



COMMUNITY BOARD NO. 1

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HON. ERIC L. ADAMS
BROOKLYN BOROUGH PRESIDENT



RABBI ABRAHAM PERLSTEIN
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SECOND VICE-CHAIRPERSON

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CHAIRPERSON

GERALD A. ESPOSITO
DISTRICT MANAGER

HON. STEPHEN T. LEVIN
COUNCILMEMBER, 33rd CD

HON. ANTONIO REYNOSO
COUNCILMEMBER, 34th CD

(revised/corrections)

COMBINED PUBLIC HEARING AND BOARD MEETING DECEMBER 6, 2016 211 AINSLIE STREET

PUBLIC HEARING

ROLL CALL

Chairperson Dealice Fuller requested District Manager Mr. Gerald A. Esposito to call the roll. He informed the Chairperson that there were 21 board members present, a sufficient quorum to open the Public Hearing.

APPROVAL OF THE AGENDA

It is noted to all speakers that all those who wish to speak during the Public Session must sign and submit their speaker's form on or before 6:15 PM.

Ms. Peterson made motion to approve the agenda as written. The motion was seconded by Ms. Iglesias. Mr. Needleman abstained. The motion was carried.

PRESENTATION: 13-15 GREENPOINT AVENUE - N160282 ZRK - An application for a Zoning Text Amendment to the NYC Zoning Resolution Section (ZR) 62-35 (Special Bulk Regulations in Certain Areas within Community District 1, Brooklyn). The text amendment proposes to modify these requirements in order to orient the massing of a proposed 11-story mixed-use building adjacent to a public park located within the Greenpoint neighborhood of Brooklyn - by Nick Hockens, Greenberg Traurig LLP.

Mr. Hockens presented this project and noted that it was change in the text to allow the windows to face from the side of the building towards the park (Transmitter Park). There would be some units that are affordable in the development. There is one door for all units and not separation.

Depending on the financing and tax abatements, they may be able to develop 17 units of affordable that has a wide range of income limits. They have worked with the Parks Department but does not have a letter from them. Ms. Teague noted that this item will be on the Land Use Committee's meeting scheduled for Monday, December 19, 2016.

PRESENTATION: STREET CORNER DEDICATION (CONSELYEA STREET, BETWEEN LEONARD STREET AND LORIMER STREET) IN LASTING TRIBUTE TO TILLIE M. TARANTINO – by Maria Aragona, Esq.

Ms. Maria Aragona provided a presentation on the request. She noted that Ms. Tarantino was her grandmother and that she was a longtime resident and leader in the community. She was also a board member for many years as well as the director for Swinging 60's Senior Center. Several community persons and board members spoke in support. Mr. Gangone related that the Transportation Committee members had supported the request at its recent meeting and it was in the report. It will be raised later on during the committee report section.

PRESENTATION: HPD – UPDATE ON THE GREENPOINT HOSPITAL SITE AND NEXT STEPS TO THE COMPETITIVE PROCESS – by Lin Zeng, Director of Brooklyn Planning/NYC Housing Preservation & Development, Neighborhood Strategies.

Ms. Zeng, from HPD, provided the presentation and distributed a revised report on the "Greenpoint Hospital Community Visioning Workshops". This report was revised to update references to HPD's competitive developer designation process from "Request for Proposals (RFP)" to "Request for Expressions of Interest (RFEI)". In addition the "Community Engagement Timeline" on Page 3 was revised to reflect the development of the "RFEI" and the new anticipated release date. Ms. Zeng related that there was a shift in the range of incomes to be more flexible (30, 40 & 50% AMI). This is per the shift in the Administration. The members discussed the changes made by HPD for development of the site. It was changed to a request for "expressions of interest". It was stated by some members that this will delay the work and the community's planning. Ms. Zeng answered a question about the size of apartment noting that it was a mix of studio, 1, 2, & 3 bedrooms. She related that they believe that competition builds the best projects. HPD has different teams that would look at the responses of the RFEI. There will be a pre-submission conference. It was asked how many more workshops will there be? Ms. Zeng said that they are not planning on any more workshops. The release of the document for the RFEI is expected to be on January 10th. There were questions raised about what did HP want? Would this information be available to the local not profit? It was stated that HDP is looking for the best response. Information about this will not be provided as they are looking for the best response.

PRESENTATION: ST. NICKS ALLIANCE SEEKS CB #1's SUPPORT TO SIGN ONTO A LETTER REGARDING THE NURSES RESIDENCE AT THE FORMER GREENPOINT HOSPITAL SITE – by Rolando Guzman, St. Nicks Alliance.

Mr. Guzman noted that Ms. Peterson would provide the presentation on the request. Ms. Peterson addressed the board members. She spoke about the long history of the site and the

community's longstanding plans. She related that there is a letter that was drafted and that they were seeking the board to sign onto it (An updated letter is attached). HPD is now seeking to do another round of solicitations for development of the site, and that they are now looking for "expressed interest" and not a "RFP" (request for proposals). Chairperson Ms. Fuller related that the request to sign onto the letter would have to be taken up at the Board Meeting portion of the meeting, under "new business".

~~**PRESENTATION: THE NEW YORK CITY SOCCER INITIATIVE**~~ by ~~Laura Rockoff, Senior Advisor & Project Manager, Mayor's Fund to Advance NYC.~~ Chairperson Ms. Fuller announced that the item was **WITHDRAWN** by the presenter.

LIQUOR LICENSES

NEW

Atlixcayotl Restaurant, dba HAAB, 202 A Leonard Street, (New, liquor, wine/beer, cider, rest)
BD & M Bar One LLC, dba Reclamation Bar, 817 Metropolitan Avenue, Corporate Change, liquor, wine/beer, cider, bar/tavern)

Brewklyn Brothers Inc, dba Atlas Café 116 Havemeyer Street, (New, wine/beer, cider rest)
Cerveceria Havemeyer LLC, dba Cerveceria Havemeyer, 149 Havemeyer Street, Store #3 aka 257 South 2nd Street, (Alteration, liquor, wine, beer)

Cup of Nachos LLC, dba TBD, 128 Greenpoint Avenue, (New, liquor, wine/beer, cider, rest)
Facility Concessions Services Inc., 319 Frost Street, (New, liquor, wine/beer, cider, live music venue)

Hallets LLC. Dba Hallets, 121 Morgan Avenue, (New, liquor, wine/beer, cider, indoor entertainment center)

Musashi Asian Cuisine Inc, 495 Grand Street, (New, liquor, wine/beer, cider, rest)

Nice Boombox LLC, dba Sizzie Pie, 357 Bedford Avenue, (New, wine/beer, cider, rest)

Nice Jean Jacket LLC dba Sizzie Pie, 457 Graham Avenue, (New, wine/beer, cider, rest)

Sevinc Wine & Cheese LLC, dba Pending, 67 West Street, Ground Floor, Unit #3 (New, wine/beer, cider, bar/tavern)

Three Dollar Bill Corp, dba Three Dollar Bill, 260 Meserole Street, (New, liquor, wine/beer, cider, Tavern)

Winsome Foods LLC, dba Winsome, 159 Graham Avenue, (Alteration, liquor, wine/beer, cider, rest)

RENEWALS

74 Wythe Restaurant Company LLC, dba Output, 74 Wythe Avenue

274 Broadway Corp, dba Emperador Ellias Rest Corp, (Renewal, liquor, wine/beer, cider, rest)

647 Restaurant Inc., dba The Grand, 647 Grand Street, (Renewal, liquor, wine, beer, cider, rest)

Abel River Inc, dba R Bar, 451 Meeker Avenue, (Renewal, liquor, wine/beer, cider, bar/tavern)

