

Zoom Functions

Mute and Unmute

You may only unmute after being prompted to do so.



Unmute



Start Video

Stop and Start Video

Chat

Questions may also be asked in the chat.



Chat



Share Screen

Raise Hand

By Phone:

If dialing in by phone, press *9 to raise hand.



Zoom:

To provide questions or feedback, use the 'raise hand' function to join the queue. Participants will be called on in order of hand raised.



 Raise Hand



Reactions



NYC Criminal Justice

NYC DDC Department of Design and Construction

Borough-Based Jails

Community Advisory Board Meeting #22

April 30, 2026



BK

Brooklyn Borough Based Jail

Agenda

- 1 Construction Lookahead
- 2 Site Logistics
- 3 Follow Up Items from the Community
- 4 Modular Cell Units
- 5 Curtain Wall Panels
- 6 Environmental Monitoring
- 7 Future Engagement
- 8 Open Discussion

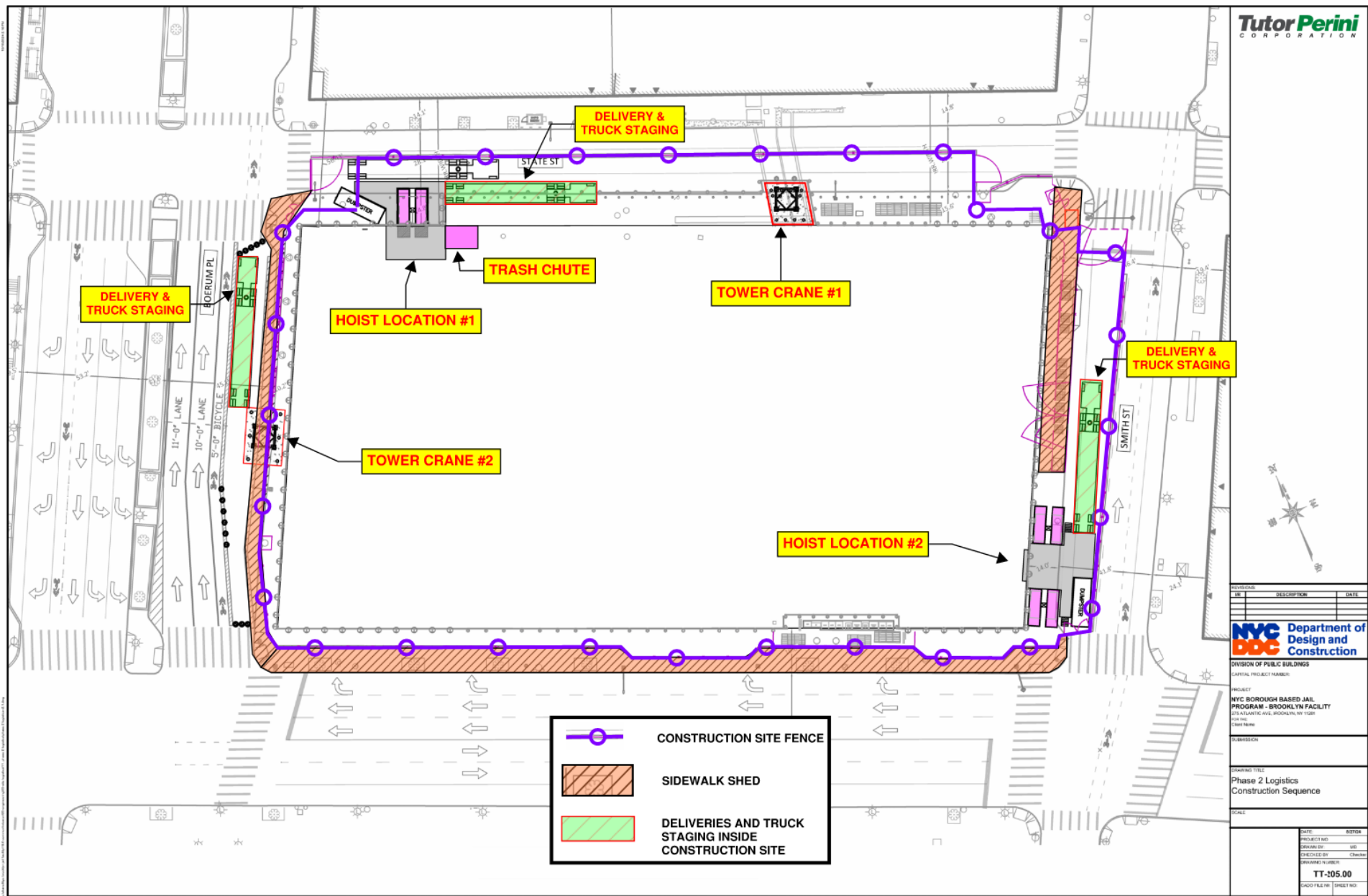
Construction Lookahead

MAY				JUNE				JULY			
1	2	3	4	1	2	3	4	1	2	3	4
The following activities will continue inside the site with minimal impact to the surrounding community during the permitted work hours: Steel Erection Concrete Slab on Decks Spray on Fire Proofing Modular Cell Units Curtain Wall Masonry Installation Mechanical Fitout and Rough In Elevator Construction (M-F: 7AM-12AM) (SAT: 9AM-5PM)				The following activities will continue inside the site with minimal impact to the surrounding community during the permitted work hours: Concrete Slab on Decks Spray on Fire Proofing Modular Cell Units Curtain Wall Masonry Installation Mechanical Fitout and Rough In Elevator Construction (M-F: 7AM-12AM) (SAT: 9AM-5PM)				The following activities will continue inside the site with minimal impact to the surrounding community during the permitted work hours: Concrete Slab on Decks Spray on Fire Proofing Modular Cell Units Curtain Wall Masonry Installation Mechanical Fitout and Rough In Elevator Construction (M-F: 7AM-12AM) (SAT: 9AM-5PM)			

