



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, N.Y. 11211-2429

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. MARTY MARKOWITZ
BROOKLYN BOROUGH PRESIDENT



RABBI JOSEPH WEBER
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CHRISTOPHER H. OLECHOWSKI
CHAIRMAN

HON. STEPHEN T. LEVIN
COUNCILMEMBER, 33rd CD

HEATHER ROSLUND
SECOND VICE-CHAIRPERSON

GERALD A. ESPOSITO
DISTRICT MANAGER

HON. DIANA REYNA
COUNCILMEMBER, 34th CD

DEL TEAGUE
THIRD VICE-CHAIRPERSON

DEALICE FULLER
FINANCIAL SECRETARY

ISRAEL ROSARIO
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

COMBINED PUBLIC HEARING AND BOARD MEETING DECEMBER 4, 2012 211 AINSLIE STREET

PUBLIC HEARING

ROLL CALL

Chairman Christopher H. Olechowski requested District Manager Mr. Gerald A. Esposito to call the roll. He informed the Chairman that there were 23 board members present, a sufficient number to call the hearing to order.

NEW MEMBERS SWORN IN

Chairman Olechowski administered the oath to the new members (Gina Argento, Trina McKeever, Jason Otaño, Alma Savoia).

AGENDA

Chairman Olechowski announced the agenda. He noted that there was one presentation on the agenda to be heard.

PRESENTATION: GREEN JOBS/GREEN NY PROGRAM – New York State Energy Research and Development Authority (NYSERDA) provides funding for energy assessments, low cost financing for energy upgrades, and technical and financial support to develop a clean energy workforce. El Puente is working with NYSERDA to conduct outreach in the community – presentation by Mr. Esteban Duran, Organizer/El Puente.

Mr. Duran thanked Chairman Olechowski for allowing him to make the presentation. He distributed materials on the project. He related that the Green Jobs/Green NY is a wonderful program under NYSERDA. El Puente has been doing outreach for the program for almost a year now and a brief presentation was made earlier. He would be providing some more depth about the program. El Puente is one of 18 community based neighborhood organizations around the state doing outreach for the Green Jobs/Green NY program. El Puente has a long history in the community (30 years) doing multi- arts & culture, environmental justice. He spoke about the program being tied to the environment – because it would make you save money, be more comfortable and be energy efficient – it does have a direct impact on the environment.

Mr. Duran noted that they have a website. NYSERDA has been around since 1975. It is a public benefit corporation. It is multi-funded. Green Jobs/NY is a wonderful way to provide New Yorkers with a chance to make improvements in their home. They can become more energy efficient. El Puente is one of two organizations doing outreach in Brooklyn. They are here to provide assistance such as helping residents fill out applications and how to go through the entire process.

He noted that the particular program that he was focusing on here was for properties that are 1-4 family homes. They are eligible as long as they are in NYS – they can get an assessment. They have to use some kind of energy for the home. He displayed graphics of a model home, some rooms are losing heat because air is going in and out. Some areas have more air coming in and going out. This is a problem in the winter time. Without good insulation, heat is lost to the outside and it is costing money. In the home assessment, they will be able to identify these areas in the home. Fixing a drafty room will make you live more comfortably. He spoke about losing money with the heat escaping and paying the utility bill. Mr. Duran spoke about the home assessment. He said that it would look at the home as a system. How is the system operating? There is an array of testings. They pressurize the home and detect air leaks. They find areas that need insulation. Technology has changed and insulation has improved. They will also look at lighting and appliances. These are things that can waste a lot of energy.

