESSION

Mr. Ravi Sachnidanandaim, resident, spoke in opposition to the rooftop bar at the POD Hotel.

Mr. Richard Born, business owner/POD Hotel, spoke in support of the hotel's liquor license and open space bar. He has been here several times. He said that the board had previously voted in favor of the license.

Ms. Nilsa Roman, resident of Cooper parks Houses, was joined with other residents and members GREC, and spoke to relate concerns about the derelict condition of the Greenpoint Hospital site's Nurses' residence. Ms. Debra Bender spoke along with her about the need for protecting the public's safety.

Mr. Adam Meyers, from BLS and Broadway Triangle Community Coalition, spoke in opposition to the proposal for the Pfizer site rezoning.

Ms. Drucilla Williams, El Regresso, spoke regarding the changing of sponsorship for the program. The new sponsorship will provide more services.

Ms. Denise Jennings-Houston, resident, spoke on behalf of herself and the Broadway Triangle/St. John's Church Williamsburg Neighborhood Based Alliance. She commented on the the Pfizer development project and the need for fair equitable housing and affordable housing.

Ms. Nancy Wechter, Fillmore Place Block Association, spoke in opposition to rooftop bars and the one proposed for the POD Hotel. She related that there is no way that noise from the open space would be stopped from coming out to the surrounding neighbors.

Mr. Larry Rothchild, St. Nicks Alliance Workforce Development, spoke in opposition to the Pfizer site building. He raised concern about the developer's commitments because they had not followed through on the Rheingold development. The community partners' commitment was not met.

Mr. Denny Tomkins, resident, he spoke in opposition to the liquor license at the POD Hotel and its open space roof top bar. He said that the neighborhood should not be burdened with another party place. He raised concern for the families and residents who live here. They want the board to support them. There is an oversaturation of bars in the area.

Barabara Schliff, from Los Sures, read testimony in opposition to the Rabsky's group's proposal to develop the Pfizer site in the Broadway Triangle.

Mr. Hector Cantillo, resident, spoke in opposition to the POD Hotel's liquor license and outdoor space. His window opens on the space. He is disabled.

Mr. David Doboxx, from St. John's Church and Social Action Committee raised opposition to the Rabsky group's proposal. He was concerned about market rate housing in poor and working class communities and displacement.

Ms. Rifka Friedman, resident, spoke about Met Pool and the women's swim time. She called for additional time to be allocated. The times that were taken away from the women's swim is being left empty. She asked that another letter be sent to the City.

Mr. William Hamline, resident, spoke on behalf of himself and his parents. He raised continued object to the license for the POD Hotel.

Ms. Zoup Kat, resident, spoke about ongoing crime issues on Huron Street and a building located at 177 Huron Street. This building is located between Manhattan Avenue and McGuinness Boulevard. There are several violations and fines on the building. The squatters there are harassing the neighbors.

ANNOUNCEMENTS: ELECTED OFFICIALS

Mr. Robert Young, from Senator Squadron's Office, spoke about transportation issues that they were involved with last month. He said that they did a walk through with PS 110 and they are

getting two slow zones there. He spoke about bus service and poor service time. He related that there is a way to increase better service by having a communication device installed (Traffic Signal Priority) on buses that would hold a light green so the bus could pass through. Another solution is having all door boarding like on SBS buses. These are two low cost solutions. He provided some additional points. On behalf of Senator Squadron he offered his thank to District Manager Mr. Esposito for his 40 years of service at the community board. He presented him with a letter. Chairperson Ms. Fuller also congratulated District Manager Mr. Esposito and was happy to know that an elected official had acknowledged him serving for 40 years.

CHAIRPERSON'S REPORT

Chairperson Ms. Fuller thanked all for their vote. She asked all of the members to reflect over the summer months on their continued service and commitment to the board.

DISTRICT MANAGER'S REPORT

A written report was submitted and distributed for review.

OLD BUSINESS

Mr. Weidberg spoke about the previous vote on the POD Hotel that the board had taken to change its previous position, and to now oppose the liquor license. He noted that the Borough President's office had overturned the vote because the abstentions are considered to be a "no" vote.

