



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

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RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

VACANT  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

## COMBINED PUBLIC HEARING AND BOARD MEETING NOVEMBER 9, 2022 VIA WEBEX

### PUBLIC HEARING

#### ROLL CALL

Chairperson Ms. Fuller requested a roll call. The roll was called at 6:05 PM there were 26 Members present sufficient to call the hearing to order.

#### AGENDA:

**1. PRESENTATION: 1. PRESENTATION-** NYC Department of Design & Construction request to present: LBC15BWHC\_The Bushwick Branch Library HVAC Renovation located at 340 Bushwick Ave, Brooklyn. Presenter, Anna Killion Outreach Coordinator, Public Buildings/Borough Based Jails Program NYC Department of Design and Construction, Communications & Policy—DDC  
**WITHDREW REQUEST TO PRESENT.**

The next item on the agenda was the combined public hearing calendar for 2023 & 2024. Madam Chair Fuller asked if there needs to be a discussion and/or any changes.

#### **2. MEETING DATES FOR CB#1's COMBINED PUBLIC HEARING & BOARD**

**MEETINGS FOR 2023-2024-** DRAFT of Meeting Dates for Brooklyn CB#1's Combined Public Hearing and Board Meetings.

Mr. Stephen Chesler pointed out that the date for November reflected a Wednesday and if it was meant to be a Tuesday. It was a typo and in fact, is a Tuesday.

#### **3. LIQUOR LICENSES**

##### **NEW**

1. 3 Times 483 Inc., dba 3 times, 483 Grand Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, rest)
2. 88 South 8 Th Street Inc., dba TBD, 50 Norman Avenue & 95 Guernsey Street, (New Application & Temporary Retail Permit, wine, beer, cider, rest)

3. 104 South 4<sup>th</sup> Inc., Current: Randolph Beer; Proposed; keg & Lantern Brewing, 104 South 4<sup>th</sup> Street, (Alteration, liquor, wine, beer, cider, rest brewer)
4. 120 Franklin Street LLC, dba The Mallard Drake, 43 Franklin Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern)
5. 702 Grand Street Restaurant Corp, dba Ammazzacaffe, 702 Grand Street, (Corporate Change, liquor, wine, beer, cider, rest)
6. 1118 Lorimer Cafe LLC, dba TBD, 148 Noble Street, (New Application, and Temporary Retail Permit, wine, beer, cider, bar/tavern)
7. Ammazza corp, dba Ammazzacaffe, 702 Grand Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, rest)
8. Bushwick Beer Garden LLC, dba Rebel Cafe & Garden, 2 Knickerbocker Avenue, (Corporate Change, liquor, wine, beer, cider, rest)
9. Lorimer Gourmet 485 Corp Inc., dba Enzo Bruni La Pizza Gourmet, 485 Lorimer Street, (New Application, wine, beer, cider, rest)
10. Lond Restaurant Corp, dba Madeline's, 113 Franklin Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, rest)
11. Misipasta LLC, dba TBD, 46 Grand Street, (New Application, liquor, wine, beer, cider, cafe, bar)
12. Nealtican Deli Grocery Corp., 1225 Flushing Avenue, (Corporate Change, wine, beer, cider, rest)
13. Parting Glass Hospitality LLC, dba TBD, 80 Franklin Street, (New Application, liquor, wine, beer, cider, rest)
14. Pirate Studios LLC, 110 Scott Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern)
15. Radio Gaga LLC, dba TBD, 13 Greenpoint Avenue, (New Application, liquor, wine, beer, cider, rest)
16. Selamat Pagi LLC, dba The Buttery, 152 Driggs Avenue, (Corporate Change, liquor, wine, beer, cider, rest)
17. The Deed Next Door, 14-16 Grattan Street, (New Application and Temporary Retail Permit, (Liquor, wine, beer, cider)

### **RENEWAL**

1. 92 Nassau Enterprises LTD., dba Princess Manor, 92 Nassau Avenue, (Renewal, liquor, wine, beer, cider, catering facility (private events only)
2. Anfield Road Inc., dba Banter, 132 Havemeyer Street, Store 3, (Renewal, liquor, wine, beer, cider, bar, tavern)
3. Bembe Inc, dba Bembe Inc. 81 South 6th Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
4. Brent Young/Cozy Royale, 434 Humboldt Street, (Renewal, liquor, wine, beer, cider, rest)
5. CGAA Hospitality LLC, dba Aldama, 91 South 6th Street, (Renewal, liquor, wine, beer, cider, rest)
6. Forma Pasta LLC, 14 Bedford Avenue, (Renewal, wine, beer, cider, rest)
7. Graham Ave Pizza Corp, dba Carmine's Pizzeria, 358 Graham Avenue, (Renewal, liquor, wine, beer, cider, rest)
8. Grand St. Pizza LLC., dba Roberta's, 6 Grand Street AKA 266 Kent Avenue, Retail #1, (Renewal, liquor, wine, beer, cider, rest)
9. Little Miss M's LLC., 286 Graham Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
10. Marlow Inc., dba The Diner, 85 Broadway, (renewal, liquor, wine, beer, cider, rest)



11. Micado Brooklyn LLC, dba Anchored Inn, 57 Waterbury Street, (Renewal, liquor, wine, beer, cider, rest)
12. Midway Bar LLC, 272 Grand Street, (Renewal, liquor, wine, beer, cider)
13. Mothers Smokehouse and Banquet Hall LLC, dba Mable's Smokehouse, 44 A Berry Street, (Renewal, liquor, wine, beer, cider, rest)
14. Nola Brooklyn LLC, dba Propaganda, 360 Bedford Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
15. Stina Easton Inc., dba 395 Wythe Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
16. Sunday in Brooklyn LLC, 348 Wythe Avenue, (Renewal, liquor, wine, beer, cider, rest)
17. Tstreet LLC, 279 Grand Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
18. Williamsburg Thai Cuisine NY Inc., dba Williamsburg Thai Cuisine, 212 Bedford Avenue, (Renewal, wine, beer, cider)

### **PUBLIC SPEAKERS ON LIQUOR LICENSES:**

1. Ms. Radhika Anbazhagan- Spoke about Coda Hotel (formally known as McCarren Park hotel) located at 160 North 12th Street, Brooklyn, NY 11249 the music and bass at the bar are causing a serious health concern to them.
2. Mr. Sameer Talati-Spoke about the Coda Hotel (formally known as McCarren Park hotel) is located at 160 North 12th Street, Brooklyn, NY 11249- wanted to make the Community Board aware of the noise violations at the Coda Hotel. Mr. Talati asked the SLA Review & DCA committee to take into consideration the noise complaints and volume of 301 calls regarding this venue when the License is up for renewal.

### **LIQUOR LICENSES:**

Chairperson Ms. Fuller asked all to review the listing and provide comments  
There were no comments at this time, and the items were referred to the SLA Review & DCA Committee for review.

### **NEW**

1. Afuri New York LLC, dba Afuri Ramen, and Dumpling 61 North 11<sup>th</sup> Street, (New Application, and Temporary Retail Permit, liquor, wine, beer, cider, rest)
2. Bushwick Beer Garden LLC, dba Rebel Café & Garden, 2 Knickerbocker Avenue, (Corporate Change, liquor, wine, beer, cider, rest)
3. Bondi-156 N 4 TH Street LLC, dba TBD, 156 North 4<sup>th</sup> Street, (New Application, and Temporary Retail Permit, wine, beer, cider, rest)
4. Corp to be Formed by Bernard Alex Torres, dba TBD, 78 Kingsland Avenue, (New Application, liquor, wine, beer, cider, cabaret (Musical or other entertainment with 600 or more patron Capacity)
5. PQ Coffee Roasters LLC, dba Pueblo Querido, 644-698 Manhattan Avenue aka 88-90 Norman Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, coffee shop)
6. La Nortena Rest No 2 Corp., 255 A Graham Avenue, (Amendment 30- day Notice for Temporary Retail Permit, liquor, wine, beer, cider, rest, Previously Postponed)
7. Red Rover BK LLC, dba Red Rover, 928 Manhattan Avenue, (New Application, liquor wine beer, cider, tavern)

## **RENEWAL**

1. 61 Withers Street LLC, dba Beau, 61 Withers Street Brooklyn, (Renewal, liquor, wine, beer, cider, rest)
2. Chavin Group Inc., dba Chimu Bistro, 482 Union Avenue, (Renewal, liquor, wine, beer, cider, rest)
3. Fin Du Monde Foods LLC, dba Fin Du Monde, 38 Driggs Avenue, (Renewal, liquor, wine, beer, cider, rest)
4. Fulgurances NYC LLC, dba Laundromat, 132 Franklin Street, (Renewal, liquor, wine, beer, cider, rest)
5. JFW LLC, dba Francie, 134 Broadway, (Renewal, liquor, wine, beer, cider, rest)
6. Jupiter Disco LLC, dba Jupiter Disco, 1237 Flushing Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
7. Kashida Group Inc., dba Dashi Brooklyn, 119 Ingraham Street, Store 1, (Renewal, liquor, wine, beer, cider, rest)
8. Mexico 2000 Restaurant Corp., 369 Broadway, (Renewal, liquor, wine, beer, cider, rest)
9. Pebble Corp, dba Sweet Chick, 164 Bedford Avenue, (Renewal, liquor, wine, beer, cider, rest)
10. OHB Kent LLC, dba Other Half Domino Park, 266 Kent Avenue, Retail #3, AKA 34 River Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
11. Redd's Tavern, 511 Grand Street, (Renewal, liquor, wine, beer, cider, bar, tavern)

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## **BOARD MEETING**

### **MOMENT OF SILENCE**

Chairperson Ms. Fuller called for a moment of silence.

**ROLL CALL** - Chairperson Fuller requested a roll call, Ms. Sonia Iglesias called the roll 26 members and answered the call. Sufficient quorum to conduct the Board meeting.

**APPROVAL OF THE AGENDA** – Ms. Bozena Kaminski made a motion to approve the agenda as written. The motion was seconded by Mr. Philip Caponegro. The motion was carried unanimously.

**APPROVAL OF THE MINUTES** -Mr. Joel Gross made a motion to approve the minutes of October 1, 2022, the motion was seconded by Mr. William Vega. Motion carried.

### **PUBLIC SESSION**

(Reserved for the Public's expression. Board Members will not be allowed to speak.) NOTE --- All persons who wish to speak during this portion of the meeting must: Register (by 2 P.M.) using the link: <https://www1.nyc.gov/site/brooklyncb1/meetings/speaker-request-form.page>. Each scheduled participant for this session will have an allowance of two (2) minutes [time permitting.] (No questions will be entertained. Speakers are requested to submit their testimony in writing)

1. Ms. Adela Alonso- was not present.

2. Ms. Heidi Gomez- was not present
3. Ms. Cameron- was not present
4. Ms. McLaurin was not present
5. Mr. Benjamin Ingerman- was not present
6. Mr. Rolf Carle- was not present
7. Ms. Teresa Toro- was not present
8. Mr. David Nash- spoke on behalf of a Variance Permit that he is requesting for 676 Leonard Street. NYC Buildings Department denied him the Variance permit. Mr. Nash wanted a letter from CB 1 to allow him to obtain a variance permit.
9. Ms. Ryan Kuonen- was not present

## **COMMITTEE REPORTS**

### **Landmarks – Ms. Trina McKeever, Chair** (see attached report)

The property that was discussed during the October Landmark Committee Meeting was 144 Greenpoint Avenue. A building that is on the footprint of the old theater at the corner of Greenpoint Avenue right of Manhattan Ave. What the presenter explained to the committee during the presentation as they are going to keep the retaining walls. They're proposing to build a 3-story building with a penthouse. That will be a fully commercial building. Because there was a very extensive presentation at last month's meeting, Ms. McKeever did not go into many details (Presentation is attached). There were concerns among the committee members about the height, and that the previous 2 story building should be preserved. Because to build a 3-story building would go against the character of the historic district, in addition, it would block the views from Greenpoint Avenue of the historic churches behind. Furthermore, the issue of the ceiling heights on the upper floors; the Canopy over the doorway, and the signage also came up. They were proposing 14 feet, which seemed excessive. Trina Mc Keever read the resolution:

The project was presented after much deliberation the committee recommends that the full board vote in favor of the certificate of appropriate appropriateness for the new design for 144 Green point Avenue with the following reservations with consideration to the existing purpose-built commercial structures in the green point historic district. We asked for upgrading of material as well as design for the building, less generic. then, what is presented, we ask that the ceiling heights on the 3rd floor, and Penthouse be reduced from 14 feet to a more reasonable height.

We ask for canopies, especially over the front entrance, and signage to be reduced in size. And we ask for consideration of a redesign of the cornice. That is the resolutions that were voted on there were 13 yes votes and 1 no vote.

Mr. Sante Miceli asked if he could add a few comments. He stated he was a no-vote. Although he respects the committee, he had a few concerns regarding the dynamics. He believed that something was corrupted in the process and that something was misleading in the presentation.

He further added that there is a community there, and we need to use the tools as community board members. He understands it is a landmark, but we don't have to vote in favor and create the precedent for the next developer to come in and built at a larger scale. Moreover, he was concerned with the fact that there will be three terraces built and the impact it will have on the community residents if it is converted into bars. He stated that he was concerned about the scale of the project.

Ms. Katie Denny Horowitz spoke about decorum and not disregarding committees' recommendations.

Mr. Miceli explained that he was not challenging the committee, but rather challenging the project. Madam Chairperson Fuller asked if there were any other comments:

Mr. Chesler spoke about the detailed photography work of Ralph Karl. His work highlighted the potential problems and differences with the Developer's presentation.

Ms. Kaminski made a motion to approve the report as written. The motion was seconded by Mr. Vega.

The vote was as follows: **25 “YES”**; **4 “NO”**; **0 “ABSTENTIONS”** The Motion carried.

**Land Use, ULURP & Landmarks (subcommittee)Committee** – Ms. Del Teague Chair, (see the attached report ) The committee didn't have anything officially on the agenda for land use however, she was asked by Madam Chairperson Fuller to bring up the several requests that we had by developers for after-hours variances. The Community Board had voted in the past not to support these requests because the community residents wanted a break from all the noise and traffic. They asked for peace and quiet for the weekends. So, traditionally, when the city notifies us that a developer is asking for approval for these variances, we give them a letter that states the official position of the community board. Because of the prior vote, the Board does not support these variances. She wanted to make it clear that there has not been a change in the community board's policy or response.

Some members felt, the standing resolution should remain as is, but others felt differently. She thought that maybe we should revisit it, especially since we now know that we have some requests that are just for internal work, which may not involve affecting the quality of life of people outside of the building versus, the work that's going to be done that's going to be making noise and affecting everybody. Several of the Committee Members realized that the Williamsburg houses have a tenant Association and thought that perhaps the developer could get support from the tenant's association so that we could be reassured that indeed there this would not be affecting, the quality of life of the residents. There was the thought that if the committee could perhaps get support from the residents of the building they would like to see the work done faster. And they don't mind having the work done on the weekends. Mrs. Del Teague stated that perhaps it can be reviewed on case-by-case basis and opened it up for discussion.

Ms. Iris Cabrera stated she wanted clarity because this conversation came up when St. Knicks was seeking approval for a variance at the Broadway Triangle Site.

Ms. Teague acknowledged it and explained that was a concern since the full board did not approve the Broadway Triangle why should they approve other Developer's variance requests?

Ms. Iris Cabrera felt that if the variance for weekend work is going to affect the community, then the board's resolution should remain. However, if it's only internal work in a building and the residents do not mind, then it should be looked at on a case-by-case basis.

Mr. Joel Gross stated that he is a TA President, and they were having construction for almost two years. In addition, from personal experience, a lot of residents had to deal with a lot of noise during the whole week, and they need the weekends to be quiet. A lot of the residents are home on the weekends and want to relax not having to hear construction noise. He recommends that there be no construction on weekends.

Ms. Cory Kantin agreed that there is too much construction noise in the neighborhood. She agreed that at times internal work isn't an issue but agreed with Dell that there should be a letter provided to the developer. Otherwise, the Land Use Committee will be flooded with requests.

Ms. Jan Peterson stated that this conversation came up before and the rule should be the same as we gave the Broadway Triangle, that they reach out to the residents that would be affected by the construction to see if they would agree to the weekend work, we were opened. This should also apply to all those seeking a variance. She believed that if we do add it ever Developers have organizers that can go door to door.

Mr. Miceli stated that he was against weekend variance because it is going to Impact community residents.

Mr. Adam Meyers weighed in, he believed that this is an area where some greater flexibility and case-by-case consideration might be a powerful tool for the community board. He believes that a lot of people feel frustrated in this community because they have so little control over the direction that the neighborhood's development has taken. He added that the people that live here have relatively little input on a given site, what project goes in, whether it's affordable housing, or whether it's, you know, allowed rooftop bar. And while it may seem like a small thing, the ability to grant these variances. Furthermore, that's in nobody's best interest because we're not sure what to do with their responses. Whatever the rule is, we should be very transparent about it. We could have information on our website about what the community board's policy and procedure are with respect to a request for a variance.

Mr. Chesler stated that the Board should at least do due diligence, as it may give the Board more work. However, he experienced that if DOB is referring this request to the Board, it may be more work. He felt that people should be made aware of the Policy. He was picking up on Adam Meyer's suggestion

Ms. Mary Odomirok stated that she is living next door to construction and although her home is soundproof the noise is terrible. She believes there should be no variances granted

Ms. Denny Horowitz felt that Mr. Meyers and Mr. Chesler's comments on hearing the request on a case-by-case basis. And although the construction can be too much it can advance the completion of the project.

Mr. Vega suggested we have a sub-committee to review how many requests the board gets.

Ms. Teague was concerned about what will be opening ourselves to with regard to hearing these requests on a case-by-case basis. Furthermore, how will the Board differentiate the Developer.

Ms. Leanza questioned who we represent the community and/or the developers. If we have a resolution in place then we should stick

Ms. Janice Peterson stated that the Policy should be added to our website.

Mr. Paul Kelterborn commented that if we are representing the community the one size fits all approach may not work.

Ms. Teague made a motion to leave the policy as is. Adding that it should be uploaded to the Community Board website. The motion was seconded by Ms. Lisa Bamonte

The vote was as follows: **19 “YES” 7 “NO” 2 “ABSTENTIONS” 1 “RECUSAI** ( Rabbi David Nierderman). Motion carried.

**SLA Review & DCA Committee**-Mr. Arthur Dybanowski, Chair called for a motion to approve the report as written. (see attached report) Ms. Sonia Iglesias made a motion to approve the report as written. The motion was seconded by Ms. Gina Barros.

The vote was as follows: **31 “YES”; 0 “NO”; 1 “ABSTENTIONS”** Motion carried.

**By-Laws Committee**- Mr. Adam Meyers, Chair, The Bylaws committee met on October 26, 2022.

The agenda was to review the current bylaws and discuss parliamentary procedures. Look at what kind of amendments will be reviewed and that the request should go to Chairperson.

**Ideas:**

- Establishing a limitation on the number of non-members on the committee (Mr. Meyers included a breakdown of the committee and the numbers of non-board members in his report)
- In past years the By-Laws committee had not had much to discuss and if the committee should be exempt from the 4 meetings a year.
- Making by-laws more widely available
- Bylaws should State the Goals and Objectives of the Community Board
- Include personnel practice code and job description
- Bylaws should Regulate Conflicts of Interest
- Bylaws should also have a social compact
- Remove reference to Robert's Rule of Order
- Limit/Clarify the Power of the Executive Officers
- Improve Transfer of Institutional Memory, Transparency re Effective Resolutions
- Improve Compliance with Other Governing Laws
- Term Limits for Executive Officers
- Improve Bylaws Formatting

They are not recommending any changes yet,

Resolution: The Board includes a copy of the By-Laws on the CB 1 website.

Rabbi David Niederman made a motion to approve the resolution. The motion was seconded by Ms. Iris Cabrera.

The vote was as follows: **28 “YES” 0 “NO” 1 “ABSTENTIONS”** The Motion carried

Final note from Mr. Meyers if there are other requests for changes in the By-Laws, please submit them to Madam Chairperson Fuller.

- **Environmental Protection Committee** – Mr. Stephen Chesler, Committee Chair (see the attached)

325 Kent LLC came in to discuss a revokable consent order. That was submitted to the board for review by the City Department of Transportation. The Domino site has a wastewater treatment facility. It's essentially under where it's going to be a privately public plaza. Basically, next to the refinery building that's under construction, but it takes in wastewater from toilets and laundry, sinks and showers and treats it, and then sends some of it back into the system to be used, like, for toilets: irrigation, and for their cooling system for their internal HVAC system. The committee members were very appraising that they have a system that will process 410,000 gallons of water a day and take a huge burden off our municipal sewer system and use water usage on site. The committee hoped this will catch on and other developers will do the same thing, but because they need to lay a duck-titled iron pipe to move this water from across Kent Avenue, on South 4th street from there's 325 Kent building to this Public on Plaza, it goes across Kent Avenue obviously was a public street, so they need consent to be able to do that. He believes that they are very mindful of what that situation there is. The committee did not have a quorum, but they had a vote for a consensus recommendation to approve this consent order for laying Wastewater pipe 325 to Avenue. Mr. Chesler requested a motion to approve the committee's recommendation

Ms. Trina McKeever made a motion to approve the committee recommendation. The motion was seconded by Rabbi Niederman.

The vote was as follows: **29 “YES” 0 “NO” 0“ABSTENTIONS”** Motion carried.

National Grid biogas program through NCWTP: receipt of response letter to the board, noted system came online in October. Great announcement. But the Committee expressed a desire to obtain details on its operation. Motion to request National Grid provide detailed data on the biogas operation at Newtown Creek Wastewater Treatment Plant:

Mr. Chesler requested a motion to approve sending a letter to National Grid to provide us with data on the biogas program.

Ms. Iglesias made a motion to approve the committee recommendation. The motion was seconded by Ms. Peterson.

The vote was as follows: **29 “YES” 0 “NO” 0“ABSTENTIONS”** The Motion carried.

### **VOTE ON THE CALENDAR 2023-2023**

A motion was made by Rabbi Niederman and seconded by Mr. Joel Gross to approve the Calendar meeting dates for CB#1's Combined Public Hearing & Board Meetings for 2023-2024.

The vote was as follows: **25 “YES” 0 “NO” 0“ABSTENTIONS”** The Motion carried.

**PARKS DEPARTMENT MINUTE** – Ms. Salig-Husain submitted a written report that was distributed. (Attached).

### **ELECTED OFFICIALS** – Called in the order of signup.

Councilmember Restler- shared updates on upcoming events.

**OLD BUSINESS**- Mr. Chesler asked about the District Manager Job description has it been released or posted? Mr. Chesler wanted to add that the DM should have expert parliamentary procedures.



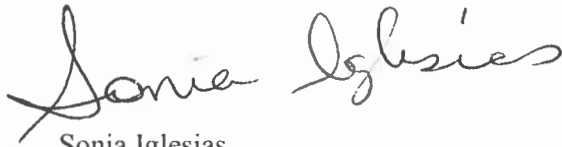
Madam Chairperson Fuller announced that if anyone wishes to add anything to the job description, they should send it to the Search Committee.

There was a discussion on the process of interviewing the candidates and hiring updates. In addition, the timeline for hiring a District Manager.

**NEW BUSINESS**- No New Business.

**ADJOURNMENT**- Mr. Vega made a motion. The motion was seconded by Rabbi Niederman. The meeting was adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Sonia Iglesias". The signature is written in dark ink and is positioned above the printed name and title.

Sonia Iglesias  
Recording Secretary



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COUNCILMEMBER, 34th CD

October 27, 2022

## **COMBINED PUBLIC HEARING AND BOARD MEETING NOTICE**

**TO:** Community Board Members and Residents  
**FROM:** Dealice Fuller, Chairperson  
**RE:** Scheduled Combined Public Hearing and Board Meeting  
(25 Members Constitute a Quorum for the Board)

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Please be advised that a Combined Public Hearing and Board Meeting of Brooklyn Community Board No. 1 will be held as follows:

**WHEN:** WEDNESDAY --- NOVEMBER 9, 2022  
**TIME:** \* 6:00 PM \*  
**WHERE:** VIA WEBEX

(While we cannot meet in person, we will be meeting virtually. Below are options for you to connect)

**Event Address for Attendees:**

<https://nyccb.webex.com/nyccb/onstage/g.php?MTID=ed5e53dab49dfdfab4699af68eb52f9e1>

**Event Number:** 2340 389 6948

**Event Password:** sVg3K2uhd7q

**Audio conference:** +1-646-992-2010 [New York City]

**Access code:** 2340 389 6948

NOTE --- All persons who wish to speak during Public Session, please see form (submission deadline - 2:00 PM):

<https://www1.nyc.gov/site/brooklyn1/meetings/speaker-request-form.page>

NOTE --- Elected Officials who wish to speak, please send an email to: [Bk01@cb.nyc.gov](mailto:Bk01@cb.nyc.gov)

## **PUBLIC HEARING**

### **AGENDA**

**1. PRESENTATION-** ~~NYC Department of Design & Construction request to present: LBC15BWHC The Bushwick Branch Library HVAC Renovation located at 340 Bushwick Ave, Brooklyn. Presenter, Anna Killion Outreach Coordinator, Public Buildings/Borough Based Jails Program NYC Department of Design and Construction, Communications & Policy~~—**DDC WITHDREW REQUEST TO PRESENT**

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3. 104 South 4<sup>th</sup> Inc., Current: Randolph Beer; Proposed; keg & Lantern Brewing, 104 South 4<sup>th</sup> Street, (Alteration, liquor, wine, beer, cider, rest brewer)
4. 120 Franklin Street LLC, dba The Mallard Drake, 43 Franklin Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern)
5. 702 Grand Street Restaurant Corp, dba Ammazzacaffe, 702 Grand Street, (Corporate Change, liquor, wine, beer, cider, rest)
6. 1118 Lorimer Cafe LLC, dba TBD, 148 Noble Street, (New Application, and Temporary Retail Permit, wine, beer, cider, bar/tavern)
7. Ammazza corp, dba Ammazzacaffe, 702 Grand Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, rest)
8. Bushwick Beer Garden LLC, dba Rebel Cafe & Garden, 2 Knickerbocker Avenue, (Corporate Change, liquor, wine, beer, cider, rest)
9. Lorimer Gourmet 485 Corp Inc., dba Enzo Bruni La Pizza Gourmet, 485 Lorimer Street, (New Application, wine, beer, cider, rest)
10. Lond Restaurant Corp, dba Medeline's, 113 Franklin Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, rest)
11. Misipasta LLC, dba TBD, 46 Grand Street, (New Application, liquor, wine, beer, cider, cafe, bar)
12. Nealtican Deli Grocery Corp., 1225 Flushing Avenue, (Corporate Change, wine, beer, cider, rest)
13. Parting Glass Hospitality LLC, dba TBD, 80 Franklin Street, (New Application, liquor, wine, beer, cider, rest)
14. Pirate Studios LLC, 110 Scott Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern)

15. Radio Gaga LLC, dba TBD, 13 Greenpoint Avenue, (New Application, liquor, wine, beer, cider, rest)
16. Selamat Pagi LLC, dba The Buttery, 152 Driggs Avenue, (Corporate Change, liquor, wine, beer, cider, rest)
17. The Deed Next Door, 14-16 Grattan Street, (New Application and Temporary Retail Permit, (Liquor, wine, beer, cider)

### **RENEWAL**

1. 92 Nassau Enterprises LTD., dba Princess Manor, 92 Nassau Avenue, (Renewal, liquor, wine, beer, cider, catering facility (private events only)
  2. Anfield Road Inc., dba Banter, 132 Havemeyer Street, Store 3, (Renewal, liquor, wine, beer, cider, bar, tavern)
  3. Bembe Inc, dba Bembe Inc. 81 South 6th Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
  4. Brent Young/Cozy Royale, 434 Humboldt Street, (Renewal, liquor, wine, beer, cider, rest)
  5. CGAA Hospitality LLC, dba Aldama, 91 South 6th Street, (Renewal, liquor, wine, beer, cider, rest)
  6. Forma Pasta LLC, 14 Bedford Avenue, (Renewal, wine, beer, cider, rest)
  7. Graham Ave Pizza Corp, dba Carmine's Pizzeria, 358 Graham Avenue, (Renewal, liquor, wine, beer, cider, rest)
  8. Grand St. Pizza LLC., dba Roberta's, 6 Grand Street AKA 266 Kent Avenue, Retail #1, (Renewal, liquor, wine, beer, cider, rest)
  9. Little Miss M's LLC., 286 Graham Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
  10. Marlow Inc., dba The Diner, 85 Broadway, (renewal, liquor, wine, beer, cider, rest)
  11. Micado Brooklyn LLC, dba Anchored Inn, 57 Waterbury Street, (Renewal, liquor, wine, beer, cider, rest)
  12. Midway Bar LLC, 272 Grand Street, (Renewal, liquor, wine, beer, cider)
  13. Mothers Smokehouse and Banquet Hall LLC, dba Mable's Smokehouse, 44 A Berry Street, (Renewal, liquor, wine, beer, cider, rest)
  14. Nola Brooklyn LLC, dba Propaganda, 360 Bedford Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
  15. Stina Easton Inc., dba 395 Wythe Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
  16. Sunday in Brooklyn LLC, 348 Wythe Avenue, (Renewal, liquor, wine, beer, cider, rest)
  17. Tstreet LLC, 279 Grand Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
  18. Williamsburg Thai Cuisine NY Inc., dba Williamsburg Thai Cuisine, 212 Bedford Avenue, (Renewal, wine, beer, cider)
-

## **BOARD MEETING**

1. **MOMENT OF SILENCE**
2. **ROLL CALL**
3. **APPROVAL OF THE AGENDA**
4. **APPROVAL OF THE MINUTES** – Combined Public Hearing & Board Meeting of October 11, 2022
5. **PUBLIC SESSION** (Reserved for the Public’s expression. Board Members will not be allowed to speak.) **NOTE** --- All persons who wish to speak during this portion of the meeting **must: Register (by 2P.M.) using the link:**  
<https://www1.nyc.gov/site/brooklyn1/meetings/speaker-request-form.page>  
Each scheduled participant for this session will have an allowance of two (2) minutes [time permitting.] (No questions will be entertained. Speakers are requested to submit their testimony in writing)
6. **COMMITTEE REPORTS**
7. **PARKS DEPARTMENT MINUTE** – As written.
8. **ANNOUNCEMENTS: ELECTED OFFICIALS** – Called in the order of signup.
9. **OLD BUSINESS**
10. **NEW BUSINESS**
11. **ADJOURNMENT**

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Note: For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact Brooklyn Community Board No. 1, Tel. (718) 389- 0009; at least (5) business days in advance to ensure availability.



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

MARIA VIERA  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

VACANT  
DISTRICT MANAGER

**\* DRAFT \***

## PROPOSED CALENDAR 2023-2024

## FOR COMBINED PUBLIC HEARINGS & BOARD MEETINGS

### 2023

TUES. 1/10

TUES. 2/07

TUES. 3/14

TUES 4/18

TUES 5/16

TUES 6/13

*TUES 7/11 (If needed)*

*TUES 8/08 (If needed)*

TUES 9/12

WED 10/11

WED 11/14

TUES 12/19

### 2024

TUES 1/09

TUES 2/13

TUES 3/12



# COMMUNITY BOARD No. 1

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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

November 9, 2022

## COMMITTEE REPORT

**TO:** Chairperson Dealice Fuller and CB1 Board Members

**FROM:** Trina McKeever, Landmarks Subcommittee Chair

**RE:** Landmarks Committee (Land Use/ULURP Subcommittee) Report  
from November 1, 2022

---

The Committee met in the Evening of November 1, 2022, at, 6:30 PM Via WEBEX.

A quorum attended:

Present: (16 members) Teague, Viera, McKeever, Chesler, Kaminski, Kantin, Kelterborn, Meyers, Miceli, Rabbi Niederman, Nieves, Sofer, Vega, Weiser, Kawochka\*, Naplartarski\*  
(\*non-Board members)

Absent: (4 members) Drinkwater, Indig, Andrews\*, Stone\* (\*non-Board members)

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### 144 Greenpoint Avenue, located in the Greenpoint Historic District

#### **Landmarks Preservation Committee (Docket #LPC-2207187)**

Seeking a Certificate of Appropriateness for the alteration of a 1 and 2 story structure (*the former Polonaise Terrace*) made into a three-story commercial building.

#### **Presenters:**

Frank E Chaney, Rosenberg & Estis PC (attorney)  
Jeremy and Philip Katz, MacArthur Holdings (owners)  
Ray Dovell, PBDW Architects



As presented to the full CB1 Board in September, the project calls for gutting the current 1 and 2 story buildings that make up the defunct Polonaise Terrace (described by the architect as casino revival style) down to the bearing walls and rear walls and in place constructing a three story plus penthouse (warm grey) brick, steel and glass loft style (note loft style is my description) fully commercial building.

Architect Ray Dovell pointed to several diverse richly designed commercial buildings in the Greenpoint Historic District, such as Union Bank (894 Manhattan Ave at Greenpoint Ave), what was the M&T Bank on the corner of Franklin and Greenpoint Ave and 863 Manhattan (at the corner of Milton) and the single-story bank building next door made of stone at 140 Greenpoint Ave as the standard they held themselves to in the new design for 144 Greenpoint Ave.

Presenters noted was that the project will be in full compliance with all zoning requirements and in fact will utilize less than the maximum floor area and height permitted by zoning.

The intent according to the presentation is to install a new façade that is modern but respectful of the fabric and character of the historic district. The altered and enlarged structure will be a commercial building with retail stores on the ground floor and other permitted commercial uses on the second and third floors and penthouse. Rear terraces will be built on the 2<sup>nd</sup>, 3<sup>rd</sup> and PH floors.

Included in the presentation is the 1928 NYC subway construction work photo shows the original 1+2 story architecturally rich department store buildings erected in 1898 which was modified over time and stripped of historic fabric while maintaining the original height and bulk.

Added to the original presentation was an addendum of photos and visibility studies addressing questions posed at the September full CB1 board meeting, views from Milton Street as well as up and down Greenpoint Avenue showing how the penthouse and bulkhead could be seen from the street as well as how the building itself was contextualized (or not) into the streetscape.

(Please see the link to the full revised presentation below)

Questions and comments after the presentation:

McKeever: Asked, considering the ornate richly designed commercial buildings in the district cited so prominently in the presentation and building materials such as terracotta, limestone, cast iron, whether architects could/would follow through with design and materials less generic. Also, could the 14' ceiling heights on upper floors be reconsidered (architects said height was necessary) as well as the size of the ground floor canopy and signage (architects said this was being discussed with LPC).

Miceli: Forcefully and articulately expressed strong concern about the scale of the building pointing to the massing of the original, how the current 3+story design dwarfs the adjacent historic bank building as well as blocks the iconic Greenpoint St Anthony (on Manhattan) and St John's Lutheran (on Milton) church bell towers from view on Greenpoint Avenue. Miceli also shared images with the committee challenging the assumptions made in the presentation about the view shed and the viability of a 2 story building as opposed to the proposed 3 story+ penthouse. Additionally, Miceli mentioned credible concerns about the rear terraces and the

possibility of a restaurant or bar occupying the terrace which would threaten the sanctity of neighbors on Milton Street as well as the church.

Naplatarski: appreciated thoughtfulness of design v many proposals seen by the committee and asked about the flat cornice spanning the front of the building asking whether it could be broken up somehow.

She also asked about street trees which architect replied are required and would be planted.

Chesler: asked if there was a way to screen or dampen the prominence of the bulkhead on the western portion of the roof (architects said they had done all they could), expressed concern about the new height and bulk especially considering the scale of buildings to the right and left and asked about the window treatments, specifically if arched windows, such as those found on commercial buildings in the district could be considered. He also expressed concern about the size of the canopy over main entrance.

Kaminski : commented that 144 Greenpoint Avenue, the former Polonaise holds special significance to the Polish Community, she very much appreciates the design and all that the new building will bring to the community

Following discussion with the presenters, Rolf Carle, a 35 year resident of Greenpoint, Milton Street home owner and member of the Milton Street Block Association presented a thorough analysis of the Impacts of 144 Greenpoint Avenue (see his report attached), pointing to several inconsistencies in the presentation such as comparative before (front on photo of the Polonaise) and after (rendering of the project from the west) images which fail to illustrate the project's impact on the loss of the view of the iconic St Anthony's church from Greenpoint Avenue. Additionally, Carle illustrated the potential shadow impact of the structure on the interior of St John's Lutheran church on Milton Street and with photos, showed that what was described in the presentation as an existing terrace on the roof of the Polonaise is simply a roof (to be replaced by multi-level terraces). He also challenges the location of view shed renderings in the presentation.

Discussion regarding the potential impacts of the larger building so cogently illustrated by Miceli and Carle ensued, the loss of the view of the churches, the dwarfing impact on the adjacent bank building and the design itself presented as reflective of the rich historic district but seen by several committee members as too generic in design and materials. Other committee members welcomed the new building, noting the replacement of the blighted former Polonaise will bring new life to the corner of Greenpoint and Manhattan Avenues, the commercial core of the historic district. Noted too was the concern that if the board were to reject the proposal out of hand, we would lose the opportunity to pass on specific comments regarding project. After much spirited discussion, a resolution was passed:

Resolution: (made by McKeever, seconded by Naplatarski)

Noting the one and two story heights of the original and subsequent buildings at 144 Greenpoint Avenue and how structures of this mass and bulk harmoniously enhanced the district allowing views from Greenpoint Avenue of iconic bell church bell towers on Manhattan Avenue (St Anthony) and Milton Street (St John' Lutheran) as well as functioned to contextualize the historic bank building at 140 Greenpoint Avenue, weighing these strong concerns against the

project presented, after much deliberation the committee recommends that the full board vote in favor of a Certificate of Appropriateness of the new design of 144 Greenpoint Avenue with the following reservations:

- With consideration to the existing purpose-built commercial structures in the Greenpoint Historic District, we ask for an upgrading of material and as well as design, for a building less generic than what is presented.
- We ask that ceiling heights on the 3<sup>rd</sup> floor and penthouse be reduced from 14' to a more reasonable height
- We ask for the canopies (especially over the front entrance) and the signage to be reduced in size
- We ask for consideration of a redesign of the cornice, that the volume be broken.

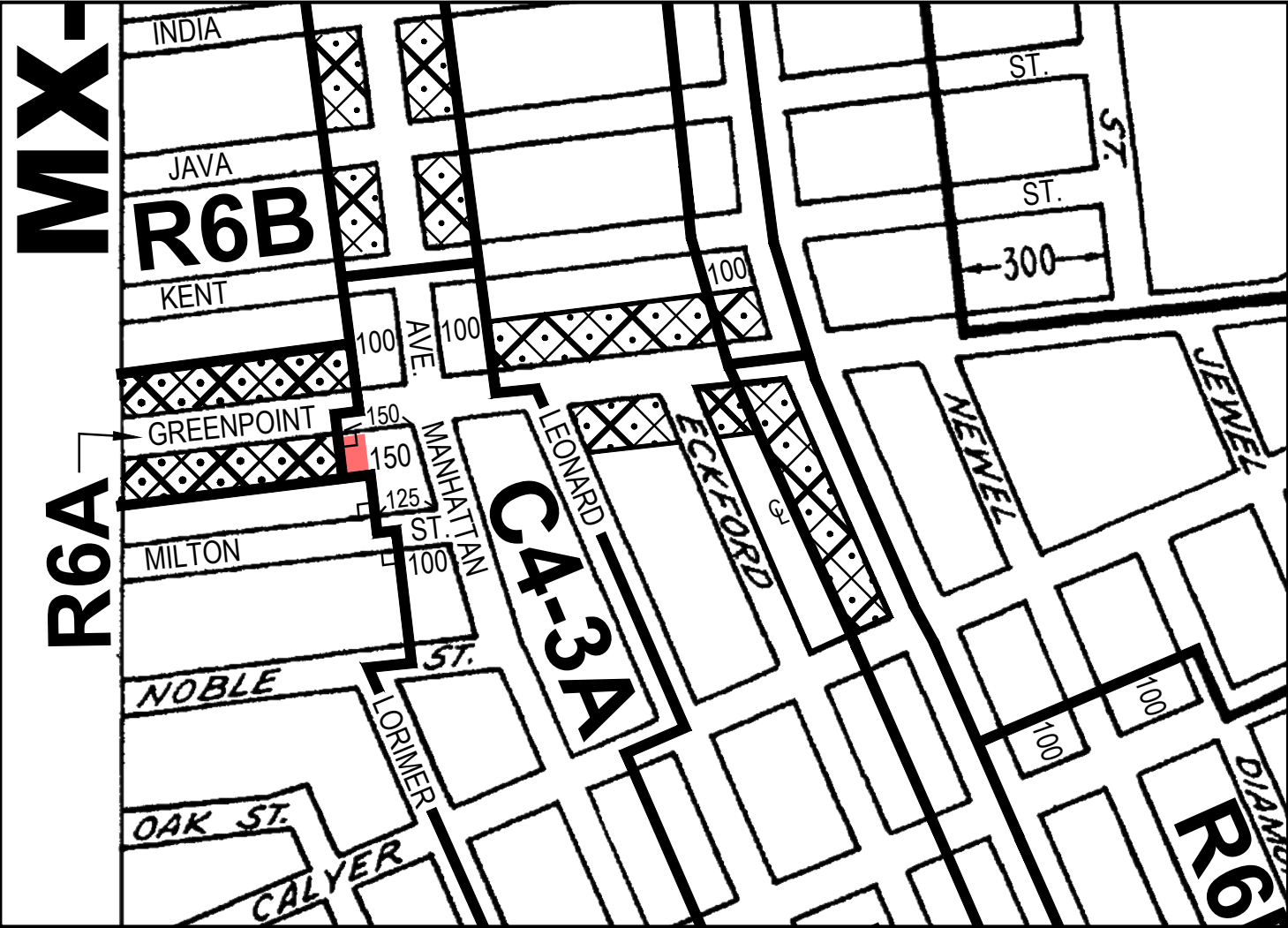
**Vote:**

YES: Teague, Viera, McKeever, Chesler, Kaminski, Kantin, Kelterborn, Meyers, Rabbi Niederman, Sofer, Vega, Weiser, Kawochka\*, Naplartarski\*

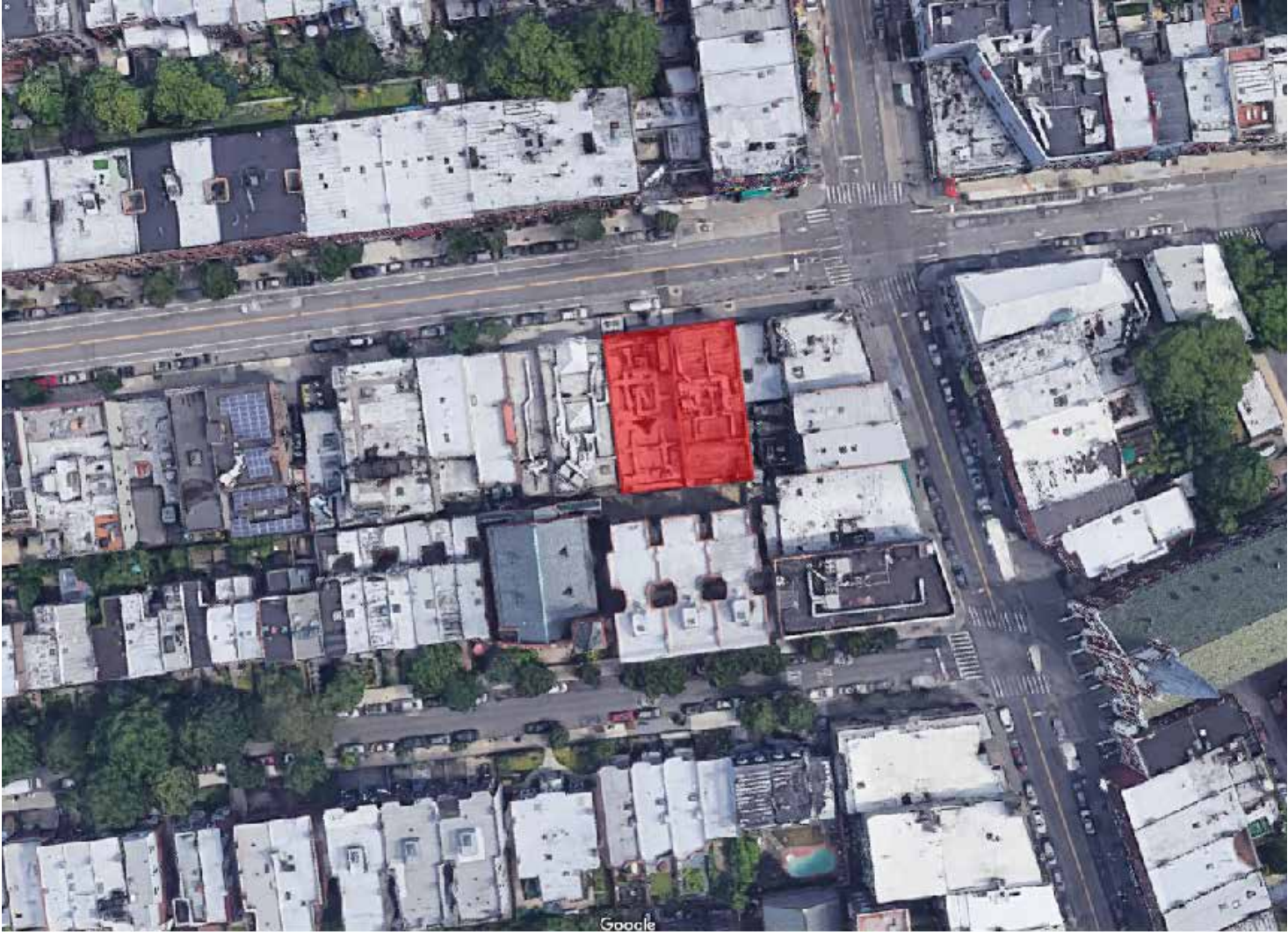
NO: Miceli








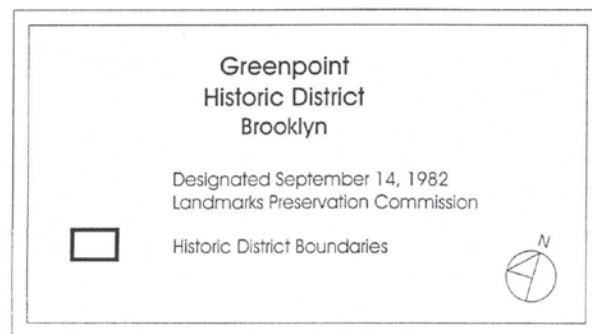
ZONING MAP



AERIAL VIEW OF SITE

 SITE: 144 GREENPOINT AVE





SITE: 144 GREENPOINT AVE



1980 TAX PHOTO

EXCERPT FROM 1982 DESIGNATION REPORT:

No. 144-150, the Polonaise Terrace catering hall, was originally built in 1898 by Charles Heidelberger and designed by Wilson & Dassau. The current hall is a combination of two of five one-story taxpayers and one two-story high building. The one-story structures have been covered with a blind arcade of aluminum and a false front of stucco and aluminum has been erected over the two-story portion.

