



# COMMUNITY BOARD NO. 1

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HON. ERIC L. ADAMS  
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DISTRICT MANAGER

HON. STEPHEN T. LEVIN  
COUNCILMEMBER, 33<sup>rd</sup> CD

HON. ANTONIO REYNOSO  
COUNCILMEMBER, 34<sup>th</sup> CD

**COMBINED PUBLIC HEARING  
AND BOARD MEETING  
OCTOBER 9, 2018  
211 AINSLIE STREET**

**DRAFT**

## ROLL CALL

Chairperson Ms. Fuller requested District Manager Mr. Esposito to call the roll. He informed the Chairperson that there were 32 members present, a sufficient number for a quorum.

## APPROVAL OF THE AGENDA

Mr. Bruzaitis made a motion to approve the agenda as written. Mr. Torres seconded the motion. The motion was unanimously carried.

## PUBLIC HEARING

**UNENCLOSED SIDEWALK CAFÉ:** 931 Manhattan Café LLC, dba Citeron, 931 Manhattan Avenue, Application # 14372-2018 ASWC, 5 tables; 10 chairs (NEW). A presentation was made by Mr. Vincent Barile, with Mr. Michael Kelly's office. He related that the location was at 931 Manhattan Avenue, between Java Street and Kent Street. They would be using 8 ft. and 11 inches of the sidewalk for the sidewalk café. Mr. Weiser asked if they had reached out to the residents. Mr. Barile related that they had.

**UNENCLOSED SIDEWALK CAFÉ:** Anfield Road Inc., dba Banter, 132 Havemeyer Street, Application # 1417866-DCA, 3 tables; 7 chairs (RENWAL). A presentation was made by Mr. Vincent Barile, with Mr. Michael Kelly's office. He related that the location was at the corner of Havemeyer Street and South 1<sup>st</sup> Street. They were approved for 7 tables but reduced the size to 3 tables and 10 seats. They are leaving 10 feet of room for persons to walk. They have had the Sidewalk Café permit since 2012 and complies with CB #1's stipulations.

**UNENCLOSED SIDEWALK CAFÉ:** Tres De Mexico LLC, dba Mesa Coyoacan, 372 Graham Avenue, Application # 1346116-DCA, 4 tables; 8 chairs (RENEWAL). There was no presentation made on this renewal application. No comments were received.

**UNENCLOSED SIDEWALK CAFÉ:** Marlow Inc., dba Diner, 85 Broadway, Application # 1027932-DCA, 12 tables; 24 chairs (RENEWAL). There was no presentation made on this renewal application. No comments were received.

**UNENCLOSED SIDEWALK CAFÉ:** GFLC Market LLC., 114 Nassau Avenue, Application # 2035686-DCA, 10 tables; 19 chairs (RENEWAL). There was no presentation made on this renewal application. No comments were received.

**UNENCLOSED SIDEWALK CAFÉ:** 135 Studio N ADR, Inc., dba Juliette, 135 N 5<sup>th</sup> Street, Application # 1378763-DCA, 5 tables; 11 chairs (RENEWAL). There was no presentation made on this renewal application. No comments were received.

**PRESENTATION: NY Passive House – Overview of the Program Regarding Low Energy Building Standards** – by Mr. Todd Kimmel, Board Member, New York Passive House Inc.

Mr. Todd Kimmel, was joined at the meeting with Mr. Andreas M. Benzing, President of NY Passive House. They presented on the program and provided a handout for the members. New York Passive House (NYPH) was founded in 2010 by a group of professionals who found the need for an energy-efficient built environment. What started as an unofficial meetup of like-minded professionals has developed into a strong non-profit with members of diverse professional backgrounds. Today, NYPH leads the movement to promote the Passive House building energy standard in New York State and the New York City metropolitan area. Through public outreach, education, and advocacy, the team at NYPH works to promote the Passive House standard for a healthy, comfortable and energy-efficient built environment. The presentation included the following points:

**What Is Passive House?** - Passive House is an international building standard developed in the 1990s by the Passive House Institute of Darmstadt Germany. Building to the Passive House standard reduces our buildings' operational energy demand to an optimized extent through passive measures and components such as insulation, airtightness, heat recovery, solar heat gains, solar shading and incidental internal heat gains.

**Why Passive House?** - Passive House reliably delivers up to approximately a 90% reduction in heating and cooling demand and up to a 75% reduction in overall primary energy demand when compared to our existing building stock – meant to aggressively meet the climate crisis carbon reduction imperative while making a more comfortable, healthy and affordable built environment.

**Imagine Passive House** - A Passive House can be a school, an apartment building, a factory, an office, any building type. It can be modern, historical, vernacular, high or low – any design style. The only limit to what Passive House can be is what you can imagine.

## **LIQUOR LICENSES**

### **NEW**

An entity to be formed by William Zafiros, 10 Hope Street, (Liquor, wine, beer & cider, rest)  
Chipotle Mexican Grill of Colorado LLC, 130 North 4<sup>th</sup> Street, (Method of Operation Change, liquor, wine/beer, cider, rest)  
D & D Cafe LLC, 128 Meserole Street, (New, liquor, wine/beer, cider, rest)  
Erin Boyd, 331 Bedford Avenue, (New, liquor, wine/beer, cider, tavern)  
Ganzos, LLC, 232 North 12<sup>th</sup> Street, (New, liquor, wine/beer, cider, rest)  
Grand Street Food and Wine LLC, dba The Four Horsemen, 295 Grand Street, (Alteration, Liquor, wine/beer, cider, rest)  
Howtal Axe LLC, dba Bury The Hatchett Brooklyn, 67 West Street Unit 106, (New, wine/beer, cider, recreation facility/exhibition hall)  
Indigo Williamsburg HM LLC, dba TBD, 500 Metropolitan Avenue, (New, liquor, wine, beer, cider, hotel)  
Mexico 2000 Restaurant Corp, 369 Broadway Avenue, (Corporate Change, liquor, wine/beer, cider, rest)  
Sampa Restaurant LLC, dba Beco, 715 Lorimer Street, aka 45 Richardson St., (New, liquor, wine, beer & Cider)  
Sire Restaurant Group LLC, dba Sama Street, 988 Manhattan Avenue, (New, liquor, wine/beer, cider, tavern)  
So3Alpha Corp, dba TBD, 507 Grand Street, (New, liquor, wine, beer, cider, rest)  
St. Mazie LLC, 345 Grand Street, (New, liquor, wine/beer, cider, rest)  
Teazo Group LLC, dba TBD, 524 Lorimer Street, (New, Liquor, wine/beer, cider, tavern, cafe)  
Villain LLC, dba Villain, 307 Kent Avenue, (Corporate Change, liquor, wine/beer, cider, catering facility (private event only))  
Williamsburg Thai Cuisine NY Inc., dba Williamsburg Thai Cuisine, 212 Bedford Avenue, (New, wine/beer, cider, rest)

### **RENEWAL**

2 Knick LLC, dba Cape House, 2 Knickerbocker Avenue, (Renewal, liquor, wine/beer, cider, rest)  
92 Nassau Enterprises LTD, dba Princess Manor, 92 Nassau Avenue, (Renewal, liquor, wine/beer, cider, catering hall)  
96 Wythe Acquisition LLC, dba The Williamsburg Hotel and Harvey, 96 Wythe Avenue, (Renewal, liquor, wine/beer, cider, hotel, rest, event space and lounge)  
125 Wythe Inc., dba Fat Goose, 125 Wythe Avenue, (Renewal, liquor, wine/beer, cider, rest)  
Abril NY Corporation, dba Vamos Al Tequila, 162 Franklin Street, (Renewal, liquor, wine/beer, cider, rest)  
Barnisco LLC, dba Wayward Social, 35 Ingraham Street, (Renewal, liquor, wine/beer, cider, bar, tavern)  
Best Restaurant Inc., dba Suzume, 545 Lorimer Street, (Renewal, liquor, wine/beer, cider, rest)  
Bk Sports LLC, dba 4<sup>th</sup> Down, 750 Grand Street, (Renewal, liquor, wine/beer, cider, bar)  
Facility Concession Services Inc., dba Spectrum Catering & Concessions, 66 North 6<sup>th</sup> Street, (Renewal, liquor, wine/beer, cider, music venue)  
Facility Concession Services Inc., dba Spectrum Catering & Concessions, 64 North 9<sup>th</sup> Street, (Renewal, liquor, wine/beer, cider, music venue)

Galarzasuarez LLC, dba El Almacen, 557 Driggs Avenue, (Renewal, liquor, wine/beer, cider, rest)  
Jupiter Disco LLC, dba Jupiter Disco, 1237 Flushing Avenue, (Renewal, liquor, wine/beer, cider, bar/tavern)  
Khon Kaen Corp, dba Cheers Thai Restaurant, 568 Metropolitan Avenue, (Renewal, liquor wine/beer, cider, rest)  
Little Choc Inc., dba Little Choc Apothecary, 141 Havemeyer Street, (Renewal, wine/beer, cider, rest)  
McKibbin Bar LLC, dba Currant Cafe, 248 McKibbin Street, (Renewal, liquor, wine/beer, cider, bar, tavern)  
Mik S House Inc., dba Alameda, 195 Franklin Street, (Renewal, liquor, wine/beer, cider, cocktail bar)  
Moto Inc., dba Velo, 394 Broadway, (Renewal, liquor, wine/beer, cider, rest)  
NLAM INC, Dba Mole Mexican Bar & Grill, 178 Kent Avenue, (Renewal, liquor, wine/beer, cider, rest)  
TK Food Concepts LLC, dba Salt & Charcoal, 171 Grand Street, (Renewal, liquor, wine/beer, cider)

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## **BOARD MEETING**

### **MOMENT OF SILENCE**

Chairperson Ms. Fuller requested a moment of silence before commencing the meeting.

### **ROLL CALL**

Chairperson Ms. Fuller requested District Manager Mr. Esposito to call the roll. He informed the Chairperson that there were 32 members present.

### **APPROVAL OF THE AGENDA**

Ms. Nieves made a motion to approve the agenda as written. The motion was seconded by Ms. Iglesias. The motion was unanimously carried.

### **APPROVAL OF THE MINUTES**

The minutes were previously approved at the continued board meeting.

### **COMMITTEE REPORTS**

**SLA REVIEW & DCA COMMITTEE** – Mr. Burrows submitted a written report on behalf of the committee. He reviewed the report and asked for votes on the various items. New Licenses, Renewals and Postponed Items – Ms. Teague made a motion to support the committee’s various recommendations. The motion as seconded by Mr. Weiser. The motion was carried.

**BUDGET COMMITTEE** – Mr. Weidberg asked all to review the report that was distributed. He requested a vote to support the draft of the FY 2020 Statement of District Needs, and the draft of the

FY 2020 Capital and Expense Budget items. Ms. Teague made a motion to support the two documents. The motion was seconded by Mr. Weiser. The motion was unanimously carried.

**LAND USE, ULURP & LANDMARKS (subcommittee) COMMITTEE** – Ms. Teague submitted a written report from the Land Use Committee. She read the report and asked for votes on the items.

BSA CAL. # 2018-128 BZ – 103 NORTH 10<sup>TH</sup> STREET (Block 2296 Lot 7501) – An application for a special permit to permit a physical culture establishment (“PCE”) within portions of the cellar and first floor of an existing mixed-use building located in an M1-2/R6A (MX-8) zoning district. -This is an application for a permit to operate a physical culture establishment within portions of the cellar and first floor of an existing mixed-use building in an M1-2/R6A zoning district. The establishment, “The Bath House Spa”, will provide massage therapy by licensed massage therapists, facials, and saunas. There are also 3 pools: one hot tub for relaxation, and 2 others for alternate hot-cold submersions. There will also be a restaurant and the applicant is applying for a liquor license. Resolution: Considering the compliance with the requirements for therapist licensure and the category of related therapies to be provided, the committee voted unanimously for approval. Ms. Teague made a motion to support the resolution. The motion was seconded by Ms. Cabrera. The motion was carried. The vote was as follows: 42 “YES”; 0 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS”.

CITY PLANNING: 12 FRANKLIN STREET - ZONING TEXT AMENDMENT N180388 ZRK – MODIFICATION OF USE, BULK, PARKING AND LOADING REGULATIONS IN INDUSTRIAL BUSINESS INCENTIVE AREAS. SPECIAL PERMIT 180387 ZSK, 180389 ZSK. Ms. Teague noted that the committee recommends approval of the application with conditions as noted in the resolutions:

(A) The first application seeks a zoning amendment adding an Industrial Business Incentive Area to the entire block on which the applicant’s building is located. Approval of the zoning change for the block, rather than just for the building site, would allow the owners of the adjacent buildings to ask for the special permit without having to also seek a zoning change.

Several organizations appeared in support of all three applications as being in furtherance of bringing valuable employment into the community and providing live-work spaces that would cut down on vehicular traffic.

Resolution: The committee voted unanimously to approve with the following conditions:

- (1) Related retail will not be counted as industrial space and cannot be located in the area earmarked as industrial space;
- (2) Industrial/manufacturing space will be rented at least at 20% below market rate;

The committee also voted to urge the city to respond to the Board’s prior request to open-up this zoning amendment and the availability of obtaining the special permit to the M1-1 district and to complete the North Brooklyn Industry Innovation Plan.

(B) The second application, specific to the developer’s site, asks for the special permit that would be allowed by the requested zoning amendment. Such permit would permit an increase in floor area for development occupied by the industrial, light manufacturing, and incentive uses in connection with a 7story mixed-use commercial/industrial building.

**Resolution:** The committee voted unanimously to approve with the above conditions.

(C) The third application asks for reduction of the required parking spaces from 400 to 36 with an increase in bike parking to 85, 17 over the current requirement. It also seeks a reduction of loading space, proposing 2 loading births, each 40 feet deep.

The developer conceded he could increase the parking spaces to 60 without amending the application.

**Resolution:** The committee voted 7 in favor/2 against the request. The members in favor felt the smaller number would be an effective measure to cut down on people bringing cars into the area; the members against felt the developer should provide 60 spaces as an accommodation to the residents living in the area who already have difficulty parking. The board members discussed the application and debated the various points. Roll call votes were requested.

**ROLL CALL #1** – Ms. Teague made a motion to approve the report as written with support of 36 parking spaces. The motion was seconded by Mr. Wilkens. The motion FAILED. The vote was as follows: 14 “YES”; 18 “NO”; 2 “ABSTENTIONS”; 0 “RECUSALS”.

NAME	YES	NO	ABS	RECUSAL
GINA ARGENTO	X			
BOGDAN BACHOROWSKI				
LISA BAMONTE		X		
LOUIS BARRICELLI	X			
GINA BARROS		X		
ERIC BRUZAITIS	X			
THOMAS J. BURROWS		X		
PHILIP CAPONEGRO				
IRIS CABRERA		X		
FRANK P. CARBONE	X			
STEPHEN CHESLER	X			
MICHAEL CHIRICHELLA		X		
THERESA CIANCIOTTA		X		
JOSHUA COHEN				
ARTHUR DYBANOWSKI		X		
T. WILLIS ELKINS	X			
JULIA AMANDA FOSTER	X			
SAMUEL FRANCOZ				
DEALICE FULLER				
EMILY GALLAGHER	X			
VINCENT GANGONE				
SOLOMON GREEN				
JOEL GROSS			X	
SONIA IGLESIAS			X	
MOISHE INDIG				
BOZENA KAMINSKI				
AVROM KATZ		X		

RYAN KUONEN	X			
YOEL LANDAU				
MARIE LEANZA		X		
YOEL LOW				
TRINA McKEEVER	X			
TOBY MOSKOVITS	X			
MARTIN NEEDELMAN		X		
SIMON NEUSTEIN				
RABBI DAVID NIEDERMAN				
KAREN NIEVES	X			
MARY ODOMIROK		X		
JANICE PETERSON		X		
DANA RACHLIN		X		
MICHAEL GARY SCHLESINGER				
ISAAC SOFER	X			
ROBERT SOLANO		X		
JAMES STUART		X		
DEL E. TEAGUE		X		
TOMMY TORRES		X		
MARIA VIERA				
STEPHEN WEIDBERG	X			
SIMON WEISER		X		
TESA WILSON				
<b>TOTAL:</b>	<b>14</b>	<b>18</b>	<b>2</b>	<b>0</b>

**ROLL CALL #2 – Mr. Weiser made a motion to approve the report with support of 200 parking spaces. Mr. Needelman seconded the motion. The motion FAILED. The vote was as follows: 3 “YES”; 33 “NO”; 1 “ABSTENTIONS”; 0 “RECUSALS”.**

NAME	YES	NO	ABS	RECUSAL
GINA ARGENTO		X		
BOGDAN BACHOROWSKI				
LISA BAMONTE		X		
LOUIS BARRICELLI		X		
GINA BARROS		X		
ERIC BRUZAITIS		X		
THOMAS J. BURROWS	X			
PHILIP CAPONEGRO				
IRIS CABRERA		X		
FRANK P. CARBONE		X		
STEPHEN CHESLER		X		
MICHAEL CHIRICHELLA		X		
THERESA CIANCIOTTA		X		
JOSHUA COHEN				

ARTHUR DYBANOWSKI		X		
T. WILLIS ELKINS		X		
JULIA AMANDA FOSTER		X		
SAMUEL FRANCOZ				
DEALICE FULLER				
EMILY GALLAGHER		X		
VINCENT GANGONE		X		
SOLOMON GREEN			X	
JOEL GROSS		X		
SONIA IGLESIAS		X		
MOISHE INDIG				
BOZENA KAMINSKI				
AVROM KATZ		X		
RYAN KUONEN		X		
YOEL LANDAU		X		
MARIE LEANZA		X		
YOEL LOW				
TRINA McKEEVER		X		
TOBY MOSKOVITS		X		
MARTIN NEEDELMAN	X			
SIMON NEUSTEIN				
RABBI DAVID NIEDERMAN				
KAREN NIEVES		X		
MARY ODOMIROK		X		
JANICE PETERSON		X		
DANA RACHLIN		X		
MICHAEL GARY SCHLESINGER				
ISAAC SOFER		X		
ROBERT SOLANO		X		
JAMES STUART		X		
DEL E. TEAGUE		X		
TOMMY TORRES		X		
MARIA VIERA				
STEPHEN WEIDBERG		X		
SIMON WEISER	X			
TESA WILSON				
<b>TOTAL:</b>	<b>3</b>	<b>33</b>	<b>1</b>	<b>0</b>

ROLL CALL #3 – Mr. Solano made a motion to approve the report with support of 60 parking spaces. The motion was seconded by Ms. Nieves. The motion was CARRIED. The vote was as follows: 31 “YES”; 6 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS”.

NAME	YES	NO	ABS	RECUSAL
GINA ARGENTO	X			
BOGDAN BACHOROWSKI				



LISA BAMONTE	X			
LOUIS BARRICELLI	X			
GINA BARROS	X			
ERIC BRUZAITIS		X		
THOMAS J. BURROWS	X			
PHILIP CAPONEGRO				
IRIS CABRERA	X			
FRANK P. CARBONE	X			
STEPHEN CHESLER		X		
MICHAEL CHIRICHELLA	X			
THERESA CIANCIOTTA	X			
JOSHUA COHEN				
ARTHUR DYBANOWSKI	X			
T. WILLIS ELKINS	X			
JULIA AMANDA FOSTER		X		
SAMUEL FRANCZOZ				
DEALICE FULLER				
EMILY GALLAGHER	X			
VINCENT GANGONE	X			
SOLOMON GREEN	X			
JOEL GROSS	X			
SONIA IGLESIAS	X			
MOISHE INDIG				
BOZENA KAMINSKI				
AVROM KATZ	X			
RYAN KUONEN		X		
YOEL LANDAU	X			
MARIE LEANZA	X			
YOEL LOW	X			
TRINA McKEEVER	X			
TOBY MOSKOVITS				
MARTIN NEEDELMAN		X		
SIMON NEUSTEIN				
RABBI DAVID NIEDERMAN				
KAREN NIEVES	X			
MARY ODOMIROK	X			
JANICE PETERSON	X			
DANA RACHLIN	X			
MICHAEL GARY SCHLESINGER				
ISAAC SOFER	X			
ROBERT SOLANO	X			
JAMES STUART	X			
DEL E. TEAGUE	X			
TOMMY TORRES	X			
MARIA VIERA				

STEPHEN WEIDBERG	X			
SIMON WEISER		X		
TESA WILSON				
TOTAL:	31	6	0	0

**LANDMARKS SUBCOMMITTEE** – Ms. McKeever presented the Landmarks Subcommittee Report. She discussed the application which was for 200 Guernsey Street. She noted that there was no rendering at the time the committee met, however, the applicant did subsequently send one. She noted that the committee recommends approval of the application with the updated rendering. She asked for a motion to support the report and the recommendation to approve the item. Ms. Teague made a motion to approve the report and the recommendation. The motion as seconded by Ms. Cabrera. The motion was unanimously carried.

**PARKS COMMITTEE** – Mr. Caponegro submitted a written report that contained a recommendation for the RECONSTRUCTION OF THE COOPER PARK BATHROOM HOUSE. Ms. McKeever presented the report. She noted that the committee received a presentation on the proposed upgrades for the comfort station. She reviewed the various improvements proposed. The bathrooms would be ADA compliant. The members that were present voted to recommend that the Parks & Waterfront Committee’s Chair, seek the board members to support the reconstruction of the restrooms/maintenance building at Cooper. Ms. McKeever asked for the board members to consider the item. Mr. Torres made a motion to support the plans. The motion was seconded by Mr. Stuart. The motion was unanimously carried. Ms. McKeever announced that there will be a meeting on Tuesday, October 23, 2018 at the Bushwick Inlet Meeting Room with the Greenpoint Landing Design Team to show their design for the northern most portion of Greenpoint Landing, and ask for community input. The time is to be announced.

**BY LAWS COMMITTEE** – Mr. Needelman related that he did not have a report to present at this time but that he was planning on having a committee meeting on October 24, 2018.

**PARKS DEPARTMENT MINUTE**

A written report was submitted by Ms. Mary Salig, the district’s Parks Manager, NYC Department of Parks & Recreation. The report was distributed to review.

**PUBLIC SESSION** (Reserved for the Public’s expression. Board Members will not be allowed to speak.) Each scheduled participant for this session will have an allowance of two (2) minutes. (No questions will be entertained. Speakers are requested to submit their testimony in writing). District Manager Mr. Esposito called persons who signed up to speak.

Christina McClain, resident, related that she was representing the children and parents at the School Settlement Association 9120 Jackson St.). She raised concerns about recent communications that the parents have received about the afterschool program. She wanted to make the community aware of what was going on and ask for support. She related that St. Nicks Alliance told the parents that the afterschool program would have to move to PS 132. It was very unclear about the reasoning as to why

they would have to move. But they gave the parents about six school days. At PS 132 there is no technology and the whole program would need to be redesigned. This was just thrust upon the parents and everyone is pretty much up in arms. She said that every day they are getting different information from St. Nicks. They [the parents] have concerns. She attended the PTA meeting and principal at 132 has concerns. Nothing was worked out. She is asking for the board's support in helping the parents get the information, something in writing.

Mr. Alexis Rodriguez, from Council Members Reynoso's office, noted that they have reached out to St. Nicks Alliance about the School Settlement House. They are to send a letter to the parents.

Daphne Fitzpatrick, resident, spoke about the BQE at Hope Street and re-opening the pedestrian walkaway to allow access to other side and subway station with the shutdown of the L train.

Richard Mazur, from the North Brooklyn Development Corp., spoke about the success of the environmental fund and to invite all to an open house on Saturday, October 1th, from 11AM to 3 PM to learn about the progress of the Greenpoint Community Environmental Fund.

Victoria Cambranes, resident, spoke about the recent community involvement meeting regarding the Nuhart site and its demolition. There were a few things that came out of the meeting that the community needs to reconsider. She asked that the board help to support another meeting. Issues that came up were Dept. of Building issues, not D.E.C. so the person/engineer that was there was not able to answer the DOB questions. There were a lot of women from the senior housing that is across the street from the site, and they will be directly affected by the work. Many of these elderly women were hard of hearing or did not speak English very well. There was no translator. Website access for information on the site if a problem for these seniors. She is asking for another meeting, perhaps a smaller one at the senior housing.

Nancy Wechter, resident, spoke about a new group that is City wide called Neighborhood United. They are dealing with the issue of nightlife and making comments about quality of life issues (i.e. retail displacement and diversity).

James Sealy, resident, spoke about problems with a bar at 10 Hope Street. It was under the entity of Bear Cat. They have now come back with a different name. He noted problems with their operations and having a negative impact on the surrounding residents of this small block. The residents are against this change in the neighborhood.

Carmen Colon, owner of 196 Manhattan Avenue, voiced opposition to the granting of liquor license to D & D Café LLC at 128 Meserole Street. She was concerned about quality of life for the persons on the block. There are too many bars and they are overcrowding the blocks.

Brian Winkowski, resident of Hope Street, voiced opposition to a bar opening at 10 Hope Street. He lives at 14 Hope Street and is the building's president. He related that 10 Hope Street has a large outdoor space that is near their building. There were problems with the bar that was there before.

John Froud, resident of Hope Street, voiced opposition to the bar opening at 10 Hope Street. He spoke about issues with bars and the noise/disruption to persons living on this quiet street. It is generally unpleasant.

Aleksandra Klidera, resident of Hope Street, raised concerns about the bar at 10 Hope Street. She noted problems and issues with a bar there before. She has tried to work with the previous owners to make them aware of the problems that she has experienced in her apartment from the bar.

Jessica Tillyer, resident of Hope Street, raised concern about the bar and having good quality of life and happiness. She said that she was concerned about the bar and its large open space. She noted problems with the previous bar that she experienced. She was pregnant and could not sleep through the night because of the noise. Now she is a young mother and concerned about her child. She is concerned about the persons who live on the block. She related that she had to clean up vomit because of the people from the bar.

Bella Sabel, resident, spoke about Women's Swim at Met Pool. She raised concern about the limited time (one hour) and that there should be more hours provided for the women's swim time.

### **ANNOUNCEMENTS: ELECTED OFFICIALS**

Council Member Stephen Levin spoke briefly and provided updates regarding various issues (i.e. – the Nuhart site and a comment period being open with the State/D.E.C. superfund program.) He asked that people provide their comments. It is a complicated environmental site, but it is very toxic with plumes going north and south. He urged people from Greenpoint to make comments. He spoke about the school that was sited for there. They are looking at another location. They need about 50,000 sq. feet. He asked for input on other locations. He noted that Mr. Solotaire of his office has been working on participatory budgeting. He urged all to participate and get involved. He said that they are looking at working with DCP and the Parks Department about moving forward with the sites in Greenpoint. They are looking at scheduling a workshop before Thanksgiving. McCarren Park and McGolrick Park are both looking like they are going to be opening up this Fall (in McGolrick). Looks like they are on track. He invited all to a gathering on October 23<sup>rd</sup>, at the Park Church Coop on Russel Street. It is to support the very small shelter program. It is a very needed program for the individuals in Greenpoint who are often inebriated and need some place to stay. He asked for support for this program.

Mr. Weiser asked about the Council Member's support in funding the cleaning equipment and personnel needed for the Department of Sanitation to change some streets from night cleaning to day cleaning. The board has been supporting this for a couple of years.

Mr. Pierre, representative from Comptroller Scott Springer's Office, provided some updates. He related that the Comptroller had visited Cooper Park Houses and discussed issues that they had on NYCHA properties. He said that this week the Comptroller's Office will be celebrating Polish Heritage week this Friday with a breakfast at 8:30 AM at the Polish & Slavic Center at 177 Kent Street. He distributed the most recent newsletter. He noted that they have a community action center at the Comptroller's Office. It is their equivalent of 311.

Chairperson Ms. Fuller recognized that representatives were present from: Council Member Reynoso's Office; Assemblywoman Davila's Office; Assemblyman Lentol's Office.

Ms. Zuckerman, from Senator Kavanagh's Office, spoke to provide a few updates. She noted that there was an event that they were co-hosting on the role of caregivers with persons who have dementia (November 13, at St. Francis College). She noted that a letter was sent to DEC about remedial investigation of some areas near Bushwick Inlet Park.

Ms. Salarza, addressed the board members and others who were present.

### **CHAIRPERSON'S REPORT**

Chairperson Ms. Fuller related that she is was waiting for the some of the board members to return their committee request forms so she could review them all and make assignments.

### **DISTRICT MANAGER'S REPORT**

A written report was submitted and distributed for review.

### **OLD BUSINESS**

No old business was raised.

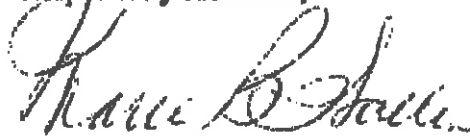
### **NEW BUSINESS**

The members discussed the questions that were raised about the matter concerning School Settlement House and the relocation of the afterschool program. An inquiry will be sent to find out the facts.

### **ADJOURNMENT**

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

Respectfully submitted,



Marie Buena Wallin  
Assistant District Manager

Reviewed by:



Sonia Iglesias  
Recording Secretary



**COMMUNITY BOARD NO. 1**

435 GRAHAM AVENUE - BROOKLYN, NY 11211

PHONE: (718) 389-0009

FAX: (718) 389-0098

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Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)

HON. ERIC L. ADAMS  
BROOKLYN BOROUGH PRESIDENT



**ATTENDANCE SHEET**

(26 Members Constitute a Quorum for the Board Meeting & Public Hearing) DATE: Tuesday, October 09, 2018

**BOARD MEETING AND PUBLIC HEARING**

1 <sup>st</sup>	2 <sup>nd</sup>		1 <sup>st</sup>	2 <sup>nd</sup>	
<input type="checkbox"/>	<input type="checkbox"/>	GINA ARGENTO	<input type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI -out-
<input type="checkbox"/>	<input type="checkbox"/>	BOGDAN BACHOROWSKI -out-	<input type="checkbox"/>	<input type="checkbox"/>	AVROM KATZ
<input type="checkbox"/>	<input type="checkbox"/>	LISA BAMONTE	<input type="checkbox"/>	<input type="checkbox"/>	RYAN KUONEN
<input type="checkbox"/>	<input type="checkbox"/>	LOUIS BARRICELLI	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU
<input type="checkbox"/>	<input type="checkbox"/>	GINA BARROS	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA
<input type="checkbox"/>	<input type="checkbox"/>	ÉRIC BRUZAITIS	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW
<input type="checkbox"/>	<input type="checkbox"/>	THOMAS J. BURROWS	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER
<input type="checkbox"/>	<input type="checkbox"/>	IRIS CABRERA	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS
<input type="checkbox"/>	<input type="checkbox"/>	PHILIP CAPONEGRO -out-	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MARTIN NEEDELMAN
<input type="checkbox"/>	<input type="checkbox"/>	FRANK CARBONE	<input type="checkbox"/>	<input type="checkbox"/>	SIMON NEUSTEIN -out-
<input type="checkbox"/>	<input type="checkbox"/>	STEPHEN CHESLER	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN
<input type="checkbox"/>	<input type="checkbox"/>	MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES
<input type="checkbox"/>	<input type="checkbox"/>	THERESA CIANCOTTI	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK
<input type="checkbox"/>	<input type="checkbox"/>	JOSHUA COHEN -out-	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON
<input type="checkbox"/>	<input type="checkbox"/>	ARTHUR DYBANOWSKI	<input type="checkbox"/>	<input type="checkbox"/>	DANA RACHLIN
<input type="checkbox"/>	<input type="checkbox"/>	T. WILLIS ELKINS	<input type="checkbox"/>	<input type="checkbox"/>	MICHAEL GARY SCHLESINGER -out-
<input type="checkbox"/>	<input type="checkbox"/>	JULIA AMANDA FOSTER	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER
<input type="checkbox"/>	<input type="checkbox"/>	SAMUEL FRANCOZ -out-	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT SOLANO
<input type="checkbox"/>	<input type="checkbox"/>	DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	JAMES STUART
<input type="checkbox"/>	<input type="checkbox"/>	EMILY GALLAGHER	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE
<input type="checkbox"/>	<input type="checkbox"/>	VINCENT GANGONE	<input type="checkbox"/>	<input type="checkbox"/>	TOMMY TORRES
<input type="checkbox"/>	<input type="checkbox"/>	SOLOMON GREEN	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA -out-
<input type="checkbox"/>	<input type="checkbox"/>	JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	STEPHEN WEIDBERG
<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER
<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	TESA WILSON -out-

(41 Members Present)

Council Member  
Stephen T. Levin

Council Member  
Antonio Reynoso

Rec'd 10/9/18





## NYPH will host the NAPHN Conference

New York City June 21-22, 2019



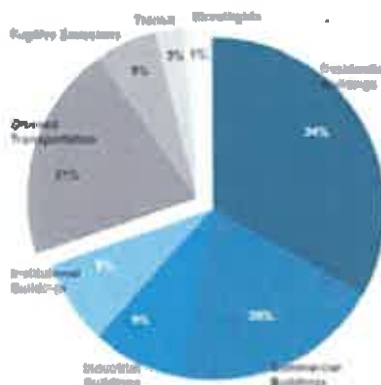
New York Passive House | June 2018

55 Broad Street New York, NY 10004 | 3

## The Challenge

low-energy buildings for a prosperous & resilient NYC

**“The energy used in our buildings contributes nearly three-quarters of citywide emissions.”**  
*One City: Built to Last*



Source: New York City Mayor's Office of 2007-2011 Planning and Sustainability

New York Passive House | June 2018

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## WE CAN DO BETTER, TODAY



**CLIMATE DANGER**

New York Passive House | June 2018

For certain wall buildings, the problem is really insulation size would need to

# GO BACK 1000+ YEARS

to find buildings that regularly used as little insulation as these do today.



Net 15664 | 5

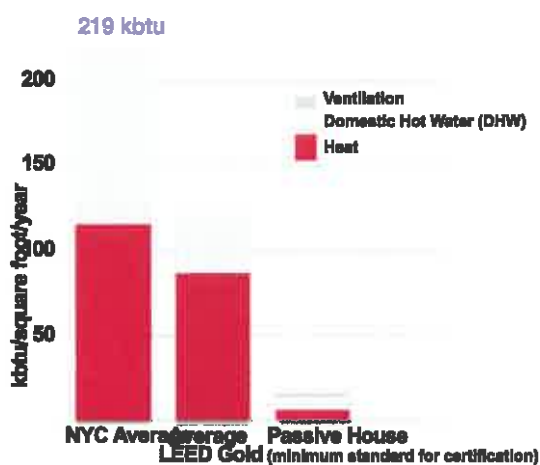
## ENERGY CONSUMPTION

for NYC buildings, commercial heating and domestic hot water

**Mayor Bill de Blasio announces policy to make 80% reductions in greenhouse gas emissions by 2050.**

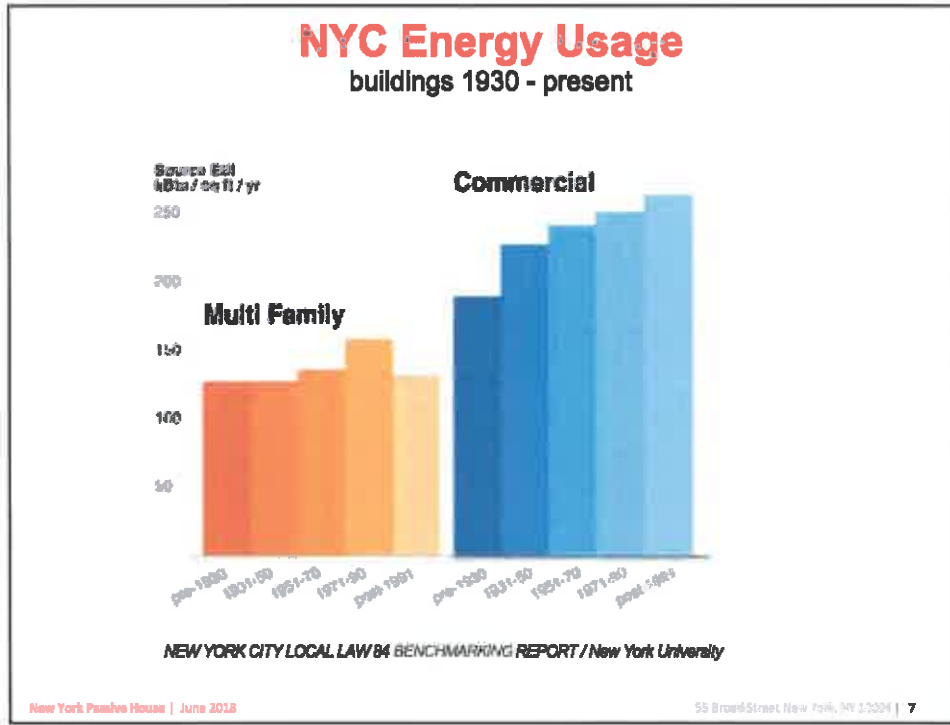
**“To implement leading edge...cost-effective...highly energy efficient...look to Passive House...or zero net energy...standards.”**

New York Passive House | June 2018



Category	Heat (kbtu/sq ft/yr)	DHW (kbtu/sq ft/yr)	Ventilation (kbtu/sq ft/yr)	Total (kbtu/sq ft/yr)
NYC Average	~115	~50	~50	219
Average LEED Gold	~85	~10	~10	~105
Passive House (minimum standard for certification)	~10	~5	~5	~20

55 Broad Street New York, NY 10004 | 5



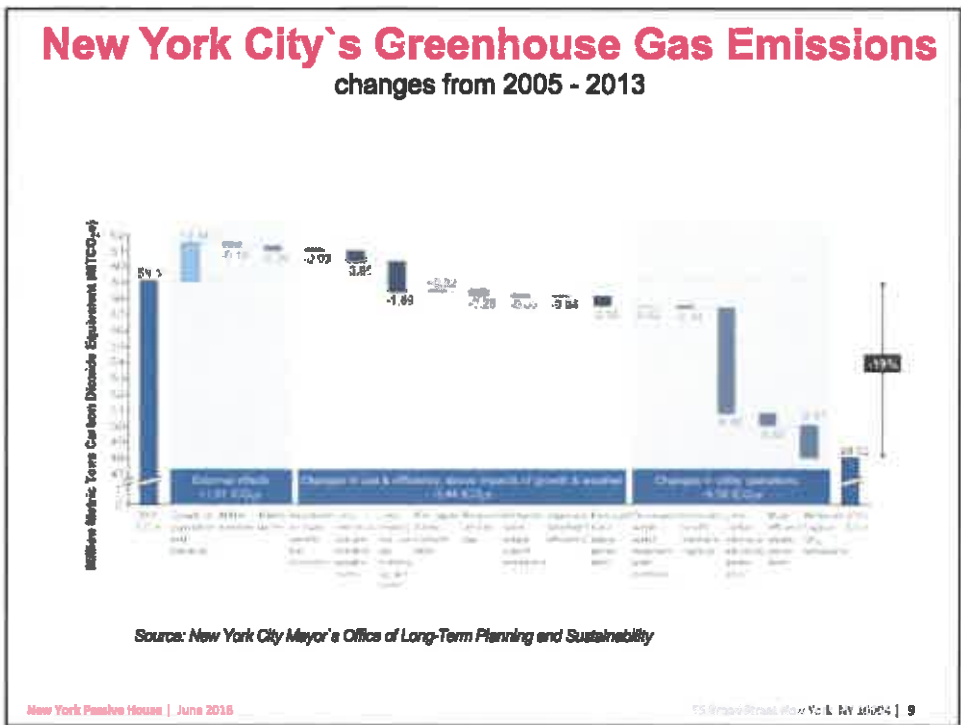
## Mayor Michael Bloomberg announced **planNYC TO REDUCE GHG BY 30% BY 2030.**

**PlanNYC**

In 2007, the City released its comprehensive sustainability agenda, *PlaNYC*, which set the goal to reduce citywide GHG emissions by 30 percent from 2002 levels by 2030. Following Hurricane Sandy, the City released *PlanNYC: A Stronger, More Resilient New York*, a complementary plan to rebuild post-Sandy and improve citywide resiliency.