General Notes

1. The above represents the 3-month forecast for planned work activities on the project to July 2026.
2. Target dates and times are subject to change due to site conditions, inclement weather and Authorities Having Jurisdiction approvals.
3. For any work outside the current permitted work hours, TPC will notify the community in advance of the work.
4. For any work outside the approved construction project perimeter, TPC will notify the community in advance of the work.

Project Site Logistics



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Follow Up Items from Community

Hoist Elevators

TPC addressed the noise concern by implementing the following measures:

- Conducted sound readings to assess noise levels and identify sources
- Lubricated hoist elevator tracks to reduce friction-related noise
- **Installed framed sound blanket enclosures around hoist elevator motors on both State Street and Smith Street.**

While these measures are expected to reduce noise, they may not eliminate it entirely.

TPC will continue to monitor conditions and implement additional mitigation measures as necessary.



Debris Removal Noise Mitigation

TPC addressed the dumpster exchange noise concern by implementing the following measures:

1. Re-sequenced select dumpsters to the interior of the building for 2nd shift pickup only.
 - This allows the dumpsters to be picked up inside the building during 2nd shift operations, muffling any truck noise that would normally be created by the dumpster being located at the exterior during 2nd shift.
2. TPC will install a custom trash chute with sound blankets for controlled debris removal.
 - This allows for better debris management and reduces the overall impact of direct loading material into dumpster creating heavy traffic volume of manual unloading and material management at ground level.

TPC will continue to monitor conditions and implement additional mitigation measures as necessary.



Debris Removal Noise Mitigation

TPC addressed the dumpster exchange noise concern by implementing the following measures:

3. Placement of plywood at the base of dumpsters to reduce metal-to-metal impact noise when the dumpster is being removed for loading.
4. TPC has purchased mini's which are miniature dumpsters that are used in conjunction with a packer truck.
 - These minis allow for better management of material throughout the building by handling smaller loads and allowing the use of a packer trucks to consolidate debris, reducing the overall number of dumpsters required.

TPC will continue to monitor conditions and implement additional mitigation measures as necessary.

Spray-on Fireproofing (SOFP) Debris Mitigation

TPC addressed the SOFP debris concern by implementing the following measures:

During disposal of SOFP tarps, some residual materials were present in areas around the dumpsters.

As a mitigation measure, TPC is implementing additional housekeeping controls, including routine sweeping of areas around the dumpsters to ensure any residual debris is promptly removed. This mitigation effort has already been initiated onsite.

TPC will continue to monitor conditions and implement additional mitigation measures as necessary.

Parking

TPC has implemented a mitigation plan to address community concerns related to parking in the surrounding community:

- Project leadership takes parking compliance seriously and communicates expectations to all staff and subcontractors
- Parking protocols are communicated to the craft workers during Toolbox Talks and Pre-shift huddles
- All crew members are regularly encouraged to take public transportation or use available public parking garages.
- TPC performs periodic audits to assure compliance
- Parking enforcement remains under the jurisdiction of NYC enforcement agencies
- TPC will continue to promote compliance and awareness across the project team

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Modular Cell Units

Modular Cell Units

Delivery Method: The modular cell units arrive on standard flatbed trucks, **same as current steel deliveries** for the project.

Installation Method: Modular Cell Units are **picked** in engineered baskets **by the tower cranes** and placed directly into position.

No lane or road closures are required for the delivery of the cells.

All deliveries are going to be within the construction fence.

The Hours of Delivery will be:

- M-F 3PM - 12AM
- SAT 9AM - 5PM

The overall modular cells are currently anticipated to be complete in Q4 2026.