TWO STORY AND ONE STORY BUILDINGS, ORIGINALLY BUILT IN 1898

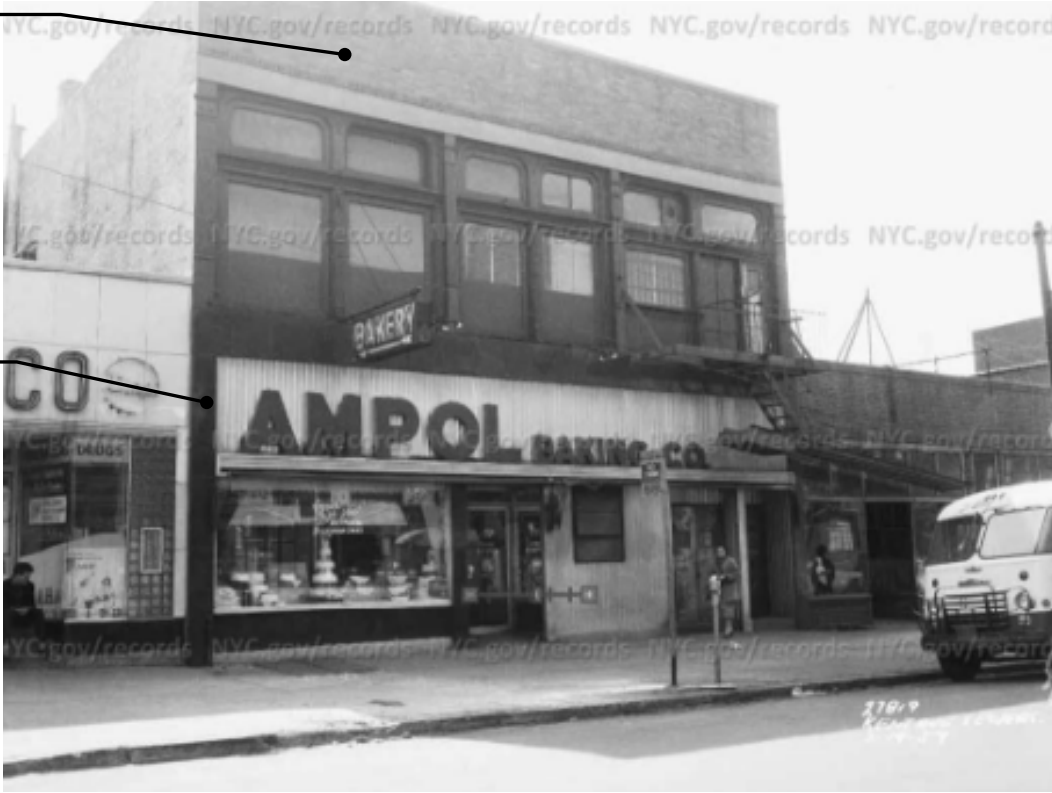


1928 SUBWAY CONSTRUCTION WORK PHOTO



1940 TAX PHOTO

ORIGINAL CORNICE AT TWO-STORY BUILDING WAS REMOVED BETWEEN 1940 AND 1950



1950 MUNICIPAL ARCHIVES PHOTO OF EAST BUILDING

ORIGINAL STOREFRONT REMOVED



1950 MUNICIPAL ARCHIVES PHOTO OF WEST BUILDING

ORIGINAL CORNICE AT ONE-STORY BUILDING WAS REMOVED BETWEEN 1940 AND 1950



ORIGINAL FACADE STRIPPED  
AND RECLAD. THE TWO  
BUILDINGS WERE COMBINED  
TO FORM THE POLONAISE  
CATERING HALL



1973 US PATENT & TRADEMARK OFFICE PHOTO



BUILDING EXTERIOR IN 2006  
IS SIMILAR TO THAT OF THE  
BUILDING IN 1982 WHEN  
GREENPOINT HISTORIC DISTRICT  
WAS DESIGNATED

2006 PROPERTY SHARK PHOTO



2015 PHOTO



2021 PHOTO





EXISTING FACADE AT TWO STORY PORTION



EXISTING FACADE AT ONE STORY PORTION



EXISTING ENTRY AT TWO STORY PORTION



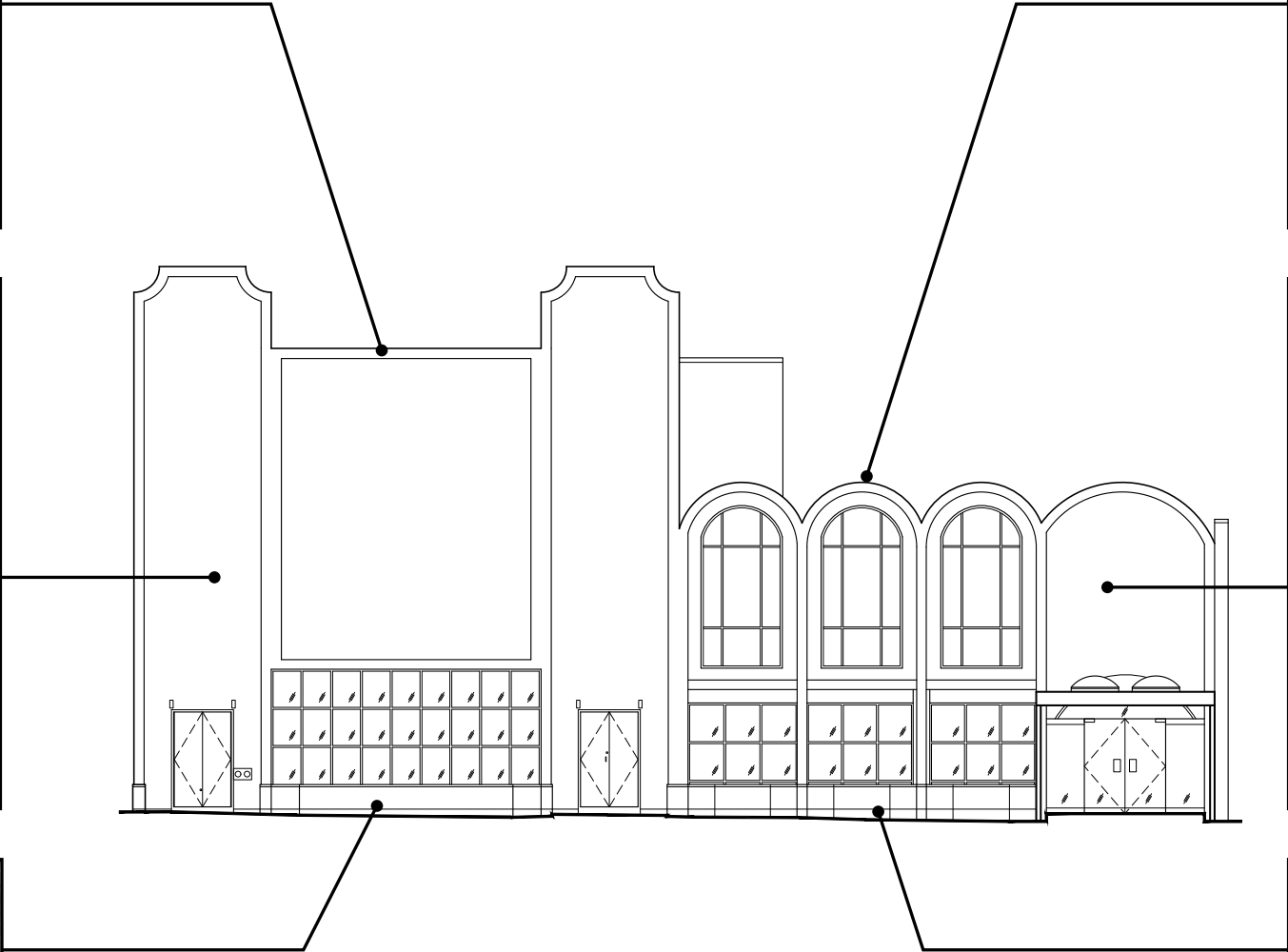
EXISTING ENTRY AND CANOPY AT ONE STORY PORTION



EXISTING PLANTER AT TWO STORY PORTION



EXISTING PLANTERS AT ONE STORY PORTION







- HISTORIC DISTRICT BOUNDARY
- SITE: 144 GREENPOINT AVE
- COMMERCIAL BUILDING
- MIXED COMMERCIAL & RESIDENTIAL





897 MANHATTAN AVE 144 GREENPOINT AVE 140 138 136 134 130 128 126 124 122 118 114 112 110 108 106 104 102 100 98 96 94 142 FRANKLIN ST

GREENPOINT AVENUE ELEVATION LOOKING SOUTH



144 FRANKLIN ST 79 81 83 85 87 89 91 93 95 97 99 101 103 107 111 115 117 119 121 123 125 131 133 NOT IN HISTORIC DISTRICT

GREENPOINT AVENUE ELEVATION LOOKING NORTH



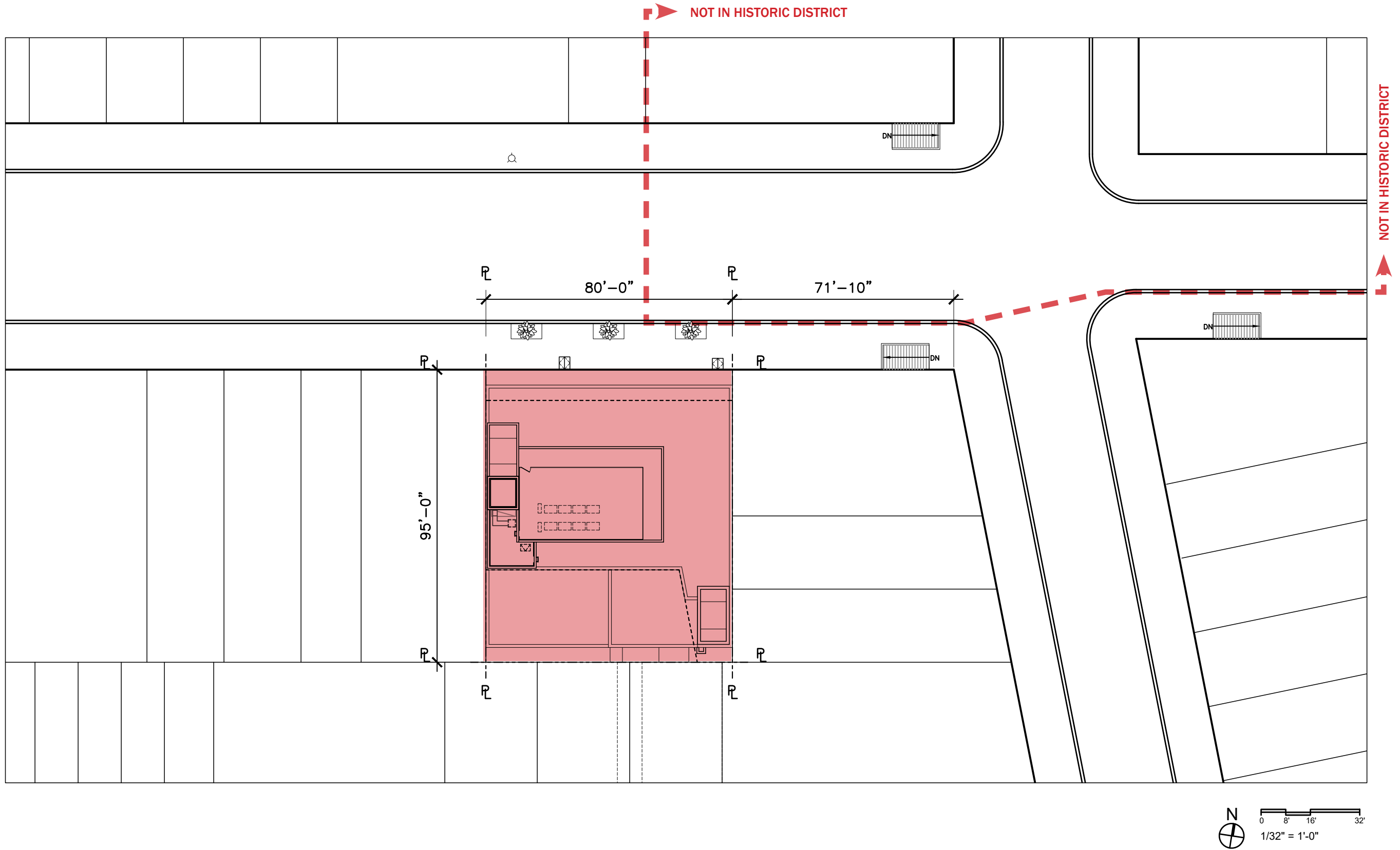
807 817 821 825 829 831 833 837 845 849 851 853 863 875 885 887 889 897

MANHATTAN AVENUE ELEVATION LOOKING WEST



896 892 888 886 882 880 878 866 862 860 856 854 850 848 846 842 836 832 830 826 824 820 818 814

MANHATTAN AVENUE ELEVATION LOOKING EAST







1906 PHOTO OF UNION BANK AT 894 MANHATTAN AVE, CORNER VIEW



894 MANHATTAN AVE, CORNER VIEW





1982 PHOTO OF MECHANIC'S AND TRADER'S BANK AT 144 FRANKLIN ST, SOUTH VIEW



144 FRANKLIN ST, SOUTH VIEW



144 FRANKLIN ST, CORNER VIEW





863 MANHATTAN AVE, EAST VIEW



863 MANHATTAN AVE, CORNER VIEW





128 GREENPOINT AVE



140 GREENPOINT AVE



875 MANHATTAN AVE



155 CALYER ST



885 MANHATTAN AVE



825 & 829 MANHATTAN AVE



826 MANHATTAN AVE



836 MANHATTAN AVE



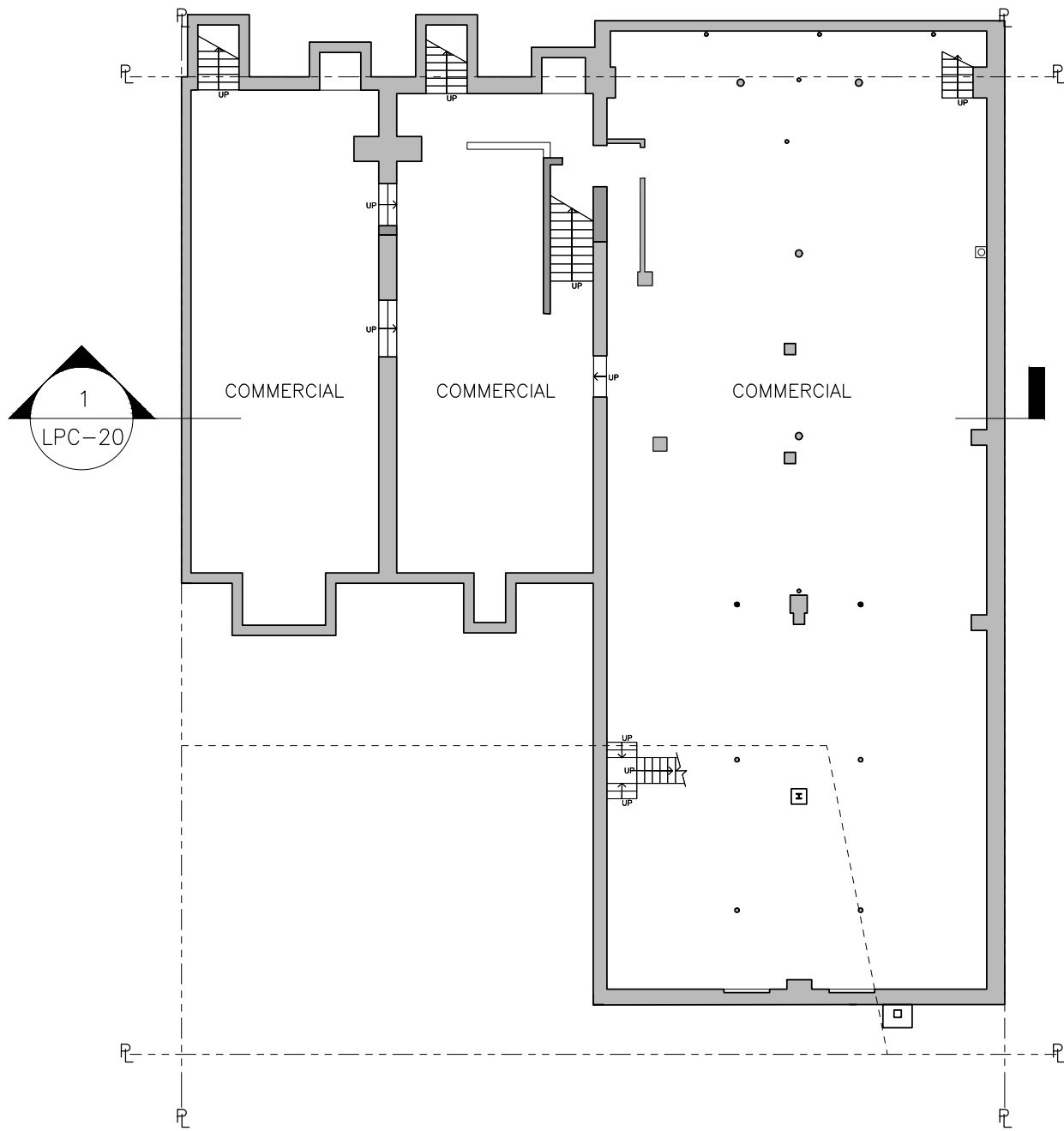


807 MANHATTAN AVE, CORNER VIEW

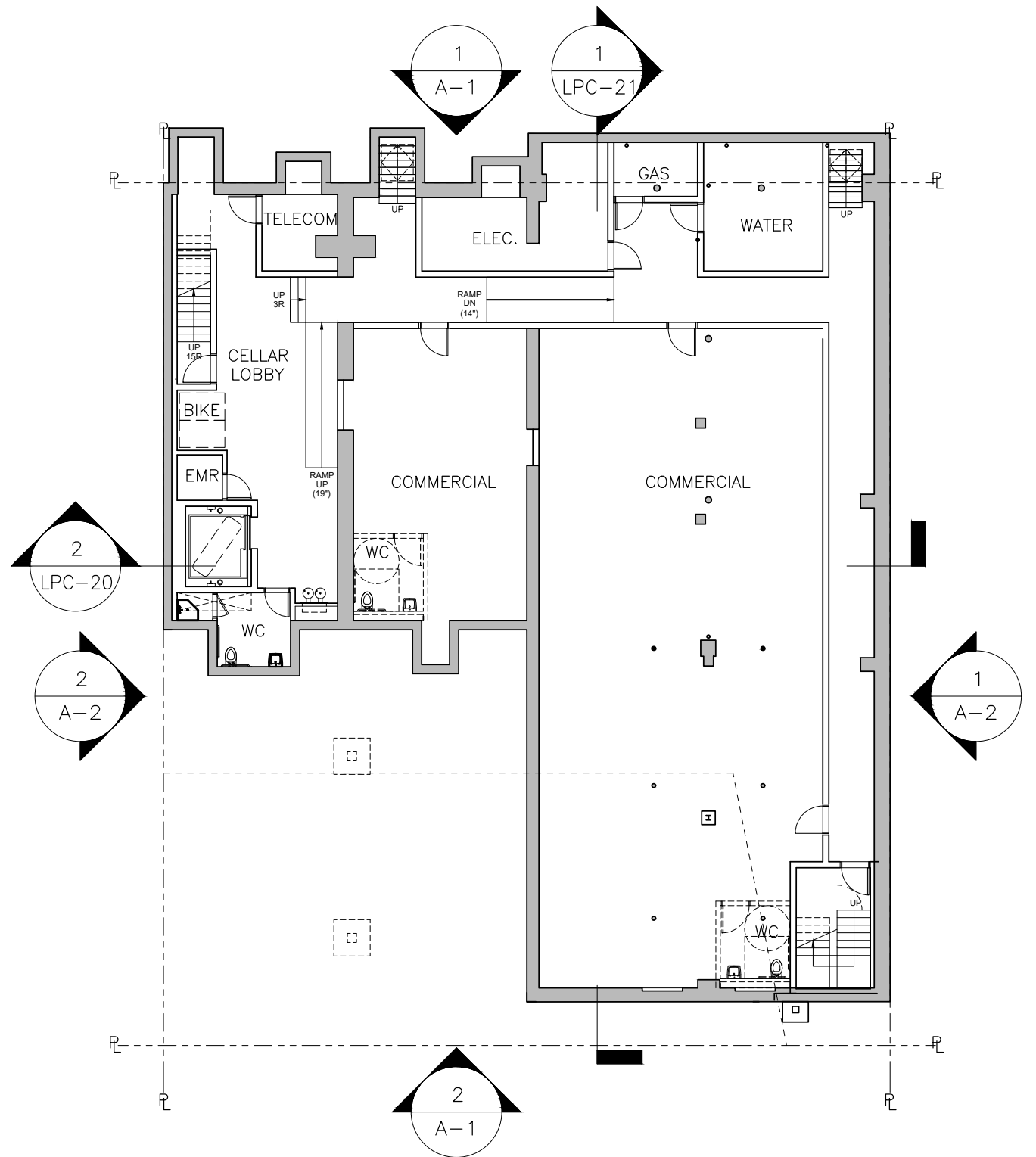


807 MANHATTAN AVE, SOUTH VIEW

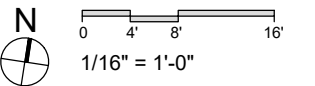




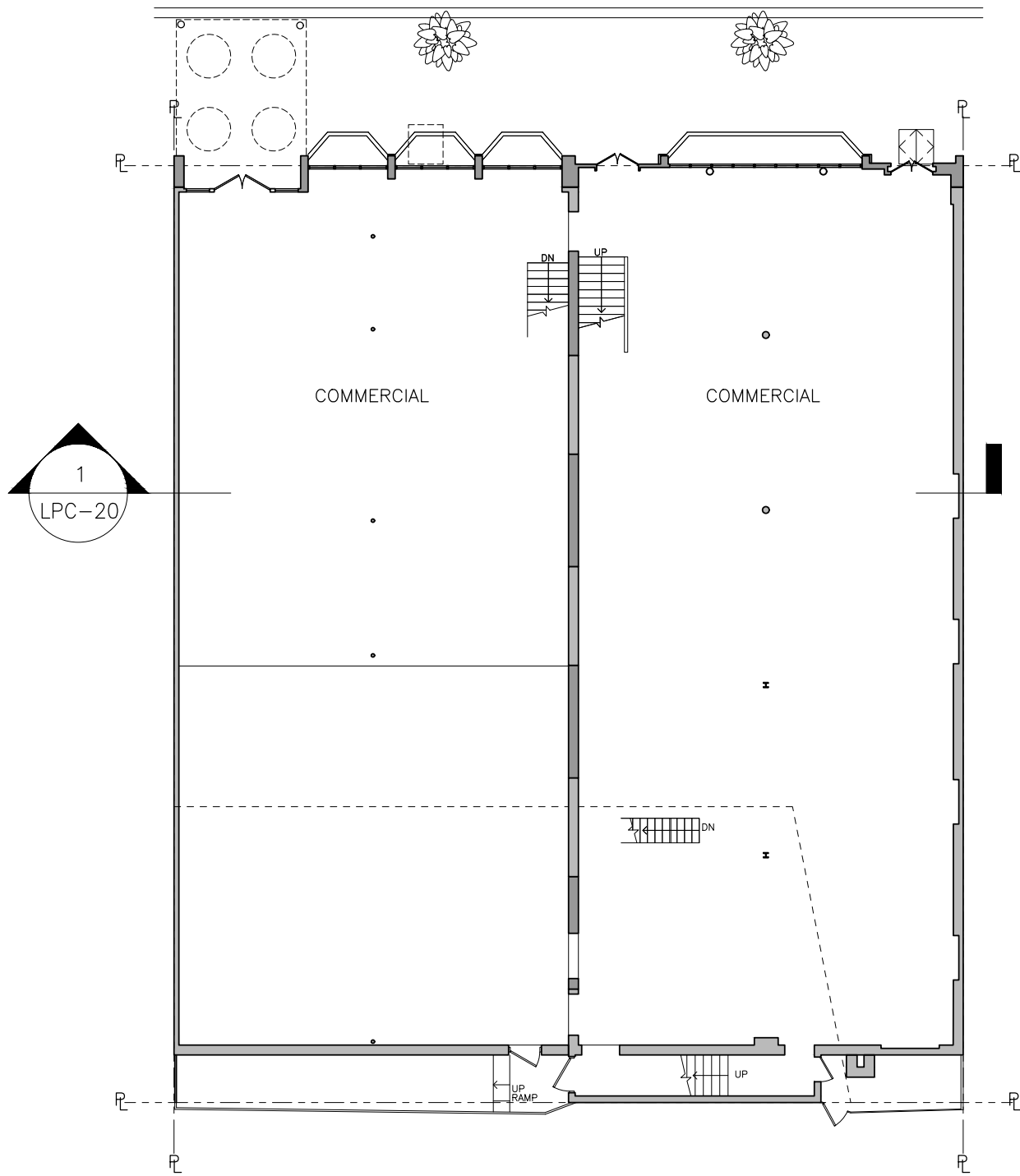
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6,116.59 GSF



PROPOSED CELLAR FLOOR PLAN  
0 ZSF  
2,779.04 NSF

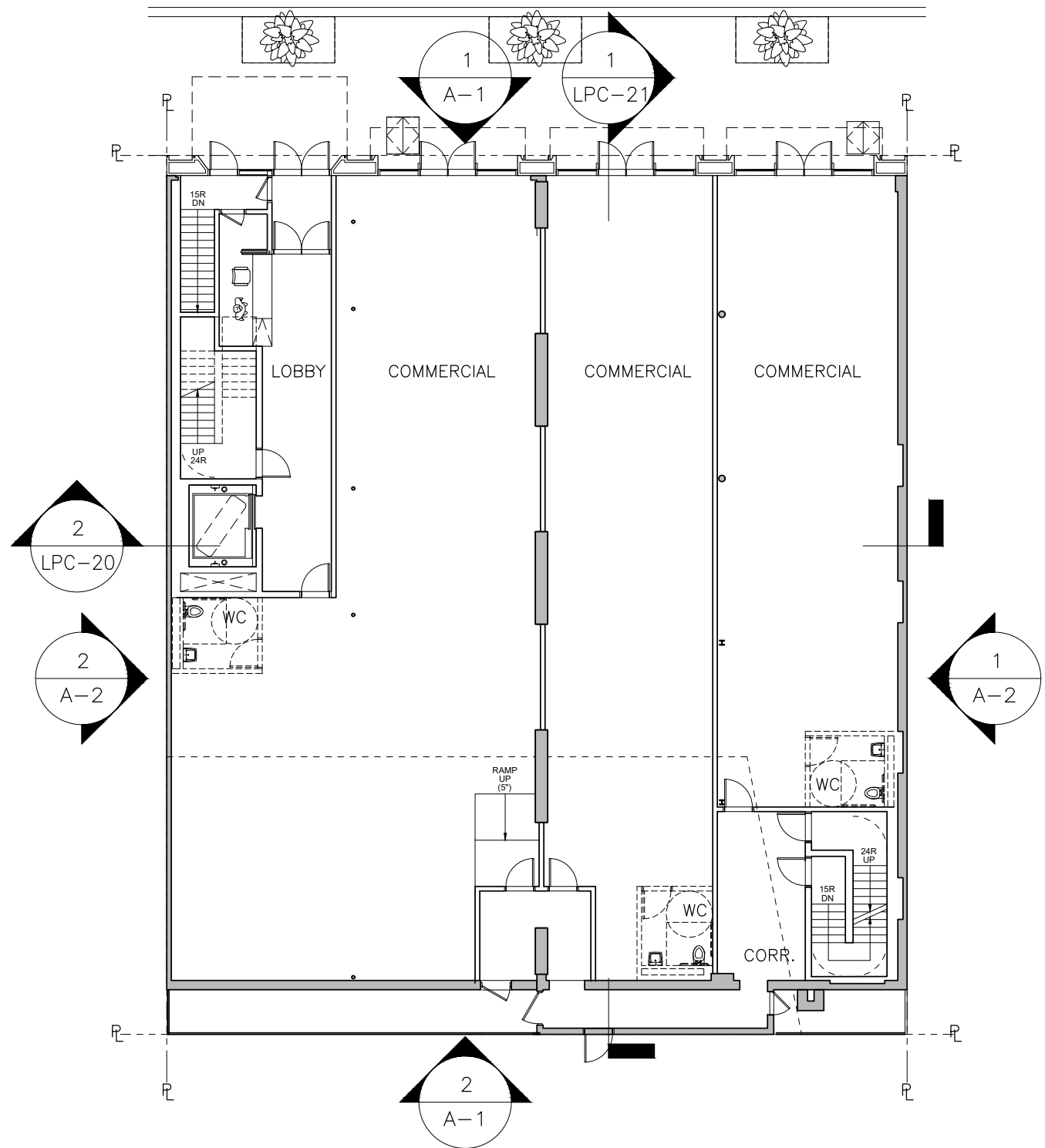


GREENPOINT AVENUE

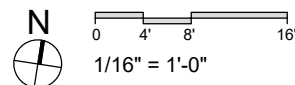


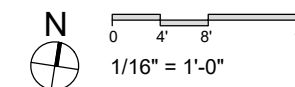
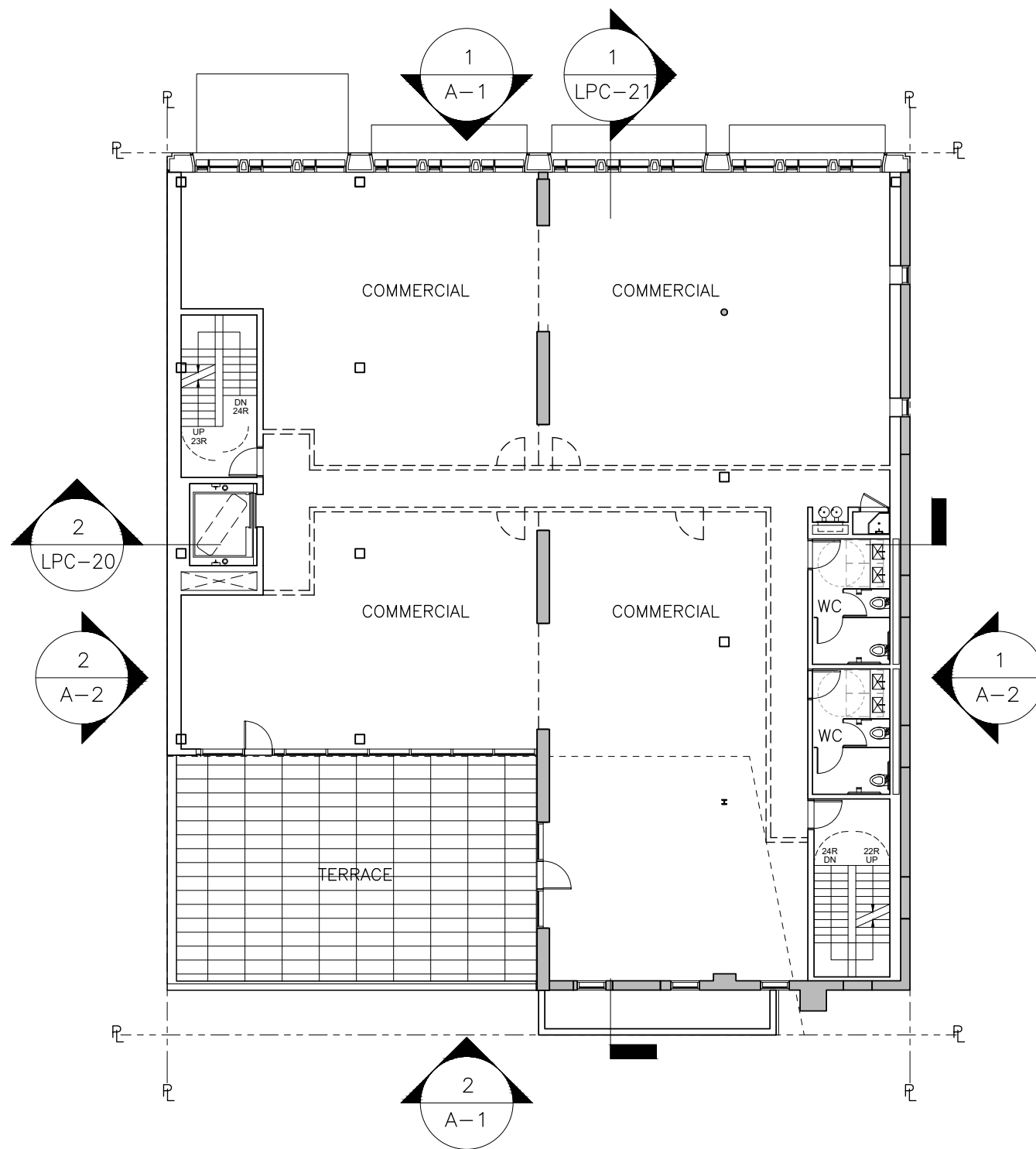
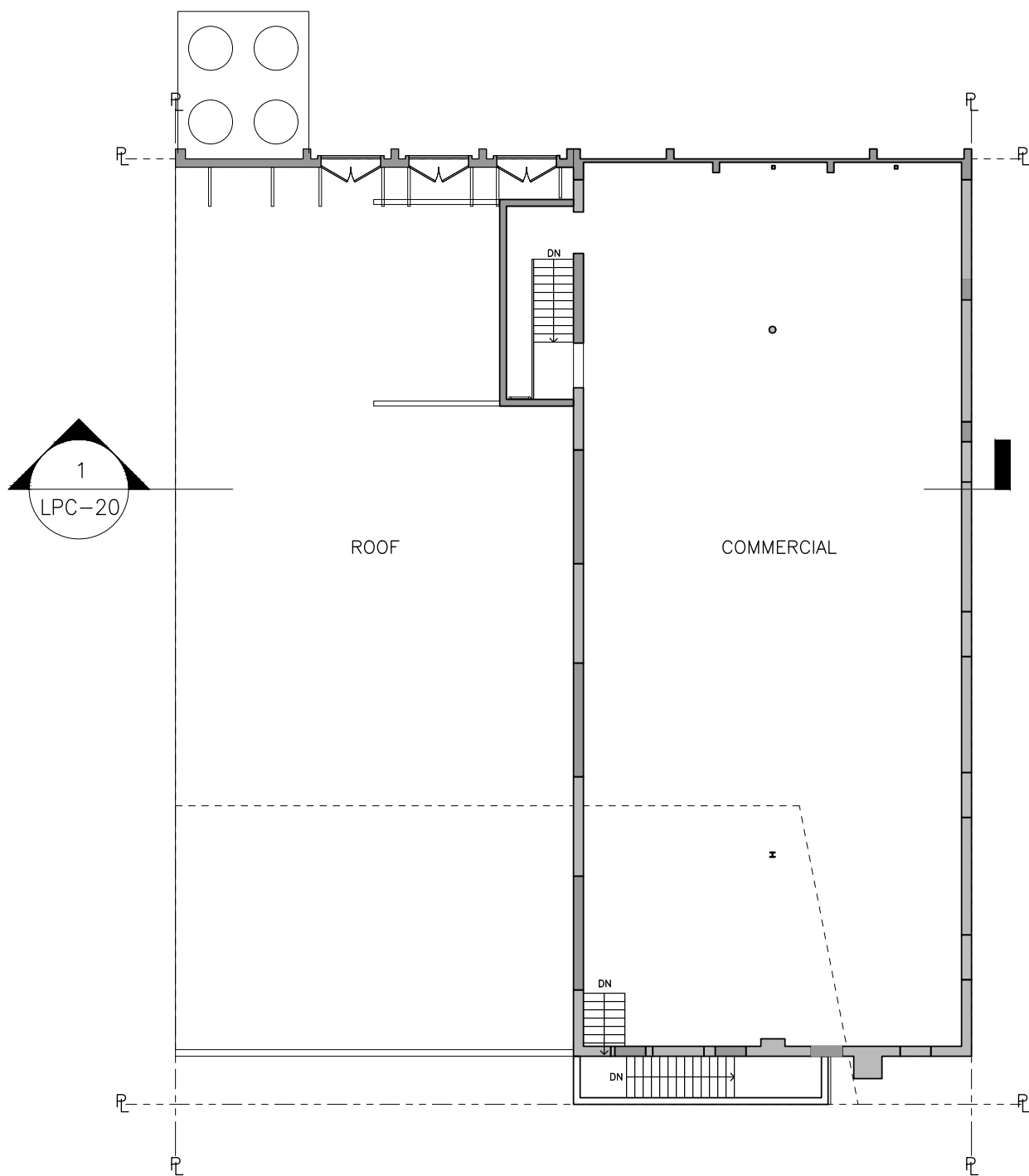
EXISTING FIRST FLOOR PLAN  
7,361.00 GSF

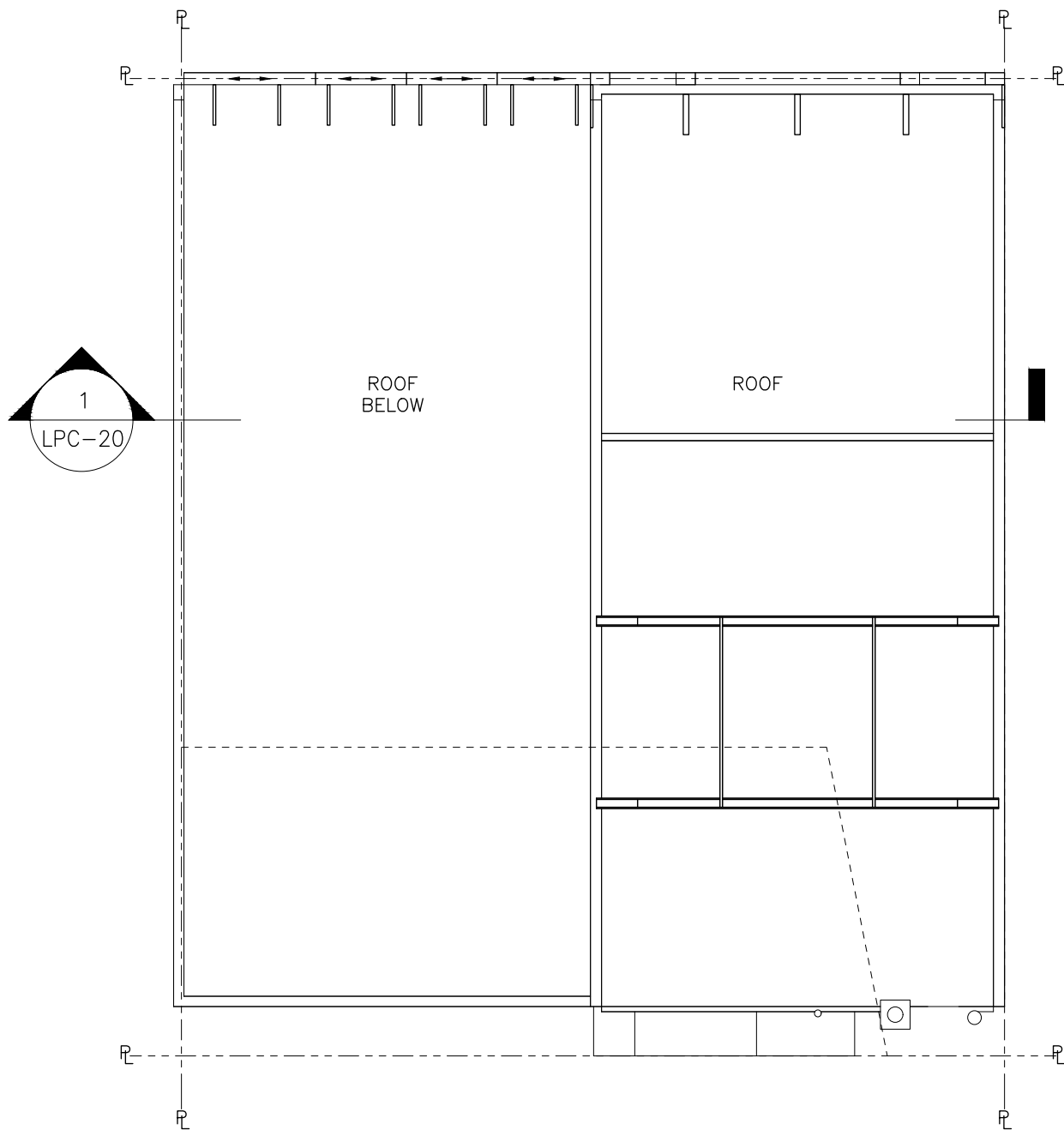
GREENPOINT AVENUE



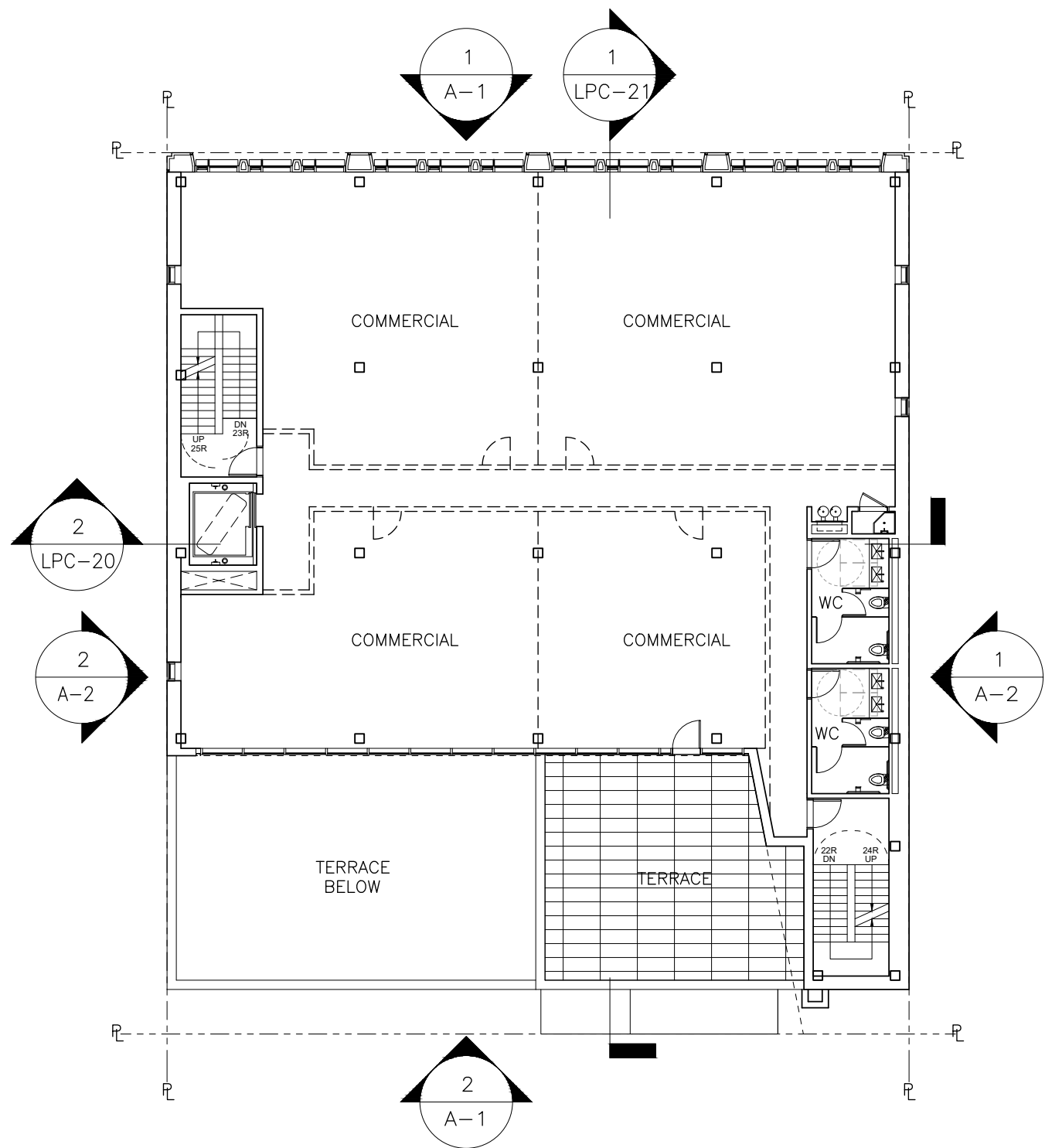
PROPOSED FIRST FLOOR PLAN  
7,361.00 ZSF  
5,381.35 NSF