To reduce our GHG emissions, New York City must focus on improving the efficiency of our buildings. Nearly 75 percent of New York City's emissions come from the energy used in buildings. Our buildings also last longer than the national aver-

New York Passive House | June 2018 55 Broad Street New York, NY 10004 | 8

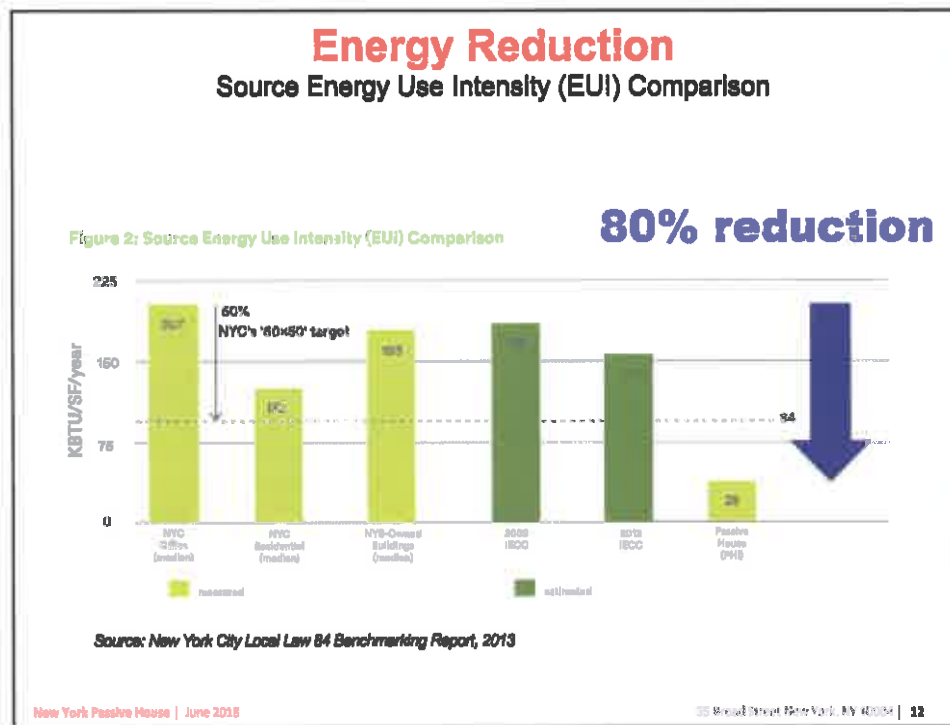
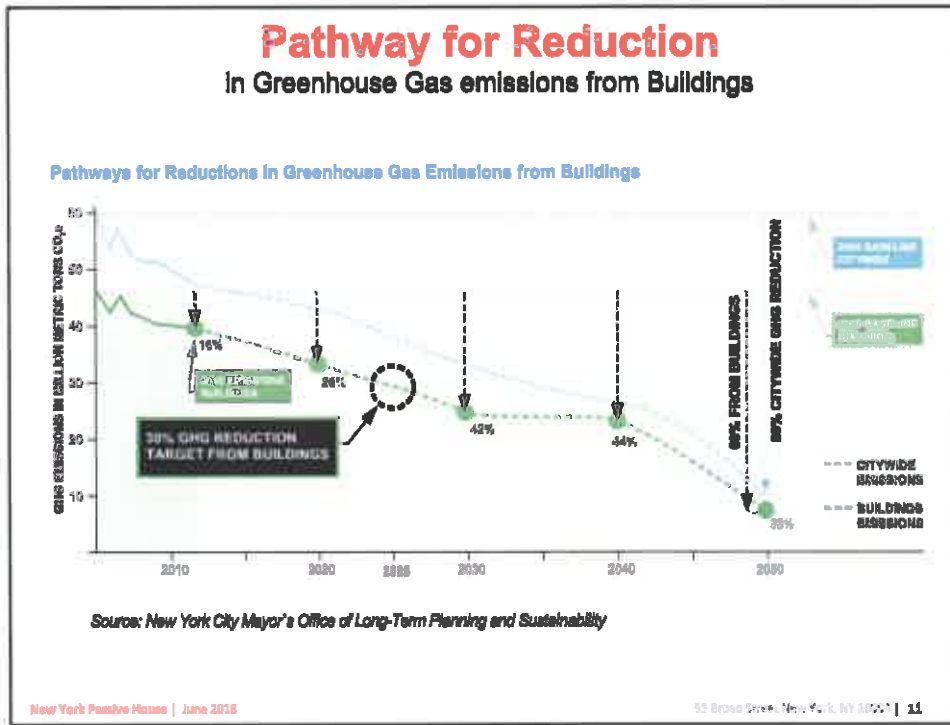


## One City Built to Last

Mayor Bill de Blasio  
announces NYC  
POLICY TO MEET  
80% CARBON  
REDUCTIONS BY  
2050.

"To implement leading  
edge...cost-effective...highly  
energy efficient...look to  
**Passive House**...or "zero  
net energy"...standards."

The City of New York Mayor Bill de Blasio  
55 Broad Street New York, NY 10001 | 10



**New York City Market Transformation  
Technical Working Group Report  
April 2016**

**Local Laws 84, 87 and 88 of 2009** require owners to submit **84: energy-use benchmarks, 87: energy audits and 88: to comply with Lighting Standards**

**Lead by example for City-owned new buildings and substantial renovations** encourage proofs of concept.

**New York City Council passes LL31 and LL32 of 2016.** Most new city buildings and major retrofits will need to achieve **LEED Gold** and cut energy use *in half*.

**Exemplary Buildings Program** awards to encourage proofs of concept for PH-like levels of performance.

**Expand Carbon Challenge** engages NYC institutional users to 50% energy use reductions to move towards as best practice.

**Mandates in 2019 and 2022** – Require energy performance design targets to PH-like levels by 2022.

**Brooklyn Borough Board Resolution  
In Support of the International Passive House Standard  
for New York City 2016**

**New York City Mayor  
Approves Local Law No. 32 for the year 2018  
January 8, 2018**

**LL32-2018, Stretch & Performance Code: aggressive reductions in 2019 and 2022 energy codes, with "passive-like" performance targets, by 2025**

**LOCAL LAWS  
OF  
THE CITY OF NEW YORK  
FOR THE YEAR 2018**

**No. 32**

Introduced by Council Members Constantinides, Richards, Johnson, Treyger, Levin, Rosenthal, Chin, Salamanca, Coban, Meachuck, Gentile and Kallos.

**A LOCAL LAW**

To amend the administrative code of the city of New York, in relation to requiring periodic recommendations on adoption of more stringent energy efficiency requirements for certain buildings

**NYSERDA  
PROPOSED STRETCH CODE SUPPLEMENT  
AMENDMENTS TO 2018 INTERNATIONAL ENERGY  
CONSERVATION CODE AND ASHRAE 90.1-2016  
March 2018**

**Addition of New Section R408 (Passive House)**

**Section R408  
Passive House**

**R408.1 General.** Buildings shall comply with either Section 408.1.1 or 408.1.2, and shall comply with Section 408.2.

**408.1.1.** Passive House Institute US (PHIUS) Approved Software, PHIUS+2015, Passive Building Standard - North America, where Specific Space Heat Demand, as modeled and field-verified by a Certified Passive House Consultant, is less than or equal to 9kBtu/ft<sup>2</sup>/year. The dwelling unit shall also be tested with a blower door and found to exhibit no more than 0.05 CFM50/ft<sup>2</sup> or 0.08 CPM75/ft<sup>2</sup> of air leakage.

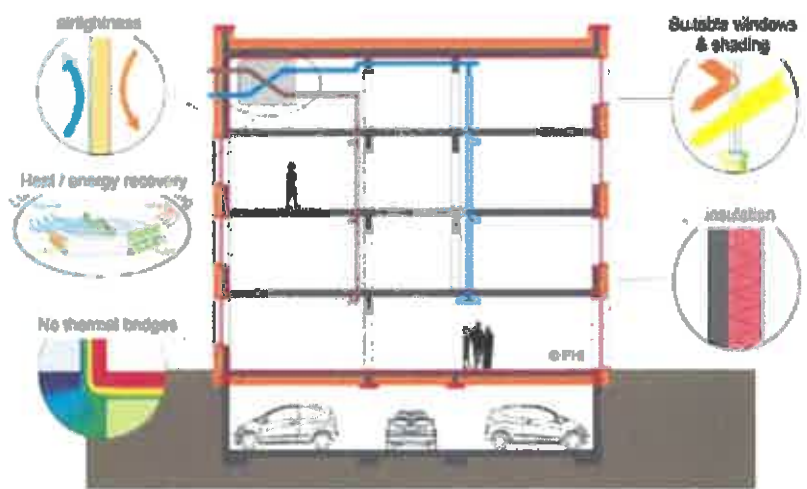
**408.1.2** Passive House Institute (PHI) Approved Software, Passive House Institute: Low Energy Building Standard, version 9f, where Specific Space Heating or Cooling Demand is less than or equal to 9.5 kBtu/ft<sup>2</sup>/year, as modeled and field-verified by a Certified Passive House Consultant. The dwelling unit shall also be tested with a blower door and found to exhibit no more than 1.0 air changes per hour.

### The Passive House Idea


- use less energy
- be more predictable
- be healthier
- be more comfortable
- be more durable
- be more resilient





### A METHODOLOGY




**quality**

**Certified Buildings** 

**Energy Model Methodology** 

**Trained Professionals** 

**Certified Components** 

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**EnerPHit**



**Most of what will be, has already been built.**

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**Exterior Townhouse Retrofit**  
**Brooklyn, New York**



**Gramercy Park, EnerPHit Townhouse**  
**Manhattan, New York**



**Historic District Passive Townhouse**  
Brooklyn, New York



**Multi Family, Pearch Harlem**  
Manhattan, New York



**Beach Green Dunes, Affordable Housing**  
Queens, New York



**Mixed-Use Downtown**  
Manhattan, New York





**425 Grand Concourse**  
Bronx, New York



**Team**

**Architect**  
Dattner Architects P.C.

**Developer**  
Trinity Mid Bronx  
Development LLC

**Certified Passive House  
Consultant**  
Steven Winter Associates,  
Inc.

**Mixed-Use Downtown**  
Manhattan, New York



**Team**

**Design Architect**  
FXCollaborative

**Executive Architect**  
SLCE Architects

**Developer**  
Fetner Properties

**Certified Passive House  
Consultant**  
Vidaris

**SENDERO VERDE**  
111<sup>th</sup> Street New York, NY

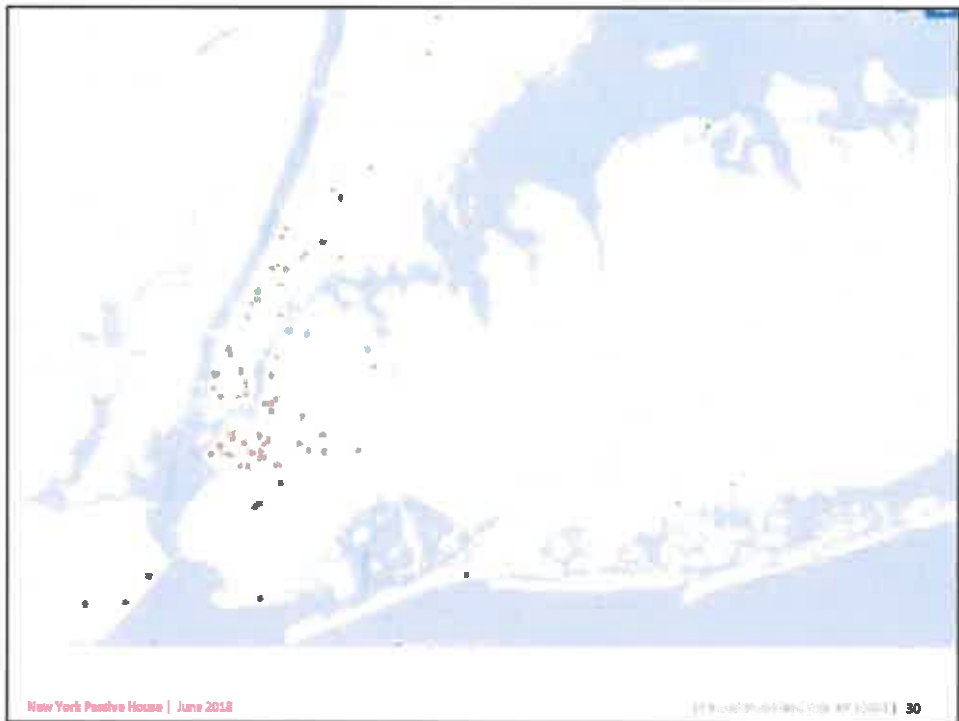


**Team**

**Developers**  
Jonathan Rose Companies  
L+M Development Partners  
Acacia Network

**Certified Passive House Consultant**  
Steven Winter Associates

**Architect**  
Handle Architects LLP



### MEASURING PROGRESS

**Inexpensive, non-intrusive  
remote monitoring**  
*Indoor/outdoor Temperature,  
Humidity, Power, Air Quality*  
*No opex, just capex*

**Track variables at a single  
property, or compare  
multiple properties**

**Community wireless using  
The Things Network NY**

*Our investment in remote sensing  
infrastructure benefits everyone in  
the neighborhood*



New York Passive House | June 2018

75 Broad Street, New York, NY 10004 | 31



Photo courtesy of Ice Box Challenge NYC (May 2018, Brussels) - Shared Progress

**New York Passive House, Inc**  
55 Broad Street New York, NY 10004  
**nypassivehouse.org**



# COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

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Website: [www.nyc.gov/brooklyncb1](http://www.nyc.gov/brooklyncb1)

HON. ERIC L. ADAMS  
BROOKLYN BOROUGH PRESIDENT



DIMON WEISS  
FIRST VICE-CHAIRMAN  
DEL TEAGUE  
SECOND VICE-CHAIRPERSON  
STEVEN J. WEISSBERG  
THIRD VICE-CHAIRMAN  
MARIA VIERA  
FINANCIAL SECRETARY  
SONIA DELELLAS  
RECORDING SECRETARY  
PHILIP A. CAPOREDDO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON  
GERALD A. ESPOSITO  
DISTRICT MANAGER

HON. STEPHEN T. LEVIN  
COUNCILMEMBER, 33<sup>RD</sup> CD  
HON. ANTONIO REYNOSO  
COUNCILMEMBER, 34<sup>TH</sup> CD

October 9, 2018

## SLA REVIEW & DCA COMMITTEE REPORT

TO: Chairperson Dealice Fuller  
and CB #1 Board Members  
FROM: Mr. Tom J. Burrows, Committee Co-Chair  
RE: Committee Meeting of October 4, 2018

The SLA Review & DCA Committee met on October 4, 2018, at 6:30 PM, at CB #1's District Office, 435 Graham Avenue, Brooklyn, NY 11211.

**ATTENDANCE:** Present –Burrows; Barricelli; Barros; Bruzaitis; Sofer; Solano; Stuart. Absent – Bachorowski; Cohen; Dybanowski (A quorum was achieved)

### LIQUOR LICENSES:

7 North 15<sup>th</sup> Street Corp, dba Greenpoint Beer & Ale Co, 1150 Manhattan Avenue, (Removal, liquor wine/beer, cider, rest)  
The Committee recommends Approval.

931 Manhattan Café LLC, 931 Manhattan Avenue, (Alteration, liquor, wine/beer & cider, rest)  
POSTPONED.

Av 143 LLC, dba Rise Radio, 57 Graham Avenue, (New, liquor, wine, beer & cider, rest)  
The Committee recommends Approval.

Blink Thai Corp., 756 Grand Street, (New, liquor, wine/beer, cider, rest)  
The Committee recommends Approval.

**Chavin Group Inc., dba Chimu Bistro, 482 Union Avenue, (Class Change, wine/beer, cider, rest)  
POSTPONED**

**Cybele LLC, dba A-Pou's Tasta, 963 Grand Street, (New, wine/beer, cider, rest) -  
POSTPONED**

**D & D Cafe LLC, 150 Manhattan Avenue, (New, wine/beer, cider, rest, café)  
POSTPONED**

**Forma Pasta LLC, 14 Bedford Avenue, (New, wine/beer, cider, rest with customer bar)  
POSTPONED**

**Grand Organic Inc., 779 Grand Street, (New, beer & cider, on premises eating)  
POSTPONED**

**Hop Stock & Barrel II LLC, dba Mekelburg's, 325 Kent Avenue, (Alteration, liquor, wine/beer, cider, rest)  
POSTPONED**

**Life's a Pink Beach Corp., dba La Fiction, 308 Hooper Street, (New, liquor, wine/beer, cider, café/rest/bar)  
POSTPONED**

**Mass Market Mixology LLC (Loosie Rogue), 103 North 3<sup>rd</sup> Street, (Kiosk within common area)  
(New, liquor, wine, beer & Cider)  
POSTPONED**

**Nile Peterson Industries Inc., dba TBD, 790 Grand Street, (New, liquor, wine, beer & cider, bar/tavern)  
The Committee recommends Approval.**

**North Tenth & Kent Ristorante LLC, dba SB Sixty-Five, 65 Kent Avenue, (Alteration, liquor, wine, beer, cider, rest)  
The Committee did not vote on the item. Clarification is needed. Item is POSTPONED.**

**Now and Then NYC LLC, dba Now and Then NYC, 290 Meserole Street, (New, liquor, wine/beer, cider, tavern)  
The Committee recommends Approval.**

**Ozo Lounge LLC, 350 Broadway, (New, liquor, wine/beer, cider, bar/tavern)  
Applicant did not appear. There is a question about use. The Committee recommends Denial**



**Pecoraro Dairy LLC, 636 Metropolitan Avenue, (New, liquor, wine/beer, cider, rest)  
The Committee recommends Approval.**

**Palenque Home Made Colombian Food Inc., 300 Graham Avenue, (New, wine, beer & cider, rest)  
The Committee recommends Approval.**

**Roam Restaurant Group LLC, dba Roam Rest + Lounge, 29 Dunham Place, (New, liquor, wine/beer, cider, rest)  
Applicant did not appear. The Committee recommends Denial.**

**Sea of Wolves LLC, dba Sea Wolf, 420 Kent Avenue, (New, liquor, wine/beer, cider, rest)  
The Committee recommends Approval.**

**Secret Loft LLC, dba Secret Loft, 106 Dobbin Street (New, liquor, wine/beer, cider, night club)  
Application was withdrawn. Applicant lost the lease.**

**Secret Loft LLC, dba Secret Loft, 66 Greenpoint Avenue (New, liquor, wine/beer, cider, night club)  
The Committee recommends Approval.**

**Sey Cafe LLC, dba Sey Coffee, 18 Grattan Street, (New, wine, beer & cider, rest)  
The Committee recommends Approval.**

**Shoulda Known LLC, dba Shoulda Known, 119 Ingraham Street, (New, liquor, wine beer & cider, rest)  
Applicant did not appear. The Committee recommends Denial.**

**South of Heaven LLC, dba Diamond Lil, 179 Nassau Avenue, (Alteration, liquor, wine/beer, cider, bar/tavern)  
The Committee recommends Approval.**

**Sushi on Wythe LLC, dba Pending, 97 North 10<sup>th</sup> Street, (New, liquor, wine, beer & cider, rest)  
The Committee recommends Approval.**

**Thaixotic LLC, dba Miss Thailand, 346 Graham Avenue, (New, wine/beer, cider, rest)  
The Committee recommends Approval.**

**The XX House LLC, 61 North 11<sup>th</sup> Street, 3<sup>rd</sup> Floor, (New, liquor, wine/beer, cider, Membership Club & Workplace with Bar)  
Applicant did not appear. The Committee recommend Denial.**

**UME Sushi LLC, 237 Kent Avenue, (New, wine/beer, cider, Rest)  
Applicant did not appear. Committee recommends Denial.**

Unknown Bath LLC, dba TBD, 103 North 10th Street, (New, liquor, wine/beer, cider rest)  
The Committee recommends Approval.

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#### **RENEWALS**

105 North 6<sup>th</sup> Inc., dba Sweetwater, 105 North 6<sup>th</sup> Street, (Renewal, liquor, wine/beer, cider, rest)

198 Union Avenue Corp (Jason A Tennant), dba Evil Olive Pizza Bar, 198 Union Avenue (Renewal, liquor, wine/beer, cider, bar, pizza shop)

Anthony Petillo, dba Brooklyn Safehouse, 120 Franklin Street, (Renewal, liquor, wine/beer, cider, bar/tavern)

Arrogant Swine Brooklyn LLC, 173 Morgan Avenue, (Renewal, liquor, wine/beer, cider, rest)

Barcade LLC, 388 Union Avenue, 388 Union Avenue, (Renewal, liquor, wine/beer, cider, bar, tavern)

Beer Street Inc., 431 Graham Avenue, (Renewal, wine/beer, cider, bar/tavern)

Bozu Inc., 296 Grand Street (Renewal, liquor, wine, beer & cider, rest)

Buns Rest Inc., dba The Brooklyn Tree, 188 Montrose Avenue, (Renewal, liquor, wine/beer, cider, rest)

Brooklyn Bazaar LLC, dba Brooklyn Bazaar, 144 Greenpoint Avenue, (Renewal, liquor/wine, beer, cider, bar/events hall)

Cafe Biba Inc., dba café Biba, 101 Kent Avenue, (Renewal, wine/beer, cider, bar, tavern, cafe)

Chavin Group Inc., dba Chimu Bistro, 482 Union Avenue (Renewal, liquor, wine, beer & cider, rest)

China Boricua Inc., 108 Graham Avenue, (Renewal, wine, beer, cider)

Dararith Hing, dba San Loco, 637 Driggs Avenue (Renewal, liquor, beer, rest)

Don Pancho Villa Restaurant LTD, 189 Borinquen Pl, (Renewal, liquor, wine, beer & cider, rest)

Eider Inc., dba French Epl, 123 Greenpoint Avenue, (Renewal, liquor, wine/beer, cider, rest)

Esme In Greenpoint LLC, 999 Manhattan Avenue, (Renewal, liquor, wine/beer, cider, rest)

Fada Restaurant Corp., dba Cabanon, 530 Driggs Avenue, (Renewal, liquor, wine/beer, cider, rest)

Feng Yu Kou Inc., dba Xi' An Famous Foods, 648 Manhattan Avenue, (Renewal, wine, beer & cider, rest)

Five & Dime LLC, dba Little King, 749 Metropolitan Avenue, (Renewal, liquor, wine/beer, cider, bar/tavern)

Gamer Johansson Inc., dba duck duck, 153 Montrose Avenue, (Renewal, liquor, wine, beer & cider, bar)

Genso Restaurant Corp. 162 Throop Avenue, (Renewal, liquor, wine/beer, cider, bar rest)

Ichiran USA Inc., dba Ichiran, 374-376 Johnson Avenue (Renewal, liquor, wine, beer & cider, rest)

Knickerbocker Uno, LLC, dba Guadalupe Inn, 1 Knickerbocker Avenue, (Renewal, liquor, wine, beer, cider, rest)

Krolewskie Jadlo Inc., dba Kings Feast Restaurant, 694 Manhattan Avenue, (Renewal, liquor, wine/beer, cider, rest)

Loop De Lou Productions Corp., dba Union Pool, 484-486 Union Avenue, (Renewal, liquor, wine/beer, cider, bar/tavern)  
Lynx Holdco LLC, dba Denizen, 88 Roebling Street (Renewal, wine, beer & cider, bar/tavern)  
MDD Kitchen LLC, dba 983, 983 Flushing Avenue, (Renewal, liquor, wine/beer, cider, rest)  
Measure for Measure Inc. dba The Rabbit Hole, 352 Bedford Avenue, (Renewal, liquor, wine/beer, cider, rest)  
Milagros Ricart, dba Gemenis II Restaurant, 109 Graham Avenue, (Renewal, liquor, wine/beer, cider, rest)  
Mister Blue LLC, dba The Exley, 520 Union Avenue, (Renewal, liquor, wine/beer, cider, bar/tavern)  
MLBK LLC, dba Modern Love, 317 Union Avenue, (Renewal, beer & cider, rest)  
Moe & Joe Corp., dba Sal's Pizzeria, 544 Lorimer Street, (Renewal, wine, beer & cider, rest.)  
New Mon Sang Rest Corp, dba New Apolo Restaurant, 508 Grand Street, (Renewal, liquor, wine/beer, cider, rest)  
North Tenth & Kent Ristorante LLC, dba SB Sixty- Five, 65 Kent Avenue, (Renewal, liquor, wine/beer, cider, rest)  
Officine Antica Pesa NY LLC, 115 Berry Street, (Renewal, liquor, wine, beer & cider, rest)  
Onysgrand Corp, dba MCONDO 502, 502 Grand Street (Renewal, liquor, wine, beer & cider, rest)  
Piast European Market Inc., dba Daniel's European Market, 152 Norman Avenue, (Renewal, beer/cider, deli market)  
Point Green Café Inc., dba Le Gamin, 108 Franklin Street, (Renewal, liquor, wine, beer & cider, rest)  
Somewhere in New York LLC, dba The Lot Radio Kiosk, 17 Nassau Avenue (Renewal, wine/beer, cider, bar/tavern)  
TCK Management Inc., 1089 Grand Street, (Renewal, liquor, wine, beer & cider, bar/tavern)  
The Brew Inn Corp., 924 Manhattan Avenue, (Renewal, liquor, wine, beer & cider, rest)  
The Twenty Bar LLC, dba The 20, 177 Grand Street, (Renewal, liquor, wine, beer & cider, bar/tavern)  
The Guild of Liquidus Intent LLC, dba Pine Box Rock Shop, 12 Grattan Street (Renewal, liquor, wine, beer & cider, bar)  
Videology LLC, dba Videology, 308 Bedford Avenue, (Renewal, liquor, wine, beer & cider, rest)  
Walter Foods LLC, 253 Grand Street, (Renewal, liquor, wine, beer & cider, rest)  
Wild NY LLC, dba Wild, 340 Bedford Avenue, (Renewal, wine/beer, cider)

**The Committee recommends Renewal of the above applications.**

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**RENEWALS DENIED:**

174 Bedford Avenue Bar LLC, dba Charleston, 174 Bedford Avenue, (Renewal, liquor, wine/beer, cider, bar) – Problems with sidewalk café & noise. Patrons are seated with no wait service.

**The Committee recommends Denial.**

**Cheeseboat LLC, 80 Berry Street (Renewal, liquor, wine, beer, & cider, rest) – Noise issues, DJ on sidewalk.**

**The Committee recommends Denial.**

**Columbus Ale House, dba The Graham, 151 Meserole Street, (Renewal, liquor, wine, beer, cider, rest/bar) – Problems with operations of the sidewalk café. Furniture is not stored. The furniture is left on the sidewalk.**

**The Committee recommends Denial.**

**The William Vale Hotel LLC, The William Vale LLC FNB LLC & Hospitality LLC as Manager, dba Leuca, Westlight and Mister Dips, 45-59 Wythe Avenue, aka 94-114 N. 12 Street (Renewal, liquor, wine/beer, cider, hotel) – Noise problems.**

**The Committee recommends Denial.**

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**The next meeting of the SLA Review & DCA Committee is as follows:**

**WHEN: TUESDAY OCTOBER 30, 2018**  
**TIME: 6:30 PM**  
**WHERE: CB #1's District Office**  
**435 Graham Avenue**  
**Brooklyn, NY 11211**  
**(Corner of Frost Street)**



**COMMUNITY BOARD NO. 1**  
 435 GRAHAM AVENUE – BROOKLYN, NY 11211  
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 FAX: (718) 389-0098  
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 BROOKLYN BOROUGH PRESIDENT

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 SECOND VICE-CHAIRPERSON  
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HON. STEPHEN T. LEVIN  
 COUNCILMEMBER, 33<sup>rd</sup> CD  
 HON. ANTONIO REYNOSO  
 COUNCILMEMBER, 34<sup>th</sup> CD

October 9, 2018

**BUDGET COMMITTEE REPORT**

TO: Chairperson Dealice Fuller  
 and All Board Members

FROM: Mr. Stephen Weidberg, Capital Budget Committee Chair

RE: FY 2020 Statement of District Needs and FY 2020 Budget  
 Priorities

The Capital Budget Committee previously submitted a package in June for the board members' consideration. In addition, a public hearing was held in September 2018 regarding the budget for Fiscal Year 2020.

No additional comments were received from CB #1 board members or from the public.

The budget priorities package is to be submitted this month to the Department of City Planning and the Office of Management & Budget, and incorporated with the Statement of District Needs FY 2020.

The Capital Budget Committee seeks the Board's approval of the package.

Thank you

SW/mbw  
 Attachments



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COUNCILMEMBER, 34<sup>th</sup> CD

## BROOKLYN COMMUNITY BOARD NO. 1 DRAFT 10-09-18

### ATTACHMENT 1.

#### SUBJECT: CAPITAL BUDGET PRIORITIES FOR FISCAL YEAR 2020

1. Creation of a new firehouse in the Northside area.
2. Fund construction & rehabilitation of subsidized/affordable housing, including waterfront and upland areas, in the CB 1 area.
3. Funding for development of parkland per Greenpoint-Williamsburg waterfront rezoning and the Administration's Points of Agreement.
4. Funding for the development of Bushwick Inlet Park (including construction of the park itself, the remediation of the Bayside Fuel Oil site and the CitiStorage site).
5. Surveillance Cameras for the Williamsburg Bridge (roadways, walkway and bikeway).
6. New Comfort Station for the WNYC Transmitter Park.
7. MTA/NYCTA – Continuation of the Station upgrading program (G, L, J, M lines) to also include surveillance cameras for "L" (Bedford Avenue station) & "G" lines (Metropolitan/Grand/Lorimer Street Station) and a public address system on the "G" – Greenpoint Avenue Station.
8. Department of Education projects scheduled in SD-14 to start or complete (i.e. renovations to include Automotive Trades HS, 850 Grand Street Campus, Van Arsdale Campus).
9. Redevelop NYCHA Playground on Roebling & South 9th Street.
10. Construct a new schoolyard at PS 18.
11. Construction proposed for a new school (P.S./I.S.) at the Dupont Street site.

12. Trench Restoration/Reconstruction for Withers Street, between Humboldt Street and Woodpoint Road.
13. Reconstruct Grand Street from Grand Street Bridge to River Street.
14. Reconstruct Metropolitan Avenue from Varick Avenue to Scott Avenue.
15. Reconstruct Meserole Street between Bushwick Avenue and Union Avenue.
16. Reconstruct Driggs Avenue from Lorimer Street to Division Avenue.
17. Reconstruct Montrose Avenue from Union Avenue to Bushwick Avenue.
18. Reconstruct and widen Grand Street Bridge (aka the Penny Bridge).
19. Reconstruct Scholes Street from Morgan Avenue to Union Avenue.
20. Reconstruct Lorimer Street from Broadway to Nassau Avenue.
21. Replace sidewalks on Frost Street (NYCHA Development/Cooper Park Houses) from Debevoise Avenue to Morgan Avenue.
22. Replace sidewalks around Williams Plaza (aka Jonathan Williams Development/NYCHA) from Division Avenue/South 9th Street/Broadway/Marcy Avenue/Roebling Street/Havemeyer Street)
23. Reconstruct Maspeth Avenue, from Vandervoort Avenue to the Newtown Creek.

### **CONTINUED SUPPORT ITEMS**

- Support needed improvements for McGolrick Park.
- Expand Neighborhood Park and Playground Restoration Program.
- Lighting for the Tennis Courts at McCarren Park.
- Complete all phases of development for waterfront area/parkland at: (a.) the foot of Greenpoint Avenue – WNYC Transmitter Park (Old WNYC Tower Area); (b.) Division Avenue Ferry Park.
- Support needed improvements for Cooper Park.
- Support the Plaza Project at Moore Street Market.
- Elevator for “L” line at Bedford Avenue – ADA Access
- Replacement of the Greenpoint Branch of the Brooklyn Public Library (at existing footprint, 107 Norman Avenue/corner of Leonard Street).



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## BROOKLYN COMMUNITY BOARD NO. 1 DRAFT 10-09-18

ATTACHMENT 2.

**SUBJECT: EXPENSE BUDGET PRIORITIES FOR FISCAL YEAR 2020**

1. Increase funding for Community Boards.
2. Fund the operations of a newly created firehouse (FDNY) in the Northside.
3. Reinstate funding for the Greenpoint – Williamsburg Tenant Legal Fund (\$2 million), including anti-harassment provisions per the Administration's Points of Agreement regarding the Greenpoint-Williamsburg waterfront rezoning.
4. Increase significantly park maintenance funds and increase operations/recreation staffing at specific CB #1 parks and playgrounds (including support equipment).
5. Increase significantly the Department of Youth and Community Development Agency's community board fair share, after school, summer and recreation funding for CB #1.
6. Funding to support subsidies to lower rents for senior citizens, to reduce an increase in homelessness.
7. Increase funding of Homecare Services and the Homebound meals.
8. Create a new fund for the Affordable Housing and Infrastructure Fund (\$10 million) created under the Administration's Points of Agreement regarding the Greenpoint-Williamsburg waterfront rezoning.
9. Provide safe street crossing (NYPD Crossing Guard Post) at Jackson Street and Kingsland Avenue for children attending various local schools/after school programs (St. Francis Developmental School, PS 132, St. Nicholas/Rosary Academy, IS 49 Campus, Grand Street Campus/Beacon Program, IS 126/Beacon Program, School Settlement House Association).
10. Expand funding for library operations – Brooklyn Public Library, including branches within CB #1; fund extended days/hours; fund computer catalogue and increase book budget.



11. Fund new science labs for schools (including middle school grades) in District 14/Region 8 located within the confines of Community Board No. 1's district.
12. Establish additional daycare or head start programs to serve Greenpoint/Williamsburg that are now under-served.
13. Expand park enforcement patrol project to incorporate McCarren Park (including Park Rangers).
14. Fund a new school library for PS 250.
15. (a) Fund a comprehensive air quality study/anti-asthma initiative for Greenpoint and Williamsburg; (b) funding of a comprehensive study of the environmental health hazards and its cumulative effect on CB #1, including DEP waste water treatment plant.
16. Fund a comprehensive traffic Blue Print Study for Greenpoint-Williamsburg.
17. Establishment of a senior citizen center to serve southwest area of Williamsburg, central to Division Avenue and Clymer Street (continued funding).
18. Fund a Greenpoint/Williamsburg Water Transportation Study, including ground/land based connections.
19. Expand the refuse collection program for NYCHA and other large housing developments (to include the Board of Education and Senior Citizens facilities).
20. Increase the staffing of outreach programs that handle education, testing and counseling for infectious diseases (TB/AIDS/ZIKA) and drug abuse.
21. Increase funding for the Green Street Program for projects in CB #1, including the much needed improvements and replace fencing of park triangles.
22. Increase allocation for rehabilitation loan programs.
23. Continue/expand the building inspector training program; and more inspectors for CB # 1.
24. Increase Funds for Street Signage of Truck Routes.
25. Acquisition of a replacement site for relocation of the MTA facility (Emergency Response Unit & Depot of cross town buses) at 65 Commercial Street.



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## DRAFT

June 12, 2018

### BROOKLYN COMMUNITY BOARD NO. 1 STATEMENT OF COMMUNITY DISTRICT NEEDS

#### FISCAL YEAR 2020

Pursuant to the requirements of the New York City Charter, Brooklyn Community Board No. 1 (Greenpoint/Williamsburg) submits its Statement of Community District Needs for the upcoming year. It is our hope that the items identified in this document will be given priority consideration by the City of New York in order to further enhance the development of a cooperative planning process and insure an improvement in the quality of life for all of our residents.