Mr. Weidberg made a motion to redo the vote and asked that the members to keep in mind that an abstention is a "no" vote. Ms. Teague seconded the motion to deny the application. The roll call vote was called. Chairperson Ms. Fuller clarified the vote. The motion was carried. The vote was: 21 "YES"; 7 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".

NEW BUSINESS

Mr. Bruzaitis made a motion to send a letter to the Mayor regarding the Greenpoint Hospital site (Nurses Residence) and about having HPD select GREC as the developer. The members voted to send the letter regarding the former Greenpoint Hospital Site, specifically to the defunct and vacant Nurses Residence (located at the corner of Maspeth Avenue and Debevoise Avenue). The letter reads: Since the City will not take care of the former Greenpoint Hospital site and there are now homeless living in there now, along with squatters and so forth there, our board seeks the Mayor and HPD to allow St. Nick's to obtain some kind of lease to maintain the property properly and to keep these problems out of it. We also ask that the City finally select GREC as the developer of affordable housing for the site. The vote was as follows: 40 "YES"; 0 "NO"; 1 "ABSTENTION" (Ms. Odomirok); 0 "RECUSALS".

Ms. McKeever asked about the matter with 177 Huron Street that was raised earlier? It was noted that it was referred to the NYPD.

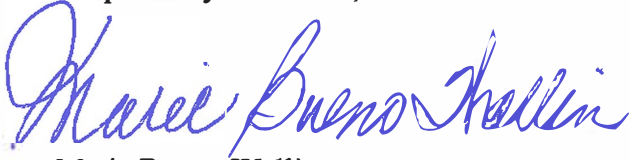
Mr. Burrows said that in regards to the letter of support for El Regreso, the committee will meet with her to review it.

Mr. Weiser noted that the Land Use Committee had worked so diligently on the issues it handled and reported on this month.

ADJOURNMENT

Ms. Viera made a motion to adjourn. The motion was seconded by Ms. Kaminski. The motion was unanimously carried. The meeting was adjourned.

Respectfully submitted,



Marie Bueno Wallin
Assistant District Manager

Reviewed by:



Sonia Iglesias
Recording Secretary

Tally Sheet Official Ballot Annual Election June 13, 2017[illegible]

Ryan Kuonen								X	X	X
Yoel Landau	X	X	X	X	X	X	X	X	X	X
Marie Leanza	X	X	X	X	X	X	X	X	X	X
Giorgio Mayer	X	X	X	X	X	X	X	X	X	X
Aaron McCann	X	X	X	X	X	X	X	X	X	X
Trina McKeever	X	X	X	X	X	X	X	X	X	X
Iris Minaya	X		X	X	X	X				X
Toby Moskovits	X	X	X	X	X	X	X	X	X	X
Martin Needelman	X	X	X	X	X	X	X	X	X	X
Simon Neustein	X	X	X	X	X	X	X	X	X	X
Rabbi David Niederman	X	X	X	X	X	X	X	X	X	X
Karen Nieves										
Mary Odomirok	X	X	X	X	X	X	X	X	X	X
Rabbi Abraham Perlstein										
Janice Peterson	X	X	X	X	X	X	X	X	X	X
Isaac Sofer										X
Robert Solano										
James Stuart										
Del Teague	X	X	X	X	X	X	X	X	X	X
Tommy Torres	X	X	X	X	X	X	X	X	X	X
Maria Viera	X	X	X	X	X	X	X	X	X	X
Stephen Weidberg	X	X	X	X	X	X	X	X	X	X
Simon Weiser										
Tesa Wilson	X	X	X	X	X	X	X	X	X	X
Low Yoel	X	X	X	X	X	X	X	X	X	X
Tally:	38	37	38	38	38	37	37	37	37	40



RABBI ABRAHAM PERLSTEIN
FIRST VICE-CHAIRMAN

DEL TRAGUE
SECOND VICE-CHAIRPERSON

STEPHEN J. WEIDBERG
THIRD VICE-CHAIRMAN

MARIA VIERA
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211

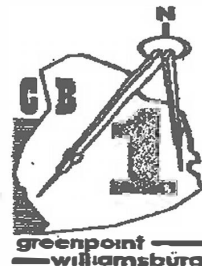
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HON. ERIC L. ADAMS
BROOKLYN BOROUGH PRESIDENT