Anfield road Inc, dba Banter, 132 Havemeyer Street Store 3, (Renewal, liquor, wine/beer, cider, tavern)

Busy Corner Deli (NY) Inc., 345 Flushing Avenue, (Renewal, beer/cider)

Crabby Patty Brooklyn LLC, dba Skinny Dennis, 152 Metropolitan Avenue, (Renewal, liquor, wine, beer, cider)

Garibaldi 0674 Inc., dba Slick Willie, 179 Meserole Avenue, (Renewal, liquor, wine/beer, cider, rest)

Giando On The Water Inc, 412 420 Kent Avenue, (Renewal, liquor, wine/beer, cider rest/catering facility)
Graham Avenue Pizza Corp/Carmine Gangone, dba Carmine's Pizzeria, 358 Graham Avenue, (Renewal, liquor, wine/beer, cider, rest, bar, pizzeria)
Hope Street Group Inc, dba Belle Shoals, 10 12 Hope Street, (Renewal, liquor, wine/beer, cider, rest/bar)
Khon Kaen Corp, dba Cheers Thain restaurant, 568 Metropolitan Avenue, (Renewal, liquor, wine/beer, cider, rest)
Maison Premiere Corp, dba Maison Premiere Corp, (Renewal, liquor, wine/beer, cider, tavern/cocktail lounge)
Micado Brooklyn LLC, dba Anchored Inn, 57 Waterbury Street, (Renewal, liquor, wine/beer, cider, rest)
Masha and the Bear Inc. dba Masha and the Bear, 771 Grand Street, (Renewal, liquor, wine/beer, cider, bar/tavern)
North 12th Restaurant Company LLC, dba The Panther Room, 74 Wythe Avenue, (Renewal, liquor, wine/beer, cider, night club/dance club)
Pebble Corp, dba Sweet Chick, 164 Bedford Avenue, (Renewal, liquor, wine/beer, cider, rest)
Pinkerton Wine Bar, dba Pinkerton Wine Bar, 263 North 6th Street, (Renewal, wine/beer, cider)
Raw Sugar Brooklyn LLC, dba George and Jacks, 103 Berry Street, (Renewal, liquor, wine/beer, cider, bar/tavern)
Rene Melendez, dba Tri color Restaurant & Pizzeria, 191 Graham Avenue, (renewal, beer/cider)
Severed Heads LLC, dba Blanca, 261 Moore Street, (Renewal, wine/beer, cider, bar/rest)
Stina Easton Inc, dba TBA, 395 Wythe Avenue, (Renewal, liquor, wine/beer, cider, tavern)
SRT Restaurant & Deli Group LLC, dba La Taverna, 946 Manhattan Avenue, (Renewal, liquor, wine/beer, cider)
Three Decker Foods INC, 695 Manhattan Avenue, (Renewal, wine, beer, cider)
There to Here LLC, dba Sweet Science/ Featherweight, 135 Graham Avenue, (Renewal, liquor, wine/beer, cider, rest)
Trix Inc., dba Trix, 145 Bedford Avenue, (Renewal, liquor, wine/beer, cider, rest)
Villian LLC, 50 North 3rd Street, (Renewal, liquor, wine/beer, cider, catering hall)
VNC Food Corp, dba The Burger Guru, 98 Berry Street, (Renewal, liquor, wine/beer, cider rest)
QI Will Inc., 176 North 9th Street, (Renewal, liquor, wine/beer, cider, rest)

Chairperson Ms. Fuller noted the above listing and stated that comments could be provided to the SLA Review & DCA Committee. Mr. Burrows noted that there was an event venue on the listing that was close to Cooper Park Houses: Facility Concessions Services Inc., 319 Frost Street.

BOARD MEETING

MOMENT OF SILENCE

Chairperson Ms. Fuller called for a moment of silence.

ROLL CALL

Chairperson Ms. Dealice Fuller requested District Manager Mr. Gerald A. Esposito to call the roll. He informed the Chairperson that there were 30 board members present, a sufficient quorum for the Board Meeting.

APPROVAL OF THE AGENDA

Ms. Kaminski made a motion to approve the agenda as written. The motion was seconded by Mr. Mayer. The motion was unanimously carried.

APPROVAL OF THE MINUTES

Mr. Mayer made a motion to approve the Minutes of the November 9, 2016 Combined Public Hearing and Board Meeting as written. The motion was seconded by Mr. Gross. The motion was carried with one abstention (Ms. Viera).

PUBLIC SESSION

Chairperson Ms. Fuller requested District Manager Mr. Esposito to call the speaker's forward. It was noted that several persons had signed up to speak on liquor licenses and other items.

Denny Tomkins, resident of Driggs Avenue; spoke in opposition to the liquor license for the POD Hotel.

Nancy Wechter, Fillmore Place Historic District Association, spoke in opposition to the liquor license for the POD Hotel.

Linnae Hamilton, resident of Driggs Avenue, spoke in opposition to the liquor license for the POD Hotel.

Barbara Hertel, resident of South 2nd Street, spoke in opposition to the liquor license for the POD Hotel.

Suzannah Fristachi, resident of Grand Street, spoke in opposition to the liquor license for the POD Hotel.

Randy Ninatanta, resident of Metropolitan Avenue, spoke in opposition to the liquor license for the POD Hotel.

Cindy Wright, spoke in opposition to the liquor license for the POD Hotel.

Mark Gibian, resident of Roebing Street, spoke in opposition to the liquor license for the POD Hotel and stated that there is a problem with too many bars in the area too much noise and garbage).

Janet Brown, resident of Keap Street and member of the Keap 4th Garden, raised concern about the repairs to the sidewalk in front of the garden at 437 Keap Street not being done after repeated requests and approvals.

Ana Traverso, from El Puente, spoke about the organization's green programs & jobs. The Green New York Program is oriented for homeowners interested in retrofitting their homes and saving money.

Ciera Morales, from the Grand Street BID, spoke about events happening on Grand Street, noting that some were ending this weekend.

Naila Rosario, Government Affairs Manager, Brooklyn Public Library, Grand Army Plaza, provided an update on the Greenpoint Library Project.

Michael Miller, Sotheby's International Realty, spoke about Sotheby's Realty at 299 Bedford Avenue. Noted that he was also a resident of Scholes Street. He announced that they will be having an art exhibition in January with local artists. Proceeds will be provided to benefit a nonprofit group, such as the Juvenile Diabetes Association.

Rosangel Perez, from Churches United For Fair Housing (CUFF), announced that they will be holding an event regarding affordable housing and applications for the Domino development.

Eliza Proctor, resident of Kent Avenue, spoke about the need for safety improvements for South Williamsburg (Kent Avenue & South 11th Street).

Kate Sheldon, resident of South 11th Street, spoke about the need for a stop light at Berry Street and Division Avenue to help make the location safe for crossing.

Paul Haynes, resident of South 11th Street, spoke about the need for a stop light at So. 11th Street and Wythe Avenue.

Chris Brudzinski, resident of South 11th Street, spoke about traffic concerns at So. 9th, 10th & 11th Streets and Kent Avenue.

Robert Hickman, resident of South 11th Street, spoke about safety concerns at Kent Avenue and the need to make South 11th Street to be a one-way.

Emily Gallagher, from the Greenpoint Task Force, spoke about public safety concerns and the 94th Pct., neighborhood safety, and the newly formed Greenpoint Task Force.