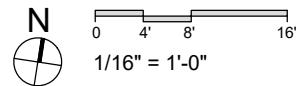


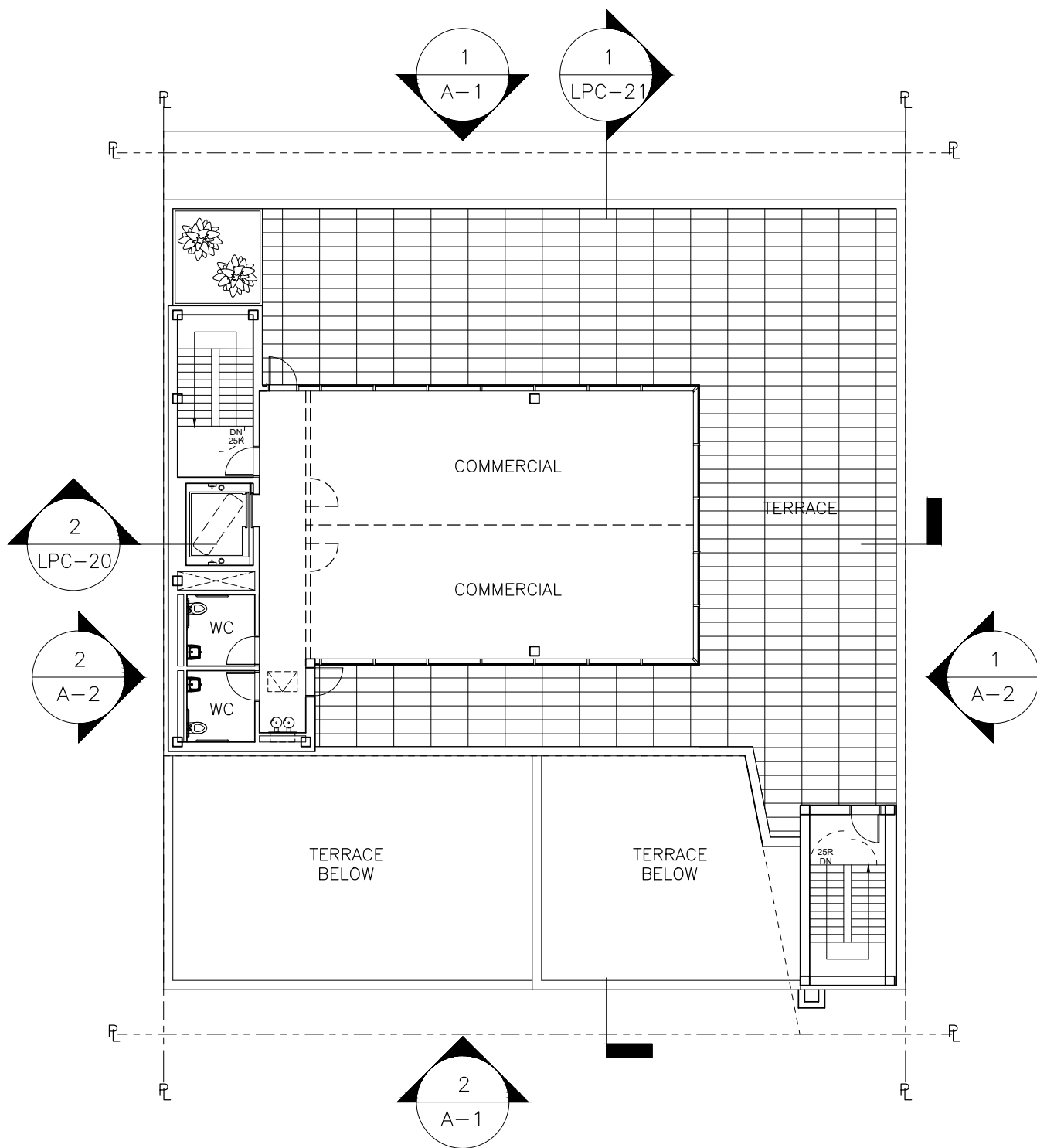


EXISTING ROOF PLAN

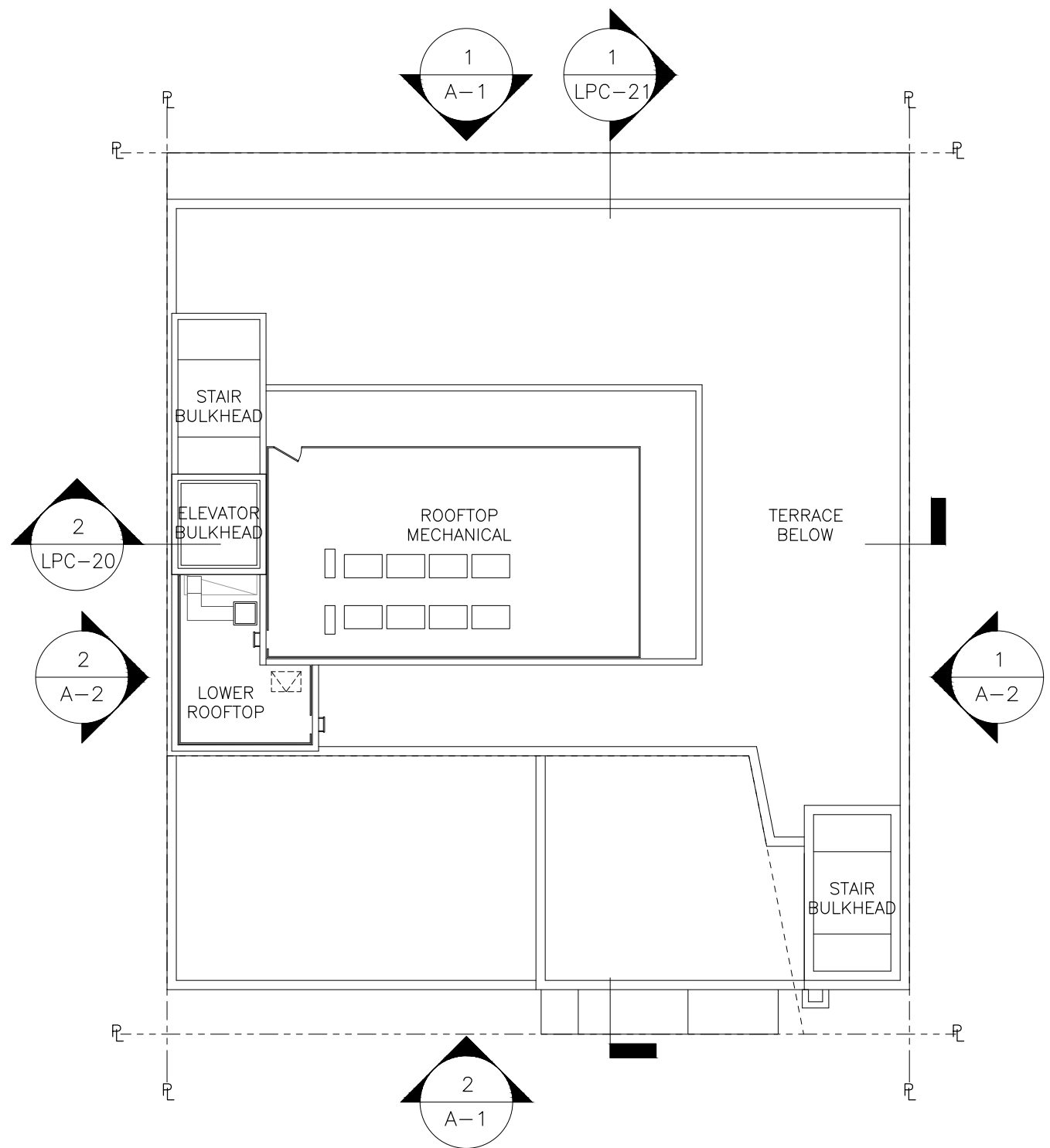


PROPOSED THIRD FLOOR PLAN  
5,390.37 ZSF  
4,307.21 NSF

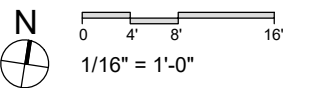




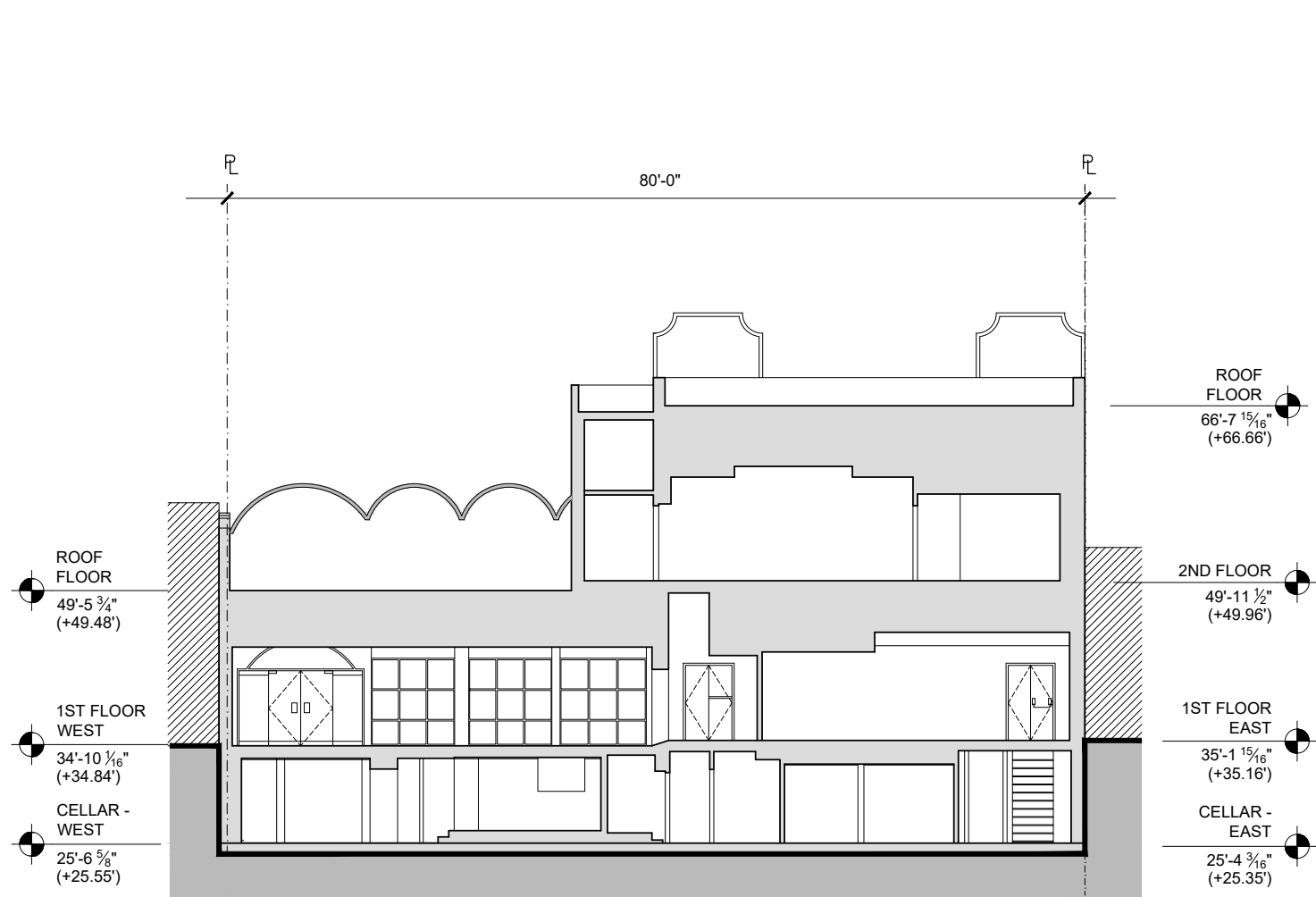
PROPOSED FOURTH FLOOR PLAN  
2,129.56 ZSF  
1,390.98 NSF



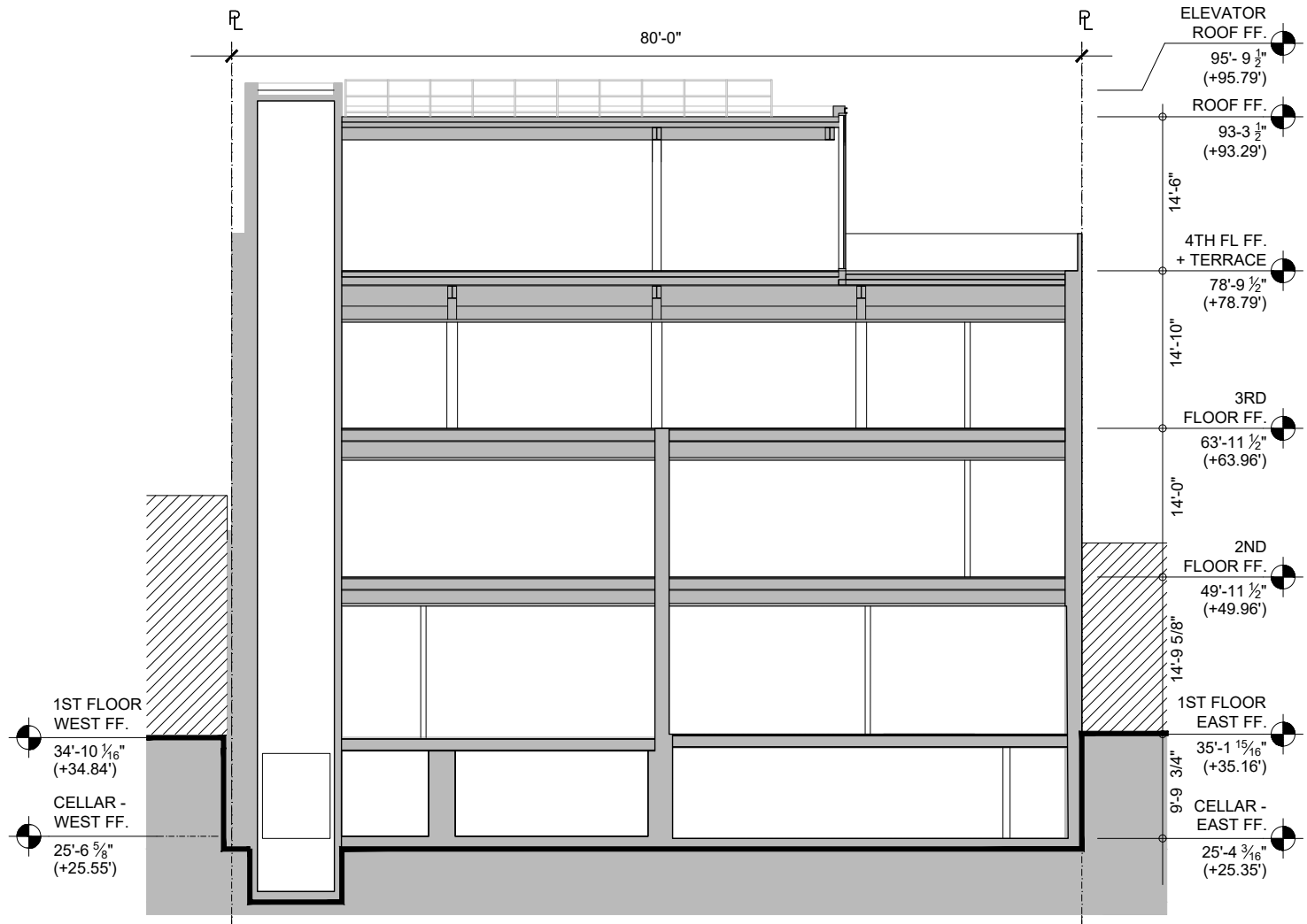
PROPOSED ROOF PLAN  
0 ZSF  
0 NSF



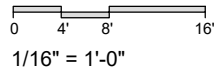


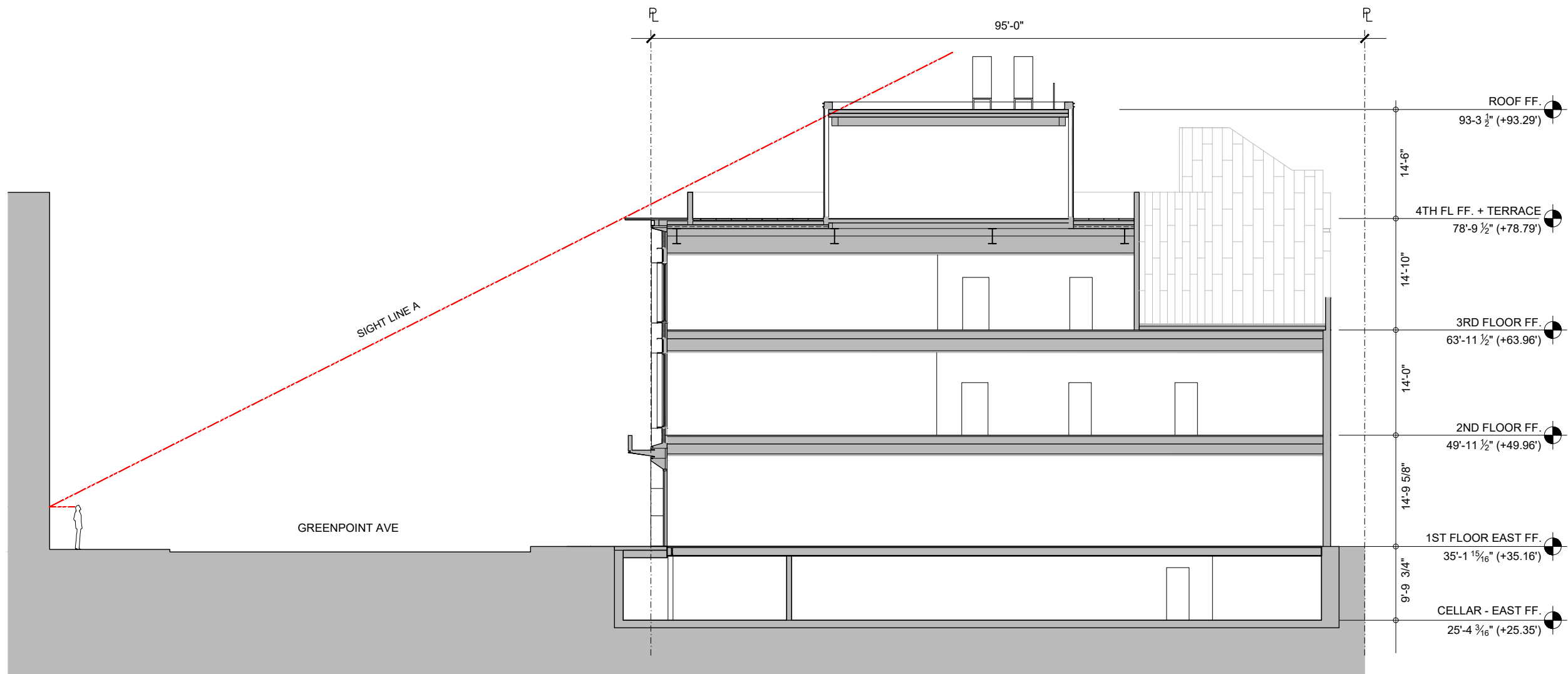


1. EXISTING SECTION



2. PROPOSED SECTION







GREENPOINT AVENUE ELEVATION LOOKING SOUTH - EXISTING



GREENPOINT AVENUE ELEVATION LOOKING SOUTH - PROPOSED









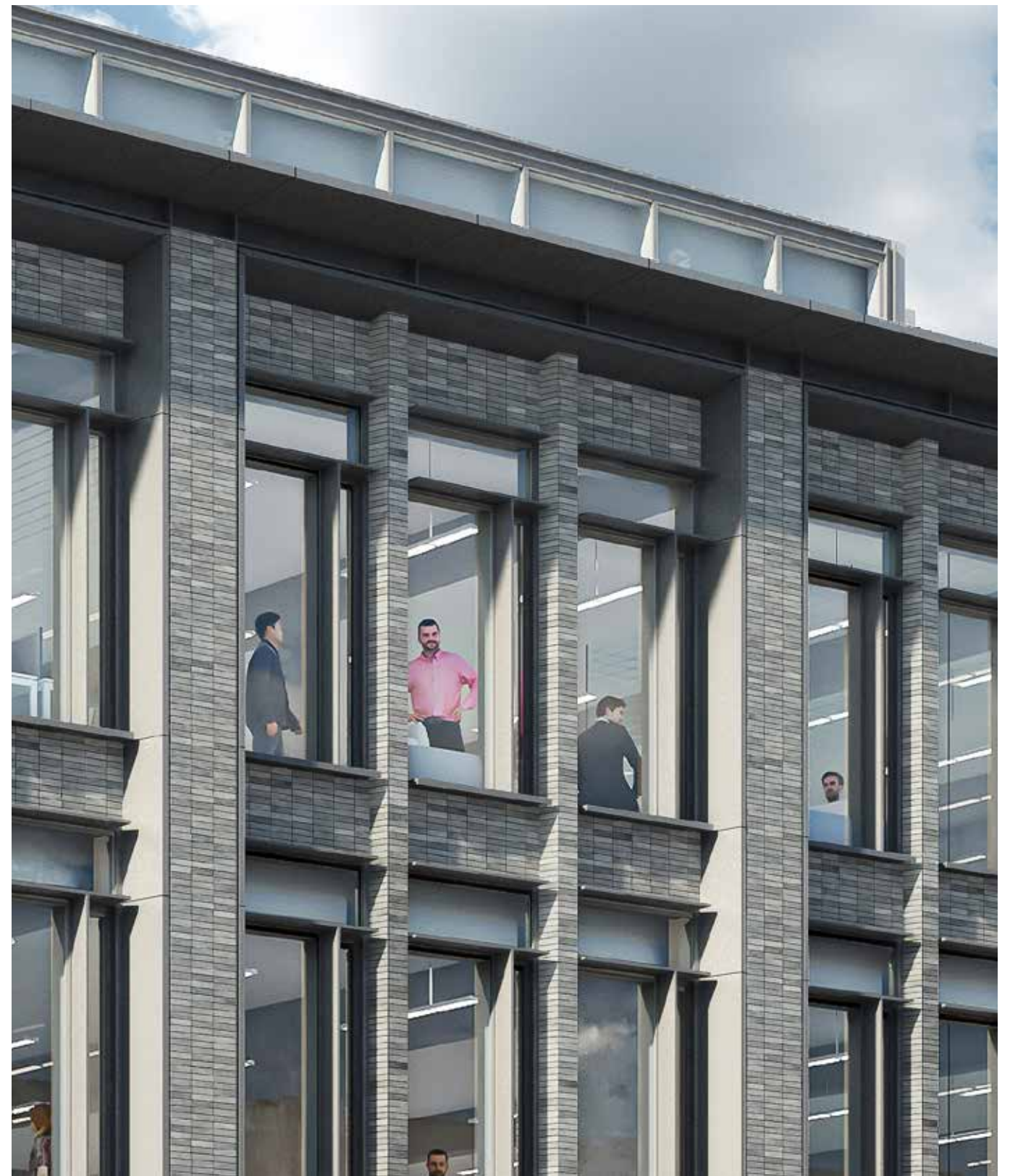














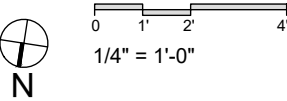
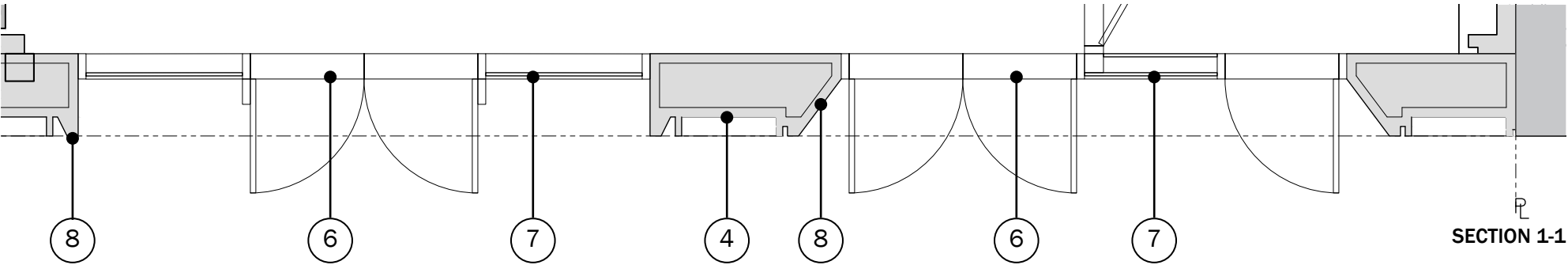


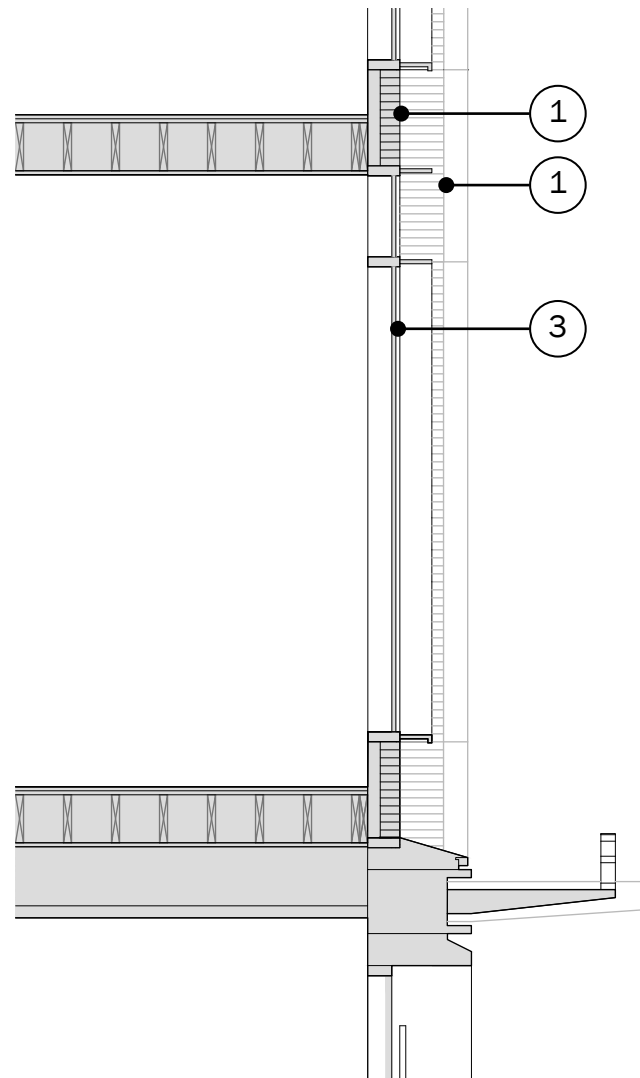






- KEY ○
- 1. PANELIZED BRICK ON METAL STUD ASSEMBLY, STACK BOND
  - 2. NOT USED
  - 3. PAINTED ALUMINUM AND GLASS WINDOW WALL ASSEMBLY
  - 4. PAINTED ALUMINUM PANEL
  - 5. PAINTED ALUMINUM METAL PANEL CANOPY
  - 6. PAINTED ALUMINUM AND GLASS DOOR ASSEMBLY
  - 7. PAINTED ALUMINUM AND GLASS STOREFRONT
  - 8. GFRC PANEL ASSEMBLY
  - 9. STUCCO PARAPET WALL
  - 10. PAINTED ALUMINUM CORNICE ASSEMBLY
  - 11. PAINTED ALUMINUM CHANNEL ASSEMBLY
  - 12. FORMED AND PAINTED METAL STANDING SEAM CLADDING
  - 13. FORMED AND PAINTED ALUMINIUM PIN LETTERS
  - 14. PAINTED STEEL PIPE RAILING (TYP. AT ROOF)
  - 15. MECHANICAL EQUIPMENT





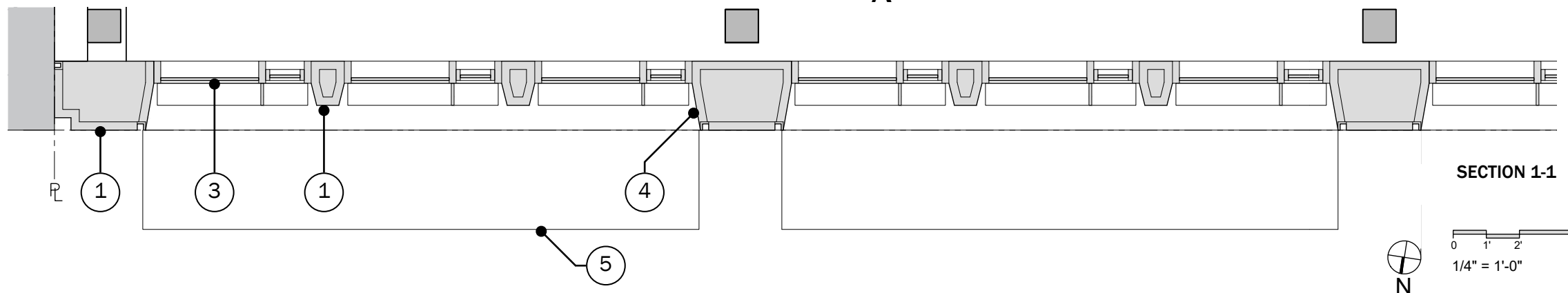
SECTION A-A

KEY ○

1. PANELIZED BRICK ON METAL STUD ASSEMBLY, STACK BOND
2. NOT USED
3. PAINTED ALUMINUM AND GLASS WINDOW WALL ASSEMBLY
4. PAINTED ALUMINUM PANEL
5. PAINTED ALUMINUM METAL PANEL CANOPY
6. PAINTED ALUMINUM AND GLASS DOOR ASSEMBLY
7. PAINTED ALUMINUM AND GLASS STOREFRONT
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14. PAINTED STEEL PIPE RAILING (TYP. AT ROOF)
15. MECHANICAL EQUIPMENT



1. NORTH FACADE ELEVATION  
2ND FLOOR

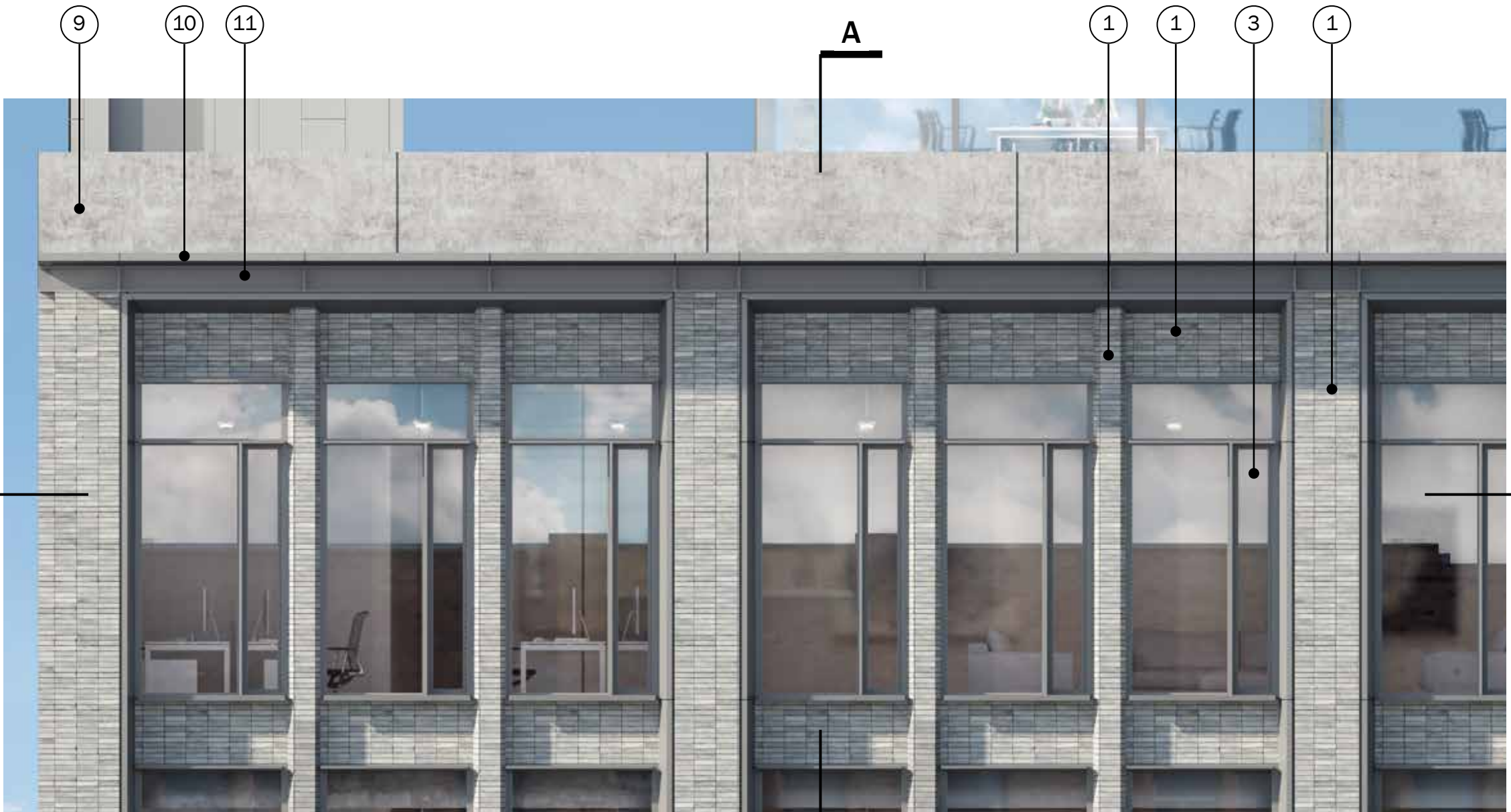
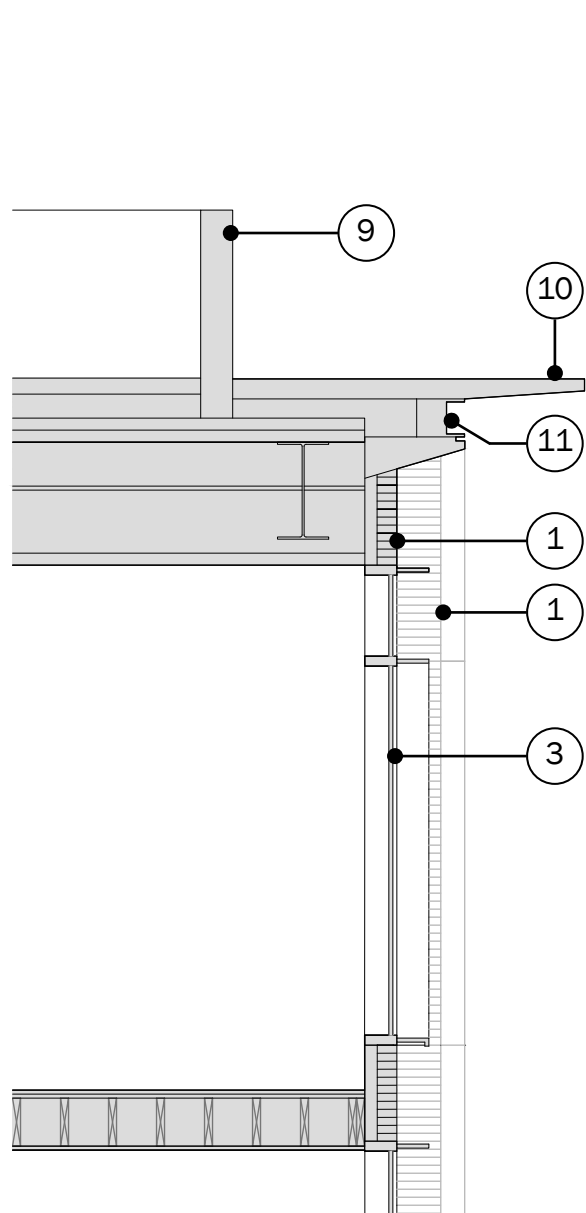


SECTION 1-1



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1/4" = 1'-0"



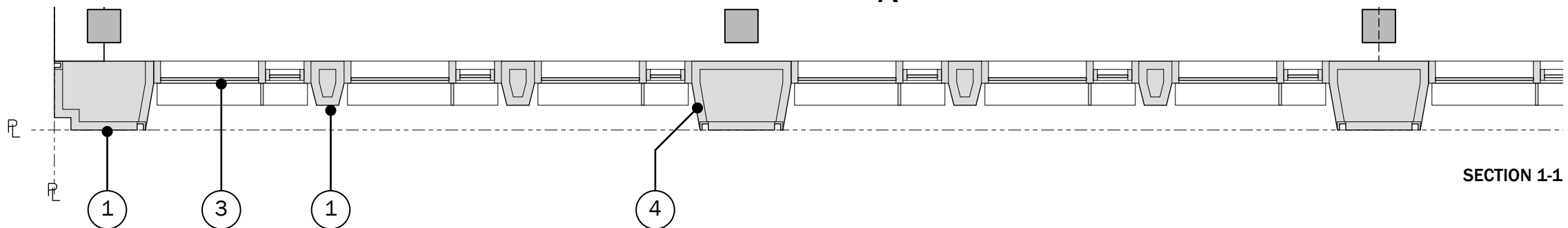


KEY ○

SECTION A-A

1. NORTH FACADE ELEVATION  
3RD FLOOR

1. PANELIZED BRICK ON METAL STUD ASSEMBLY, STACK BOND
2. NOT USED
3. PAINTED ALUMINUM AND GLASS WINDOW WALL ASSEMBLY
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14. PAINTED STEEL PIPE RAILING (TYP. AT ROOF)
15. MECHANICAL EQUIPMENT

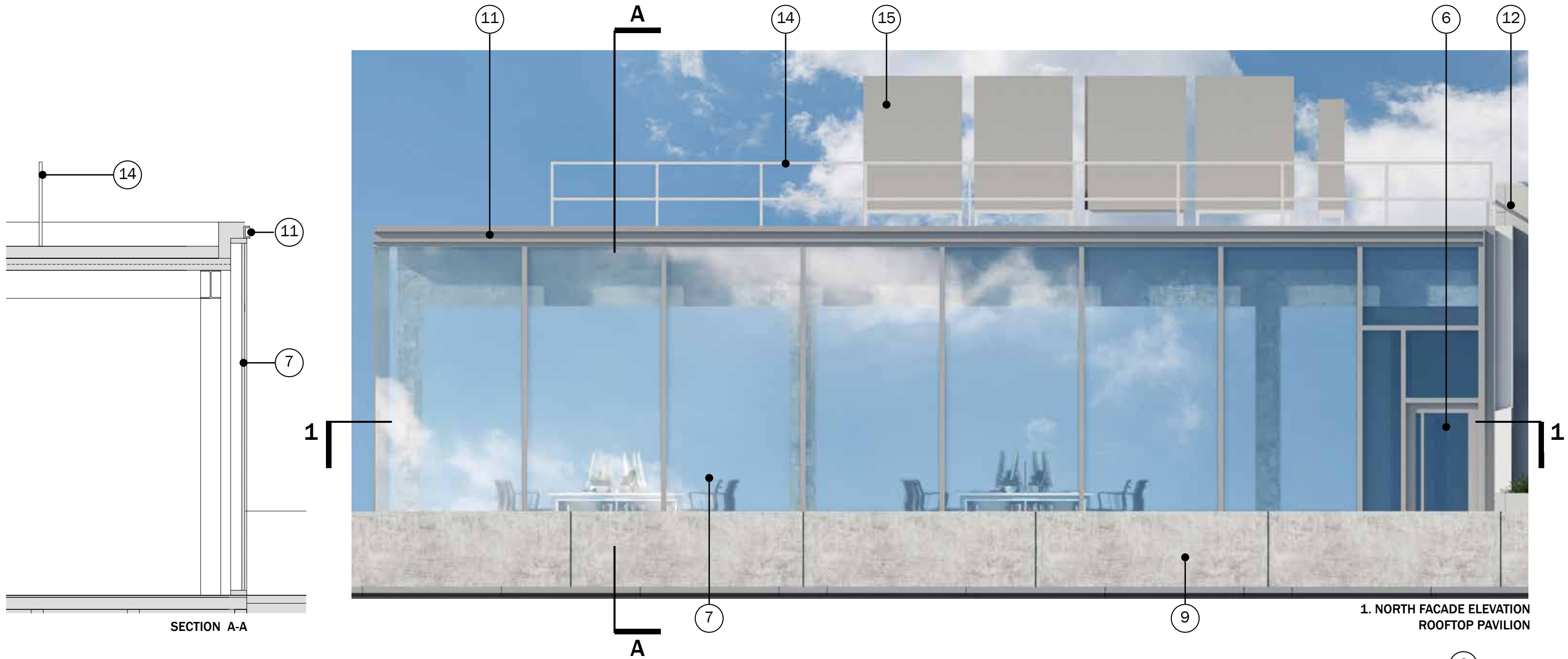


SECTION 1-1

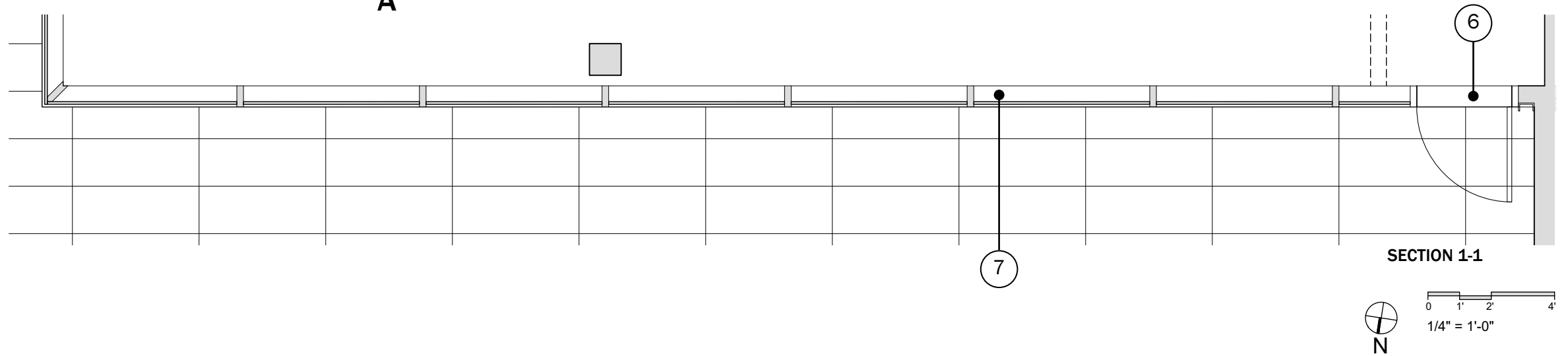


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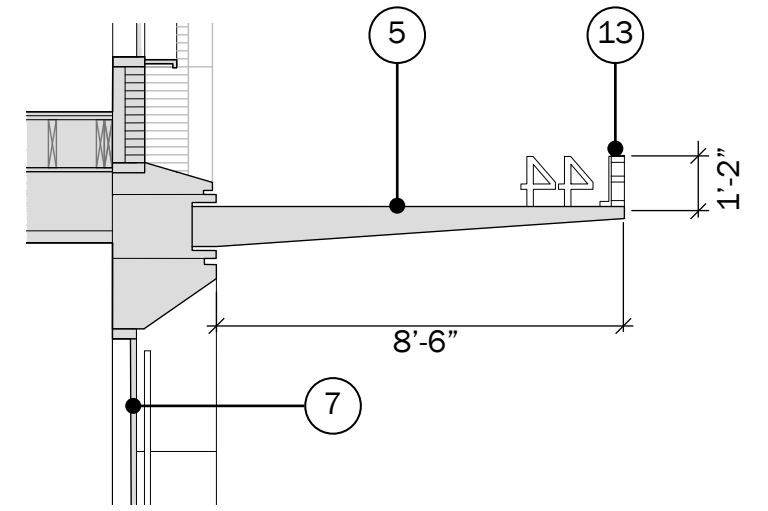
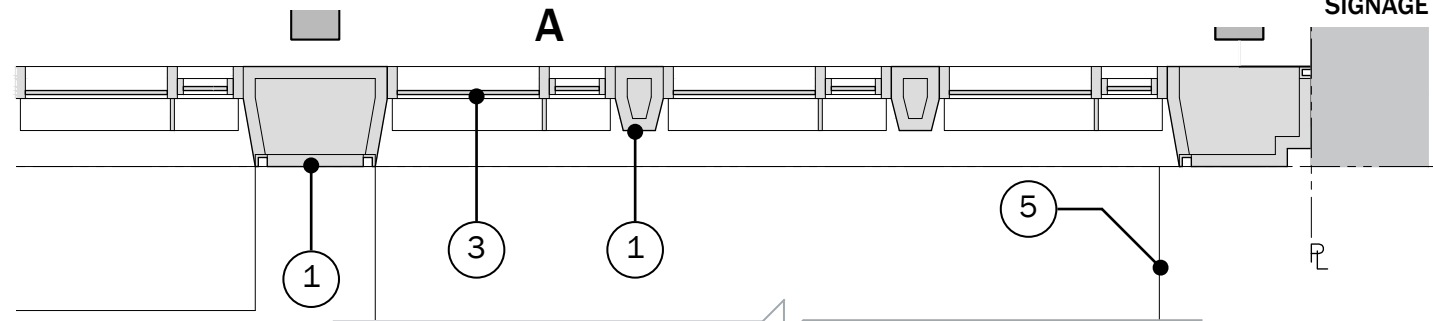