Mr. Duran spoke about the application process. In order to apply for the program, a detailed application is needed to be filled out. They will need 12-24 months of the home's energy usage to be provided. This information will help to determine the wasted energy. Help can be provided in getting the information. Once approved for the free assessment, a reservation number will be allocated. The reservation number can be used to get a contractor to perform assessment work for free. As long as your income is under 200% AMI (under \$130,000) in NYS, one can get the assessment completely for free. Over 92% of NYS residents fall into this category. Most likely everyone here could get it for free. If someone's income is a little bit over (under \$162,000) the assessment can be received for a reduced price at a scale level (i.e. \$50). There is a 10% discount for doing the home energy measures. They will also look at other programs that the applicant could qualify for. He related that there was assistance from NYSERDA for one family home (up to \$5,000) and for 2-4 family homes (up to \$10,000). He spoke about an extra 50% off the bill with a lower income. Many homeowners are retired. He related that a fellow board member, Mr. Rosario, has participated in the home energy program and qualified for assistance and a discount on the home improvement measures that he does. Mr. Duran related that there are a few ways to pay for the financing. You can pay outright for the bill; use a recovery loan (through the utility bill); an unsecured loan. In the long run, there are cost savings. The improvement made now is savings down the road. He provided information about the loans and noted that there were 2,382 GreenJobs/Green NY loans given during this last year. Some are using the recovery loan with their bills. The approval for "on bill recovery" was just approved in July by legislation. It is something that is just picking up as it is brand new. He spoke about other incentives, such as solar thermal use. It is important to have the home assessed first and to address any energy losses and wastes. He related that they are bringing in a model home for people to see the energy efficiency. It will be at JHS 50. It has a kitchen, boiler and showers. He distributed flyers with the information about the model home and when it will be available to view. He urged all to come by and see it. He thanked all for their help in providing the opportunity to present on the program. Mr. Duran responded to questions that were raised. Mr. Rosen asked about programs for small businesses? Mr. Duran related that there was a small business and nonprofit program. It works a little different in its setup. There is also a program for bigger buildings. Mr. Neustein asked about the financing? Mr. Duran said that they check for credit and to see if there were any bankruptcies in the last 7 years. Mr. Neustein asked about the on bill recovery? Mr. Duran says that the amount of the loan stays with the home as a note. The loan is for the improvements for energy efficiency, not to install a patio or the like. Mr. Duran completed his presentation. Chairman Olechowski thanked him for the discussion and moved to the next item on the agenda.

LIQUOR LICENSES: The following have applied for renewals/licenses:

274 Broadway Corp dba Emperador Elias Rest Corp, 274 Broadway (renewal, liquor, rest)
597 Silk Road Corp., 597 Manhattan Avenue (renewal, liquor, bar)
ADMA LLC, 615 Manhattan Avenue (new, beer, bar)
AFT Café LLC dba Boulevard, 253 Bushwick Avenue (renewal, beer/wine, rest)
Beach Block Hospitality LLC, 64 Frost Street (new, liquor, rest/bar)
Casper Jr. Corp. dba Formino The Art & Science of Pizza, 849 Manhattan Avenue (new, beer/wine, rest)
Cerveceria Havemeyer LLC, 149 Havemeyer Street (new, liquor, rest)
Edible Analytics LLC, 168 Driggs Avenue (new, liquor, rest)
Marlow Inc, 85 Broadway (renewal, liquor, rest)
Mi Tierra Ecuatoriana Corp, 386 Leonard Street (renewal, beer/wine, rest)
Micado Brooklyn LLC dba Anchored Inn, 57 Waterbury Street (alteration, liquor, bar)
Missdee Inc. dba The Plank, 216 Bedford Avenue (new, liquor, bar)
Park Luncheonette, Inc dba Park Luncheonette, 836 Lorimer Street (new, liquor, rest)
Pigri LLC dba Milk & Roses, 1110 Manhattan Avenue (renewal, beer/wine, bar)
Pinkerton Wine Bar LLC dba Pinkerton, 263 North 6th Street (renewal, beer/wine, rest)
Rec Innovation Inc dba Wasabi, 638 Manhattan Avenue (renewal, beer/wine, rest)
Restaurant Krakowska, Inc., 68A Newell Street (renewal, beer, rest)
Shoe String Tony dba Nita Nita, 146 Wythe Avenue (renewal, liquor, rest)
Zocalo Café Tex Mex Corp dba Zocalo Café, 295 Broadway (corporate change, beer/wine, rest)

Chairman Olechowski noted the list of applications and asked for comments to be directed to the SLA Review Committee. Mr. Kalita, committee chair, related that the committee would meet on December 27th, at 6:30PM, in the CB #1's District Office. Chairman Olechowski noted that the public hearing was concluded and moved to the next portion of the meeting, which was the Board Meeting.

BOARD MEETING

ROLL CALL

Chairman Olechowski requested District Manager Mr. Esposito to call the roll. He informed the Chairman that there were 28 board members present, a sufficient quorum to call the board meeting to order.

APPROVAL OF THE AGENDA

Mr. Caponegro made a motion to approve the agenda. The motion was seconded by Rabbi Weber. The motion was unanimously carried.

APPROVAL OF THE MINUTES

Ms. Cianciotta made a motion to approved the minutes of the November 14, 2012 Combined Public Hearing and Board Meeting. The motion was seconded by Ms. Nieves. The motion was carried (Mr. Otaño abstained).