Katie James, spoke about public safety concerns and the 94th Pct.,

Gina Friedman, resident of Withers Street, spoke about safety concerns in Williamsburg and needing the 94th Pct. to provide more coverage by uniformed police officers.

District Manager Mr. Esposito noted that a traffic study for the wider community (Greenpoint & Williamsburg) was being carried out by NYC DOT. Mr. Harvey LaRue, from DOT, could be contacted on these locations for traffic improvements. Contact the board's office and his contact information will be provided. It was also noted that information online was also available for the study.

Mr. Robert Young, from Senator Daniel Squadron's office was acknowledged as being present. He provided a brief update from the senator.

PARKS DEPARTMENT MINUTE

Ms. Mary Salig, North Brooklyn Parks Manager, provided an update on various parks in the district. Some of the highlights were:

Bushwick Inlet Park – The City purchased the last portion of the parks and will keep the board updated on the next steps.

Mulch Fest – This recycling event is coming up and various parks. Locations are in the flyer that was distributed. There are sites in CB #1's district.

Ten Eyck Playground – Work on this project has been moved. Instead of starting during Winter of 2017, it was moved to Spring 2017.

COMMITTEE REPORTS

ROLL CALL

A roll call was requested (at 8:25 PM) to ascertain if a quorum was present. District Manager Mr. Esposito called the roll. There were 29 members present for a quorum. The Chairperson was present but does not vote. With 28 voting members present, there was a sufficient quorum determined.

ENVIRONMENTAL PROTECTION COMMITTEE – Mr. Elkins provided an update on environmental issues. He spoke about the long control plan for the Superfund site and the Newtown Creek. It was noted that the Newtown Creek is a more stagnant waterway than the East River. There have been meetings over the last seven months about this issue. The advocates for the creek will be holding more meetings in the Spring 2017.

ATTENDANCE COMMITTEE – Ms. Janice Peterson presented the Attendance Committee's report. A resolution was drafted by the committee for the full board's consideration. It was in regards to removing board members who had excessive absences. After a discussion by the board members, a vote on the report as it was written was called. Ms. Peterson said that the members could vote the resolution up or down. A friendly amendment was offered but could not be taken at this time. Ms. Peterson read the report as it was and made a motion to approve the resolution. The motion was seconded by Mr. Burrows. The vote was called and it was 5 "YES"; 24 "NO"; 1 "ABSTENTION". The motion failed.

The members discussed the resolution and offered a different one: to remove from the list of members recommended for removal as they had stated a case in response to the resolution. Mr. Needelman made a motion to remove Gina Argento's name and Ryan Kuonen's name from the list. The motion was seconded by Ms. Iglesias. The vote was 20 "YES"; 8 "NO"; and 1 "ABSTENTION". The motion was carried.

LAND USE; ULURP & LANDMARKS (subcommittee) COMMITTEE – Ms. Teague read the report and made a motion to support the committee's recommendation to deny the application:

BSA (Calendar #2016 – 4244 BZ) – Special Permit Application 263-279 South 5th Street – a special permit application requesting a reduction in the number of parking requirement Category B1 use at the subject premises. It was noted that the parking lot connected to the bank was soon to be gone as the Dime Bank was moving its offices to downtown Brooklyn. There would be even less parking available. The motion was seconded by Mr. Burrows. The vote was called. The motion was unanimously carried. The vote was: 28 "YES"; 0 "NO"; 0 "ABSTENTIONS".

TRANSPORTATION COMMITTEE – Mr. Gangone submitted a written report. He read it and asked the members to vote on various items that required a vote.

TLC Licenses – Mr. Gangone made a motion to approve the licenses. The motion was seconded by Ms. Havan. The motion was unanimously carried.

Street Dedication for Tillie Tarantino – A motion was made by Ms. Teague to support the street dedication request. The motion was seconded by Mr. Caponegro and unanimously carried.

PUBLIC SAFETY COMMITTEE – Mr. Burrows noted that the committee had met. A written report was submitted and distributed for review.

SLA REVIEW & DCA COMMITTEE – A written report was submitted and distributed for review. Mr. Burrows asked for votes on the various items (cafes and liquor licenses):

DCA – UNENCLOSED SIDEWALK CAFÉ – RENEWAL: 194 Bedford Rest Corp, dba Dzipula, 194 Bedford Avenue (License # 2006633 DCA) – Renewal – 6 tables and 12 chairs. (Representative/Michael Kelly). The committee recommends approval.

LIQUOR LICENSES

NEW LICENSES – Mr. Burrows asked the members to look at the recommendations from the committee for the new licenses. He asked for the items for: Mozzarella Holdings LLC and the POD Hotel (BK F&B) to be separated out and vote on separately. Mr. Burrows made a motion to approve the committee's various recommendations with the two new items separated out. The motion was seconded by Ms. Iglesias. The motion was carried with 1 against (Mr. Needelman voted "NO".) Separated out items to be voted on separately –

Mozzarella Holdings LLC, 26 Broadway, (Class Change, liquor, wine/beer, cider rest) -
The committee recommends to approve with stipulations. A question was asked about the type of establishment this was. It was noted that it was a restaurant. After the members discussed the establishment. It was called Borano. Mr. Burrows made a motion to support the committee's recommendation. The motion was seconded by Ms. Kaminsko. The vote was made by a roll call. The motion was carried. The vote was 15 "YES"; 9 "NO"; 0 "ABSTENTIONS".

Pod Bk F&B LLC, 247 Metropolitan Avenue, (New, liquor, wine/beer, cider, hotel) -
Representative: Pesetsky & Bookman PC; DBA: (None Stated); Music: Recorded Music Spaces: Rooftop; Garden/Grounds; Sidewalk Café. The committee recommended approval. The members discussed the license, noting that there was to be a meeting with Assemblyman Lentol on this license. A motion was made by Ms. Kaminski to table the vote for 30 days because of the pending meeting. The motion was seconded by Ms. Peterson. The motion was unanimously carried.

RENEWALS & POSTPONED ITEMS – The committee recommends approval of the renewals and postponed items. Ms. Bamonte made a motion to approve the committee's recommendation. The motion was seconded by Ms. Iglesias. The motion was unanimously carried.

WOMEN'S ISSUES COMMITTEE – Ms. Peterson provided an update on various women's issues that were raised. She noted that they are still working on the "Women's Swim" at met pool, to get more time allocated. Women and their recreational/sports use of parks is still being worked on. Updated usage, showing figures, was requested from the Parks Department. She related that women are paying for use of the pool (with a membership). Some felt it was not fair to pay to use the pool, with a yearly membership, and not be able to swim.

CHAIRPERSON'S REPORT

Chairperson Ms. Fuller gave a report about the recent meeting of the Executive Committee where the various committee chairs were invited. She noted that only few chairpersons had attended. She noted that the following points were made during this discussion:

- Committee chairs will evaluate member participation and notify the Board Chair of the performance of its members.
- Committee chairs will submit their agendas to the board office in a timely manner to insure adequate advance notice of all meetings.
- Committee chairs will schedule at minimum of four (4) meetings per year and will submit their schedule, for at least six (6) months, to the board office for scheduling subject to availability.
- Committee Co-Chairs will insure that all those present sign in.

DISTRICT MANAGER'S REPORT

A written report was submitted and distributed for review. District Manager Mr. Esposito stated that the report was as written.

ANNOUNCEMENTS

Chairperson Ms. Fuller noted that Mr. Rodriguez from Council Member Reynoso’s was present and wanted to speak. He came forward and provided an update on various items to the members.