#### OVERVIEW

The wave of 2009 (a Tsunami) continues to impact our community.

Not just a wave of destruction, but multiple waves of construction.

The flood waters have not receded.

Some construction worksites are still stalled or abandoned.

The undertow of these thunderous waves continues to negatively impact the lives of the residents of Greenpoint-Williamsburg and will effect generations to come.

This tide of grief has already created a climate of highly inflated rents, denied lease renewals to both residential and commercial tenants, and a forced exodus of longtime commercial tenants into less desirable areas and even out of state. Now, complicating the equation even more, we are faced with distressed and abandoned work sites and condo prices which are out of touch with today's market.

And the erosion of the existing community has not stopped there!

Like the construction of the Brooklyn Queens Expressway in the 1940's which split communities and demolished the Mt. Carmel Cathedral (for the so called betterment of the transportation network) this continuing pounding of the wave destroys dreams for the homesteaders, the poor and middle/working class of this community – the people who chose to stay, when it was not trendy or chic.

**Without a guarantee of affordability they have been forgotten.**

And as the flood waters persist to move inland, the distillates of the 2005 Rezoning (notably opposed by CB #1) continue to swoop down upon our small stable communities and create havoc by demolishing our quaint existing structures, building upward (with units not affordable for our community) and straining our limited services and already overburdened antiquated infrastructure. The 2005 rezoning continues to be a “gift that keeps on giving” --- we are now facing pending construction of tower type “as of right” developments in Greenpoint (City Landing/Commercial Street) and in Williamsburg (the former Domino site). We ask that a councilmatic blue ribbon commission be formed to examine and evaluate the results of the 2005 rezoning. The following projects are looming this year:

- Greenpoint Landing Project - Park Tower has proposing 4.2 million square feet of mixed-use development on a 22 acre waterfront site in Greenpoint. The City has worked with the developer on the plan, which includes the disposition of city-owned property. In addition to its residential component, the site will include retail, some 4 acres of public open space and a 640-seat pre-K-to-8 public school.
- 77 Commercial/65 Commercial Street Development Rights - Clipper Equities proposed a residential project on the 77 Commercial Street site, seeking a special permit to accommodate the additional square footage it is purchasing from the 65 Commercial Street site. Two hundred units of affordable housing are set aside in the development.
- The former Domino site - Is to be developed by Two Trees Management LLC (the new owners). The developer formerly indicated that its current plan envisioned a total of about 3.1 million square feet of development that will include approximately 2.3 million square feet of residential; 550,000 square feet of commercial space for small businesses; 228,000 square feet of public open space; 130,000 square feet of community facility space; 72,000 square feet of retail and 220,000 square feet of parking. The residential component will include an estimated 2,284 housing units, 660 of which are planned to be made affordable. Under the agreement with the City, the developer will now provide an additional 110,000 square feet of affordable housing as part o the project, for a total of 537,000 square feet of affordable housing, creating 700 affordable apartments covering a range of incomes, including a significant number of units sized for families. Affordable apartments will be integrated throughout the complex. All of those units will be permanently affordable.

Regarding the Newtown Barge and Box Street Parks, CB #1 approved the project for the Newtown Barge Park and urges the NYC Department of Parks & Recreation to fast track this long awaited project. We are awaiting the proposed plan for the Box Street Park.

As you know, planning for our community and waterfront has been in our sights for the last 20 years, culminating with the NYC Council approval of our two 197A plans. This was a Herculean undertaking by our Board and was the direct result of much sacrifice and voluminous hours of dedication to our community.

The continuous infusion of people (previously approximated as 40,000 persons; and at the least 8,780 dwelling units) in our community will place even greater burdens on the already overtaxed city services addressing the needs of our community. Our community has become a tourist attraction! Plans developed by HPD to protect our constituency have been implemented covertly and piecemeal while residents are being displaced on a daily basis. HPD should work in partnership with Community Board No. 1 to develop a comprehensive plan with community input. **HPD must document this displaced population and allow all these stakeholders a preferential status when low income units are available.** Approximately three years after

the approval of the Waterfront Plan, **459 units (at Palmer's Dock, Williamsburg Edge) of affordable housing have been built** in the plan area and the devastation caused by upland development has had an irreversible effect on the entire district. A few other sites for affordable housing have followed, however, by **the time the trickle down effect of affordable units come on line, the community will have been resettled by new faces from other areas and the displaced residents a mere memory. Some even relocated out of the district by HPD itself!**

We further note the following needs:

- A. That the City creates truly affordable housing units that are both rental and owner occupied. HPD must look outside the box and explore new concepts/options for funding including the use of Section 8 funds for home ownership. We remain highly concerned about the drought of Section 8 funding for both NYCHA and HPD agencies, and the loss of the Advantage Program assisting homeless families.
- B. Anti-Harassment and Displacement assistance services need to be restored and continue to be funded in the CB#1 District.
- C. HPD must re-enact services to residents of the district with a Neighborhood Services field office located within the CB#1's confines. The agency never relocated in the District. Forcing constituents to make the trek out of district to Joralemon Street – then closing the downtown office altogether.
- D. Affordable housing is out of reach for local residents because of income guidelines that do not reflect our constituency. The income requirements and rent guidelines need to be reformulated to reflect our area's AMI for affordability.
- E. McCarren Park Pool – construction of this facility is now complete after having the facility laid dormant and derelict since 1981. The pool is open and funds must continue to be allocated to operate and maintain the facility year round.
- F. Greenpoint and Williamsburg need more green space and parks staffing, including maintenance of the little precious park land that we have.
- G. Educational needs for District 14 Master Planning Effort (evaluation of services).
- H. MTA Needs Assessment of the Greepoint-Williamsburg Area (evaluation of services).
- I. We need to have no more closures of firehouses! A firehouse is greatly needed to serve the Northside and Waterfront community as a result of a closure of Engine 212 in 2003. There must be no additional closures or reduction in manning.
- J. Need for a hospital or emergency facility within the confines of Community District #1 area – none exists now!
- K. Need for increased space at the 94<sup>th</sup> precinct.
- L. Need for modernized services at the Greenpoint Station and Williamsburg Station (US Postal Service) – services are obsolete at these stations.

- M. Need to alleviate overcrowding of the train service – especially the Bedford Avenue “L” Station, and stop the continued cuts in service at the “G” train.
- N. The newly created bus service along our waterfront (Kent Avenue and Franklin Street) must be evaluated for any needed enhancements. This service is to be fully funded for expansion and ease of transportation to Manhattan. Other modes of transportation, including larger capacity ferry water service, should be continuously explored.
- O. McGolrick Park is in need of major improvements. We are pleased to learn that funding was secured for the necessary capital projects for the park's infrastructure and building.

Existing commercial activities have also been put at risk, while landowners are certainly attracted to higher rents and dividing rental units into more profitable ventures, businesses are crying out for safe havens to conduct their business with a degree of stability and the opportunity to expand. Existing jobs must be retained in the community and the Administration must accommodate these industries that chose to stay when many others left! These employment opportunities must be protected. Local employment strategies are the foundation of our success.

We will address additional needs in this document as we read on.

However, we would be remiss if we did not recall the City's own standards regarding open and green space. The citywide average for open and green space is 3.5 acres per 1,000 residents. Community District 1 continues to rank near the bottom of the list in terms of open space per capita, with 0.6 acres per 1,000 residents.

With the increase of population expected from the rezoning (25%) the new ratio (0.7) would still fall far below what the New York City Department of City Planning has as its own guideline (2.5 acres).

We therefore urge you to adopt these recommendations of Community Board No. 1.

We now present the specific components of this **Statement of Community Needs:**

## **HOUSING**

Affordable housing in Community Board No. 1 is a top priority that must be addressed as a critical need. If our neighborhoods are to remain viable and attract/retain jobs and a stable work force, an adequate supply of decent and affordable housing must be available at various income levels.

Community Board No. 1 generally supports the policies articulated by the City, that provides an unprecedented portion of City Capital Budget funding for housing in a manner that gives increased priority to the development of low and moderate income housing. As we have stated in previous years, three general principles must be incorporated into any equitable comprehensive housing plan:

**FIRST**, those currently funded housing programs that have proven successful must be held harmless from the reduction in past federal assistance, even if an increased City Tax Levy contribution is required to achieve this end.

**SECOND**, in allocating additional housing funds between the poor and middle class economic segments of our society, it is essential that the first priority be assigned to the poorest segment of our population, those who must bear the brunt of the housing crisis. However, we strongly support the need for affordable housing (both rental and home ownership) for all economic groups.

**THIRD**, any additional housing funds must be allocated in a fair and equitable manner that responds to the most critical housing needs of each Community District, with a clear and largely advertised marketing throughout the district.

We will now apply these principals to the major housing concerns of Greenpoint and Williamsburg:

While we were extremely encouraged by the Administration's "Points of Agreement" with the NYC Council and its consideration of the Greenpoint-Williamsburg zoning and related ULURP actions, several points were noted in this document, including affordable housing, which the Administration agreed to significantly increase through a variety of mechanisms including inclusionary zoning, financial and tax incentives. In addition to increasing the number of affordable units in the district, the Administration agreed to anti-harassment provisions to be provided separately, as part of a follow-up corrective action. The lack of progress on the many areas outlined in the Agreement shows a violation of the spirit of this document. This anti-harassment initiative should be delivered on a community grassroots level, through a Northside group with a significant track record of achievement. However, we have learned that not all of the groups funded for this endeavor are solely located in the affected geographic area. The ill-fated plans to create a Greenpoint-Williamsburg Affordable Housing and Infrastructure Fund of up to \$10 million, to be managed by HPD, using proceeds received from the sale of air rights from the MTA site on Commercial Street in Greenpoint never happened and there remains a void in a successful formula for ensuring affordability rights and protection for our constituency. A Greenpoint-Williamsburg Tenant Legal Fund (\$2 million) was established and those funds were quickly exhausted. The fund primarily served to protect existing tenants from unfair displacement and harassment. Harassment and displacement continues unmitigated. We are in dire need of funding for these non-profit groups to champion the rights of our residents and to monitor adherence to the City's requirements of affordability.

We are disappointed with the Bloomberg's Administration's Greenpoint-Williamsburg Community Advisory Board and the discontinuance of same by the current Administration. The appointment Advisory Board is charged with monitoring adherence to these points of agreement, including but not limited to, the development of affordable housing units, the development of open space, the implementation of industrial preservation and the periodic review of social infrastructure needs and mitigations in the Greenpoint-Williamsburg Community. We were discouraged by the slow implementation of the points and several members of the CAB have expressed their concerns over a lack of faith on the part of the Mayor. While we recognized that their agenda was lengthy their endeavors lack fruition and fall short on community participation, they failed to engage the community in a meaningful way and the current Administration has chosen to not engage the community at all.

All efforts must be made to implement those previously proposed projects that have yet to be funded. It is essential that the City realizes the need for low income rental housing/ownership and provide the much needed funds that will help compensate for the past tragic loss of Federal housing subsidies. The inclusion of such programs by the Mayor, an overall comprehensive housing program, is an absolute necessity for our district.

Homeownership in low-income communities is seriously weak. In other areas of the country, the Section 8 subsidy is utilized for home purchasing. We urge that a similar pilot program be brought to NYC, and that Greenpoint and Williamsburg is considered for inclusion.

We have seen the erosion of industrial businesses in the community, even from within the designated areas created by the rezoning to attract these enterprises. A recent report from the Furman Center about gentrification in NYC states that in Greenpoint and Williamsburg there are acute changes in the both the population and rents. The percentage change in the average rent over a period of time (1990 to 2010-2014) was noted as 78.7% versus the City wide average 22.1%

It is understood that several developers have already proclaimed their desire to build “affordable housing”, however, affordable by AMI is not necessarily affordable to our constituency; **these residents who have vested sweat equity in our district and colonized this community when others chose to stay away must not be forgotten.**

Affordable housing must be constructed “on site” at the waterfront and not scattered into less desirable pockets of the district. Affordable housing is out of reach for local residents because of income guidelines that do not reflect our constituency. The income requirements and rent guidelines need to be re-formulated to reflect our area’s AMI for affordability. In addition, those individuals that are in between income levels (\$45,000 - \$60,000 per annum must also be provided for).

Community Board No. 1 asks that the City revisit Greenpoint Hospital and reconsider the RFP submitted by our local nonprofit, and that in the future, that the City would give priority to the local nonprofits submitting RFPs. We continue to support GREC’s plans for the development of the site.

The New York State owned Marcy Avenue Armory site could be easily conveyed to the City for development of a very substantial amount of affordable housing.

## **PUBLIC HOUSING**

The District contains nine housing developments with 6,656 dwelling units administered by the NYC Housing Authority (NYCHA). These represent an extremely valuable low income housing resource. Additional City Tax Levy revenues must again be allocated to compensate for federal budget cutbacks, and provide for the best possible maintenance of these facilities. We continue to support the needed renovations to these various developments (i.e. the majority of the Williamsburg Houses storefronts remain vacant and in severe disrepair. These derelict units should be converted to badly needed affordable housing units to serve our constituents.)

Community Board No. 1 continues to oppose the NYCHA’s plan to meet their budgetary requirements by implementing drastic increases to fees for service, maintenance and rent for the low income tenants of public housing developments. We stand with the Cooper Park tenants in opposing NYCHA’s proposal to discontinue a building’s parking lot as a site for new housing, a deliverable from the Greenpoint Williamsburg Zoning Agreement to develop 130 units of “affordable” housing on a resident parking lot within Cooper Park Houses. This “dartboard” style, siting of affordable housing, is dangerous and provides additional stress on already overburdened sections of the district. The Resident Council has stated that “It is our desire to request on behalf of our residents a decision to support the proposed development of 130 units of affordable permanent housing. However, as an alternate site to the resident parking lot, we

are requesting that a new site be considered. A portion of the Frost Playground, located on Frost Street, between Kingsland and Morgan Avenues is a more suitable site for the proposed housing. We are asking for support of Community Board #1 in developing the much needed housing at this alternate location.” \* NYCHA should consult with the Cooper Park Resident Council Inc. in soliciting NYCHA’s concept. \* ***Communicated in written correspondence sent to Community Board No. 1 from Ms. Diane Jackson, President, Cooper Park Resident Council Inc., dated June 16, 2010.***

### **SENIOR CITIZEN HOUSING**

We note that there is a great need for housing of the elderly and an increasing senior citizen population in Community Board No. 1 (over 20,000) remains of paramount concern. In the past, we have been successful in obtaining Section 202 (federal) funding for various senior housing developments in the district: Jennings Hall, Monsignor Vetro Houses, Metropolitan Houses, Monsignor Jarka Hall, Los Sures Senior Citizens Development, Dupont Street Mary D’Angelis Senior Housing) and Huron Street Senior Housing. We urge that similar efforts continue in Greenpoint/Williamsburg, with additional Section 202 sites submitted by private and City sources and evaluated by Community Board No. 1 prior to being recommended to the City. Where there is a shortage of senior citizen, assisted living housing, and nursing homes (**a nursing home was targeted for construction at the former Greenpoint Hospital campus**) in the district, we hope that the City will develop this targeted housing as promised by a previous administration. However, HPD has failed miserably in communicating with this Board.

### **PUBLIC SAFETY**

With the infestation of new construction throughout the entire district we need a commitment from the City for the monitoring of construction safety and abatement of construction-related nuisances(s). We also need increased enforcement of environmental related issues to ensure that new residential sites (conversions) are safe for habitation.

Demolition often poses additional threats to older and existing adjacent structures. This explosion of new construction in our district has resulted in a rise of adjacent property damage complaints at these sites, as well as building collapses. We applauded the Department of Buildings establishment of a dedicated unit to monitor construction sites, however, this unit just deals with excavation/foundations. We are pleased with the subsequent establishment of a “Construction Task Force” under the Department of Buildings that would double check certification for construction plans and also double check individual sites for compliance and adherence. The Department of Buildings must continue to address safety issues and proper attention made to adjacent properties to provide protection and relief.

The Department of Buildings must continue to inventory stalled construction sites and monitor them for any issues that would negatively impact the community (homeless encampments, standing water-mosquito infestation/West Nile Virus/Zika Virus prevention, illegal dumping, trespassing, arson).

Community Board No. 1 was pleased to learn that there was progress at the State level to strengthen regulations over construction projects as both Greenpoint and Williamsburg have been greatly impacted by the booming number of construction jobs happening in New York City. Our Board had to be the first one to point out problems with a job, often for nonconformance to either plans, zoning or just plain sound construction practices. Adjacent homeowners frequently reported that their foundations were being undermined by work next to them because the contractor failed to simply do required underpinning.



In 2009 legislation was introduced into the NYS Assembly to address shortcomings in the Department of Buildings' (DOB's) regulation of construction and development in NYC. The legislative package included seven cohesive bills. One bill, A04770A - called "The Department of Buildings Community Accountability Act" aimed in particular provide a greater voice and access for community boards to the Department of Buildings was enacted in 2010. It directs DOB to notify community boards and borough presidents of all construction permits and DOB actions in the district and to issue public reports on all construction accidents, property damage and dangerous conditions. It also prohibits DOB from issuing certificates occupancy until all adjudicated fines are paid; and it gives community boards the right to thirty (30) DOB audits a year and to copies of any plans on file at the DOB. This type of mandated direct access provides additional teeth for our board as we will be able to have a better picture of what a particular job entails and what problems exist. The Board's ability to access information will go beyond just a few lines listed in a computer database. Plans would be more readily obtainable. The Loft Law Expansion, passed in June 2010, was designed to bring loft buildings up to residential safety and fire codes while giving rights and protections to the tenants who inhabited them. The bill was introduced as an extension of the original 1982 law. Overseen by the Loft Board, the city's agency charged with implementing the law, Loft Law coverage means that landlords must adhere to the rules and guidelines set forth by the Loft Board to bring the space up to code while only raising the rent when landlords reach certain benchmarks. After a certain number of rent increases, the loft's rent will become stabilized. In an attempt to rectify some loft law stipulations a bill was introduced to clean up certain provisions of the Loft Law and expand coverage. As the landscape of the city changes, more and more hotels are being built in neighborhoods that are historically residential, such as ours.

Hotels have an outsized, often disruptive impact on our communities. We have urgently expressed the need for a process that provides real community review of hotel development.

Recent hotel growth in Brooklyn is happening in both residential and industrial areas, crowding out local communities, manufacturing spaces, and possible affordable housing sites. This hotel growth has led to the gentrification and homogenization of our communities, and it has inflated rents and property taxes. To maintain our vibrant city, every effort should be made to preserve socioeconomic diversity and keep our neighborhoods affordable for the mix of uses (residential, community spaces, artistic) that currently exists. Since the 2005 rezoning of our District's waterfront we anticipated problems with hotel growth. In addition, hotel developments that fail can easily file for financial hardship and request for a change to a non-conforming use such as residential/condominium development, thus sidetracking the zoning regulations which would otherwise be denied in manufacturing ("M") zones.

We reached out to the City and our elected officials to tackle this predictive oncoming wave but no substantial action was ever taken. Not only do we have several new transient hotels constructed, more are on their way to be built. They emerge "as of right" in the company of tremendous increasing capacities and multi-functions. Our district has also become fertile grounds for establishing bunker bed hostels, vacation/bed & breakfast apartment rentals, transitional housing for the homeless, and "yotels". A new amendment (Int. 181-A) to the Local Law attempts to establish a process. It however, merely gives notice to the affected community board with no ability to review or establish a community need. We require a real voice in the development process and an opportunity to engage developers before they start building. The simplest most comprehensive approach is to amend the Zoning Resolution so that new hotels may only be developed by special permit.

We strongly support a city-wide special permit requirement for hotels. This will empower communities and put residents and our representatives in City Council and the Borough President's office on more equal footing with hotel developers, who have too often disregarded substantive issues.

### **PROBLEMS WITH SIDEWALK OBSTRUCTIONS**

We have raised Revocable Consent issues related to the garbage can cages and other such encroachment issues on sidewalks (other than Sidewalk Cafes). There is a question of what particular agency is responsible for things such as sidewalk structures extending onto the sidewalk from stores, the use of wooden crates holding produce or the use of a sidewalk curb area to sell goods (i.e. plants, flowers and ATM's).

We have found that with the proliferation of eating and drinking establishments in the district that many of these businesses are not abiding by the City's rules and regulations for outdoor use. They are either ignorant of the requirements or flagrantly abuse them. Enforcement is a key issue here.

The Department of Sanitation (DSNY) was designated as the agency to address the sudden explosion of illegal clothing bins. Finally a protocol was developed regarding bins found to be in violation of Local Law 31. According to the agency, if a publicly accessible collection bin is suspected of being in violation, the DSNY will attempt to notify the owner by certified mail. The notice will state that the bin must be removed within 30 days. Regardless of whether the owner's address is ascertainable, DSNY is required to post a notice on the bin stating that it must be removed within 30 days. Failure to remove the bin within the designated time period will result in the removal and disposal of the bin by DSNY.

### **WEEKEND AND AFTER HOURS CONSTRUCTION WORK VARIANCES**

Community Board No. 1 takes a strong stance regarding the granting of weekend and after hour work variances by the Department of Buildings. Given the vast diversity of ethnic beliefs in the greater Greenpoint and Williamsburg neighborhoods, and the super saturation of construction activities throughout the entire district, the Board has taken a position that these types of variances **must** not be granted. In lieu of the perception that the Department of Buildings is not adhering to the wishes of the Board, CB #1 has called upon the Brooklyn Borough President, the Mayor, and the City Council to help us with this endeavor.

### **POLICE DEPARTMENT STAFFING**

Adequate police protection is a basic public right, and we urge the Community Board No. 1's two local precincts – the 90<sup>th</sup> and 94<sup>th</sup> – receive their fair share of any additional police staffing.

Community Board #1 is experiencing a renaissance. Current population statistics topple over census figures as new faces fill our streets as we become the trendy place to live; even more to visit. New residences are constructed or lofts are converted, new entertainment venues are being developed. While we are enjoying this popularity, it comes with a cost.

Our two police precincts, the 90<sup>th</sup> and 94<sup>th</sup>, continue to be severely overburdened with addressing the many quality of life issues that arise with the many different lifestyles of our new and existing populations. For example, Bedford Avenue (between Metropolitan Avenue and

North 12<sup>th</sup> Street; North 6<sup>th</sup> Street between Bedford and Kent Avenue) has become a Mecca for bars, eateries – and on the whole – a new venue for nightlife in Williamsburg. Policing is a necessary ingredient for this venue to be successful, not only for the City as a tax revenue base, but being able to weave this trend into an existing community. Likewise, the introduction of clubs, bars and galleries in Greenpoint has also created a greater enforcement need – constituents are walking the streets at later hours whereas past trends of earlier bedtimes drew less police action. We are highly concerned about the sudden rise of huge venues for entertainment that are opening in the district, especially within our industrial/manufacturing enclaves. These large venues are geared to attract thousands of patrons to their doors per event. Such numbers require tight security plans and safety management. In lieu of this ever-changing scenario Community Board No. 1 seeks immediate action in the assignment of additional police officers to the 90<sup>th</sup> and 94<sup>th</sup> Police Precincts.

In addition, the growth in the residential and commercial population has brought a great deal more vehicular, pedestrian, and bicycle traffic to the district. We would greatly benefit from more traffic enforcement agents, particularly along our busiest and increasingly dangerous corridors: Graham Avenue, Flushing Avenue, Metropolitan Avenue, Bedford Avenue, and Manhattan Avenue. Since the implementation of a cycling network in our district, we are compelled to respond to increased complaints by residents that cyclists are not adhering to rules of safety. We call upon the Administration to begin a program of identification license plates for bicycles. Revenues attained by the plating of bicycles can be used to implement additional safety measures to protect cyclist, pedestrians and motorists. We believe that the implementation of the BikeShare program warrants the need for police personnel to be dedicated for bicycles safety enforcement.

We continue to support the installation of surveillance cameras within the City's subway stations. The cameras have aided the police in deterring crime and apprehending criminals. We support requests made by our local precinct(s) commanders to install these cameras, monitored by NYPD personnel, in our district's stations (G, L, M/J lines).

This should result in the assignment of adequate police officers to each facility to maintain the recently reduced crime rate and maintain around the clock coverage of all police sectors in each precinct. In addition, it is essential that the number of police officers assigned to the eight NYC Housing Authority developments located in Community Board No. 1 be significantly increased, whereas Cooper Park was turned over to the 94<sup>th</sup> Precinct. This should be duplicated throughout Community District #1 area. Turning NYCHA sites over to their respective precincts for a more local policing strategy is the right thing to do!

### **ADULT ESTABLISHMENT ZONING. LIQUOR AND CABARET LICENSES**

In 1995 Community Board No. 1 opposed the City's efforts to regulate and restrict the operation and conduct of Adult Establishments by allocating them to exist only in manufacturing districts. This change in zoning allows for an unfair share of these establishments to have the ability to relocate to communities, such as Greenpoint and Williamsburg that possess large manufacturing areas. We seek the City to progress a strategy addressing this issue to prevent such establishments from opening in a newly developed area.

The New York State Liquor Authority has thrust upon our community board the burdensome role of review for applications that the state agency receives for licensing premises. The community board is an advisor only and not a license granter here nor does it share in the revenue stream. However, the review role is both costly and time consuming. It requires the intake of notifications (30 day Municipal Notice). These notifications are accepted

by CB #1 by USPS certified return receipt mail. The receipt of this document then triggers the board's review process where:

- 1.) CB #1 announces the application on a meeting notice. Some types of applications, such as new sidewalk cafe applications and cabaret licenses, notice of the meeting is hand distributed by placing notices within the affected area.
- 2.) CB #1 dedicates time and space on its public hearing agenda to hear from the public. Comments are solicited, and if made, become part of the board's records.
- 3.) CB #1 sends out notifications to the applicant, package of materials to be completed, and a invitation for them to attend the review meeting.
- 4.) Materials are transmitted to the applicant for the review process (questionnaire, poster).
- 5.) At a review meeting, a presentation is made and the application is discussed, with the committee making a recommendation.
- 6.) The recommendations are presented to the full board in the form of a report.
- 7.) The board then votes on the recommendations and the result is submitted to the NYSLA.

All throughout this monthly process, the staff is dedicating an inordinate amount of time to handle the voluminous amount of applications that come to the board. There is a constant stream of mail coming in, going out, email correspondence and hard copied documents to be filed and maintained. For those applicants who are postponed, the process lingers until there is a determination.

There has been a continued landslide in the number of applications made to the NY State Liquor Authority for locations in CB #1. The Board is highly concerned about the proliferation and concentration of bars in the district. Our board is also concerned about an ambiguity that exists in the NYSLA's outdated "200 foot" rule. This ambiguity excludes day care centers and Pre-K institutions from the "200 foot" equation in determining the location of a proposed establishment on the same street. We feel that such an ambiguity is detrimental to the essential purpose of this NYSLA's regulation and seek your efforts in correcting this miscalculation. We have written to the NYSLA recommending that they expand the 200 ft. rule to include day care centers and Pre-k programs.

As its role is only one of advisory capacity, CB #1 urges the Police Department, the Department of Consumer Affairs and the State Liquor Authority to aggressively examine these locations prior to granting or renewing any licenses, and urges that both the 500-foot hearing and 200-foot rulings be used to ascertain an establishment's appropriateness. It appears that the SLA uses this permitting process as a fundraising effort for the State and takes little interest in the cumulative effort of these drinking establishments on communities.

We were pleased that the City Council sought with legislation to step up enforcement by requiring stricter hiring regulations and background criminal checks for employees hired as bouncers at clubs and bars. We remain concerned about outdoor uses and noise complaints (i.e. patios, rooftops, backyard gardens) and urge that the City Council reintroduce legislation that would provide restrictions for such uses. We are also concerned about the proposed shortened review period for sidewalk cafes as well as the extended time for sidewalk cafes to open on Sundays. Shortening of the review period will present problems for community boards to complete their process and provide comments. The extended hours for sidewalk cafes to allow an earlier time to operate on Sundays will conflict with the SLA's regulations restricting establishments to not serve alcohol before 12 o'clock (noon).

Furthermore, Community Board No. 1 pre-warned the Administration that the “Smoking Ban” would project bar-goers into the streets and rear yards of communities to smoke and that must be addressed in any legislation. Unfortunately, we were right and we continue to receive voluminous complaints about bar patrons outside bars smoking and sidewalks riddled with cigarette and cigar butts. Residents have expressed health concerns as the second hand smoke tends to linger and enter their abodes. This quality of life concern must now be addressed by the Administration.

### **ANTI-DRUG TASK FORCE**

We note the valuable contribution of the anti-drug SNEU (Street Narcotic Enforcement Unit, housed at the 90<sup>th</sup> Precinct). We urge continued efforts by the NYPD to deter illegal drug dealing in our community and reduce crime.

We are concerned about the lack of planning on both New York State and New York City levels in regards to medical marijuana operations. In July 2014, Governor Andrew M. Cuomo and the New York State Legislature enacted the "Compassionate Care Act" making the drug available to certified patients with serious conditions who need it. The program is reportedly designed to ensure that medical marijuana is available for patients and is dispensed and administered in a manner that protects public health and safety. The State's website notes that As of May 24, 2016: 583 physicians have registered for the NYS Medical Marijuana Program, and 4,081 patients have been certified by their doctors. Since the "legalization" of marijuana in other US states, problems of abuse have skyrocketed in communities, especially in places like Colorado and California. We are concerned that our community will suffer from similar woes and fear that New York State does not have a firm grasp on the matter.

### **FOOT PATROL**

The foot patrolman is a valuable public safety resource and more personnel must be put on patrol to increase efficiency and address quality of life type complaints. It is extremely disappointing that this Mayoral budget is void of any additional funding for the NYPD. We strongly urge that there be additional funding for police staffing and that resources also be increased for foot patrol at the various NYCHA developments in the District under the auspices of the local precinct. We are pleased that they have started a new initiative: “NCO”. For each sector team there are two officers designated as the neighborhood coordination officers (NCOs).

### **SPEED CAMERAS**

We supported the installation of these cameras on McGuinness Boulevard, especially at the intersection of Norman Avenue where Public School 34 is located.

### **ANTI-ARSON PROGRAMS**

Community Board No. 1 unfortunately, had the distinction of being in the top three of the community districts with the highest suspicious fire rates. For 2016 the Fire Department's statistics for CB #1 show that there were: 11,788 total emergency & medical emergencies; 6,188 non-fire and nonmedical emergencies; 618 nonstructural fires and 669 structural fires; 13,539 total incidents - the third highest in the borough). From January - May 2017 CB #1 has had 13 suspicious fires. In 2016 there were a total of 48 suspicious fires, ranking the district as fourth in the borough with a high rate. The devastating 10+ alarm fire in 2006 the Greenpoint Terminal Market (remarked as rivaling the 9/11 terrorist attacks on the World Trade Center) shows too dramatically the need for fire protection and the full complement needed to investigate and solve suspicious fires. We must not forget that a large percentage of housing

stock was lost in our communities during the arson ravages of the 1970's. It was only through prevention, education, investigation and the bringing to justice those persons criminally responsible, that the spread of fire damage was stemmed. We continue to rank within the top five community boards in terms of total incidents. As long as this intolerable situation continues to exist, it is essential that a team of Fire Marshals be specifically assigned to serve Community Board No. 1 on a full time basis.

We are concerned that the consolidation, re-deployment and continuing attrition of Fire Marshal personnel has greatly decreased the efficiency of this unit and its ability to effectively perform its role (today, there are only 80 Fire Marshals and 19 Supervisors for the entire City of NY). In 2002 the FDNY had four Marshal Bases (one in each Borough, except Staten Island). Today there is just one Fire Marshal Base in the entire City!)

We seek the Red Cap Program (called this because its 50 Fire Marshals wore red caps to make their presence known in the neighborhood) to be reinstated. These "Red Caps" worked in two-person teams around the clock responding to every fire. The advantage of the Red Cap is that investigators are on the scene immediately, not waiting to be notified that a blaze was suspicious. Teams of Marshals and Police Detectives worked to investigate arson-related fires and to prosecute the criminals that started them.

### **FDNY/EMERGENCY MEDICAL SERVICES**

We continue to be in "shock and awe" with the Mayor's decision to close Engine Company 212 that we are compelled to once again reiterate our extreme and vehement opposition to any Fire Station closings. The future of our community depends on this essential service. We are pleased that 136 Wythe Avenue was awarded to two local community based organizations, People's Firehouse and Neighbors Allied for Good Growth (NAG). Both are prominent in the Northside and will develop the site. The Board played a vital role in seeing this through to fruition. Our support of the award in no way implies a complacency with no firehouse in its stead. We need a ladder company and hazmat unit here. The growth of the area commands a large more state of the art facility. We oppose any plan by the Administration to close any more units!

With the closing of St. Catherine's Hospital in 1964 and the Greenpoint Hospital shutdown in 1982, **the Greenpoint/Williamsburg community remains void of any hospital facility within its confines.** Although vibrant and expanding, the communities of Greenpoint/Williamsburg continue to have an older population (and a rising young one) and thus rely on the Fire services, EMS, Engine Companies with defibrillators to be the "1<sup>st</sup> Responders" when needed. For the period of January – May 2017, our fire companies responded to 4,933 emergencies (total emergency & medical responses) as "Certified First Responders-Defibrillators" in Community Board No. 1. The ranking for our district is the third highest in Brooklyn with Emergency Medical total responses. The total number for Nonfire and Nonmedical Emergencies for this year to date (May) is 2,783 noting our district as the highest in Brooklyn with these responses. There were 238 responses to structural fires and 223 nonstructural fire responses, with a total of 461 year to date, ranking our district as first with the highest number. In 2016, from January to December, CB #1 ranked third in the borough with 13,539 total incidents handled by the FDNY.

As a community in renaissance, we have seen a steady rise in population (noted in the 2010 census). We believe that this figure is far short of the actual increase (the notable growing population includes many new families with young children, and there is a boom in the restaurant/bar type businesses with many patrons attracted from both inside and outside the

community). In fact, Mayor Bloomberg acknowledges the City's increasing population in his PlaNYC which addresses the challenges facing the city. By 2010 it states that NY will have added a population the size of Salt Lake City and in the year 2030 Brooklyn's population is to increase by 11.4%.

An increased risk of fire is connected with restaurant operations, as well as possible food/choking hazard emergencies. Many of these restaurants are located on the first floor of wood frame buildings that have residential units above them. We remain concerned about the lack of fire and emergency medical service coverage in this section of our district.

The exodus of the commercial use to that of residential is extremely problematic mainly as well because most – if not all – of the properties are wood beam construction with an extreme potential for fire.

Additional projects already completed or those that are in the works which create further housing units includes the: HPD – Schaefer Brewery Site: 350 units; Domsey Site: 540 units; Kedem Winery: 450 units. The former Domino Sugar site (11 acres) at our waterfront's edge promised development by the Community Preservation Corporation: 2,200 units had remained dormant. The Community Preservation Corporation sold the property to Two Trees Management. We had looked forward to a dialogue toward developing the site as a major source of affordable housing (CPC had indicated that they would develop 660 of these units). The refinery building has received landmark status and development for this building is to be carefully considered with preservation. This project has not moved quick enough to address our pressing need for affordable housing. We were concerned that the developer would be able to retool this property for other uses. However, the City reached an agreement on the redevelopment of the Domino Sugar site to increase affordable housing.

The NYC Department of Housing Preservation and Development submitted an application to the Department of City Planning seeking a rezoning in the Broadway Triangle area. Community Board No. 1 held a public hearing on June 9, 2009 regarding the application and the ULURP Committee reviewed it at a meeting held later in the month to formulate a recommendation. At its regular board meeting held July 14, 2009, the members of Community Board No. 1 voted to support the application with modifications. We continue to support affordable housing and open space for the Broadway Triangle area.

How did we close a firehouse on the heels of a major rezoning plan that reportedly will create several thousand additional housing units to an already overburdened area? **Surely someone in the Administration advising the Mayor did not do the math!**

We applaud the Fire Department's efforts to bring better service via the concept of housing EMT bases strategically located in the community. A location was identified and secured within Community Board No. 1 (332 Metropolitan Avenue). After several delays this facility's construction was completed and operating. The FDNY has made little attempt if any, to site a location to serve the northern portion of Greenpoint. **We hereby call upon the Administration to address the community's need for ready ambulance services.**

The FDNY in recent years collaborated with the DOT (in Staten Island) on addressing speed bump concerns. The increase in these barriers caused many FDNY personnel and residents to worry that there may be considerable increases in response times for ambulances and fire apparatus. The initial study proved that these mounds yield an increase in response time. DOT routinely seeks our Board to support request for speed bumps. We therefore, must oppose any such requests until a proper study is conducted demonstrating the safety of this alleged

speeding deterrent. We request that further study be done specifically in our district to evaluate these areas of concern. A letter was sent to the Commissioner of the Department of Transportation on this matter has gone unanswered.

## **PARKS & RECREATION**

### **INCREASE STAFFING**

The over 110 acres of parkland situated in Community Board No. 1 represent an extremely valuable resource, the potential of which, however, remains to be realized due to the continued erosion of Park Department staff. Clearly, 29 “real” (1 manager, 3 supervisors, 1 full time gardener, 1 part time gardener, 23 other regular staff) maintenance workers cannot begin to supply even minimal coverage of our heavily utilized parks, and underscore the need to provide for the proper maintenance of these facilities. We currently have only 1 slot for workers (playground associates) who provide recreational services for youths and administer programs in the district. This playground associate is located in only one of our many playgrounds – totally insufficient to fully serve Community Board No. 1’s district. According to the 2010 census, our District contains over 51,600 residents who are 19 years of age or less, and hosts a heavily used regional park (McCarren Park). We have found that the number of children in the district is steadily increasing as can be seen with the corresponding increases of public and private school enrolled pupils (kindergarten – 8<sup>th</sup> grade). A minimum of 5 more supervisory staff positions and 30 employee staff positions are badly needed. Specifically, additional maintenance staff must be assigned to the following facilities: McCarren Park, Cooper Park, Sternberg Park (Lindsay Park), Sgt. Dougherty (to be reconstructed with the Kosciuszko Bridge Project), P.S. 84 Playground, Martinez Playground, La Guardia Playground, Bushwick Houses Pool. Beyond this, it is essential that adequate recreation staffing is assigned to Metropolitan Pool and such major facilities as McCarren, McGolrick and Sternberg Parks. Finally, firm commitments to secure adequate, year round, recreation, security and medical first aid staffing at McCarren Pool is essential and must be made a very high department priority.