Anticipated Impacts of the Modular Cell Units

Anticipated Impacts

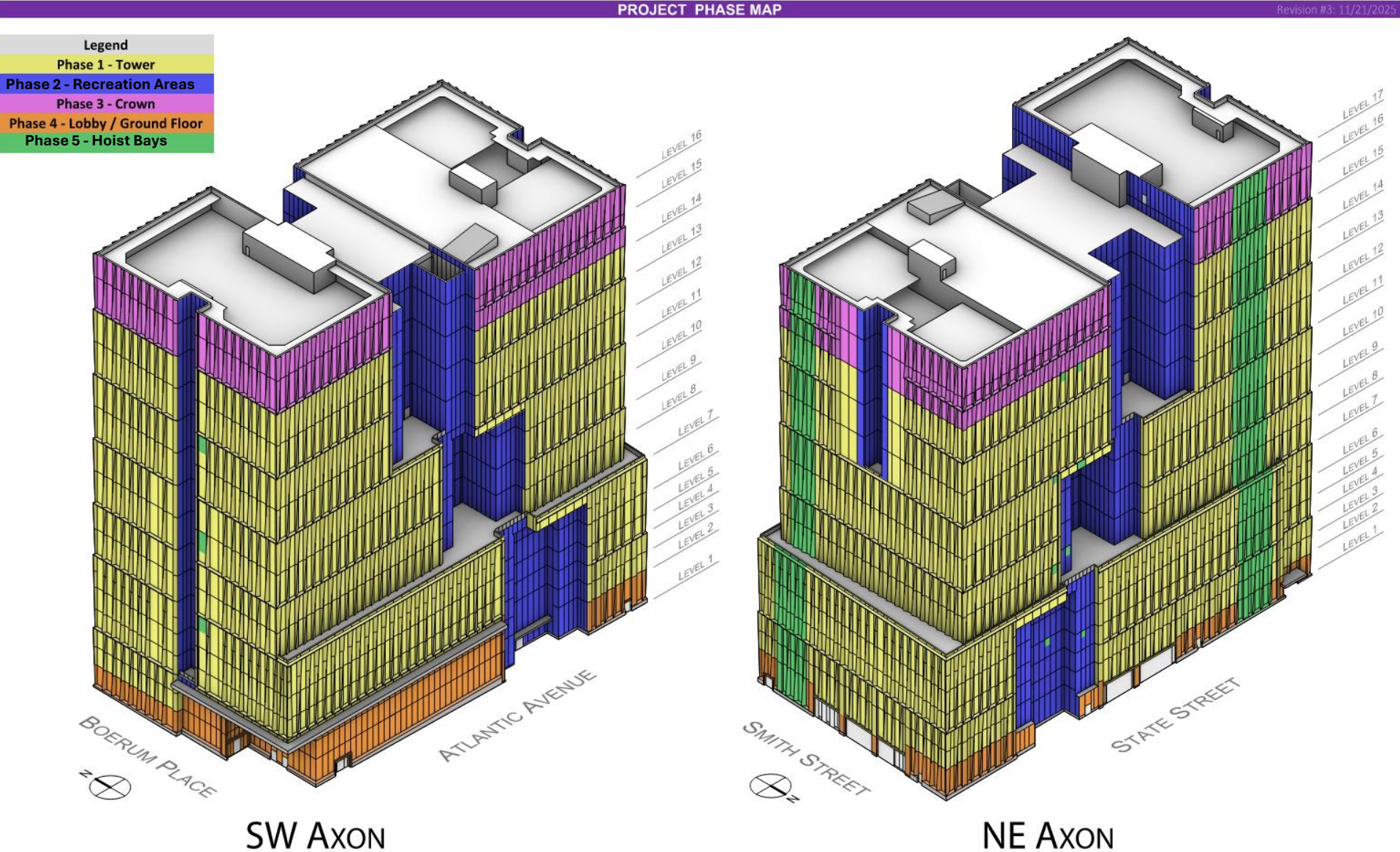
- No new impacts are anticipated from the modular cell unit delivery.
- No additional noise beyond the normal construction activity.
- No street, lane or sidewalk closures are required for this delivery.
- TPC will use radio communication for the crane picks for the Modular Cell Units in lieu of air horns.



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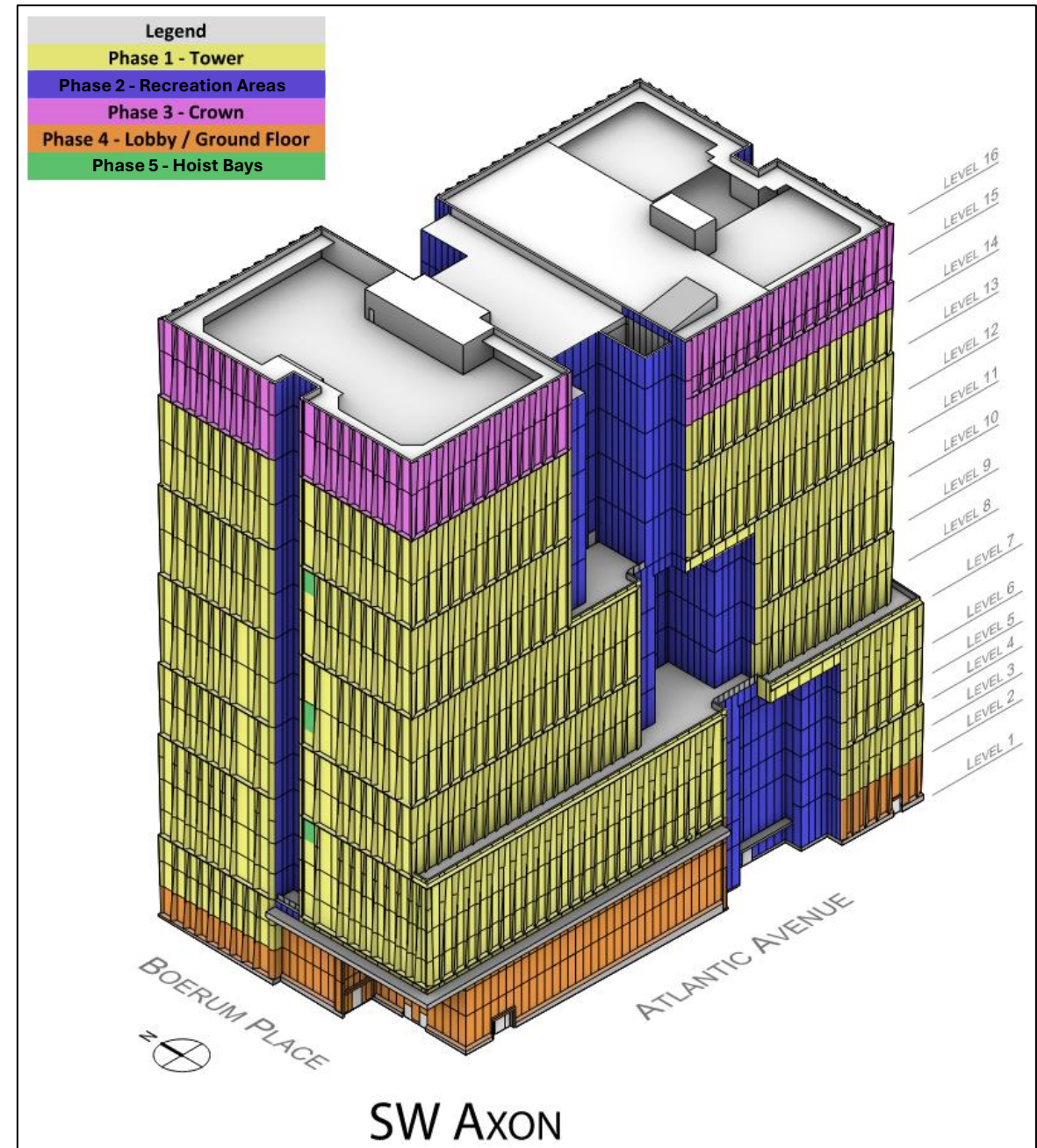
Curtain Wall Panels