Mr. Needelman announced funeral information for a person who was a leader for Williamsburg Houses.

Ms. Teague announced that the People’s Firehouse was holding its annual holiday celebration on December 15, 2016.

OLD BUSINESS

No old business was raised at this time

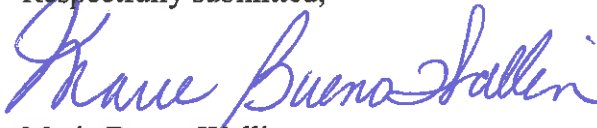
NEW BUSINESS

Ms. Peterson spoke about a letter regarding the Greenpoint Hospital site. She wanted to add into the letter about sharing HPD sharing the RFP/RFEI with the local development group. It was noted that a quorum was no longer present and no new business could be voted on.

ADJOURNMENT

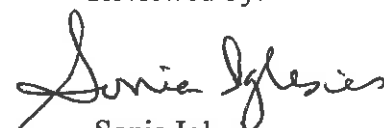
Chairperson Ms. Fuller closed the meeting.

Respectfully submitted,



Marie Bueno Wallin
Assistant District Manager

Reviewed by:



Sonia Iglesias
Recording Secretary



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 DISTRICT MANAGER

HON. STEPHEN T. LEVIN
 COUNCILMEMBER, 33rd CD
 HON. ANTONIO REYNOSO
 COUNCILMEMBER, 34th CD

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

ATTENDANCE SHEET

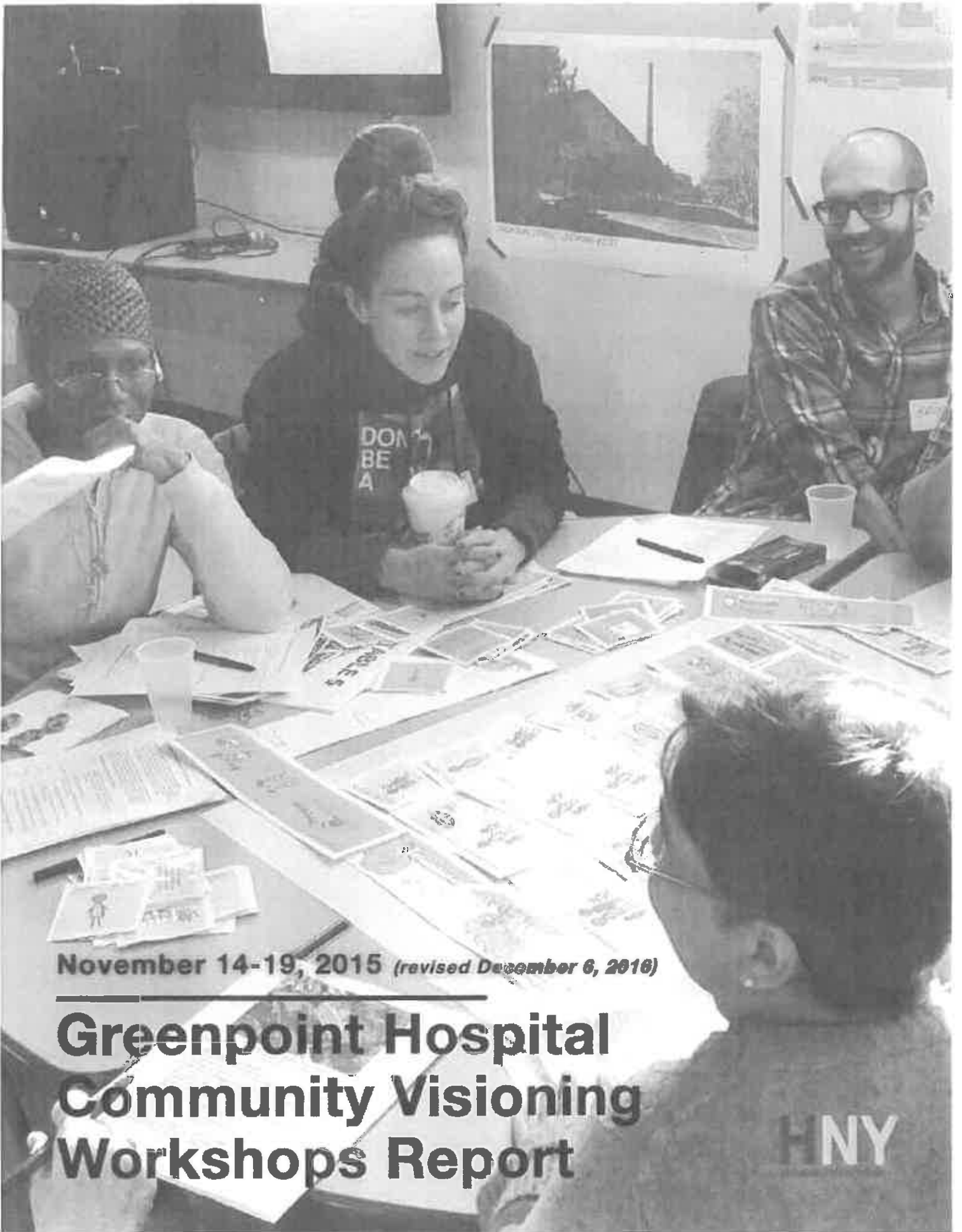
(25 Members Constitute a Quorum for the Board Meeting & Public Hearing) DATE: Tuesday, December 6, 2016

BOARD MEETING AND PUBLIC HEARING

1 st Roll Call	2 nd Roll Call	3 rd Roll Call	4 th Roll Call
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
GINA ARGENTO	YOEL LANDAU	BOGDAN BACHOROWSKI	MARIE LEANZA
LISA BAMONTE	GIORGIO MAYER	GINA BARROS	AARON McCANN
MOSES BONDO	TRINA McKEEVER	ERIC BRUZAITIS	IRIS MINAYA
THOMAS J. BURROWS	TOBY MOSKOVITS	PHILIP CAPONEGRO	MARTIN NEEDELMAN
FRANK P. CARBONE	SIMON NEUSTEIN	MICHAEL CHIRICHELLA	RABBI DAVID NIEDERMAN
THERESA CIANCETTI	KAREN NIEVES	JOSHUA COHEN	MARY ODOMIROK
ARTHUR DYBANOWSKI	RABBI ABRAHAM PERLSTEIN	T. WILLIS ELKINS	JANICE PETERSON
JULIA AMANDA FOSTER	ISAAC SOFFER	SAMUEL FRANCOZ	ROBERT SOLANO
DEALICE FULLER	JAMES STUART	VINCENT GANGONE	DEL TEAGUE
JOEL GROSS	TOMMY TORRES	ARTINEH HAVAN	MARIA VIERA
MARTIN HOFFMAN	STEPHEN WEIDBERG	SONIA IGLESIAS	SIMON WEISER
MOISHE INDIG	TESA WILSON	BOZENA KAMINSKI	
RYAN KUONEN			

Council Member
 Stephen T. Levin

Council Member
 Antonio Reynoso



November 14-19, 2015 *(revised December 6, 2016)*

Greenpoint Hospital Community Visioning Workshops Report

HNY

01 Introduction

Why: Development, Informed by the Community

Between November 14-19, the Department of Housing Preservation and Development (HPD), with the help of the Department of City Planning (DCP), facilitated three community visioning workshops to gather community input on the future development of new affordable housing and neighborhood amenities on the former Greenpoint Hospital complex in Greenpoint-Williamsburg, Brooklyn Community District 1.