CHAIRMAN'S REPORT

Chairman Olechowski related that there was a short three weeks between the last meeting and this evening's meeting. Because of the holidays, the Executive Committee will be meeting in early January. He just wanted to mention that yesterday, he and the district manager attended a meeting with the MTA regarding a new bus route planned for Kent Avenue, Franklin Street, a L.I.C. connection to the #7 train and back; to the J & M train connection. It will be discussed at the Transportation Committee meeting on December 19th. The MTA will have a public hearing on the route in January or February. They are looking to start the route in June. He said that the proposed route comes from the J & M train connection, runs north on Kent Avenue, into Franklin, it goes across on Green Street to McGuinness Blvd., cross to the bridge and loops around in L.I.C. (Vernon Blvd.) and then back cross the bridge, turning right on Freeman Street, across Manhattan Avenue, down Freeman Street to Franklin and cut across on Wythe Avenue. He said that the MTA is looking for input. It will be an important service, but it will impact the community (parking, bicycling and residential side streets). At the committee meeting, there will also be a discussion on the Greenway.

DISTRICT MANAGER'S REPORT

A written report was submitted and distributed. District Manager Mr. Esposito was pleased to announce that the new website is finally up. He said that they have been with DoITT since June of this year. He said that CB #1 is now a NYC.gov website. It contains all of the information as the other website with the addition of: 66 language translation, text-sizing is available, printer friendly, Email a Friend, as well as links to multi- NYC agencies, elected officials, NYC Maps and voting information. The website is now active. The short cut will be www.nyc.gov/brooklyn1. He wished all happy holidays. He also responded to a question about access to the City's other internet info such as street permits & film permits. He noted that the board had requested access and unfortunately, has to wait in a queue for the service. The office now has the VPN access to the site, but the site does not contain the information that he would have liked it to in order to respond to certain requests made from constituents. It doesn't give the parking information when a film crew goes in. It gives when they are going into a location but not the parameters of the parking that they were issued. This is always the problem. This is not available on the VPN site. The Film Office still has to be called.

Open Space Alliance Update (OSA Minute) – there was no representative from OSA available this evening.

PUBLIC SESSION

There were no persons signed up to speak. Chairman Olechowski moved to the next item on the agenda

COMMITTEE REPORTS

EDUCATION & YOUTH COMMITTEE

Mr. Duran presented a verbal report seeking support of the board for a resolution to oppose the co-location of a charter school in the MS126 building (John Ericson School) at 424 Leonard Street. He said that last Monday, Council Member Leving had a meeting to discuss MS 126 (aka JHS 126). The Department of Education has proposed a charter school (elementary grades) to be co-located in the building. MS 126 is the only junior high school in Greenpoint. The property is a valuable one. They have had a couple of charter schools in there over the last couple of years. He noted that the board had opposed a co-location of another elementary school in another middle school, which was MS 50. The Department of Education still decided to co-locate the school there. He related that tomorrow there will be a hearing at MS 126 to talk about the co-location. He said that the community needs to come out and to show that it does not want another co-location, that it wants to have an investment in MS 126. Mr. Duran said that in District 14 (which covers Greenpoint and Williamsburg) there are 29% of the elementary aged students are in charter schools. Statewide, the percentage is 5%. Why is it that this district has to have a high number of charter schools? Charter schools are publicly funded but operate independently. He related that he is bringing the resolution to the

board because of tomorrow's hearing, they want to be able to bring something to it. Mr. Duran read the resolution and made a motion to support it. The motion was seconded by Mr. Kalita. The item was discussed by the board members. Mr. Duran noted that there are a lot of elementary schools in the area but just one middle school. By taking away space from the middle school, it limits its growth and effectively tries to phase it out with a charter school. There were concerns raised about the charter school's history. District Manager Mr. Esposito spoke about the school. He related that he went to JHS 126 and he wanted to give back. He secured a donation of 50 computers for the school. When he went down there the Believe School was active then, and 126 was like the stepchild. The building was built for 126, and he was in the second graduation class. He related that there was no place to put the computers. They took away half of the library because the Believe School teachers needed a break room. It was just horrific how 126 was being treated. He wanted to support what Mr. Duran was saying. He doesn't know what has happened to the computers and he is trying to get back to see. He has been trying to set up an appointment. The source of the donation wants to come back to see what else they could do. The school has been trying to meet with him; perhaps this is what it is all about. Maybe the school is under enrolled because they never gave it a chance to flourish and really attract people in; or maybe they are limiting the number of students because they keep jeopardizing the quality of education at 126 by taking away their space? Ms. Odomirok was a teacher at that school. She spoke about problems with the principals over the last few years and something needs to be looked at. The resolution was discussed further; and some changes/corrections were made to the text:

**Resolution Opposing The Co-Location Of "Citizens Of The World" Charter School Into John Ericsson MS 126
Community Board No. 1- Brooklyn, District 14.**

Whereas, Williamsburg and Greenpoint elementary schools are under enrolled and our District does not need another elementary school;

Whereas, a new elementary charter school will impact the funding for nearby elementary schools: PS 110, PS 84, PS 414, PS 34, PS 31, and PS 132;