- KEY ○
- 1. PANELIZED BRICK ON METAL STUD ASSEMBLY, STACK BOND
  - 2. NOT USED
  - 3. PAINTED ALUMINUM AND GLASS WINDOW WALL ASSEMBLY
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  - 15. MECHANICAL EQUIPMENT





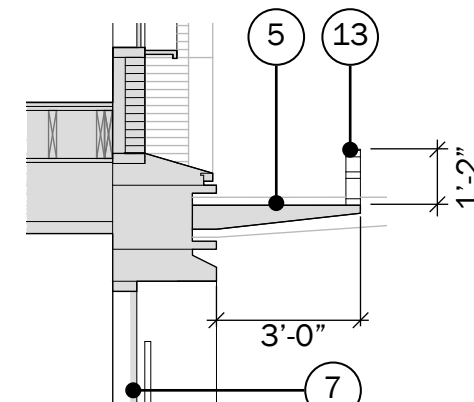
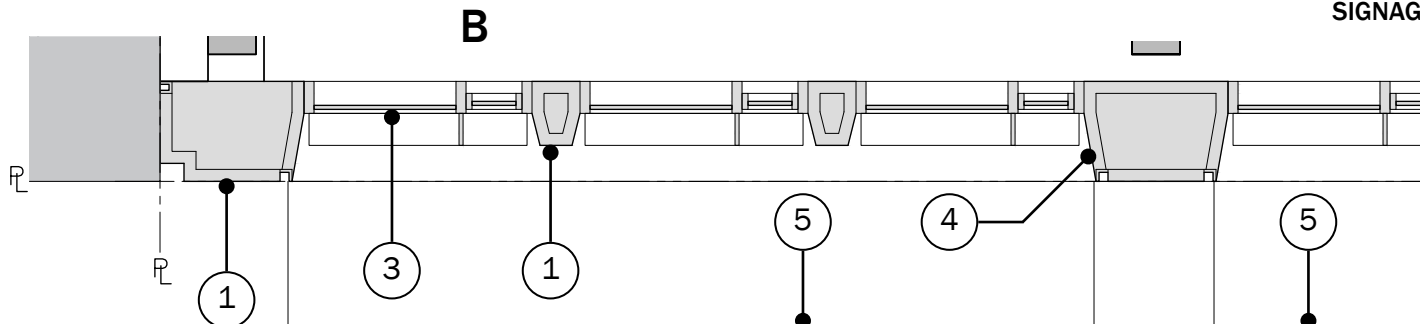
1. MAIN BUILDING ENTRY  
SIGNAGE



SECTION A-A



2. TYPICAL RETAIL CANOPY  
SIGNAGE



SECTION B-B

KEY ○

1. PANELIZED BRICK ON METAL STUD ASSEMBLY, STACK BOND
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15. MECHANICAL EQUIPMENT



0 1' 2' 4'  
1/4" = 1'-0"





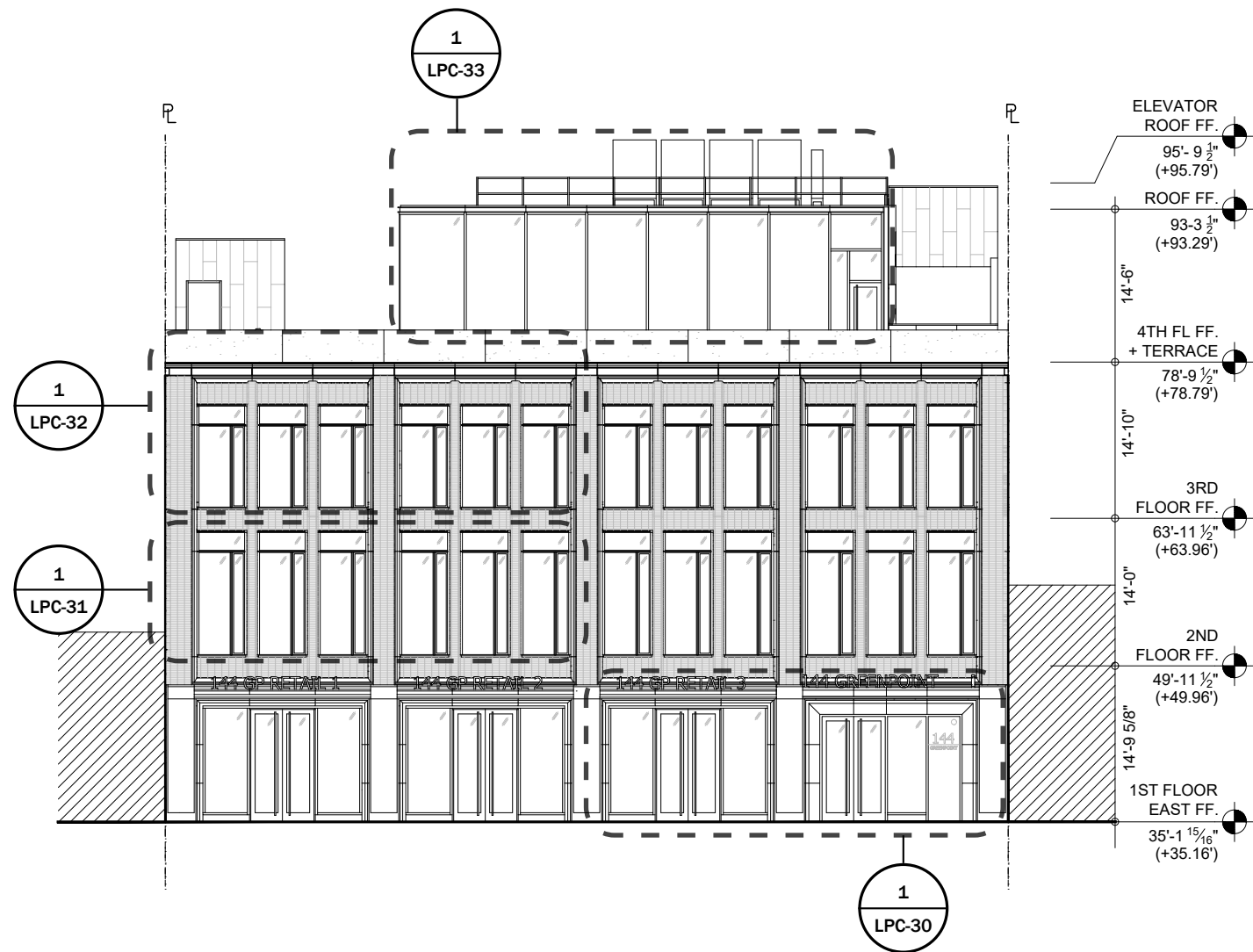
2021 PHOTO OF EXISTING BUILDING



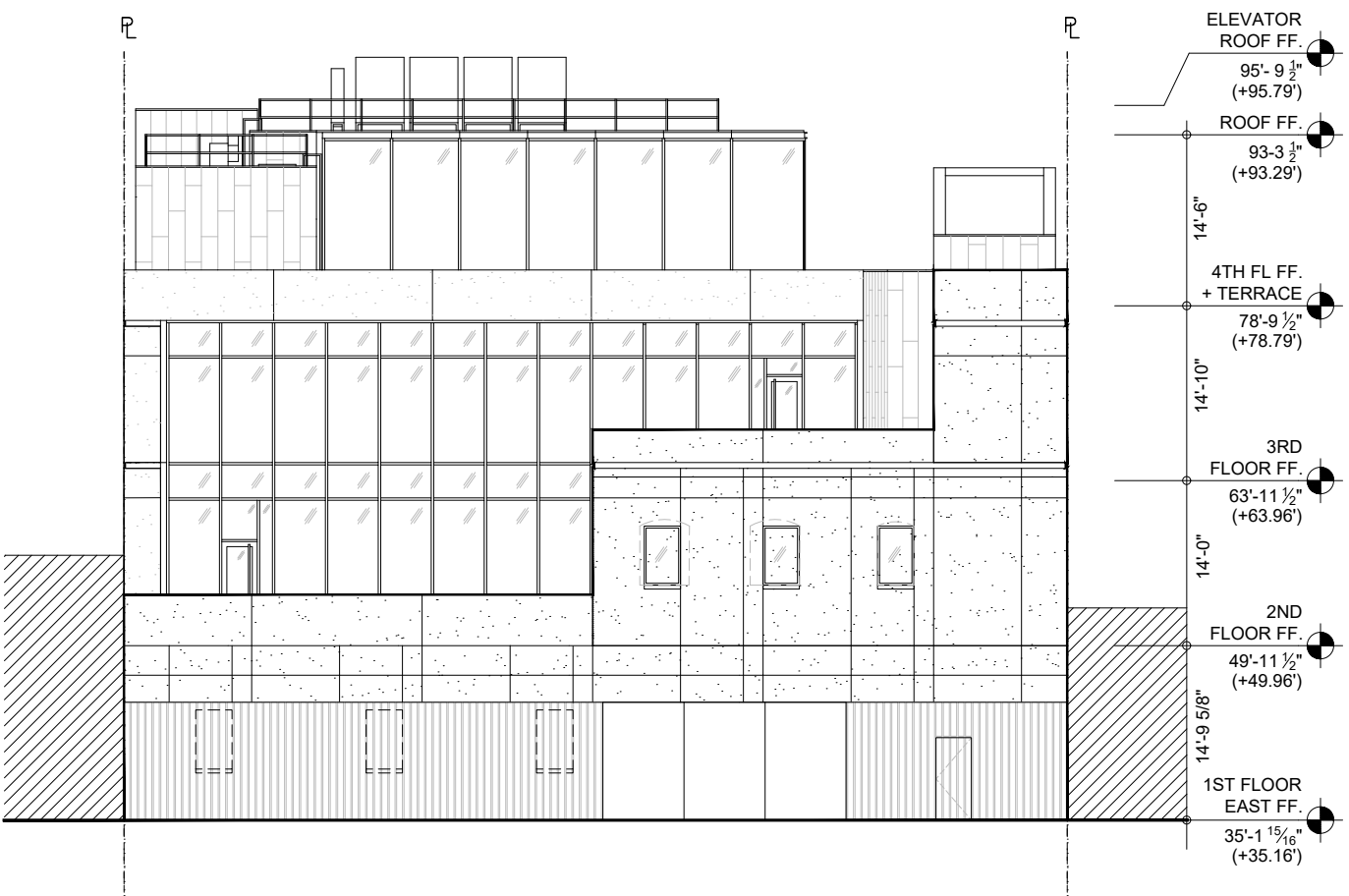
VIEW OF PROPOSED BUILDING



# APPENDIX



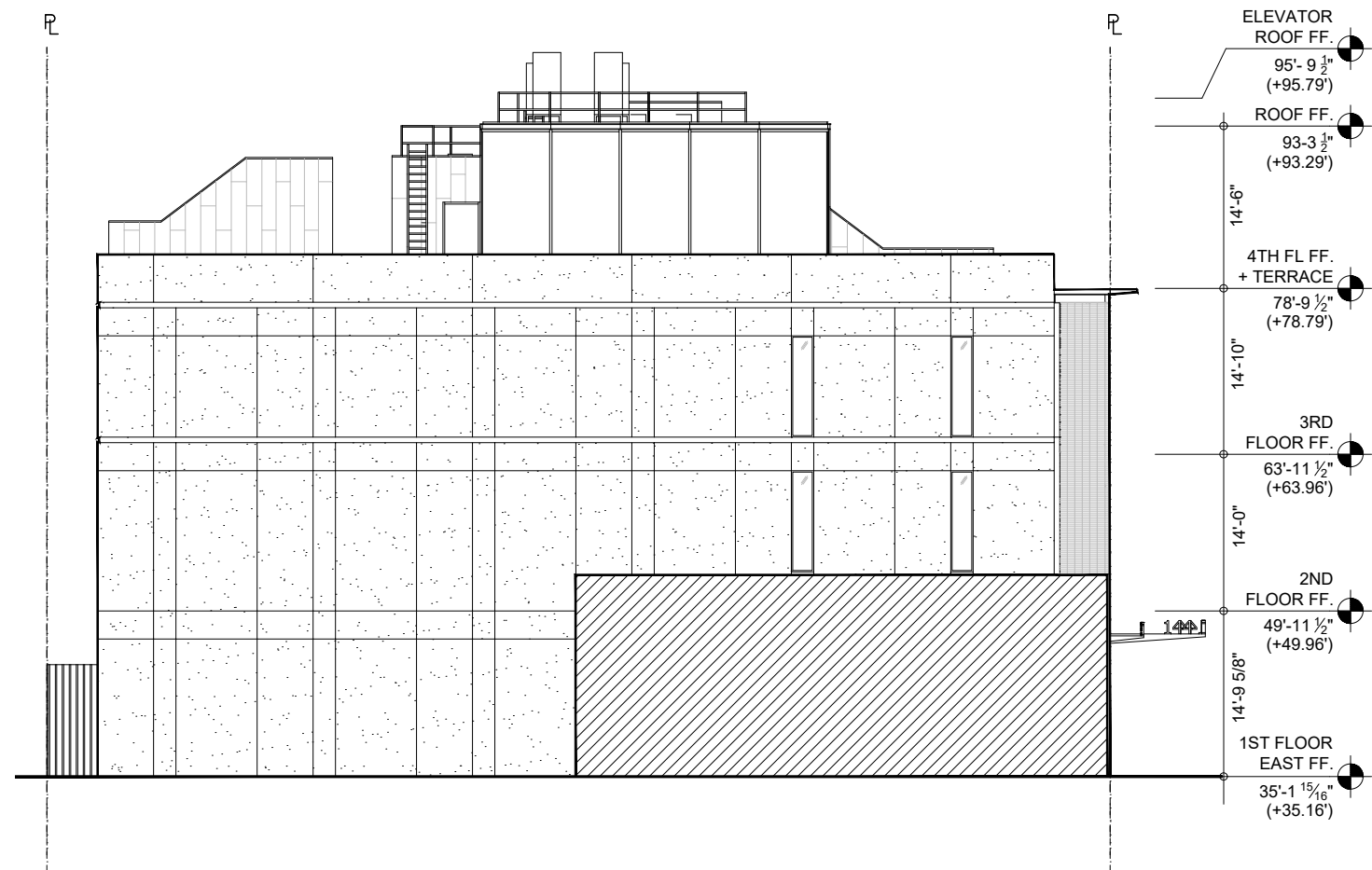
1. NORTH ELEVATION



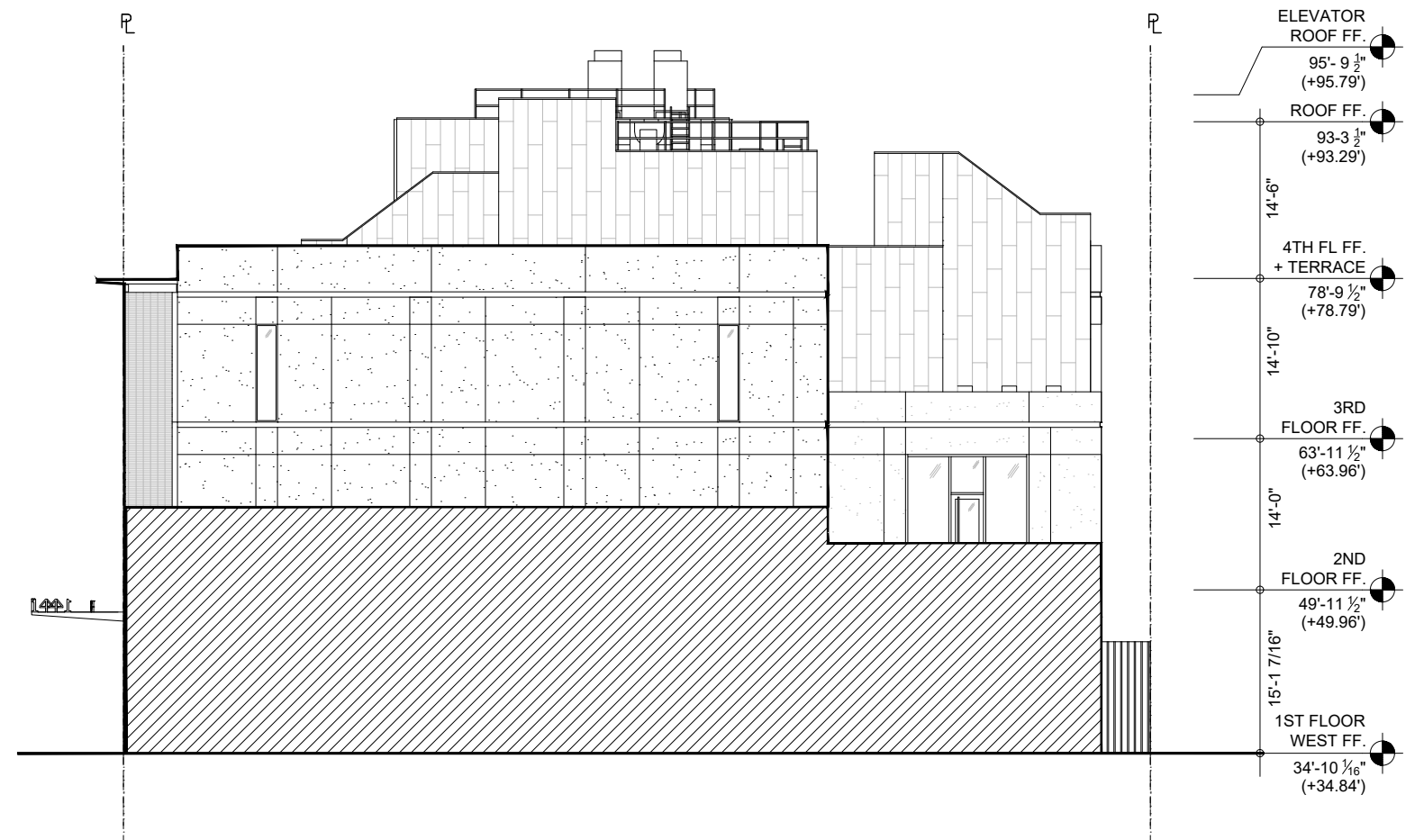
2. SOUTH ELEVATION

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1/16" = 1'-0"



1. EAST ELEVATION



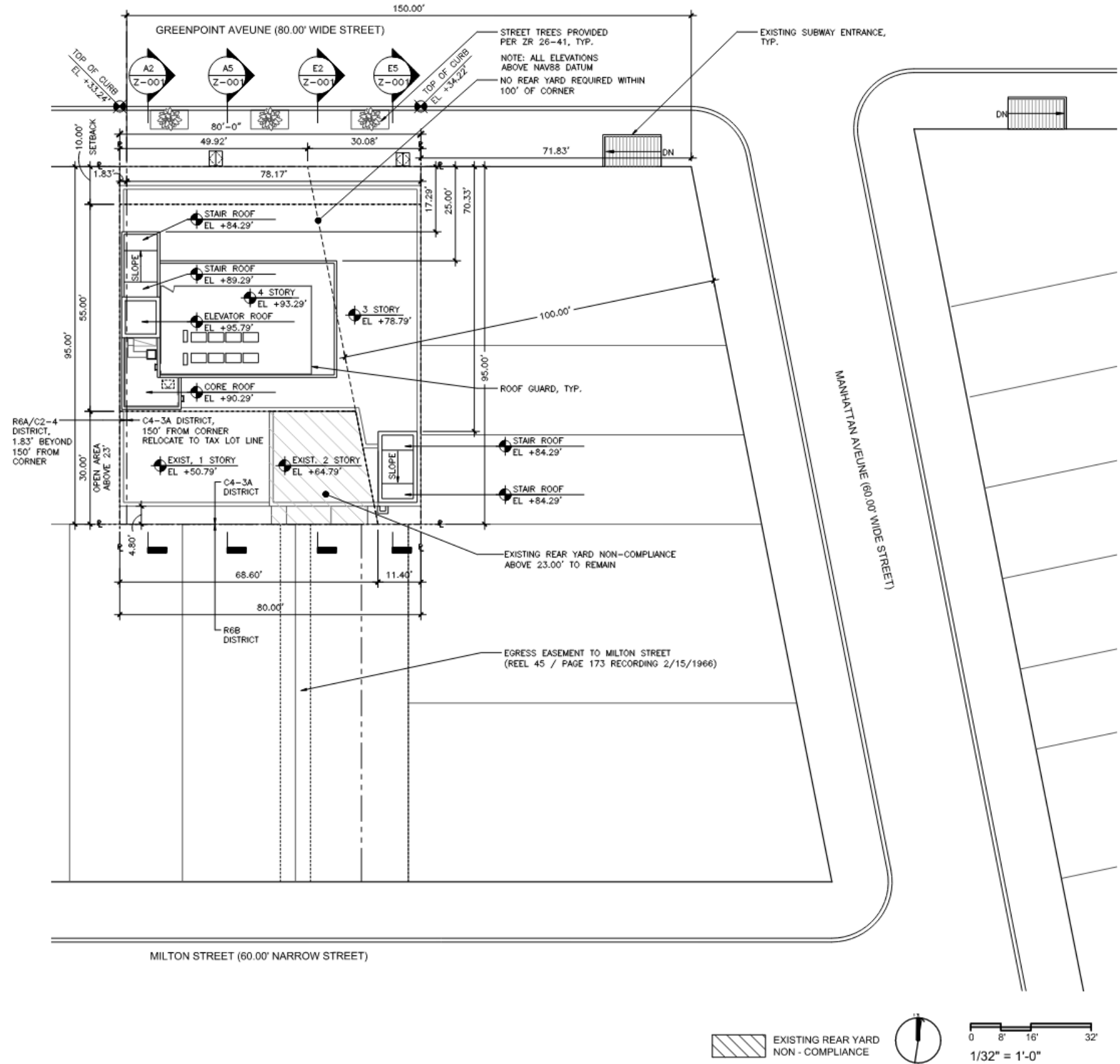
2. WEST ELEVATION

0 4' 8' 16'  
1/16" = 1'-0"



ZONING ANALYSIS

APPLICABLE SECTIONS				NOTES:
MAP 13A	1. BOROUGH: BROOKLYN BLOCK: 2563	LOT: 37		
	2. ZONING DISTRICT	C4-3A (R6A EQUIVALENT)		
	3. LOT AREA:	7,600 SF		
32-00	4. USES PERMITTED C4 : USE GROUP 1 - 6, 8-10 & 12			
32-15	5. USES PROVIDED EXISTING USES:	UG 6,9 - RETAIL / SERVICE ESTABLISHMENT		
	NEW USES:	UG 6A - CONVENIENCE RETAIL / SERVICE ESTABLISHMENT UG 6B - OFFICES		
	6. CONDITIONS FOR APPLICATION OF USE REGULATIONS TO ENTIRE ZONING LOT WHENEVER A ZONING LOT IS DIVIDED BY A BOUNDARY BETWEEN DISTRICTS IN WHICH DIFFERENT USES ARE PERMITTED, THE USE REGULATIONS APPLICABLE TO THE DISTRICT IN WHICH MORE THAN 50% OF THE LOT AREA OF THE ZONING LOT IS LOCATED MAY APPLY TO THE ENTIRE ZONING LOT, PROVIDED THAT THE GREATEST DISTANCE FROM THE MAPPED DISTRICT BOUNDARY TO ANY LOT LINT OF SUCH ZONING LOT IN THE DISTRICT IN WHICH LESS THAN 50% OF ITS AREA IS LOCATED DOES NOT EXCEED 25 FT.			
77-11	A. LOT AREA: 7,600 SF			
	B. ZONING DISTRICT C4-3A LOT COVERAGE: 78.17' * 95.00' = 7,426.15 SF 7,426.15 / 7,600 SF = 97.72%	97.72% > 50%		COMPLIES, REFER TO ZONING SITE PLAN
	C. ZONING DISTRICT R6A/C2-4 BOUNDARY DISTANCE: 1.83' BEYOND 150' FROM CORNER	1.83' < 25.00'		COMPLIES, REFER TO ZONING SITE PLAN
33-122	7. FLOOR AREA PERMITTED A. MAXIMUM FAR PERMITTED: COMMERCIAL	3.00		
	B. MAXIMUM FLOOR AREA PERMITTED: C4-3A = 3.00 X 7,600 SF =	22,800 SF		
	FLOOR AREA PROVIDED A. EXISTING TO REMAIN B. FLOOR AREA PROPOSED C. TOTAL	11,193.71 SF 9,795.20 SF 20,988.91 SF		
	20,988.91 SF < 22,800 SF			COMPLIES
33-23 (b) (3) 33-26 33-292 33-301	8. REAR YARD REQUIREMENTS A. MINIMUM REQUIRED REAR YARD INTERIOR PORTION:	20.00'		COMPLIES, SEE Z-001
	B. PERMITTED OBSTRUCTIONS IN REAR YARD OR REAR YARD EQUIVALENTS ALLOWED WITHIN 23 FT ABOVE CURB LEVEL			EXITING NON-COMPLIA TO REMAIN
	C. 30' DEEP OPEN AREA ABOVE 23 FT HIGH ADJOINING RESIDENTIAL REAR LOT LINE			EXITING NON-COMPLIA TO REMAIN
	D. NO REAR YARD REQUIRED WITHIN 100' OF CORNER			COMPLIES
	23-662 (C) (1) 33-40 35-652	9. HEIGHT AND SETBACK REGULATIONS: A. MINIMUM BASE HEIGHT = B. MAXIMUM BASE HEIGHT = C. MAXIMUM BUILDING HEIGHT = 10' SETBACK DEPTH ON WIDE STREET	40.00' 60.00' 70.00'	



APPLICABLE SECTIONS			NOTES:
36-21 36-231	10. ACCESSORY OFF-STREET PARKING		
	A. REQUIRED NUMBER OF PARKING SPACES FOR UG 6:	1 PER 400 SF	
	B. MIN. NUMBER OF PARKING SPACES REQUIRED	25	
	C. BUILDING PROPOSED FLOOR AREA SUBJECT TO PARKING ENLARGEMENT REQUIREMENT 9,795.20 SF / 400 SF = 24.48 SPACES		
	D. 24.48 < 25 SPACES, 0 SPACES REQUIRED		COMPLIES
36-62	11. OFF-STREET LOADING		
	A. UG 6B FLOOR AREA = 9,795.20 SF		
	B. 9,795.20 SF < 25,000 SF, 0 LOADING REQUIRED		COMPLIES
36-711 36-73	12. REQUIRED BICYCLE PARKING		
	A. SPACES FOR UG 6B ENLARGEMENT 9,795.20 SF / 7,500 SF = 1.31	1 SPACE / 7,500 SF	
	TOTAL BICYCLE PARKING REQ'D	(1) SPACE	
	TOTAL BICYCLE PARKING PROVIDED	(1) SPACE	COMPLIES
	B. SIZE OF THE BICYCLE PARKING SPACES 15 x 1 =	15 SF PER SPACE 15 SF PROVIDED	COMPLIES
33-03 26-41	13. STREET TREES REQUIREMENT DEVELOPMENTS OR ENLARGEMENTS THAT INCREASE THE FLOOR AREA OF A ZONING LOT BY 20 PERCENT OR MORE SHALL PROVIDE STREET TREES IN ACCORDANCE WITH SECTION 26-41.		
	A. EXISTING FLOOR AREA ENLARGEMENT FLOOR AREA PERCENT INCREASE	= 11,193.71 SF = 9,795.20 SF = 87.5% > 20%	
	B. (1) TREE / 25.00' FOR STREET FRONTAGE		
	C. 80.00' / 25 = 3.2 = (3) TREES	(3) PROVIDED	COMPLIES

ZONING FLOOR AREA SCHEDULE							
FLOOR	UG	EXISTING GROSS FLOOR AREA	EXISTING ZONING FLOOR AREA	PROPOSED GROSS FLOOR AREA	DEDUCTIONS	PROPOSED ZONING FLOOR AREA	ZONING FLOOR AREA TOTALS
CELLAR	6A	6,116.59 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
FIRST FLOOR	6A	7,361.00 SF	7,361.00 SF	0.00 SF	0.00 SF	0.00 SF	7,361.00 SF
SECOND FLOOR	6B	3,832.71 SF	3,832.71 SF	2,341.34 SF	-57.08 SF	2,284.27 SF	6,116.98 SF
THIRD FLOOR	6B	0.00 SF	0.00 SF	5,447.44 SF	-57.08 SF	5,390.37 SF	5,390.37 SF
FOURTH FLOOR	6B	0.00 SF	0.00 SF	2,169.51 SF	-48.95 SF	2,120.56 SF	2,120.56 SF
GRAND TOTAL		17,310.30	11,193.71 SF	9,958.30	-163.10 SF	9,795.20 SF	20,988.91

FLOOR AREAS BY USE GROUP							
UG	EXISTING GROSS FLOOR AREA	EXISTING ZONING FLOOR AREA	PROPOSED GROSS FLOOR AREA	DEDUCTIONS	PROPOSED ZONING FLOOR AREA	ZONING FLOOR AREA TOTALS	
6A	13,477.59 SF	7,361.00 SF	0.00 SF	0.00 SF	0.00 SF	7,361.00 SF	
6B	3,832.71 SF	3,832.71 SF	9,958.30 SF	-163.10 SF	9,795.20 SF	13,627.91 SF	

# IMPACTS OF I 44 GREENPOINT AVENUE

Presentation by Rolf Carle, Milton Street Block Association  
Brooklyn Community Board I Landmarks Committee Meeting  
November 1, 2022





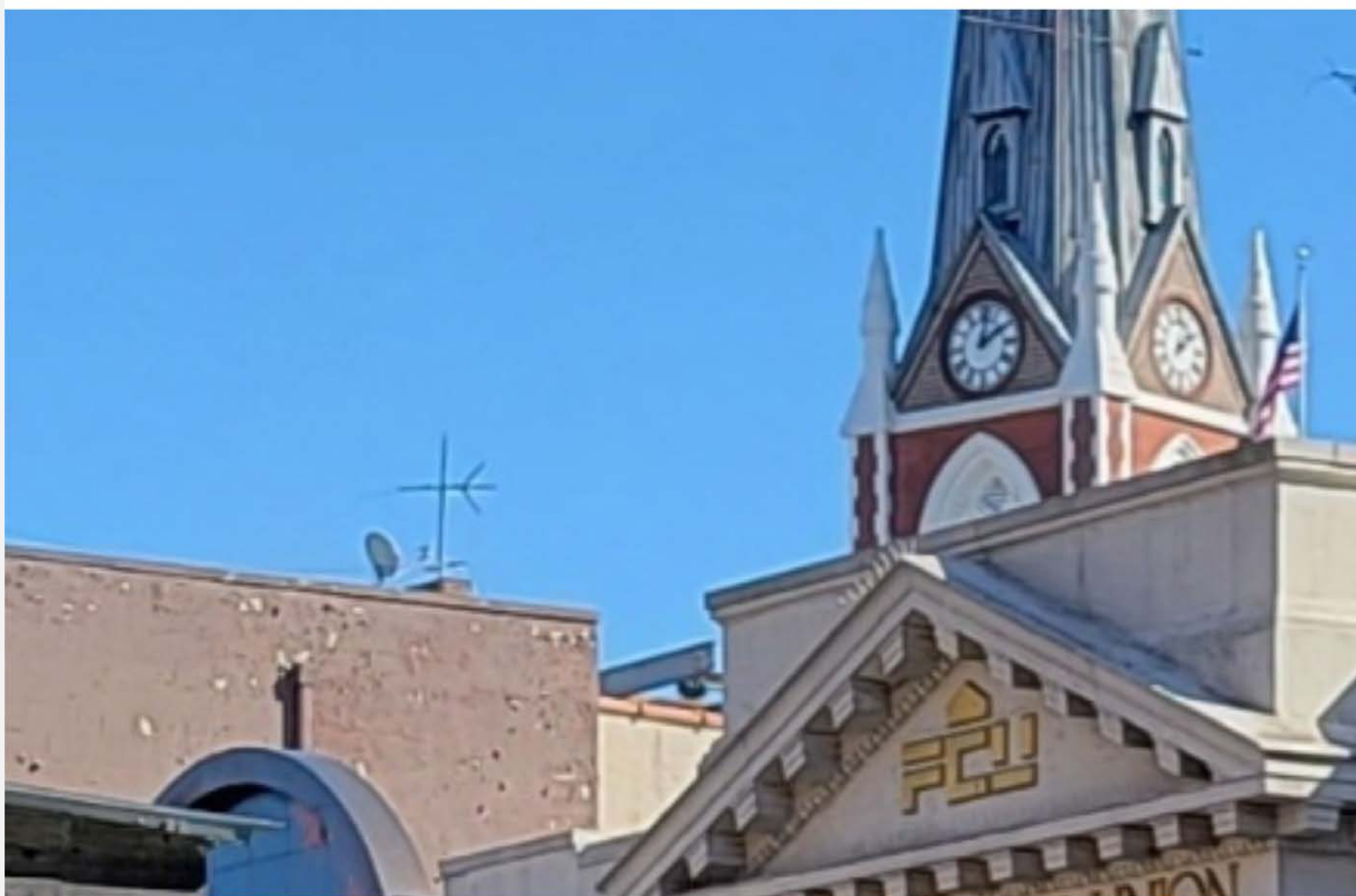
2021 PHOTO OF EXISTING BUILDING



VIEW OF PROPOSED BUILDING







4- Would significant views of St Anthony's church be blocked by the I44 Greenpoint Avenue Proposal?











SHADOWS



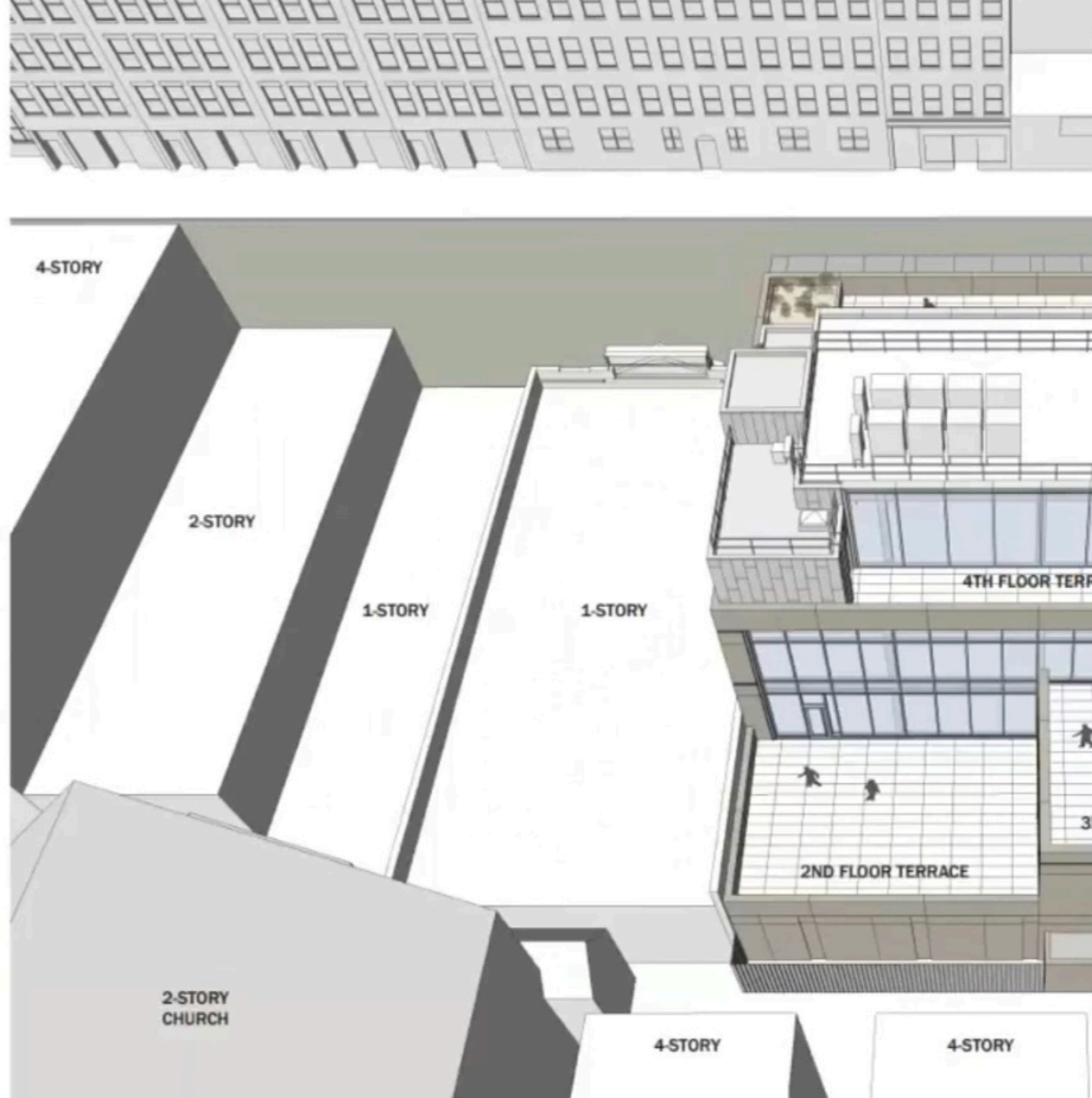




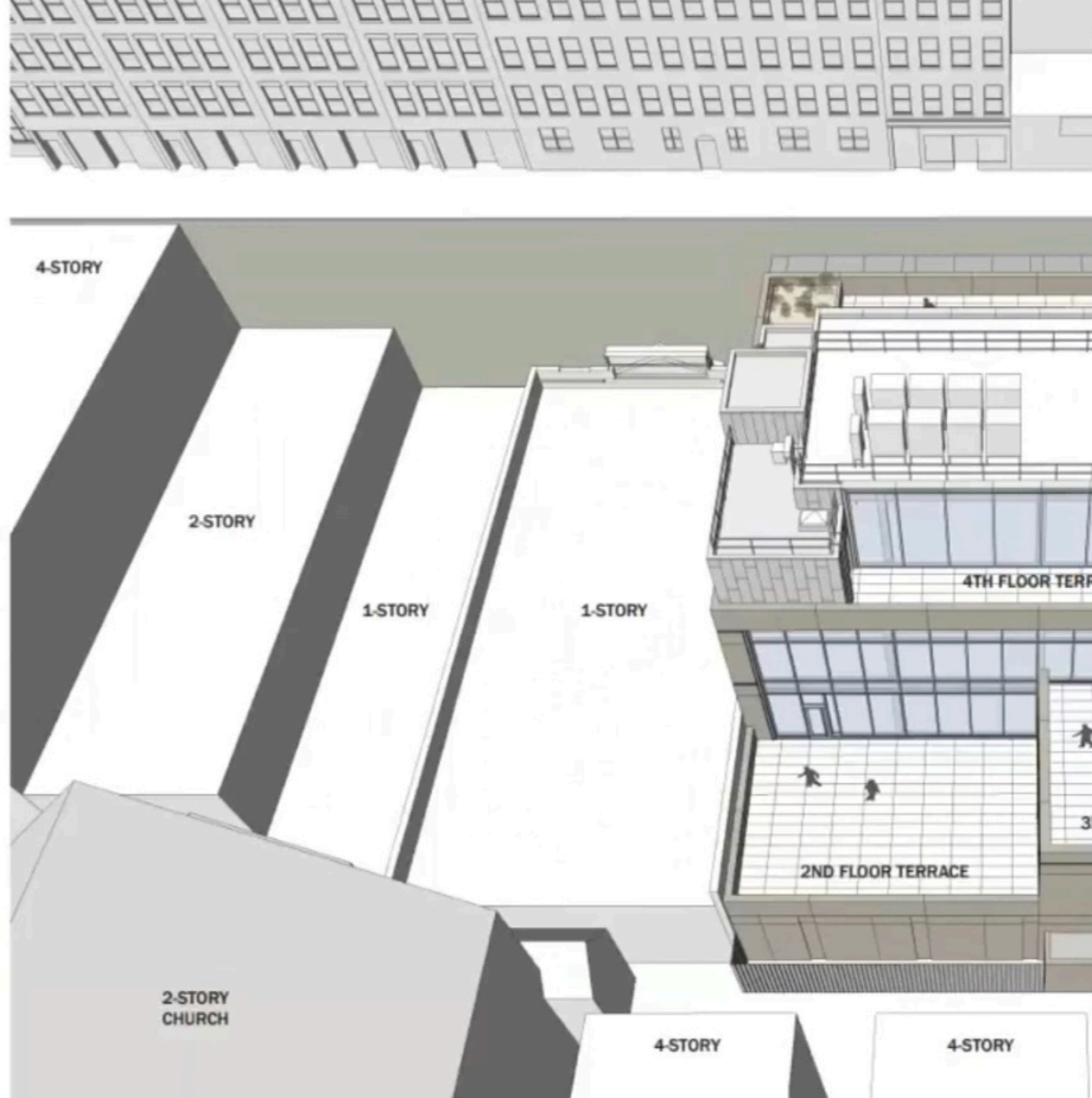










































2021 PHOTO OF EXISTING BUILDING



VIEW OF PROPOSED BUILDING



DATE: 11-9-22  
 1. Public Meeting  
 2. Board Meeting  
 3.  
 4.  
 5.

NAME	ROLL CALL 1ST	ROLL CALL 2ND	ROLL CALL 3RD	ROLL CALL 4TH	ROLL CALL 5TH
GINA ARGENTO	✓	✓			
BOGDAN BACHOROWSKI	✓	✓			
LISA BAMONTE		✓			
GINA BARROS	✓	✓			
ERIC BRUZAITIS	✓	✓			
IRIS CABRERA	✓	✓			
PHILIP CAPONEGRO	✓	✓			
FRANK P. CARBONE	✓	✓			
STEPHEN CHESLER	✓	✓			
MICHAEL CHIRICHELLA					
THERESA CIANCIOTTA					
STEPHANIE CUEVAS					
RONAN DALY					
GIOVANNI D'AMATO		✓			
ERIN DRINKWATER	✓	✓			
ARTHUR DYBANOWSKI					
LLOYD FENG					
JULIA AMANDA FOSTER		✓			
DEALICE FULLER		✓			
CRYSTAL GARCIA		✓			
JOEL GOLDSTEIN	✓	✓			
JOEL GROSS	✓	✓			
DAVID HEIMLICH	✓	✓			
SABRINA HILPP	✓	✓			
KATIE DENNY HOROWITZ	✓	✓			
SONIA IGLESIAS					
MOISHE INDIG		✓			
ROBERT JEFFERY	✓	✓			
BOZENA KAMINSKI	✓	✓			
CORY KANTIN	✓	✓			
PAUL KELTERBORN	✓	✓			
WILLIAM KLAGSBALD		✓			
YOEL LANDAU	✓	✓			
MARIE LEANZA	✓	✓			
YOEL LOW	✓	✓			
TRINA McKEEVER	✓	✓			
ADAM MEYERS	✓	✓			
SANTE MICELI	✓	✓			
TOBY MOSKOVITS	✓	✓			
RABBI DAVID NIEDERMAN	✓	✓			
KAREN NIEVES	✓	✓			
MARY ODOMIROK	✓	✓			
JANICE PETERSON		✓			
BELLA SABEL		✓			
ISAAC SOFER	✓	✓			
DEL E. TEAGUE	✓	✓			
WILLIAM VEGA	✓	✓			
MARIA VIERA					
SIMON WEISER					
TOTAL:	22	34			
TIME:	10:05	10:21			





**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)



*Landmark*

Letter to LPC RE: 144 Greenpoint Avenue

LPC -22-07187

**BOARD MEETING AND PUBLIC HEARING**

DATE: 11-9-22

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CORY KANTIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PAUL KELTERBORN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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FRANK CARBONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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THERESA CIANCIOTTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHANIE CUEVAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADAM MEYERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RONAN DALY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CRYSTAL GARCIA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAVID HEIMLICH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time 6:54 Tally: 25 YES 4 NO 0 ABS 0 RECUSAL



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



Land Use Letter to DOB  
 to Leave CB#1's Policy RE: Variance  
 Work Permits As is and to Post the Resolution  
 on the Website.