### **McCARREN PARK AND POOL**

Since its opening in 1938, McCarren Pool has been a valuable Summertime resource to the youth of our community, and North Brooklyn, and was imperative that its reconstruction proceeded as promptly as possible. Community Board No. 1 was pleased that a community consensus was reached in February 2001 regarding the derelict facility. We supported the feasibility plan presented by the consultant firm, Vollmer Associates, to redevelop the site to include an Olympic size pool, a multi-purpose year round facility and an ice skating/inline skating rink. This concept gained support from the Community and the Board’s McCarren Park Pool Task Force. In June 2007, the Mayor allocated \$50 million for construction of a new pool and recreation area with retention of the bathhouses and archway. The Board supported a feasibility design strategy that was presented by the Parks Department to recommend alternate venues to accommodate the many community events enjoyed at the pool site. The pool and recreation center are now open for all to use. We were pleased that the Parks Department issued an RFP for a seasonal ice skating rink concession. A rink was operated in for one winter at the pool site. It proved to be a successful endeavor that was enjoyed by many. We are greatly concerned that it did not be return last winter and is not slated to open this winter. It is important that sufficient funding continues to flow steadily to sustain our new facility for generations to come.

Most of the acreage (especially the adjacent Abate Playground) has received benefits of renovation or upgrading. These efforts have restored the majority of this park’s recreational



uses and these areas are now more heavily used than ever. In fact, parents of children who use the facility ("Park Moms") take an active role in the playground and make recommendations to the Parks Department for improvements.

McCarren Park is basically divided into three large parcels with different park uses. Each parcel is separated by roadways from each other. We seek the Parks Department to address the need for additional comfort station facilities as the only one available is in the existing Park Field House located in the portion with the baseball field and is always in total disrepair. The walk is too far for the children at the playground and isolated from the handball courts, running track and soccer field. The illuminated soccer field, and all other permitted fields, must allow preferences for its use by bona fide Greenpoint/Williamsburg youth groups.

The de-mapping of a portion Union Avenue that lies adjacent to McCarren Park will provide additional open space for the park. Community Board No. 1 provided support for the action with conditions. We are still not apprised of the efforts that the City had made to address concerns about the loss of 34 parking spaces (DPR committed to providing the completed survey and to accommodate all of the parking that will be displaced by this action). The existing successful uses (including the dog run, Green Market and Green Dome Garden) are to be preserved. CB #1 is to be kept apprised on the project and any interim use of this extended acreage for McCarren Park. The Parks Department should also explore having a food vending concession in McCarren Park's field house with the caveat that the restroom/comfort facilities remain open and maintained by the concessionaire.

### **METROPOLITAN POOL**

Met Pool now serves Community Board No. 1 in a more effective manner than ever before. The City should further support the valuable voluntary efforts of the Friends of Met Pool by assigning additional recreation staff to this facility and extending hours of operation to further meet the needs of the community.

### **SAND PARK**

The Williamsburg Bridge reconstruction project has long been completed and we are outraged that the rehabilitation of Sand Park (the mapped park playground beneath it) has not happened. Community Board No. 1 demands the restoration of this mapped parkland to its "pre-destruction" use by the NYC Department of Transportation in reconstruction of the Williamsburg Bridge. Once this park is completed, it will serve the community with additional recreational space and begin a connection between the waterfront and the upland blocks. The Williamsburg Waterfront 197-a plan seeks the development of a waterfront promenade circumnavigating the DOT property under the Williamsburg Bridge and providing an additional "greenway" for the community. We call upon the Mayor to intervene on our behalf and restore this park in as much as the DOT and Parks have continued to fail to begin a meaningful dialogue to restore this park. We are encouraged that the Brooklyn Parks Commissioner has placed this park on his "to do" list for the NYC Council to allocate funding.

### **OTHER PARK PROJECTS AND GENERAL OPEN SPACE COMMENTS**

The Board continues to seek the City's funding of renovations for the various playgrounds. In our view, the upgrading of these deteriorated recreation areas constitutes a major need.

We reinforce our past support for those additional park reconstruction projects: Greenpoint Playground, La Guardia Playground, Classon Playground, any additional projects in the inception stage. The Tennis Courts at McCarren Park are heavily utilized during the warmer season. As dusk approaches, play is made easier by the cool of the evening. Players have requested that lighting be placed in the park to allow practice and matches to continue into later hours. The courts were in need of immediate resurfacing and users of the park formed a volunteer group to pursue the effort. The courts were resurfaced using funds privately raised. The Parks Department issued an RFP for "doming" (doming of the tennis courts to allow for winter time play). Community Board No. 1 supported the issuance of the RFP and urged that the RFP contain year round lighting of the tennis courts be given special consideration. We are pleased to learn that this project is moving forward as a concessionaire was selected and the tennis courts are currently being made ready for the doming.

The Parks Department should also explore having a food vending concession in McCarren Park's field house with the caveat that the restroom/comfort facilities remain open and maintained by the concessionaire.

Community Board No. 1 continues to support the valuable work that volunteers do to help our neighborhood parks and we hope that the Parks Department will increase their efforts in this area. Efforts to instill pride about our parks are applauded. We look forward to the Parks Department efforts to display historical markers and educational plaques in the District's inventory.

In order to better address public safety, lighting in each of the Board's parks needs to be evaluated and enhanced. Increased lighting will allow better visibility at their perimeters and interiors.

Convenient location of comfort stations is a constant request made by park users. We urge upgrading of facilities that now exist and the introduction of new ones in those parks that greatly need them. We were pleased that the Department of Environmental Protection funded a station in Greenpoint Playground. It was constructed and is now open for use. We urge the Parks Department to monitor the district's comfort facilities and keep them well maintained.

## **BUSHWICK INLET PARK**

We seek the completion of Bushwick Inlet Park, including all of the condemnations, remediation and build out of the promised 27 acre park. The NYC Department of Parks and Recreation touts on its website that "Bushwick Inlet Park is the centerpiece of the Greenpoint-Williamsburg Waterfront." The agency reported that the City has already invested \$225 Million to develop, but these funds that have gone to complete only a small section of the park. This section is located at the southern tip where the soccer field and community building (with a green roof) are located and included the purchase of three parcels of land. There is another budgeted \$72million for the purchase of a fourth section where demolition at that site "should happen soon". However, the CitiStorage site is not included in those estimates. The remainder portion of the full Bushwick Inlet Park is yet to be realized. After over a decade of waiting the community expressed its displeasure. With a series of outcries and public protests it called for the City to make good on its promise to acquire this portion of the planned park.

At the close of 2015 Mayor de Blasio's office provided a statement that "the administration would never accept a rezoning here that did not have the support of the councilman and community". However encouraging this statement may first appear, it comes without a concrete handshake or have a solid financial commitment needed for the full

development of the park. We sought that the City stop its waiting and foot dragging while costs escalate. Instead - to go full steam ahead - acquire the land - and expand the Bushwick Inlet Park as pledged. We are pleased to learn that the acquisition has commenced.

### **MCGOLRICK PARK**

This notable park hosts a landmark structure, its central Pavilion Shelter (comfort station) and two important historic sculptures. The World War I memorial (1923) to the south of the shelter pavilion was designed by Carl Augustus Heber. It honors 150 Greenpoint soldiers who fought in World War I. The Monitor and the Merrimac (1939) by sculptor Antonio de Filippo, celebrates the battle of the ironclad USS Monitor and Confederate Merrimac on March 9, 1862 off the coast of Hampton Roads, Virginia. Designed by Swedish engineer John Ericsson, the Monitor was built at the Continental Iron Works in Greenpoint and outfitted at the Brooklyn Navy Yard. These iconic features of the park require varying degrees of maintenance and should be made a number one priority by the Parks Department for funding. In addition, this park is enjoyed by many local families whose children recreate in its playground or use its passive greened spaces. People take pleasure walking the quiet pathways and can often be seen seated on benches surrounded by the park's many century old trees. Attention and funding is needed to preserve its fine and unique character as well as upgrade its aged infrastructure.

### **TEN EYCK PLAYGROUND**

The Parks Department is in the process of upgrading this playground so that it will better serve the community. This park will receive new play spaces and equipment, re-designed seating, new landscaping and a comfort station. We applaud their efforts to enhance this park.

### **EAST RIVER PARK**

A State park was designated for a portion of the former BEDT site (Kent Avenue/North 7<sup>th</sup> Street) and funded by New York State. After much delay, the park is has opened and is to be further developed. The park should remain open with regular hours for the area's residents throughout the year. We look forward to the park being further developed. Solar lighting for the park must have the necessary funds to maintain them. We are concerned about the park having any exclusive use by private entities for profit.

### **WILLIAMSBURG PARK**

We ask that with the holding of any special events and use of this new park (at the former Department of Sanitation Garage/50 Kent Avenue) as a performance venue that the sound levels be restricted so not to negatively affect the surrounding community. Police must be involved in crowd control.

### **GREENPOINT MONITOR MUSEUM**

Community Board No. 1 is pleased to learn that the NYS chartered Greenpoint Monitor Museum received donated land at the Bushwick Inlet (where the historical iron clad ship was birthed) for the construction of a museum in honor of the USS Monitor. The ship's construction here was a major event in the community's history – we support the museum's efforts to keep alive the memory of the USS Monitor. The museum seeks to retain its donated property as it will act as a catalyst for additional donations as it moves forward with founding a home at the site. The City is moving forward to develop this area around the Bushwick Inlet, from North 9<sup>th</sup> Street to Quay Street as parkland and must respect the issues raised by the Greenpoint Monitor

Museum and partner to make their dream a reality. On May 29, 2015 a trail marker was proudly unveiled at the launch site of the Civil War Ironclad USS Monitor.

### **RETENTION AND EXPANSION OF PARKLAND**

As the pertinent City Planning Department studies indicate, Community District No. 1 is one of the most under-served area with regard to park and recreation services. Thus, we would strongly oppose the elimination of any currently mapped parkland in our district or usage/renting of same for other than parkland/recreation unless as per current City policy, equivalent space is developed as parkland in the immediate vicinity. We also strongly support the establishment of additional parks and playgrounds within our borders.

Community Board No. 1 continues its support for the development of appropriate small parks on triangles. The Southside and South Williamsburg have few local parks, and the triangles, such as where Heyward, Wallabout and Wythe Avenue come together, should be implemented. We have requested for many years that the concrete triangle at Meeker Avenue, Morgan Avenue and Driggs Avenue to be greened. We were pleased that the site finally received this treatment, but it has now been destroyed with construction signage from the Kosciuszko Bridge project.

We are delighted to see that the Administration proposes the expansion of the Waterfront Park to the Bushwick Inlet and its initial phase has moved forward. This expansion proposal provides much needed recreational space for our residents and insures some greening of the waterfront (the former Sanitation Garage at 50 Kent Avenue was demolished and annexed as parkland/open space). The proposal also suggests the inclusion of a Waterfront Access Plan (WAP). While we support this concept, we most certainly want to be directly involved in the design process. The Administration should commence the condemnation procedures to demonstrate a good faith gesture to our community while carefully retaining jobs and relocating existing businesses.

### **BQ GREEN**

In an effort to increase open space for our district a proposal dubbed “BQ Green” was developed and endorsed by both the district’s past and current councilpersons. This plan promotes building a deck over the sunken stretch of the BQE (between South 3rd and South 5<sup>th</sup> Streets) and creating greened spaces and play areas. This innovative idea is a resourceful way to provide additional open space for the community to enjoy.

### **SGT. DOUGHERTY PLAYGROUND**

This park is situated adjacent to the BQE at Vandervoort Avenue. It had suffered from dilapidation and many repairs were needed to upgrade it. We are pleased that this park is receiving a total makeover with funds coming from the NYS DOT in conjunction with the Kosciuszko Bridge’s reconstruction of the. The park will be expanded and have modern amenities for all to enjoy.

### **THE GREENPOINT-WILLIAMSBURG WATERFRONT ACCESS PLAN**

The Department of City Planning proposed a Waterfront Access Plan (WAP) tailored to the specific conditions of our district’s waterfront and to establish a coordinated framework for public access to the Greenpoint-Williamsburg waterfront in advance of development. This plan

takes advantage of this opportunity to enlarge existing waterfront park spaces and to mandate connections to the neighborhood at important locations. In addition, the zoning text changes allow the WAP to combine public access requirements on parcels spanning multiple blocks, allowing several smaller spaces to be combined into a single, larger and more useful public access area, which is not possible under existing waterfront zoning regulations. Community Board No. 1 looks forward to the various elements of this open space network which include: existing and proposed waterfront parks (including Newtown Barge, the former NYC transmitter site, the state park/former BEDT site, street end park at end of Manhattan Avenue); mapped parkland at Bushwick Inlet; a continuous shore walkway; public access to piers; supplemental access areas; upland connections and visual corridors. As internal mechanisms continue at the Parks Department, we look toward the further development and implementation of the Parks Department's "Master Plan". Our Board endorses the Greenpoint-Williamsburg Open Space Design Guidelines and Master Plan with the caveat that the City and the Monitor Museum principals continue a meaningful dialogue and that Community Board No. 1 reserves its decision on the museum/boathouse to be sited in the Bushwick Inlet until said dialogue is conducted.

The site of the former gas holders at Vandervoort Avenue (or what was known as the "tanks") was a familiar landmark for travelers through the community. This site (once held by Brooklyn Union Gas, and then KeySpan) contained two gigantic holders that were no longer being used. They were in derelict condition and demolished by use of implosion techniques that are rarely allowed in NYC. The property is now owned by NationalGrid. The company should take similar action at this site to convert it into a public park like they have done with an akin site in nearby Elmhurst, Queens.

In March 2016, a news article revealed that the Administration was quietly eyeing sites for to move inmates off Rikers Island. They were considering renovating borough detention centers and building two new jails in city neighborhoods. The former gas holder site on Maspeth Avenue appeared to be one of the proposed new locations in Brooklyn. The community has expressed vehement opposition to this plan.

### **WNYC TRANSMITTER SITE**

We continue to look forward to of the completion of Transmitter Park. Conceptual designs that were collaboratively executed denote a passive park, recreational area, gardens, benches and lawns. The renovation of the 1930's World's Fair house was not included in the current construction plans and we urge the City to pursue this project. This site represents a portion of the Parks Department's Master Plan and should be the first stage of development for a waterfront promenade. Community Board No. 1 has learned that this work reconstructing the park is mostly completed and a RFP was issued for a concession at the site.

### **TREES**

In the Fall of 1996 Community Board No. 1 was dealt a devastating blow with the discovery of the Asian Long horned beetle found infesting many of its street and backyard trees. In an effort to contain this foreign pest which has a voracious appetite for sugar maple trees, the US Department of Agriculture and the State Department of Conservation/Forestry Division along with the New York City Park's Department studied methods employed by China for eradication. An area of infestation was identified and "quarantined", a heavy infestation was found in the heart of Greenpoint (a significant number of trees in McCarren Park fell to the beetle) spreading towards adjacent neighborhoods of Northside, Southside, Central, East and South Williamsburg.

The most effective method was to cut down infected trees and remove them. In the period of 1997 and 1998 over 1000 trees in parks, on the street and in backyard/private property had to be destroyed. This represents a large portion of the district's green canopy and efforts to replace it are a high priority for this Board. A new method of eradication, using a pesticide, is being used. We remain alarmed at the recent announcement of a new pest found in NYC, the Ash Beetle. We urge that this pest be comprehensively addressed to halt any damage that it may cause to this species of tree and that the agencies remain diligent.

The Community Board's Ad Hoc Committee on Asian Long Horned Beetle Infestation worked diligently with residents, community leaders, groups, elected officials and agencies to develop a Strategic Plan For The Re-Greening of Greenpoint & Williamsburg which was subsequently adopted by Community Board No. 1 in August 1, 1997. This plan received support of elected officials and the Mayor's Office. The plan's vision is "Greenpoint-Williamsburg will be a greener, healthier and more beautiful community" with a goal to make every street in Community Board No. 1 a "Tree Lined Street". To further preserve our greenery it is important that our parks and street trees receive the utmost attention and maintenance from horticulturist and forestry personnel.

We urge that all efforts to re-green our community be maintained and that the strategic plan be used to implement such efforts. Community Board No. 1 supports an increased allocation for street tree planting as well as funding for maintenance of this vital resource. We urge that additional programs, such as DEP's grant initiative under federal funding to do tree planting in specific areas that they have identified as recipients of heavy truck traffic (i.e. BQE corridor), be utilized to help accomplish this effort.

Community Board No. 1 seeks the Parks Department to immediately remedy hazardous problems with the multiple plantings of Bradford pear trees along Graham Avenue. These trees are notorious for having weak forks with resultant falling limbs, a condition that has been noted by the Director of Forestry, who has related that these trees have weak branch connections, and it is the most common call for limbs down across the city. Forestry no longer plants them, but uses new varieties that are less susceptible to limb breakage. There removals of these old Bradford pear trees are necessary for the public's safety. Each removal must include immediate replacement with a more suitable and stable tree species.

Tree maintenance is key to a successful green canopy. It is therefore extremely important that there be an aggressive stump removal and pruning program implemented in Community Board No. 1.

## **HUMAN SERVICES**

### **YOUTH SERVICES**

More than 51,600 residents of Community Board No. 1 are 19 years of age or less, and a very high percentage of this population resides in the poorest portions of the district. Unless an effective network of youth service programs is established, many of these youths will never have a fair opportunity to succeed in life, and will instead be attracted to the alternate lifestyles of crime and drugs. In light of this, the appallingly small allocation for delinquency prevention and after school programs funded by the Department of Youth and Community Development remains a perpetual source of frustration to the Board's Youth & Education Committee.

We are also concerned with the closing of youth centers at our public housing developments. The youth center at the Cooper Park Housing development is closed in the

evenings. The closings should be stopped and these centers reopened and financially supported. Not only do they provide vital recreation but are safe havens for the youths.

The Beacon program located at 850 Grand Street Campus has offered a valuable resource, but is not enough to service the approximately 51,625 youths of our district. Unless the City and State agree to substantially bolster this modest allocation, and a 100% increase is not-out-of order, its impact upon the youth of Community Board No. 1 will remain slight. We were pleased that the City expanded Beacon Programs citywide and, as a result, additional Beacon programs for our area have been made available at MS 126 and MS 50. The Beacon program at MS 126 has served as an anchor for a newly formed "Greenpoint-Williamsburg Youth Soccer League" that has over 500 youths. There is extremely limited open space to accommodate these youngsters to play concurrent games and we urge that additional space be made available for this use.

We are concerned about the sudden increase in the number of Charter Schools being sited in the district (Community School District 14 serves the CB #1 area). Often they are being collocated in existing school buildings. We raise the question of their having a negative impact upon funding allocations for our existing public schools.

### **YOUTH EMPLOYMENT**

The Department of Youth and Community Development must increase the number of slots and continue to develop and expand local sponsorship within Community District No. 1 for the City's "Summer Youth Employment Program". It must take a more aggressive role in addressing program sponsorship in each Community Board area. We urge the City to increase its outreach within the community to obtain non-profit agency sponsors who will adequately service our youths.

### **TEEN PREGNANCY**

One of the most serious problems involving youth is adolescent pregnancy, which had reached epidemic proportions throughout North Brooklyn. We are pleased to learn that statistics in this area are starting to show a decline. It is essential that a systematic approach to this problem is continued aimed at preventing unwanted pregnancies from occurring in the first place and providing educational and social services to the teen mothers in order to prevent long term welfare dependency.

### **DAY CARE AND SENIOR CENTER SERVICES**

Community Board No. 1 was served by 30 Day Care/2,956 slots 9 Head Start/799 slots, 18 Group Day Care/2,100 slots, 2 Day Care-Voucher Sites/8 slots and 1 LPOS/49 slots and 9 Senior Centers serving an average of 1,338 daily meals. We strongly urge continued support of the City's extensive tax levy commitment to maintain day care and senior center services at least at their current levels despite devastating budget cuts, and urge that it be maintained as long as the need exists. In particular, the need for new day care centers, head start program and an increase in meals-on-wheels program is rising in the District, especially in the South Williamsburg area.

We are totally dismayed to learn that the City has chosen to close the two agencies at the 211 Ainslie Street facility: The Small World Day Care Center and the Swinging 60's Senior Citizen Center. These two programs have co-existed in the same building for several decades to serve two populations in the neighborhood that are at high risk: the very young and the

elderly. The City planned to close two other day care centers in Williamsburg: Nuestros Niños Day Care and the Bushwick United Day Care Center. We are pleased that the City has started a ULURP action to continue a day services care at Nuestros Niños. We urge the Administration to provide the necessary funds to continue and maintain these programs.

We recommend that the City promptly act to meet the unmet needs that currently exist in the District: the lack of adequate day care services in Greenpoint and the lack of a full senior center to serve the Southside/South Williamsburg. Although we acknowledge the severe funding constraints that the City faces in this area, we must also note that these needs are real and accelerating, and cannot be adequately addressed by existing resources.

## **SOCIAL SERVICES**

The New York City Department of Human Resources Administration reports that 41.5% of the Community Board No. 1 district's population were assisted by the agency. The numbers from the agency are: 61,723 Medicaid only/total Medicaid enrollees are 75,748; 6,209 Cash Assistance; 8,322 SSI; 57,281 Food Stamp Recipients). We rank fourth (4th) highest in the Borough and rank thirteenth (13<sup>th</sup>) Citywide in the number of persons receiving Medicaid, and rank third (3rd) in the Borough and rank seventh (7<sup>th</sup>) Citywide with the number of persons receiving food stamps. Because of the quantity and complexity of the social service needs that exist in Community District No. 1, we believe that it would be most appropriate to establish a multi-service center in the community (we believe that the 30 Thornton Street "Job Center" facility complies with the requirements specified by the Human Resources Administration for such a Center). The continuing need for a K-1 OFS Office requires immediate attention. We are extremely disappointed in the closure of the Marcy Avenue office as users at this facility will now have to travel further out of the district to obtain services.

Community Board No. 1 supports increased funding for Managed Care education (such as through the Managed Care Consumer Assistance Program) in Greenpoint and Williamsburg. In addition we support an increase in funds for vocational training, job placement and workforce development in low-income areas of the District.

## **HOUSING FOR THE HOMELESS**

We continue to support and urge a continuation of the reduction in the census at the remaining temporary shelter at the former Greenpoint Hospital. The positive positions taken by the Community Board are well known to the City. We applaud the revised policy changes by the City and look forward to the eventual results, a reduction/elimination of the "warehousing" of the homeless in our Community District and throughout the City. Expensive temporary housing must be replaced with permanent low-rent housing, including housing for single individuals, in each Community District. We also urge the expansion of support services to identify and address individual medical/social needs of homeless individuals residing in city and private facilities.

## **HOMELESS SERVICES**

Community Board No. 1 approves the downsizing plan that decreased the census at the former Greenpoint Hospital Site, as the City has agreed to do at all other "armory" type shelters. We agree with the City's decision to limit the overall census at any one site to 200 persons or less, and we hope that this number can be further reduced.



In the past, Community Board No. 1 supported the development of compassionate and effective programs for the homeless. We share the City's basic policy to provide shelter to those who request it and, in 1983 were the only Board in Brooklyn to positively respond to the Mayor's appeal to suggest potential shelter sites.

Our recommended location, the former Most Holy Trinity Convent, was initially identified as a shelter for homeless women, and subsequently opened as a model S.R.O. facility. We have supported this excellent private shelter administered by Most Holy Trinity Parish, and stand ready to assist the efforts of other local community groups to establish similar programs.

The City should review regulatory policies toward private facilities, in which, homeless individuals reside such as, the Clay Family Residence (at the former Greenpoint Hotel building). Also, the City must insure that adequate support services are provided to maintain the safety of surrounding residents and to minimize quality of life problems. We have received complaints regarding the newly opened Clay Family Residence about the facility's clients loitering and fighting outside.

Community Board No. 1 had vehemently opposed the Department of Homeless Services' (DHS's) and the Doe Fund's advancement of a shelter at 89-111 Porter Avenue. We were truly saddened that the Appellate division failed to find merit for appeal when the City found a loophole in the ULURP process and sited this "homeless" shelter in the heart of a city designated "in place industrial park". We remain concerned about the establishment of a homeless facility at 400 McGuinness Blvd, (a former factory building that a previous owner eyed for residential development) and 66 Clay Street (aka the Greenpoint Hotel/SRO). We remain concerned about these facilities and any associated rise in crime statistics demonstrated for the area.

## **HEALTH**

### **WOODHULL MEDICAL AND MENTAL HEALTH CENTER**

The Board believes that all steps must be taken to improve the quality of services delivered at the facility. We also urge that Health and Hospitals Corporation's Brooklyn Regionalization Plan continues in such a way that it will not in any terms undermine the integrity of Woodhull as a full-fledged hospital. We continue to encourage the administrators at this facility to advise Community Board No. 1 of its needs. We have received the capital funding needs from the hospital's administration. The hospital is in great need of a new Emergency Department (ED), with new equipment. The current ED was originally built for a capacity of approximately 60,000 patient visits per year, and has been exceeding twice that number for the past several years. In 2015, emergency room visits were 117,000. A new Emergency Department would enable Woodhull to continue providing quality emergency care to the community. Construction of a new Emergency Department is estimated at \$30 million. Equipment for a new ED is estimated at \$10 million.

### **AMBULATORY CARE**

With the closure of Greenpoint Hospital came a strong commitment to this community from HHC to provide medical services to the district by maintaining two clinics within the confines of Community Board No. 1. As a result of this commitment, two satellite facilities were established by the Woodhull Medical and Mental Health Center. As we stated in previous years, we believe that the clinic at 960 Manhattan Avenue presented "a positive action that was, providing a valuable health resource in the North Greenpoint Community". To the dismay of CB

#1, this satellite facility was closed as its lease expired. The Board strongly advocated for its reopening in the immediate community. The Greenpoint satellite was eventually located to a newly renovated facility at the ground floor of 875 Manhattan Avenue.

The 279 Graham Avenue location of the Williamsburg Satellite with bigger quarters and expanded services has worked well. The under-served Southside community could also greatly benefit by having a clinic within its confines and HHC should explore establishing an additional site for this segment of the district.

## **PEST CONTROL**

Community Board No. 1 remains concerned about an increase of the rodent population in the district. The City must promptly address this epidemic on a community-by-community level. Steps should be taken to regularly bait problem areas and coordinate efforts with the MTA/NYC Transit and other city agencies that are responsible for their own pest control. The Health Department must initiate aggressive programs to address the urgency of this dilemma and install checks and measures to monitor and insure that the MTA/NYC Transit are in fact involved in a pest control program.

Demolition, new construction, and street reconstruction have greatly increased in our district. These activities are known for creating problems with rodents and other pests. It is vital that pest control measures are strictly adhered to and that these sites are monitored for compliance.

It has been noted Community Board No. 1 has several transfer stations located within its confines and these facilities are seen as a major draw for rodents and other pests.

We continue to support the Department of Health's efforts to inhibit the growth of mosquito infestation and combat the spread of the deadly West Nile Virus and the Zika Virus.

## **RECENT HEALTH TRENDS**

Community Board No. 1 had ranked third out of the 59 districts citywide with a high number of asthma cases. Despite a city-wide drop in cases, our district still has a high rate. We remain concerned in any rise in cases of asthma in the district. Funds must be earmarked for additional testing, education and specialized treatment. Several years ago there was a CDC cancer and asthma study conducted in this District and we strongly support a new, updated study be carried out. In addition, the DEP ought to conduct a study of air and traffic pollution (which is particularly bad in our District) and their environmental and health impacts.

We continue to support efforts by the Department of Health & Mental Hygiene, DEP and HPD to thwart lead poisoning as it is a very serious condition, especially for children. Children with lead poisoning may develop health, learning and behavior problems. Education about lead poisoning is important so that people can make their homes safe and healthy as well as learn about treatment and access to testing.

Reports about AIDS in New York City have yielded the following figures for Community Board No. 1: the rates of new HIV diagnosis in Greenpoint and Williamsburg-Bushwick health districts range 0.50 & 1.30 per 1,000 persons/population. The combined rates for our district are above the rates for Brooklyn (0.68), New York City (0.84) and the US (1.14). Rates of people living with HIV & AIDS show Greenpoint at 5.5 and Williamsburg-Bushwick at 12.1 per 1,000 persons/population which again, is above the rates of Brooklyn (6.4), NYC (9.2) and US

(3.2). We urge that the medical community continue addressing this grave disease and that additional programs be developed toward prevention, education and treatment. As the only New York City hospital within blocks of Community Board No. 1 Woodhull Hospital must be aggressive in addressing the needs of all of our constituents.

Health Services – Our district has serious health issues that must be addressed. CB #1 remains concerned about the delivery of health care services in the district and supports efforts for improvement. The top causes of death for residents of Greenpoint and Williamsburg, as for most New Yorkers, are heart disease and cancer. Death rates due to heart disease, flu and pneumonia, diabetes, stroke and liver disease are higher in Greenpoint and Williamsburg when compared to the City rates.

Quality Health Care - A lack of quality health care can lead to negative health outcomes and more intensive treatment, such as avoidable hospitalizations. Access to health care is therefore a needed focus. About one in six adults in Greenpoint and Williamsburg has no health insurance, and one in eight goes without needed medical care. We urge continued funding for asthma patient care, research and education. We were pleased when a dental clinic (Williamsburg) was reopened to provide much needed services for youngsters in the district whose families do not have adequate financial means or insurance coverage, and were left dismayed that the clinic was again closed as a budget savings measure by HHC in 2010. We support any necessary funding to reopen and maintain the clinic within our district. The only dental clinic that offers free and affordable dental care is located in Woodhull Hospital, a facility not located in our district's confines. In addition, we urge that emerging health care need trends (such as access to health care, treatment and prevention of heart disease, psychological & mental illness treatment) be addressed. The Brooklyn Hospital/Mt. Sinai in its 2015 report relates that the burden of both asthma and hypertension have increased to 18% and 33% respectively in our district.

Air Pollution and Respiratory Illnesses - Although NYC air quality is improving, air pollution, such as fine particles (PM2.5), can cause health problems, particularly among the very young, seniors and those with pre-existing health conditions. In Greenpoint and Williamsburg, levels of PM2.5, the most harmful air pollutant, are 10.1 micrograms per cubic meter. Our district ranks as 8th in the highest in the City.

A.I.D.S. - Reports about AIDS in New York City have yielded the following figures for Community Board No. 1: the rates of new HIV diagnosis in Greenpoint and Williamsburg-Bushwick health districts range 0.50 & 1.30 per 1,000 persons/population. The combined rates for our district are above the rates for Brooklyn (0.68), New York City (0.84) and the US (1.14). Rates of people living with HIV & AIDS show Greenpoint at 5.5 and Williamsburg-Bushwick at 12.1 per 1,000 persons/population which again, is above the rates of Brooklyn (6.4), NYC (9.2) and US (3.2). We urge that the medical community continue addressing this grave disease and that additional programs be developed toward prevention, education and treatment. As the only New York City hospital within blocks of Community Board No. 1 Woodhull Hospital must be aggressive in addressing the needs of all of our constituents. In a report released by SUNY Downstate Medical Center, it was noted that Brooklynites are 3.5 times more likely to have AIDS as their fellow Americans. People living in north and central Brooklyn are far more likely to be living with the disease than those living elsewhere in the borough. We urge that funding continue for AIDS Outreach and education to stem the spread of this disease.

Zika Virus - We are concerned about the findings of Zika virus in the United States and urge that measures to stem the spread of this disease are fully funded. From January 2017-October 25, 2017, there are 326 symptomatic cases reported in the United States, 58 cases

were found in New York from travel related sources. In 2016, one case has been denoted at Woodhull Hospital. None have yet been reported as being locally acquired. Zika is transmitted to people mainly through the bite of infected *Aedes aegypti* mosquitoes, or through sexual transmission, or maternal-fetal transmission. Mosquitoes that spread Zika virus also spread dengue and chikungunya viruses. Infection in pregnant women is associated with birth defects and adverse pregnancy outcomes, and the evidence for a causal link is growing. Pregnant women represent a highly vulnerable population with special needs. A vaccine or treatment for Zika virus infection is not currently available. With the recent outbreaks, the number of Zika cases among travelers visiting or returning to the United States will likely increase, and 80% of cases will not be diagnosed. These imported cases could result in local spread of the virus in some areas of the United States. As more is learned about the Zika virus, the CDC reports that its guidance and recommendations will change. Currently, it has set goals for public health, surveillance and epidemiological investigation. Funding is needed to ensure adequate diagnosis and reporting of Zika virus cases, to monitor epidemiologic trends in distribution, transmission, and severity; to direct prevention and control efforts; and to identify cases that require follow up or intervention. Education and prevention are key elements in tackling this disease early on. We raised concern about contagious diseases which could spread from localized outbreaks such as meningococcal disease (meningitis), shigellosis, tuberculosis, and hepatitis. We urge our health officials to carefully document these cases, provide curative measures and conduct public education to increase awareness about recognizing symptoms, carrying out prevention and accessing treatment.

We urge that additional resources be allocated to prepare for outbreaks of influenza – including both H1n1 (swine flu) & avian (bird flu) – which is being noted by world health officials as a possible pandemic. We also urge that the City to continue efforts to identify sources of Legionnaire's disease to prevent future outbreaks.

Community Board No. 1 is also deeply concerned about the rising instances of diabetes, cardiovascular, heart disease, high cholesterol and osteoporosis in Greenpoint and Williamsburg. We urge the City to provide additional funds and programs for diet therapy, nutritional support and education for our district. Additional women's health services (such as a clinic with birthing rooms) are needed in our community. The Department of Health and Mental Hygiene has reported in its recent community study that residents of our community suffer from a high rate of depression. We urge that this serious health issue be addressed with expanded outreach, education and better access to medical care.

## **TRANSPORTATION AND INFRASTRUCTURE**

### **TRANSPORTATION BLUEPRINT STUDY**

We urge the Department of Transportation to realize Community Board No. 1's goals for adequate mass transit, safer streets, more accessible and safer walking and biking environment, and better driving and parking conditions for delivery trucks and motorists. We continue to urge the City and State to budget money to adequately forecast transit and traffic growth projections. Newly constructed buildings have brought – and will continue to bring – thousands of new residents to Greenpoint and Williamsburg. It must be stressed that the time for sitting back is over. We no longer need a proactive approach, but a reactive one! The L train is so overcrowded that commuters are turning toward alternate sources that are already beyond capacity (i.e. G train line; cross town buses). In addition, many of our bus routes are so convoluted that they fail to provide direct and expedient access to key commuter hub points. The failure of the Administration to respond to our mass transit crisis remains a shameful blot on its legacy. Rethinking is needed for our bus routes and alternate forms of access to Manhattan

must be implemented (i.e. water taxis have limited capacities and short service hours. A larger accommodating ferry type service, with affordable fares, is needed). We are pleased that the City has planned to improve ferry access to our waterfront with comparable fares as subways and buses (MetroCard fare). The fruits of this new plan under the NYC Department of Economic Development have yet to be seen.

DOT has undertaken traffic two studies: South Williamsburg and Williamsburg. We have seen only the preliminary results of these two studies and we are concerned that the public's participation in the process is severely lacking.

### **BRIDGE IMPROVEMENT**

Since Community Board No. 1 is nearly surrounded by the East River and the Newtown Creek, it is not surprising that the quality of our local bridges remain continuing concerns. Emphasis must be placed on adequate continued coordination (access/egress) to our community during any upcoming construction work. We must express deep concern about traffic impacts on the community during any bridge reconstruction. We urge that such construction proceed with on-going monthly maximum community input.

Repeated delays on the reconstruction of the Grand Street (Penny Bridge) continue to spell disaster. The Grand Street Bridge is particularly dangerous as the narrow width of the bridge does not allow for two lanes of vehicles, especially trucks, to pass at the same time. Community Board No. 1 supports the alternative which is a Steel "Basket Handle" Tied Arch design. This project was to precede the Kosciuszko Bridge reconstruction agenda. However, it has not. Every effort must be made to ensure that there are adequate safety measures and detours in place.

The City-Wide need to upgrade its East River bridges is of great concern to the Board as it relates to the Williamsburg Bridge. Its closing in 1988 caused both traffic and economic hardship to the surrounding community. This century old landmark literally opened North Brooklyn to Manhattan and, through the implementation of the extensive repairs contained in BR-253, will continue to serve the people of the City for at least a century to come. There must be safe traveling by pedestrians and bicyclists.

An issue of particular concern is the upgrading of the pedestrian walkway that serves as a vital link with the Lower East Side. All efforts must be made to ensure the implementation of improvements, which should, as much as possible, aim to enhance security on these paths. This includes installation of emergency call boxes and cameras on these stretches. While so called improvements to this bridge are being made, it is distressing to see this landmark bridge being slowly dissected beam by beam to make way for a "highway type overpass". The integrity and glamour of Roebling's structure is being lost. Community Board No. 1 request the City to directly involve it with all discussions on repair, design and plans for all bridges in the district as they are being developed, not after the fact. We continue to support the safer methods and construction protocols that have come forward to remove lead paint, including testing and clean-up of any contaminants needed with this type of construction work. We urge continued adherence to these strict and comprehensive protocols in order to provide the best protection for our community's residents as well as those who work here.