DEALICE FULLER
CHAIRPERSON

GERALD A. ESPOSITO
DISTRICT MANAGER

HON. STEPHEN T. LEVIN
COUNCILMEMBER, 33rd CD

HON. ANTONIO REYNOSO
COUNCILMEMBER, 34th CD

1st Roll Call P/H
2nd roll Call Board Meeting

ATTENDANCE SHEET

(26 Members Constitute a Quorum for the Board Meeting & Public Hearing) DATE: Tuesday June 13, 2017

BOARD MEETING AND PUBLIC HEARING

1 st 2 nd		1 st 2 nd	
<input type="checkbox"/>	GINA ARGENTO -out	<input checked="" type="checkbox"/>	RYAN KUONEN
<input checked="" type="checkbox"/>	BOGDAN BACHOROWSKI	<input type="checkbox"/>	YOEL LANDAU
<input checked="" type="checkbox"/>	LISA BAMONTE	<input checked="" type="checkbox"/>	MARIE LEANZA
<input type="checkbox"/>	LOUIS BARRICELLI -out-	<input type="checkbox"/>	GIORGIO MAYER
<input checked="" type="checkbox"/>	GINA BARROS	<input checked="" type="checkbox"/>	AARON McCANN
<input checked="" type="checkbox"/>	MOSES BONDO	<input checked="" type="checkbox"/>	TRINA McKEEVER
<input checked="" type="checkbox"/>	ERIC BRUZAITIS	<input checked="" type="checkbox"/>	IRIS MINAYA
<input checked="" type="checkbox"/>	THOMAS J. BURROWS	<input type="checkbox"/>	TOBY MOSKOVITS
<input checked="" type="checkbox"/>	PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	MARTIN NEEDELMAN
<input type="checkbox"/>	FRANK P. CARBONE	<input type="checkbox"/>	SIMON NEUSTEIN
<input checked="" type="checkbox"/>	STEPHEN CHESLER	<input type="checkbox"/>	RABBI DAVID NIEDERMAN
<input checked="" type="checkbox"/>	MICHAEL CHIRICHELLA	<input type="checkbox"/>	KAREN NIEVES
<input checked="" type="checkbox"/>	THERESA CIANCIO	<input checked="" type="checkbox"/>	MARY ODOMIROK
<input type="checkbox"/>	JOSHUA COHEN -out-	<input type="checkbox"/>	RABBI ABRAHAM PERLSTEIN -out-
<input checked="" type="checkbox"/>	ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	JANICE PETERSON -out-
<input checked="" type="checkbox"/>	T. WILLIS ELKINS	<input type="checkbox"/>	ISAAC SOFER
<input checked="" type="checkbox"/>	JULIA AMANDA FOSTER	<input type="checkbox"/>	ROBERT SOLANO
<input checked="" type="checkbox"/>	SAMUEL FRANCOZ	<input type="checkbox"/>	JAMES STUART -out-
<input checked="" type="checkbox"/>	DEALICE FULLER	<input checked="" type="checkbox"/>	DEL TEAGUE
<input checked="" type="checkbox"/>	EMILY GALLAGHER	<input checked="" type="checkbox"/>	TOMMY TORRES
<input type="checkbox"/>	VINCENT GANGONE	<input checked="" type="checkbox"/>	MARIA VIERA
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<input checked="" type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	SIMON WEISER
<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	TESA WILSON
<input checked="" type="checkbox"/>	BOZENA KAMINSKI	<input type="checkbox"/>	LOW YOEL