**BOARD MEETING AND PUBLIC HEARING**

DATE: 11/9/22

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ERIC BRUZAITIS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CORY KANTIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PAUL KELTERBORN	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STEPHANIE CUEVAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADAM MEYERS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
RONAN DALY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LLOYD FENG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRYSTAL GARCIA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DAVID HEIMLICH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KATIE DENNY HOROWITZ	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: 7:39 Tally: 19 YES 7 NO 2 ABS 1 RECUSAL





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 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)



*SLA - Vok  
 Accept Report  
 as written*

**BOARD MEETING AND PUBLIC HEARING**

DATE: *11/9/22*

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CORY KANTIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PAUL KELTERBORN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOтта	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHANIE CUEVAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADAM MEYERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RONAN DALY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LLOYD FENG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRYSTAL GARCIA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAVID HEIMLICH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: *7:43* Tally: *31* YES *0* NO *0* ABS *0* RECUSAL



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



*By Laws Motion  
to Post By Laws  
On the Website.*

**BOARD MEETING AND PUBLIC HEARING**

DATE: *11/9/22*

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ROBERT JEFFERY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CORY KANTIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PAUL KELTERBORN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHANIE CUEVAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADAM MEYERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RONAN DALY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LLOYD FENG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRYSTAL GARCIA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAVID HEIMLICH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KATIE DENNY HOROWITZ	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: *7:56* Tally: *28* YES *0* NO *1* ABS *0* RECUSAL





**COMMUNITY BOARD NO. 1**  
 435 GRAHAM AVENUE – BROOKLYN, NY 11211  
 PHONE: (718) 389-0009  
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 Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)



*Environmental Protection*  
*Waste Pipe?*

Letter to Approve the DOT Revocable Consent

Order for RP# 2592 (New) to Construct, maintain & use  
 Proposed 12" Diameter Wastewater Pipe at 325 Kent Ave  
**BOARD MEETING AND PUBLIC HEARING** DATE: 11/9/22

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CORY KANTIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PAUL KELTERBORN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHANIE CUEVAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADAM MEYERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RONAN DALY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LLOYD FENG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRYSTAL GARCIA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAVID HEIMLICH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: 8:11 Tally: 24 YES 0 NO 0 ABS 0 RECUSAL



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*Environmental Protection  
 Letter to National Grid  
 Provide Data to The Board -*

**BOARD MEETING AND PUBLIC HEARING** DATE: 11/9/22

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CORY KANTIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PAUL KELTERBORN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHANIE CUEVAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADAM MEYERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RONAN DALY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LLOYD FENG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRYSTAL GARCIA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAVID HEIMLICH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: 8:28 Tally: 24 YES 6 NO 0 ABS 0 RECUSAL





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 PHONE: (718) 389-0009  
 FAX: (718) 389-0098  
 Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)  
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Vote: Meeting  
Calendar

**BOARD MEETING AND PUBLIC HEARING**

DATE: 11/9/22

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CORY KANTIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PAUL KELTERBORN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHANIE CUEVAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADAM MEYERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RONAN DALY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LLOYD FENG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRYSTAL GARCIA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAVID HEIMLICH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: 8:33 Tally: 25 YES 0 NO 0 ABS 0 RECUSAL



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

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

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BROOKLYN BOROUGH PRESIDENT



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FIRST VICE-CHAIRMAN

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SECOND VICE-CHAIRPERSON

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VACANT  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

November 9, 2022

**COMMITTEE REPORT**  
**Land Use, ULURP, Landmarks (subcommittee)**  
**Committee**

**TO:** Chairperson Fuller and CB1 Board Members

**FROM:** Del Teague, Committee Chair

**RE:** Land Use Committee Report from November 1, 2022

---

The Committee met in the Evening of November 1, 2022, at, 6:30 PM Via WEBEX.

**ATTENDANCE**

Present: Teague, Viera; McKeever; Chesler; Kaminski; Kantin; Kelterborn; Meyers; Miceli; Rabbi Niederman; Nieves; Sofer; Vega; Weiser; Kawochka\*; Naplatarski \*; (\**non-board member*)

Absent: Drinkwater Indig; Andrews\*; Berger \*; Stone\* \*; (\**non-board member*)

A quorum was present

---

**AGENDA**

The Board Chair referred to the committee several emails requesting the Board approval for after-hour variance requests. Attached to this report are three requests: Williamsburg Houses, 676 Leonard Street, and Alley Construction Corp. The developers for Williamsburg Houses and 676 Leonard Street describe their work as consisting of only internal work that will not result in audible noise or strife to surrounding residents.

The full board previously voted not to support requests for After-hour Variances. As this was not on the committee agenda, and therefore the community was not on notice that this matter would be discussed, the committee did not vote on a recommendation, but did engage in an informal discussion.



Some members felt the board's standing resolution should remain. Several others suggested we might want to revisit, especially in light of several recent requests that are limited to internal work that may not result in a noise or traffic burden on the surrounding community.

With respect to Williamsburg Houses, we agreed that since the residents have a tenant association, we could have the developer reach out for support from the association to confirm that granting the variance would not be burdensome to the surrounding residents. Johana contacted the developer who agreed to reach out to the association. In the meantime, Johana also reached out to the head of the tenant association, who told her that the association supports the variance and assured her that we would receive a written letter of support.



Matthew Rooney  
Principal  
Williamsburg PACT LLC  
C/O RDC Development LLC  
170 Froehlich Farm BLVD  
Woodbury, NY 11797

To: Dealice Fuller, Chairperson of Brooklyn Community Board 1

Re: Williamsburg Houses Historic Rehabilitation

As you are aware, RDC Development is currently undertaking the Historic Rehabilitation of Williamsburg Houses, the public housing development located between Leonard Street and Bushwick Avenue and Maujer Street and Scholes Street in Williamsburg, Brooklyn. Williamsburg Houses is a landmarked property, landmarked by the Landmark Preservation Commission in 2003, and consists of 20 buildings containing 1,621 apartments.

The Scope of Work for this Historic Rehabilitation includes the conversion of the buildings heating systems to modern hydronic heating, replacement of all water distribution piping, new roofs, kitchen cabinets and appliances, new bathroom finishes and new windows, the installation of free Wi-Fi for residents, new entry security camera systems, amongst other improvements. In addition, the project consists of the abatement of all Lead Based Paint in the buildings, the abatement of disturbed asbestos in the buildings, and the addressing of all water infiltration to prevent mold. The expected completion date of the project is 12/31/24. In order to complete this work in a safe and timely manner, and not subject the residents to environmental hazards during abatement, we are temporarily relocating residents to vacant apartments within Williamsburg Houses during the duration of work in their Apartment. The Temporary Relocation is taking place by Stairhalls, ensuring work is only preformed in vacant Stairhalls. There are no residents in the respective Stairhalls while construction work is taking place.

Our focus, along with our project Partners the New York City Housing Authority and The Williamsburg Houses Residents Association, is to complete the rehabilitation as quickly as possible to limit the hazard exposure to the environmental contaminates currently present in the apartments as well as minimize the amount of time residents are temporarily relocated from their apartment during construction.

To this end, we are requesting to receive After Hour Variances from DOB to preform work in the empty Stairhalls on Saturdays only from 9:00AM to 4:00PM. We are requesting your support for these After Hour Variances as it will facilitate a faster completion for the project and allow us to deliver the safe and high-quality housing the residents deserve as fast as possible.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew Rooney", written over a blue circular stamp.

Matthew Rooney  
Principal, RDC Development

Notarization State of New York, County of: NASSAU  
Sworn to, or affirmed under penalty of perjury, before me  
This 19TH day of OCTOBER 2022

A handwritten signature in black ink, appearing to read "Medine Ustaalioglu", written over a horizontal line.  
Notary Signature

**Medine Ustaalioglu**  
Notary Public, State of New York  
Registration No. 01US6151778  
Qualified in Nassau County  
Commission Expires Aug. 28, 2025



**From:** Levon Gharagyozyan <leva.nrg@gmail.com>  
**Sent:** Wednesday, October 26, 2022 2:46 PM  
**To:** BK01 (CB) <bk01@cb.nyc.gov>  
**Subject:** [EXTERNAL] 676 Leonard Street Afterhour Variance

You don't often get email from leva.nrg@gmail.com. [Learn why this is important](#)

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Hello,

I am writing on behalf of my client - Rockall Construction Corp. We are performing work at 676 Leonard Street for a 3rd story penthouse addition. We have been getting approved by the NYC DOB for after hour variances on Saturdays between 10am and 4pm due to traffic and thus public safety challenges during work days. The DOB informed us that community board 1 in Brooklyn no longer approves any variances to permits. The work on the exterior of the building is complete, and we just need another after hour variance for Saturday to complete the interior work. We should be able to wrap up the project with that one variance. We would like to respectfully request that you consider approving one last variance for Saturday between 10 am and 4 pm to avoid causing undue hardship completing this project. We understand and respect that the community does not want any work being performed that will cause unnecessary disturbances especially on the weekends, but the work remaining will not produce any audible noise, will be limited to the interior only, and will not cause any strife for the neighbors or the community. So please consider our request as an exception to your stance against after hour variances this one time.

Thank you kindly for your time and please do not hesitate to reach out with any questions or concerns.

Best regards,



**Fw: [EXTERNAL] 676 Leonard Street Brooklyn, NY 11222 | Variance request**

---

**From:** david nash <nashdavid1@mac.com>  
**Sent:** Thursday, November 3, 2022 4:50 PM  
**To:** BK01 (CB) <bk01@cb.nyc.gov>  
**Subject:** [EXTERNAL] 676 Leonard Street Brooklyn, NY 11222 | Variance request

To: Miss Del Teague,

My name is David Nash and I am the property owner at 676 Leonard St., Brooklyn, NY 11222. I have had a renovation project open for the last five months or so at my property. We are nearing completion , and concentrating on interior work at this point. Over the past few months, we've had success in obtaining Saturday variance work permits, which have proved extremely helpful. Just recently, (over the past couple weeks) all of our attempts have been denied. I humbly ask for your consideration in allowing us, these variance permits for the month of November. We have two small children and the entire family has been bunked up in the basement while this work is being done. I'm sure you can imagine, we are very anxious to put the kids in proper bedrooms. The last bit of info that I would share- A Neighbor, two doors down... On a walk last Saturday, I heard construction noise coming from the property and was able to take a picture of the variance permit that they somehow obtained. I was super confused as to why we would be denied while our neighbors on the same street are somehow allowed. Again, the work needing to be done is

11/7/22, 9:42 AM

Mail - BK01 (CB) - Outlook

really not noisy as it will all be indoors. Also, I'm only looking for the month of November. I ask very kindly for your consideration in this matter. Please do not hesitate to call with any questions that you have.

Sincerely,

David Nash  
917-297-5706



**[EXTERNAL] ALLEY CONSTRUCTION CORP - JOB#:B00783361**

Traust Consulting <altrustc@gmail.com>

Tue 10/25/2022 5:01 PM

To: BK01 (CB) <bk01@cb.nyc.gov>

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Good afternoon hope all is well,

I am reaching out on behalf of Alley Construction corp regarding a AHV permit for work during Saturdays for location 111 Clay Street Brooklyn NY 11222. As I was informed we would need a CB 1 approval first to obtain an AHV permit.

Would you be able to assist me with this matter?

It would be greatly appreciated.  
Thank you!

--



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Email: [altrustc@gmail.com](mailto:altrustc@gmail.com)

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DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

November 9, 2022

## COMMITTEE REPORT

### SLA REVIEW AND DCWP COMMITTEE

TO: Chairperson Dealice Fuller  
And CB#1 Board Members

FROM: Arthur Dybanowski, Chair  
SLA Review & DCWP Committee

RE: Committee Meeting on October 25, 2022

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The SLA Review & DCWP Committee met at Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Avenue) at 6:30 pm on October 25, 2022, Representatives of the Community Board and other Community Board members participated in the discussion and review of the applications. Applicants were advised that the meeting was to end at 9:00 pm and those applications not reached would be postponed to the next Committee meeting. Prior to the meeting, the List of New and Renewal applications that had been posted at the Public Hearing was provided to the 90 and 94 Precincts of the NYPD for their review.

### ATTENDANCE:

Present: Dybanowski; Bachorowski; Barros; Bruzaitis; Daly; Foster; Miceli  
Absent: Sofer; Cohen\* (\*Non-Board member)

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### LIQUOR LICENSES

### NEW:

1. Afuri New York LLC, dba Afuri Ramen, and Dumpling 61 North 11<sup>th</sup> Street, (New Application, and Temporary Retail Permit, liquor, wine, beer, cider, rest) Committee recommends **Approval**.



2. Bushwick Beer Garden LLC, dba Rebel Café & Garden, 2 Knickerbocker Avenue, (Corporate Change, liquor, wine, beer, cider, rest) Committee recommends **Approval**.
3. Bondi-156 N 4 TH Street LLC, dba TBD, 156 North 4<sup>th</sup> Street, (New Application, and Temporary Retail Permit, wine, beer, cider, rest) Committee recommends **Approval with conditions; stipulations:** 1) Roofing over outside, cover with a permanent fixture. 2) Open until 10 PM. 3) Outdoors 8 seats.
4. Corp to be Formed by Bernard Alex Torres, dba TBD, 78 Kingsland Avenue, (New Application, liquor, wine, beer, cider, cabaret (Musical or other entertainment with 600 or more patron Capacity) Applicant requests **Postponement to be presented to the Full Board**.
5. PQ Coffee Roasters LLC, dba Pueblo Querido, 644-698 Manhattan Avenue aka 88-90 Norman Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, coffee shop) Applicant requests **Postponement**.
6. Red Rover BK LLC, dba Red Rover, 928 Manhattan Avenue, (New Application, liquor wine beer, cider, tavern) Committee recommends **Approval with conditions, pending signatures, agreed to soundproofing; umbrellas 11 PM Monday- Thursday**.

#### **RENEWAL:**

1. 61 Withers Street LLC, dba Beau, 61 Withers Street Brooklyn, (Renewal, liquor, wine, beer, cider, rest)
2. Chavin Group Inc., dba Chimu Bistro, 482 Union Avenue, (Renewal, liquor, wine, beer, cider, rest)
3. Fin Du Monde Foods LLC, dba Fin Du Monde, 38 Driggs Avenue, (Renewal, liquor, wine, beer, cider, rest)
4. Fulgurances NYC LLC, dba Laundromat, 132 Franklin Street, (Renewal, liquor, wine, beer, cider, rest)
5. JFW LLC, dba Francie, 134 Broadway, (Renewal, liquor, wine, beer, cider, rest)
6. Jupiter Disco LLC, dba Jupiter Disco, 1237 Flushing Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
7. Kashida Group Inc., dba Dashi Brooklyn, 119 Ingraham Street, Store 1, (Renewal, liquor, wine, beer, cider, rest)
8. Mexico 2000 Restaurant Corp., 369 Broadway, (Renewal, liquor, wine, beer, cider, rest) No appearance by the applicant. The committee recommends **Denial**.
9. Pebble Corp, dba Sweet Chick, 164 Bedford Avenue, (Renewal, liquor, wine, beer, cider, rest)
10. OHB Kent LLC, dba Other Half Domino Park, 266 Kent Avenue, Retail #3, AKA 34 River Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
11. Redd's Tavern, 511 Grand Street, (Renewal, liquor, wine, beer, cider, bar, tavern)

Renewal licenses were posted at the Public Hearing of the Community Board and all members were encouraged to review the list and report any issues or concerns to the SLA Review Committee. The list was also provided to both the 90 and 94 Precincts of the NYPD. After review, the Committee recommends **APPROVAL** of all Renewal applications **except for #8 Mexico 2000 Restaurant Corp.** No appearance by applicant. The committee recommends **Denial**.

**ITEMS PREVIOUSLY ANNOUNCED (POSTPONED)**

1. Akifume Miyazono, dba TBD, 50 Norman Avenue & 95 Guernsey Street, (New Application and Temporary Retail Permit, wine, beer, cider, rest) Applicant requested **Postponement**.
2. Baanee Inc., 175 Kent Avenue, (New Application, and Temporary Retail Permit, wine, beer, cider, rest) Committee recommends **Approval**.
3. C & Z Yuna Inc., dba Verge, 159 Franklin Street, (New Application and Temporary Retail Permit, wine, beer, cider, rest) Committee recommends **Approval with conditions**, pending signed stipulation. The owner will not rent the garage.
4. La Nortena Rest No 2 Corp., 255 A Graham Avenue, (Class Change, wine, beer, cider, rest) Committee recommends **Approval with conditions**, changed hours to 2:00 AM, Signatures from neighbors; Graham Street and from across the street.
5. Mayu Restaurant Inc. dba Warique Garden, 181 Graham Avenue, (Class Change, liquor, beer, cider, rest) No appearance by applicant. The committee recommends **Denial**.
6. Sandra Hills LLC, dba Hills Kitchen, 112 Graham Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider) Committee recommends **Approval**
7. Shake Shack New York LLC, dba Shake Shack, 160 Berry Street, (New Application, and Temporary Retail Permit, wine, beer, cider, rest) Committee recommends **Approval with the condition of no outdoor space**.
8. Showfields NY 2 LLC, dba, 187 Kent Avenue (New Application, wine, beer, cider, bar/tavern) Committee recommends **Approval with conditions, 6 good signatures from upstairs tenants**.
9. TVC 15 LLC, 90 Wythe Avenue, (New application and Temporary Retail Permit, liquor, wine, beer, cider) **Applicant withdrew the application**.
10. YHG Hospitality Inc., 595 Manhattan Avenue, (New Apartment and Temporary Retail Permit, liquor, wine, beer, cider, rest) Committee recommends **Approval with the condition, agreed to no rooftop**.



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

**WHEN:** Monday, November 28, 2022  
**TIME:** 6:30 PM (Meeting will end at 9:00 PM)  
**WHERE:** Swinging Sixties Senior Center  
211 Ainslie Street  
(Corner of Manhattan Avenue)

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COUNCILMEMBER, 34th CD

November 9, 2022

## COMMITTEE REPORT

**TO:** Chairperson Fuller and CB1 Board Members

**FROM:** Adam Meyers, Committee Chair

**RE:** By Laws Committee Report from October 26, 2022

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The Committee met in the Evening of October 26, 2022, at, 6:30 PM Via WEBEX.

### A quorum of eight attended:

**Present:** Meyers (Chair) ;Chesler; Foster; Goldstein; Heimlich; Klagsbald; Peterson;  
Weiser (Ex Officio)

**Absent:** Iglesias (Co-Chair); Cuevas; Daly; Niederman

William Vega, a non-committee member, also attended.

The published agenda included two items:

1. Review of the bylaws
2. Discussion of parliamentary issues

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### **A. Brainstorming on Possible Bylaws Reform**

The Chair opened the meeting and invited discussion regarding any issued related to the bylaws or parliamentary procedure that committee members felt might be productively addressed by the committee over the current term.

#### *1. Limitation on Non-Board Member Participation in Committees*



Mr. Weiser suggested that the bylaws should limit the number of non-board members (NBMs) who can be appointed to the committees of the Community Board. He suggested that NBMs should be limited to a maximum of two per committee. He noted that he has raised this issue with the Chair on multiple occasions, and that he had written an email to this effect. He expressed the concern that in committees like the Transportation and Land Use Communities the positions of board members have been overridden by the significant number of NBM votes.

Mr. Meyers sought clarity on the process for appointing NBMs to committees, and whether that was currently entirely within the discretion of the Chair.

Mr. Chesler noted that while NBMs have equal voting power within committees to board members, but that in the committee reports the vote tallies are broken out to show how NBMs voted relative to board members. He also expressed that the participation of NBMs in committees was valuable, bringing unique experience and perspective to the work of the committees and bolstering the attendance in committee meetings.

Mr. Heimlich noted that the participation of NBMs in the SLA committee was problematic, and that they did not bring much relevant experience.

Ms. Foster noted that board members bring more commitment and expend more effort in community board work than NBMs do.

Mr. Chesler confirmed that the City Charter's community board provisions authorize the participation of NBMs in committees. Ms. Foster noted that the bylaws require that the chairs of committees be board members.

Mr. Klagsbad questioned whether the requirement for separate tallying of the board member and NBM votes was being implemented.

Mr. Klagsbad asked whether the committee would vote on this change. Mr. Chesler noted that the bylaws require that amendments first be submitted to the Board Chair and are only thereafter reviewed by the Bylaws committee. Mr. Meyers noted that Mr. Weiser suggested that the idea had already been referred to the Chair, but that he (Meyers) was unaware of that suggestion having actually been forwarded to the committee.

Mr. Vega noted that NBM participation on committee meetings is a good way for community members to start working with the Board, that their participation is often helpful when board members don't attend meetings, and that NBMs bring additional diversity of background/perspective and allow the ability to participate to those that don't have relationships with elected officials.

Mr. Klagsbad suggests that NBMs could still participate in committee discussions and influence decisions even if they lacked the ability to vote.

Ms. Peterson noted the importance of the community being able to communicate to board members.

Mr. Heimlich raises the question of how we might decide which NBMs to appoint if they were limited in number. Mr. Meyers suggests that the logic of the current Bylaws would vest that discretion with the Board Chair. Mr. Vega observes that the Board Chair's power to staff committees is an important power, but that she should exercise this in consultation with the relevant committee chairs, because the committee chairs better understand the resources and perspectives necessary to the committee's work.

Mr. Heimlich reaffirms that NBMs should be limited to two, and that while other NBMs will still be allowed to attend and discuss, the board member majorities should be solidified.

Ms. Peterson questions whether there is really a problem here with outsized majorities of NBMs in committees, suggests that we should reach out to the committees to see whether committees are struggling with this. Mr. Chesler notes that on the Environmental Committee there has never been a problem with NBMs and they've purely been beneficial. Mr. Chesler notes that the information on NBM membership in committees is reflected on the CB1 website.<sup>1</sup>

## *2. Exempt Bylaws Committee from the Four-Meeting Requirement where there is no Active Business*

Ms. Foster suggested that in past years the Bylaws committee has had little business to meet about, but that past chairs have still been pressured to meet and questioned regarding the absence of substance to the meeting agendas.

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<sup>1</sup> As of November 7, 2022, the CB1 website reflects the following breakdown of board member and NBM committee members for CB1's committees:

Committee	Board		Non-Board	
	#	%	#	%
Board Budget	7	100%	0	0%
By Laws, Etc.	11	100%	0	0%
Capital Budget	6	100%	0	0%
Economic Development	5	56%	4	44%
Education & Youth	7	100%	0	0%
Environmental Protection	9	75%	3	25%
Housing & Public Housing	13	87%	2	13%
Land Use, Etc.	16	76%	5	24%
Ad Hoc Cmte on Outreach, Etc.	5	83%	1	17%
Parks & Waterfront	11	73%	4	27%
Public Safety, Etc.	16	89%	2	11%
SLA Review	9	90%	1	10%
Transportation	10	77%	3	23%
Veterans Affairs	3	100%	0	0%
Women's Issues	10	83%	2	17%



Mr. Klagsbald questions the process by which meetings are scheduled, and whether committee chairs might decline to schedule meetings to discuss business if they were not compelled to do so by the four-meeting requirement.

*3. Make the Bylaws Widely Available*

Mr. Vega suggests that the most current version of the Bylaws should be available to all committee members.

Ms. Peterson reiterates the importance of all board members being provided with current copies of the Bylaws. It could be circulated annually at the beginning of each year.

*4. Bylaws should State the Goals and Objectives of the Community Board*

Ms. Peterson noted that the Bylaws don't state what the Community Board is supposed to accomplish.

*5. Bylaws should Include Personnel Practice Code*

Ms. Peterson noted that the Board has been unable to enforce parts of the Bylaws, including the requirement that the First Vice Chair supervise and report upon the work of the District Manager and Staff

*6. Bylaws should Regulate Conflicts of Interest*

Ms. Peterson notes the problem of conflicts of interest on the Board, especially in relation to the board members that are affiliated with local community-based organizations.

Mr. Chesler and Mr. Meyers note that Section XI of the Bylaws do address conflicts of interest with board members. Mr. Meyers noted that he would circulate a current copy of the Bylaws with the meeting report. Discussion of the different kinds of "conflicts of interest," contrasting direct financial conflicts from other philosophical preferences or loyalties. Ms. Peterson notes the changing political affiliations in the neighborhood, suggesting that these might need to be addressed differently by the Bylaws.

*7. In addition to the Bylaws, CBI should also have a "social compact"*

Ms. Peterson notes that the Bylaws should be kept brief, but that another code should be established to guide how board members interact with one another.

Mr. Meyers, on behalf of Ms. Iglesias, expresses additional support for a code of conduct regulating the relationships between the members. Ms. Foster agrees that more should be done to ensure that members interact with one another in appropriate and polite manners. Ms. Peterson suggests we should put the question of an appropriate code of conduct out to all the committees for their input. Ms. Peterson also notes that board members have left without recognition, and that there have been fewer events allowing board members to come together and interact with one another.

Ms. Peterson and Ms. Foster note problems with Community Board morale, and the influx of personal and political issues intruding upon the Board's work. Ms. Peterson suggests that the Board might retain a consultant to help repair internal relationships. Mr. Chesler notes that the current state of the Board has left the public confused about the role of the Board, the way they can participate, etc. There's more the Board could do to communicate publicly about its work.

#### *8. Remove Roberts Rules of Order from the Bylaws*

Ms. Peterson suggests that Roberts Rules of Order (RRO) should be removed from the Bylaws, noting that many other groups have moved on beyond this. Mr. Meyers asks for suggestions as to what alternative procedural systems might be used to replace it. Mr. Peterson is concerned that the Board doesn't even know how to follow it, anyway.

#### *9. Limit/Clarify the Power of the Executive Officers*

Ms. Peterson suggests that the Bylaws vest too much power in the hands of the executive officers, and that those officers are not effectively meeting those responsibilities. Ms. Foster notes that the Bylaws do not state that the First Vice Chair is responsible for the activities of the district staff, but only that he has an obligation to report on it. Discussion of the issues around the retirement of the District Manager, the accumulation of overtime, etc. Ms. Peterson/Ms. Foster suggest that at minimum the roles of the officers must be clarified so that staff supervision is more clearly assigned.

Mr. Chesler suggests that the Executive Committee could simply handle this under the current Bylaws, in communication with the Board Budget Committee.

Ms. Peterson says that the Board Budget Committee is not being provided information critical to the actual finances associated with operation of the Community Board and District Office.

Mr. Vega observes that more clearly assigning responsibilities among the executive officers will provide a solid foundation for the Board's work going forward.

Ms. Peterson notes that committee chairs have little authority to make decisions with respect to the operation of their committees.

#### *10. Improve Transfer of Institutional Memory, Transparency re Effective Resolutions*

Mr. Meyers notes that as a new member, there's not a good system in place for the transfer of institutional memory/knowledge. This has some social aspects, but also the Board could become more transparent with respect to resolutions or practices that have been established in the past. Mr. Chesler notes that the recent automatic letter from the Board opposing the request for expanded working hours caught him by surprise as well.

#### *11. Improve Compliance with Other Governing Law*

Mr. Meyers raised a recent question regarding the impact of the Open Meetings Law at a recent executive session of the Executive Committee, and wondered whether addressing compliance with other laws could be addressed by the Bylaws committee. Mr. Chesler detailed the



circumstances in which that question arose. Mr. Meyers asks whether the Bylaws committee has ever taken on a role as advisor to the Board with respect to legal or procedural issues. Mr. Chesler explains that the Bylaws committee has not taken this role, but notes that enforcement of internal rules is an ongoing problem—compliance with internal mandates has declined since the pandemic, including with respect to various required reports that have not been written.

#### *12. Term Limits for Executive Officers*

Mr. Chesler suggests that we might establish term limits for officers. Ms. Peterson agrees that it's an important idea. Mr. Chesler agrees to research how the issue is handled at other community boards.

#### *13. Improve Bylaws Formatting*

Mr. Meyers suggests improving the formatting of the Bylaws for better legibility.

### **B. Resolution re Publication of Bylaws**

Mr. Chesler introduces a motion to recommend that the Board include a copy of the current bylaws on the CB1 website. Ms. Foster seconds. 4 in favor. 0 opposed. 2 abstentions. The motion carried. Therefore, the Bylaws Committee hereby recommends to the Community Board that a copy of the current Bylaws be included on the CB1 website.



# **COMMUNITY BOARD No. 1**

**435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813**

**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**



**SIMON WEISER  
FIRST VICE-CHAIRMAN**

**DEL TEAGUE  
SECOND VICE-CHAIRPERSON**

**STEPHEN J. WEIDBERG  
THIRD VICE-CHAIRMAN**

**MARIA VIERA  
FINANCIAL SECRETARY**

**SONIA IGLESIAS  
RECORDING SECRETARY**

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

**DEALICE FULLER  
CHAIRPERSON**

**VACANT  
DISTRICT MANAGER**

**HON. STEPHEN T. LEVIN  
COUNCILMEMBER, 33rd CD**

**HON. ANTONIO REYNOSO  
COUNCILMEMBER, 34th CD**

## **COMMUNITY BOARD NO. 1 BROOKLYN BY-LAWS**



**(Revised 11-10-2020)**



## **BY-LAWS OF COMMUNITY BOARD NO.1 BROOKLYN**

### **I. OFFICERS**

#### **A. THE OFFICERS OF THE BOARD SHALL BE:**

CHAIRPERSON, FIRST VICE CHAIRPERSON, SECOND VICE CHAIRPERSON, THIRD VICE CHAIRPERSON, FINANCIAL SECRETARY, RECORDING SECRETARY, AND MEMBER-AT-LARGE.

#### **B. THE DUTIES OF THE OFFICERS SHALL BE AS FOLLOWS:**

##### **1. CHAIRPERSON**

- a) THE CHAIRPERSON SHALL BE THE CHIEF EXECUTIVE OFFICER OF THE BOARD AND SHALL BE RESPONSIBLE FOR THE OVERALL CONDUCT OF THE AFFAIRS OF THE BOARD.
- b) CALL AND PRESIDE AT ALL REGULAR AND PUBLIC HEARING MEETINGS AND SPECIAL MEETINGS OF THE BOARD.
- c) APPOINT AND REMOVE THE CHAIRPERSON AND MEMBERS OF ALL STANDING AND SPECIAL COMMITTEES UNLESS OTHERWISE SPECIFIED IN THESE BY-LAWS.
- d) CARRY OUT THE DUTIES AND SERVE ON ALL COMMITTEES AND BOARDS AS PRESCRIBED BY THE CITY CHARTER.
- e) PREPARE AN ANNUAL REPORT AT THE END OF EACH CALENDAR YEAR FOR THE BOARD, BOROUGH PRESIDENT, AND CITY COUNCIL MEMBERS FROM THE COMMUNITY DISTRICT.
- f) RESPONSIBLE, ALONG WITH THE FINANCIAL SECRETARY, FOR THE ADMINISTRATION OF FUNDS OBTAINED FROM SOURCES OUTSIDE OF THE CITY GOVERNMENT.

##### **2. FIRST VICE CHAIRPERSON**

- a) SHALL ASSIST THE CHAIRPERSON IN CARRYING OUT THE DUTIES OF THE CHAIR.
- b) SHALL SERVE IN THE PLACE OF THE CHAIRPERSON WHEN THERE IS A VACANCY IN THE OFFICE OF CHAIRPERSON, OR WHEN THE CHAIRPERSON IS UNABLE TO PERFORM HIS/HER DUTIES.
- c) CHAIR THE COMMITTEE ON SERVICE DELIVERY COORDINATION WHICH SHALL MAKE REGULAR MONTHLY REPORTS TO THE BOARD ON THE WORK OF THE DISTRICT MANAGER, LOCAL DISTRICT SERVICE CABINET AND LOCAL SERVICE AGENCIES.
- d) MAY ATTEND ALL DISTRICT SERVICE CABINET MEETINGS AND SHALL ASSIST THE CHAIRPERSON OF THE BOARD IN WORKING WITH THE DISTRICT MANAGER AND THE DISTRICT SERVICE CABINET.
- e) SERVE AS AN EX-OFFICIO MEMBER OF ALL COMMITTEES.

##### **3. SECOND VICE CHAIRPERSON**

- a) SHALL PRESIDE AT MEETINGS IN THE ABSENCE OF THE CHAIRPERSON AND THE FIRST VICE CHAIRPERSON.

- b) CHAIR THE COMMITTEE ON UNIFORM LAND USE REVIEW PROCEDURES (ULURP) WHICH SHALL BE RESPONSIBLE FOR ADVISING THE CHAIRPERSON AND THE BOARD OF ALL ACTIONS NECESSARY FOR THE BOARD TO COMPLY WITH THE TERMS OF THE UNIFORM LAND USE REVIEW PROCEDURE AS TO NOTIFICATION, CALENDARING OF ITEMS, AND HOLDING PUBLIC HEARINGS.
- c) SHALL BE RESPONSIBLE FOR THE CARRYING OUT OF PROCEDURES ADOPTED BY THE BOARD FOR THE UNIFORM LAND USE REVIEW PROCEDURE (ULURP)
- d) PREPARE REPORTS FOR SUBMISSION TO APPROPRIATE CITY AGENCIES ON ACTIONS TAKEN BY THE BOARD UNDER ULURP.
- e) TOGETHER WITH THE THIRD VICE CHAIRPERSON, CONDUCT THE BOARD'S ANNUAL PUBLIC HEARING ON THE CITYWIDE STATEMENT OF NEED AND SUBMIT JOINT RECOMMENDATIONS TO THE BOARD.
- f) PERFORM SUCH OTHER DUTIES CONCERNING ULURP AS THE BOARD OR CHAIRPERSON DIRECT.

#### **4. THIRD VICE CHAIRPERSON**

- a) SHALL PRESIDE AT MEETINGS IN THE ABSENCE OF THE CHAIR, AND THE FIRST AND SECOND VICE CHAIRPERSON.
- b) CHAIR THE COMMITTEE ON THE EXPENSE, CAPITAL AND COMMUNITY DEVELOPMENT BUDGETS AND BE RESPONSIBLE FOR ADVISING THE CHAIRPERSON AND THE BOARD OF ALL ACTIONS NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THE CITY AND FEDERAL AGENCIES RELATIVE TO THE PREPARATION, APPROVAL AND IMPLEMENTATION OF THE EXPENSE, CAPITAL AND COMMUNITY DEVELOPMENT BUDGET INCLUDING HOLDING OF PUBLIC HEARINGS, NOTIFICATION AND CALENDARING.
- c) SHALL PREPARE THE REPORTS FOR THE BOARD'S APPROVAL ON THE EXPENSE, CAPITAL AND COMMUNITY DEVELOPMENT BUDGETS AS THE CHAIRPERSON OR THE BOARD MAY DIRECT FOR SUBMISSION TO THE APPROPRIATE CITY AGENCIES.
- d) TOGETHER WITH THE SECOND VICE CHAIRPERSON, CONDUCT THE BOARD'S ANNUAL PUBLIC HEARING ON THE CITYWIDE STATEMENT OF NEED AND SUBMIT JOINT RECOMMENDATIONS TO THE BOARD.
- e) PERFORM SUCH OTHER DUTIES CONCERNING CAPITAL PROJECTS, EXPENSE ITEMS AND COMMUNITY DEVELOPMENT AS THE BOARD AND CHAIR DEEM APPROPRIATE.

#### **5. FINANCIAL SECRETARY**

- a) SHALL BE RESPONSIBLE FOR KEEPING A FINANCIAL REPORT FOR THE BOARD AND FOR SUBMITTING MONTHLY FINANCIAL REPORTS IN WRITING TO THE BOARD.
- b) SHALL CHAIR THE BUDGET COMMITTEE WHICH SHALL PREPARE THE BUDGET FOR SUBMISSION TO THE BOARD FOR APPROVAL.
- c) MAKE RECOMMENDATIONS TO THE BOARD FOR APPROPRIATE ACTION OR COMMENTS BY THE BOARD.

d) SHALL ALONG WITH THE CHAIRPERSON, BE THE PERSON DESIGNATED BY THE BOARD FOR THE ADMINISTRATION OF ACCOUNTS OF FUNDS OBTAINED FROM SOURCES OUTSIDE CITY GOVERNMENT.

## **6. RECORDING SECRETARY**

a) SHALL BE RESPONSIBLE FOR KEEPING A CLEAR, ACCURATE AND TIMELY RECORD OF THE PROCEEDINGS OF THE BOARD.

b) SHALL TAKE MINUTES OF ALL MEETINGS OF THE BOARD WHICH REFLECT THE SUBSTANCE OF DISCUSSION OF BOARD MEMBERS ALONG WITH THE POSITIONS TAKEN ON EACH ITEM; PREPARE THE INVITES FOR INCLUSION IN THE NOTICE OF THE MEETING AT WHICH THEY ARE TO BE APPROVED; ENSURE THAT AMENDMENTS TO THE MINUTES ARE REFLECTED IN THE ORIGINAL MINUTES.

c) SHALL KEEP AN UP TO DATE FILE ON MINUTES ON RECORD IN THE BOARD'S OFFICE.

## **7. MEMBER AT LARGE**

## **II. EXECUTIVE COMMITTEE**

A. THERE SHALL BE AN EXECUTIVE COMMITTEE WHICH SHALL CONSIST OF THE OFFICERS OF THE BOARD AS SPECIFIED IN THE BY-LAWS AND ONE MEMBER ELECTED AT LARGE WHICH, WILL MEET BEFORE EACH REGULAR MONTHLY MEETING OF THE BOARD TO PREPARE AN AGENDA FOR THE REGULAR BOARD MEETING AND THE PUBLIC HEARING MEETING FOR EACH MONTH.

B. IN CASE OF THE NECESSITY FOR BOARD ACTION BEFORE A MEETING CAN BE HELD, THE EXECUTIVE COMMITTEE MAY MEET AND ACT ON BEHALF OF THE BOARD PROVIDED THAT SUCH ACTIONS SHALL BE SUBJECT TO RATIFICATION BY THE BOARD AT THE NEXT REGULARLY SCHEDULED MEETING.

## **III. MEETING**

A. THERE SHALL BE TEN (10) SCHEDULED MEETINGS OF THE BOARD IN EACH CALENDAR YEAR. ALL MEETINGS SHALL BE OPENED BY THE CHAIRPERSON AT THE APPOINTED TIME INDICATED IN THE NOTICE.

1. REGULAR MEETINGS SHALL BE HELD EACH MONTH (10).

2. PUBLIC HEARING MEETINGS SHALL BE HELD EACH MONTH AND COMBINED WITH THE REGULAR MEETING. IF THE BOARD FINDS NEED TO SCHEDULE A SEPARATE HEARING DATE IT SHALL DO SO BY A MAJORITY VOTE.

3. THE EXECUTIVE COMMITTEE SHALL ESTABLISH A CALENDAR OF THE DATES FOR THE TEN (10) REQUIRED MEETINGS AND PUBLIC HEARING MEETINGS OF THE BOARD, THAT WOULD BE HELD FOR THE FOLLOWING YEAR, FOR THE BOARD'S APPROVAL AT THE REGULAR DECEMBER MEETING. ONCE THE CALENDAR HAS BEEN APPROVED, A MAJORITY OF THE BOARD SHALL BE REQUIRED TO ALTER ANY DATE ON THE CALENDAR. ONCE APPROVED, THE CALENDAR SHALL BE FURNISHED IN WRITING TO EACH MEMBER OF THE BOARD.

4. NOTICE OF EACH INDIVIDUAL MEETING STATING THE DATE, TIME, PLACE AND AGENDA SHALL BE FURNISHED TO EACH MEMBER OF THE BOARD AT LEAST FIVE DAYS PRIOR TO EACH MEETING.



5. SPECIAL MEETINGS MAY BE CALLED BY THE EXECUTIVE COMMITTEE OR UPON THE REQUEST OF TEN MEMBERS OF THE BOARD.

6. WHEN NO SUBSTANTIAL BUSINESS IS SCHEDULED TO BE CALENDARED FOR A PUBLIC HEARING MEETING BY THE DATE OF THE MOST RECENT REGULAR MONTHLY MEETING, THE BOARD CAN, BY TWO-THIRDS VOTE, CANCEL THE MEETING.

7. AT EACH PUBLIC HEARING MEETING, TIME SHALL BE SET ASIDE FOR A PUBLIC SESSION, DURING WHICH TIME PUBLIC REMARKS SHALL BE RECEIVED FROM THE GENERAL PUBLIC. PUBLIC REMARKS SUBMITTED AT PUBLIC SESSIONS SHALL BE LIMITED TO THREE MINUTES PER SPEAKER AND MAY BE EXTENDED BY THE CHAIR. IN ADDITION, THE CHAIRPERSON SHALL BE AUTHORIZED TO IMPOSE SUCH ADDITIONAL REASONABLE LIMITATIONS UPON THE RECEIPT OF PUBLIC SESSION TESTIMONY, SUCH AS LIMITING THE NUMBER OF PERSONS RECOGNIZED TO SPEAK ON A PARTICULAR ITEM OR LIMITING THE TIME ALLOCATED TO DISCUSS A SPECIFIC TOPIC, IN ORDER TO ENSURE THAT SUFFICIENT TIME IS ALLOCATED TO STATED PUBLIC HEARING AGENDA ITEMS AND THAT THE BOARD CAN CONCLUDE THE PUBLIC HEARING AT A REASONABLE HOUR.

#### **IV. QUORUM**

A QUORUM SHALL CONSIST OF A MAJORITY OF THE APPOINTED MEMBERS AND SHALL BE NECESSARY TO CONDUCT BUSINESS, EXCEPT FOR PUBLIC HEARINGS CONDUCTED UNDER THE ULURP, WHEN A QUORUM CONSISTING OF 20% OF THE APPOINTED MEMBERS OF THE BOARD, BUT IN NO EVENT FEWER THAN SEVEN SUCH MEMBERS, SHALL BE REQUIRED.

#### **V. ELECTION OF OFFICERS**

##### **A. PRE-NOMINATION PROCEDURES**

1. AT THE REGULAR APRIL MEETING OF EACH YEAR THE CHAIRPERSON SHALL DESIGNATE AN ELECTIONS COMMITTEE COMPOSED OF FIVE MEMBERS.

2. PRIOR TO THE MAY MEETING, THE ELECTIONS COMMITTEE SHALL CANVASS THE BOARD MEMBER BY LETTER OR PHONE TO ADVISE THEM OF PROCEDURES TO BE FOLLOWED FOR THE ELECTION.

3. AT THE REGULAR MAY MEETING, THE ELECTIONS COMMITTEE SHALL MAKE A REPORT TO THE BOARD.

##### **B. NOMINATIONS**

1. AT THE REGULAR MAY MEETING, NOMINATIONS FROM THE FLOOR WILL BE ENTERTAINED. WITH THE EXCEPTION OF THE REGULAR MAY 2020 MEETING WHERE INSTEAD AT THE DECEMBER 2020 REGULAR MEETING, NOMINATIONS FROM THE FLOOR WILL BE ENTERTAINED. ALL NOMINATIONS FROM THE FLOOR MUST BE MADE AT THE MAY MEETING ONLY WITH THE EXCEPTION OF THE REGULAR MAY 2020 MEETING WHERE INSTEAD ALL NOMINATIONS FROM THE FLOOR MUST BE MADE AT THE DECEMBER 2020 MEETING ONLY. A MEMBER MAY NOMINATE ANY VALID MEMBER OF THE BOARD, INCLUDING HIMSELF OR HERSELF. NOMINATIONS WILL BE CLOSED BY VOTE AT THE MAY MEETING WITH THE EXCEPTION OF THE REGULAR MAY 2020 MEETING WHERE INSTEAD NOMINATIONS WILL BE CLOSED BY VOTE AT THE DECEMBER 2020 MEETING.

2. A MEMBER NEED NOT BE PRESENT TO BE NOMINATED.

3. NOMINATIONS NEED NOT BE SECONDED.

4. A BOARD MEMBER, WHO HAS BEEN NOMINATED, MAY DECLINE THE NOMINATION AT THE REGULAR MAY MEETING, OR IN WRITING TO THE ELECTIONS COMMITTEE AT LEAST 10 DAYS PRIOR TO THE ELECTION. (WITH THE EXCEPTION OF THE REGULAR MAY 2020 MEETING WHERE INSTEAD A BOARD MEMBER, WHO HAS BEEN NOMINATED, MAY DECLINE THE NOMINATION AT THE DECEMBER 2020 REGULAR MEETING, OR IN WRITING TO THE ELECTIONS COMMITTEE AT LEAST 10 DAYS PRIOR TO THE ELECTION). UNLESS A FORMAL DECLARATION OF NOMINATION IS MADE IN THE AFOREMENTIONED MANNER, THE NAME OF ANY PERSON NOMINATED AT THE REGULAR MAY MEETING WILL APPEAR ON THE BALLOT. (WITH THE EXCEPTION OF THE REGULAR MAY 2020 MEETING WHERE INSTEAD UNLESS A FORMAL DECLARATION OF NOMINATION IS MADE IN THE AFOREMENTIONED MANNER, THE NAME OF ANY PERSON NOMINATED AT THE DECEMBER 2020 REGULAR MEETING WILL APPEAR ON THE BALLOT).