## **BROOKLYN-QUEENS EXPRESSWAY (BQE) RENOVATION**

Community Board No. 1 was actively involved in both the review of plans and construction phases of the renovation of the Brooklyn Queens Expressway situated between Metropolitan Avenue and Kingsland Avenue. We have found that the inclusion of an independent engineer for the community in this project was a valuable resource.

Through a carefully structured partnership of Community Board No. 1's Ad Hoc Committee, City and State agencies, elected officials, Ombudsman's office and the independent engineer, this project was delivered on target, without extensive cost overruns while meeting a multitude of community concerns. This partnership is a model that must continue in future projects. We particularly look forward to a similar relationship with New York State DOT in reconstructing the Kosciuszko Bridge (inclusive of a drainage plan). The New York City Department of Transportation must also conduct immediate detour studies so that this project could commence with little impact on vehicular traffic/pedestrian flow including, but not limited, to the widening of the Grand Street Bridge.

Community Board No. 1 remains opposed to condemnation of any property with the implementation of the Kosciuszko Bridge's reconstruction. In response to the Draft Environmental Impact Statement (DEIS) both Community Board No. 1 and the Brooklyn Borough President requested that NYSDOT pay attention to the following issues:

- BR-5 alternative (bridge replacement with a permanent bridge on the eastbound side) is superior to replacement of the existing bridge to other bridge replacement alternatives and appears to provide the best combination of improved physical and performances attributes. Construction began in Fall 2014. The design work was completed and the confirmation on a final design was for a Cable-Stayed bridge. We are now in Phase II of the construction where demolition of the existing bridge is underway. The one completed roadway to date is opened to carry traffic over the new bridge. With the demolition of the existing structure, the other roadway will be constructed.
- CB #1 had advocated for the allowance for an Independent Engineer in the contract. This bridge spans the Newtown Creek. It is a major connection to the BQE and for those persons traveling to or from Queens. An independent consultant funded with this construction project was a must for this community as it will be greatly impacted by the future work to improve the structure and its approaches. It is the Community Board's experience, gained with the major reconstruction of the BQE (in the early 1990's), that the independent engineer connected with this project was a most invaluable resource that greatly served the community providing engineering and technical knowledge.
- Traffic and noise conditions – abatement of traffic and noise conditions on Meeker Avenue needs to be addressed collaboratively by both NYC and NYS DOT.
- Study suggested detours as part of the construction period impacts.
- Address community's concerns about any contingency arising from the underground oil spill during the construction period.
- The development of a benefit/cost ratio for each alternative as a means to standardize comparisons of the alternatives.

There are continued serious problems with the BQE at Vandervoort Avenue because the radius for turns is insufficient, especially the left turning point.

Vandervoort Avenue/Meeker Avenue/Apollo Street – With NYS DOT's construction of the state of the art skateboard park (Eastbound BQE), new activities park (Westbound BQE) and the brand new Kosciuszko Bridge Pedestrian Walkway/Bikeway all culminating on/about

this intersection. We believe that this proposal severely lacks significant investment to pedestrian, cyclist, and skateboard safety. We therefore reject this proposal until it is adjusted accordingly!

Continued maintenance of the BQE is extremely lacking, decking of the viaduct and rutting of the asphalt on both the roadway and exit/entrance ramps is obviously apparent and severely lacking of regular maintenance.

### **STREET RECONSTRUCTION/PLANNING**

The deplorable physical state of our local streets is an ongoing problem. It is essential that the City prioritize the street reconstruction projects scheduled for Community Board No. 1

Additionally, we welcome DOT to join us at occasional transportation committee meetings to update the public on the progress of these projects. We have learned, particularly through the Kent Avenue/Franklin Street project that unforeseen traffic problems can arise, such as the heavy truck volumes which suddenly were routed onto Calyer Street. In the case of Calyer Street, an excellent resolution was put forth by Calyer Street residents: Banker Street was converted from a northbound one way street to a two-way street. The truck traffic was diverted onto this primarily industrial corridor, offering Calyer Street residents immediate relief.

It is clear that the most successful street reconstruction projects are those that are planned with close collaboration with the community, and we urge DOT to work with the Board to continue to reach out well in advance of these projects, as well as throughout construction.

The industrial zone situated beneath the Kosciuszko Bridge is in dire need of repair. Although it is currently M1-3 industrial space, the development potential of this area – either residential, commercial or industrial – is severely restricted by an inadequate infrastructure. Some streets have either never been paved, or have sewers installed underneath them. The Board has worked closely with all affected City agencies to develop a plan for the comprehensive revitalization of this area, and we urge that the needs of this area be included in the budget as the Meeker Avenue Sewer/Water Main project has severely lagged.

Last year there were a number of cave-ins and sinkholes that occurred within Community Board No. 1. We have a high rate of potholes. We ask DEP and DOT to collaborate, to determine the cause(s) of these cave-ins, and work with the Board on long-term solutions.

The Department of Transportation needs to stop planning for us and start planning with us. We have requested the agency to address conditions at various locations:

1. Greenpoint Avenue at Provost Street – right turn on red light: to alleviate traffic congestion.
2. Traffic light at Humboldt Street and Withers Street – a long standing request to allow safe crossing for pedestrians and to halt vehicular speeding.
3. Traffic light for Keap & Ainslie Street
4. Wythe Avenue/Kent Avenue - stemming from the traffic diverted to Wythe Avenue (because of the changes to Kent Avenue becoming a one-way) concerns from the community still need to be addressed.

5. McGuinness Blvd. – the creation of turning lanes with no signals has created a dangerous situation. We ask that safety measures be implemented along this corridor and turn signals be immediately installed.
6. Kent Avenue and North 6<sup>th</sup> Street – the newly designed parking lane and vehicular volume with the newly configured Kent Avenue has created a hazardous roadway condition that must be made safe.
7. DOT must re-evaluate North 8<sup>th</sup> Street to North 6<sup>th</sup> Street along Kent Avenue as well. DOT must re-evaluate the corner of Maspeth Avenue & Kingsland, and Maspeth Avenue and Olive Street for traffic light/controls.

Most of our requests have been ignored at the DOT!

### **SPEED BUMPS**

Community Board No. 1 will not endorse the valuation of the Department of Transportation term “speed humps” for the following reasons:

- Each speed hump delays the Police responding to shootings, break ins, or muggings. It has been reported that ambulance or fire trucks have to slow down for about 10 seconds for each bump--times that by 3 per block, that's 30 seconds slower for one block, which in case of a heart attack or stroke, where the patient needs to be in the hospital by 6 minutes.
- Based on the FDNY's 2004 study of streets containing speed bumps, it was found that on streets where speed bumps existed, response times were delayed for ambulances, fire engines and tower ladder vehicle.
- Not being aware of the speed hump, statistics show that most drivers after slowing down for the hump impatiently speed up much faster than they would without the hump, which makes the block more vulnerable to speeding.
- Street humps cause more noise and pollution, since cars have to slow down and reaccelerate, which causes disturbances and respiratory health hazard for us and our children.
- Residents on blocks, especially those where the hump is piled up in front of their homes, complain about the constant noise that is generated when vehicles hit the hump.
- The posting of the speed hump sign is another form of street sign litter for our greening neighborhood.
- The humps are a detriment, extremely unsafe to unsuspecting bicyclists and motorcyclists.
- They impede snow removal, plowing activities and emergency vehicles.

In addition, the FDNY in recent years collaborated with the DOT on addressing speed hump concerns. The increase in these barriers caused considerable increases in response time. The initial study proved that these mounds yield an increase in response time. On the streets where speed humps existed, the ambulance took 45-47 seconds (17 to 18 seconds longer), the engine took 68 to 70 seconds (23 to 25 seconds longer), and the tower ladder took 83 to 85 seconds (38 to 40 seconds longer). DOT routinely seeks our Board to support requests for speed humps. Our response remains steadfast. We continue to oppose any such requests until a proper study is conducted demonstrating the safety of this alleged speeding deterrent. We request that the NYC Department of Transportation conduct a study specifically in our district to evaluate these areas of concern.



## **SEWER CONSTRUCTION**

As one of Brooklyn' oldest communities, Community District No. 1 naturally suffers from a terribly outdated and inadequate sewer system. The continued upgrading and replacement of our sewers remains an on-going necessity. The stretch of Graham Avenue, from Meeker Avenue to Metropolitan Avenue, continues to be plagued by foul sewer odors that emanate from the catch basins. To date, DEP has not been able to resolve the condition. An additional unresolved sewer related matter is DEP's failure to step up to the plate and aggressively correct numerous cave-in conditions from previous sewer pipe work that now requires trench restoration. These are sites where there was inadequate shoring, or wood shoring that was never removed and decayed causing underground subsurface voids which have subsequently collapsed. **The Department of Environmental Protection continues to drag its feet in this matter while every day these conditions worsen and present public safety hazards.**

Community Board No. 1 has forwarded the following locations since 1999 to receive priority attention:

- Clymer Street between Wythe and Bedford Avenues
- Division Avenue between Berry Street and Wythe Avenue
- Eckford Street between Norman and Nassau Avenues
- Grand Street between Humboldt Street and Morgan Avenue
- Maujer Street between Lorimer Street and Union Avenue
- Meserole Street between Lorimer Street and Union Avenue
- Montrose Avenue between Union Avenue and Bushwick Place
- Moore Street between Humboldt Street and Manhattan Avenue
- North 6<sup>th</sup> Street between Driggs Avenue and Roebling Street
- Rutledge Street between Bedford/Marcy/Lee Avenues
- Scholes Street between Morgan and Union Avenues
- Skillman Avenue between Humboldt Street and Graham Avenue
- Ten Eyck Street at Lorimer Street
- **Withers Street between Humboldt Street and Woodpoint Road**

These locations were to be addressed in FY 2009, however, the Department of Design and Construction relates that the work is delayed because DEP says they have no funding!

In another portion of the District, the area directly under and north of the Kosciuszko Bridge continues to be forgotten and floods constantly with the free-fall drainage from the BQE. Sewer construction here has been delayed, too. This item also needs to be promptly addressed by the responsible environmental agencies of both the City and State.

## **THE ENVIRONMENT**

### **WATER QUALITY**

Because of our extensive waterfront, Community Board No. 1 has in the past, vigorously supported all efforts to clean the waters of the East River and Newtown Creek. The success of these efforts is indicated by the substantial water quality improvement that has occurred in the East River, a development that greatly enhances the recreational potential of the waterfront. In recent years, ducks, geese and swans have been observed to be nesting along North 13<sup>th</sup> Street. Looking ahead, our commitment to the goals of high water quality remains as strong as ever, and the Board will vigorously oppose all effort to retreat from this principle.

Our Board hosts the largest sewage treatment plant in the eastern United States and the cost of its upgrading is \$3.5 billion and approximately \$60 million is being spent to retrofit the old DOS MTS facility/construct a loading facility on Whale Creek for pumping and shipping out the plant's sludge. Quite frankly, DEP is not a good neighbor to Greenpoint and Williamsburg. Greenpoint Avenue surrounding the plant continues to flood.

Community Board No. 1 has not changed its position to oppose any expansion of the Newtown Creek Water Pollution Plant that would allow for an increase in the capacity of secondary treatment. We have recently reviewed items under ULURP regarding DEP's plans to upgrade the facility. This complex undertaking to upgrade the plant was approved by Community Board No. 1 with conditions and an amenities package to be included. A monitoring committee chaired by former Councilman Fisher has spearheaded the Board's commitment to this process. Kingsland Avenue was to be widened from Greenpoint Avenue towards the northern end of the street as part of slated improvements to enhance traffic flow and safety. However, this reconstruction work has not occurred and this lack of progress is of paramount concern for CB #1. Any contract penalties should be directed to the Community and not funneled into the DEP's general fund.

DEP demolished the sludge storage tank at Dupont Street. In previous plans, the material was to be pumped away via an underground pipe system. However, the agency changed its plans and continues a barging operation to remove sludge from the Greenpoint WPCP. A new sludge loading facility located at a site on Whale Creek and the MTS operation utilizing new specially designed barges and tugboats that will reportedly fit under the Pulaski Bridge. CB #1 feels that the application is an important step towards the realization of the parks and open space component of the Williamsburg/Greenpoint rezoning. Our previous support was contingent upon DEP mitigating the landfill component of the project locally and not at a site in Jamaica Bay.

### **MOBIL OIL UNDERGROUND SPILL**

Community Board No. 1 urges the continued monitoring by NYC DEP and NYS DEC of the 1990 Mobil Oil Consent Order to remediate the free product plume in the Greenpoint area of Brooklyn.

As required by the Consent Order, in 1990 and 1991 Mobil performed a site assessment to determine the magnitude of the free-product plume and subsequently developed a remedial action plan to recover the free-product. The Off-Site Product Recovery System was designed from 1991 through 1993. Permits and approvals for construction of the facility were obtained from the NYS DEC, the NYC Department of Buildings and the NYC Fire Department in 1993 and 1994 at which time construction of the facility began. The Off-Site Free Product Recovery System began operation on September 1, 1995 and over 643,246 gallons of free-products have been recovered by the system as of fall 1997. Between 5 and 10 million of gallons of groundwater are pumped and treated monthly. Additionally, since the 1980's, product recovery booms have been installed in Newtown Creek along the Peerless Importers bulkhead and since 1979 Mobil has been recovering free-product from on-site monitoring wells. By January 1999 6,706,654 million gallons of free product was recovered from on-site operations (with 1,564,326 gallons recovered of the cumulative product for off-site product plume). NYS DEC relates that over 9 million gallons have been recovered (according to a report by the US Coast Guard 9,106,000 gallons were recovered as of March 31, 2006).

In 2004, Riverkeeper (an independent) member-supported environmental organization founded 40 years ago) has filed suit in federal court against Exxon/Mobil for the spill.

The New York State Department of Environmental Conservation reports that there has been a noticeable slowdown of seepage into the Newtown Creek at the end of Meeker Avenue and that product recovery is expected to continue for a few more years. Community Board No. 1 demands that recovery activities must continue until all of the spilled product is removed from beneath Community District No. 1 and that the board be updated quarterly by the New York City Department of Environmental protection and New York State Department of Environmental Conservation as to the removal progress. Revenues from the recovery of the petroleum products should be directed to the Community.

The Attorney General and the Department of Conservation announced last year that the Greenpoint-based North Brooklyn Development Corporation and the National Fish and Wildlife Foundation would jointly administer the Greenpoint Environmental Benefits Projects (EBPs) Program. This program (with a \$19.5 million fund) was established with money paid by Exxon Mobil in a 2011 settlement with NYS State related to its massive oil spill in Greenpoint.

### **SEWER CONSTRUCTION**

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These locations were to be addressed in FY 2009, however, the Department of Design and Construction relates that the work is delayed because DEP says they have no funding!

In another portion of the District, the area directly under and north of the Kosciuszko Bridge continues to be forgotten and floods constantly with the free-fall drainage from the BQE. Sewer construction here has been delayed, too. This item also needs to be promptly addressed by the responsible environmental agencies of both the City and State.

### **ORGANIC WASTE PROGRAM**

Our board opposes the Organics Recycling/Waste to Energy Program at the Newtown Creek Water Pollution Control Plant and unanimously passed the following resolution:

#### **RESOLUTION TO OPPOSE PROCESSING OF ORGANIC WASTE/WASTE TO ENERGY AT THE NEWTOWN CREEK WATER POLLUTION CONTROL PLANT**

WHEREAS the City of New York, with the Department of Sanitation and the Department of Environmental Protection has co-ventured with Waste Management Inc. and NationalGrid to conduct a recycling program to process organic waste/waste to energy at the Newtown Creek Water Pollution Control Plant,

WHEREAS a "pilot" program for processing organic waste/waste to energy is currently taking place at the Newtown Creek Water Pollution Control Plant located in CB #1's Greenpoint neighborhood and its waterfront,

WHEREAS this processing site is located directly adjacent to residential homes, residential developments, and a business zone,

WHEREAS the tanker trucks for Waste Management are routed on supposed truck routes --- Morgan and Kingsland Avenues are heavily populated residential streets, and the return route from the plant to Waste Management is yet to be determined,

WHEREAS this "pilot" program is to be expanded City Wide,

WHEREAS the Administration has announced its plans for "Zero Waste" aiming for full recycling of all the city's waste materials,

WHEREAS Greenpoint and Williamsburg top NY's list for having the most garbage trucks roaming neighborhood streets (19 of the city's 58 waste transfer stations are located in CB #1 handling almost 40% of New York City waste),

WHEREAS a recent study shows there is an increase (355%) in pollutant matter floating in the air when transfer stations are open and operating,

WHEREAS Community Board No. 1 has a high rate of asthma cases (according the North Brooklyn Asthma and Environment Consortium study conducted 1995 to 2003 for Williamsburg and Bushwick, the rate is 60 times worse than any part of the USA),

WHEREAS Dr. John C. La Rosa, President of SUNY Downstate Medical Center, in a report

titled Brooklyn Community Health – Chronic Obstructive Pulmonary Disease, states that “For residents of Brooklyn - a borough with a relatively young population - the prevalence of COPD...is still a major cause of sickness and death”. The study also notes that rates of chronic bronchitis for persons over 45 in Greenpoint, Williamsburg/Bushwick have increased, WHEREAS the district’s air is contaminated due to:

- The Brooklyn Queens Expressway emissions
- Williamsburg Bridge traffic
- Brooklyn’s largest bus terminal
- Waste transfer stations
- Toxic ecological footprints left over from the industrial past,

WHEREAS the "pilot" program at the Newtown Creek Water Pollution Control plant is currently accommodating a private carter's 15 18-wheel tanker trucks per day and the "pilot" program aims to increase this capacity to 30 18-wheel trucks per day and beyond,

WHEREAS the "slurry" mix is created from various private carters' collected waste from across the city that is brought to the Waste Management's Facility in CB #1,

WHEREAS the professed "pilot" program would substantially increase truck traffic to and from a waste transfer facility in CB #1 through the district's streets,

WHEREAS the household organic waste collection from our district's residences will not be part of this "slurry" waste stream,

WHEREAS the private carter (Waste Management) pays no dumping/tipping fees for using this program at the plant,

WHEREAS the gas produced at the plant is provided for free to the utility company (NationalGrid),

WHEREAS the organic recycling/waste to energy program is cloaked and not transparent,

WHEREAS there is no realized public benefit for our district from this recycling program,

WHEREAS Community Board No. 1 has more than its fair share of waste transfer stations, sanitation garages and salt piles,

WHEREAS Community Board No. 1 was negatively impacted for decades by the DOS Greenpoint Incinerator,

WHEREAS Community Board No. 1 has suffered from many negative environmental impacts and facilities (for example, an underground oil spill, estimated 17-30 million gallons of oil, benzene, naphtha and other carcinogenic chemicals pollute a 55 acre, 25 foot deep swath of soil, a newly discovered plume of toxic underground material found near the proposed facility's site; the Newtown Creek Water Pollution Control Plant and the barging of sludge),

BE IT RESOLVED: Brooklyn Community Board No. 1 vehemently opposes the Organics Recycling/Waste to Energy Program at the Newtown Creek Water Pollution Control Plant as such a processing program would negatively impact the health and quality of life for all who reside, work, or commute in Greenpoint and Williamsburg.

## **WASTE TO ENERGY RFP**

The Department of Sanitation has indicated in recent documents that it would embrace the siting of a facility at the National Grid site (Varick Avenue & Lombardy Street) and/or the Phelps-Dodge site in Queens (57<sup>th</sup> Avenue along the Newtown Creek). We vehemently oppose any siting within the confines of Community Board #1 and view such siting as being disastrous and a step backward for the Greenpoint-Williamsburg Community. The following resolution by Community Board No. 1 was unanimously adopted by the full board and sent to the Department of Sanitation relating our opposition:

WHEREAS the City of New York, with the Department of Sanitation, has released a Request For Proposals to allegedly build state of the art facilities to convert waste to clean energy as part of PlaNYC,

WHEREAS a proposed site is located in Community Board No. 1 at Varick Avenue and Lombardy Street,

WHEREAS the proposed site in Community Board No. 1 is located directly adjacent to residential homes, housing developments, and in a business zone,

WHEREAS another proposed site (located in Community Board No. 2/Queens) is directly across the Newtown Creek (mirrored across the waterway) within close proximity to Brooklyn Community Board No. 1,

WHEREAS Greenpoint and Williamsburg top NY's list for having the most garbage trucks roaming neighborhood streets (19 of the city's 58 waste transfer stations are located in CB #1 handling almost 40% of New York City waste),

WHEREAS such a facility would substantially increase truck traffic to and from said facility,

WHEREAS a recent study shows there is an increase (355%) in pollutant matter floating in the air when transfer stations are open and operating,

WHEREAS Community Board No. 1 has a high rate of asthma cases (according the North Brooklyn Asthma and Environment Consortium study conducted 1995 to 2003 for Williamsburg and Bushwick, the rate is 60 times worse than any part of the USA),

WHEREAS Dr. John C. La Rosa, President of SUNY Downstate Medical Center, in a report titled *Brooklyn Community Health – Chronic Obstructive Pulmonary Disease*, states that “For residents of Brooklyn – a borough with a relatively young population – the prevalence of COPD...is still a major cause of sickness and health”. The study also notes that rates of chronic bronchitis for persons over 45 in Greenpoint, Williamsburg/Bushwick have increased,

WHEREAS the district's air is contaminated due to:

- The Brooklyn Queens Expressway emissions
- Williamsburg Bridge traffic
- Brooklyn's largest bus terminal

- Waste transfer stations
- Toxic ecological footprints left over from the industrial past,

WHEREAS the Community Board No. 1's district lacks green space (the citywide average for open space is 3.5 acres per 1,000 residents, our district ranks near bottom of the list in terms of open space per capita with 0.6 acres per 1,000 residents),

WHEREAS the proposed plant would begin operating by processing 450 tons of waste per day,

WHEREAS Community Board No. 1 has more than its fair share of waste transfer stations, sanitation garages and salt piles,

WHEREAS Community Board No. 1 was negatively impacted for decades by the DOS Greenpoint Incinerator,

WHEREAS Community Board No. 1 has suffered from many negative environmental impacts and facilities (for example, an underground oil spill, estimated 17-30 million gallons of oil, benzene, naphtha and other carcinogenic chemicals pollute a 55 acre, 25 foot deep swath of soil, a newly discovered plume of toxic underground material found near the proposed facility's site; the Newtown Creek Water Pollution Control Plant and the barging of sludge),

BE IT RESOLVED THAT Community Board No. 1 vehemently opposes the siting of a proposed waste handling facility at Varick Avenue and Lombardy Street (Brooklyn union Gas Company – National Grid property) and 57<sup>th</sup> Avenue along Newtown Creek (Phelps Dodge Refinery) as such facilities would negatively impact the health and quality of life for all who reside, work or commute in Greenpoint and Williamsburg.

There are plans to expand this "pilot program" and increase the capacity of handling this "organic material" at the plant. The Mayor has allocated funding to the program for the next three years. The DEP has retrofitted one of the four decommissioned digestors to hold hundreds of thousands gallons of slurry. We are concerned about this enhancement because of the increased material being brought in by trucks. In addition, the designated truck route for these vehicles to go to the plant and return to waste facility is not clearly planned. The use of Morgan Avenue brings this traffic through heavily residential enclaves such as NYCHA's Cooper Park Houses. We are concerned about the truck traffic (TPD) increasing to 150 trucks per day!

### **SANITATION GARAGES**

The construction of a new garage to serve Community District 1 and 4 was completed. The Department of Sanitation has not acted responsibly to relocate the K-3 Sanitation Garage. It still needs to be placed in Community District #3 and no longer be situated in our district. The Department of Sanitation must take immediate corrective action to relocate this to its respective district as per co-terminality guidelines and not juggle it within the confines of Community Board No. 1. The DOS relocation of BK3 to the old BK4 site remains completely unacceptable.

### **STREET CLEANING REGULATIONS**

We urge the Department of Sanitation to change the parking regulations to reduce the number of street cleaning days from four to two. We should be treated like any other Community Board and be granted a reduction.

## **ECONOMIC DEVELOPMENT**

### **COMMERCIAL REVITALIZATION AND INDUSTRIAL DEVELOPMENT**

In the past Community Board No. 1 has greatly benefited from the excellent activities of no fewer than seven commercial revitalization programs, Grand-Metro, Graham Avenue, Bedford Avenue, Havemeyer-Grand, Broadway West, Lee Avenue and Manhattan Avenue which have done much to further stabilize and strengthen these active shopping-strips. We support public funding for the formation of merchants associations to improve the marketability and viability of commercial corridors throughout CB #1.

Without question (jobs) industry constitutes the economic backbone of Community District No. 1, and a substantial percentage of our residents are still employed by local industries. While Greenpoint/Williamsburg has shared in the City-wide decline of manufacturing jobs and suffers from chronic security, sanitation, facility and infrastructure problems, the core itself is strong, and with proper governmental support, should endure and prosper in the coming years. Undoubtedly, along with new residential development should come accommodating and appropriate commercial services to sustain the fundamental growth of all mixed-use neighborhoods (such as grocery stores, affordable eating establishments and clothing shops/boutiques). Such support could include capitalizing on local economic empowerment zones and tax credit programs to provide incentives for businesses to remain in the District. We ask that the Industrial Business Zone be maintained in order to retain blue collar and industrial jobs. Despite the overall city wide decline in manufacturing, North Brooklyn's manufacturing industry is still alive. North Brooklyn has attracted small distilleries, artesian food and wood design manufacturers. As these sectors continue to grow we must support both new and long time manufacturing businesses in order to retain these blue collar and industrial jobs in our community. Supporting the Industrial Business Zones and its funding is an essential part of this growth and job retention.

We support the continuation of public funds for nonprofits to develop affordable industrial real estate. This is similar to the way that affordable housing is developed with public funds (i.e. 20% below market rate). Currently GMDC and Evergreen (formerly EWVIDCO) have each developed a number of properties in CB #1. More capital support can expand the availability of industrial real estate made affordable in perpetuity.

### **MOORE STREET MARKET**

We continue to support the merchants and strongly advocate retention of the market at its current location. As part of its support for the market, CB #1 wrote and submitted a proposal to NYC DOT on behalf of the merchants for inclusion in the agency's Plaza Program. We are pleased that the proposal was well received and accepted in April 2009 for funding. The plaza was designed, a contract for its construction secured and the work is in progress. The Plaza will provide open space for the community and additional vending opportunities at the market for the merchants. A Percent for Art project is planned for the location and will provide a unique design for the plaza.

We reminded the Administration that the Moore Street Market plays a vital part in the community by providing both jobs and consumer goods for area residents - and shoppers City



wide. The role of this market is woven tightly into the ethnic fabric of our neighborhood and thusly represents a unique historic shopping Mecca. These retail markets were traditionally designed to assist the pushcart small businesses to operate off the city streets and into safe clean environments. The markets have evolved and represent physical and entrepreneurial landmarks today. It is highly outrageous that EDC chose to backdoor the elimination of our local market, exclude the community's input, and put at risk the long term livelihood of local businesspersons. Community Board No. 1 continues to support the landmarking of this institution so that it would be around for generations to come.

In March 2015 we reinforced our board's steadfast commitment to the Moore Street Market again in a letter to EDC as it appeared that NYCEDC has a seven year itch that it is scratching this year. To date, we have not received a response! This particular itch is one that surfaced in 2007 - an action by the agency - to covertly close the Moore Street Market by any means possible. NYCEDC had then placed pressure on the market's merchants, including squeezing them with fruitless permit agreements.

It appears to come full circle again. We have learned that each of the entrepreneurs at the market were issued "Market Stall Permit" documents to complete. On page 2 of the agreement under section "3." "Period" (of Permit) the following is stated in big bold letters -

**THIS IS A SHORT-TERM REVOCABLE PERMIT, TERMINABLE AND REVOCABLE AT WILL AT PERMITTER'S OPTION. PERMITTEE AGREES TO PROMPTLY VACATE THE PREMISES UPON THREE (3) BUSINESS DAYS' WRITTEN NOTICE OF REVOCATION AND TERMINATION FROM PERMITTOR. NO OWNERSHIP, LEASEHOLD OR OTHER PROPERTY INTEREST SHALL VEST IN PERMITTEE BY VIRTUE OF THIS PERMIT.**

**The language makes it clear that the vendors have absolutely no contractual security thereby extinguishing the opportunity of entrepreneurial opportunity!**

The New York City Economic Development Corporation states that their mission is "to encourage economic growth throughout the five boroughs of New York City by strengthening the City's competitive position and facilitating investments that build capacity, create jobs, generate economic opportunity and improve quality of life."

When encouraging New Yorkers to support small businesses, NYC EDC acknowledged that small businesses have a vital role in our economy and urged those persons who were shopping to do so at the local markets (mentioning Moore Street Market as one of them). Also stated is "With more than 88% of NYC businesses employing fewer than 20 employees, small businesses are a crucial part of the city's economy". In terms of transparency NYCEDC notes that it "is committed to developing our projects through an open and transparent process to ensure our work is held accountable to all New Yorkers."

NYCEDC needs to practice what it preaches. We cannot stress enough that NYCEDC should be placing its emphasis on small business development by aiding these unique ethnic entrepreneurs with all of the resources available in the agency's toolbox...not rushing them out the door as it has emerged to be.

## **INDUSTRIAL DEVELOPMENT – NEWTOWN CREEK AREA**

We continue to urge monitoring the progress of the Superfund scoping and remediation project to minimize negative impacts on creek side businesses. To date, these impacts have

included inability to obtain financing and insurance. All of these businesses were adversely affected by Superstorm Sandy; it is vital that proposed public works projects address storm impact on business operations.

## **HOTEL DEVELOPMENT**

CB #1 seeks the City to address an issue that is of increasing importance to our community: hotel development. As the landscape of the city changes, more and more hotels are being built in neighborhoods that are historically residential, such as ours. Hotels have an outsized, often disruptive, impact on our communities and we urgently need a process that provides real community input on hotel development. Recent hotel growth in Brooklyn has been in residential and industrial areas, crowding out local communities, manufacturing spaces, and affordable housing. This hotel growth has led to the gentrification and homogenization of our communities, and it has inflated rents and property taxes. To maintain our vibrant city, every effort should be made to preserve socioeconomic diversity and keep our neighborhoods affordable for the mix of uses (residential, community spaces, artistic) that currently exist.

We need a real voice in the development process and an opportunity to engage developers before they start building. The simplest, most comprehensive approach is to amend the Zoning Resolution so that new hotels may only be developed by special permit. We strongly support a city-wide special permit requirement for hotels. This will empower communities and put residents and our representatives in City Council and in the Borough President's office on more equal footing with hotel developers, who have too often disregarded substantive issues.

## **EDUCATION**

We support an overall master planning effort for the Department of Education's District 14. With the acknowledged change in student population, schools in our district must be retooled to address the ever changing needs.

We continue to support our area schools and their needs that were previously related to our Board: outfitting each school with a science laboratory and to provide wireless computers and stations for the schools within the Community School District. We continue to support (1) After School, Saturday, Summer Instructional and Recreational Programs; and (2) Repair, Refinement of our area's School Buildings. In the past, budget cuts to several capital projects caused them to be eliminated in a number of schools and many educational programs were either ceased or reduced as well as staff connected with those programs. We are concerned about the need for student protection and support all recognized security programs approved by the Department of Education to protect our children.

A major push by parents, community residents and teachers to reorganize the academically declining Comprehensive Eastern District High School proved to be quite successful as the 850 Grand Street Campus facility was instituted. In 1996 the Board of Education started three smaller schools, also called academies, that focused on particular themes of study (Progress HS for Professional Careers; Enterprise Business HS; and the School for Legal Studies), and eventually phased out Eastern District High School. Since that time, several other smaller schools are established in our district: the Academy for Young

Writers; Williamsburg Preparatory School; Williamsburg HS for Architecture and Design; El Puente Academy for Peace and Justice; Harry Van Arsdale HS GED; Green School: An Academy for Environmental Careers; and charter schools: Williamsburg Collegiate Charter School; Williamsburg Charter HS (“Beginning with Children” was a pioneer charter school in our community for elementary school age youngsters. It grew out of a private partnership with Pfizer and opened its doors in September 1992). We look forward to our educational facilities having future success in serving the educational needs of our children. We have received the expressed needs (list shown below of schools within the confines of CB #1) from School District #14's superintendent.

Schools	Needs
MS 126 424 Leonard Street	- Air conditioning in the auditorium and cafeteria.
PS 132 320 Manhattan Ave.	- 13 classroom air conditioners are not functioning, as well as the air conditioners in the Performing Arts Space and in the cafeteria.
PS 147 325 Bushwick Ave.	- Comprehensive Auditorium Upgrade including Electrical Wiring to accommodate air conditioning systems, new seating and floors, state-of-the-art stage equipment to include a defined stage area with backstage, lighting, sound. - Comprehensive Bathroom Upgrades for students and adults building-wide to include new plumbing, flushing systems, toilets, sinks, wall tiles, floors. - Window Upgrade (entire building).
PS 250 108 Montrose Ave.	- Bathroom upgrades. - Brighter lighting in the Gym. - School yard upgrades. - New closet Doors in Classrooms.
PS 319 360 Keap Street	- New PA System. - New Windows. - Courtyard Resurface. - New toilets and sinks for student restrooms.

Additional comments for the needs of PS 250 are:

**Multi Media Center at PS 250** - Comprehensive Multi Media Center for students and community members to have the opportunity to learn photography, film-making, animation, graphics, podcasting, and other forms of communication. This proposal calls for state of the art technology and support for media.

**A Modern Gym at PS 250** - The idea is to resurface the gym floor with hardwood and to install new wall padding. We also need the basketball hoops fixed. The gym lighting needs to be upgraded, and the gym needs bleachers installed.

**Restroom Upgrade** - The student restrooms have not been upgraded in over two decades.

### **School Yard Upgrade - Repair broken asphalt and overall redesign**

### **Auditorium Upgrade - Add air conditioning system, new seating, state of the art stage equipment to encompass backstage upgrade, new sound system, projector upgrades, and lighting enhancements**

It has been reported by the Department of City Planning that according to the Census, out of the total district's population, in the group 5 years and over: 89,085 persons are proficient and 57,775 are not proficient in English. Those persons not proficient in English had another language spoken at home. Roughly 46.5% spoke Spanish/Spanish Creole; 20.8% spoke Polish; 20.5% spoke Yiddish (with the remainder percentage scattered in other categories). We encourage programs that will assist persons with attaining better English proficiency skills. Our board has sent a letter of solicitation to the superintendent of District 14 on April 22, 2015 and was never answered.

### **PUBLIC LIBRARIES**

Community Board No. 1 contains four public libraries (Greenpoint, Bushwick, Leonard and Marcy Avenue branches) which provide a variety of services for the community. We support their needs for enhanced equipment, computer linkages, increased book budgets and physical improvements.

The Leonard Branch has its elevator installed and is still seeking to construct a ramp as well as other sorely needed improvements for this aging Carnegie branch. We support their efforts to have the facility wheelchair accessible. Greenpoint Branch is an existing facility that can no longer accommodate the growing needs of the community in terms of function and programming and the construction of a new facility, on its current footprint, is being sought. We have learned that the work will commence on this project at the end of June. We urge that all efforts be made to accommodate the community with auxiliary service while the branch is closed. It is most encouraging to see that these facilities are being highly used by both young and older residents alike. CB #1 strongly opposes cuts to the budgets for our libraries.

### **MASS TRANSIT**

Before discussing the proposed reconstruction work that the MTA/New York City Transit is planning for the "L" train line's Canarsie Tubes, we will address the transit system as it currently stands.

Mass transit is woefully inadequate to meet the needs of our district. Local bus service is frequently delayed because of overall traffic congestion. Overcrowding on the L train is so severe that riders often must allow 2, 3, or more trains go by before they can board; while on the G train, growing ridership is straining the limits of the current 4-car trains and the service schedule, which is that of a non-rush-hour service schedule.

MTA-NYC Transit's E/F/G/V service change in 2001, which terminated the northbound G line at Court Square on weekdays, interfered with many commutes; service has deteriorated further: the MTA indicated that the G would run its full route on weekends, but on any given weekend, that is not the case. G rides suffer from short, overcrowded trains and a halved line most of the time. For those North Brooklyn commuters who solely depend on the G, improved service must be a priority. The Board has read with interest – not to mention a sense of irony – that the V line has the lowest ridership in the entire system – lower, even, than the G line, which makes far fewer stops.

In 2001, the G line was shortened from its then-6 subway car trains to its present 4-car trains in order to supply the newly created V line. The V line was so clearly underutilized since its inception and the crowding on the G has increased dramatically with no downward trend in sight. The V line was eliminated and the M train was rerouted to cover the service. The Board recommends that MTA-NYC Transit reallocate subway cars from the M line and return them to the G line to offer relief for G line riders.

There needs to be better connection to trains that travel to and from Manhattan. The connection at Court Square for the G line remains inadequate and difficult to navigate. We continue to advocate that there be a free transfer between the G line and the elevated (J/M) line (Broadway/Hewes Street). During the work planned on the G line's Greenpoint Avenue Tube (it was badly damaged during Hurricane Sandy) the MTA announced that they would temporarily provide a free transfer between the G line and the elevated trains. We were pleased that the temporary extension of the G line that brought it further into Brooklyn was made permanent. The Greenpoint Avenue station on the G line needs to be upgraded to include a public announcement system as one is sorely lacking. Delays in service on the line leave riders at this station in the dark because there is no communication.

Ferry service has resumed at the CB #1's waterfront, with an expanded service. We ask that the ferry service be "hooked into" the NYC Transit's fare system to allow payment by use of a MetroCard. In down times on the G, the ferry could serve as alternate mode of transportation to and from Manhattan, Long Island City or further into Brooklyn where they may stop. We are pleased that EDC have expanded the ferry service in our district making commuting to other boroughs more conducive.