Council Member
Stephen T. Levin

Council Member
Antonio Reynoso



Community Board 1 Parks Update June 2017

- Projects that are currently under construction:
 - La Guardia Playground –to be presented at the June 13th meeting;
 - Newtown Barge Playground – construction completion estimated late fall 2018;
 - Ten Eyck Playground - construction began this spring, completion spring 2018;
 - Ten Eyck Playground Comfort Station – to be complete fall 2018;
 - North 5th Street bulkhead reconstruction – to begin fall 2017 (a change from last month's update due to a delay in obtaining some construction materials);
 - Sergeant Dougherty – construction to begin spring or summer 2017, completion spring 2019;
 - McGolrick Playground – construction to begin fall 2017, complete fall 2018;
 - McGolrick Park Paths – to begin fall 2018 and completed fall 2019;
 - McCarren Soccer Field – to begin spring 2018 and be completed spring 2019;
 - Epiphany Playground – construction likely to begin spring 2018 and be completed fall 2019;
 - Jaime Campiz – construction to begin summer 2017;
 - Sternberg Synthetic turf and basketball lights – scope meeting to be held summer or fall 2017;
 - McCarren Recreation Center – reconstruction of roof and exterior masonry walls. Construction will begin fall 2018 and be completed fall 2019.
- **Transmitter Park Lawn** – Parks has closed the lawn at Transmitter Park for reseeding. We will continue to monitor the lawn and will update the Community Board at the next meeting.
- **Transmitter Benches** – we will be replacing missing benches in Transmitter Park this fall.
- **Box Street Park** – we continue to make progress with the MTA. We are collaborating on an access agreement for the future park to conduct environmental testing. The testing should be completed by September 2017.



- **Upcoming Events:**

- Ongoing events: Shape Up Classes at McCarren Recreation Center, movies on the McCarren pool deck, Bike NY on Union Avenue
- June 10th, 17th, and 24th, Create Your Own Graphic Novel workshops at BIP
 - About the Artist: Maurice Buckley is an illustrator, sculptor, storyteller, and educator. He received his B.A. in Fine Arts at Alfred University and has been teaching art all around NYC through organizations such as The Art Students League of New York. He also works from home as a comic book artist while looking to launch a comic book company with his colleagues and mentors.
- Make Music NY Day – solstice cello concert at BIP on June 21st 7pm-8pm.
- City Stompers with Kitty and The Cosmic String Coalition at BIP on July 27th, 7pm-8:30pm
- Pools open at 11 am on June 29th
- The following movies will be offered at Bushwick Inlet and at McCarren:

<u>Date</u>	<u>Locations</u>	<u>Movies</u>
6/16/2017	McCarren Pool Deck	Appropriate Behavior
6/23/2017	McCarren Pool Deck	Moonlight

My name is **Barbara Schliff** and I am an organizer with Southside United Housing. I am speaking today as a member of the Broadway Triangle Community Coalition in opposition to the Rabsky Group's proposal to develop the Pfizer Site located in the Broadway Triangle for the following simple reasons:

1. This development as proposed will continue and accelerate the **massive gentrification** already happening in our neighborhood. According to the proposal, the development will consist of 1,146 new units of which only 25% will be "affordable". This is the minimum required under Mandatory Inclusionary Housing. This amount is too little based upon the need for housing. The 75% market rate units will not only be out of reach of residents who badly need housing, but they will drive up the rents of the surrounding area, as has been the case in all such developments.
2. This development will perpetuate the **segregation and discrimination** which the community has been fighting for decades, by encouraging a mostly white wealthy population to flood the area with no regard for fair housing practices and ignoring the continuing litigation around the discriminatory re-zoning of 2009. We strongly believe that accepting a re-zoning proposal that that does not plan to address these crucial issues must be rejected.
3. **The developer Rabsky Group is a known "bad actor"**. By refusing to honor the commitments of the previous owner of the Rheingold Sites in Bushwick and cutting off all communication with the community, they have shown they are only in it for the profits, without regard for the impacts their developments will have on the current residents and the surrounding neighborhood. We have to find developers who will show some respect for our communities.

We sincerely hope the Community Board will take these important factors into consideration. We can and must do better for our community.

Received 6/13/17 - TESTIMONY

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CITY HALL OFFICE
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THE COUNCIL
OF
THE CITY OF NEW YORK

ANTONIO REYNOSO
COUNCIL MEMBER, 34TH DISTRICT, BROOKLYN and QUEENS

CHAIR
SANITATION

COMMITTEES
EDUCATION
LAND USE
GOVERNMENTAL OPERATIONS
TRANSPORTATION
STATE-FEDERAL LAW

SUB-COMMITTEE
ZONING AND FRANCHISES

Community Board 1
Testimony on Pfizer Development Proposal June 13, 2017

Thank you for the opportunity to speak today on Rabsky Group's proposed development of the Pfizer site, located in the Broadway Triangle. As you may know, during the scoping process for this project, I expressed solidarity with the Broadway Triangle Community Coalition in opposition. I testified to the Department of City Planning, outlining my concerns about how this proposal perpetuates the discriminatory development practices that have been an issue at the Broadway Triangle since the City's proposal for the site in 2009.