Curtain Wall Overview

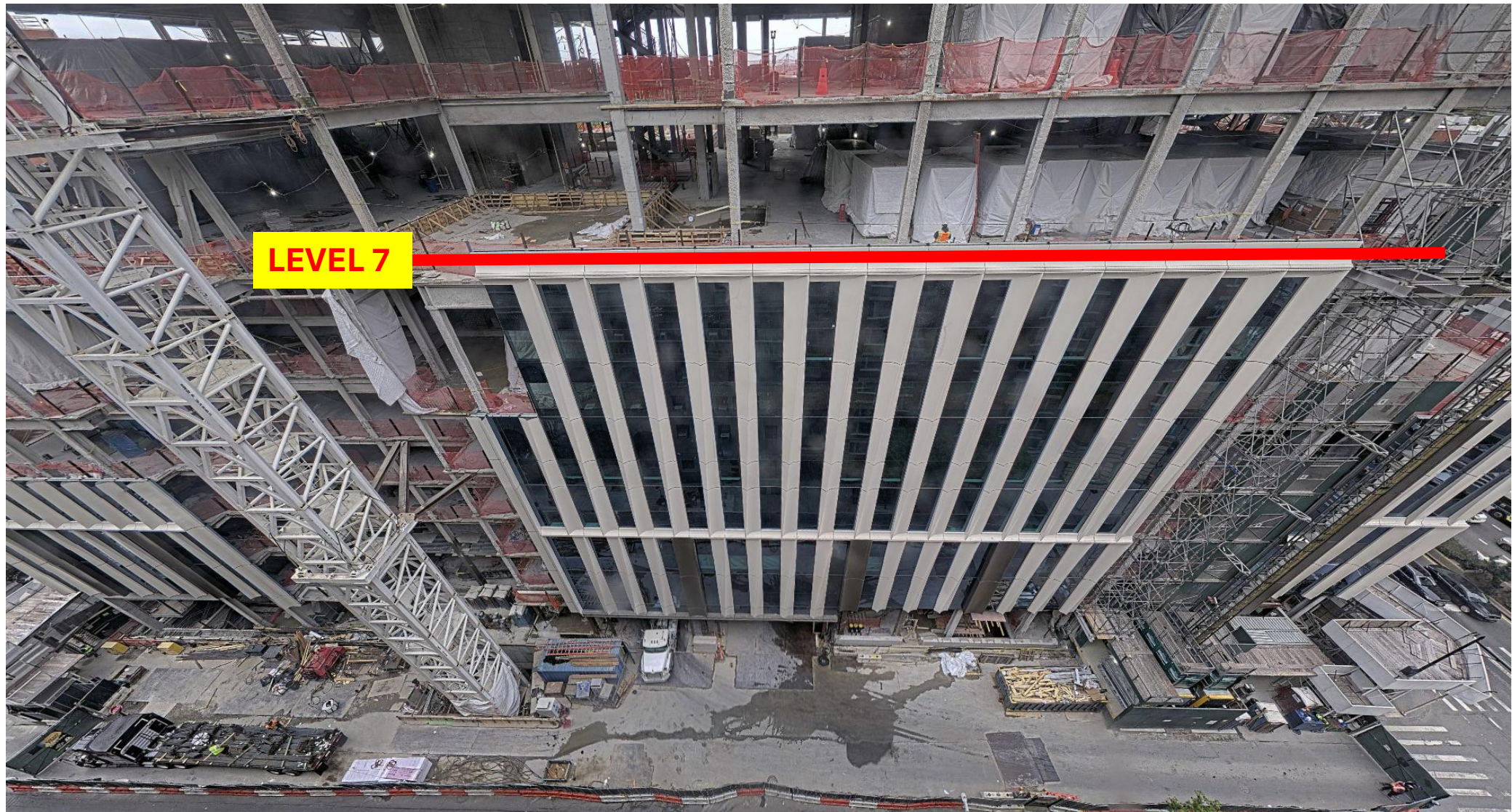


Installation Sequence

- The sequencing will be as follows:
 1. Yellow = Tower
 2. Blue = Recesses
 3. Pink = Crown
 4. Orange = Ground Floor
 5. Green = Hoist Bays
- Work is currently in the YELLOW Phase of the Curtain Wall Installation.
- Levels 2 - 6 are ongoing.
- Curtain Wall Installation is progressing at an average rate of approximately one floor every few weeks, weather and field conditions permitting.
- The overall curtain wall completion is currently anticipated to be complete in Q2 2027