Everyone agrees that the extreme ridership growth on the L train seems to have caught many agencies by surprise although we have been consistently warning them to expect this shift for several years now. We understand that more cars are on their way, but in the meantime, district residents and businesses are frustrated by the increasing unreliability of L service. The Board recommends that the MTA-NYC Transit consider implementing an express-style L train, running in morning peak hours from Myrtle-Wyckoff to 8<sup>th</sup> Avenue, and in evening peak hours from 8<sup>th</sup> Avenue to Broadway Junction. This would allow the L train fleet to turn around more quickly and service more riders.

We continue to urge the siting of elevators to ease the ability of those persons who are limited in mobility to be able to use the system.

L Train and Reconstruction of the Canarsie Tubes - We were both totally surprised and utterly outraged to learn through the media that MTA's plans to close the "L" train Canarsie tubes for a period up to four years while it conduct repairs to damage that occurred from the 2012 Hurricane incident. No discussion was made with our board! Our repeated requests for a copy of the damage report have gone unheeded. We are taken aback by the MTA's turning a blind eye to our community on this most important issue! The closure of the tubes will have not just a huge impact on our residents and the general traveling public, but on the local economy as well. The agency considered an "A" and a "B" plan. The plan selected will close the tubes entirely for a year and a half. The MTA/NYC transit is still working on the alternate plans to carry the ridership into Manhattan.

Bus Service - We must also express our concern about delays in local bus service. Our bus schedules have been changed/combined with increased traffic and our bus riders are waiting longer than ever for many routes, such as (but not limited to) the B24, B48 and Q59.

Given the changes in our community – notably the increases in our nightlife, with many visitors to our galleries, restaurants, night clubs, boutiques, and our slowly-developing waterfront parks – we are seeing more ridership on local bus service, and ask the DOT and MTA-NYC Transit to develop a service plan to meet ridership demand.

We are pleased that MTA-NYC Transit has begun to install smaller, more streamlined bus shelters; we plan to request more bus shelters, now that the odds are better that they can be accommodated at certain bus stops.

We note that the City and State collaborated on a Bus Rapid Transit pilot project; the proposed Brooklyn route terminates at Williamsburg Bridge Bus Plaza, which is within the Community Board No. 1 district. We believe it would be beneficial to CB #1 residents if the BRT could extend over the Williamsburg Bridge, so that CB #1 residents could also use the service to reach Manhattan.

Given our growth, transportation along the District's waterfront needs to be planned now. The DOT and MTA-NYC Transit must take an aggressive, proactive approach. The implementation of the new bus route along Kent Avenue will provide a much-needed service to our district, and complement service provided by other routes, such as the B62.

With the siting of the MTA's revenue depot at 46-25 Metropolitan Avenue, Community District #1 has been inundated with armored trucks flying through residential areas. The MTA must take immediate action in advising their drivers to adhere to truck route designations.

The addition of water transportation (such as ferries and water taxis) must be encouraged with any new development on the waterfront. We urge the formulation of an MTA "Needs Assessment" panel to review the service in our district and make much needed service changes to better serve our community and the Authority.

The NYC's Ferry service was expanded and has more stops in the CB #1's district, Queens and Manhattan. To ensure the viability of the service and continued operations in the future, this mode of transportation must receive a permanent form of subsidy. All of the docks must be kept well maintained to avoid any accidents such as with the 2014 gangway collapse at India Street. We continue to press for the ability to utilize the MetroCard for ferry passage.

## **COMMUNITY BOARDS**

Community Board No. 1 still lacks adequate funding. The meager budget provided for our board does not keep pace with inflation and any increased operating costs. The cost for acquiring much needed newer technology, computer software, upgraded hardware as well as internet/web access capabilities is expensive.

Community Board No. 1 is always facing yet another round of budget cuts in the budget process. While restorations were made this fiscal year, we remain guarded about projected cuts for upcoming fiscal years. **Community Boards have not seen an increase in our budget in over 20 years.**

Our internal budget is not sufficient enough to meet the ever escalating costs of necessary office operations and staffing. The rapid changes in communications, media and computers, plus the costly upgrading of various programs and equipment would inhibit a

Board's daily operations whose insufficient budget covers a small staffing of only three persons (2 full-time and 1 part-time) and miniscule operating (OTPS) cost of \$ 10,476.

Our office carries out a myriad of services. CB #1 is the mini City Hall for our constituents. We handle complaints, provide comments on projects, land use and develop capital/expense budget lines for the district as well as conduct public hearings.

We have 13 established committees that comprehensively tackle matters of concern and service delivery. Our staff also supports the board members in preparing reports, minutes, and scheduling of meetings. Matters from the public are handled as well, these often range from simple point of information inquiries, "freedom of information (FOIL)", to major investigations requiring constant follow up!

In addition, we have other operating tasks that are for specifically needed to administer the CB #1's internal operations. These include recordkeeping, timekeeping, budget preparation, monitoring & payment of expenditures, voucher preparation, inventory and auditing.

### **TECHNOLOGY - WEBCASTING REQUIREMENT FOR COMMUNITY BOARDS**

City Council's Int. No. 28, a proposal to amend the City Charter that would require community boards to webcast their full board meetings. Although we have consistently advocated for increased budgets for community boards, Community Board No. 1 still lacks adequate funding. The meager budget provided for our board does not keep pace with inflation and any increased operating costs. The cost for acquiring much needed newer technology, computer software, upgraded hardware as well as internet/web access capabilities is expensive and way beyond our fiscal capability.

Web casting is a high tech area of deployment requiring cameras, software, various hardware, a streaming server, a database server, a web/content management server, a directory management server and a series of "apps", not to forget additional staff to operate the camera. There are also serious costs included in setting up an infrastructure to carry out webcasting. All of this is something that we cannot both fiscally and physically accomplish "in house".

CB #1 has to make do with the limited resources of DoITT (there is one tech person assigned for all of the 59 community boards). Additionally, since community boards lack their own meeting venues (relying on rented or donated space) any recording set ups must be portable. The City should instead develop a team that would perform this service for each of the 59 community boards. Int. 28 was laid over by the City Council's Committee on Technology. We seek an update regarding this requirement as there was discussion about community board's being exempt. This year, the City Council has put in place a pilot program to do the broadcasting. CB #1 is receiving live broadcasting of the regular meetings during this pilot program. We urge that the City consider extending the program and provide these telecommunication services on a permanent basis.

### **SUSTAINABILITY OF COMMUNITY BOARDS**

Community boards provide a vital function for the districts they are designated to serve and consequently stand as valuable assets to the City as well. There is urgent need for increased funding as moneys were lost in previous budget crunches and were projected to be

further reduced in the upcoming fiscal years.

Community Board budgets should not be at the sole whim of the Administration. The NYC Charter's language regarding community boards must be strongly re-written to ensure that community boards are fiscally protected and legislatively promulgated – the budgets must be held harmless from political climates.

### **BIGGER AND BETTER LAND USE ROLES**

Community Board No. 1 is no stranger to the land use process. Many impacts for Greenpoint and Williamsburg have been from various ULURP, BSA applications, development scenarios and sting actions – all which our board has taken an active role in. Our diligent work never ceases and our voices must be heard. Community Board No. 1 needs the commission to strengthen our role by giving us more teeth with which to have a better bite. We will continue to partner with the Brooklyn Borough President on these important matters that affect the life, health and welfare of our constituency.

### **CONCLUSION**

Community Board No. 1 is prepared to discuss each of the items addressed in this **Statement of Community District Needs**. Please do not hesitate to contact us. In closing, we trust, that the City of New York will act favorably upon the items contained in this report or advise reasons for not implementing the needs of the Greenpoint-Williamsburg Community.

Respectfully submitted,

Dealice Fuller  
Chairperson

Stephen J. Weidberg  
Third Vice Chairperson

Gerald A. Esposito  
District Manager





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 BROOKLYN BOROUGH PRESIDENT

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HON. STEPHEN T. LEVIN  
 COUNCILMEMBER, 33<sup>rd</sup> CD  
 HON. ANTONIO REYNOSO  
 COUNCILMEMBER, 34<sup>th</sup> CD

October 9, 2018

**LAND USE, ULURP & LANDMARKS  
 (SUBCOMMITTEE) COMMITTEE  
 REPORT**

**TO:** Chairperson Dealice Fuller  
 and CB #1 Board Members

**FROM:** Ms. Del Teague, Committee Chair

**RE:** Committee Meeting Held on October 3, 2018  
 (7 members constitute a quorum for this committee.  
 A quorum was present.)

The Land Use, ULURP & Landmarks (subcommittee) Committee met on October 3, 2018 at 6:30 PM in the CB #1's District Office, 435 Graham Avenue, Brooklyn, NY 11211.

**ATTENDANCE:** Present – Teague; Viera; McKeever; Chesler; Kaminski; Nieves; Rabbi Niederman; Sofer; Weidberg. Absent – Needelman; Weiser.

**1.) 103 NORTH 10<sup>TH</sup> STREET**

This is an application for a permit to operate a physical culture establishment within portions of the cellar and first floor of an existing mixed-use building in an M1-2/R6A zoning district. The establishment, "The Bath House Spa", will provide massage therapy by licensed massage therapists, facials, and saunas. There are also 3 pools: one hot tub for relaxation, and 2 others for alternate hot-cold submersions.

There will also be a restaurant and the applicant is applying for a liquor license.

**Resolution:** Considering the compliance with the requirements for therapist licensure and the category of related therapies to be provided, the committee voted unanimously for approval.

## **2.) CITY PLANNING: 12 FRANKLIN STREET ( 3 APPLICATIONS )**

(A) The first application seeks a zoning amendment adding an Industrial Business Incentive Area to the entire block on which the applicant's building is located. Approval of the zoning change for the block, rather than just for the building site, would allow the owners of the adjacent buildings to ask for the special permit without having to also seek a zoning change.

Several organizations appeared in support of all three applications as being in furtherance of bringing valuable employment into the community and providing live-work spaces that would cut down on vehicular traffic.

Resolution: The committee voted unanimously to approve with the following conditions:

- (1) Related retail will not be counted as industrial space and cannot be located in the area earmarked as industrial space;
- (2) Industrial/manufacturing space will be rented at least at 20% below market rate;

The committee also voted to urge the city to respond to the Board's prior request to open-up this zoning amendment and the availability of obtaining the special permit to the M1-1 district and to complete the North Brooklyn Industry Innovation Plan.

(B) The second application, specific to the developer's site, asks for the special permit that would be allowed by the requested zoning amendment. Such permit would permit an increase in floor area for development occupied by the industrial, light manufacturing, and incentive uses in connection with a 7-story mixed-use commercial/industrial building.

Resolution: The committee voted unanimously to approve with the above conditions.

(C) The third application asks for reduction of the required parking spaces from 400 to 36 with an increase in bike parking to 85, 17 over the current requirement. It also seeks a reduction of loading space, proposing 2 loading births, each 40 feet deep.

The developer conceded he could increase the parking spaces to 60 without amending the application.

Resolution: The committee voted 7 in favor /2 against the request. The members in favor felt the smaller number would be an effective measure to cut down on people bringing cars into the area; the members against felt the developer should provide 60 spaces as an accommodation to the residents living in the area who already have difficulty parking.

## **3.) 420 KENT AVENUE PHASING AUTHORIZATION**

The developer wants authorization to open the esplanade and one of the two buildings that is completed and ready to be offered with 25% integrated affordable units, prior to completion of the second building. The entire esplanade will be completed. The second building will have 20% integrated affordability.

Because of the time constraint, this application was presented at and scheduled to be voted on at the September board meeting, however, the lack of a quorum prevented a vote. The committee agreed to review the application and to present its recommendations to the full board on October 9, 2018 in the event the board wants to submit its opinion to the city, since the city is still considering the application.

At the September full board meeting, some members seemed to be in favor of allowing the developer to open access to the esplanade and the first building in order to take early advantage of the affordable units; other members expressed concerns about whether it would be safe to allow access while construction was still going on in the second building.

The committee inquired about the safety concerns. The developer informed the committee that there is ample access for emergency vehicles through both S8th and S10<sup>th</sup> Streets. Furthermore, there will be construction fences around the construction, which is expected to be completed within several months. The developer stated there will not be any more crane work, as most of the work yet to be done on the second building is internal.

Resolution: The committee voted unanimously to approve the application and to send the board's opinion to the city, even though our time to vote has passed.



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COUNCILMEMBER, 34<sup>th</sup> CD

October 9, 2018

## LANDMARKS SUBCOMMITTEE REPORT

TO: Chairperson Dealice Fuller  
and CB #1 Board Members

FROM: Ms. Trina McKeever, Landmarks Subcommittee Chair

RE: Committee Meeting Held on October 3, 2018  
(7 members constitute a quorum for this committee.  
A quorum was present.)

---

The Land Use, ULURP & Landmarks (subcommittee) Committee met on October 3, 2018 at 6:30 PM in the CB #1's District Office, 435 Graham Avenue, Brooklyn, NY 11211.

**ATTENDANCE:** Present – Teague; Viera; McKeever; Chesler; Kaminski; Nieves; Rabbi Niederman; Sofer; Weidberg. Absent – Needelman; Weiser.

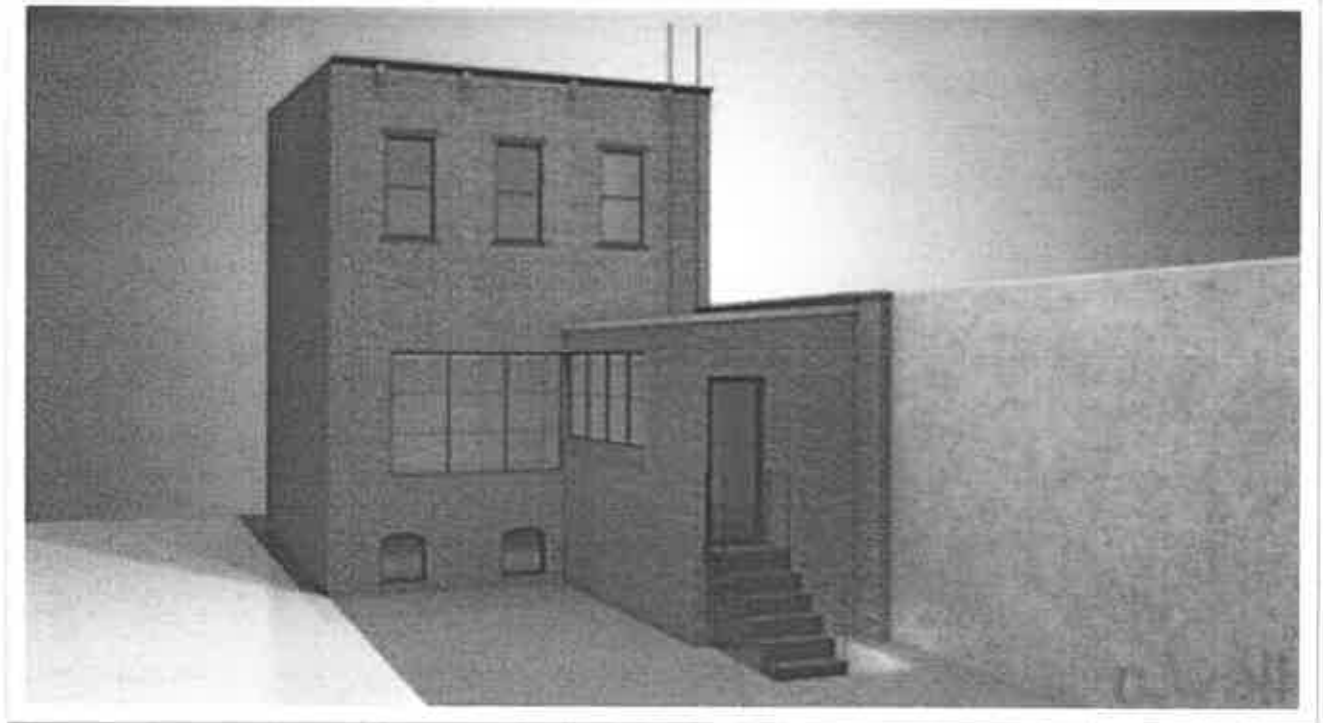
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### Landmarks Report:

**133 Kent Street**, – two story Italianate row house built in 1861, midblock between Manhattan Avenue and Franklin Street in the Greenpoint Historic District. Courtney Wall, architect for the owner, presented the proposal to remove the existing rear yard extension and deck constructed in the 1980's, currently waterlogged, and replace this with a two-story contextual addition, faced in brick, with window openings similar in scale to the windows in the rear of the house; and a continuation of the lintel crown molding along the cornice. Additionally, the project includes a roof stair bulkhead and a new roof railing. The addition adds 600 sq. ft. to the existing 2,900 sq. ft. and has been approved by the Buildings Department.

Committee unanimously voted to recommend approval of the project (9 Yes, 0 No)

**200 Guernsey Street** – one in a row of five two-story Italianate houses built in 1865, between Calyer and Meserole Streets, one house in from the southeast corner of Calyer and Guernsey. James Thoms, owner, presented the proposal to add a new (100 sq. ft.) rear yard extension, clad in brick, on top of an existing one. The windows in the rear of the house will be replaced; similar windows are proposed for the addition. A section of the top 10” of the addition roof will be visible from across Calyer Street. However, this visible portion will be clad in brick, rendering it indiscernible from the brick wall over which it will be viewed. The written proposal provided to the committee did not contain a rendering of the new structure. The committee asked owner to provide this prior to the full board meeting (see below). Committee voted to recommend approving the proposal (8 Yes, 1 No – no due to no rendering)





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COUNCILMEMBER, 34<sup>th</sup> CD

October 9, 2018

## PARKS & WATERFRONT COMMITTEE REPORT

**TO:** Chairperson Dealice Fuller  
and CB #1 Board Members

**FROM:** Philip Caponegro, Committee Chair

**RE:** Report for the Committee's meeting held on  
September 20, 2018.

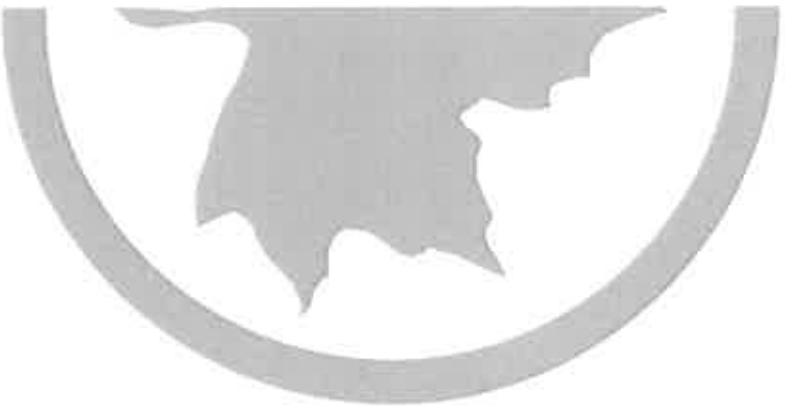
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The Parks & Waterfront Committee met on September 20, 2018 in the CB #1's District Office, 435 Graham Avenue, Brooklyn, NY 11211 (Corner of Frost Street).  
Attendance: Present – Caponegro; McKeever; Chesler; Elkins; Stuart. Absent: Cianciotta; Cohen; Odomirok; Peterson; Torres. (A quorum was not present)

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1.) **RECONSTRUCTION OF THE COOPER PARK BATHROOM** – The committee received a presentation on the proposed upgrades for the comfort station. The members present voted to recommend that the Parks & Waterfront Committee's Chair, seek the board members to support the reconstruction of the restrooms/maintenance building at Cooper Park. The vote was: 5 "YES", 0 "NO"; 0 "ABSTENTIONS".

2.) **GREENPOINT LANDING** - There will be a meeting on Tuesday, October 23, 2018 at the Bushwick Inlet Meeting Room with the Greenpoint Landing Design Team to show us their design for the northern most portion of Greenpoint Landing, and ask for community input. The time is to be announced.



**Parks**

18 OCT 9 1:34 P

# **Cooper Park Comfort Station Reconstruction**

Located at Maspeth Ave. and Sharon St. between Olive St. and Morgan Ave.  
in the Borough of Brooklyn

Community Board 1  
September 20, 2018  
NYC Parks

**Total Budget:** \$1.645million

**Project Size:** 400sf

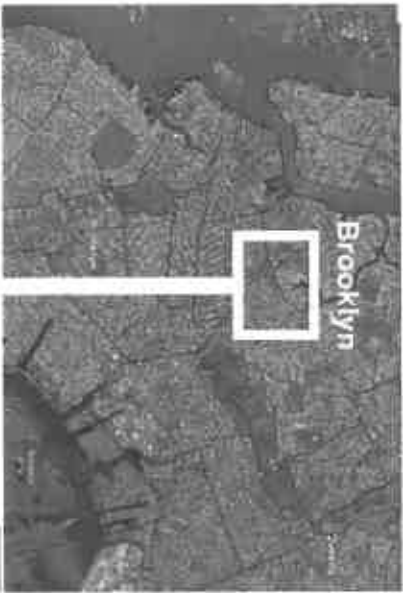
## **Goals**

- **Reconstruct the existing Comfort Station to be ADA compliant.**
- **Upgrade HVAC and Plumbing systems to current park standards.**



**Comfort Station Reconstruction  
Cooper Park | Project Goals**





City



Neighborhood

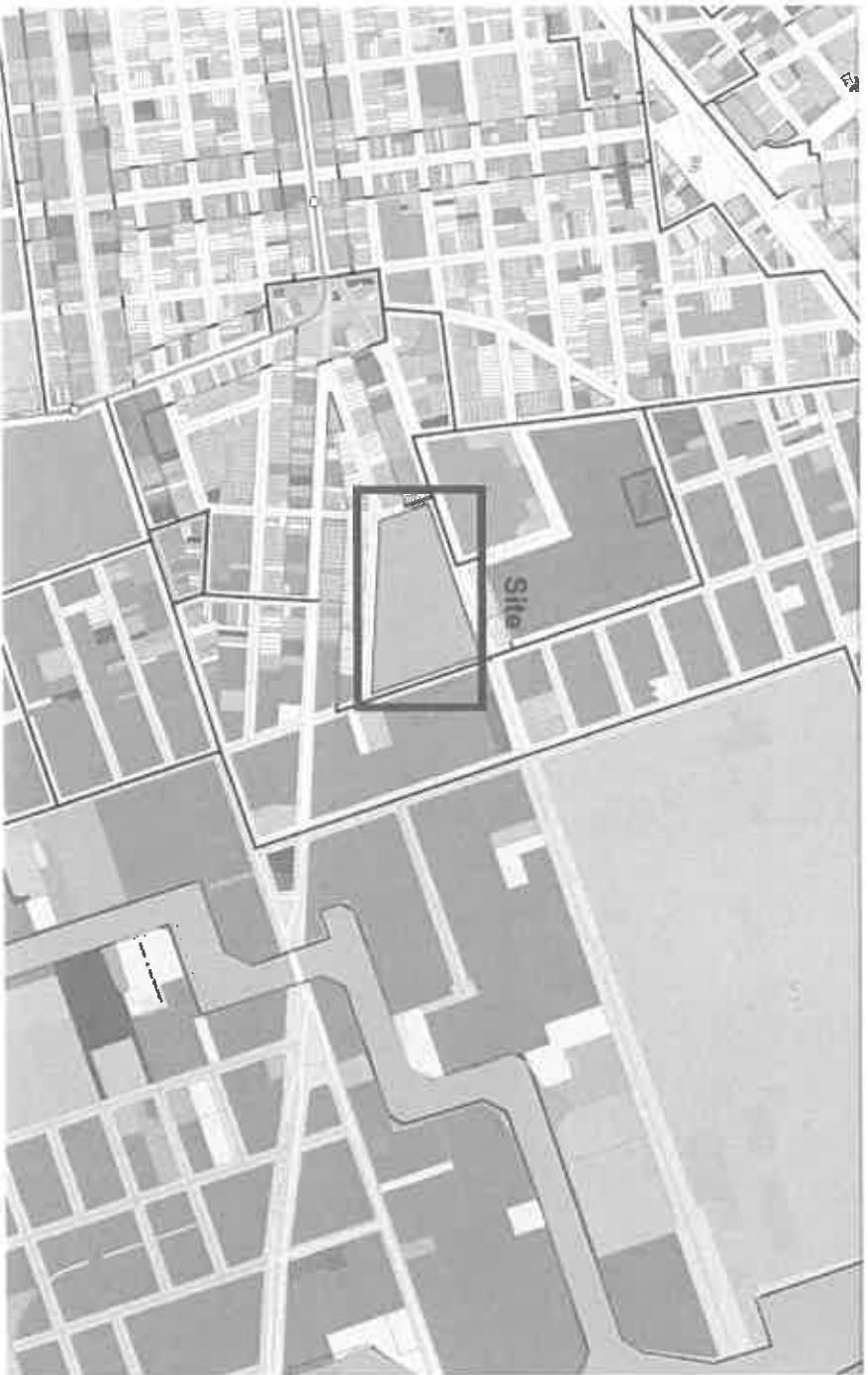


Site



MTA PATHS

**Comfort Station Reconstruction  
Cooper Park | Project Location**



**Land Use Categories**

- 1 And 2 Family Residential
- Multi-Family Residential
- Mixed Use
- Open Space And Outdoor Recreation
- Commercial
- Institutional
- Industrial
- Parking
- Transportation / Utilities
- Vacant Lots



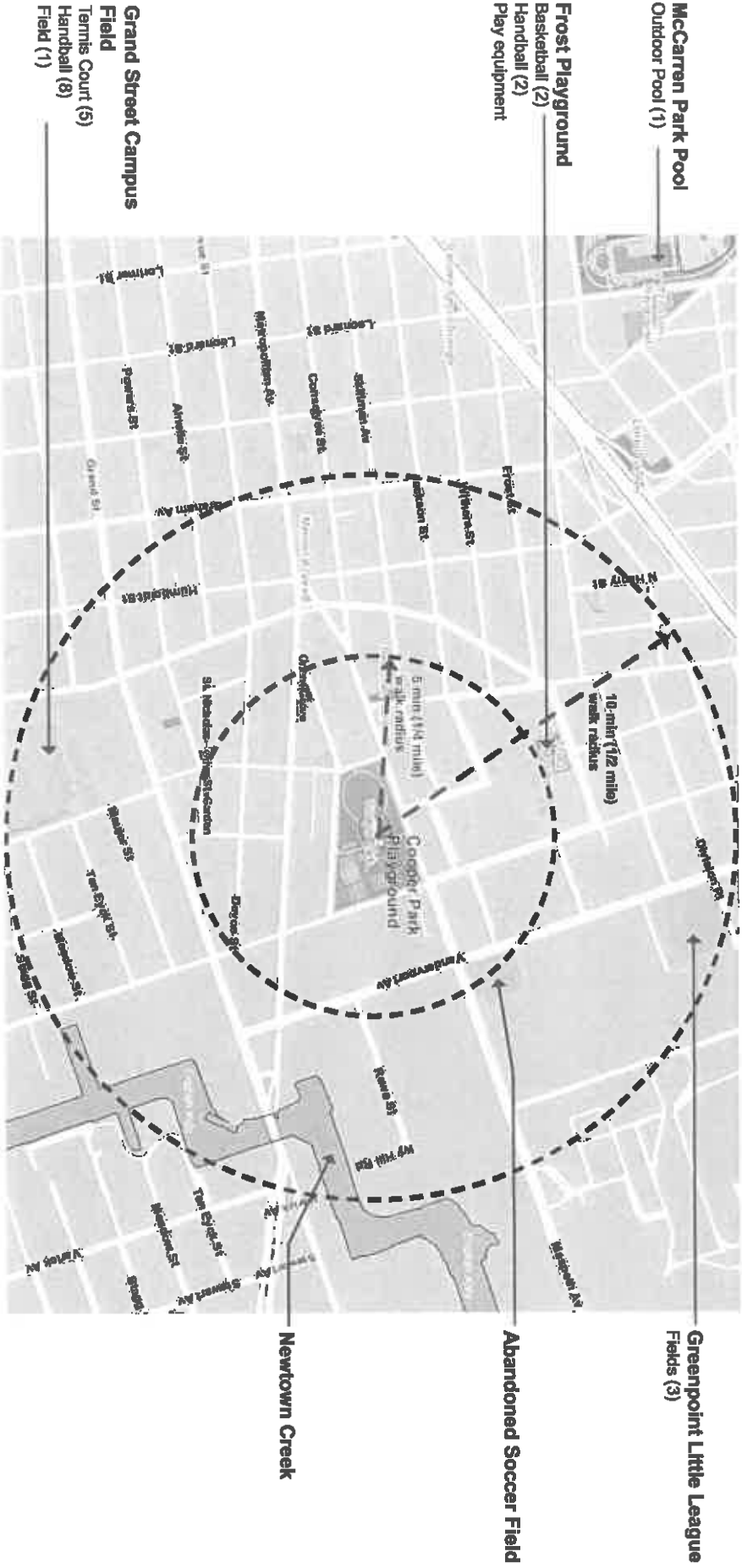
MTC Parks

**Comfort Station Reconstruction  
Cooper Park | Surrounding Land Use**





# Comfort Station Reconstruction Cooper Park | Neighborhood Context





1 - View of Men's and Mech Room



2 - View of Men's and Mech Room



NYC Parks

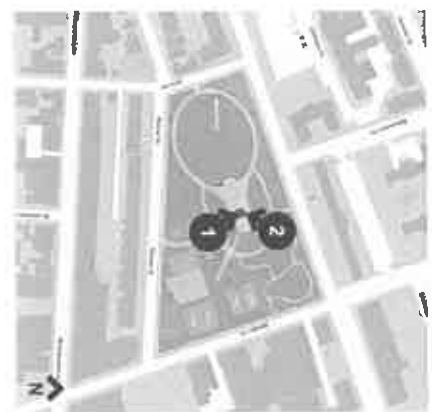
**Comfort Station Reconstruction  
Cooper Park | Existing Photos**



1 - View of Men's Room



2 - View of Women's Room





1 - View of West Elevation



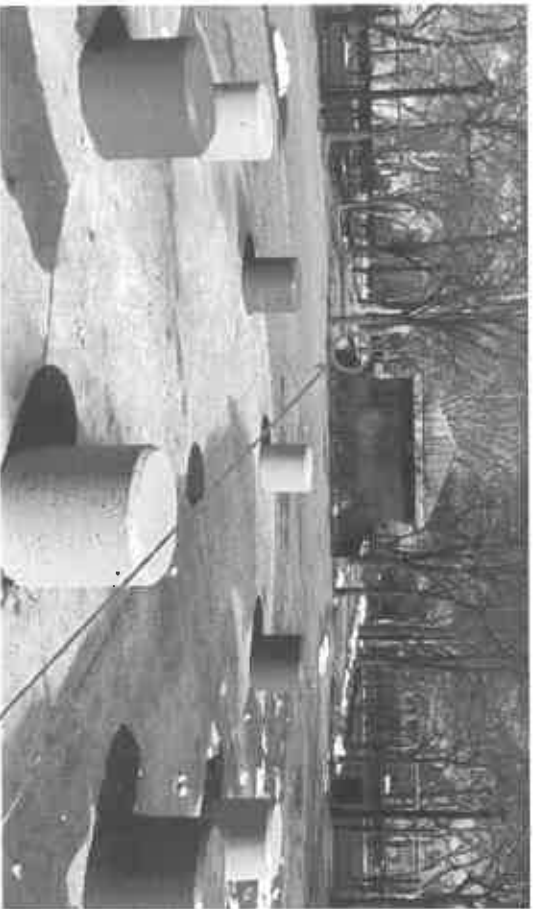
2 - View of West Elevation



NYC Parks

**Comfort Station Reconstruction  
Cooper Park | Existing Photos**

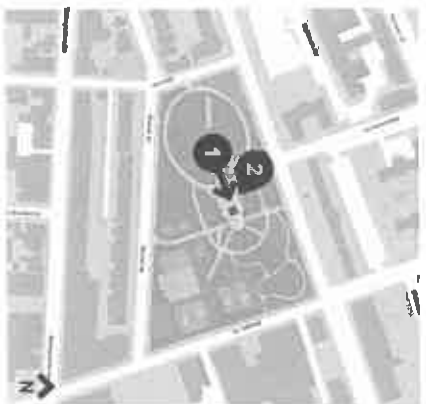




1 - View from Spray Shower

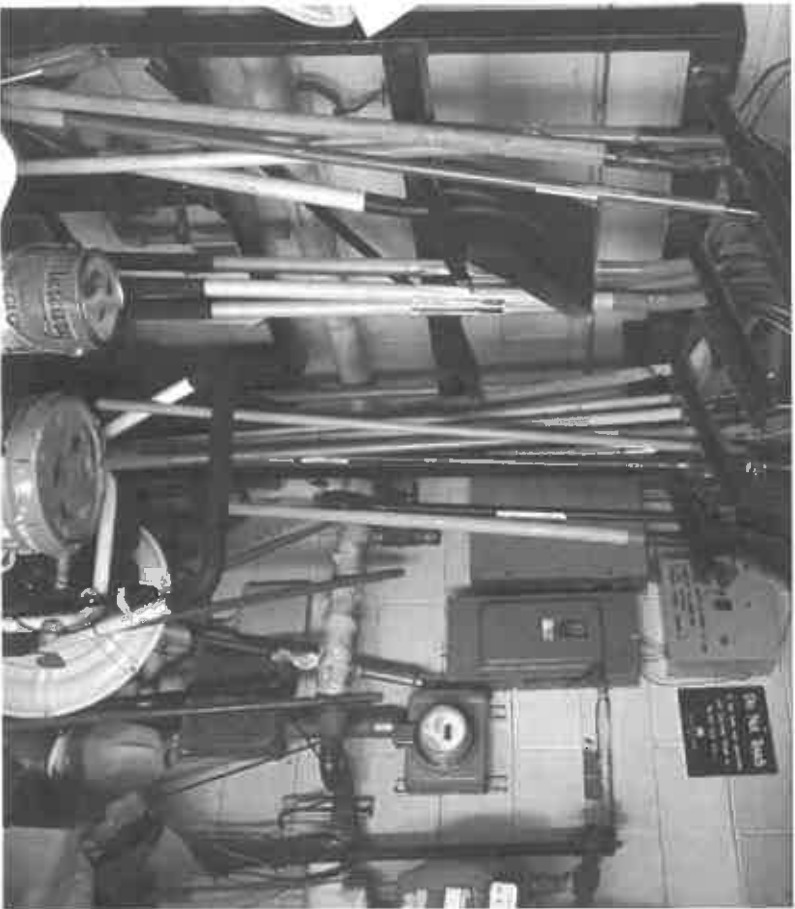


2 - Spray Shower Push Button



HVC Parks

**Comfort Station Reconstruction  
Cooper Park | Existing Photos**



1 - Mechanical Room



2 - Interior Fixtures



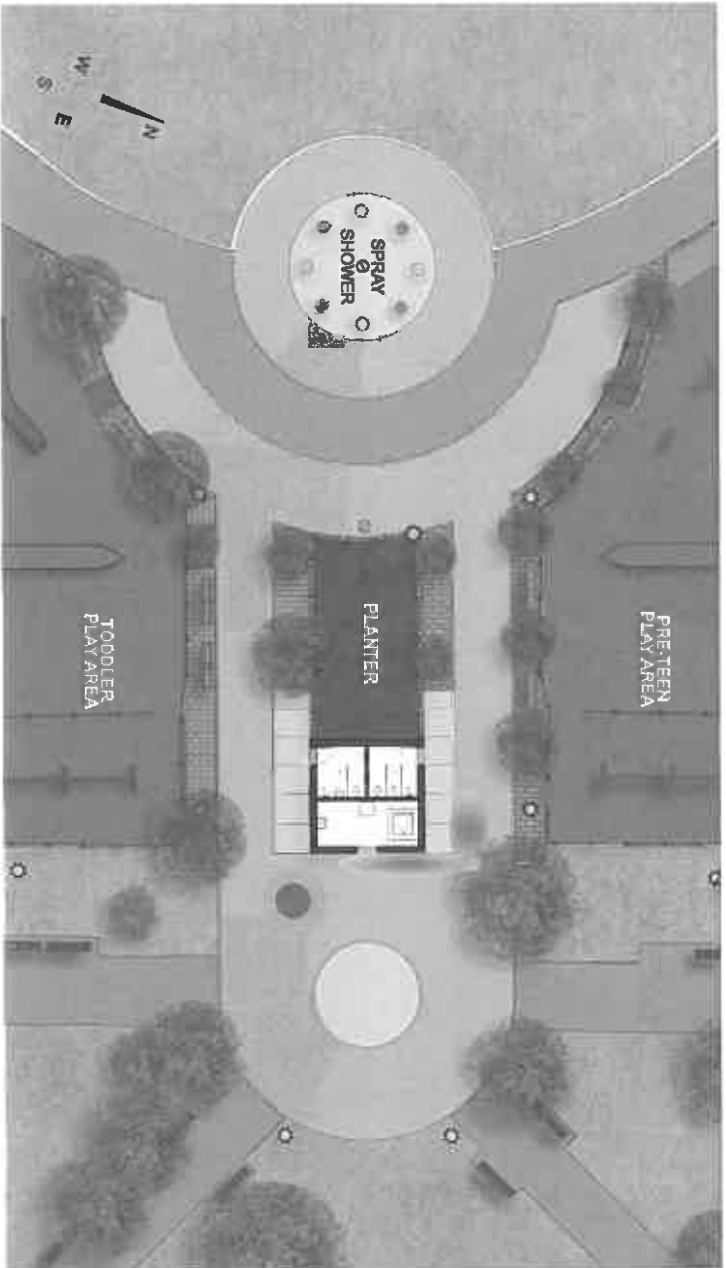
NYC Parks  
Comfort Station Reconstruction  
Cooper Park | Existing Photos