Now that we are considering Rabsky Group's formal proposal, I see that nothing has changed since the scoping process. I continue to be opposed to this project and am here today to **urge the Board to vote no on this project, and to send a message to the City that this community demands a community-based planning process for all the remaining undeveloped sites in this area, in order to ensure that Federal fair housing requirements and community needs are met.**

As the Board is no doubt familiar, in 2009, the City rezoned the adjacent blocks of the Broadway Triangle, including both private and City-owned sites, from manufacturing to residential. The City's plan, created with two organizations with no public bidding, included low-rise buildings with large unit sizes, meaning that the number of affordable housing units was not maximized, and the planned affordable units would not be accessible to many of the smaller families in the surrounding communities of color: Williamsburg, Bushwick, and Bed Stuy. A coalition representing residents of these neighborhoods successfully sued the City over this plan for violating Federal fair housing regulations. The Judge found that the City's plan "[would] not only NOT foster integration of the neighborhood, but [would] perpetuate segregation in the Broadway Triangle."

Despite ongoing negotiations with the City, the lawsuit still has not been settled. The court issued an injunction on development of the two City-owned sites, yet development of the privately owned sites continues unabated, despite the fact that my community has long been advocating that any settlement of the lawsuit include a commitment from the City to create a truly inclusive, community-based plan for the entire Broadway Triangle area. Instead, **the City is allowing this development to move forward with no meaningful public input.**

As I mentioned, I detailed my opposition to this project during the scoping hearing. I've attached that testimony for your review, as all of my concerns expressed within remain unchanged. You will note that my testimony advocates for the following, **none** of which has been addressed in the DEIS:

- Analysis of a scenario that includes manufacturing retention on-site
- The need to increase density in order to maximize the number of affordable housing units
- Analysis of household size need based on a larger radius than one-quarter mile, in order to meet the need of surrounding communities
- Acknowledgement of a potential future scenario on the City-owned sites that may be very different from the stalled plan, pending the outcome of the litigation
- The necessity for a higher standard to be upheld regarding HUD's requirement to ensure non-discrimination and equal housing opportunity, based on this area's history
- A mechanism for public oversight of open space to ensure that it will truly be open to the public
- A plan to address strain on public transit infrastructure.

Even worse, the DEIS has revealed even more issues. It shows an unaddressed impact on our local schools, and potentially on local traffic as well. How can we allow a developer to continue with a proposal with no plan to address adverse impacts on our community that they admit will happen as a result of their project?

The attached testimony also details the extent to which Rabsky Group has failed to uphold commitments to the Bushwick community, and has exhibited illegal and dangerous behavior at other developments they own in CB1 and elsewhere. Despite these well-documented issues, the City continues to support them as they profit off Brooklyn neighborhoods – since I delivered my testimony in November of 2016, Rabsky Group has purchased development sites in Flatbush, Downtown Brooklyn, DUMBO, and on the Williamsburg Waterfront.

I honestly don't know why we continue to participate in these "public review" processes if it's clear to everyone from the start that our comments will go unaddressed and the community's voice will continue to be ignored.

It is important to stress that we **ALL** want affordable housing. I still feel strongly that when a site is rezoned from Manufacturing to Residential, the developer should be required to exceed the minimum MIH requirements because of the value increase to the site created through the rezoning. For anyone who would criticize our attempt to stop a project that includes affordable housing, I would say that we don't have to accept a bad plan just because affordable units are included. We can do better, we can do more, we can fight to make our voices heard and ensure that the community is part of the planning process. I encourage you again to say NO to this proposal.

Thank you for your time.



Antonio Reynoso
Council District 34

6/13/17 TESTIMONY

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ANTONIO REYNOSO

COUNCIL MEMBER, 34TH DISTRICT, BROOKLYN and QUEEN:

Testimony to NYC Department of City Planning on Proposed Pfizer Rezoning 11/9/2016

Thank you for the opportunity to speak today on Rabsky Group's proposed development of the Pfizer site, located in the Broadway Triangle. As you are aware, we are reconvened here today because members of my community shut down the first scoping hearing due to their opposition of this project. I stand in solidarity with them and believe that their opposition is based on sound arguments that have merit and that should be closely considered by the Commission as they decide whether this project should move forward.