### **C. ELECTIONS**

1. THE PERSONS SERVING ON THE ELECTIONS COMMITTEE WILL ASSIST THE CHAIR IN THE CONDUCT OF THE ELECTIONS.

2. THE ELECTION WILL BE HELD AT THE REGULAR MEETING OF THE BOARD IN JUNE WITH THE EXCEPTION OF JUNE 2020 WHERE INSTEAD THE ELECTION WOULD BE HELD AT THE REGULAR MEETING OF THE BOARD IN JANUARY 2021.

3. TIME SHOULD BE SET ASIDE AT THE JUNE MEETING (WITH THE EXCEPTION OF JUNE 2020 WHERE INSTEAD TIME SHOULD BE SET ASIDE AT THE JANUARY 2021 MEETING) PRIOR TO THE ELECTION FOR CANDIDATES WHO CHOOSE TO ADDRESS THE BOARD. (REMARKS ARE TO BE LIMITED TO 5 MINUTES.) ANY INTERESTED CANDIDATE SHOULD CONTACT THE ELECTIONS COMMITTEE IN WRITING AT LEAST 20 DAYS PRIOR TO THE JUNE BOARD MEETING TO INFORM THEM OF THE CANDIDATE'S INTENTION TO ADDRESS THE BOARD (WITH THE EXCEPTION OF JUNE 2020 WHERE INSTEAD INTERESTED CANDIDATES SHOULD CONTACT THE ELECTIONS COMMITTEE IN WRITING AT LEAST 20 DAYS PRIOR TO THE JANUARY 2021 BOARD MEETING TO INFORM THEM OF THE CANDIDATE'S INTENTION TO ADDRESS THE BOARD)

4. THE NOTICE OF THE REGULAR JUNE MEETING SHALL CONTAIN IN ADDITION TO THE DATE, TIME AND PLACE OF THE MEETINGS, A LIST OF OFFICES AND NOMINEES FOR EACH OFFICE TO BE ELECTED (WITH THE EXCEPTION OF JUNE 2020 WHERE INSTEAD THE NOTICE OF THE REGULAR JANUARY 2021 MEETING SHALL CONTAIN IN ADDITION TO THE DATE, TIME AND PLACE OF THE MEETINGS, A LIST OF OFFICES AND NOMINEES FOR EACH OFFICE TO BE ELECTED).

5. ELECTIONS SHALL BE CONDUCTED BY ELECTRONIC VOTING AND HELD DURING A SCHEDULED MEETING OF THE BOARD DESIGNATED FOR ELECTIONS. EACH PRESENT MEMBER SHALL CAST A VOTE FOR A DECLARED CANDIDATE BY USE OF VOICE VOTE (VIVA VOCE).

6. IN ORDER TO BE ELECTED, A CANDIDATE MUST RECEIVE A MAJORITY OF THE VOTES CAST. IF NO CANDIDATE RECEIVES A MAJORITY ON THE FIRST BALLOT, THE TWO LEADING VOTE GETTERS SHALL OPPOSE EACH OTHER ON A SECOND, RUN-OFF, BALLOT.

7. THE ELECTIONS COMMITTEE SHALL PREPARE THE OFFICIAL BALLOT FOR USE AT THE JUNE MEETING WITH THE EXCEPTION OF JUNE 2020 WHERE INSTEAD THE ELECTIONS WILL BE HELD BY VOICE VOTE (VIVE VOCE) AT THE JANUARY 2021 MEETING) THAT BALLOT SHALL NOT BE

DISTRIBUTED PRIOR TO THE JUNE MEETING (WITH THE EXCEPTION OF THE JUNE 2020 WHERE INSTEAD THE ELECTIONS WILL BE HELD BY VOICE VOTE [VIVE VOCE]) AT THE JANUARY 2021 MEETING). THAT BALLOT SHALL NOT BE DISTRIBUTED PRIOR TO THE JUNE MEETING. NAMES SHALL APPEAR ON THE BALLOT IN ALPHABETICAL ORDER BY OFFICE.

8. THE DISTRICT MANAGER OR ASSISTANT DISTRICT MANAGER SHALL TABULATE THE VOTES CAST AT THESE ELECTIONS AND PROVIDE THE RESULTS TO THE BOARD. THE COMMITTEE SHALL ALSO PREPARE THE OFFICIAL REPORT OF THESE ELECTIONS THAT SHALL INDICATE THE VOTES CAST BY EACH MEMBER. THIS REPORT SHALL BE PART OF THE OFFICIAL RECORD AND BE ATTACHED TO THE MINUTES OF THE BOARD'S JUNE MEETING (WITH THE EXCEPTION OF THE JUNE 2020 MEETING WHERE INSTEAD THIS REPORT SHALL BE PART OF THE OFFICIAL RECORD AND BE ATTACHED TO THE MINUTES OF THE BOARD'S JANUARY 2021 MEETING).

9. THE TERMS OF ALL OFFICERS ELECTED AT THE BOARD'S ELECTION MEETING SHALL COMMENCE ON JULY 1ST OF THAT YEAR, AND EXPIRE ON JUNE 30TH OF THE FOLLOWING YEAR.

10. SPECIAL ELECTION(S) – IN THE EVENT OF AN “IN TERM” VACANCY. A SPECIAL ELECTION WOULD BE CALLED WITH NOMINATIONS AND THEN A SPECIAL ELECTION TO BE HELD AT THE NEXT AVAILABLE MEETING OF THE FULL BOARD FOLLOWING NOMINATIONS.

#### **VI. COMMITTEE MEMBERSHIP**

A. IN ADDITION TO THESE COMMITTEES OUTLINED IN THE BY-LAWS, THE CHAIRPERSON OR THE BOARD MAY ESTABLISH WHATEVER COMMITTEES ARE DEEMED NECESSARY TO CARRY OUT THE FUNCTIONS OF THE BOARD.

B. MEMBERSHIP ON COMMITTEES SHALL BE OPEN TO ANY RESIDENTS OF COMMUNITY DISTRICT NO. 1; HOWEVER, THE CHAIRPERSON OF EACH COMMITTEE MUST BE A MEMBER OF THE BOARD.

C. EACH MEMBER SHALL BE ASSIGNED TO AT LEAST ONE COMMITTEE AND SHALL TAKE AN ACTIVE PART IN ITS WORK.

D. NON-BOARD MEMBERS OF THE COMMITTEES MAY VOTE IN COMMITTEE, BUT THE COMMITTEE CHAIRPERSON SHALL REPORT THE VOTE OF BOARD MEMBERS AND NON-BOARD MEMBERS SEPARATELY, ALONG WITH THE COMPLETE TALLY. MINORITY REPORTS MUST BE PRESENTED ON THE FLOOR BY A BOARD MEMBER.

E. EACH STANDING COMMITTEE OF THE BOARD SHALL MEET, AT A MINIMUM, FOUR TIMES A YEAR, PREFERABLE AT LEAST ONCE DURING EACH QUARTER.

F. BY THE DATE OF THE BOARD'S DECEMBER MEETING EACH COMMITTEE CHAIRPERSON SHALL SUBMIT A PROJECTED COMMITTEE SCHEDULE FOR THE UPCOMING YEAR TO THE BOARD CHAIRPERSON. THESE SUBMISSIONS WILL BE REVIEWED BY THE EXECUTIVE COMMITTEE, WHICH SHALL ESTABLISH A COMPREHENSIVE PROJECTED COMMITTEE CALENDAR. THIS WILL BE MAILED TO EACH BOARD MEMBER BY DECEMBER 31<sup>ST</sup> AND DISTRIBUTED AT THE JANUARY BOARD MEETING.

G. A MONTHLY CALENDAR OF ALL SCHEDULED BOARD AND COMMITTEE MEETINGS INCLUDING PUBLIC HEARINGS, SHALL BE COMPILED BY THE DISTRICT MANAGER AND MAILED TO EACH BOARD MEMBER PRIOR TO THE FIRST OF EACH CALENDAR MONTH. ALL MEETINGS SPECIFIED IN THE CALENDAR SHALL BE CONDUCTED, UNLESS SPECIFICALLY CANCELED OR RESCHEDULED BY THE APPROPRIATE COMMITTEE CHAIRPERSON. NOTICE OF ALL SUCH CHANGES SHALL BE SENT TO EACH BOARD MEMBER AND AFFECTED COMMITTEE MEMBERS. IN ADDITION, MEETING



NOTICES AND AGENDA OF EACH SCHEDULE COMMITTEE MEETING SHALL BE SENT BY THE DISTRICT OFFICE TO EACH COMMITTEE MEMBER AT LEAST FIVE DAYS PRIOR TO THE SCHEDULED MEETING DATE.

## **VII. DECLARATION OF VACANCY AND ATTENDANCE COMMITTEE**

A. SINCE A QUORUM IS NECESSARY TO DO BUSINESS, DILIGENT ATTENDANCE AT MEETINGS IS A PREREQUISITE TO CONTINUED MEMBERSHIP ON THE BOARD. SINCE THE CITY CHARTER PERMITS THE BOARD TO REMOVE MEMBERS, THE FOLLOWING PROCEDURES FOR REMOVAL DUE TO EXCESSIVE ABSENCES SHALL BE FOLLOWED.

1. WHEN A MEMBER FAILS TO ATTEND 5 OF THE COMBINED REGULAR/PUBLIC HEARINGS REQUIRED BY THESE BY-LAWS DURING THE COURSE OF THE CALENDAR YEAR, THEY SHALL BE SUBJECT TO REMOVAL PROCEEDINGS.

2. THERE SHALL BE AN ELECTED ATTENDANCE COMMITTEE OF THREE MEMBERS.

3. THE ATTENDANCE COMMITTEE SHALL KEEP A RECORD OF THE ATTENDANCE OF EACH MEMBER OF THE BOARD AT ALL REGULAR AND PUBLIC HEARING MEETINGS. IN ORDER TO ASSIST THIS EFFORT, ALL ATTENDING MEMBERS SHALL BE REQUIRED TO SIGN A SIGN-IN SHEET AT EACH MEETING IN ORDER TO DOCUMENT THEIR PRESENCE.

ALL MEMBERS, WHO DO NOT SIGN THIS SHEET BEFORE THE ADJOURNMENT OF THE MEETING SHALL BE LISTED AS ABSENT BY THE ATTENDANCE COMMITTEE, UNLESS THEY CAN INDEPENDENTLY VERIFY THEIR PRESENCE TO THE COMMITTEE'S SATISFACTION. ANY MEMBER, WHO KNOWINGLY PARTICIPATES IN A FORGERY INVOLVING THE SIGN-IN SHEET SHALL BE SUBJECT TO DISCIPLINARY PROCEDURES. THE PENALTY FOR KNOWINGLY PARTICIPATING IN SUCH ACTION SHALL BE REMOVAL FROM THIS BOARD.

4. MEMBERS WHO CANNOT BE IN ATTENDANCE BECAUSE THEY ARE ON OFFICIAL BOARD BUSINESS ELSEWHERE SHALL BE DEEMED TO BE PRESENT. ABSENCES DUE TO DEATH, ILLNESS, A FAMILY EMERGENCY, OR FOR SOME OTHER REASONABLE TYPE OF EXPLANATION ARE EXCUSABLE IF APPROVED BY THE EXECUTIVE COMMITTEE OR, IN THE CASE OF COMMITTEE MEETINGS, BY A MAJORITY OF THE BOARD MEMBERS PRESENT AT THE MEETING. THE ATTENDANCE COMMITTEE SHALL MONITOR SUCH ABSENCES. MEMBER MUST NOTIFY THE BOARD'S OFFICE PRIOR TO THE MEETING.

5. THE ATTENDANCE COMMITTEE SHALL NOTIFY A BOARD MEMBER, WHO HAS BEEN ABSENT FROM FOUR MEETINGS IN WRITING, BY PHONE OR IN PERSON WITHIN FIVE DAYS OF THE LAST ABSENCE. THE NOTIFICATION SHALL INFORM THE MEMBER THAT ONE ADDITIONAL ABSENCE WILL BE GROUNDS FOR REMOVAL FROM THE BOARD. SUCH NOTICE SHALL ALSO CONSIST OF A RECORD OF THE ATTENDANCE OF THE MEMBER AND NOTIFICATION OF THE NEXT MEETING DATE AND PLACE.

6. THE ATTENDANCE COMMITTEE SHALL MEET WITH THE BOARD MEMBER WHEN THE BOARD MEMBER ACCUMULATES 5 ABSENCES. AT THAT MEETING THE MEMBER SHALL BE INFORMED OF THEIR ATTENDANCE RECORD AND BE PROVIDED WITH AN OPPORTUNITY TO PROVIDE ANY JUSTIFICATIONS AND/OR EXCUSES FOR SAID ABSENCES. AFTER HAVING HEARD THE MEMBER'S RESPONSE, THE COMMITTEE WILL THEN VOTE ON WHETHER OR NOT TO RECOMMEND THE MEMBER'S REMOVAL. SHOULD THE COMMITTEE RECOMMEND THE MEMBER'S REMOVAL, THE ATTENDANCE COMMITTEE SHALL REPORT SAID RECOMMENDATION TO THE BOARD AT IT'S NEXT MEETING, AT WHICH THE BOARD SHALL DETERMINE BY MAJORITY VOTE WHETHER OR NOT TO ACCEPT THE RECOMMENDATION TO REMOVE THE MEMBER.

7. NOTICE OF DECLARATION OF VACANCY, ALONG WITH COPIES OF ALL RELATED MATERIALS, SHALL BE SENT TO THE BOROUGH PRESIDENT AND THE MEMBERS OF THE CITY COUNCIL REPRESENTING THE AREA.

8. THE MEMBER IN QUESTION MAY APPEAL TO THE EXECUTIVE COMMITTEE FOR REVIEW OF THE RECORDS OF ATTENDANCE.

9. THE ATTENDANCE COMMITTEE SHALL ISSUE A WRITTEN QUARTERLY REPORT IN APRIL, JULY, OCTOBER, AND JANUARY LISTING THE NUMBER OF MEETINGS HELD, MEETING DATES, AND THE ATTENDANCE RECORD OF EACH MEMBER. THE JANUARY REPORT SHALL PROVIDE THE FINAL ATTENDANCE RECORDS OF ALL BOARD MEMBERS FROM THE PREVIOUS CALENDAR YEAR, AND SHALL BE FORWARDED TO THE BOROUGH PRESIDENT AND THE LOCAL COUNCIL MEMBERS. COMMITTEE ATTENDANCE OF BOARD MEMBERS SHALL BE ISSUED QUARTERLY. COMMITTEE MINUTES SHALL SHOW THE BOARD MEMBERS PRESENT AND ABSENT FROM THE COMMITTEE MEETING.

### **VIII. AMENDMENTS**

A. PROPOSED AMENDMENTS TO THESE BY-LAWS SHALL BE SUBMITTED IN WRITING TO THE CHAIR AND REFERRED TO THE BY-LAWS COMMITTEE.

B. THE BY-LAWS COMMITTEE SHALL REPORT TO THE BOARD AT THE NEXT REGULAR MEETING OF THE BOARD.

C. THE PROPOSED AMENDMENT SHALL BE MAILED TO EACH MEMBER OF THE BOARD WITH THE MEETING NOTICE FOR THE NEXT MEETING.

D. AMENDMENTS MUST BE APPROVED BY A TWO-THIRDS MAJORITY OF THE MEMBERS PRESENT AND VOTING.

### **IX. ROBERT'S RULES OF ORDER**

ROBERT'S RULE OF ORDER SHALL GOVERN THE PROCEEDINGS OF THE BOARD IN ALL CASES EXCEPT WHERE OTHER RULES HAVE BEEN ESTABLISHED BY THE CITY CHARTER APPLICABLE CITY AND STATE LAW OR REGULATION, THESE BY-LAWS, OR OTHER RULING ESTABLISHED BY THE MAJORITY VOTE OF THE BOARD.

### **X. VOTING**

A. ALL MEMBERS WHO ARE PRESENT FOR PURPOSE OF ATTENDANCE PER ARTICLE VIII MUST VOTE ON ALL MOTIONS, INCLUDING QUESTIONS OF ORDER. VOTES SHALL BE CAST AND RECORDED ONLY AS AFFIRMATIVE, NEGATIVE, ABSTENTION OR ABSTENTION FOR CAUSE. ONLY MEMBERS PREVENTED FROM VOTING FOR REASONS SPECIFIED IN ARTICLE XI OF THESE BY-LAWS OR ROBERT'S RULES OF ORDER CAN ABSTAIN FOR CAUSE.

B. UNLESS OTHERWISE PROVIDED, ALL ACTIONS TAKEN BY THE BOARD SHALL REQUIRE THE MAJORITY OF THOSE MEMBERS PRESENT AND ENTITLED TO VOTE, A QUORUM BEING PRESENT, IN ORDER TO BE ADOPTED. MEMBERS WHO ABSTAIN FOR CAUSE SHALL NOT BE CONSIDERED AS BEING ENTITLED TO VOTE, AND ALL SUCH VOTES SHALL BE SEPARATELY RECORDED AND SHALL NOT AFFECT THE RESULT OF ANY VOTE.

C. ALL ACTIONS TAKEN BY THE BOARD SHALL BE MADE BY OPEN VOTE. A RECORD OF THE POSITION TAKEN BY EACH MEMBER SHALL BE RECORDED AND MAINTAINED IN THE BOARD'S

OFFICIAL FILES, AND SHALL BE AVAILABLE FOR PUBLIC INSPECTION. THE BY-LAWS COMMITTEE SHALL RECOMMEND THE APPROPRIATE MECHANISM THROUGH WHICH THIS PROVISION SHALL BE IMPLEMENTED. ON VOICE VOTES (VIVA VOCE), OR A VOTE BY A "SHOW OF HAND," THE SECRETARY SHALL NOTE ALL "NEGATIVE" VOTES AND ABSTENTION VOTES IN THE MEETING MINUTES.

#### **XI. CONFLICT OF INTEREST**

A. BEFORE THE BOARD CONSIDERS ANY ITEM ON WHICH IT INTENDS TO MAKE A SUBSTANTIVE RECOMMENDATION, THE CHAIRPERSON SHALL ASK ALL MEMBERS WHO POSSESS A CONFLICT OF INTEREST ON THIS SUBJECT TO IDENTIFY THEMSELVES AND SPECIFY THE NATURE OF THE CONFLICT. ALL SUCH STATEMENTS SHALL BE INCLUDED IN THE BOARD'S OFFICIAL MINUTES.

B. ALL MEMBERS SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE RELEVANT CORPORATION COUNSEL (LETTER OF OCTOBER 2, 1984) RULINGS ON THIS SUBJECT AND SHALL, FURTHERMORE, BE RESPONSIBLE FOR INFORMING THE BOARD OF ALL CONFLICTS THAT AFFECT THEM.

TO PROVIDE NEEDED GUIDANCE, ALL BOARD MEMBERS SHALL RECEIVE COPIES OF THESE DOCUMENTS, AS WELL AS ALL OTHER RELEVANT RULINGS MADE IN THE FUTURE, THAT CONCERN THIS ISSUE.

C. ALL MEMBERS WHO POSSESS AN INTEREST ON AN ITEM BEFORE THIS BOARD ON WHICH THEY, OR ANY PERSONS ASSOCIATED WITH THEM, MAY REALIZE A PERSONAL AND DIRECT ECONOMIC GAIN CANNOT VOTE ON THAT ITEM BUT CAN PARTICIPATE IN THE DISCUSSION OF THAT ISSUE. IN ADDITION, ALL MEMBERS EMPLOYED BY THE CITY OF NEW YORK CANNOT VOTE ON ITEMS THAT INVOLVE THE ACTIVITIES OF THE AGENCY FOR WHOM THEY ARE EMPLOYED. ON ISSUES NOT RAISING THIS SPECIFIC VARIETY OF CONFLICT, MEMBERS CAN SATISFY THE REQUIREMENTS OF THE BY-LAWS BY DECLARING THEIR INTERESTS AND, HAVING DONE SO, MAY VOTE AND PARTICIPATE IN THE DISCUSSION OF THESE ISSUES.

D. ALL MEMBERS POSSESSING AN INTEREST ON AN ITEM THAT PREVENTS THEM FROM VOTING SHALL NOT BE CONSIDERED ENTITLED TO VOTE ON SUCH ITEM, AND THEIR ABSTENTIONS SHALL NOT BE TABULATED IN DETERMINING THE RESULT OF ANY SUCH VOTE.

E. THE VOTES OF ALL MEMBERS WHO ABSTAIN FOR CONFLICT OF INTEREST RELATED REASONS SHALL BE SEPARATELY RECORDED FROM THE VOTES OF THOSE MEMBERS WHO ABSTAIN FOR OTHER REASONS IN THE BOARD'S OFFICIAL TABULATION.

F. NO MEMBER SHALL APPEAR, EITHER DIRECTLY OR INDIRECTLY, ON BEHALF OF ANY PRIVATE INTERESTS IN MATTERS INVOLVING THIS BOARD, OF BEFORE ANY PUBLIC AGENCY AFFECTING MATTERS INVOLVING THIS BOARD.

G. MEMBERS OF THIS BOARD SHALL NOT BE PROHIBITED FROM HAVING AN INTEREST IN A FIRM WHICH MAY BE AFFECTED BY AN ACTION ON A MATTER BEFORE THE BOARD. ALL MEMBERS ARE HOWEVER PROHIBITED FROM HAVING AN INTEREST IN A FIRM DOING BUSINESS WITH THE BOARD ITSELF, E. G., BY CONTRACTING WITH OR OTHERWISE PROVIDING SERVICES TO THE BOARD.

#### **XII. DISTRICT MANAGER AND OTHER BOARD STAFF**

A. WITHIN BUDGETARY CONSTRAINS, THE BOARD SHALL HIRE A DISTRICT MANAGER AND SUCH OTHER STAFF AS MAY BE REQUIRED TO SERVE ITS NEEDS.



**B. THE DISTRICT MANAGER SHALL:**

1. DIRECT THE OPERATIONS OF THE BOARD'S DISTRICT OFFICE;
2. CHAIR MEETINGS OF THE DISTRICT SERVICE CABINET;
3. ADMINISTER A SYSTEM THAT PROCESSES SERVICE COMPLAINTS AFFECTING COMMUNITY DISTRICT NO. 1;
4. SUBMIT A MONTHLY REPORT REGARDING THE ACTIVITIES OF THE OTHER ITEMS THAT AFFECT THE COMMUNITY DISTRICT TO THE BOARD; AND
5. PERFORM SUCH OTHER DUTIES AS ARE ASSIGNED BY THE BOARD, THE CHAIRPERSON, OR THE EXECUTIVE COMMITTEE.

C. ALL PERSONS, EXCEPT CONSULTANTS, HIRED BY THE BOARD AND REIMBURSED BY ITS BUDGET, ARE EMPLOYEES OF THE CITY OF NEW YORK, AND AS SUCH, SHALL SERVE PURSUANT TO THE APPLICABLE PROVISIONS OF THE CIVIL SERVICE LAW. BEYOND THIS, THE BOARD SHALL ESTABLISH A PERSONNEL PRACTICE PROCEDURE GOVERNING ITS STAFF THAT IS CONSISTENT WITH CIVIL SERVICE POLICY AND OTHER APPLICABLE LAWS.

D. ALL BOARD EMPLOYEES SERVE AT THE PLEASURE OF THE BOARD AND CAN BE REMOVED FOR CAUSE, AS DETAILED IN THE PERSONNEL PRACTICE PROCEDURE OF COMMUNITY BOARD NO. 1 WHICH PROVIDES THE AFFECTED STAFF EMPLOYEE WITH DUE PROCESS OF THE LAW PROTECTION.

**XIII. NOTIFICATION OF NEW MEMBERS**

WHEN THE CHAIRPERSON RECEIVES NOTIFICATION OF THE APPOINTMENT OF A NEW MEMBER TO COMMUNITY BOARD NO. 1, HE/SHE SHALL SEE THAT THAT PERSON IS PROMPTLY CONTACTED BY CERTIFIED MAIL AND BE INFORMED OF THE DATE AND TIME OF THE BOARD'S NEXT REGULARLY SCHEDULED MEETING OR PUBLIC HEARING. ADDITIONALLY, TO BE FURNISHED IS A COPY OF THE BY-LAWS AND A COPY OF THE ESTABLISHED CALENDAR OF REQUIRED MEETING DATES. IF NEITHER OF THESE CONTACTS HAVE BEEN MADE BY THE DATE OF THE FIRST REGULARLY SCHEDULED MEETING OR PUBLIC HEARING FOLLOWING APPOINTMENT, THE NEW MEMBER SHALL NOT BE CONSIDERED ABSENT IF HE/SHE DOES NOT ATTEND.

(revised 11/10/2020)



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

MARIA VIERA  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO

DEALICE FULLER  
CHAIRPERSON

VACANT  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

November 9, 2022

## COMMITTEE REPORT

### **Environmental Protection Committee**

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Mr. Stephen Chesler, Committee Chair

RE: Committee Report from November 7, 2022

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The Committee met in the Evening of November 7, 2022, at, 6:30 PM Via WEBEX.

#### **Members:**

Chesler, Chair; Bruzaitis; Kantin; Horowitz; Low; McKeever; Peterson; Sabel; Vega; Hofmann\*; Costa\*; Stewart\* (\*) Non board committee member. (7 members needed for a quorum)

**Present:** Chesler, Bruzaitis, McKeever, Vega, Hofmann\*

**Absent:** Kantin, Horowitz, Low, Peterson, Sabel, Costa\*, Stewart\*

5 members present. A quorum was not achieved.

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#### **Item #1 - NYC DOT Revocable Consent for RP#2592(new) - 325 Kent LLC, Domino A ... (3 Owners) - Waste Water Pipe @ 325 Kent Ave, Brooklyn, NY 11249 - Block 2428, Lot 1 -**

Presentation by Patti Limansubroto and David Lombino from Two Trees Management. Their intention is to install a ductile iron pipe to move wastewater to their onsite Non-Potable Wastewater Production Facility (NPWPF). This facility will process and support reuse of wastewater (coming from kitchens, laundry, shower/bath & toilets) to and from all current and future buildings within the Domino building complex. Treated water will be reused for toilets, irrigation, and HVAC cooling towers. Excess water will be released into the East River. This will

result in a 40% reduction in water usage and a 90% reduction in sanitary load. Pipe will be installed along S 4th Street under the sidewalk from adjacent to 325 Kent Ave on the east side of Kent Ave across Kent Ave going west to the facility under Domino Square, a new privately owned public space under construction. The consent order is required for installation under the public portion of Kent Ave between 325 Kent Ave and Domino Square.

**Discussion:**

Committee Chair Steve Chesler: will the installation require street closure? Duration? David Lombino: project will require only partial closure of Kent Ave for a few days. Steve Chesler: how will water be propelled throughout the system? Patti Limansubroto: water will move via gravity-fed system and a force pump.

Member Laura Hofmann: how much water will be handled by the system and how will odors be mitigated? Open air? Agency approvals? Patti Limansubroto: 410,000 gallons/day. NYC DEP has approved the system. David Lombino: we must keep the community and tenants in mind. Odor will be intensely controlled.

Attendee Chris Zill: Is there a backup plan? Patti Limansubroto: yes. Fail safe is to revert to the municipal sewer system. Chris Zill: Has this system been installed elsewhere? Patti Limansubroto: yes. National System Utilities, the installer, has developed successful systems at Hallets Point, the New School, Battery Park City, VIA/Helena and Queens Plaza Park (Sven).

Member Trina McKeever: Is this only a Domino specific system? Patti Limansubroto: yes.

Steve Chesler, Laura Hofmann, Trina McKeever and Chris Zill all praised the system as innovative and crucial in these times. Disruption on Kent Ave appears to be relatively minimal.

Motion to Approve the Revocable Consent Order: Trina

Second: William Vega

Consensus Vote:

3 Board Member Yes votes: Chesler, McKeever, Vega

1 Non-board Member Yes votes: Hofmann

0 No votes

0 Abstentions

Motion carried.

**Item #2 - Former NuHart East Site Brownfield Cleanup Program** - Briefing on the Remedial Action Work Plan & the status of **Former NuHart Plastic Manufacturing (West) Site** (Superfund Program). Presentation from NYS Department of Environmental Conservation and Madison Realty Capital. Discussion and Q&A to follow.



The first presentation on the remediation status of both sites was provided by DEC's Division of Environmental Remediation Led Jane O'Connell, Regional Remediation Engineer; with Cris-Sandra Maycock, P.E., Section Chief and Bryan Wong, Project Manager; NYS Department of Health represented by Region Chief Scarlet McGlaughlin and Stephen Lawrence.

This was immediately followed by a short presentation from the site developers, Madison Realty Capital led by Zachary Kadden with reps from their environmental consultants (Haley & Aldrich) and construction team.

The adjacent sites in question exist at the end of the block bordered by Franklin Street, Dupont St and Clay Street. The development is planned to be comprised of two buildings consisting of approximately 471 residential, rental units, below grade parking and ground floor retail. A total of approximately 30% of the units will be for affordable housing. Developers Dupont St 1 LLC recently completed acquisition of the site through bankruptcy.

NuHart East – Brownfield Site status: Asbestos Abatement: Complete, Resource Conservation and Recovery Act (RCRA) Closure Work: Complete, Demolition: Complete.

NuHart West – Superfund Site status: Asbestos Abatement: Complete, RCRA Closure Work: Complete, Demolition Protection: Complete, Demolition: 95% Complete, completion and signoff is expected by the end of the month.

NuHart West remediation: Record of Decision (ROD) was approved in 2019. Design of the remediation is almost complete. On-site phthalate and chlorinated solvent source removal: On-site barrier to approx. 30 feet below grade (ft bg); Excavate soil to approx. 16 ft bg; remove Underground Storage Tanks (USTs) and piping; *Excavation under a ventilated structure to control odors;*

~~AS/SVE to treat chlorinated solvents in soil and groundwater in the northeast portion of the site and downgradient of site~~ Geology of the soil is not conducive to this process. Instead usage of In-Situ Chemical Reduction will be used. Consultation with North Brooklyn Neighbors community consultants is taking place regarding this change; Off-site barrier installation to prevent phthalate migration; Off-site phthalate recovery using recovery wells; ~~Vapor mitigation to address soil vapor intrusion on-site~~ (see AS/SVE note above) and off-site.

NuHart East remediation: Decision Document issued August 2022; On-site petroleum source removal: On-site barrier in petroleum area to approx. 30 feet below grade (ft bg); Excavate petroleum source to approx. 16 ft bg; remove USTs and piping  
*Excavation under a ventilated structure to control odors*

Remainder of the site excavated to between 6 and 10 ft bg to remove all soil and historic fill exceeding unrestricted use soil cleanup objectives; Vapor intrusion evaluation; Unrestricted use cleanup anticipated.

Remediation has commenced. Starting on NuHartEast, install soil mix wall and sheet piles to support tent installation; Following demo completion of NuHartWest, pre-drill and install sheet

piles along western and southern downgradient boundary; Install off-site downgradient sheet pile wall via hydraulic press or vibration method; Install remaining east and north sheet pile walls on NuHartWest. Usage of walls and piles will prevent plume migration. They utilize low-vibration installation.

Sheet piles will be installed around the entire west site. Sheet piles will be installed along the northern and southern borders of the east site. A soil mix wall will be installed along the east border. DEC is seeking access to install a barrier wall on the northeast corner of the property across the street from Nunhart at the southwest corner of Dupont St and Franklin St.

Remedial Action Sequencing: Following installation of soil mix wall and sheeting, install tent and air scrubbers on NuHartEast in petroleum source area; Excavate all petroleum source area; During this time, the Remedial Design for NuHartWest will be finalized with input from community consultants; Move tent to NuHartWest; Begin NuHartWest excavation –*multiple tent moves anticipated*; Complete excavation of historic fill on NuHartEast; Implement ISCR to treat chlorinated VOC contamination below the water table on NuHartWest; Off-site LNAPL recovery throughout this process and continuing under Site Management Plan; Enhanced Community Air Monitoring Plan (CAMP) will be implemented throughout the remedial activities; *Total anticipated duration of remedial activities for NuHartEast and West is approximately 12 to 16 months*, followed by building development activities.

Upcoming Work: November 2022 – January 2023

NuHart East: Sheet piles to anchor tent: December 2022; Tent Install: January 2022; Excavation / Remediation Begins: February 2023 - TBD

NuHart West: Demolition Completion: November 2022; Cutoff Walls, OU1: November 2022 – December 2022

Off-Site Cutoff Wall: OU2: November – December; Work is scheduled to mobilize tomorrow, 11/8 and is expected to be complete by the end of the year.

### **Discussion:**

Chair Steve Chesler: What is the TCE plume effect on the east site and its remediation? Jane O'Connell, DEC: TCE has degraded into less volatile DCE there and will be remediated via dewatering and soil excavation. A water-tight barrier will be installed. Steve Chesler: Groundwater contamination migration? Jane O'Connell: Plumes were monitored during Greenpoint Landing pile driving. Unable to get access to private properties to test. Monitoring wells checked on an ongoing basis.

Steve Chesler: will TCO or tenant occupy the development prior to complete remediation of both sites? Zach Kadden: No.

Steve Chesler: odor detection? What do these compounds smell like? Phthalates? TCE? Scarlett McGlaughline, NYSDOH: if you smell anything odd, contact the agencies.

Steve Chesler: truck volume, routes and duration? Zach Kadden: *Approximately 100 truck loads/day for 6-7 months for the east. 30/day for the west site.* Route will primarily be entering via Dupont St. and exiting Clay Street moving from and to McGuiness Blvd via Manhattan Ave. Desire to avoid Franklin Street. Main tent access point will be near the Dupont Senior Center. Steve Chesler: deeply concerned about truck staging lines and the disturbance of seniors and residents on Dupont Street.

Laura Hofmann to agencies and Mary Salig from NYC Parks: is the Greenpoint Playground being monitored? For plume migration? Jane O'Connell: We are monitoring the park on a monthly basis. Laura Hofmann: she and her family have experienced many health challenges including autoimmune issues and is greatly worried about contaminant exposure. Scarlett McGlaughlin: We will be scrutinizing air quality. Jane O'Connell: We want to get this site cleaned up. Short term low negative impact will have great long term benefit, But not minimize the hazards of the site and remediation. Cannot guarantee 100% zero pain and exposure.

Resident Daphne Naftali wanted confirmation on the truck entrances on Dupont St. Zach Kadden: entrances will move, but across from the Senior Center will be the main point of entry.

Mary Salig, NYC Parks: expressed gratitude to DEC for helping protect the playground and Newtown Barge Park. Offered Laura to contact her if issues arise.

### **Committee Discussion:**

Laura Hofmann: it would be beneficial for North Brooklyn Neighbors to report to the committee about their community consultants review of the revised west site remediation design. Steve Chesler: We can invite NBN to a meeting in the near future.

Laura Hofmann: she continues to worry about deep ponding in Greenpoint Playground during rain events. At times she detects a foul odor. Steve Chesler: water testing should be sought but NBN or a similar entity. Laura Hofmann: Brooklyn College will do it. During Newtown Creek Wastewater Treatment Plant upgrade monitoring was done along Paidge Ave. William Vega has a university contact who may be able to help with this. Both worry about oil and contaminant migration throughout the neighborhood. Steve and William know of homeowners on India Street who noticed oil on their properties. Laura Hoffman: extent of disease in the area has not been explained.

### **Old Business:**



**Neighborhood street and home flooding in southeastern Greenpoint:** as reported by Tony Argento of Broadway Stages and residents Erica and Evelyn Matechek. Trying to get a DEP area-focused catch basin cleaning in their area. Tony Argento noted the lack of catch basins in some spots. Steve Cheser: Committee could request DEP attend a future meeting to address these issues.

**National Grid biogas program through NCWTP:** receipt of response letter to the board, noted system came on line in October. Great announcement. But, the Committee expressed a desire to obtain details on its operation.

Motion to request National Grid provide detailed data on the biogas operation at Newtown Creek Wastewater Treatment Plant: William Vega

Second: Trina McKeever

Consensus Vote:

4 Board Member Yes votes: Chesler, Bruzaitis, McKeever, Vega

1 Non-board Member Yes votes: Hofmann

0 No votes

0 Abstentions

Motion carried.

**The US Army Corps of Engineers has committed to present their Coastal Resiliency Plan including specifically proposed Newtown Creek infrastructure, at the next EPC meeting to be scheduled for Nov 29th.**

### **New Business:**

Newtown Creek Superfund Program. At recent Newtown Creek CAG meetings the Environmental Protection Agency (EPA) announced an extensive delay in completing their Feasibility Study and subsequent proposed Action Plan and Record of Decision. The committee expressed a desire to request the agency appear before the full board in early 2023 to update the community on the project.

Motion to request the Community Board invite Environmental Protection Agency to appear before the full board in early 2023 to update the community on the Newtown Creek Superfund project.

By William Vega

Second: Trina McKeever

Consensus Vote:

4 Board Member Yes votes: Chesler, Bruzaitis, McKeever, Vega

1 Non-board Member Yes votes: Hofmann

0 No votes

0 Abstentions

Motion carried.

Meeting adjourned.

# DOMINO NON-POTABLE WATER PRODUCTION FACILITY (NWPF)

NOVEMBER 7, 2022



# DOMINO SUGAR FACTORY REDEVELOPMENT



- District-scale water reuse and treatment facility
- Over 40% projected reduction in water use for the District
- Over 90% projected reduction in sanitary loads going to the municipal combined storm and sanitary sewer system



# THE CASE FOR WASTEWATER TREATMENT & WATER REUSE



## Potable Water

- Reduces potable water use



## Capacity

- Preserves capacity of wastewater infrastructure by reducing flows to the sewer system and wastewater facilities



## Water Quality

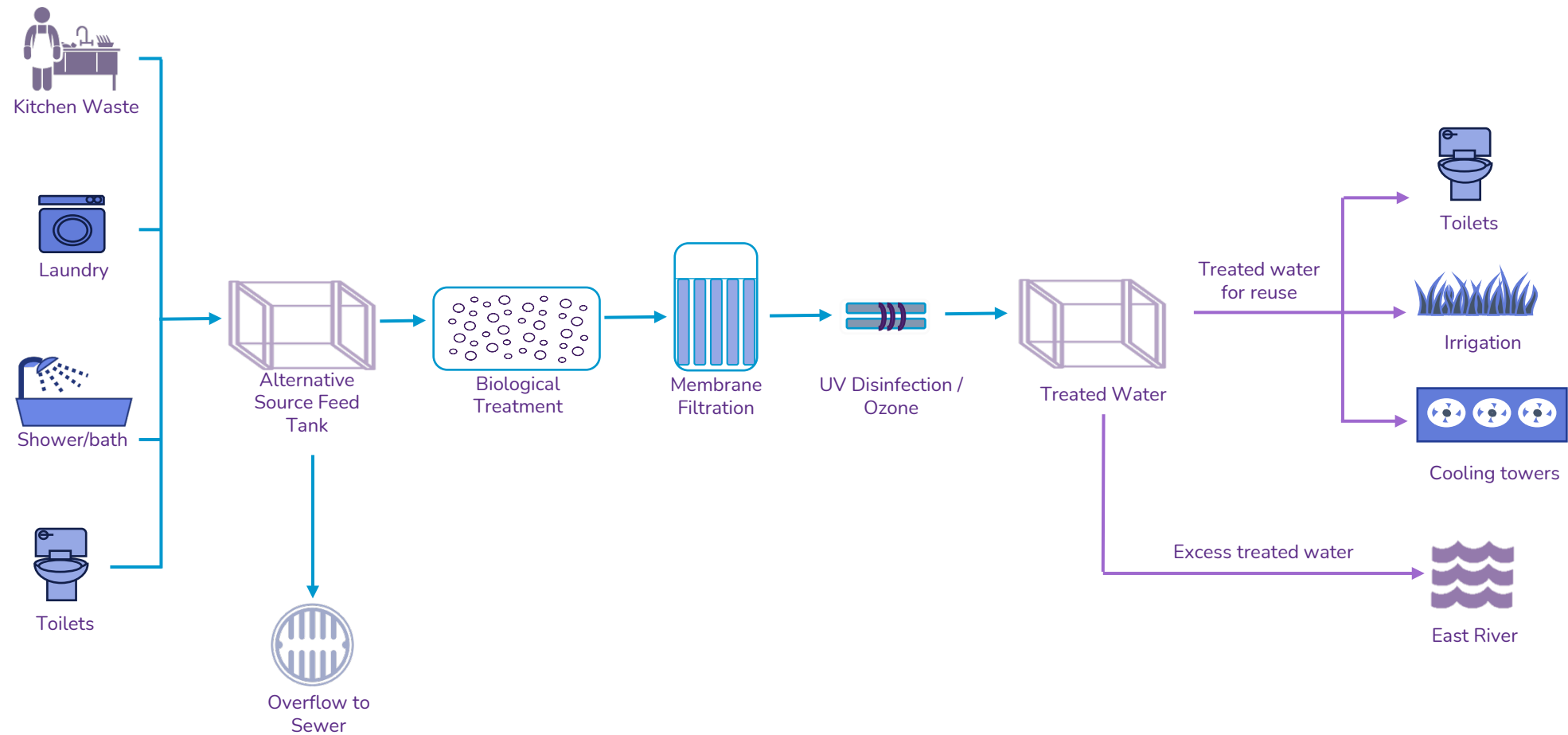
- Reduced flows to the sewer system contribute to reductions in combined sewer overflows (CSO)



## Energy

- Reduced flows to wastewater facilities contribute to reductions in energy use and greenhouse gas emissions

# DOMINO NWPF PROCESS OVERVIEW



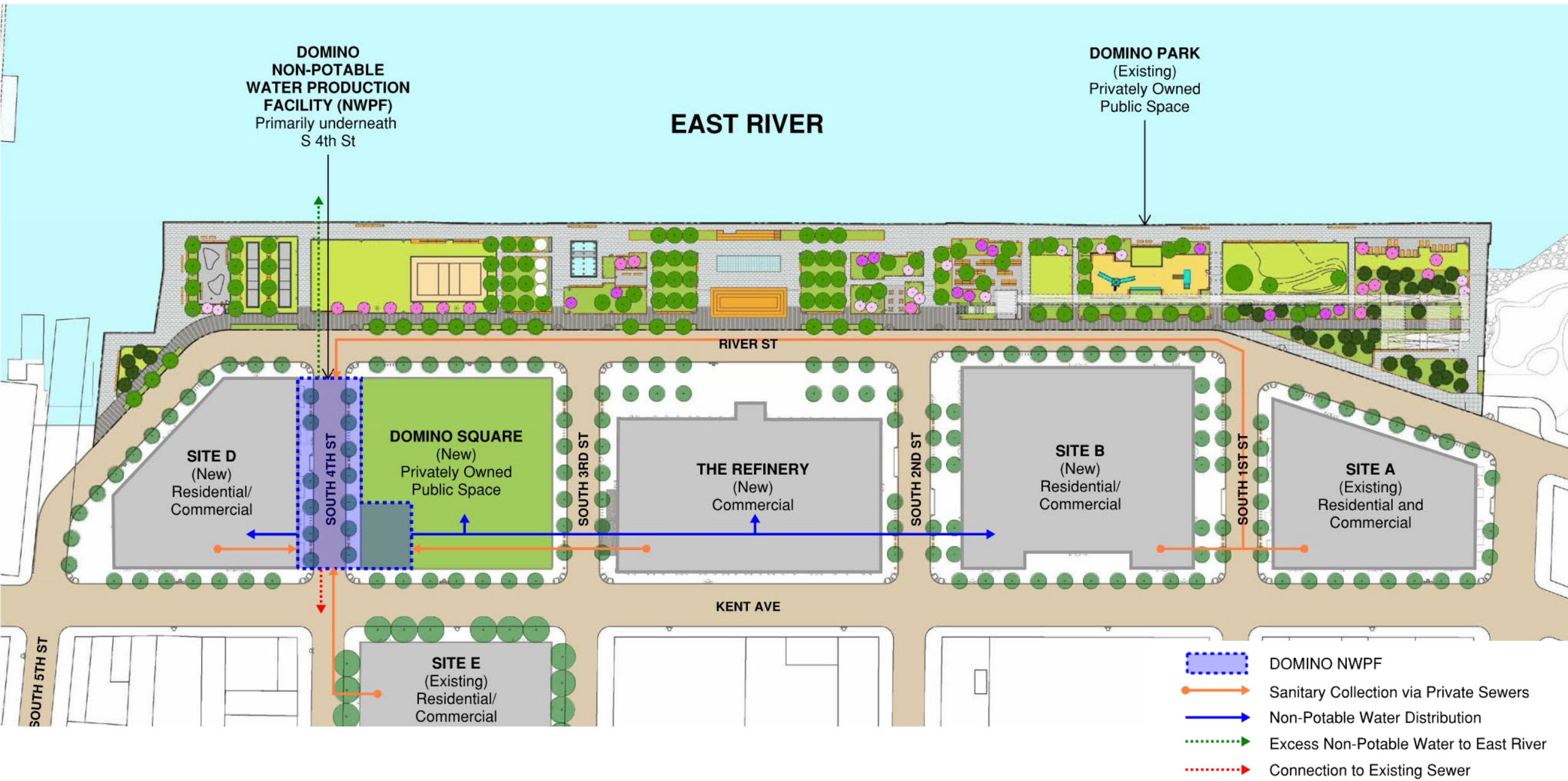
**Source:** Alternative source supply is collected from the property by diverting sewer flows from existing infrastructure

**Treatment:** Water is purified using membrane bioreactors (“MBRs”), a proven water treatment technology based on filtration and biological processes.