The purpose of the workshops was to enable meaningful and interactive participation, better understand community priorities, and gather ideas for future development from those who live and work in the neighborhood and are most familiar with the everyday lived experience.

1

Greenpoint Hospital Community Visioning Workshop Report Back

This public report summarizes the results of the three workshops and is available on HPD's website at <http://www1.nyc.gov/assets/hpd/downloads/pdf/community/greenpoint-hospital-workshop-report.pdf>. Applicants to the Request for Expressions of Interest (RFEI) for future development on the site are encouraged to consult it.



How: Community Visioning Workshops

Of the three workshops, two were held at Progress High School on a weeknight and weekend, and one was held at the Cooper Park Senior Center on a weekday afternoon. A total of 91 different people participated, including families, seniors, Community Board 1 representatives, local groups, and elected officials.

HPD designed participatory and interactive activities to gather community input on needed and desired:

- housing types
- community facility uses
- retail types
- affordability levels
- site layout & urban design

Outreach for the three workshops included door-to-door canvassing and street flyering, phone calls, and email blasts to local organizations, community services, local schools, and NYCHA residents.

Workshop outreach and participation in numbers:

200 bilingual flyers distributed
91 community participants attended
71 questionnaires collected
32 City staff facilitated at 13 tables

2

Some join us for:

Greenpoint Hospital Site

Share your ideas for the development of new affordable housing & neighborhood amenities on the former hospital campus.

Community Visioning Workshop

WHEN: Saturday, Nov. 14, 2015 from 1-3 p.m.
 Tuesday, Nov. 17, 2015 from 6-8 p.m.

WHERE: Progress High School Library
 850 Grand St, Brooklyn NY 11211
 Grand Street (Exit 1) Station M42 Bus
 at 62nd St. in Bushwick Ave.

Opening remarks by Council Member Antonio Reynoso
 Presentation & Interactive Activities
 Spanish Translation
 Snacks & Refreshments

ALL ARE WELCOME!

For Access-A-Ride transportation, please reserve 2 days in advance at (517) 337-2317

NYC **NYC PLANNING** Hosted by NYC Housing Preservation & Development (HPD) and the NYC Department of City Planning (DCP)

ATTENTION RESIDENTS OF COOPER PARK HOUSES!

Join us for a **Community visioning workshop** for NYCHA residents of Cooper Park Houses to share your ideas on the development of new affordable housing & neighborhood amenities on the former

Greenpoint Hospital Campus

WHEN: Thursday Nov. 19, 2015 from 1-2:30 p.m.

WHERE: Cooper Park Senior Center Dining Hall

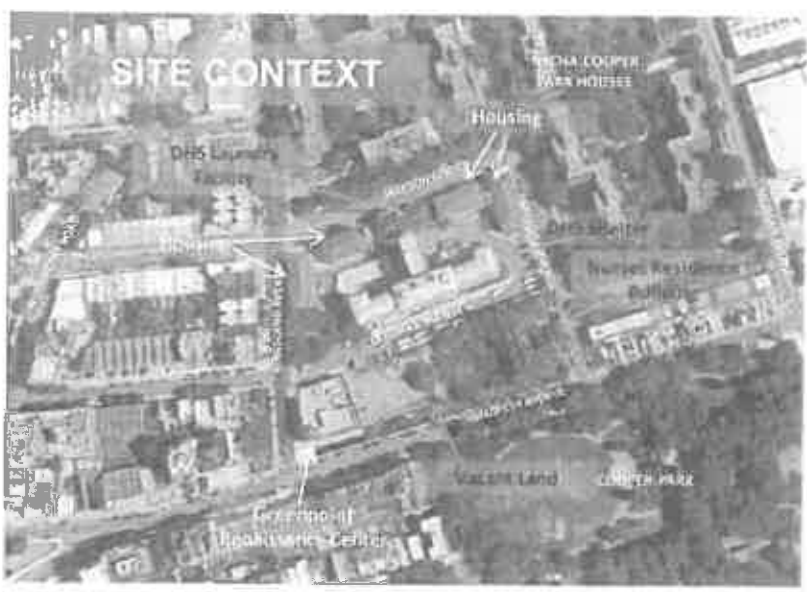
Two additional public planning sessions will be held on Saturday, November 14, 9-11:30 a.m. and Sunday, November 17, 10-12:30 p.m. at Progress High School Library 850 Grand Street, Downtown.

Remarks from Office of Council Member Antonio Reynoso
 Presentation about the project
 Interactive activities
 Spanish translation available

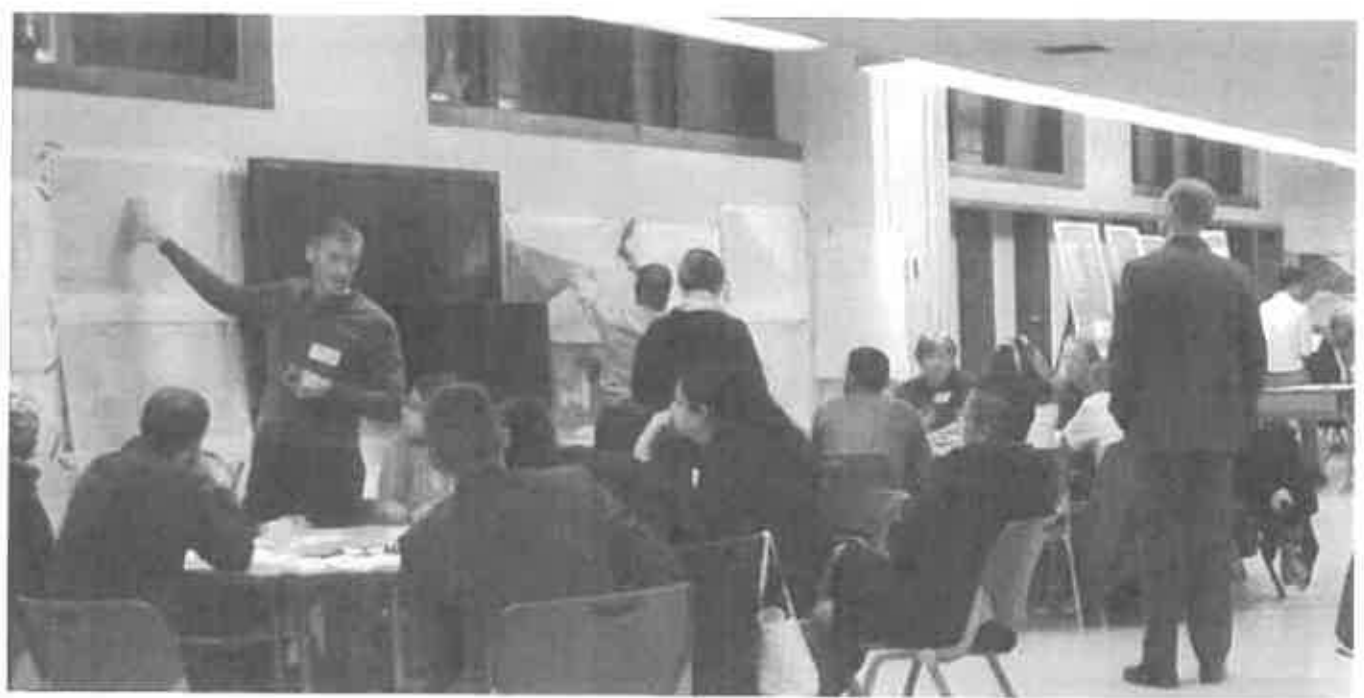
NYC **NYCHA** Facilitated by NYC Housing Preservation & Development (HPD) and the NYC Department of City Planning (DCP)

What: The Former Greenpoint Hospital Complex

The development site is over 146,000 square feet in size, and encompasses vacant land, the vacant former Nurses' Residence Building, a Department of Homeless Services' (DHS) laundry distribution facility, and the former main Hospital Building, which currently serves as a men's homeless shelter facility. The laundry facility will be relocated off-site. The 200-bed shelter is anticipated to be redeveloped on site as part of the project.