The Broadway Triangle is not in my district, but it is right across the street. This is truly a border area, not only between Council Member Levin's and my districts, but also on the borders of Brooklyn Community Districts 1, 3, and 4 – Williamsburg, Bedford-Stuyvesant, and Bushwick. These neighborhoods are all historically, and despite a recent influx of gentrification remain, low-income communities of color. I'm sure you are all familiar with the contentious history of this area, but I will reiterate it here because it explains my community's vehement opposition to this proposal.

In 2009, the Bloomberg administration rezoned the adjacent blocks of the Broadway Triangle, including both private and City-owned sites, from manufacturing to residential. The City's plan, developed with United Jewish Organizations and the Ridgewood-Bushwick Senior Citizens Council with **no public bidding process**, favored the construction of low-rise buildings with large unit sizes. This meant that the number of affordable housing units was not maximized, and the planned units were designed to favor those with large family sizes, particularly the Hasidic community primarily found in nearby South Williamsburg.

A coalition of churches, non-profit organizations, and tenant associations representing the surrounding communities of color in Williamsburg, Bushwick, and Bed Stuy successfully sued the City over this plan for violating Federal fair housing regulations. **The Judge found that the City's plan "[would] not only NOT foster integration of the neighborhood, but [would] perpetuate segregation in the Broadway Triangle."**

Despite ongoing negotiations with the City, the lawsuit has not been settled, and no new plan has been created for the area. The court issued an injunction on development of the

City-owned sites, yet development of the privately owned sites continues unabated, despite the fact that my community has long been advocating that any settlement of the lawsuit include a commitment from the City to create a truly inclusive, community-based plan for the entire Broadway Triangle area, including the privately owned sites. Instead, the City is allowing this development to move forward with no meaningful public input. Additionally, Rabsky Group has proven itself a terrible player in both Williamsburg and Bushwick, which I will describe in detail later.

These are the reasons why my community has thus far refused to participate in the limited public process available to them, aka this hearing. The substantive decisions about what will happen on this site have already been made by the City and the developer, with no consideration of the community's needs, no thought to the possibility of what a settlement of the aforementioned lawsuit would mean for this area, and no commitment from the City to its duty to affirmatively further Federal fair housing requirements.

Despite all of the above, the fact that we are here today at this rescheduled hearing indicates that the Department of City Planning is determined to move ahead with this proposal. So, I submit the following comments on the Draft Scope of Work for the project's environmental review, for the record:

Land Use and Zoning

Manufacturing Retention

Thus far, my policy as a Council Member has been to encourage "zero-net-loss" for manufacturing-zoned land. I work very closely with Evergreen, the Industrial Business Solutions Provider that services manufacturing businesses in my district, and they tell me that they have a long list of potential tenants that are interested in industrial space. Yet many buildings and lots in manufacturing areas remain vacant due to speculation that residential rezoning is coming, thanks to the Department of City Planning's refusal thus far to make real commitments to strengthen protections for manufacturing zones.

The "no action" scenario outlined assumes that if this development does not happen, the property will remain vacant, and that the M3-1 zoning "would not support any active uses." It continues, "there have not been substantial new commercial, industrial, or manufacturing uses in this part of Brooklyn (apart from the reuse of the former Pfizer main plant building for commercial and light manufacturing space)." This downplays the importance of the Pfizer redevelopment at 630 Flushing, which includes about 30 tenants, from Cooper-Hewitt and Pratt Institute, to a number of small food businesses being incubated, all creating local jobs. Although I understand that affordable housing development is critical, the analysis should not downplay the potential for manufacturing retention. The Department is considering innovative ideas to accommodate both that could be explored.

Zoning and Density

This was the crux of the issue in the 2009 rezoning, as I mentioned above. While Rabsky Group's proposal does include more density than the 2009 rezoning allowed, this plan still does not maximize potential density based on the context of the surrounding area. Lindsay Park, for example, is within the study area, and contains seven buildings at 22 stories each. This proposal maxes out at 14 stories, meaning once again the opportunity to build affordable housing here is not maximized.