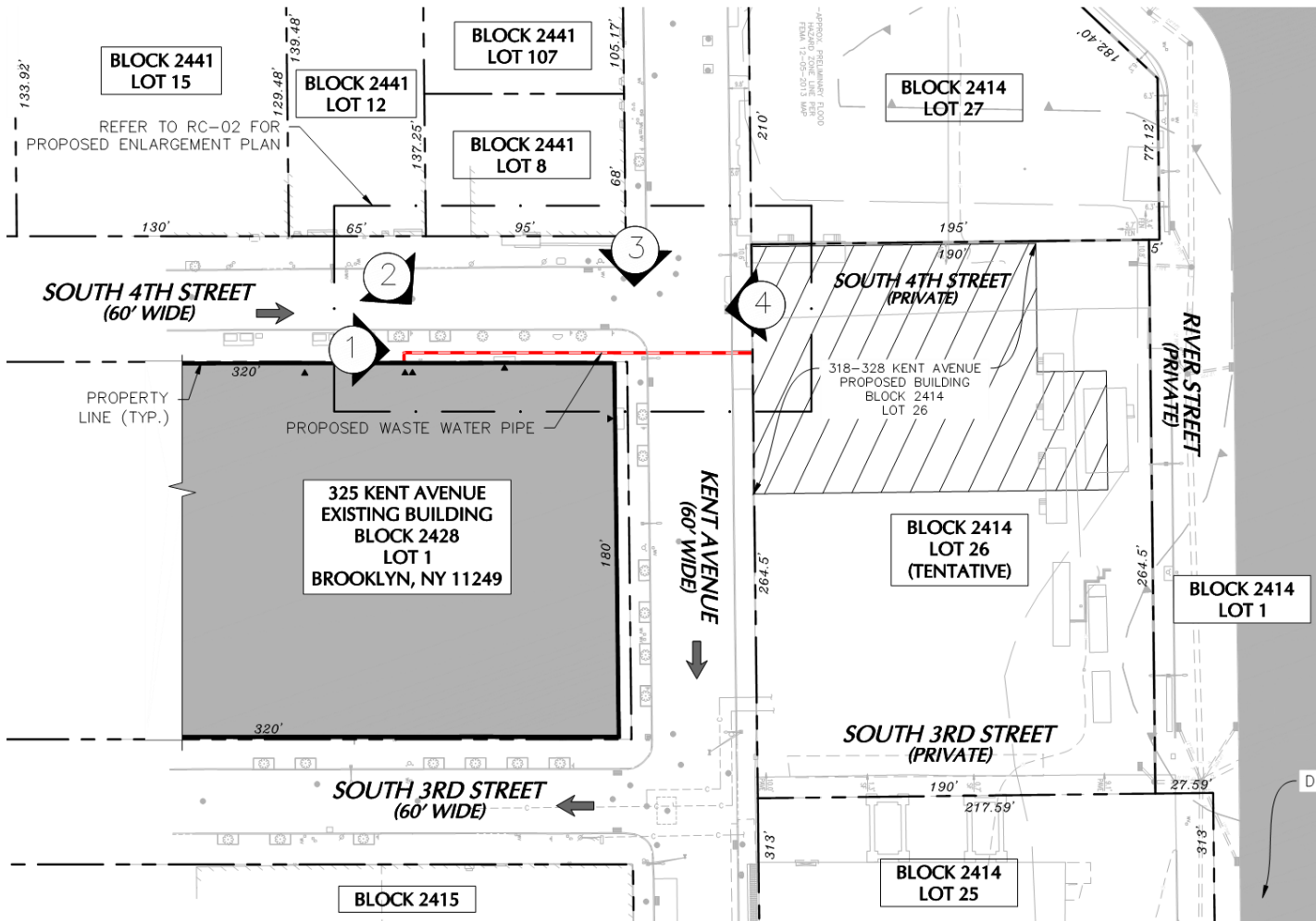
**Reuse:** High quality recycled water is delivered for non-potable use (e.g. irrigation, cooling towers, toilet flush water)



# DOMINO NWPF SYSTEM OVERVIEW



# APPENDIX



# PHOTO KEY PLAN AND LOCATION PLAN

SCALE: 1" = 50'



## GENERAL NOTES

1. BACKGROUND SHOWN PROVIDED BY GALLAS SURVEYING GROUP PER PLAN TITLED "ROADWAY TOPOGRAPHIC SURVEY LOTS 1, 2, 3, 25, 26 & 27, BLOCK 2414" DATED 03/31/2021, LAST UPDATED 06/02/2022.
2. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. EXTENTS OF PROPOSED BUILDING, 318-328 KENT AVENUE, ARE APPROXIMATE AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.



1. FACING NORTHWEST ALONG SOUTH 4TH STREET



2. FACING NORTHWEST ALONG SOUTH 4TH STREET



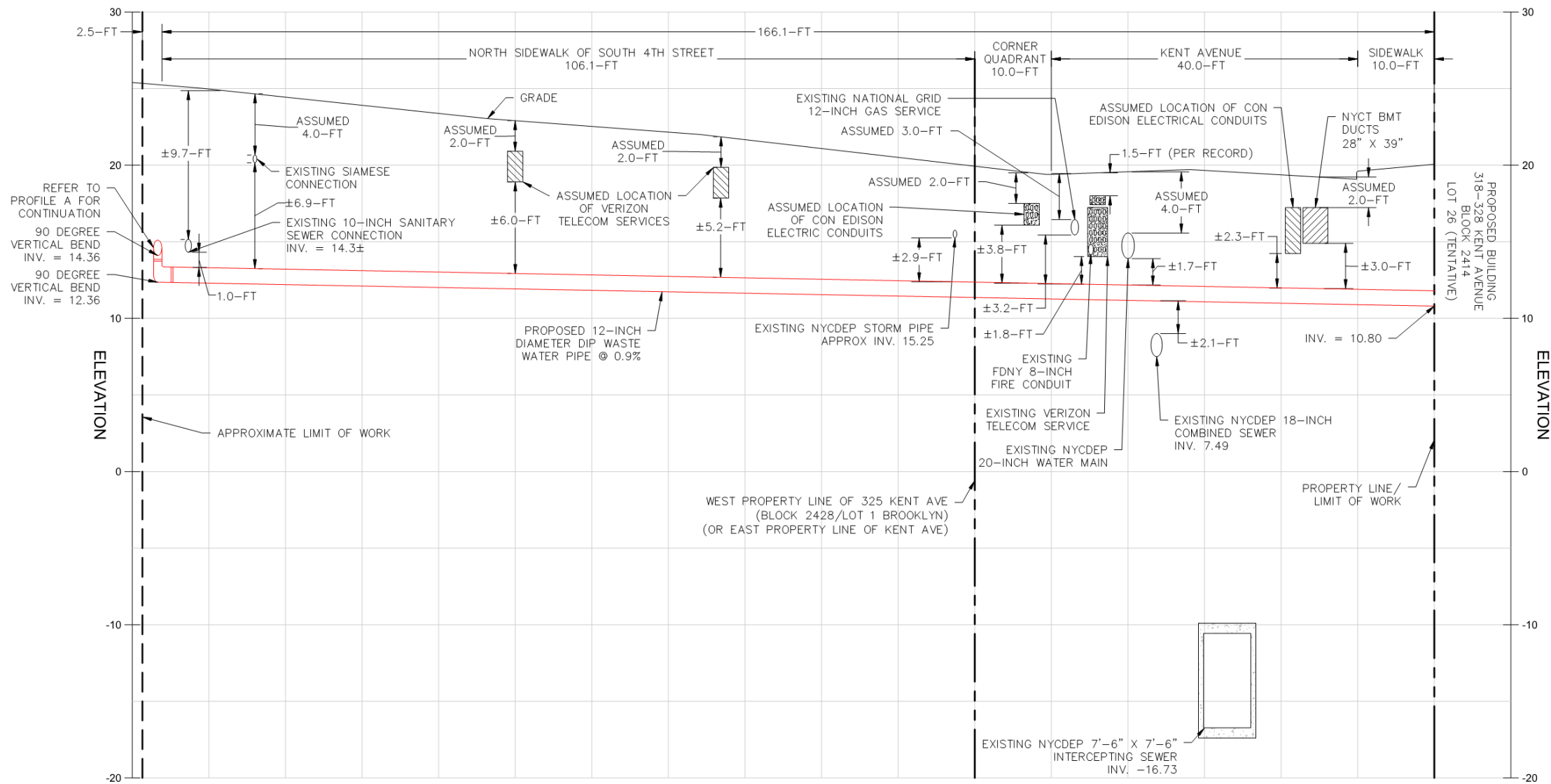
3. FACING NORTH ALONG KENT AVENUE



4. FACING SOUTHWEST AT THE INTERSECTION OF KENT AVENUE AND SOUTH 4TH STREET

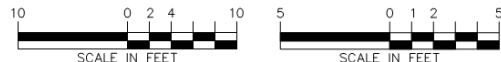






**PROPOSED PROFILE B - PROPOSED 12-INCH DIA. DIP WASTE WATER PIPE UNDER AND ALONG NORTH SIDEWALK OF SOUTH 4TH STREET AND UNDER AND ACROSS KENT AVENUE**

SCALE: 1" = 10' (H), 1" = 5' (V)



NOTE: PROPOSED IMPROVEMENTS SHOWN IN RED

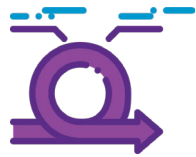
**LANGAN**

Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.  
21 Penn Plaza, 360 West 31st Street, 8th Floor  
New York, NY 10001

# ABOUT NATURAL SYSTEMS UTILITIES



Natural Systems Utilities (NSU) has over 35 years of experience **DESIGNING, BUILDING, OPERATING** and **MAINTAINING** decentralized water treatment and reuse systems



DESIGN BUILD



OPERATIONS &  
MAINTENANCE

**35+**

years of onsite water treatment & reuse

**270+**

systems across the US and Canada

**20+**

utilities owned across the US

**140+**

employees

**75+**

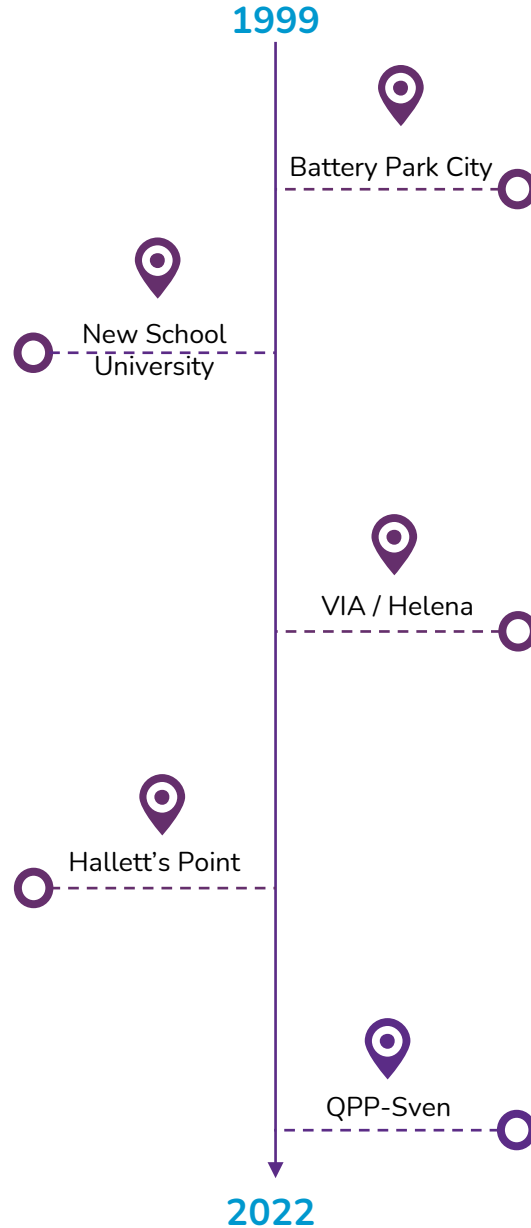
licensed operators

We manage the **LARGEST** base of distributed wetland & water reuse treatment systems in the US



# NSU'S HISTORY OF ONSITE WATER REUSE IN NYC

**40,000** GPD water treatment & reuse for flush water, cooling, irrigation & laundry



**1ST** in-building water reuse system for residential high-rise in the US (**Solaire**). Battery Park City contains six **(6) in-building water reuse systems** serving eight (8) buildings.



The **Helena** in-building water reuse system was upgraded/retrofitted with capacity increased to **60,000** GPD to serve the adjacent VIA building



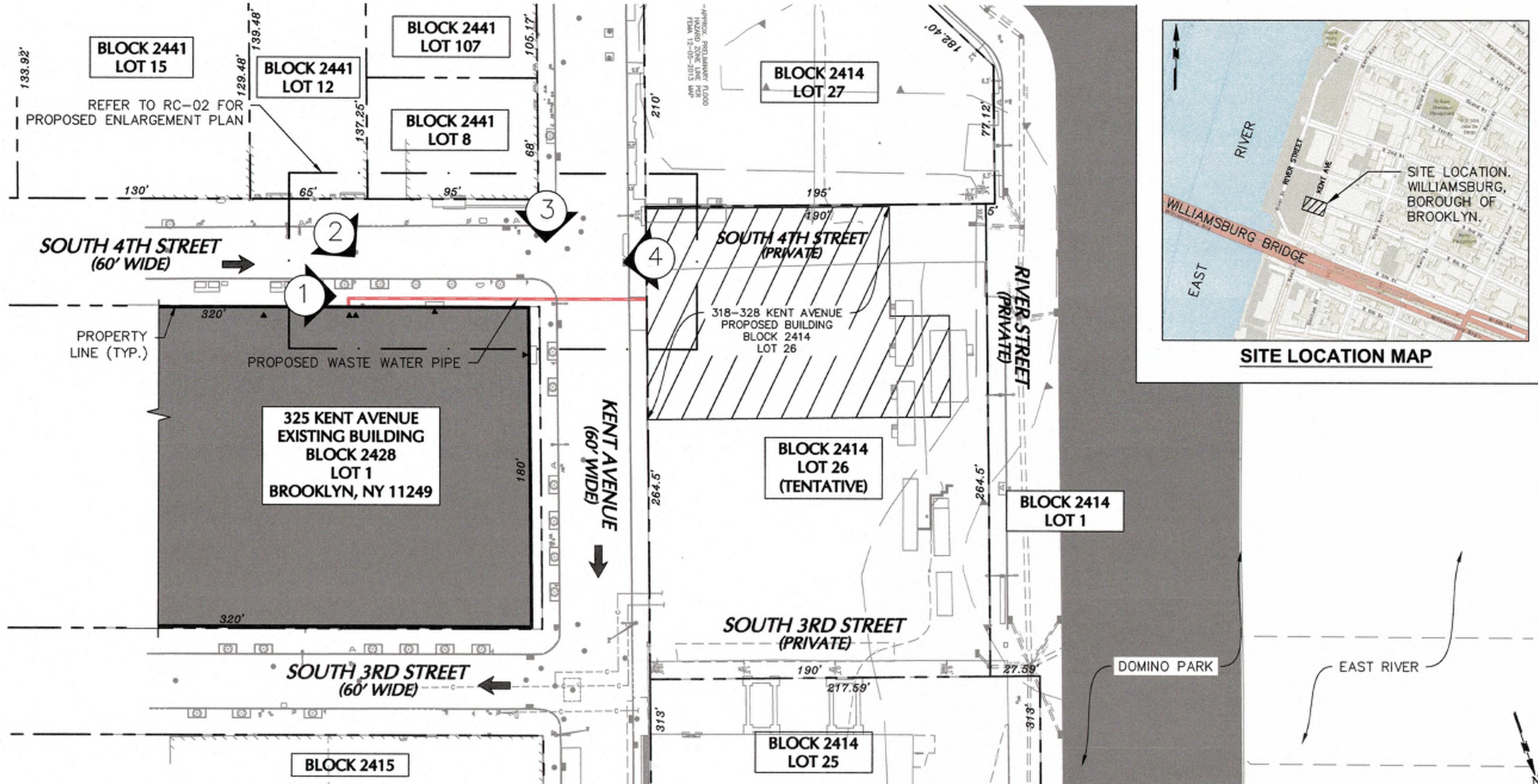
District scale redevelopment with in-building water reuse systems providing over **80,000** GPD of reuse water



Queens Plaza Park (Sven) is projected to be the tallest building in Queens and contains the largest in-building water reuse at **100,000** GPD







1. FACING NORTHWEST ALONG SOUTH 4TH STREET



2. FACING NORTHWEST ALONG SOUTH 4TH STREET



3. FACING NORTH ALONG KENT AVENUE



4. FACING SOUTHWEST AT THE INTERSECTION OF KENT AVENUE AND SOUTH 4TH STREET

**PLAN**  
SHOWING LOCATION OF  
**PROPOSED 12-INCH DIAMETER DIP WASTE WATER PIPE**  
TO BE CONSTRUCTED UNDER, ACROSS AND ALONG  
THE NORTH SIDEWALK OF SOUTH 4TH STREET AND UNDER  
AND ACROSS KENT AVENUE

**BETWEEN**

**325 KENT AVENUE AND 318-328 KENT AVENUE  
BOROUGH OF BROOKLYN**

TO ACCOMPANY APPLICATION  
DATED SEPTEMBER 12, 2022  
OF

**325 KENT LLC,  
DOMINO A PARTNERS LLC, AND  
DOMINO B PARTNERS LLC**

TO THE  
DEPARTMENT OF TRANSPORTATION  
CITY OF NEW YORK

**325 KENT LLC**

BY Valeri  
VALERI PATRICIA LIMANSUBROTO,  
PROJECT MANAGER, APPLICANT

**DOMINO A PARTNERS LLC**

BY Amish Patel  
AMISH PATEL,  
INDIRECT MEMBER, APPLICANT

**DOMINO B PARTNERS LLC**

BY Amish Patel  
AMISH PATEL,  
INDIRECT MEMBER, APPLICANT

**ZONING INFORMATION:**

325 KENT AVENUE: BLOCK 2428, LOT 1  
318-328 KENT AVENUE: BLOCK 2414, LOT 26  
ZONING DISTRICT: R8/C2-4; ZONING MAP: 5C

**CHARACTERS OF MATERIALS:**

170.4 LF OF 12-INCH DIAMETER DIP PIPE (13-INCH O.D.) AND  
FITTINGS

COST OF REMOVAL AND RESTORATION: \$20,000

NOTE: PROPOSED IMPROVEMENTS SHOWN IN RED

**LANGAN**

Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.  
21 Penn Plaza, 360 West 31st Street, 8th Floor  
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

PLANS PREPARED BY:  
CHRISTOPHER VITOLANO, P.E.  
NYS PROFESSIONAL ENGINEERING  
LICENSE NUMBER 081589

LANGAN  
360 WEST 31ST STREET, 8TH FLOOR  
NEW YORK, NY 10001  
(212)479-5400

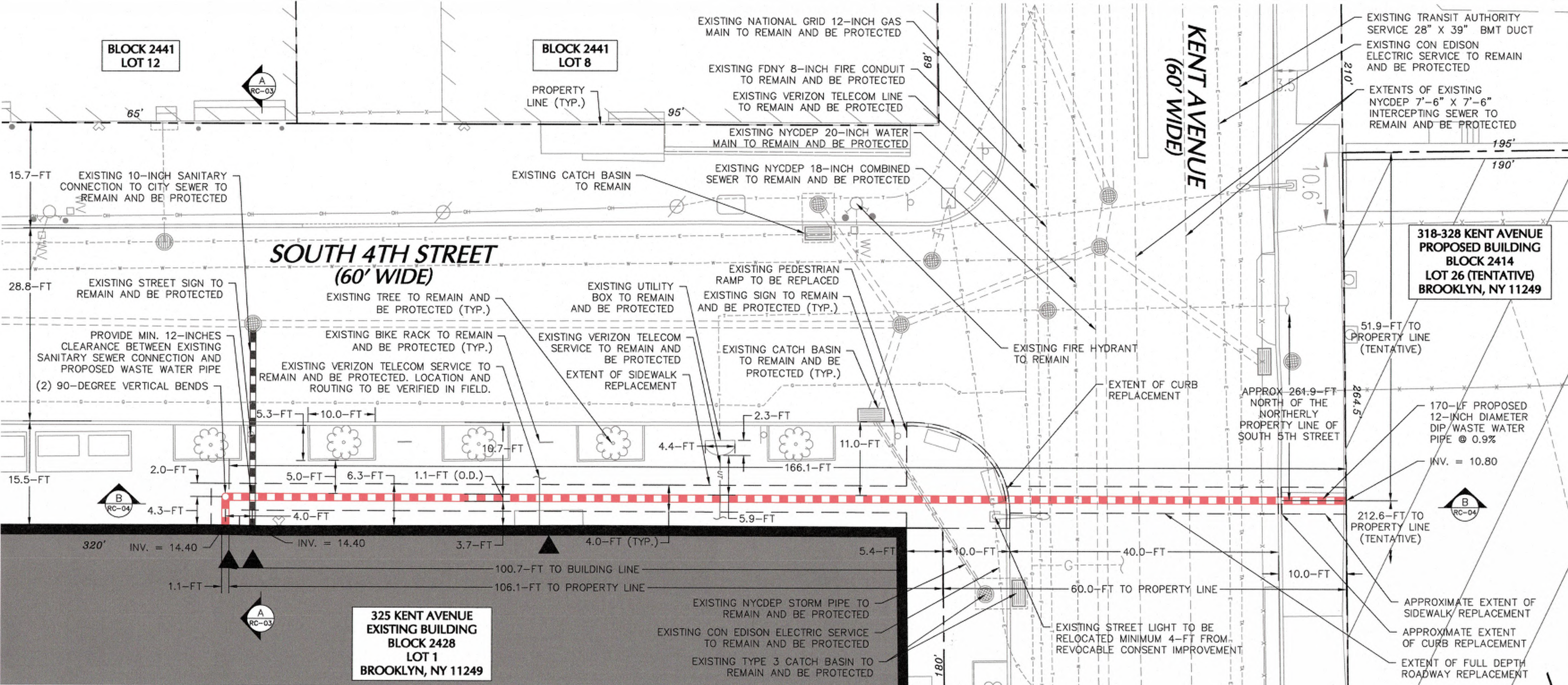


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CHRISTOPHER VITOLANO, P.E.  
PROFESSIONAL ENGINEER N.Y. LIC. No. 081589

DWG No.:	DATE:	09/12/2022
RC-01.00	PROJECT No.:	170562703
	DRAWING BY:	DN
SHEET NO.:	CHK BY:	TJW
1 of 5		





**PROPOSED PLAN**  
SCALE: 1" = 10'

- GENERAL NOTES**
1. BACKGROUND SHOWN PROVIDED BY GALLAS SURVEYING GROUP PER PLAN TITLED "ROADWAY TOPOGRAPHIC SURVEY LOTS 1, 2, 3, 25, 26 & 27, BLOCK 2414" DATED 03/31/2021, LAST UPDATED 06/02/2022.
  2. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  3. EXTENTS OF PROPOSED BUILDING, 318-328 KENT AVENUE, ARE APPROXIMATE AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

- LEGEND**
- BUILDING LINE
  - PROPERTY LINE
  - PROPOSED BUILDING
  - PROPOSED CONDUIT
  - APPROXIMATE EXTENTS OF SIDEWALK, ROADWAY, AND CURB REPLACEMENT
  - EXISTING 10-INCH SANITARY SEWER CONNECTION
  - EXISTING STORM PIPE (PER RECORD)
  - EXISTING TELECOMMUNICATION SERVICE (PER RECORD)
  - EXISTING COMBINED SEWER
  - EXISTING GAS MAIN
  - EXISTING WATER MAIN
  - EXISTING TELECOMMUNICATION LINE
  - EXISTING ELECTRIC LINE
  - EXISTING TRANSIT AUTHORITY LINE
  - EXISTING FDNY COMMUNICATION LINE

- PHOTO NUMBER
- BIKE RACK
- TRAFFIC SIGN
- SIAMESE CONNECTION
- CATCH BASIN
- TREE PIT
- TREE
- MANHOLE
- HYDRANT AND BOLLARDS
- VALVE
- STREET LIGHT
- UTILITY POLE
- UTILITY BOX

NOTE: PROPOSED IMPROVEMENTS SHOWN IN RED

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21 Penn Plaza, 360 West 31st Street, 8th Floor  
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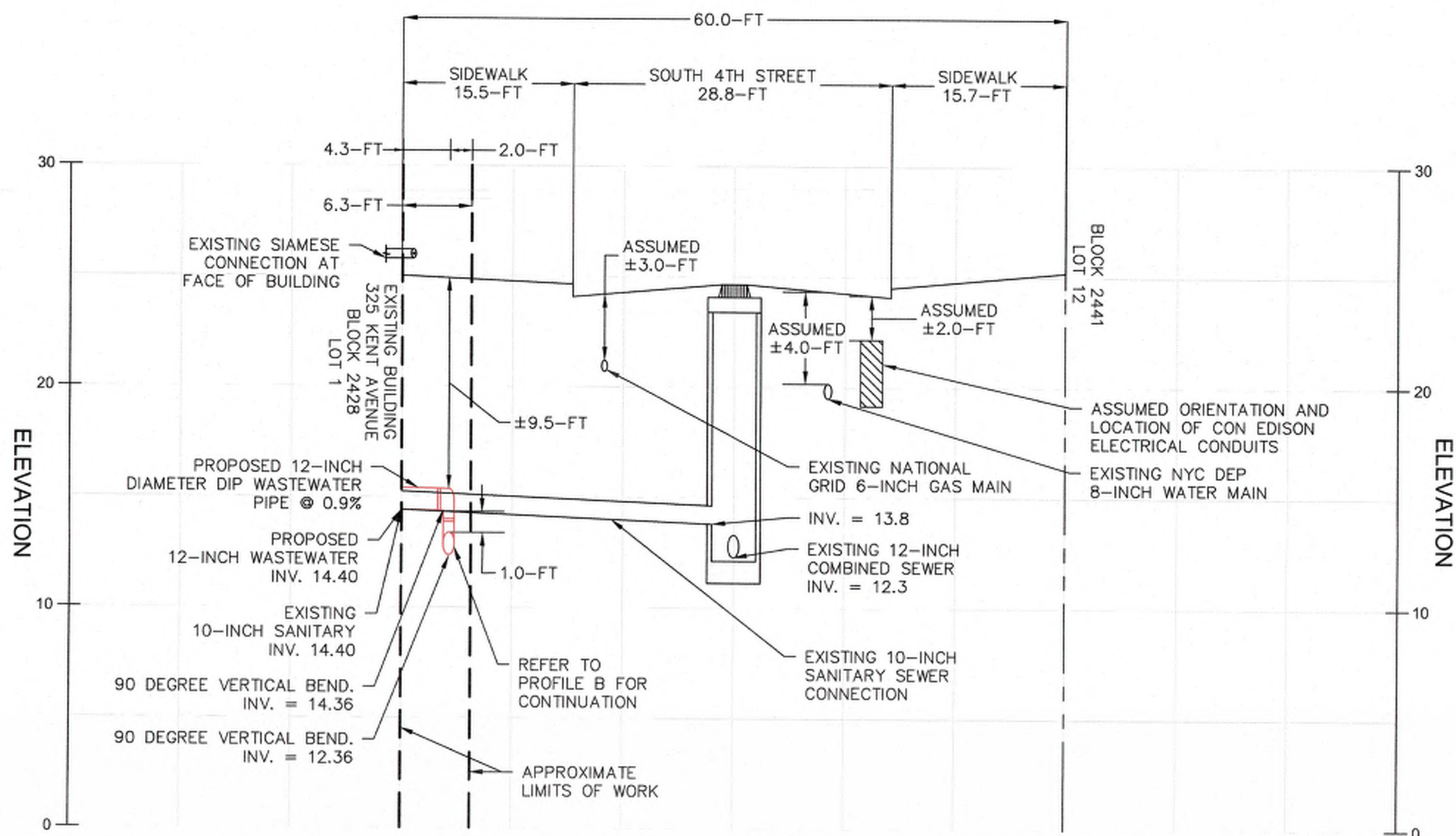


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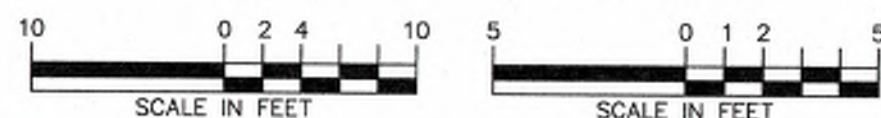
DWG No.:	DATE:	09/12/2022
RC-02.00	PROJECT No.:	170562703
SHEET NO.:	DRAWING BY:	DN
2 of 5	CHK BY:	TJW





**PROPOSED PROFILE A - PROPOSED 12-INCH DIA. DIP WASTE WATER PIPE UNDER AND ACROSS THE NORTH SIDEWALK OF SOUTH 4TH STREET**

SCALE: 1" = 10' (H), 1" = 5' (V)



NOTE: PROPOSED IMPROVEMENTS SHOWN IN RED

**LANGAN**

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Landscape Architecture and Geology, D.P.C.  
21 Penn Plaza, 360 West 31st Street, 8th Floor  
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

PLANS PREPARED BY:  
CHRISTOPHER VITOLANO, P.E.  
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LICENSE NUMBER 081589

LANGAN  
360 WEST 31ST STREET, 8TH FLOOR  
NEW YORK, NY 10001  
(212)479-5400

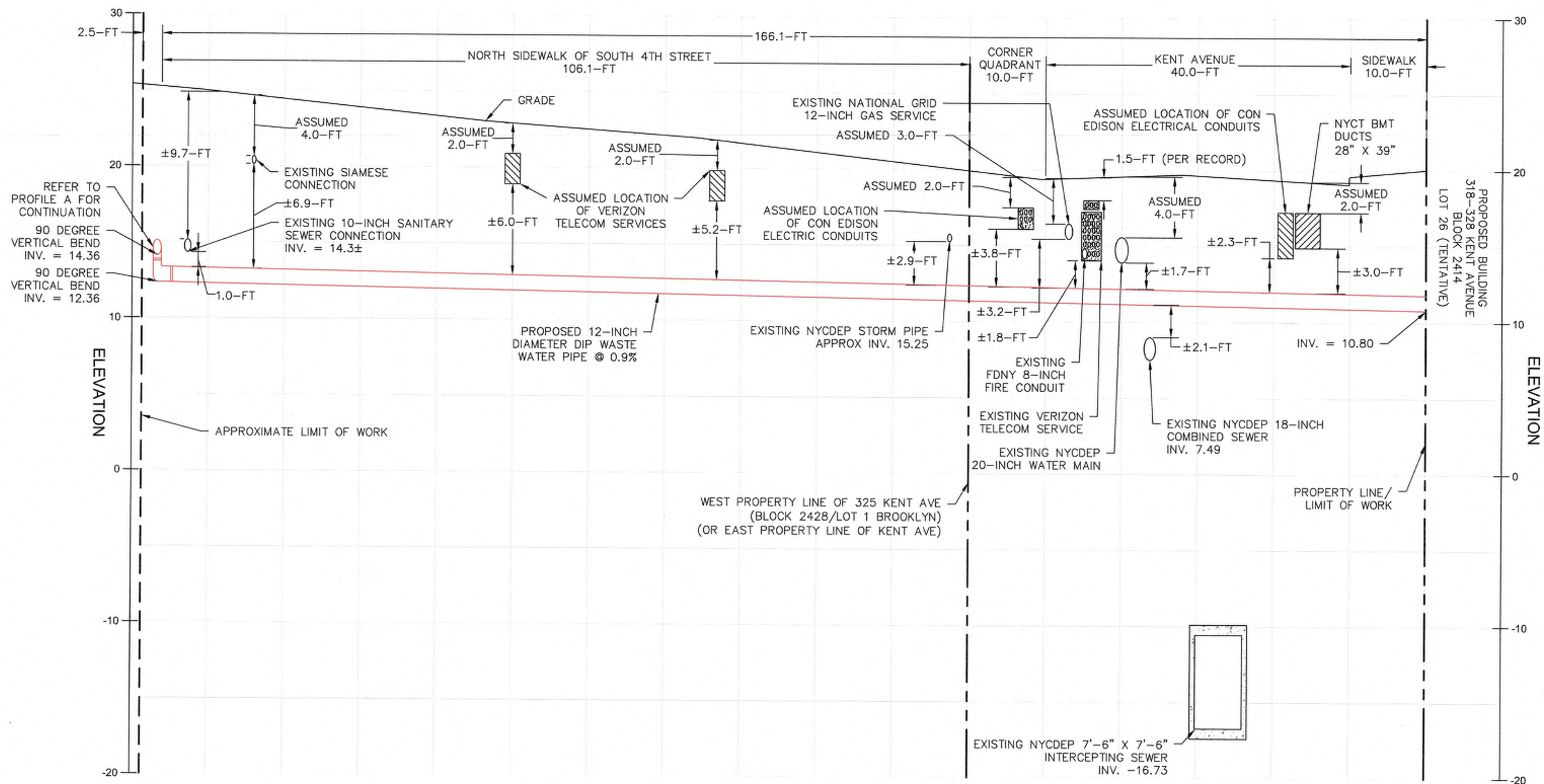


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PROFESSIONAL ENGINEER N.Y. LIC. No. 081589

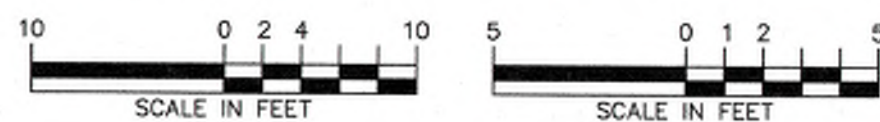
DWG No.:	DATE:	09/12/2022
RC-03.00	PROJECT No.:	170562703
	DRAWING BY:	DN
SHEET NO.:	CHK BY:	TJW
3 of 5		





**PROPOSED PROFILE B - PROPOSED 12-INCH DIA. DIP WASTE WATER PIPE UNDER AND ALONG NORTH SIDEWALK OF SOUTH 4TH STREET AND UNDER AND ACROSS KENT AVENUE**

SCALE: 1" = 10' (H), 1" = 5' (V)



NOTE: PROPOSED IMPROVEMENTS SHOWN IN RED

**LANGAN**

Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.  
21 Penn Plaza, 360 West 31st Street, 8th Floor  
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

PLANS PREPARED BY:  
CHRISTOPHER VITOLANO, P.E.  
NYS PROFESSIONAL ENGINEERING  
LICENSE NUMBER 081589

LANGAN  
360 WEST 31ST STREET, 8TH FLOOR  
NEW YORK, NY 10001  
(212)479-5400

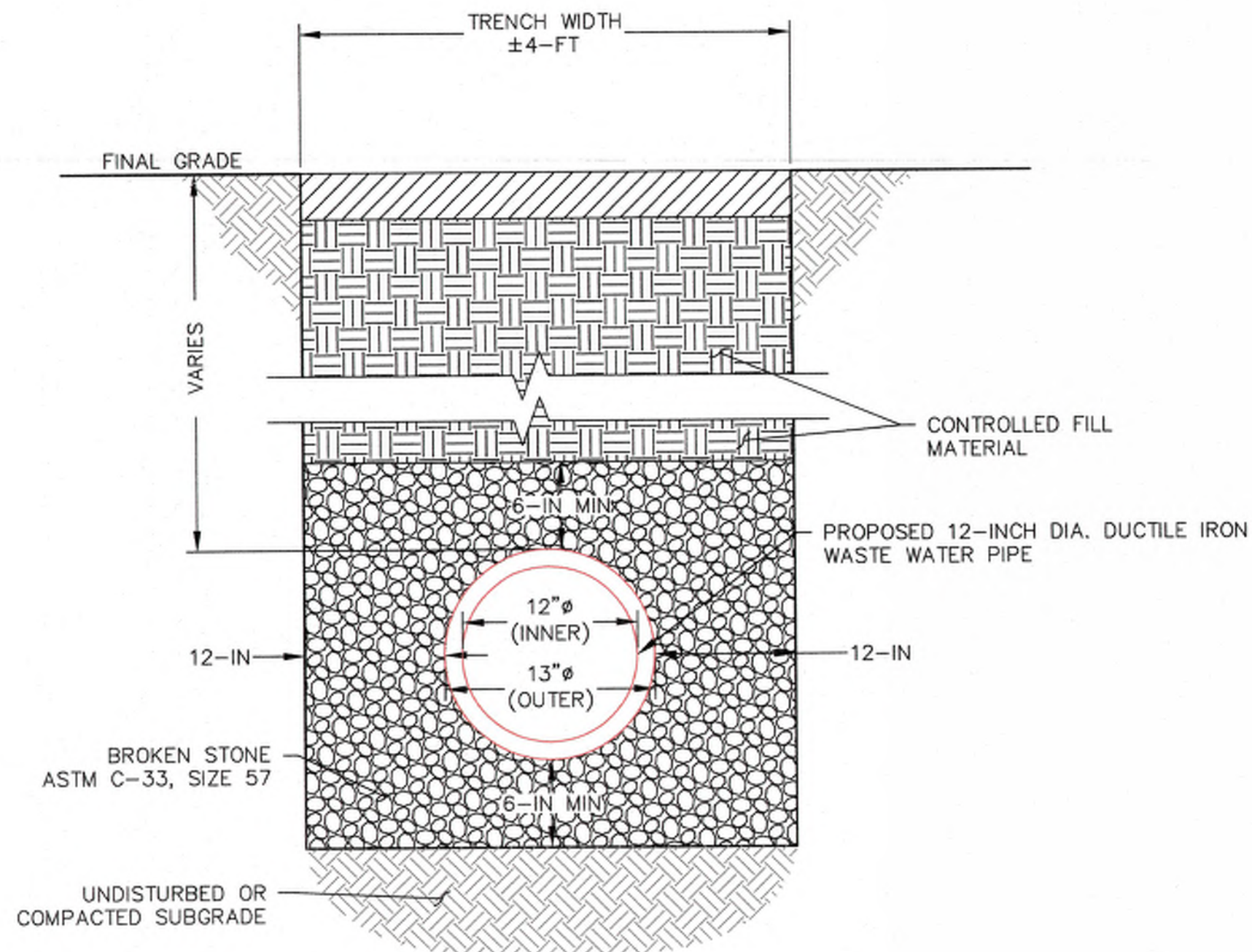


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PROFESSIONAL ENGINEER N.Y. LIC. No. 081589

DWG No.:	DATE:	09/12/2022
RC-04.00	PROJECT No.:	170562703
SHEET NO.:	DRAWING BY:	DN
4 of 5	CHK BY:	TJW





**NOTES:**

1. SOIL CONDITIONS AT BOTTOM OF PIPE TRENCH DEEMED UNSUITABLE BY THE FIELD ENGINEER SHALL BE EXCAVATED TO A SUITABLE MATERIAL OR A MAXIMUM OF TWO ADDITIONAL FEET OF PIPE BEDDING MATERIAL SHALL BE PLACED BELOW THE PROPOSED PIPE/UTILITY.
2. CONCRETE ENCASEMENT OR CRADLE NOT PROPOSED.

**1 SECTION - TRENCH**  
SCALE: N.T.S.

NOTE: PROPOSED IMPROVEMENTS SHOWN IN RED

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DWG No.:	DATE:	09/12/2022
RC-05.00	PROJECT No.:	170562703
	DRAWING BY:	DN
SHEET NO.:	CHK BY:	TJW
5 of 5		





**New York City**  
**Department of Transportation**

**Office of Cityscape & Franchises**  
55 Water Street, Floor 9 West  
New York, NY 10041  
Phone: (212) 839-6550 Fax: (212) 839-9895

**Ydanis Rodriguez, Commissioner**

**Inter-Agency Review Form for Revocable Consents**

**DATE SENT:** September 29, 2022

Brooklyn Borough President	Brooklyn DOT Borough Commissioner	DOT Revocable Consent	DOT Division of Street Lighting (DSL)	DEP	Community Board Dist. # 1	City Council Dist. # 33
					<b>XX</b>	

Petitioner: **RP#2592(new) -**  
**325 KENT LLC, DOMINO A PARTNERS LLC and DOMINO B PARTNERS LLC**  
Structure: Proposed 12" Dia. DIP Waste Water Pipe  
Location: between 325 Kent Ave (BI 2428, L 1) and 318-328 Kent Avenue (BI 2414, L 26),  
Brooklyn, NY 11249

**TYPE OF PETITION:**

New	Renewal	Rescission	Modification	Assignment
<b>XX</b>				

**IF OTHER THAN NEW:**

Resolution #:  
Adoption Date:  
Approval Date:  
Expiration Date:

Please review this petition, make copies for your records and forward original transmittal to  
**Tatiana Drozdova**, Revocable Consent Specialist.

\_\_\_\_\_ No Objections (Comments)


\_\_\_\_\_ Objections (Comments)


**RESPONSE DUE DATE:** **OCTOBER 29, 2022**

**ATTACHMENTS SENT:**

Petition Form	Plans	Other
<b>XX</b>	<b>XX</b>	

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



New York City Department Of Transportation  
Office of Cityscape and Franchises  
55 Water Street, 9th Floor  
New York, NY 10041  
Tel: 212-839-6550

## Petition Form For A New Revocable Consent

Date of Submission

### CONTACT INFORMATION

Petitioner Name  
(Enter the Company's Name)

EIN #:

Address  
(Enter the Company's Address)

Contact Person  
e.g. attorney, engineer or architect

phone:

Email:

Address

Fax:

Contract Manager

phone:

person who will handle payments to the City, insurance and security  
deposit after the consent is granted

Email:

Address

Fax:

### PETITION DETAILS

The Petitioner requests a revocable consent from DOT to construct, maintain and use

fill in structure(s) description and location(s). Use attachments if additional space is required.

Petitioner must submit photos of existing conditions for above ground structures whether subject structures are in place or not.

The Petitioner will use the requested structure for the following purpose

Additional information, if any



New York City Department Of Transportation  
Office of Cityscape and Franchises  
55 Water Street, 9th Floor  
New York, NY 10041  
Tel: 212-839-6550

## Petition Form For A New Revocable Consent

### PETITIONER INFORMATION

The Petitioner is

Check one. If Petitioner is a partnership or corporation, attach a copy of Certificate of Partnership or Certificate of Incorporation with appropriate seal.

- ☐ a domestic corporation incorporated in the State of New York
- ☐ a foreign corporation organized under the laws of the State of  and duly authorized to do business in the State of New York
- ☐ a general partnership
- ☐ an individual
- ☒ other, describe

Nature of Petitioner's  
Business

### PROPERTY INFORMATION

The premises affected by the proposed structure(s) are

Check one.

- ☒ Owned by the Petitioner  
submit copy of deed
- ☐ Leased by the Petitioner  
submit consent of owner, and copies of deed and lease

Primary property benefited

Address

Block and lot

Owner

Secondary property benefited

Address

Block and lot

Owner

If only one property, indicate N/A for second property. If more than two, attach additional information.

Community Board

City Council Member





New York City Department Of Transportation  
Office of Cityscape and Franchises  
55 Water Street, 9th Floor  
New York, NY 10041  
Tel: 212-839-6550

## Petition Form For A New Revocable Consent

### PETITIONER AGREES TO THE FOLLOWING TERMS OF PETITION ACCEPTANCE BY DOT

1. Petitioner covenants that the revocable consent, if granted, will be for the private use of the petitioner.
2. Petitioner warrants that all taxes, fees, levies, fines and other monies due to the City of New York have been fully paid.
3. Petitioner agrees to pay, within 30 days of its receipt, an invoice for advertising fees for two notices in each of two newspapers to inform the public of the hearing on agreement terms. Hearings are held pursuant to section 371 of the City Charter.
4. Upon notification by the Department that approvals have been secured from all agencies having jurisdiction, the petitioner will submit all necessary materials and make a presentation to the Public Design Commission. Petitioner agrees to comply with this requirement within 45 days after such notification by the Department. (Note: this requirement is for above-ground structures only).
5. Petitioner agrees to pay, within 30 days of its receipt, an invoice for advertising fees for two notices in each of two newspapers to inform the public of the hearing on agreement terms. Hearings are held pursuant to section 371 of the City Charter.
6. The petitioner agrees to execute (sign) the revocable consent agreement and return it to the Department within 15 days of its receipt. Failure to do so may result in denial of consent.
7. Petitioner acknowledges that the final agreement will include provisions for yearly compensation to the City, maintenance of a security deposit and filing of proper insurance documents. Petitioner agrees to submit a payment of security and a certificate of insurance within 30 days of notification by the Department that such items are due.