Community Engagement Timeline



02 Summary of Findings

Though there were many different visions for the site, the following were common threads that the majority of tables identified as priorities:

Developer Characteristics

- Project ownership by a non-profit community organization
- Experience working in and with the neighborhood
- Will minimize neighborhood disruption during construction

Programming & Affordability

- Rents affordable to a mix of household incomes, but particularly to extremely and very low income households
- Housing Types: Seniors, families, and supportive housing for special needs groups (especially disabled, veterans, grandparents raising kids, and formerly homeless)
- Marketing for senior units could be targeted especially to surrounding NYCHA developments, who are currently occupying family-sized units
- Community Facility: Health center (with an emergency room), senior and youth services, such as senior center, day care, recreational center, and even job training spaces

- Commercial: Pharmacy, fitness center/ gym, and fresh foods store

Site Layout & Urban Design

- Honor the site's history
- Thoughtful heights, enabling sufficient affordable housing but preserving open air and respecting neighborhood context
- High quality materials and green features
- Skillman Avenue as a pedestrian-only pathway, except for emergency vehicles
- New connections from NYCHA Cooper Park Houses and Cooper Park
- Underground parking
- Active ground floor uses
- Street lights, trees, benches, and other public space amenities
- Safety and security, including the thoughtful incorporation of the existing 200 shelter beds

4

These findings were presented to the Community Board 1 full board meeting on December 1, 2015. RFEI submissions will be evaluated based on the quality and feasibility of the proposals, as well as how they respond to the priorities articulated by the community.



VISION

... affordable housing ...

... seniors ...

... low income ...

VISION

VISION

- AFFORDABLE HOUSING
- SENIORS
- LOW INCOME
- EDUCATIONAL TRAINING
- APP FOR YOUNG POP - SINGLES
- PREVENT LOSS OF HOME RIGHTS
- BUILD COMMUNITY
- DORIS

“ Affordable housing for all, but especially for seniors and low income families.”

VISION

... affordable housing ...

... seniors ...

... low income ...

VISION

- CONCERNS about private sector
- family units needed (2, 3 + pool)
- super market, recreation center
- no parking
- services/supplies
- domestic violence

SIMON/EVAN

VISION

... affordable housing ...

... seniors ...

... low income ...

VISION

... affordable housing ...

... seniors ...

... low income ...

VISION

- LOW INCOME HOUSING
- SENIORS
- 25% SENIORS, 25% families
- divided equally
- LOW/MID INC. HOUSING

VISION

- AFFORDABLE HOUSING
- SENIORS
- RETAIN SENIORS IN THE NEIGHBORHOOD
- EV HOUSING

“ A developer who cares about this community, with experience working in and with this neighborhood.”

*due to time or space constraints, some tables verbally stated their vision and did not record on flip-chart paper

03 Desired Uses

As a warm up exercise, each participant filled out a questionnaire and defined their top three types of housing, community facilities, and retail uses still needed in the neighborhood. A total of 71 questionnaires in both English and Spanish were collected. At each table, participants shared and recorded in a few words their vision (pictured on the previous page). Then, each table worked together to design their ideal program for the site, using a hypothetical building activity. Participants used tiles with images of different types of housing, community facilities, and retail uses and prioritized the uses they wanted to see built. The results are summarized on page 8.

6





“ There are many seniors living in 3BR apartments in Cooper Park Houses. New senior housing should be built and marketed to them, so they can open up public housing units for low-income families, and still stay in this community.

Hypothetical Building Activity - Final Boards

Participants identified senior, family (2 and 3 bedrooms), and supportive housing for special needs as priority in the community. For special needs housing, participants those living with disabilities, veterans, grandparents raising kids, and formerly homeless. Housing for singles and young couples were also important, with a greater preference for one bedrooms over studios. Homeownership was also mentioned as desirable.

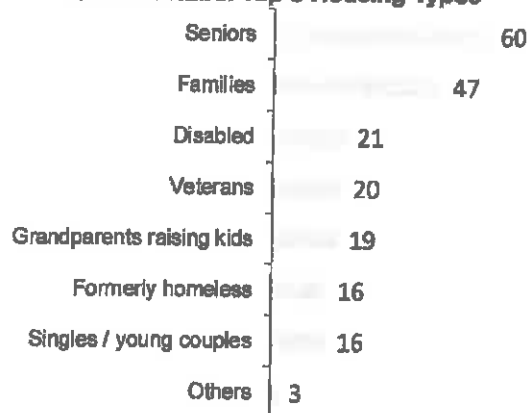
The chart below compiles the results from the hypothetical building board activity (pictured on the previous page), summarizing the aggregate proportions of each type of housing desired on site:

Housing type	Range at tables ¹	Average proportion ¹
Senior	20-57%	33%
Family	14-47%	24% ²
Singles / Couples	16-37%	23% ²
Supportive	15-24%	15% ²
Other	0-27%	4%

¹Percent of total "housing" tiles placed on boards

²One outlier table indicated 0 of this unit type, and this was accounted in average proportion across all tables

Questionnaire: Top 3 Housing Types



Several tables suggested developing supportive housing for homeless individuals that would enable existing shelter residents to transition into permanent affordable housing on-site.

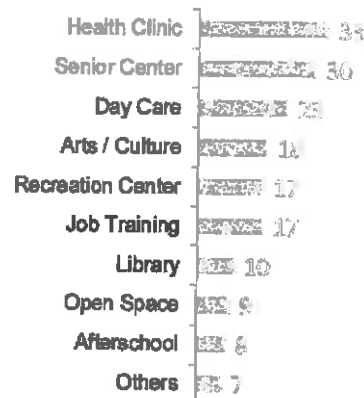
Types of Community Facilities

A health clinic with an emergency or urgent care center was identified as a top priority by individuals at the workshop. Senior and youth care / recreation centers were also priorities.



IDEA: Many tables identified a need for creative multi-purpose spaces, such as combined arts / cultural and recreational spaces that could also be intergenerational. There was also interest in an innovative youth educational and job training center, such as a S.T.E.A.M. Center (Science, Technology, Engineering, Arts, and Mathematics).

Questionnaire: Top 3 Community Facilities



Types of Commercial / Retail

Though not as many participants expressed a need for retail, those who did indicated the need for a pharmacy, gym or fitness center, and food store.



IDEA: Other creative commercial uses were recommended, such as kiosks, mini-markets, ice cream parlors, theaters, laundromats, banks, and more. Parking was also identified as a need.

Questionnaire: Top 3 Retail Uses



04 Affordability

The second activity simulated the challenges associated with making an affordable housing project work - to not only build affordable housing but also maintain it over the long term, using scarce public resources. We asked participants, within these parameters, "What mix of affordability levels are most important in the neighborhood?"

The activity began with an overview of Area Median Income (AMI), the neighborhood's income distribution, and rents considered affordable to families of different household sizes and incomes. Then, each person received a limited number of tickets, which represented City subsidy that could be traded for different colored stickers, each representing units affordable to families of various incomes and available at different "costs." In general, more tickets were needed for deeper affordability, and higher rent units could help subsidize affordable units. Participants had to fill their buildings with stickers using their limited number of tickets, designing their mix of affordability levels. See the next page for activity board and rules. After the exercise, we asked people to share their concerns, as well as their ideal affordability mix if there were no rules.