**Comfort Station Reconstruction  
Cooper Park | Existing Site Plan**

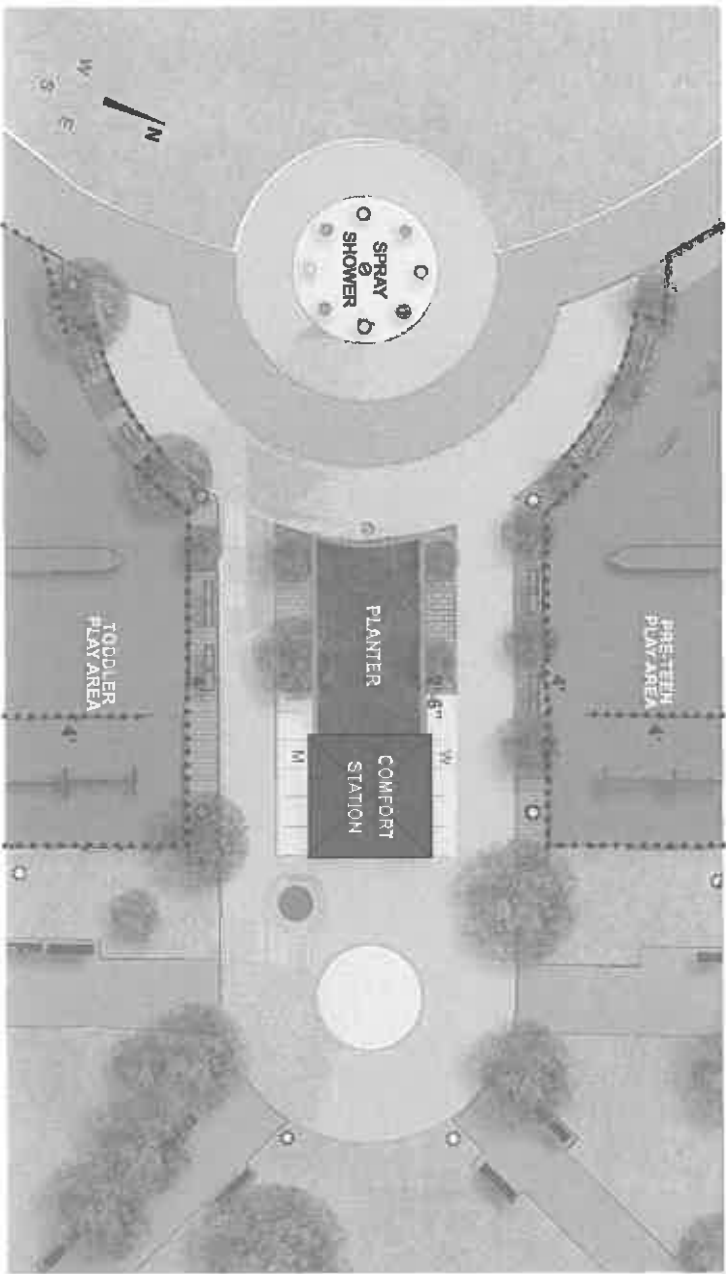


0' 10' 25' **SITE PLAN**

**Legend**

-  Concrete Pavement
-  Safety Surface
-  Asphalt Pavement
-  Conc. Block Pavement
-  Gran. Block Pavement
-  Parks Lightpole
-  Drainage Problem
-  Existing Spray Shower Actuator





0' 10' 25' SITE PLAN



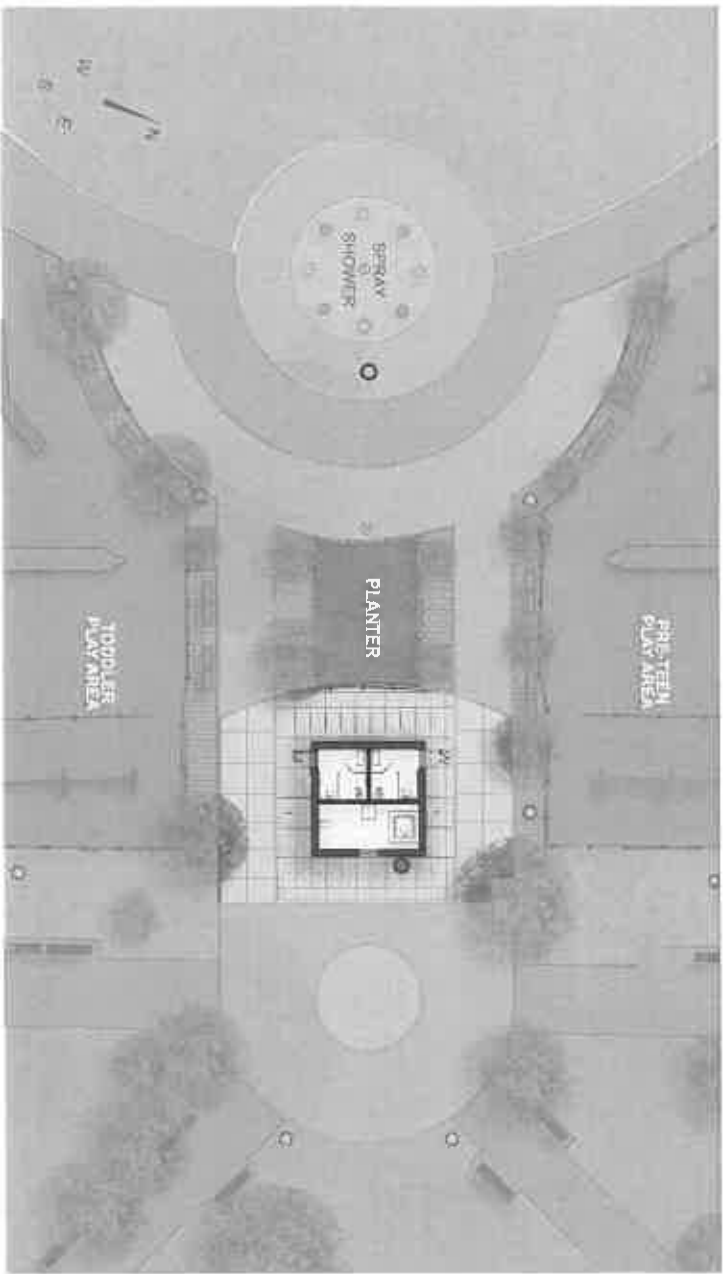
NYC Parks

**Comfort Station Reconstruction  
Cooper Park | Existing Fence Diagram**

**LEGEND**

- EXISTING FENCES (x = HEIGHT)
- ..... x CLF
- MEDIUM / PERIMETER FENCES 4' - 7'-6" HT. (x = HEIGHT)
- x STEEL
- LOW / PLANTING FENCES 2'-6" - 3'-6" HT. (x = HEIGHT)
- x STEEL














0' 10' 25' SITE PLAN



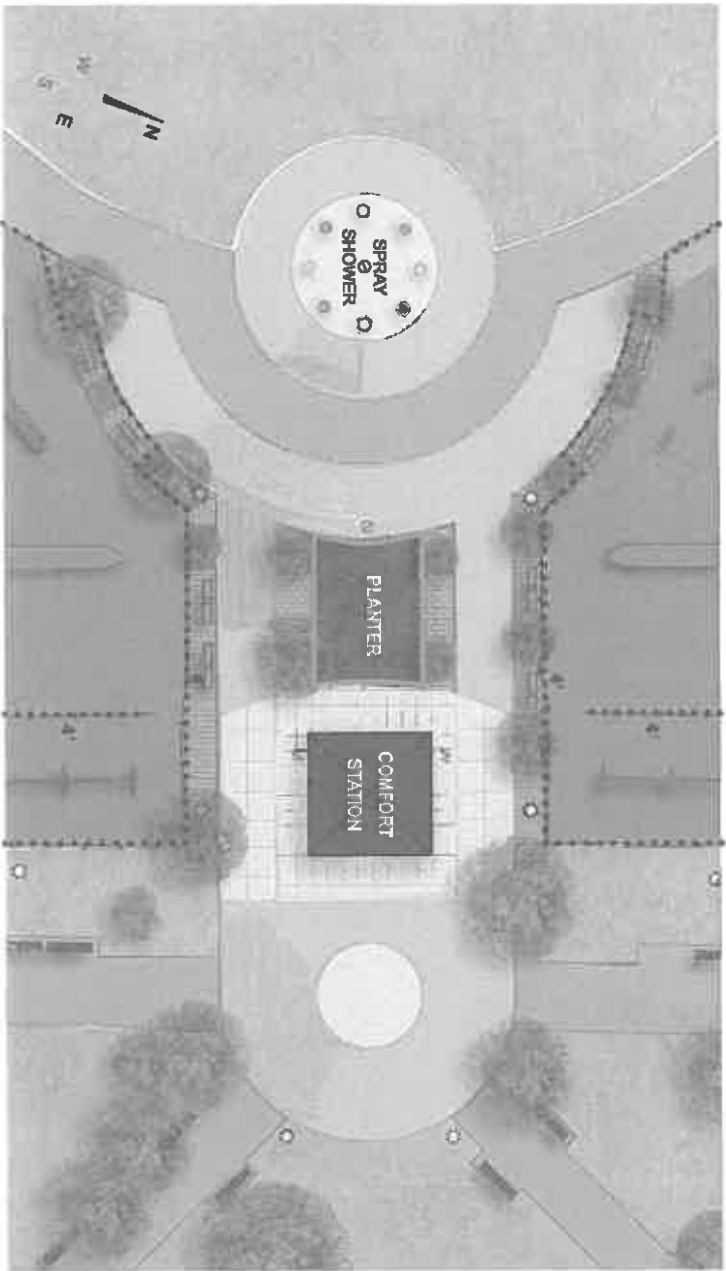
NYC Parks

**Comfort Station Reconstruction  
Cooper Park | Proposed Site Plan**

**Legend**

-  Concrete Pavement
-  Safety Surface
-  Asphalt Pavement
-  Conc. Block Pavement
-  Gran. Block Pavement
-  Parks Lightpole
-  Wall Mounted Drinking Fountain/Bottle Filler
-  New Spray Shower Actuator
-  Scored Concrete Pavement





0' 10' 25' SITE PLAN



NYC PARKS

**Comfort Station Reconstruction  
Cooper Park | Proposed Fence Diagram**

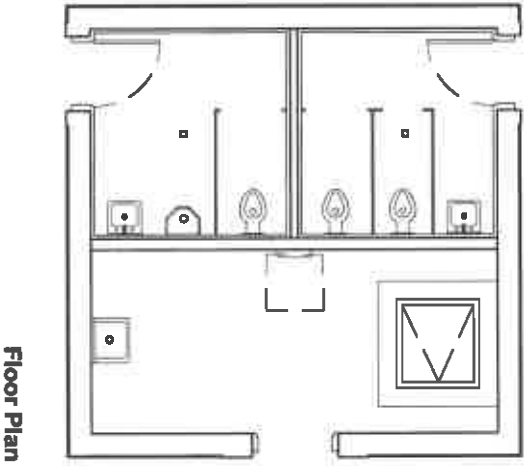
**LEGEND**

- EXISTING FENCES (x = HEIGHT)
- .....x..... CLF
- MEDIUM / PERIMETER  
FENCES 4' - 7'-6" HT. (x = HEIGHT)  
x STEEL
- LOW / PLANTING  
FENCES 2'-6" - 3'-6" HT. (x = HEIGHT)  
x STEEL

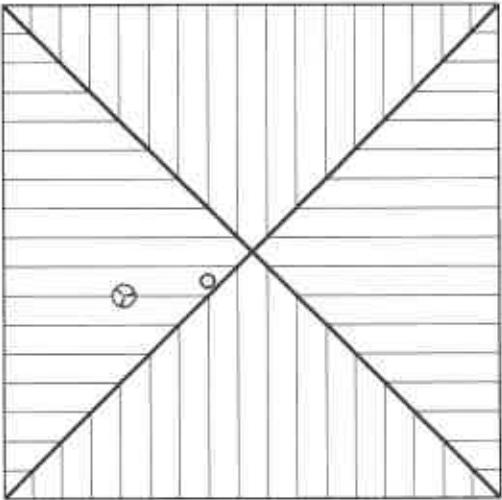




**Comfort Station Reconstruction  
Cooper Park | Existing Floor Plan and Roof Plan**



**Floor Plan**

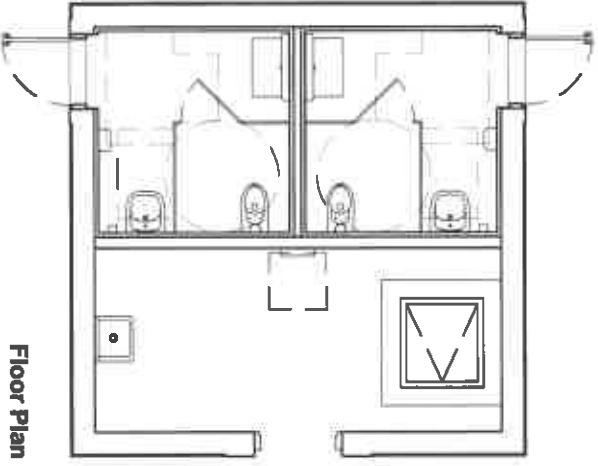


**Roof Plan**

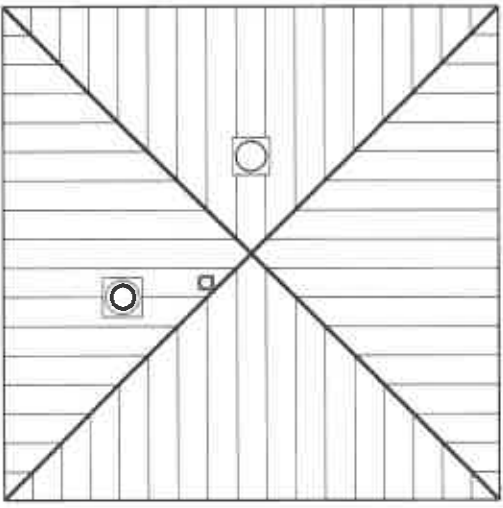




**Comfort Station Reconstruction  
Cooper Park | Proposed Floor Plan and Roof Plan**



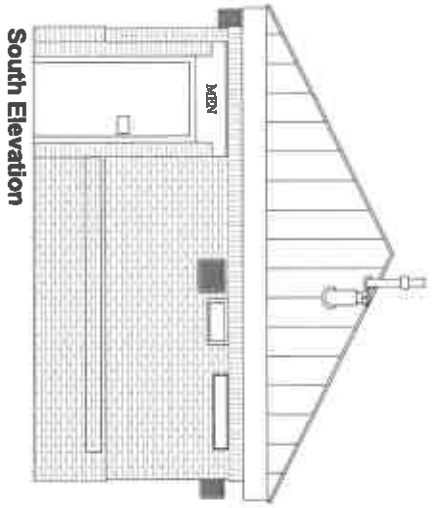
**Floor Plan**



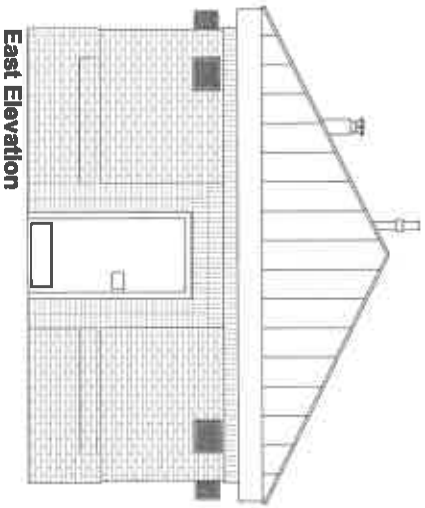
**Roof Plan**



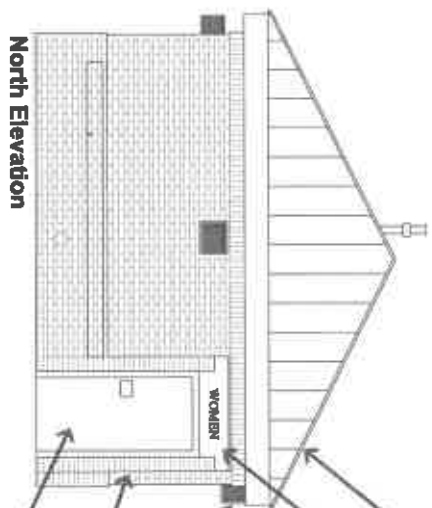
**Comfort Station Reconstruction  
Cooper Park | Existing Building Elevations**



**South Elevation**

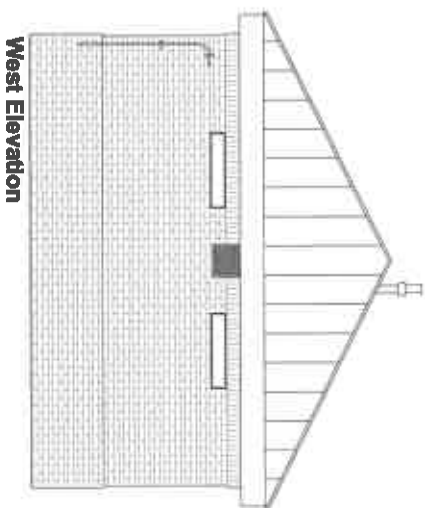


**East Elevation**



**North Elevation**

- Existing Roof To Remain
- Existing Limestone Signs To Remain
- Existing High Pressure Sodium Light Fixtures With Metal Screens To Be Removed
- Remove Painted Facade Throughout
- Remove All Doors



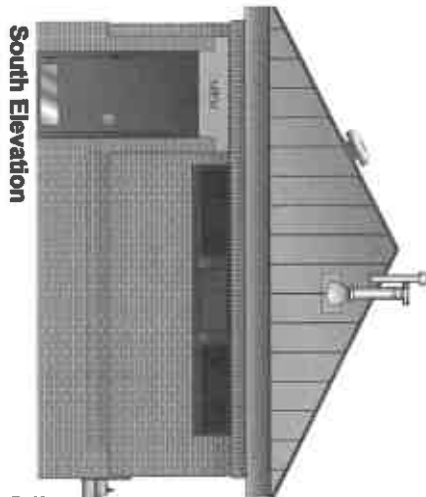
**West Elevation**



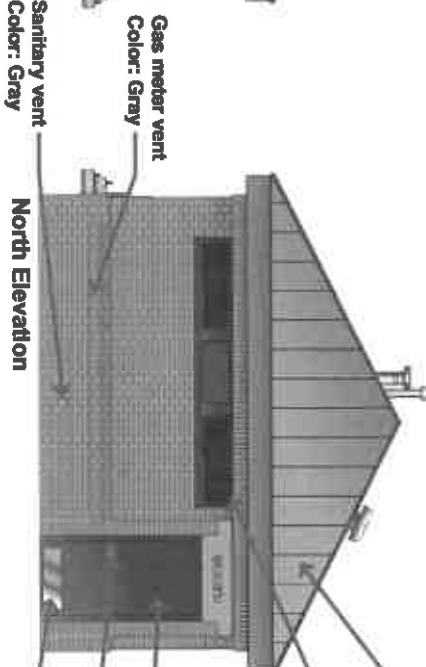


NYC Parks

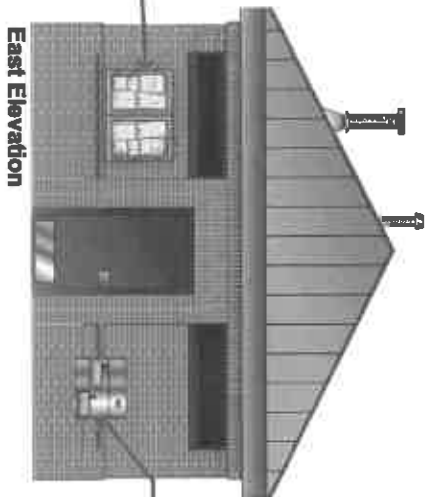
# Comfort Station Reconstruction Cooper Park | Proposed Building Elevations



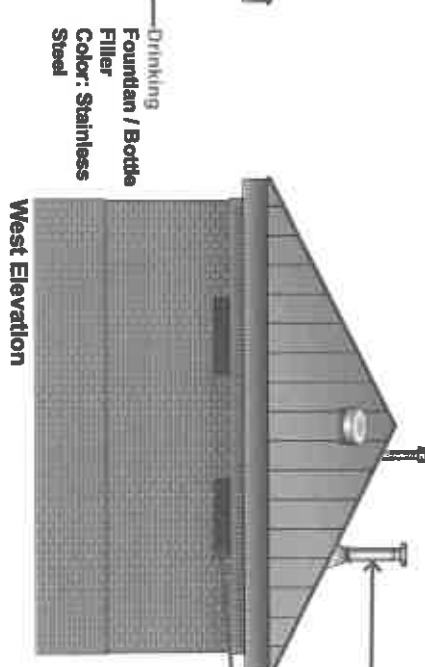
South Elevation



North Elevation



East Elevation



West Elevation

New Bulletin Board  
Color: Aluminum

Drinking  
Fountain / Bottle  
Filler  
Color: Stainless  
Steel

Replace In Kind  
Louvers  
Color: Black

New Vents  
Color: Stainless Steel

Gas meter vent  
Color: Gray

New Metal Doors / Frames  
Color: Black  
New Custom Pull / lock  
Color: Stainless  
New Kick Plate  
Color: Stainless Steel

Existing Roof To  
Receive Architectural  
Coating  
Color: Battleship Gray  
New Openings Metal  
Frames And Louvers  
Color: Black  
Glazing: Transparent  
Clear tempered laminated  
Security Screen: Black







**Black**  
Metal Doors And Frames  
Window Frames  
Security Screens



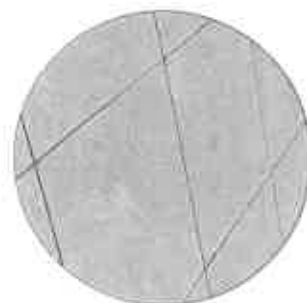
**Battleship Gray**  
Roof Finish  
Electrical Conduit



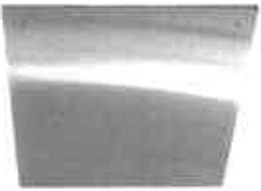
**Original Red Brick After  
Paint Removal**  
Brick Facade



**Existing Concrete Block  
Pavers for Reuse**  
Pedestrian Path Near  
Spray Shower



**Natural Concrete**  
Concrete Pavement  
Around Comfort Station



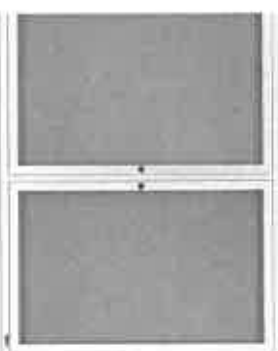
**Stainless Steel**  
Custom Pull / Lock  
Kickplate  
Roof Vents



**As Shown**  
Spray Shower Actuator 39.5"HT



**As Shown**  
Wall Mounted Drinking Fountain/Bottle Filler



**Aluminum**  
Exterior Bulletin Board (West elevation)



**Comfort Station Reconstruction  
Cooper Park | Materials**



## **District Manager's Report Community Board No. 1 Brooklyn**

**TO: All Board Members**

**FROM: Gerald A. Esposito  
District Manager**

**RE: October 09, 2018**

1. Complaint Tally Sheet for September 2018.
2. District Service Cabinet September 20, 2018 Minutes.
3. CB#1's Letter to Commissioner Polly Trottenberg, NYC Department of Transportation RE: Much Needed Repairs for Metropolitan Avenue (Specifically in front of 677 Metropolitan Avenue).
4. CB#1's Letter to Commissioner Samir Saini, NYC Department of Information Technology & Telecommunications (DoITT) RE: "311 System to Relate Serious Pitfalls Which We have Encountered".
5. CB #1's Letter to Mayor Bill de Blasio RE: Homeless Individuals Camping under the Brooklyn Queens Expressway's Elevated Roadway from Metropolitan Avenue to Morgan Avenue.
6. Standard Report Overdose and DOHMH Activities in Brooklyn.
7. The City of New York Law Department RE: Public Statements Concerning Proposals of Charter Revision Commission.
8. The City of New York Law Department RE: Apply to Become Part of the Family Court Division Youth Leadership Council (FCDYLC) of the New York City Law Department. Seeking Students, between the ages of 14-21, to be the "Youth Voices We Need to Improve Policies within the Family Court Division and The City of New York".
9. NYC Department of Education RE: 100 % Tuition Free ESL Classes for Adults.



**COMMUNITY BOARD NO. 1**  
**435 GRAHAM AVENUE - BROOKLYN, NY 11211**  
**PHONE: (718) 389-0009**  
**FAX: (718) 389-0098**  
**Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)**  
**Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)**  
**HON. ERIC L. ADAMS**  
**BROOKLYN BOROUGH PRESIDENT**



**EDMON WEISZ**  
**FIRST VICE-CHAIRMAN**  
**DEL TRAGUE**  
**SECOND VICE-CHAIRPERSON**  
**STEPHEN J. WEIDBERG**  
**THIRD VICE-CHAIRMAN**  
**MARIA VIEIRA**  
**FINANCIAL SECRETARY**  
**SONIA KLEBERG**  
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**PHILIP A. CAPONEGRO**  
**MEMBER-AT-LARGE**

**DEALICE FULLER**  
**CHAIRPERSON**  
**GERALD A. ESPOSITO**  
**DISTRICT MANAGER**

**HON. STEPHEN T. LEVIN**  
**COUNCILMEMBER, 33<sup>RD</sup> CD**  
**HON. ANTONIO REYNOSO**  
**COUNCILMEMBER, 34<sup>TH</sup> CD**

October 9, 2018

**TO: ALL BOARD MEMBERS**  
**FROM: GERALD A. ESPOSITO, DISTRICT MANAGER**  
**RE: COMPLAINT TALLY SHEET - SEPTEMBER 2018**

	TALLY	
DEP		
AIR	2	
NOISE		
WATER		
SEWER BREAK		
SEWER BACKUP	1	
CATCH BASIN	2	
HYDRANT	5	
DOB		
DERELICT AUTO/BIKES	8	
BULK PICKUP	1	
REGULAR PICKUP	1	
LOT CLEANING		
UNSWEEP STREET LITTE	3	
SNOW REMOVAL		
ENFORCEMENT	2	
BASKET REQUESTS	1	
SIGNS		
RECYCLING		
HEALTH DEPT		
PEST CONTROL		
LOT CLEANING		
ASSISTANCE	1	
DOCUMENTS	1	
HOUSING AUTHORITY		
APPLICATION		
SERVICE		
ELEVATOR		
OTHER	1	
<b>SENIOR HOUSING</b>		
FIRE DEPT		
SERVICE	1	
EQUIPMENT	1	
ANIMAL CONTROL		
HPD		
SEAL-UP		
DEMO		
HEAT/HOT WATER	1	
CODE ENFORCE.	1	
RELOCATION		
RENT CONTROL		
OTHER	1	
BUILDINGS DEPT	8	
<b>REFERRALS</b>		
LEGAL	1	
STATE		
FEDERAL		

NATIONALGRID		
EDUCATION		
SCHOOL REGION		
SCHOOL PS		
JHS		
HS		
COLLEGE		
OTHER	1	after school info
HRA		
SOCIAL SERVICES	2	Shelter/Homeless
MEDICAID		
PUBLIC ASSISTANCE		
FOOD STAMPS		
DCAS		
REAL ESTATE	1	Property Info
PARKS DEPT		
TREE REQUESTS	1	
TREE REMOVAL	1	Inspection/Dead tree
PRUNING		
SPRAYING		
POOLS		
GREENSTREET		
POLICE DEPT.		
PROTECTION	1	
DRUGS	1	
PARKING	21	
CRIME		
OTHER	2	Sidewalk Obstruction
MTA		
DOT		
HIGHWAYS	3	HIQA
POT HOLES	3	
PLATES		
SIDEWALK	1	
CAVE-IN	1	
METERS		
SIGNS	2	
TRAFFIC LIGHTS	1	
TRENCH WORK (& DEP)		
STREET LIGHT	1	
CON EDISON	1	
<b>INFO REQUESTS</b>	241	
VERIZON/CABLE		
DCA		
LICENSE		
ARCADE/RIDES		
<b>TOTAL</b>	<b>328</b>	

Respectfully submitted,  
**Marie Bueno Wallin**  
 Assistant District Manager



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 COUNCILMEMBER, 33<sup>rd</sup> CD  
**HON. ANTONIO REYNOSO**  
 COUNCILMEMBER, 34<sup>th</sup> CD

**DISTRICT SERVICE CABINET MEETING**  
**SEPTEMBER 20, 2018**  
**435 GRAHAM AVENUE**

**MEETING CALLED TO ORDER**

District Manager Mr. Gerald A. Esposito called the District Service Cabinet Meeting to order and noted the agenda which included two presentations.

**Presentation – New York City Transit/MTA:** Update by Andrew Inglesby, Assistant Director, Government and Community Relations, MTA NYC Transit, regarding the two substations along the L train that are currently under construction:

- Maspeth Avenue Substation - Maspeth Avenue, between Humboldt Street and Bushwick Avenue.
- Harrison Street Substation - Harrison Place, between Flushing Avenue and Stewart Avenue.

Mr. Inglesby, from the MTA, spoke about the substation project. Also at the meeting were: Mr. Ben Maddela, (construction manager), Mr. Edwin Peralta and Mr. Rey Favis (resident engineers). Mr. Inglesby noted that the reconstruction had begun in April 2018. There are three substations on the line L line. Two are in CB #1. The one at Maspeth Avenue, Metropolitan Avenue and Humboldt Street is 28 ft. deep and work began late this year. The street opening was made in September this year. The work is scheduled to end in 2020. They will be replacing the fence that was around Memorial Gore. The fence is being stored. They have a security booth on site and will continue to work with the neighbors (there are three houses at the location.) They have done baiting and will continue to bait for rodents. The other substation is at Harrison Place, off Jefferson Street. The excavation is open. Work is to be completed January 2020. It is an isolated street and where there is a big building. The opening is a 30 ft. hole. Framework is done with the excavation.

District Manager Mr. Esposito asked if they will have an access door. Mr. Inglesby noted that they would and it would be a diamond plate type door located at the corner of Maspeth Avenue/Woodpoint Road. The fence will be restored at Memorial Gore. The entire sidewalk will be restored. At the current time there is a temporary sidewalk.

District Manager Mr. Esposito raised concern about the traffic control around the construction site. The control is being carried by flagman from the construction company and is at times non-existent. There are problems with traffic backups along Woodpoint Road because of the construction work.

Mr. Inglesby noted that an email will be coming to CB #1 regarding the work at the Greenpoint Avenue Station. The work is for installing an elevator. The east side of the street [Manhattan Avenue/Greenpoint Avenue "G" line] will begin in October and is expected to be completed early 2019. The work for the west side of the street will follow.

Mr. Inglesby noted that work at Bedford Avenue ("L" line) is moving ahead. They will be installing four new stairs and an ADA compliant elevator. The street at North 7<sup>th</sup> Street (Driggs Avenue south) is closed until 2019. At Bedford Avenue, there will be stairs added at the south side of the station.

District Manager Mr. Esposito spoke about Grand Street, where the "L" train runs. He said that he was glad to see that the cave in condition at Grand Street was not structural. He raised concern about the detour of traffic to Metropolitan Avenue. Mr. Inglesby said that they would continue to work with DOT.

#### AGENCY UPDATES:

Dept. of Health & Mental Hygiene – Ms. Tejumade Ajaiyeoba, Community Coordinator, provided a few updates. She noted that the Community Health Profiles were coming out. She related that it was flu shot time and there were several places where one could get the shot. The list is made available online.

Office of Emergency Management – Mr. Anthony Pennolino, Operations, noted that that the hurricane season is still in effect and would be until November. NYC has two teams that went to North Carolina to provide hurricane assistance. They would be returning soon.

Department of Buildings – Mr. Ben Colombo, IGA liaison, announced the launch of the agency's Real Time Construction Map that is on line. It is a geographical map that has a great amount of information.

No old or new business was raised. The agenda was concluded and District Manager Mr. Esposito adjourned the meeting.

Respectfully submitted,



Marie Bueno Wallin  
Assistant District Manager



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**HON. ANTONIO REYNOSO**  
COUNCILMEMBER, 34<sup>th</sup> CD

September 4, 2018

Commissioner Polly Trottenberg  
NYC Department of Transportation  
55 Water Street - 9th Floor  
New York, NY 10041

Dear Commissioner Trottenberg:

I am writing regarding my request made to DOT for needed repairs for one of CB #1's roadways.

Unfortunately, I had to endure a needlessly arduous process just to get to a simple matter of a street repair properly responded to.

- (1) On June 29<sup>th</sup> much needed repairs for Metropolitan Avenue (specifically in front of 677 Metropolitan Avenue) was entered into the 311 system. The street is so severely rippled it makes trucks bounce and create noise at all hours, thus causing a major disturbance to residences and students at PS 132 (located directly across from this decaying roadway).

This rippled/rutted condition is also in the crosswalk creating a severe trip hazard for youngsters traveling to and from school. The response from 311 on July 6, 2018 stated the detail was a "Failed Street Repair." "The Department of Transportation inspected the condition you reported and found that the condition meets standards and/or there is a valid permit to conduct work". The complaint was routinely "Closed – No Further Update".

- (2) CB #1 reached out to DOT's Brooklyn Office on August 27<sup>th</sup> to relate that the "311" response did not address the issue at all and that a re-inspection was needed. I was informed on August 29<sup>th</sup> by Ms. Messer (Brooklyn/DOT) that additional repairs were made.

(3) On August 30<sup>th</sup> (3) I checked the repairs and observed that the condition was barely addressed. Ms. Messer was contacted on August 30<sup>th</sup> and related that she had to circle back with Roadway Maintenance to see what the situation is.

On August 30<sup>th</sup> Ms. Messer responded that "Apparently they did what they could here in the very short term because this requires more extensive repair than can be accomplished with a typical pothole patch. This location has been added to a list for more extensive repair which is more like a small section resurfacing treatment. The work should happen by the end of March 2019."

DOT was resurfacing in CB #1 during this summer. It was the perfect opportunity to treat this condition expediently. However, DOT missed its mark. Repairs could have been made timely had the complaint been properly triaged.

School starts tomorrow and children need to cross safely at this location to get to PS 132. It is most unfortunate that months were wasted for just a simple observation of this severe condition. DOT was too quick to boiler plate a response and close out the complaint.

It took three volleys with DOT to get it somewhat right. They say three times is a charm. However, in this case there was no charm at all! Just a lot of lost time that could have been spent on other necessities, not to forget that Metropolitan Avenue is the preferred truck route with the looming "L" train shutdown, and DOT has done nothing to upgrade this road surface.

Working for a Safer Greenpoint-Williamsburg.

Sincerely,



Gerald A. Esposito  
District Manager

GAE/mbw

Enclosures

cc: Chairperson Dealice Fuller  
Council Member Antonio Reynoso  
Commissioner Keith Bray, Brooklyn DOT  
Commissioner Samir Saini, NYC DoITT

**RE: Metropolitan Avenue - Severe street condition**

Messer, Ronda J. [rmesser@dot.nyc.gov]

Sent: Thursday, August 30, 2018 1:46 PM

To: BK01 (CB)

Cc: Bray, Keith [kbray@dot.nyc.gov]; Workman, Claudette [cworkman@dot.nyc.gov]

Apparently they did what they could here in the very short term because this requires more extensive repair than can be accomplished with a typical pothole patch. This location has been added to a list for a more extensive repair which is more like a small section resurfacing treatment. The work should happen by the end of March 2019.

---

**From:** Messer, Ronda J.

**Sent:** Thursday, August 30, 2018 12:38 PM

**To:** 'BK01 (CB)'

**Cc:** Bray, Keith; Workman, Claudette

**Subject:** RE: Metropolitan Avenue - Severe street condition

I will circle back with Roadway Maintenance to see what the situation is.

---

**From:** BK01 (CB) [mailto:bk01@cb.nyc.gov]

**Sent:** Thursday, August 30, 2018 9:14 AM

**To:** Messer, Ronda J.

**Cc:** Bray, Keith; Trottenberg, Polly

**Subject:** RE: Metropolitan Avenue - Severe street condition

Dear Ronda ,

I checked the "repair " this morning and unfortunately the condition is barely addressed and it is an inferior repair . There are still major ruts in the roadway causing trucks to bang and make a lot of noise. This is causing a major disturbance to residences and the Students @ P.S. 132 directly across from this decaying roadway. It is also in the crosswalk creating a Severe Trip Hazard for youngsters traveling to and from this School.

Kindly Advise , Thank you

Gerry Esposito

---

**From:** Messer, Ronda J. [rmesser@dot.nyc.gov]

**Sent:** Wednesday, August 29, 2018 11:20 AM

**To:** BK01 (CB)

**Cc:** Bray, Keith

**Subject:** Metropolltan Avenue - street condition

Additional repairs were made yesterday.

---

**From:** BK01 (CB) [mailto:bk01@cb.nyc.gov]

**Sent:** Monday, August 27, 2018 11:34 AM

**To:** Messer, Ronda J.

**Cc:** Bray, Keith

**Subject:** Metropolltan Avenue - street condition



*Dear Ronda:*

*Please see attached.*

*District Manager Mr. Esposito had made this complaint about Metropolitan Avenue (eastbound/off Manhattan Avenue, I/F/O 677 Metropolitan Avenue), that the roadway is severely rippled causing trucks to bounce and make noise at all hours.*

*The "311" complaint response does not address this condition.*

*The location needs to be re-inspected and the condition remedied.*

*Kindly advise.*

*Sincerely,*

*Marie Bueno Wallin  
ADM CB #1 Brooklyn*

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Your Service Request was submitted.  
Thank you for using 311 Online.

Your Service Request has been submitted. You will receive an email confirmation shortly. The Department of Transportation requires 10 days to respond to this type of complaint. Please note your Service Request number for future reference.