 - Excluding Phase 5 – Hoist Bays



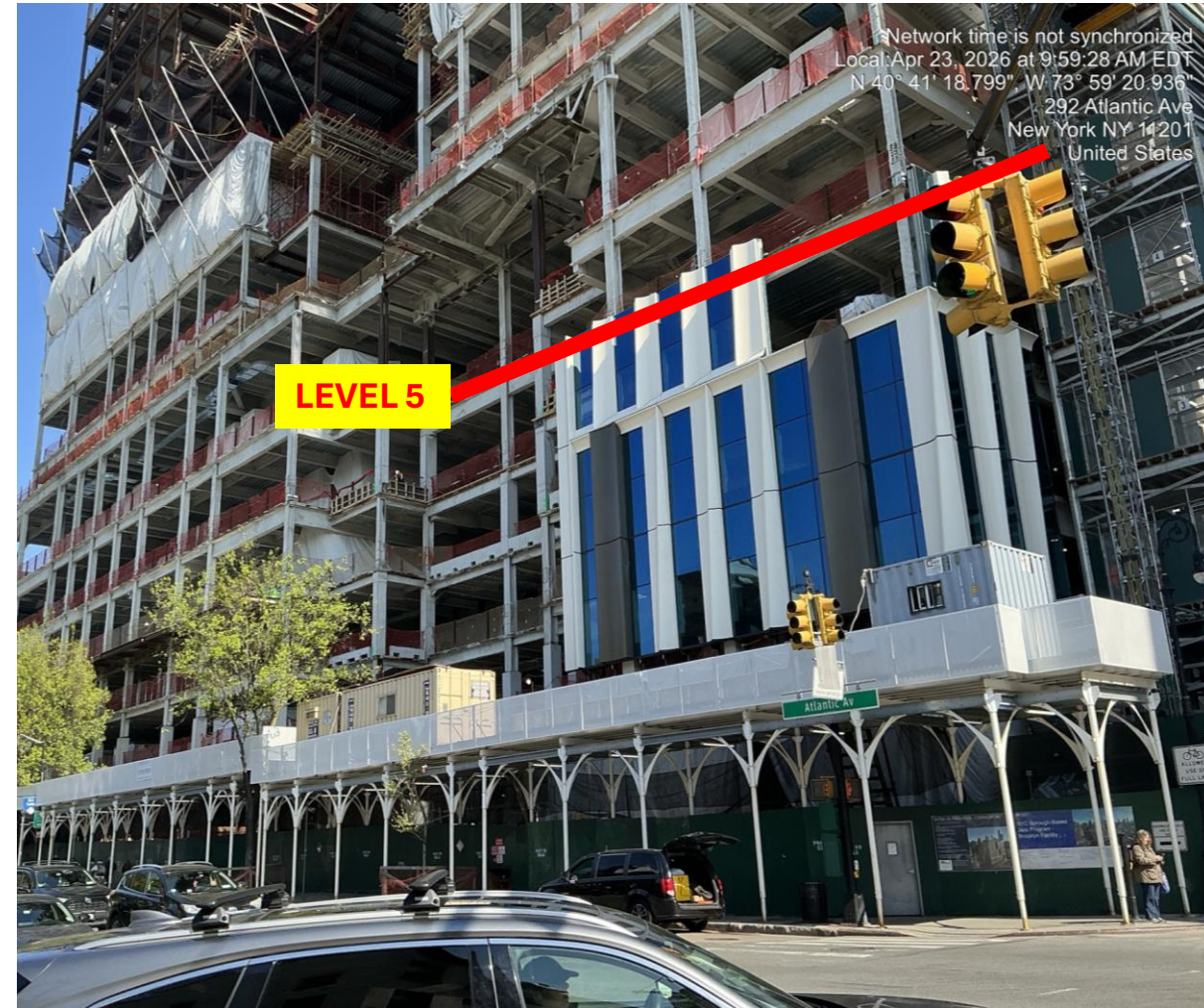
Curtain Wall Installation



Curtain Wall Installation



Curtain Wall Installation



Anticipated Impacts of the Curtain Wall Panels

Anticipated Impacts

- No new impacts are anticipated from the curtain wall delivery.
- No additional noise beyond the normal construction activity.
- No street, lane or sidewalk closures are required for this delivery.
- TPC will use radio communication for the crane picks for the Curtain Wall Units in lieu of air horns.