Participants at the different tables expressed a need for housing that served a variety of incomes. While some tables envisioned housing on site to serve a mix of extremely low- to low- income households, others envisioned a mix of low to moderate / middle income households. Overall, the majority desired 100% affordable housing, prioritizing those earning below 80%¹ of AMI. Most also emphasized the urgency for housing to serve households earning at or below 30% and 40% of AMI.



1 For households earning approximately \$15,000-\$46,620 (for a household size of 1-3 persons)
 2 For households earning approximately \$15,000-\$31,090 (for a household size of 1-3 persons)

Affordable Housing for Whom?

Instructions

1. Each person has 16 tickets, which represent a limited amount of "city subsidy."
2. Trade in your tickets for stickers, which represent "units" affordable for a range of incomes.
3. Each "unit" differs in cost; in general, you need more tickets to subsidize deeper affordability.
4. You must fill up your building (10 stickers in total), but you don't have to use all of your tickets.
5. In the box underneath, tell us why.

Of the total Households in Greenpoint-Williamsburg (CB1)

- 27% earn 100%+ AMI
- 9% earn 91-100% AMI
- 16% earn 51-80% AMI
- 18% earn 31-50% AMI
- 31% earn

Sources: U.S. Census Bureau; ACS 5 Year Estimates 2011-2014

Briefly tell us why you decided on this set of affordability levels:

Units & Affordability Levels*

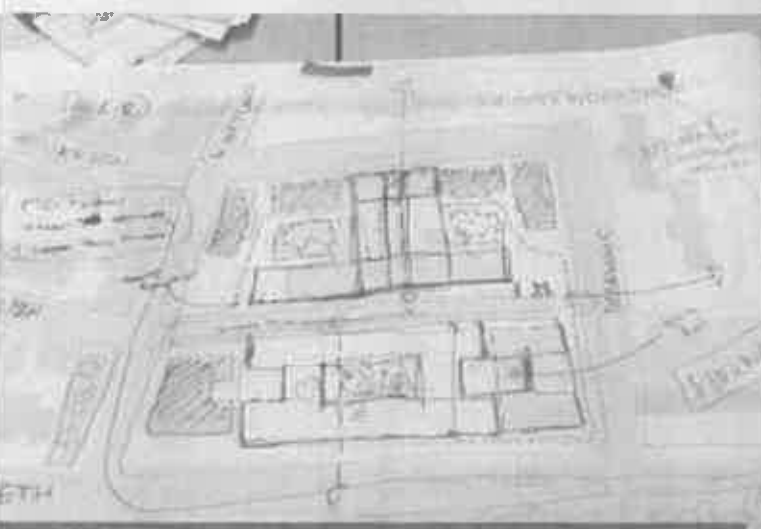
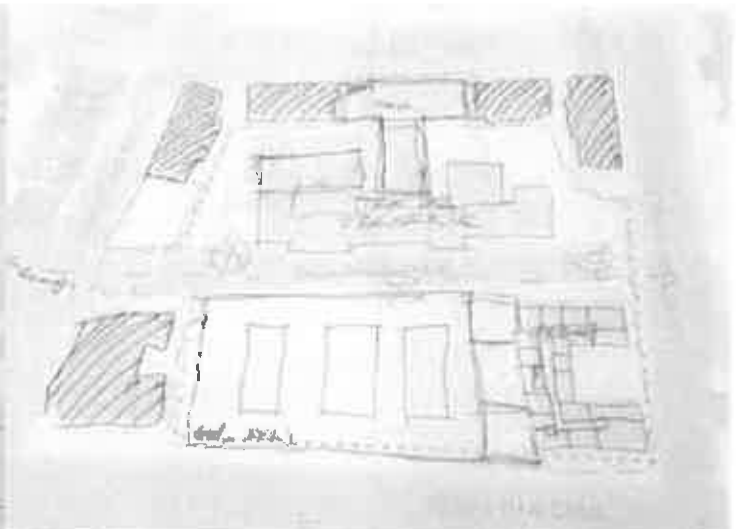
For a household of 3 in a 2-bedroom apartment.
 Please refer to AMI cards for other family and unit sizes

Market Rate	Income	Rents	To build, you need:
MR	\$128,205 +	\$3,025 +	0 tickets +BONUS1
	\$101,010	\$2,525	0 tickets
	\$77,700	\$1,942	1 ticket
	\$62,150	\$1,553	2 tickets
	\$46,620	\$1,185	1 ticket
	\$38,850	\$871	3 tickets
	\$31,080	\$777	3 tickets
30% AMI	\$23,850	\$583	4 tickets

*To describe affordability for different household incomes and family sizes, HUD uses the federal government's Area Median Income (AMI) figure. For the New York Metro Area, AMI is defined at \$77,700 for a family of 3. Families that earn less than this amount are categorized as a percentage of that AMI. For example, a family of 3 earning half of that figure (\$38,850) is categorized as 50% of AMI.

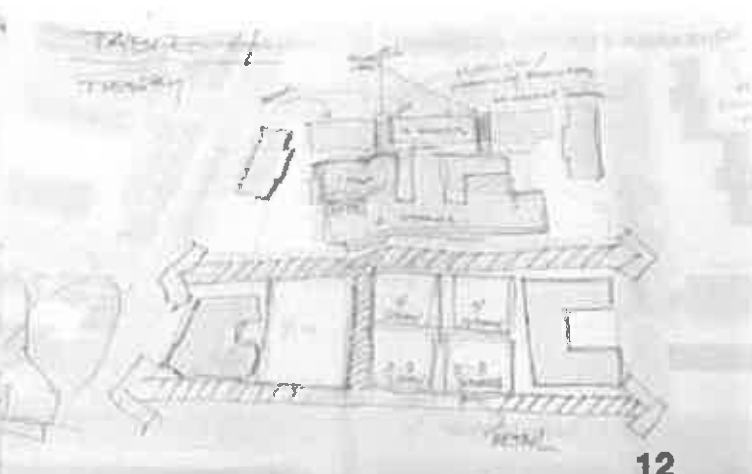
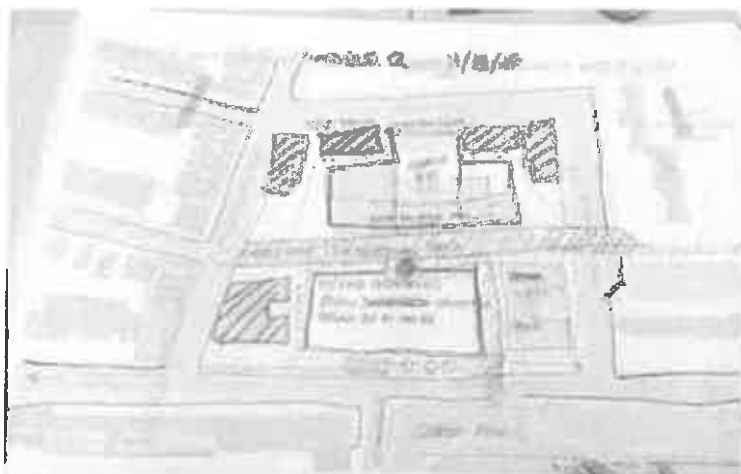