Your Service Request Number is:  
1-1-1583035501

Did you know:  
You can check status on 311 Online using [Service Request Lookup](#).  
[Department of Transportation](#)

CLOSE

*rippled street  
1/F/O 677 metropolitan  
ove*

*8/27/18 - Sent email to Ms. Gresser @ DOT noting response from 311 is inadequate.*

Directory of City Agencies

Contact NYC Government

City Employees

Notify NYC

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## **Service Request #1-1-1583035501**

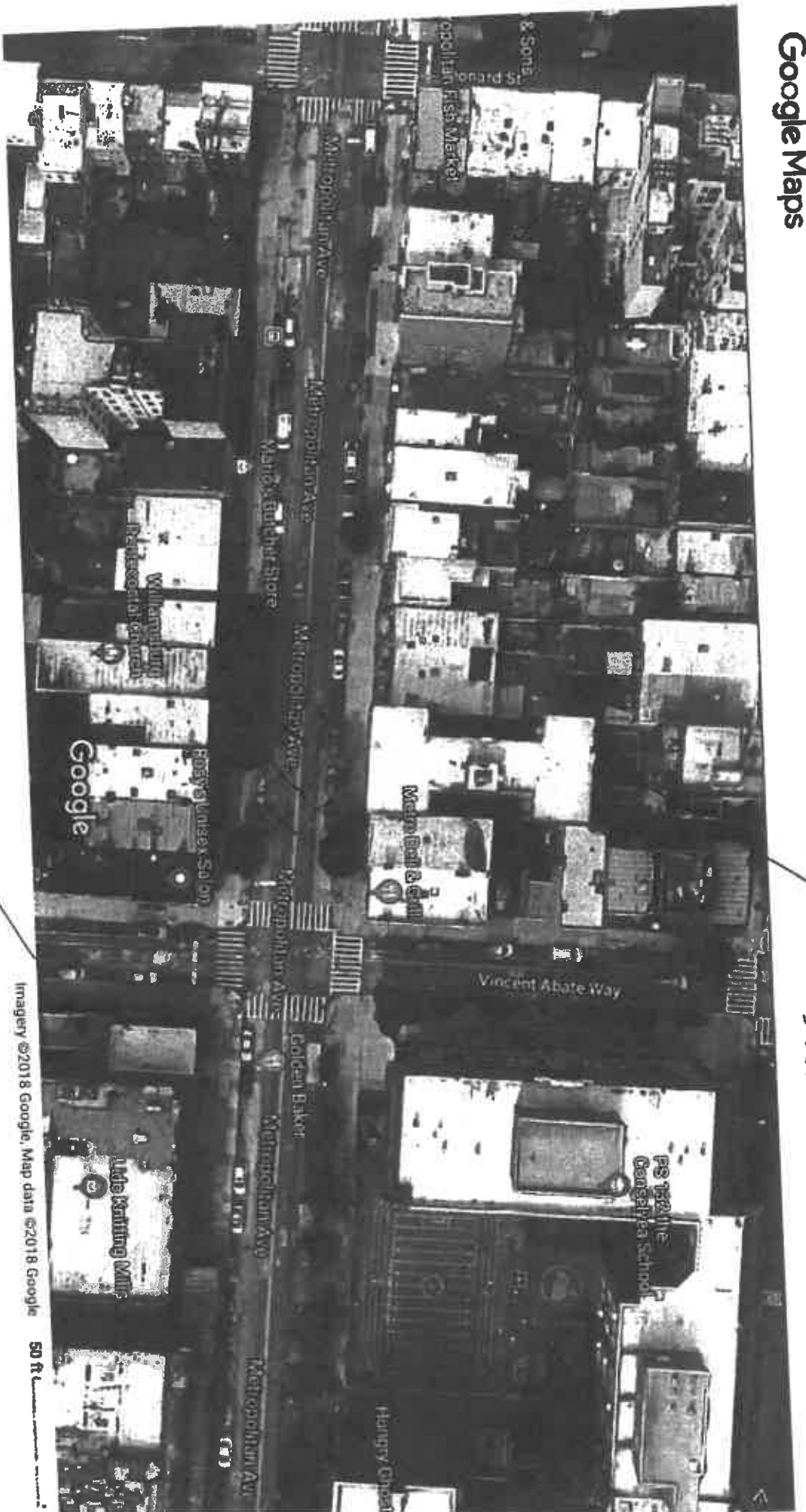
- **Created On** 06/29/18
- **Complaint Type** Street Condition
- **Detail** Failed Street Repair
- **Incident Borough** BROOKLYN
- **Status** The Department of Transportation inspected the condition you reported and found that the condition meets its standards and/or there is a valid permit to conduct work.
- **Notes to Customer**
- **Next Update Due** Closed - No Further Updates
- **Did you know?**

For more information about this type of request or the agency that handles these issues, click on the link below.

[Learn more](#)

*July 6, was the update*

Google Maps



LOT 11 Merril Ave  
Merrill Avenue

Merrill Ave.

Imagery ©2018 Google, Map data ©2018 Google

50 ft



## COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

Website: [www.nyc.gov/brooklyncb1](http://www.nyc.gov/brooklyncb1)

HON. ERIC L. ADAMS  
BROOKLYN BOROUGH PRESIDENT



SEMON WEISS  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

STEVEN J. WEIDBERG  
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MARIA VIANA  
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DEALICE FULLER  
CHAIRPERSON

GERALD A. ESPORTO  
DISTRICT MANAGER

HON. STEPHEN T. LEVIN  
COUNCILMEMBER, 33<sup>rd</sup> CD

HON. ANTONIO REYNOSO  
COUNCILMEMBER, 34<sup>th</sup> CD

September 6, 2018

Commissioner Samir Saini  
NYC Department of Information Technology  
& Telecommunications (DoITT)  
2 Metro Tech Center, 5<sup>th</sup> Floor  
Brooklyn, NY 11201

Dear Commissioner Saini:

I write in regards to the "311" system to relate serious pitfalls which we have encountered.

There are inherent fiascos in this system when it comes to liaising with the community boards. We have experienced botches in communications.

As you are aware community boards are mandated by the NYC's Charter to process service complaints. It is within our mission to serve the constituents of our respective district (and others who may be seeking assistance) when it comes to matters arising in our Brooklyn neighborhoods of Greenpoint & Williamsburg.

While it has taken some time for the City to massage "311's" system to produce better responses it has no yet met its mark when it comes to community boards.

It is understandable that creating this system was a quite a daunting task. However, we find that community boards are left hanging in the wind...mere afterthoughts.

**We discover that our lodged complaints are too quickly closed out with replies lacking correct content, causing us to revisit matters at least three times to get it correct.**

**It appears that complaints are wrongfully pigeonholed by whomever the specialist is that conducts the triage. Precious time is wasted in the interim (see attached letter sent to NYC DOT.) In fact, Email confirmations of complaints filed with "311" just reference a service request confirmation number, a request time but the details provided are way too broad (i.e. Rodents/Insects/Garbage). We have to piece together the puzzle in order to correlate the location, especially if we make several complaints of the same type on any given day. Attached is a sample of the kind of response that would be helpful. This response is from Public Advocate Letitia James and provides a descriptive reference which automatically goes to a complainant.**

**Another difficulty is that community boards are not programmed into the system and it takes a tremendous amount of time to provide the board's information to the operator. This wordage should be an automatic "pop-up". In fact, to ensure that the community board is the complainant, we should have an identity code assigned (one for each board) that will automatically trigger our identity and verifying it in the "311" system operator.**

**Daily we get calls from "311" when some magic button is pressed automatically transferring a "311" caller directly to our telephones. The person on the other line is often confused to be speaking with us as they have already given the information to "311". Unfortunately on many occasions "311" fields other community board complainants to us because we are first (No. 1) on the list. The caller often gets nasty on the phone and all we are left with identifying this abuser is "311" our caller ID.**

**The system needs serious tweaking to get it right in regards to community boards. I alert you to this matter and seek your attention.**

**Sincerely,**



**Gerald A. DiSposito  
District Manager**

**GAE/mbw**

**Attachment: 1**

**cc: Chairperson Dealice Fuller  
Public Advocate Letitia James  
City Council Speaker Corey Johnson  
Council Member Stephen Levin  
Council Member Antonio Reynoso**

**Thank You For Your Email Re: Letter to Mayor De Blasio regarding Grand Street and Metropolitan Avenue**

**Office of the Public Advocate [gethelp@pubadvocate.nyc.gov]**

**Sent: Thursday, September 06, 2018 3:56 PM**

**Te: prva=7802b2ae9-bk01@cb.nyc.gov**

**Thank you for contacting the Office of Public Advocate Letitia James.**

**We have received your message and directed your email to the appropriate department for review.**

**The Public Advocate's office is committed to ensuring that all New Yorkers receive the city services they deserve and have a voice in shaping the policies of their government. Your comments, feedback and ideas for improving our city are appreciated and help shape the Public Advocate's priorities.**

**For updates on the Public Advocate's work, you can visit our website at <http://pubadvocate.nyc.gov>. Walk-in office hours for our constituent services department are Monday-Thursday from 10:00 a.m. to 4:00 p.m.**

**Thank you,**

**Office of the Public Advocate  
1 Centre Street, 15th Floor  
New York, NY 10007  
Hotline: 212-669-7250**



**COMMUNITY BOARD NO. 1**  
**455 GRAHAM AVENUE - BROOKLYN, NY 11211**

**PHONE: (718) 389-0009**

**FAX: (718) 389-0098**

**Emails: [cb1@cb.nyc.gov](mailto:cb1@cb.nyc.gov)**

**Website: [www.nyc.gov/brooklyn/cb1](http://www.nyc.gov/brooklyn/cb1)**

**HON. ERIC L. ADAMS**  
**BROOKLYN BOROUGH PRESIDENT**



**ERSON WEISS**  
**FIRST VICE-CHAIRMAN**

**DEE THAYER**  
**SECOND VICE-CHAIRMAN**

**STEPHEN L. WEDDING**  
**THIRD VICE-CHAIRMAN**

**DIANA VERA**  
**FINANCIAL SECRETARY**

**SORJA KILMAS**  
**EXECUTIVE SECRETARY**

**PHILIP A. CAPORINO**  
**MEMBER-AT-LARGE**

**DEALICH FULLER**  
**CHAIRPERSON**

**GERALD A. SPICOTIS**  
**DISTRICT MANAGER**

**HON. STEPHEN L. LEVIN**  
**COUNCILMEMBER, 13<sup>th</sup> CD**

**HON. ANTONIO MANTON**  
**COUNCILMEMBER, 14<sup>th</sup> CD**

**September 4, 2018**

**Commissioner Polly Trottenberg**  
**NYC Department of Transportation**  
**55 Water Street - 9th Floor**  
**New York, NY 10041**

**Dear Commissioner Trottenberg:**

I am writing regarding my request made to DOT for needed repairs for one of CB #1's roadways.

Unfortunately, I had to endure a needlessly arduous process just to get to a simple matter of a street repair properly responded to.

- (1) On June 29<sup>th</sup> much needed repairs for Metropolitan Avenue (specifically in front of 677 Metropolitan Avenue) was entered into the 311 system. The street is so severely rippled it makes trucks bounce and create noise at all hours, thus causing a major disturbance to residences and students at PS 132 (located directly across from this decaying roadway).

This rippled/rutted condition is also in the crosswalk creating a severe trip hazard for youngsters traveling to and from school. The response from 311 on July 6, 2018 stated the detail was a "Failed Street Repair." "The Department of Transportation inspected the condition you reported and found that the condition meets standards and/or there is a valid permit to conduct work". The complaint was routinely "Closed - No Further Updates".

- (2) CB #1 reached out to DOT's Brooklyn Office on August 27<sup>th</sup> to relate that the "311" response did not address the issue at all and that a re-inspection was needed. I was informed on August 29<sup>th</sup> by Ms. Messer (Brooklyn/DOT) that additional repairs were made.



**(3) On August 30<sup>th</sup> (3) I checked the repairs and observed that the condition was barely addressed. Ms. Messer was contacted on August 30<sup>th</sup> and related that she had to circle back with Roadway Maintenance to see what the situation is.**

**On August 30<sup>th</sup> Ms. Messer responded that "Apparently they did what they could here in the very short term because this requires more extensive repair than can be accomplished with a typical pothole patch. This location has been added to a list for more extensive repair which is more like a small section resurfacing treatment. The work should happen by the end of March 2019."**

**DOT was resurfacing in CB #1 during this summer. It was the perfect opportunity to treat this condition expediently. However, DOT missed its mark. Repairs could have been made timely had the complaint been properly triaged.**

**School starts tomorrow and children need to cross safely at this location to get to PS 132. It is most unfortunate that months were wasted for just a simple observation of this severe condition. DOT was too quick to boiler plate a response and close out the complaint.**

**It took three volleys with DOT to get it somewhat right. They say three times is a charm. However, in this case there was no charm at all! Just a lot of lost time that could have been spent on other necessities, not to forget that Metropolitan Avenue is the preferred truck route with the looming "L" train shutdown, and DOT has done nothing to upgrade this road surface.**

**Working for a Safer Greenpoint-Williamsburg.**

Sincerely,



**Gerald A. Esposito**  
District Manager

**GAE/mbw**  
**Enclosures**

**cc: Chairperson Deacon Fuller**  
**Council Member Antonio Reynoso**  
**Commissioner Keith Bray, Brooklyn DOT**  
**Commissioner Sarah Sinal, NYC DoITT**

**RE: Metropolitan Avenue - Severe street condition**

**Messer, Ronda J. [rmesser@dot.nyc.gov]**

**Sent: Thursday, August 30, 2018 1:43 PM**

**To: BK01 (CB)**

**Cc: Bray, Keith [kbray@dot.nyc.gov]; Workman, Claudette [sworkman@dot.nyc.gov]**

**Apparently they did what they could here in the very short term because this requires more extensive repair than can be accomplished with a typical pothole patch. This location has been added to a list for a more extensive repair which is more like a small section resurfacing treatment. The work should happen by the end of March 2019.**

**From: Messer, Ronda J.**

**Sent: Thursday, August 30, 2018 12:33 PM**

**To: BK01 (CB)**

**Cc: Bray, Keith; Workman, Claudette**

**Subject: RE: Metropolitan Avenue - Severe street condition**

**I will circle back with Roadway Maintenance to see what the situation is.**

**From: BK01 (CB) [mailto:bk01@cb.nyc.gov]**

**Sent: Thursday, August 30, 2018 9:14 AM**

**To: Messer, Ronda J.**

**Cc: Bray, Keith; Trottenberg, Polly**

**Subject: RE: Metropolitan Avenue - Severe street condition**

**Dear Ronda ,**

**I checked the "repair " this morning and unfortunately the condition is barely addressed and it is an inferior repair . There are still major ruts in the roadway causing trucks to bang and make a lot of noise. This is causing a major disturbance to residences and the Students @ P.S. 132 directly across from this decaying roadway. It is also in the crosswalk creating a Severe Trip Hazard for youngsters traveling to and from this School.**

**Kindly Advise , Thank you  
Garry Esposito**

**From: Messer, Ronda J. [rmesser@dot.nyc.gov]**

**Sent: Wednesday, August 29, 2018 11:20 AM**

**To: BK01 (CB)**

**Cc: Bray, Keith**

**Subject: Metropolitan Avenue - street condition**

**Additional repairs were made yesterday.**

**From: BK01 (CB) [mailto:bk01@cb.nyc.gov]**

**Sent: Monday, August 27, 2018 11:34 AM**

**To: Messer, Ronda J.**

**Cc: Bray, Keith**

**Subject: Metropolitan Avenue - street condition**

***Dear Ronda:***

***Please see attached.***

***District Manager Mr. Esposito had made this complaint about Metropolitan Avenue (eastbound/off Manhattan Avenue, I/F/O 677 Metropolitan Avenue), that the roadway is severely rippled causing trucks to bounce and make noise at all hours. The "311" complaint response does not address this condition. The location needs to be re-inspected and the condition remedied.***

***Kindly advise.***

***Sincerely,***

***Marie Bueno Wallin  
ADM CB #1 Brooklyn***

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Text size

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Your Service Request was submitted. Thank you for using 311 Online.

Your Service Request has been submitted. You will receive an email confirmation shortly. The Department of Transportation requires 10 days to respond to this type of complaint. Please note your Service Request number for future reference.

Your Service Request Number is: 1-1-1883036601

Did you know You can check status on 311 Online using Service Request Lookup Department of Transportation

CLOSE

*rippled street  
1/F/O 672 metropolitan*

*8/24/18 - Sent email to Ms Mueller @ DOT noting response from 311 is inadequate.*

Directory of City Agencies Contact NYC Government City Employees  
Notify NYC City Store City Connected  
NYC Mobile Apps Maps

## Service Request #1-1-1583035501

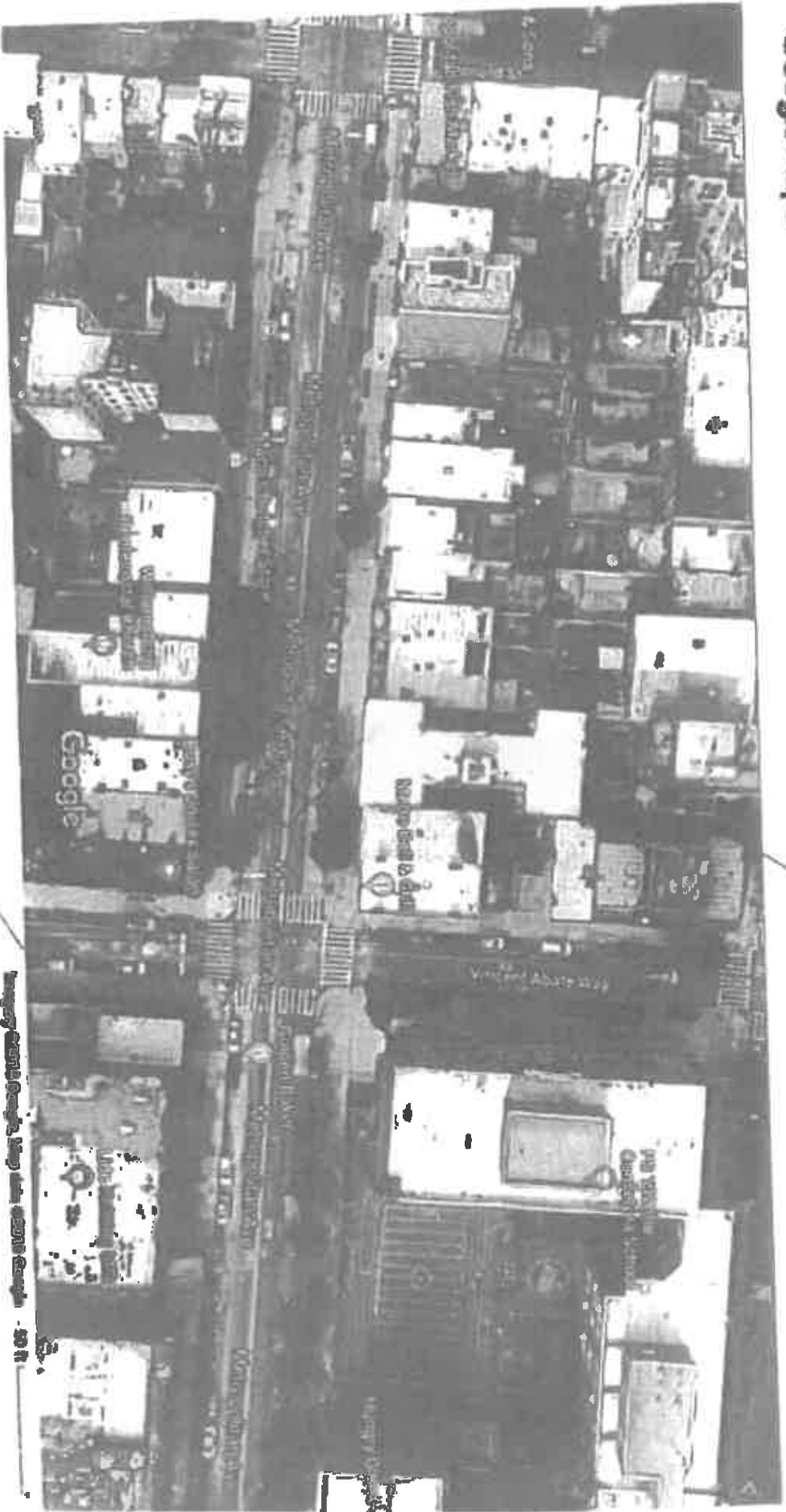
- **Created On 06/29/18**
- **Complaint Type Street Condition**
- **Detail Failed Street Repair**
- **Incident Borough BROOKLYN**
- **Status The Department of Transportation inspected the condition you reported and found that the condition meets its standards and/or there is a valid permit to conduct work.**
- **Notes to Customer**
- **Next Update Due Closed - No Further Updates**
- **Did you know?**

For more information about this type of request or the agency that handles these issues, click on the link below.

[Learn more](#)

*July 6, was the update*

Google Maps



111 Merril Street  
Merrill

Merril  
Ave.

111 Merril Street, Merril Ave, Merril Street - 111



## COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)

HON. ERIC L. ADAMS  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN  
DEL TEAGUE  
SECOND VICE-CHAIRPERSON  
STEPHEN J. WEIDBERG  
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MARIA VIERA  
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DEALICE FULLER  
CHAIRPERSON  
GERALD A. ESPOSITO  
DISTRICT MANAGER

HON. STEPHEN T. LEVIN  
COUNCILMEMBER, 33<sup>rd</sup> CD  
HON. ANTONIO REYNOSO  
COUNCILMEMBER, 34<sup>th</sup> CD

September 10, 2018

Honorable Bill de Blasio  
Mayor  
City of New York  
City Hall  
New York, NY 10007

Dear Mayor de Blasio:

I write to you regarding an unaddressed problem in Brooklyn Community Board No. 1's district.

The problem exists as an exacerbated chronic one, stemming around clusters of homeless individuals camping under the Brooklyn Queens Expressway's elevated roadway from Metropolitan Avenue to Morgan Avenue. This situation has become epidemic. Attached are photos taken on September 7, 2018 that demonstrate the conditions.

We have made voluminous requests to the Department of Human Resources/Department of Social Services, its melded Homeless Services, and Breaking Ground (outreach organization) which have been ineffective in addressing these quality of life conditions.

However, we have no recourse, and must rely on the City's HRA/Department of Social Services and Homeless Services, and any contracted services, to embrace their individual missions and to do their job.

Unfortunately, this is not happening.

I ask for your attention in this matter in order to reach a better resolution.

Working for a Better Greenpoint-Williamsburg.

Sincerely,

A handwritten signature in black ink that reads "Dealice Fuller". The signature is written in a cursive, flowing style.

Dealice Fuller  
Chairperson

DF/mbw

Attachments: 4 Photos

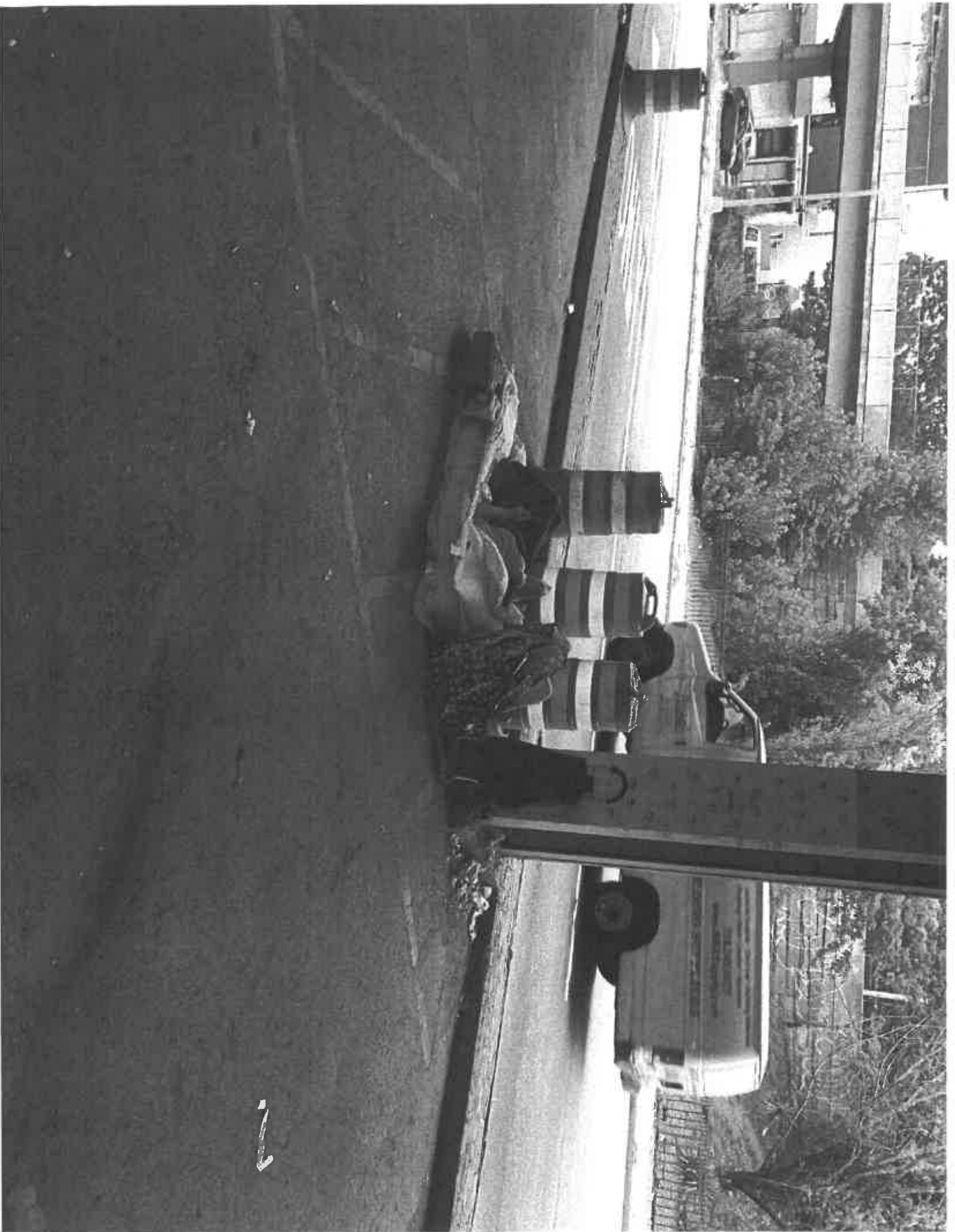
cc: Brooklyn Borough President Adams  
Council Member Stephen Levin  
Council Member Antonio Reynoso













# **Standard Report**

## **Overdoses and DOHMH Activities in Brooklyn**

September, 2018

### **Overdoses in Brooklyn – 2016**

- **314 overdose deaths in Brooklyn (1,425 total in NYC)**
  - **Overdose death rate: 14.9/100,000 residents (NYC rate: 20.7/100,000)**

<b>UHF neighborhood*</b>	<b>Number of OD deaths (2016)</b>	<b>Rate of OD death (2016)</b>
Greenpoint	16	13.8/100,000
Downtown–Heights–Slope	28	13.7/100,000
Bedford Stuyvesant–Crown Heights	42	15.5/100,000
East New York	42	28.4/100,000
Sunset Park	17	16.3/100,000
Borough Park	25	9.9/100,000
East Flatbush–Flatbush	25	9.4/100,000
Canarsie–Flatlands	14	9.1/100,000
Bensonhurst–Bay Ridge	34	20.9/100,000
Coney Island–Sheepshead Bay	41	19.0/100,000
Williamsburg–Bushwick	27	17.7/100,000

### **Opioid-Related Programs in Brooklyn**

- **HealingNYC**, launched in March 2017, is a comprehensive plan to address the opioid crisis citywide
- **75 OASAS-licensed drug treatment programs in Brooklyn**
  - Total capacity **7,382** (Methadone: **6,900**)
  - Ten programs currently receive a total of **\$794,683** in City Funding
- **326 Expanded Syringe Access Pharmacies (ESAPs) in Brooklyn**
- **7 syringe exchange programs (SEPs) in Brooklyn**
  - Currently receive **\$1,766,188** in City Funding
- **48 additional non-SEP Opioid Overdose Prevention Programs (OOPPs) in Brooklyn**
  - OOPPs certified by NYS DOH to educate about overdose; dispense naloxone

### **Opioid-Related Services in Brooklyn**

- **Naloxone**
  - **17,342** naloxone kits dispensed to Brooklyn OOPPs since the start of *HealingNYC*
  - DOHMH conducted **42** naloxone trainings since March 2017
    - **1,422** kits dispensed
  - **292** naloxone-distributing pharmacies in Brooklyn
- **Buprenorphine**
  - **1,058** NYC physicians, nurse practitioners, and physician assistants trained by DOHMH to prescribe buprenorphine
    - **223** Brooklyn prescribers trained to date

- 4 health centers in Brooklyn have implemented the Buprenorphine Nurse Care Manager (NCM) initiative, to increase access in the primary care setting:
  - *Brightpoint–Sterling Health Center*
  - *Community Healthcare Network–Williamsburg*
  - *HealthCare Choices–Borough Park*
  - *Healthcare Choices–Jamaica Ave*
- 3 additional health centers to start implementing NCM this year
- Emergency Departments at *NYU Langone* and *Maimonides Medical Centers* are offering buprenorphine initiation
- **Relay**
  - NYC's non-fatal OD response system is active at *Maimonides Medical Center* in Brooklyn
    - 31 patients engaged to date (have agreed to receive Relay services, including naloxone, overdose risk reduction counseling and linkage to care)
- **Rapid Assessment and Response (RAR)**
  - The RAR team conducted in-person visits to 47 state-licensed drug treatment facilities and to 105 ESAP pharmacies from August 6<sup>th</sup>-17<sup>th</sup> 2018
    - Provided a range of educational materials on fentanyl and naloxone and conducted presentations to both program staff and clients
  - Conducted a workshop with Bedford Stuyvesant–Crown Heights supportive housing residents
    - Provided a range of educational materials on overdose mortality, fentanyl, naloxone, and K2
  - K2 response in *Bushwick–Williamsburg*
    - Provided staff of drug treatment programs, SEPs, single adult shelters, and community health centers providing buprenorphine with K2-related information, including the newly released health alert, posters and palm cards
    - Distributed flyers to the general public in the Broadway and Myrtle Avenue commercial corridor

\* NYC DOHMH provides data on fatal overdoses by *United Hospital Fund (UHF)* neighborhood. These data represent deaths among residents of the 11 UHF neighborhoods in Brooklyn.



**THE CITY OF NEW YORK  
LAW DEPARTMENT**  
100 CHURCH STREET  
NEW YORK, NY 10007

**ZACHARY W. CARTER**  
*Corporation Counsel*

**STEPHEN LOUIS**  
Chief  
Division of Legal Counsel  
Room 6-238  
Tel: (212) 356-4020  
Fax: (212) 356-4019  
slouis@law.nyc.gov

**MEMORANDUM**

**TO: MARCO CARRION**  
Director  
Community Affairs Unit

**FROM: STEPHEN LOUIS**  
Chief

**STEVEN GOULDEN**  
Senior Counsel  
Division of Legal Counsel


**DATE: SEPTEMBER 13, 2018**

**SUBJECT: PUBLIC STATEMENTS CONCERNING PROPOSALS OF CHARTER  
REVISION COMMISSION**

---

As you know, the Charter Revision Commission has finalized and formally submitted its proposals for revising the New York City Charter, including a proposal that would establish term limits for community board members and other proposals affecting community boards. In the coming weeks, some community boards or community board members may want

to express their views on these proposals to the public at large or particular segments of the public. This memorandum briefly outlines what it is legal and appropriate to do in this regard and what would violate the law and create an appearance of impropriety.

**A. It is lawful and appropriate for a community board, acting as a community board, to inform and educate the public, in a neutral fashion, about the Charter Revision Commission's proposals. A community board may, in accordance with its public outreach function, prepare and distribute materials stating what these proposals provide. Such materials may reproduce the proposals or paraphrase them in an accurate manner.**

**B. It is unlawful and inappropriate for a community board, acting as a community board, to take a position in favor of or against a Charter Revision Commission proposal. Generally speaking, it is improper for a City agency, including a community board, to use public resources in a partisan manner to influence the outcome of an election. Court decisions on this subject largely rely on the New York State Constitution's prohibition of the "gift" of public funds. In accordance with this principle, a community board may not use its funds or other resources to advocate for or against one or more proposals of the Charter Revision Commission. This would include adopting a resolution supporting or opposing such a proposal, issuing, in the name of the community board or any of its officers or members, a public statement or any similar document supporting or opposing such a proposal, or using the time of its district manager or other staff for work supporting or opposing such a proposal.**

**C. Any officer or member of a community board and any community board employee may, as a private individual, advocate for or against a Charter Revision**



**Commission proposal. Community board members or employees should make clear that they are acting in their personal capacity and not on behalf of the community board. Provided that this is done, it is not impermissible for the member or employee to refer to his or her association with the community board. However, since this is an entirely private activity, community board funds or other resources may not be used in any way in connection with it.**



THE CITY OF NEW YORK  
**LAW DEPARTMENT**  
350 JAY STREET, 9<sup>TH</sup> FLOOR  
BROOKLYN, NY 11201

ZACHARY W. CARTER  
*Corporation Counsel*

ANGELA ALBERTUS  
*Chief, Family Court Division*

September 21, 2018

Brooklyn Community Board 1  
ATTN: Director of Youth and Education Programs  
435 Graham Avenue  
Brooklyn, NY 11211

Dear Sir or Madam:

We invite youth to apply to become part of the Family Court Division Youth Leadership Council (FCD YLC) of the New York City Law Department. We are seeking students, between the ages of 14-21, to be the youth voices we need to improve policies within the Family Court Division and the City of New York.

A Youth Leadership Council is a group of trained young people who work in partnership with adult leaders on a defined area of policy, practice, and/or service toward a shared goal of improving the effectiveness of the policies and practices that impact the lives and communities of all New Yorkers, but particularly those that pertain to young people. The Youth Leadership Council for the Family Court Division will be responsible for observing all aspects of our processes in court to provide feedback from the perspective of all the stakeholders on a variety of issues including court efficiency, technology, case filings, dispositions, and victim impact.

We ask that you encourage interested youth in your area to apply for a position on the Family Court Division Youth Leadership Council. Enclosed are further details about the Family Court Division, its Youth Leadership Council, and the application. The application submission deadline is **Friday, October 19, 2018**. Applications will be accepted via regular mail, email, and/ or fax to:

New York City Law Department  
Family Court Division Youth Leadership Council  
ATTN: ACC Celina K. Fletcher  
Family Court Division – Brooklyn Family Court  
350 Jay Street, 9<sup>th</sup> Floor, Room 956  
Brooklyn, New York 11201  
(718) 724-5336 (office)  
(646) 596-5690 (cellular)  
(718) 724-5398 (fax)  
Email: [Cefletch@law.nyc.gov](mailto:Cefletch@law.nyc.gov)

Thank you for sharing this information. We look forward to working with your youth!

Sincerely,

*Celina K. Fletcher*

Celina K. Fletcher  
Senior Counsel  
FCD YLC Co-Chair

# 100% TUITION FREE CLASSES FOR ADULTS

**MUST BE 21 & OVER WITHOUT  
H.S. EQUIVALENCY**

## **IT'S NEVER TOO LATE !!!**

- **Fast Track** classes to achieve your HSE
- **English** for speakers of other languages (ESL)
- \* **Integrated Technology for ESL students**
- **Basic Education and HSE** courses
- **High School Equivalency in Spanish (HSE)**
- **Morning, Evening and Saturday Classes Available**

**FOR MORE INFORMATION OR TO REGISTER:**

**John Ericsson Middle School**  
**424 Leonard St, Brooklyn, NY 11222**  
**(G train to Nassau Ave, B43 bus to Graham Ave/Bayard St)**



**Office of Adult and Continuing Education**

**TEL. 718-384-5028**  
**OACES7@SCHOOLS.NYC.GOV**

## **SCHOOL 7 CLASS LOCATIONS**

### **Academy of Urban Planning**

400 Irving Avenue, Brooklyn NY, 11237

### **Bushwick High School**

400 Irving Avenue, Brooklyn NY, 11237

### **Grand Street Campus HS**

850 Grand Street, Brooklyn, NY 11211

### **I.S. 347 School for Humanities**

35 Starr St, Brooklyn, NY 11221

### **J.H.S. 050 John D. Wells**

183 South 3<sup>rd</sup> Street, Brooklyn NY, 11211

### **Juan Morel Campos**

215 Heyward Street, Brooklyn, NY 11206

### **M.S. 002 Parkside Preparatory**

655 Parkside Ave, Brooklyn NY, 11226

### **M.S. 061 Dr. Gladstone H. Atwell**

400 Empire Blvd, Brooklyn NY, 11225

### **M.S. 246 Walt Whitman**

72 Veronica Place, Brooklyn, NY 11226

### **P.S. 006**

43 Snyder Ave, Brooklyn NY, 11226

### **P.S. 086 The Irvington**

220 Irving Ave, Brooklyn NY, 11237

### **P.S. 120 Carlos Tapia**

18 Beaver Street, Brooklyn, NY 11206

### **P.S. 123 Suydam**

100 Irving Ave, Brooklyn NY, 11237

### **P.S. 156 Waverly**

104 Sutter Avenue, Brooklyn, NY 11212

### **P.S. 181**

1023 New York Ave, Brooklyn, NY 11203

### **P.S. 184 Newport**

273 Newport Street, Brooklyn, NY 11212

### **P.S. 189 The Bilingual Center**

1100 East New York Avenue, Brooklyn, NY 11212

### **P.S. 398 Walter Weaver**

60 East 94<sup>th</sup> Street, Brooklyn NY, 11212

### **P.S. 297 Abraham Stockton School**

700 Park Avenue, Brooklyn NY, 11206

### **The Green School**

223 Graham Ave, Brooklyn, NY 11206

### **RiseBoro Community Partnership**

1474 Gates Ave, Brooklyn NY 11206