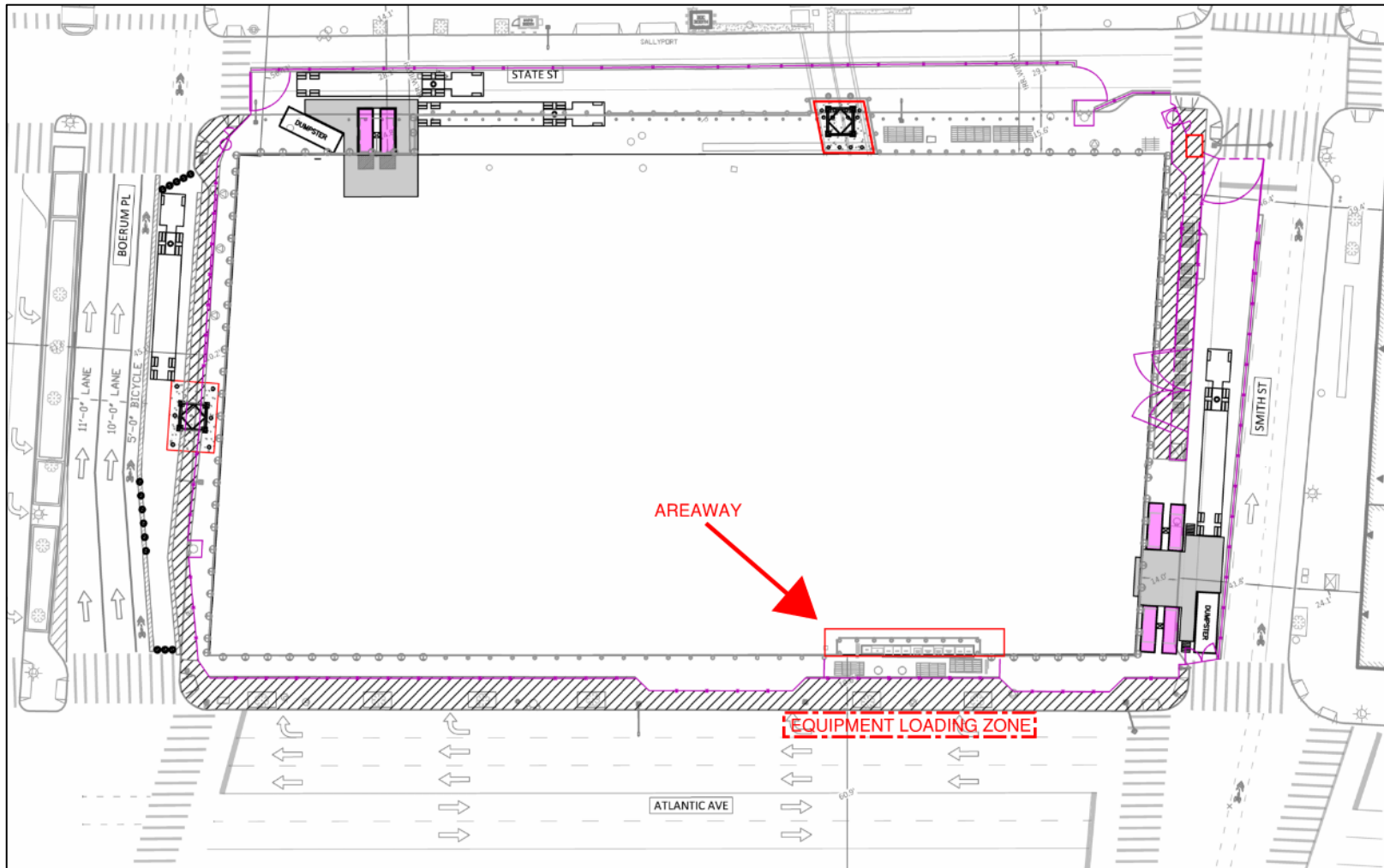


Brooklyn

Equipment Loading

Area Way Equipment Loading on Atlantic Avenue

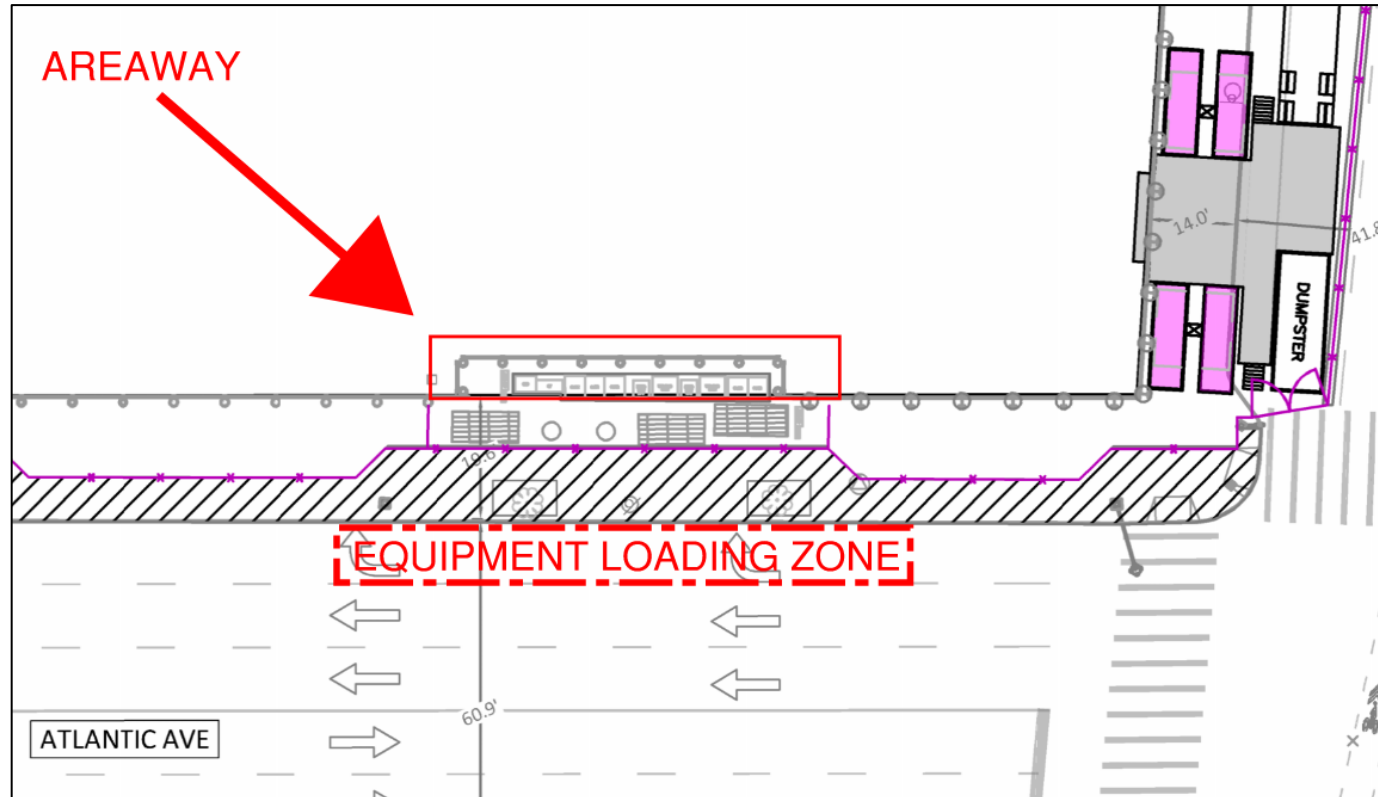
The areaway is a recessed area below sidewalk level along the Atlantic Avenue building frontage, which provides direct access into the lower levels of the building for loading and unloading equipment.



Area Way Equipment Loading on Atlantic Avenue

Anticipated Impacts

- Work is tentatively planned for late Summer 2026.
- Delivery hours are currently being coordinated with NYC DOT.
 - Likely only during second shift.
- Material Picks will be from Atlantic Avenue only.
- During active loading operations, west bound lane(s) will be temporarily closed.
- The sidewalk will be closed for pedestrian access.
- Controlled Access Zones will be made around the working areas.
- Traffic conditions will return to normal at the end of the shift.



Brooklyn

Noise Monitoring

Monitoring Key Plan



General Notes

1. With foundations complete and the project now in the steel construction phase, Vibration monitoring requirements have been satisfied for the Project.
2. The Vibration Monitoring for the Project will be decommissioned in May 2026.
3. Noise Monitoring will continue until those requirements have been met for the Project.

 **NOISE MONITORING**

Quantity

(6) Noise Monitors

Noise Mitigation Plan

- The BBJ-BK Team conducted a series of meetings with DEP and will implement the following per the Approved DEP Alternate Noise Mitigation Plan (ANMP):
 - Installation of sound blankets at select locations along the site fencing where noise generating operations might be present.
 - Coordinating equipment placement to reduce noise and maintain compliance with allowable dBA Levels.