What's worse, the analysis of household size once again does not meet the needs of the surrounding community. CEQR guidelines note that defined study areas may differ depending on the technical area being analyzed, and should be tailored accordingly. Yet the scope of work notes that the calculation for number of residents the project will house, and therefore the number of residents per unit, is based on an analysis of the census tracts within one-quarter-mile radius of the site, rather than considering the full range of communities impacted by the availability of this housing. This is particularly important because the average household size in a quarter-mile radius of the site is 3.55 residents per household, while the average household size is 2.44 people per household in CB1 and 2.6 people per household in CB3. Here again, we see a bias toward one community over others.

Public Policy

Environmental review requires a description of any current and pending public policy and zoning actions that apply to the project and study area. This section **MUST** include acknowledgement of the 2009 rezoning, subsequent lawsuit, and potential for future development based on a settlement between the community and the City. Given this history, the developer should be held to a higher standard regarding HUD's requirement to ensure non-discrimination and equal housing opportunity.

Socio-Economic Conditions

A focus on indirect residential displacement is crucial. It is clear that this project will result in substantial new population with different income and would accelerate an existing trend of changing socioeconomic conditions that may have the potential to displace a residential population and substantially change the socioeconomic character of the neighborhood, requiring a full analysis.

The more than 1,000 market-rate units planned for this site will surely exacerbate gentrification, which has not quite reached this area. This, along with the lack of guarantee that affordable units built will be accessible to residents of surrounding neighborhoods, must be considered. Mandatory Inclusionary Housing is a great tool to ensure that all new development includes affordable housing; however, it is only one tool in the toolbox available to developers. The needs of the low-income communities in nearby Southside Williamsburg, Bushwick, and Bed Stuy can only be achieved through deeper affordability than MIH provides. Rezoning this land from manufacturing to residential increases the property's value dramatically, and the City should not allow this action to simply translate into more profit for the developer. It should require more affordable housing at deeper

levels of affordability in exchange for this windfall.

Open Space

The idea that this site is not located in an underserved area for open space is laughable. Brooklyn Community District 1 has one of the lowest open space ratios in the city. Both the 33rd and 34th Council Districts fall well below average for open space per 1,000 residents - the 33rd has 1 acre and the 34th has 0.3 acres, versus the citywide average of 2.9 acres per 1,000 residents. This development proposes 26,000 sq. ft. of privately owned, publicly accessible open space, yet its location within the site plan, in between the buildings, is likely to make it feel like the development's backyard. When I describe how Rabsky Group has treated communities in my district, you will understand my skepticism that they intend to allow the public in, despite the fact that there will be a restrictive declaration requiring it. DCP must create a mechanism to monitor this open space to ensure that it will truly be open to the public.

Transit

The scoping document notes that this development is expected to increase subway trips by an average of 352 trips per day. The J train is already crowded, and this will only be exacerbated during the L train shutdown in 2019-2020, as this development comes online. The City MUST work with the MTA to open closed entrances along the J and G lines at nearby stations (Hewes, Lorimer, and Flushing on the J and Broadway on the G), and to make the transfer between the J at Lorimer and the G at Broadway permanently free.

Issues with Rabsky Group

While this falls outside the scope of environmental review, it is important that the Department and the Commission be aware of issues my community has faced with Rabsky Group as a developer.

In 2013, the City Council passed a manufacturing-to-residential rezoning plan for the former Rheingold brewery site in Bushwick. A coalition of community-based organizations and residents negotiated an agreement with the developer, Read Group, which included a commitment to develop affordable housing at levels and unit sizes tailored to meet community need, as well as other community benefits, such as: regular communication with the coalition and Community Board 4; a local hiring program and union jobs; a partnership with a local non-profit to market the affordable housing units; and mitigation of construction and traffic impacts.

In August 2014, Rabsky Group purchased part of the rezoned Rheingold site from Read Group. **To date, Rabsky Group has followed through on NONE of the commitments agreed to with the community.** Only after the community held a march and a "sleep-out" protest at the site, did Rabsky Group commit in writing to developing any affordable housing at Rheingold, and it is still to-be-determined how much and what unit sizes will be built. Rabsky Group has categorically refused to engage with the coalition on any of the other commitments.