Whereas, District 14 has more charter schools than other NYC Districts (5% citywide average compared with 29% charter elementary schools in the 2012-13 school year);

Whereas, MS 126 will lose vital art rooms, science rooms, computer rooms, music rooms and rooms for special education;

Whereas, MS 126 is the only middle school in Greenpoint and the new principal has focused on increasing enrollment;

Whereas, the Department of Education has already opened a "Success Academy Charter School" that has met with fierce opposition and is enrolling students from outside of District 14;

Whereas, "Citizens of the World" has enrollment targets of 55% white middle class families which will reinforce segregation in our neighborhood public schools;

Therefore be it resolved, Community Board No. 1-Brooklyn opposes the co-location of "Citizens of the World" Charter School into Community Board No. 1-Brooklyn, District 14 MS 126.

The vote was 25 "YES"; 1 "NO"; 1 "ABSTENTION". The motion was carried.

Mr. Duran noted that there is some construction at the PS 114/The Arbor School where they are improving the wiring. The work is being done now while there is school recess.

**SLA REVIEW COMMITTEE
& PUBLIC SAFETY COMMITTEE**

Mr. Burrows presented the committee's report. He spoke about the meeting and noted that there was an item where there was community opposition to Great Lakes Public LLC dba Lake Street (an establishment at 706 Manhattan Avenue). Assemblyman Lentol's office attended the meeting and conveyed the concerns. Mr. Burrows related that the committee met with the applicant and residents and a discussion was held in the outside room to mediate the matter. The committee worked on stipulations regarding the use of the backyard and having shorter hours. The City and State needs to come up with regulations for the backyards. Mr. Burrows continued the report and spoke about the new licenses. He made a motion to support the various recommendations. The motion was seconded by Ms. Nieves. The motion was carried unanimously.

Mr. Burrows made a motion to support the recommendations for the renewals. The motion was seconded by Ms. Kuonen. The motion was carried unanimously.

Mr. Burrows made a motion to support the recommendations for the previously postponed items. He noted that the application for Knott Restaurant Group LLC, 134 Metropolitan Avenue, was reviewed again by the committee. The applicant gave a thorough presentation and answered the committee's many questions. The committee supports the application. The motion was seconded by Mr. Kalita. The motion was carried with one abstention (Mr. Rosen).

Mr. Burrows noted a recommendation for the corporate change for The Lakes (51 Kent Café Inc. dba The Lakes, at 51 Kent Avenue). The committee recommends supporting the application. Mr. Burrows made a motion to support the recommendation to approve the corporate change. The motion was seconded by Mr. Perlstein. The motion was carried with one abstention (Mr. Rosen).

Mr. Burrows reported from the Public Safety Committee regarding the trash receptacles on the sidewalk. They have been dealing with this over the last few months. He has received a number of materials from the people on Conselyea Street who have been addressing that concern. He is trying to coordinate a meeting between Transportation, Environmental, Land Use, and Public Safety committees to try and work out what position the board can take on this. The members spoke about the matter and voiced concerns. It was noted that in many of these new buildings, the developer did not provide space for storing garbage. Chairman Olechowski noted that the discussion would be taken up at the meeting of the joint committees.

LAND USE, ULURP, & LANDMARKS (subcom.) COMMITTEE

Ms. Roslund provided a verbal report as there were no land use items heard this month at the public hearing. She briefed the board on the following matters:

- 239 Banker Street: An article appeared in the newspapers about the illegal conversion of this industrial building to residential use. This is an ongoing problem that remains unresolved.
- 74 Kent Street: A presentation will be made by the owners regarding proposed plans for this location, which will include an application to the Landmark Preservation Commission and an application to the Board of Standards and Appeals. The presentation will be made at the next committee meeting.
- 59 Frost Street: Dunn Development is proposed to develop affordable housing at the site. The presentation will be made at the next committee meeting.

OLD BUSINESS

There was no old business raised.

NEW BUSINESS

Ms. Havan announced that there would be a window dressing contest in the Grand Street BID and urged all to participate in the event. All are invited on December 13th from 6PM-8:30PM because they have asked their local HS art students to design window displays for eight of the businesses. The community is asked to come out and vote on the windows.

ADJOURNMENT

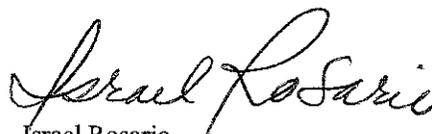
Mr. Perlstein made a motion to adjourn the board meeting. The motion was seconded by Ms. Barros. The board meeting was adjourned.

Respectfully submitted,



Marie Bueno Wallin
Assistant District Manager

Reviewed by:



Israel Rosario
Recording Secretary