 - Training management and supervision personnel on second shift to monitor and manage impulse generating noise.



NYC
Environmental
Protection

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373 - Records Control (718) 595-3855

Rev 10/2024

ENTRY #:
9573

ALTERNATIVE NOISE MITIGATION PLAN (ANMP)
UNDUE HARDSHIP AFTER HOURS CONSTRUCTION WORK AUTHORIZATION
MUST PRINT AND POST ON WORKSITE

YOU MUST OBTAIN AN AFTER HOUR VARIANCE FROM DOB / DOT FOR YOUR AFTER-HOUR CONSTRUCTION WORK. IF SUCH APPROVAL IS NOT GRANTED, DEP WILL RESCIND YOUR ANMP

In accordance with Section 24-223b(9) of the New York City Administrative Code, Agencies may authorize after hours work if the commissioner certifies that the permit holder has submitted a claim of undue hardship resulting from unique site characteristics, unforeseen conditions, scheduling commitments and/or financial considerations outside the control of the permit holder and that the applicant has received approval from the department of an alternative noise mitigation plan pursuant to section 24-221 of this subchapter, specifying the activities and devices that will be used for such after-hours construction and setting forth the additional mitigation measures, above and beyond those measures otherwise required for such devices and activities pursuant to the department's rules, that the applicant will use to significantly limit noise emissions from the site of such after-hours work. Applications for such certification shall be submitted to the department in a form and manner to be set forth in the rules of the department. The applicant for an after-hours authorization under this paragraph shall submit such certification to the issuing agency.