11



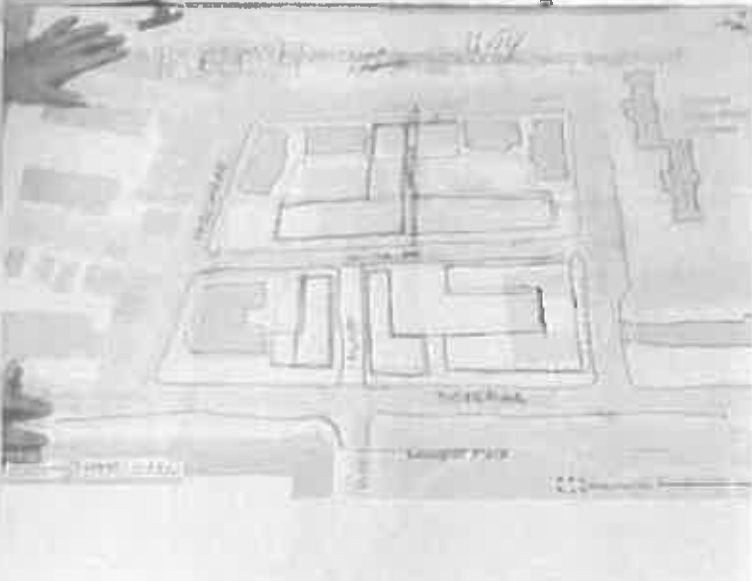
“ Retail should face Maspeth Ave, and ground floors should be active.





12

“ Skillman Ave should be opened as a pedestrian-only pathway.



05 Site Layout & Urban Design

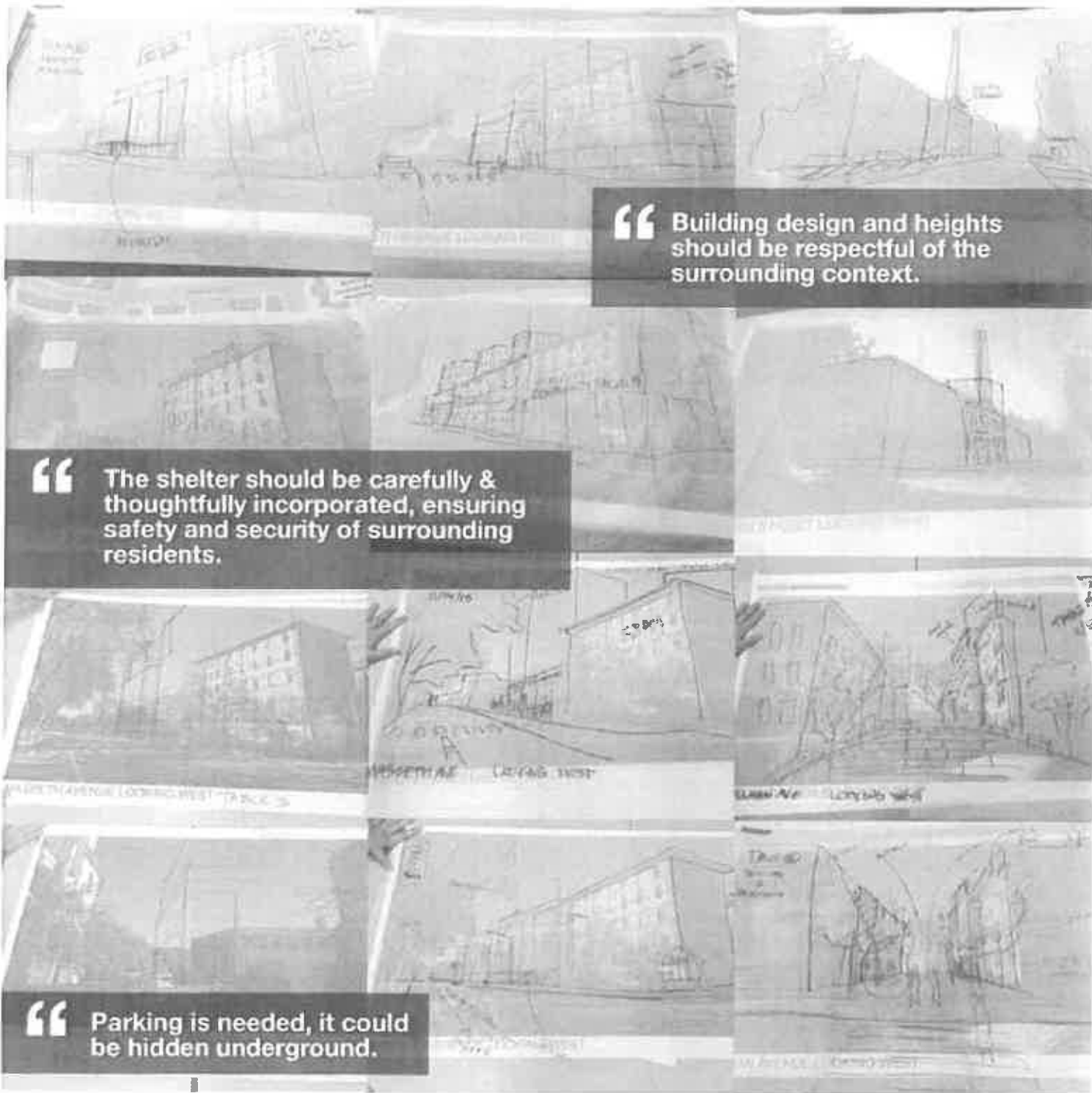
The third activity brought urban designers from the Department of City Planning to help visualize what participants envisioned in terms of urban form and public realm improvements. The facilitators asked participants: "How should the buildings and streets be laid out? What, if anything, should be preserved? Where could the shelter go? How should the site be connected to the park and surrounding area? What could it feel like walking down the street? What public amenities would you like to see?" Each table completed a site diagram (see pages 11-12) and street-view sketches (see page 14).

There was disagreement among participants about whether to preserve or demolish the existing buildings. However, there was a strong desire across all tables to honor the history of the site in some way, whether through preservation of the facade, reuse of materials, or replication of the architectural style. There were also different perspectives on the appropriate height and density of new buildings, with some calling for no more than six stories, and others amenable to 14 stories. Generally, all tables asked for heights that would enable a sufficient amount of affordable housing, but would respect the surrounding neighborhood context and existing light and views.

A majority of tables envisioned Skillman Avenue as a pedestrian-only pathway, with the exception of emergency vehicles, which could better connect the NYCHA Cooper Park Houses to the park and surrounding area. Participants asked that the site be dotted with street lights, trees, benches, and other public amenities, to enable walkability, gathering, and safety and security. Security around the homeless shelter was also a central theme to site layout.

13





“ Building design and heights should be respectful of the surrounding context.

“ The shelter should be carefully & thoughtfully incorporated, ensuring safety and security of surrounding residents.

“ Parking is needed, it could be hidden underground.

Acknowledgments

We would like to thank all of the community groups and participants of the three workshops for helping with outreach and taking the time to share their concerns and ideas with us regarding the future development of the site. We would also like to thank Council Member Antonio Reynoso's Office for his opening remarks and his staff's help with outreach. Finally, we thank the volunteer staff from the Department of Housing Preservation and Development (HPD) and the Department of City Planning (DCP) who helped to make the workshops possible.



Greenpoint Hospital Community Visioning Workshops - Report Back

Revision History

December 6, 2016 - This report was revised to update references to HPD's competitive developer designation process from "Request for Proposals (RFP)" to "Request for Expressions of Interest (RFEI)". In addition the Community Engagement Timeline on Page 3 was revised to reflect the development of the RFEI and the new anticipated release date.