Additionally, Rabsky Group has demonstrated illegal, even dangerous, behavior at other developments they own. In November 2015, they were found to be illegally flouting rent stabilization requirements tied to 421-a tax breaks they received for a development in Williamsburg.¹ In October 2015, 37-year-old Eran Modan was crushed to death by an elevator in another Rabsky Group building in Williamsburg. The contractor hired by Rabsky for elevator maintenance had a death in another one of its elevators the previous year, and a questionable history of training its inspectors.²

In short, my community does not trust Rabsky Group to keep its commitments, and feels strongly that they should not be allowed to profit off yet another manufacturing-to-residential rezoning, especially given that the Broadway Triangle lawsuit has yet to be settled.

Conclusion

The outcome of the Broadway Triangle lawsuit underscores the need for new development here to consider Federal fair housing requirements and for the Department of City Planning to ensure that new development does not further racial discrimination. **The Department testified at the related court hearing that it has no mechanism to evaluate racial segregation or whether or not its decisions meet the HUD requirement to ensure non-discrimination and equal housing opportunity. Here is an opportunity to change the model.** Given the history of this contentious area, we should see this site as an opportunity to ensure that any new development follows Federal guidelines and meets the needs of surrounding communities.

The issues I've established with Rabsky Group, and the concerns noted above that are already coming out in the scoping phase indicate that this proposal will exacerbate, not solve, the problems long established within the Broadway Triangle. I encourage the Department to stop this process now, go back to the drawing board, and work with the community to settle the lawsuit and create a comprehensive, community-based plan that truly meets the needs of surrounding communities and furthers the City's obligation to create housing that is fair and non-discriminatory.

Thank you for your time.

Sincerely,



Council Member Antonio Reynoso
District 34

¹ <https://www.propublica.org/article/nyc-landlords-flout-rent-limits-but-still-rake-in-lucrative-tax-breaks>

² http://gothamist.com/2015/10/16/after_williamsburg_death_a_renewed.php



Brooklyn Legal Services Corporation A
SHRIVER TYLER MACCRATE CENTER FOR JUSTICE

**Statement of the Broadway Triangle Community Coalition
Regarding Rabsky's Proposal to Develop the Pfizer Site**

June 18, 2017

211 Ainslie Street, Brooklyn, NY

My name is Adam Meyers. I am an attorney with Brooklyn Legal Services Corporation A, and I am here to deliver a statement on behalf of the Broadway Triangle Community Coalition, which, for the better part of a decade, has been fighting for fair and affordable housing in the Broadway Triangle. The proposed development under consideration today is of grave concern to our coalition, and we are appearing to express our firm opposition to the project as currently planned. Our opposition is grounded in three concerns: displacement, segregation, and bad faith on the part of the developer.

First, the Coalition is worried about the displacement of current residents that this project will cause. As acknowledged by the developer, this proposal is going to bring more than 4,000 new residents into the Broadway Triangle neighborhood, increasing the population within a half-mile by more than 5%, and within a quarter-mile by more than 20%. Since this will be a luxury housing development, these new residents will overwhelmingly be higher-income than the current population, and this massive influx of richer residents will drive up rents and the prices of goods throughout the area—these rising rents will lead to harassment, eviction and displacement. The developer is planning to make only 1-in-4 of these apartments "affordable"—the legal minimum—and even then, they will still be unaffordable to much of the community they propose to displace. This is unacceptable.

Second, the Coalition is extremely concerned that the project proposed will exacerbate existing patterns of segregation in the neighborhood. As this Community Board is surely aware, the Broadway Triangle has been the site of extensive and deliberate racial discrimination and segregation for decades. This project does not recognize or propose to address this issue in its Environmental Impact Statement—instead, it proposes simply to build a development that will house a predominantly-white population at the expense of the people of color who will be displaced from the surrounding area. This will exacerbate existing patterns of segregation and cannot be tolerated.

Finally, the developer of this project—Rabsky Group—is an entity with a documented history of refusing to honor development commitments and which categorically rejects community engagement. As a developer of the nearby Rheingold site, Rabsky has refused to comply with the affordable housing and local employment commitments upon which the project was originally approved, and over three years it has consistently refused to meet or negotiate with community representatives. Even if Rabsky were to make commitments sufficient to satisfy the Coalition's displacement and discrimination concerns, it has shown itself to be undeserving of our trust.

In light of these concerns, we urge the Community Board to reject the proposal for rezoning the Pfizer site.

building communities, ensuring opportunity, achieving justice