PROJECT LOCATION
WORK SITE LOCATION ADDRESS: 275 Atlantic Avenue ZIP: 11201 BOROUGH: Brooklyn BLOCK: 175 LOT: 1
Anticipated Date Project Start: 03/15/2024 Noise Mitigation Plan Completion Date: 12/31/2029 ALTERNATIVE Noise Mitigation Plan Completion Date: 12/31/2029 Duration of the ENTIRE Project in: YEARS: 4 MONTHS: 49 DAYS: 1,511

HAVE YOU SUBMITTED A CONSTRUCTION NOISE MITIGATION PLAN?
(You must submit a Construction Noise Mitigation Plan before submitting this alternative plan)
☒ YES ☐ NO / Submission Date: _____

NYCDOE PERMIT NUMBER(S)
B022025287A86, B022025287A77, B022025287A76, B022025287A75, B022025287A74, B022025287A73, B022025287A72, B022025287A71, B022025287A70, B022025287A69, B022025287A68, B022025287A67, B022025287A66, B022025287A65, B022025287A64, B022025287A63, B022025287A62, B022025287A61, B022025287A60, B022025287A59, B022025287A58, B022025287A57, B022025287A56, B022025287A55, B022025287A54, B022025287A53, B022025287A52, B022025287A51, B022025287A50, B022025287A49, B022025287A48, B022025287A47, B022025287A46, B022025287A45, B022025287A44, B022025287A43, B022025287A42, B022025287A41, B022025287A40, B022025287A39, B022025287A38, B022025287A37, B022025287A36, B022025287A35, B022025287A34, B022025287A33, B022025287A32, B022025287A31, B022025287A30, B022025287A29, B022025287A28, B022025287A27, B022025287A26, B022025287A25, B022025287A24, B022025287A23, B022025287A22, B022025287A21, B022025287A20, B022025287A19, B022025287A18, B022025287A17, B022025287A16, B022025287A15, B022025287A14, B022025287A13, 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Noise Monitoring Summary

Subject Matter Expert

- Onboarded to optimize the Noise Monitoring Plan.

Verified Compliance

- DEP has visited the site and confirmed that TPC is in compliance with applicable NYC Noise Code requirements.
- DEP has not observed violations in their 12 visits in the last 4 months. No violations or exceedances have been issued by DEP related to construction noise.
- DEP can only issue violations when observed by an inspector.

Proactive Adjustments Based on DEP Recommendations

- Updated Daytime Alert Level: 85 dBA
- AHV Alert Level: 75 dBA

Exceeding Regulatory Requirements

- TPC is performing best practices above and beyond the required regulatory requirements.
- TPC will be performing manual noise monitoring in addition to the automated noise monitoring.
- Continuous coordination with DDC, DEP other regulatory agencies and the community.
- Following the protocols listed in the Alternate Noise Mitigation Plan.

Environmental Monitoring Updates

March 2026

Noise Monitoring



There were 194 instances in March of recorded noise level exceedances.

- 36 exceedances were recorded **while TPC was not on site** and no work was being conducted.
- The remaining instances were investigated by TPC and determined that the monitoring data does not provide definitive attribution of the exceedance to construction related activities.

Vibration Monitoring



We experienced **0 instances in March of vibration exceedances** resulting from construction activity.

*In response to 311 reports related to air quality, DEP investigated and has not issued violations during their two visits in the last month

Brooklyn

Future Engagement

Workers Break Area Mitigation Plan

TPC has implemented a mitigation plan to address community concerns related to construction workers using surrounding areas for breaks:

- **Workers Instructions**: All workers have been explicitly instructed not to take breaks at adjacent residential buildings.
- **Enforcement Personnel**: TPC has designated specific labor staff to patrol the surrounding areas and enforce this plan on site and remind their team members if anyone is occupying areas around the neighboring residential buildings
- **Daily Communication**: TPC will continue to reiterate these instructions during daily Pre-Shift Meetings and Toolbox Talks every Monday with all workers on site.
- **Union Regulations & Requirements**: Per union agreements, the workers have a right to take breaks throughout the day and leave the site at free will to eat, drink, stand, smoke or do any other legal activities on public right of ways.



Workers Break Area Mitigation Plan

Cigarette Butt Disposals:

- TPC installed (2) new butt disposal units at:
 - State Street & Boerum Place
 - State Street & Smith Street



Community Resources During Construction



BBJ Website

<https://www.nyc.gov/site/borojails/>



Designated Phone Number

(516) 846-9314



Weekly Look Ahead



Advisories for Impactful Construction Activities



Community Construction Liaison & Field Office

Oscar Jonas

Brooklyn BBJ CCL

(516) 846-9314 / *BrooklynCCL@bbjnyc.com*

360 Atlantic Avenue

Monday – Friday 7:00am - 3:30pm

Next Community Meeting

Next CAB Meeting Date is May 28, 2026



Brooklyn

Questions or Comments?



NYC Criminal Justice

NYC DDC Department of Design and Construction

Thank You



BK

Brooklyn Borough Based Jail