### WHEREFORE,

Petitioner affirms that he/she will conform to the terms of petition acceptance listed above, or if not, he/she will before 10 days prior to any and all such due dates, request from the Department in writing, an extension of the due date(s). Reasons for the extension must be included. The petitioner understands that, if these terms and conditions are not met, the Department will, without further notice, void the petition. If a petition is voided, a new petition must be submitted along with the required petition fee. Petitioner acknowledges that the Department may, in its sole discretion, allow exceptions to the requirements contained in this paragraph.

### WHEREFORE,

Petitioner respectfully requests that the revocable consent be granted as aforesaid.

By

Signature

Print Name of Signatory

Valeri Patricia Limansubroto

Print Title of Signatory

Project Manager

Subscribed and sworn to before me this 22<sup>nd</sup> day of September, 2022.

Notary Public

**JANET SANTOS**  
Notary Public-State of New York  
No. 01SA6107228  
Qualified in Westchester County  
Commission Expires March 22, 2024



Department of  
Environmental  
Conservation

# Community Update:

- **Former NuHart Plastic Manufacturing**
- **Former NuHart East**

**NYSDEC Site Nos. 224136 and C224287**

October 11, 2022

# Overview

- Dupont Street 1 LLC (secured creditor of the current owner) has submitted a bid to purchase the site through bankruptcy. Approval of sale is imminent, and Dupont Street 1 LLC is funding current work at the site
  - ✓ planning to remediate and redevelop the entire property into as-of-right mixed- use commercial/retail/residential building
- NYSDEC/NYSDOH oversight
  - ✓ Western portion will be remediated under the NY State Superfund program (SSF)
  - ✓ Eastern portion will be remediated under the NY State Brownfield Cleanup Program (BCP)







Commercial Street

Clay Street

Dupont Street

224136

C224287

Fran

# NuHart West (SSF)

- Record of Decision issued March 2019
  - ✓ On-site phthalate and chlorinated solvent source removal:
    - On-site barrier to approx. 30 feet below grade (ft bg)
    - Excavate soil to approx. 16 ft bg; remove USTs and piping
    - Excavation under a ventilated structure to control odors
  - ✓ AS/SVE to treat chlorinated solvents in soil and groundwater in northeast portion of the site and downgradient of site
  - ✓ Off-site barrier to prevent phthalate migration
  - ✓ Off-site phthalate recovery using recovery wells
  - ✓ Vapor mitigation to address soil vapor intrusion on-site and off-site



# NuHart West – current status

- Remedy Modification Request – October 2022
  - ✓ Consultant proposing In-Situ Chemical Reduction (ISCR) to replace AS/SVE to treat chlorinated solvent contamination in northeast portion of the site and downgradient of site
    - ISCR is deemed more feasible and effective based on evaluation of the site geology and the characteristics of the contaminants
  - ✓ Since foundation of new on-site buildings will be below the water table, SSDS is not feasible
    - Waterproofing/vapor barrier will be incorporated into foundation
  - ✓ Minor modification is under review by NYSDEC and NYSDOH





# NuHart East (BCP)

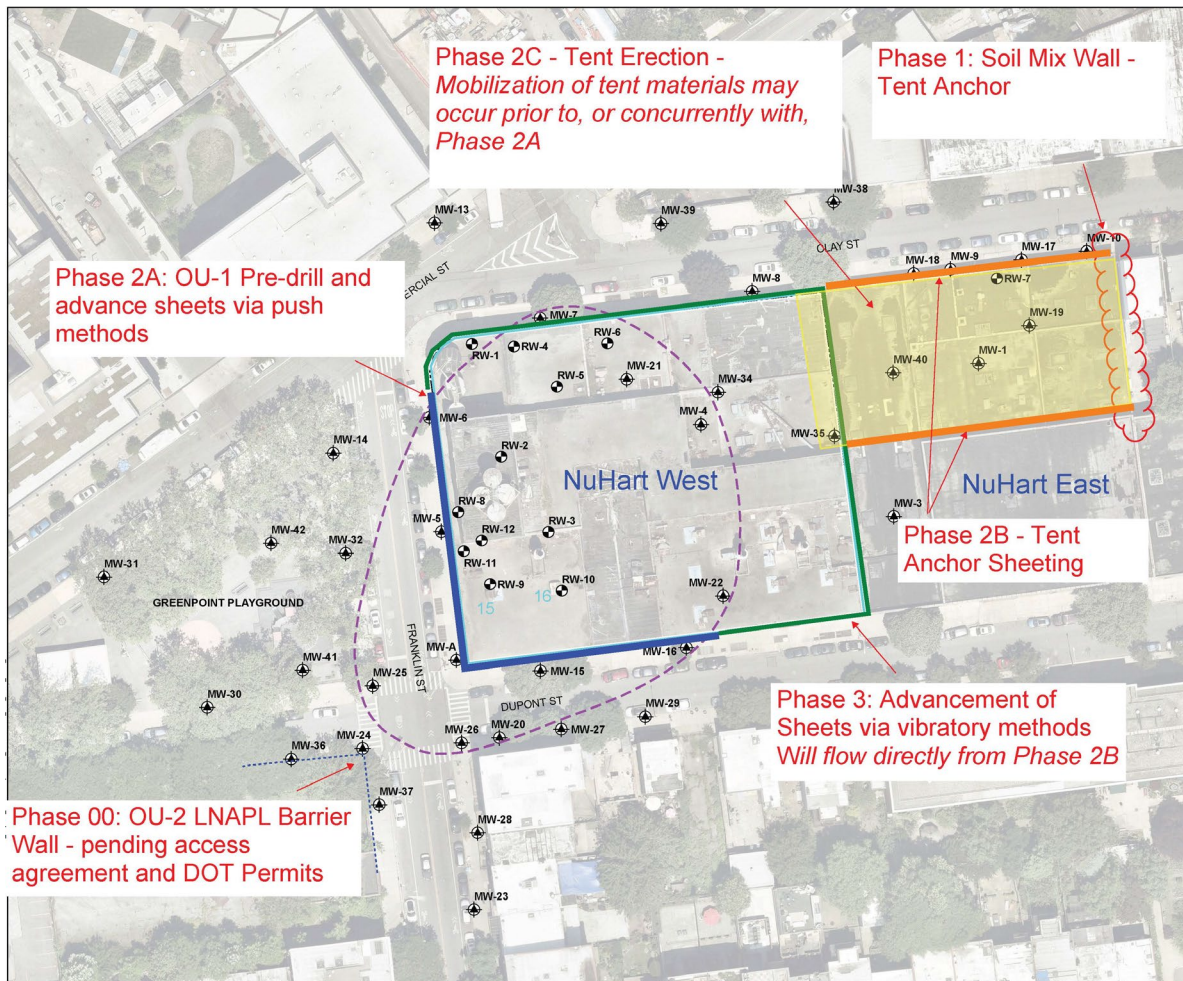
- Decision Document issued August 2022
  - ✓ On-site petroleum source removal:
    - On-site barrier in petroleum area to approx. 30 feet below grade (ft bg)
    - Excavate petroleum source to approx. 16 ft bg; remove USTs and piping
    - Excavation under a ventilated structure to control odors
  - ✓ Remainder of the site excavated to between 6 and 10 ft bg to remove all soil and historic fill exceeding unrestricted use soil cleanup objectives
  - ✓ Vapor intrusion evaluation
  - ✓ Unrestricted use cleanup anticipated



# NuHart East and West – next steps starting November 2022

- Starting on NuHart East, install soil mix wall and sheet piles to support tent installation
- Following demo completion of NuHart West, pre-drill and install sheet piles along western and southern downgradient boundary
- Install off-site downgradient sheet pile wall via hydraulic press or vibration method
- Install remaining east and north sheet pile walls on NuHart West







# Soil mixing



# Soil mixing

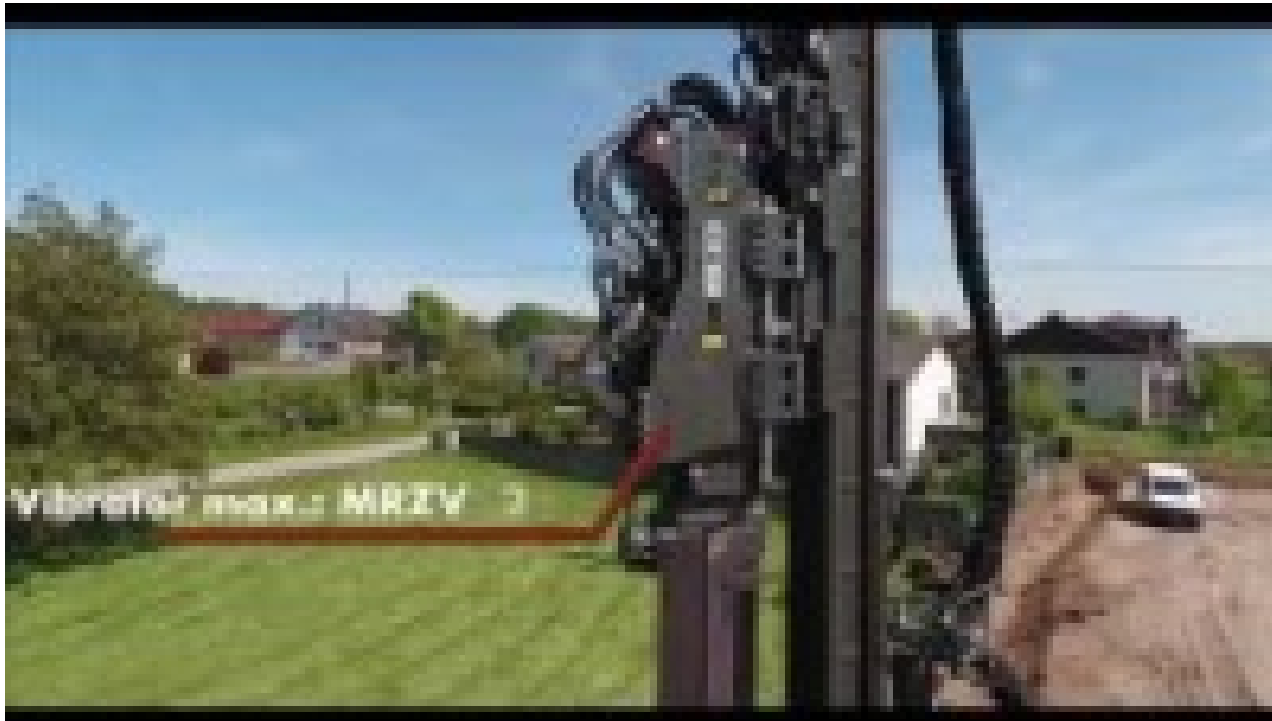


# Sheeting installation using hydraulic press





# Sheeting installation using vibration method



# Typical sprung structure set up



# Remedial Action Sequencing

- Following installation of soil mix wall and sheeting, install tent and air scrubbers on NuHart East in petroleum source area
- Excavate all petroleum source area
- During this time, the Remedial Design for NuHart West will be finalized with input from community consultants
- Move tent to NuHart West
- Begin NuHart West excavation – multiple tent moves anticipated
- Complete excavation of historic fill on NuHart East





## Remedial Action Sequencing (cont'd)

- Implement ISCR to treat chlorinated VOC contamination below the water table on NuHart West
- Off-site LNAPL recovery throughout this process and continuing under Site Management Plan
- Enhanced Community Air Monitoring Plan (CAMP) will be implemented throughout the remedial activities
- Total anticipated duration of remedial activities for NuHart East and West is approximately 12 to 16 months, followed by building development activities



# Thank You

**Jane H. O'Connell, P.G.**

Regional Remediation Engineer  
NYSDEC Div. of Environmental  
Remediation

[jane.oconnell@dec.ny.gov](mailto:jane.oconnell@dec.ny.gov)

**Bryan Wong**

Project Manager  
NYSDEC Div. of Environmental  
Remediation

[yukyin.wong@dec.ny.gov](mailto:yukyin.wong@dec.ny.gov)

**Cris-Sandra Maycock, P.E.**

Section Chief  
NYSDEC Div. of Environmental  
Remediation

[cris-sandra.maycock@dec.ny.gov](mailto:cris-sandra.maycock@dec.ny.gov)



Department of  
Environmental  
Conservation

# 65 Dupont Street | 75 Dupont Street

Brooklyn, New York

November 2022



# MRC Affordable Housing Experience



**THE REFINERY**  
**490 MYRTLE AVENUE -**  
**BROOKLYN**

- Ground-up rental apartments
- 114,000 SF
- 7 Stories
- 93 Rental Units
- 19 Affordable Units
- Breaking Ground Affordable Leasing Agent



**THE POSTHOUSE**  
**504 MYRTLE AVENUE -**  
**BROOKLYN**

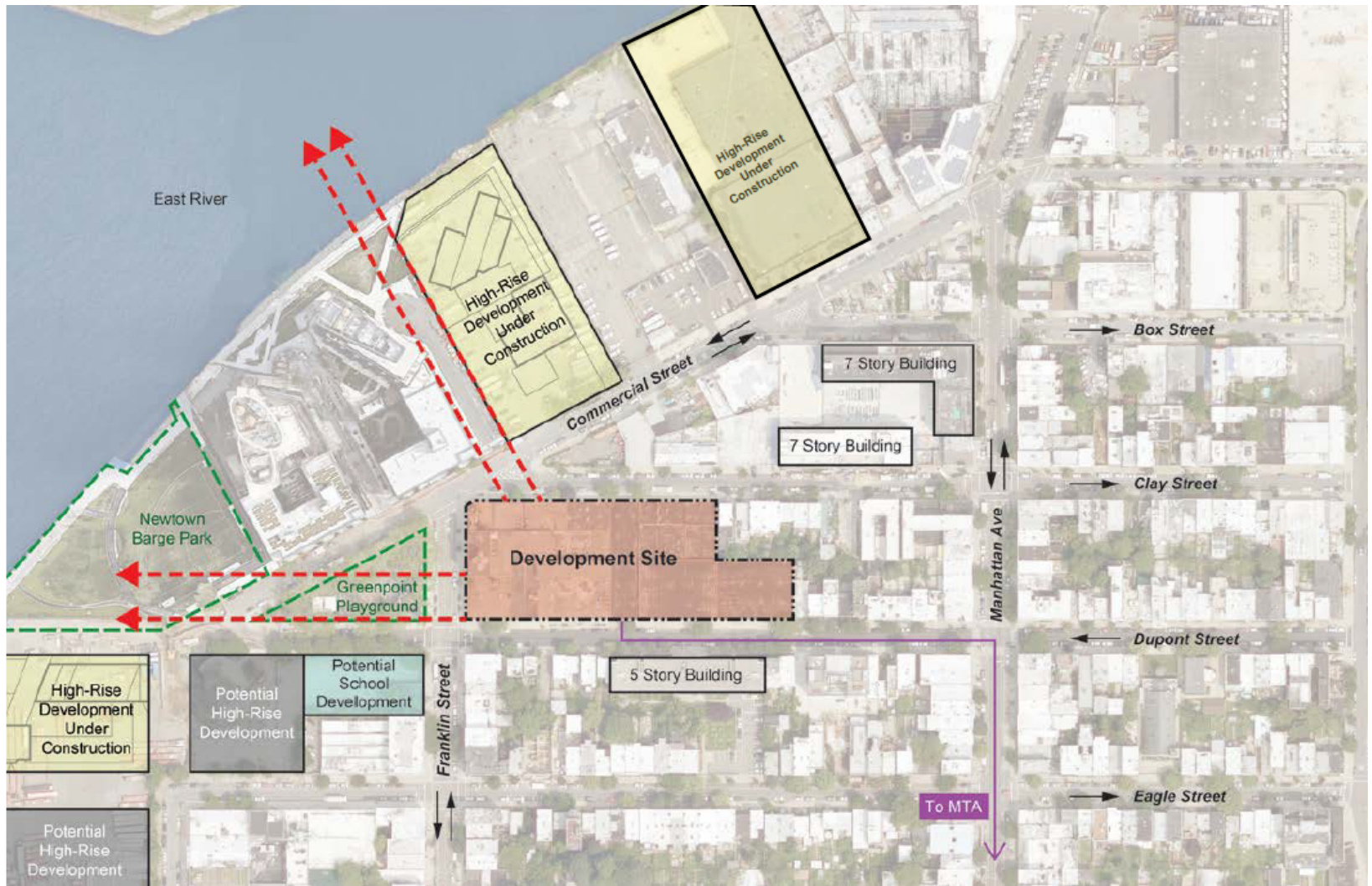
- Ground-up rental apartments
- 144,000 SF
- 8 Stories
- 143 Rental Units
- 29 Affordable Units
- Breaking Ground Affordable Leasing Agent



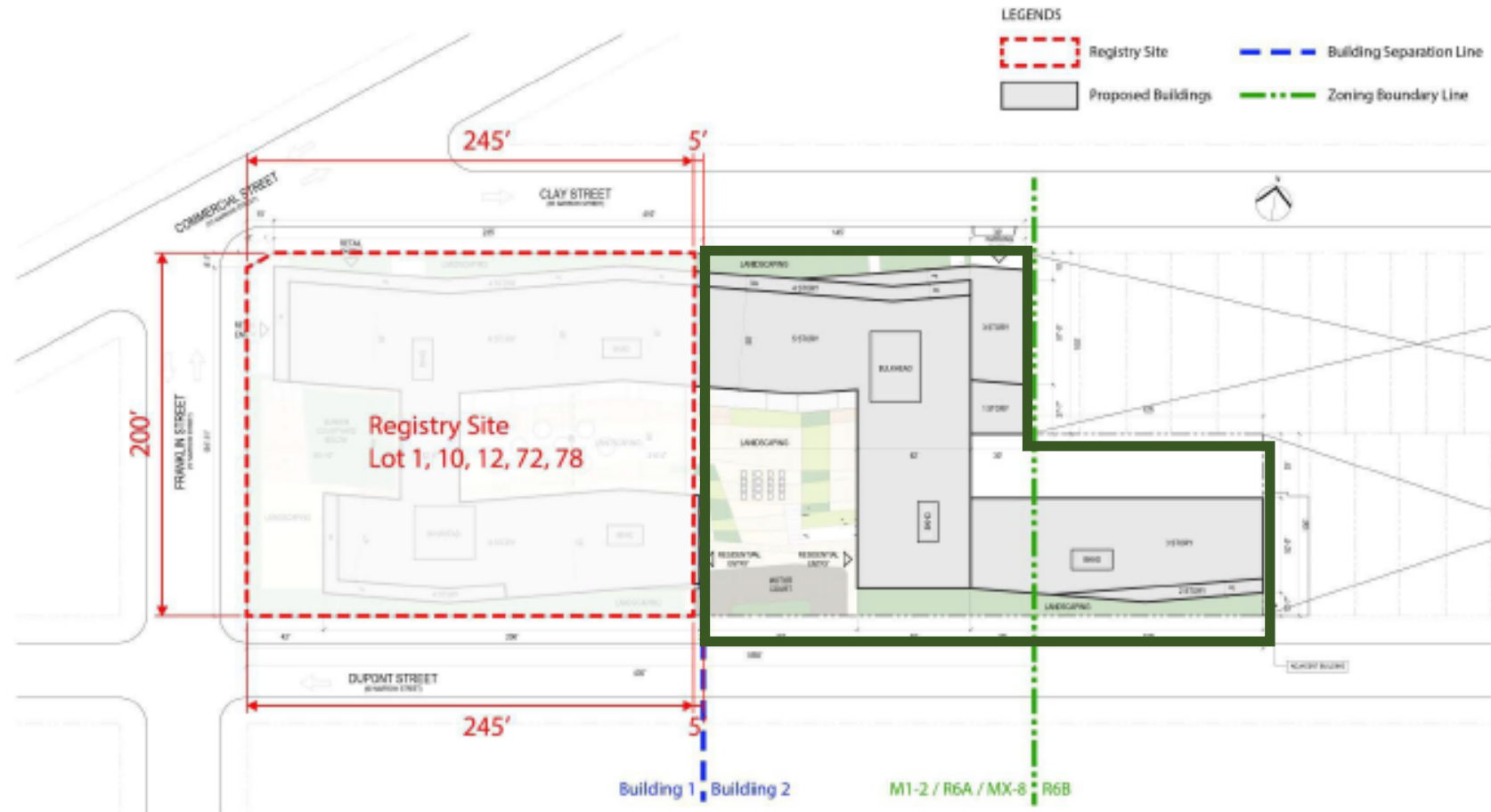
**QUEENS REZONING**  
**69-02 QUEENS BLVD –**  
**QUEENS**

- Ground-up rental apartments
- 550,000 SF
- 15 & 12 Stories
- 478 Total Units
- 144 Affordable Units (MIH)
- Breaking Ground Affordable Leasing Agent

# Site Map



# Site Plan





# Proposed New Development

- Two buildings consisting of approximately 471 residential rental units, below grade parking and ground floor retail
- A total of approximately 30% of the units will be for affordable housing:
  - ~20% under the Voluntary Inclusionary Housing
  - ~10% under the Affordable New York Program
- The buildings will share an exterior amenity courtyard and cellar



*\*Rendering in progress*

# Completed / Current Activities On-Site

## NuHart East – Brownfield Site

- Asbestos Abatement: Complete
- RCRA Closure Work: Complete
- Demolition: Complete

## NuHart West – Superfund Site

- Asbestos Abatement: Complete
- RCRA Closure Work: Complete
- Demolition Protection: Complete
- Demolition: 95% Complete, completion and signoff is expected by the end of the month



# Upcoming Work: November 2022 – January 2023

## NuHart East

- Sheet piles to anchor tent: December 2022
- Tent Install: January 2022
- Excavation / Remediation Begins: February 2023 - TBD

## NuHart West

- Demolition Completion: November 2022
- Cutoff Walls, OU1: November 2022 – December 2022

## Off-Site Cutoff Wall

- OU2: November – December
  - Work is scheduled to mobilize tomorrow, 11/8 and is expected to be complete by the end of the year



# MRC Commitment to the Greenpoint Community

- MRC will continue to work in close collaboration with City and State agencies(including DEC, OER, and DOH) on all aspects of the clean-up and development of the site.
- Safety is the number one priority. All remedial activity is subject to review and approval from DEC, OER, DOH, and other agencies and will comply with all applicable laws and regulations.
- MRC is committed to working with the community and establishing an ongoing dialogue throughout the remediation and construction process. MRC will directly provide regular written updates to local elected officials and community members on construction activity and attend local meetings to discuss progress. The project team will be available to respond to questions or address neighbors' concerns in real time.
- Contact Information: [Dupont@madisonrealtycapital.com](mailto:Dupont@madisonrealtycapital.com) and Ashley Thompson at [ashley@capalino.com](mailto:ashley@capalino.com).

# Weekly Updates

- Air quality monitoring reports and previous weekly construction updates can be view by visiting: [bit.ly/3lwfxOs](https://bit.ly/3lwfxOs)
- To sign up for weekly updates please go to <https://bit.ly/3GQWzFt> or scan the QR code to the right





# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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)

ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINNA BARROS  
THIRD VICE-CHAIRMAN

MARIA VIERA  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

VACANT  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

October 13, 2022

Philip A. DeCicco  
Vice President and Deputy General Counsel  
National Grid  
One Metro Tech Center  
Brooklyn, New York 11201

Dear Vice President and Deputy General Counsel DeCicco.:

Please be advised that at the regular meeting of Community Board No.1 held on October 11, 2022, the board members voted unanimously to send this letter to National Grid requesting an update on the status of the Newtown Creek Wastewater Treatment Plant biogas program that was supposed to begin providing gas to the system in August.

The vote was as follows: 27 "YES"; 0 "NO"; 0 "ABSTENTIONS".

Working for a Safer Greenpoint-Williamsburg.

Sincerely,

Dealice Fuller  
Chairperson

Cc: Commissioner Rohit T. Aggarwala, NYC Department of Environmental Protection





October 20, 2022

**VIA ELECTRONIC MAIL**

Community Board No.1  
435 Graham Avenue  
Brooklyn, New York 11211  
Attn: Dealice Fuller, Chairperson

Re: Newtown Creek Wastewater Treatment Biogas Project Update

Dear Chair Fuller:

Thank you for your letter of October 13<sup>th</sup> requesting an update on the Newtown Creek Wastewater Treatment biogas project.

As you are aware, National Grid worked with the New York City Department of Environmental Protection to develop an anaerobic digester project at the Newtown Creek Wastewater Treatment Plant in Greenpoint. The project converts methane gas from wastewater and food waste into fossil-free renewable natural gas (RNG), which will be injected into the local natural gas distribution system with the potential to heat over 5,000 homes. The RNG produced at Newtown Creek can help meet the climate goals outlined in the State's Climate Leadership and Community Protection Act while delivering reliable energy for New Yorkers.

I am pleased to report that earlier this month we began injecting RNG from the facility into the local distribution system. This is an important milestone for the project and the future of RNG in New York. We are planning an event at Newtown Creek to mark the commissioning of the project and would be very pleased to have you attend (more information to follow).

Please contact me if you have any questions. As always, we look forward to working with you, Community Board No.1, and the Greenpoint-Williamsburg community.

Yours truly,

A handwritten signature in black ink, appearing to read "Philip DeCicco".

Philip DeCicco



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Press Release 11-10-22  
For Immediate Release

## Community Board No. 1 Releases Calendar for Meeting Dates in 2023-2024

Chairperson Dealice Fuller was pleased to announce that the members of Brooklyn Community Board No. 1 approved a calendar for the year 2023-2024. The following is a listing of dates that meetings are scheduled to occur:

### 2023

Tuesday	1/10
Tuesday	2/07
Tuesday	3/14
Tuesday	4/18
Tuesday	5/16
Tuesday	6/13
*Tuesday	7/11 * (*Scheduled if
*Tuesday	8/08 * Necessary)
Tuesday	9/12
Wednesday	10/11
Tuesday	11/14
Tuesday	12/19

### 2024

Tuesday	1/09
Tuesday	2/13
Tuesday	3/12

### 2023

Tuesday	1/10
Tuesday	2/07
Thursday	3/14
Tuesday	4/18
Tuesday	5/16
Tuesday	6/13
* Tuesday	7/11 (*Scheduled if
* Tuesday	8/08 * Necessary)
Tuesday	9/12
Wednesday	10/11
Tuesday	11/14
Tuesday	12/19

### 2024

Tuesday	1/09
Tuesday	2/13
Tuesday	3/12

Please check Brooklyn CB#1's website for any calendar updates and other pertinent information:  
<https://www1.nyc.gov/site/brooklyncb1/index.page>



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COUNCILMEMBER, 34th CD

November 10, 2022

Honorable Sarah Carroll  
Chair and Commissioner  
NYC Landmarks Preservation Commission (LPC)  
1 Centre Street, 9th Floor North  
New York, NY 10007

**RE: 144 Greenpoint Avenue  
Docket LPC-22-07187**

Dear Commissioner Carroll:

Please be advised that Brooklyn Community Board No. 1 held its regular board meeting virtually via WEBEX in the evening on Wednesday, November 9, 2022. The board members received a report from the CB#1's Land Use, ULURP & Landmarks (subcommittee) Committee. The report is attached.

The committee voted to recommend that the Board votes in favor of a Certificate of Appropriateness of the new design of 144 Greenpoint Avenue with the following reservations:

- With consideration to the existing purpose-built commercial structures in the Greenpoint Historic District, we ask for an upgrading of material and as well as design, for a building less generic than what is presented.



- We ask that ceiling heights on the 3<sup>rd</sup> floor and penthouse be reduced from 14' to a more reasonable height
- We ask for the canopies (especially over the front entrance) and the signage to be reduced in size
- We ask for consideration of a redesign of the cornice, that the volume be broken.

The Members of Brooklyn CB#1 voted to support the committee's recommendations.

The vote was as follows: 25 "YES"; 4 "NO"; 0 "ABSTENTIONS".

Working for a Better Williamsburg-Greenpoint.

Sincerely,

A handwritten signature in cursive script that reads "Dealice Fuller".

Dealice Fuller  
Chairperson

Attachment: 1



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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

November 15, 2022

Mr. Reda Shehata  
Borough Commissioner  
Brooklyn Office  
NYC Department of Buildings  
210 Joralemon Street  
Brooklyn, NY 11201

Dear Commissioner Shehata:

Please be advised that at the regular board meeting of Community Board No.1, on November 9, 2022, the members voted to reiterate CB#1's position (attached) regarding not supporting the issuance of any work variance permits for our district that would allow construction after hours and/or during weekends. Community Board No. 1 understands if the NYC Department of Buildings was to grant a work variance permit in the case of an emergency or a School.

The vote was as follows: 19 "YES"; 7 "NO"; 2 "ABSTENTIONS", 1 "RECUSAL"

Working for a Safer Greenpoint-Williamsburg.

Sincerely,

Dealice Fuller  
Chairperson



# COMMUNITY BOARD No. 1

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

PHONE: (718) 389-0009

FAX: (718) 389-0098

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

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

HON. MARTY MARKOWITZ  
BROOKLYN BOROUGH PRESIDENT



RABBI JOSEPH WEBER  
FIRST VICE-CHAIRMAN

HEATHER ROSLUND  
SECOND VICE-CHAIRPERSON

DEL TEAGUE  
THIRD VICE-CHAIRPERSON

DEALICE FULLER  
FINANCIAL SECRETARY

ISRAEL ROSARIO  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

CHRISTOPHER H. OLECHOWSKI  
CHAIRMAN

GERALD A. ESPOSITO  
DISTRICT MANAGER

HON. STEPHEN T. LEVIN  
COUNCILMEMBER, 33rd CD

HON. DIANA REYNA  
COUNCILMEMBER, 34th CD

May 14, 2013

Commissioner Robert LiMandri  
NYC Department of Buildings  
280 Broadway  
New York, NY 10007

Dear Commissioner LiMandri:

Please be advised that at the regular meeting of Community Board No. 1 held on May 13, 2013, 6:30PM at 211 Ainslie Street, Brooklyn, NY, the board members voted unanimously to not support the issuance of any Department of Buildings work variance permits that would allow construction after hours and/or during weekends (Saturday/Sunday).

The vote was as follows: 40 "YES"; 0 "NO"; 0 "ABSTENTIONS".

Working for a Safer Greenpoint-Williamsburg.

Sincerely,

Christopher H. Olechowski  
Chairman

CHO/mbw

**FILE COPY**





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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

November 14, 2022

Chairman Vincent G. Bradley  
NYSLA  
80 S. Swan Street  
Albany, New York 12210-8002

**RE: SLA APPLICATIONS**

Dear Chairman Bradley:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1 held via WEBEX in the evening on November 9, 2022, the board members reviewed the SLA Review & DCA's Committee Report (attached) and the various recommendations made. Below are the actions taken:

## **LIQUOR LICENSES:**

### **NEW:**

1. Afuri New York LLC, dba Afuri Ramen, and Dumpling 61 North 11<sup>th</sup> Street, (New Application, and Temporary Retail Permit, liquor, wine, beer, cider, rest)  
Committee recommends Approval.  
The Committee voted unanimously to Approve the application.  
The board members voted to support the recommendation to Approve the application. The Vote was: 31 "Yes", 0 "No", 0 "Abstentions"
2. Bushwick Beer Garden LLC, dba Rebel Café & Garden, 2 Knickerbocker Avenue, (Corporate Change, liquor, wine, beer, cider, rest)  
Committee recommends Approval.  
The Committee voted unanimously to Approve the application.  
The board members voted to support the recommendation to Approve the application. The Vote was: 31 "Yes", 0 "No", 0 "Abstentions"

3. Bondi-156 N 4 TH Street LLC, dba TBD, 156 North 4<sup>th</sup> Street, (New Application, and Temporary Retail Permit, wine, beer, cider, rest) Committee recommends Approval with conditions; stipulations: 1) Roofing over outside, cover with a permanent fixture. 2) Open until 10 PM. 3) Outdoors 8 seats.  
The board members voted to support the recommendation to Approve the application with the above conditions.  
The Vote was: 31 "Yes", 0 "No", 0 "Abstentions"
4. Corp to be Formed by Bernard Alex Torres, dba TBD, 78 Kingsland Avenue, (New Application, liquor, wine, beer, cider, cabaret (Musical or other entertainment with 600 or more patron Capacity) Applicant requests Postponement to be presented to the Full Board.
5. PQ Coffee Roasters LLC, dba Pueblo Querido, 644-698 Manhattan Avenue aka 88-90 Norman Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, coffee shop) Applicant requests Postponement.  
Applicant requested Postponement.  
The board members voted to support the recommendation to POSTPONE the Application. The vote was: 31 "Yes", 0 "No", 0 "Abstentions"
6. Red Rover BK LLC, dba Red Rover, 928 Manhattan Avenue, (New Application, liquor wine beer, cider, tavern) Committee recommends Approval with conditions, pending signatures, agreed to soundproofing; umbrellas 11 PM Monday- Thursday .  
The Committee voted unanimously to Approve the application with the above Conditions. The board members voted to support the recommendation to Approve the application with the above conditions.  
The Vote was: 31 "Yes", 0 "No", 0 "Abstentions"

#### **RENEWAL:**

1. 61 Withers Street LLC, dba Beau, 61 Withers Street Brooklyn, (Renewal, liquor, wine, beer, cider, rest)
2. Chavin Group Inc., dba Chimu Bistro, 482 Union Avenue, (Renewal, liquor, wine, beer, cider, rest)
3. Fin Du Monde Foods LLC, dba Fin Du Monde, 38 Driggs Avenue, (Renewal, liquor, wine, beer, cider, rest)
4. Fulgurances NYC LLC, dba Laundromat, 132 Franklin Street, (Renewal, liquor, wine, beer, cider, rest)
5. JFW LLC, dba Francie, 134 Broadway, (Renewal, liquor, wine, beer, cider, rest)
6. Jupiter Disco LLC, dba Jupiter Disco, 1237 Flushing Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
7. Kashida Group Inc., dba Dashi Brooklyn, 119 Ingraham Street, Store 1, (Renewal, liquor, wine, beer, cider, rest)

8. Mexico 2000 Restaurant Corp., 369 Broadway, (Renewal, liquor, wine, beer, cider, rest) No appearance by the applicant. The committee recommends **Denial**.  
The Committee voted unanimously to deny the application.  
The board members voted to support the recommendation to DENY the application.  
The Vote was: 31"Yes", 0"No", 0"Abstentions"
9. Pebble Corp, dba Sweet Chick, 164 Bedford Avenue, (Renewal, liquor, wine, beer, cider, rest)
10. OHB Kent LLC, dba Other Half Domino Park, 266 Kent Avenue, Retail #3, AKA 34 River Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
11. Redd's Tavern, 511 Grand Street, (Renewal, liquor, wine, beer, cider, bar, tavern)

Renewal licenses were posted at the Public Hearing of the Community Board and all members were encouraged to review the list and report any issues or concerns to the SLA Review Committee. The list was also provided to both the 90 and 94 Precincts of the NYPD. After review, the Committee recommends **APPROVAL** of all Renewal applications **Except for #8 Mexico 2000 Restaurant Corp.** No appearance by applicant. The committee recommends **Denial**.

The board members voted to support APPROVAL OF THE RENEWALS EXCEPT #8  
The vote was as follows: 31"YES"; 0"NO"; 0"ABSTENTIONS".

#### **PREVIOUSLY POSTPONED ITEMS:**

1. Akifume Miyazono, dba TBD, 50 Norman Avenue & 95 Guernsey Street, (New Application and Temporary Retail Permit, wine, beer, cider, rest)  
Applicant requested Postponement.  
The board members voted to support the recommendation to POSTPONE the Application. The vote was: 31"Yes", 0"No", 0"Abstentions"
2. Baanee Inc., 175 Kent Avenue, (New Application, and Temporary Retail Permit, wine, beer, cider, rest)  
Committee recommends Approval  
The board members voted to support the recommendation to APPROVE with the above conditions.  
The vote was: 31"Yes", 0"NO", 0"Abstentions".
3. C & Z Yuna Inc., dba Verge, 159 Franklin Street, (New Application and Temporary Retail Permit, wine, beer, cider, rest) Committee recommends Approval with conditions, pending signed stipulation. The owner will not rent the garage (cider, rest) The board members voted to support the recommendation to APPROVE with the above conditions.  
The vote was: 31"Yes", 0"NO", 0"Abstentions".



4. La Nortena Rest No 2 Corp., 255 A Graham Avenue, (Class Change, wine, beer, cider, rest) Committee recommends Approval with conditions, changed hours to 2:00 AM, Signatures from neighbors; Graham Street and from across the street. The board members voted to support the recommendation to APPROVE with the above conditions. The vote was: 31 "Yes", 0 "NO", 0 "Abstentions".
5. Mayu Restaurant Inc. dba Warique Garden, 181 Graham Avenue, (Class Change, liquor, beer, cider, rest) No appearance by applicant. The committee Recommends Denial. The Committee voted unanimously to deny the application. The board members voted to support the recommendation to DENY the application. The Vote was: 31 "Yes", 0 "No", 0 "Abstentions"
6. Sandra Hills LLC, dba Hills Kitchen, 112 Graham Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider) Committee recommends Approval. The Committee voted unanimously to Approve the application. The board members voted to support the recommendation to Approve the application. The Vote was: 31 "Yes", 0 "No", 0 "Abstentions"
7. Shake Shack New York LLC, dba Shake Shack, 160 Berry Street, (New Application, and Temporary Retail Permit, wine, beer, cider, rest) Committee recommends Approval with the condition of no outdoor space. The board members voted to support the recommendation to APPROVE with the above conditions. The vote was: 31 "Yes", 0 "NO", 0 "Abstentions".
8. Showfields NY 2 LLC, dba, 187 Kent Avenue (New Application, wine, beer, cider, bar/tavern) Committee recommends Approval with conditions, 6 good signatures from upstairs tenants. The board members voted to support the recommendation to APPROVE with the above conditions. The vote was: 31 "Yes", 0 "NO", 0 "Abstentions".
9. TVC 15 LLC, 90 Wythe Avenue, (New application and Temporary Retail Permit, liquor, wine, beer, cider) **Applicant withdrew the application.**
10. YHG Hospitality Inc., 595 Manhattan Avenue, (New Apartment and Temporary Retail Permit, liquor, wine, beer, cider, rest) Committee recommends Approval with the condition, **agreed to no rooftop**. The board members voted to support the recommendation to APPROVE with the above conditions. The vote was: 31 "Yes", 0 "NO", 0 "Abstentions".

---

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

**WHEN: MONDAY, NOVEMBER 28, 2022**  
**TIME: 6:30 PM**  
**WHERE: SWINGING SIXTIES SENIOR CENTER**  
**211 AINSLIE STREET**  
**BROOKLYN, NY 11211**  
**(CORNER OF MANHATTAN AVENUE)**

Working for a Better Williamsburg-Greenpoint.

Sincerely,

A handwritten signature in cursive script that reads "Dealice Fuller".

Dealice Fuller  
Chairperson



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HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

November 9, 2022

## COMMITTEE REPORT

### SLA REVIEW AND DCWP COMMITTEE

TO: Chairperson Dealice Fuller  
And CB#1 Board Members

FROM: Arthur Dybanowski, Chair  
SLA Review & DCWP Committee

RE: Committee Meeting on October 25, 2022

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The SLA Review & DCWP Committee met at Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Avenue) at 6:30 pm on October 25, 2022, Representatives of the Community Board and other Community Board members participated in the discussion and review of the applications. Applicants were advised that the meeting was to end at 9:00 pm and those applications not reached would be postponed to the next Committee meeting. Prior to the meeting, the List of New and Renewal applications that had been posted at the Public Hearing was provided to the 90 and 94 Precincts of the NYPD for their review.

### ATTENDANCE:

Present: Dybanowski; Bachorowski; Barros; Bruzaitis; Daly; Foster; Miceli  
Absent: Sofer; Cohen\* (\*Non-Board member)

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### LIQUOR LICENSES

### NEW:

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9. Pebble Corp, dba Sweet Chick, 164 Bedford Avenue, (Renewal, liquor, wine, beer, cider, rest)
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Renewal licenses were posted at the Public Hearing of the Community Board and all members were encouraged to review the list and report any issues or concerns to the SLA Review Committee. The list was also provided to both the 90 and 94 Precincts of the NYPD. After review, the Committee recommends **APPROVAL** of all Renewal applications **except for #8 Mexico 2000 Restaurant Corp.** No appearance by applicant. The committee recommends **Denial**.

**ITEMS PREVIOUSLY ANNOUNCED (POSTPONED)**

1. Akifume Miyazono, dba TBD, 50 Norman Avenue & 95 Guernsey Street, (New Application and Temporary Retail Permit, wine, beer, cider, rest) Applicant requested **Postponement**.
2. Baanee Inc., 175 Kent Avenue, (New Application, and Temporary Retail Permit, wine, beer, cider, rest) Committee recommends **Approval**.
3. C & Z Yuna Inc., dba Verge, 159 Franklin Street, (New Application and Temporary Retail Permit, wine, beer, cider, rest) Committee recommends **Approval with conditions**, pending signed stipulation. The owner will not rent the garage.
4. La Nortena Rest No 2 Corp., 255 A Graham Avenue, (Class Change, wine, beer, cider, rest) Committee recommends **Approval with conditions**, changed hours to 2:00 AM, Signatures from neighbors; Graham Street and from across the street.
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8. Showfields NY 2 LLC, dba, 187 Kent Avenue (New Application, wine, beer, cider, bar/tavern) Committee recommends **Approval with conditions, 6 good signatures from upstairs tenants**.
9. TVC 15 LLC, 90 Wythe Avenue, (New application and Temporary Retail Permit, liquor, wine, beer, cider) **Applicant withdrew the application**.
10. YHG Hospitality Inc., 595 Manhattan Avenue, (New Apartment and Temporary Retail Permit, liquor, wine, beer, cider, rest) Committee recommends **Approval with the condition, agreed to no rooftop**.

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

**WHEN:** Monday, November 28, 2022  
**TIME:** 6:30 PM (Meeting will end at 9:00 PM)  
**WHERE:** Swinging Sixties Senior Center  
211 Ainslie Street  
(Corner of Manhattan Avenue)

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# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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)

ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINNA BARROS  
THIRD VICE-CHAIRMAN

MARIA VIERA  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

VACANT  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

November 15, 2022

Philip A. DeCicco  
Vice President and Deputy General Counsel  
National Grid  
One Metro Tech Center  
Brooklyn, New York 11201

Dear Vice President and Deputy General Counsel DeCicco.:

Please be advised that at the regular meeting of Community Board No.1 held on November 9, 2022, the board members voted unanimously to send this letter to request National Grid to provide detailed data on the biogas operation at Newtown Creek Wastewater Treatment Plant.

The vote was as follows: 29 "YES"; 0 "NO"; 0 "ABSTENTIONS".

Working for a Safer Greenpoint-Williamsburg.

Sincerely,

Dealice Fuller  
Chairperson



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**VACANT**  
DISTRICT MANAGER

**HON. LINCOLN RESTLER**  
COUNCILMEMBER, 33rd CD

**HON. JENNIFER GUTIERREZ**  
COUNCILMEMBER, 34th CD

November 29, 2022

Ms. Tatiana Drozdova  
Revocable Consent Specialist  
Office of Cityscape & Franchises  
New York City Department of Transportation  
55 Water Street, 9<sup>th</sup> Floor  
New York, New York 10041

Dear Ms. Drozdova:

Please be advised that at the regular meeting of Community Board No.1 held on November 9, 2022, the board members voted unanimously to send this letter to approve the NYC Department of Transportation Revocable Consent Order for RP # 2592 (new) to construct, maintain and use Proposed 12" Diameter Wastewater Pipe at 325 Kent Avenue, Brooklyn, NY 11249, Block 2428, Lot 1.

The vote was as follows: 29 "YES"; 0 "NO"; 0 "ABSTENTIONS".

Working for a Safer Greenpoint-Williamsburg.

Sincerely,

Dealice Fuller  
Chairperson



NYC Parks

## **Community Board 1 Monthly Parks Update – November 2022**

### **McGolrick Park Paths**

The contractor has completed phase 1 of the McGolrick Park Paths project a month early and have moved on to phase 2. Reminder that phase 2 will close the southern portion of the park above Driggs Avenue to the midpoint of the park, the center pavilion area remains open. The dog run is open but will be closed for several days to support repaving in front of the gate during construction, very likely prior to the end of the year. We will give the community notice before this closure occurs.

### **Public Art in McCarren Park**

Parks has partnered again with Worthless Studios to bring you more public art in McCarren Park. 1-800 Happy Birthday is a voicemail project being transformed into a large-scale installation in the form of a phone booth honoring the Black and Brown lives killed by police. 1-800 Happy Birthday was originally created in 2020 by EVEN/ODD Founder, Creative Director and Artist Mohammad Gorjestani. The project exists online, at [1800HappyBirthday.com](http://1800HappyBirthday.com), and allows loved ones and the public to leave and listen to voicemails left on the birthdays of those unjustly killed.

The interactive and educational nature of the installation aims to connect participants to the humanity of the individuals killed. Through an auditory and visual experience, the installation fosters a deeper connection to each celebrant and to expand on the pervasive impact of policing and systemic racism in America.

The 1-800-HAPPY-BIRTHDAY exhibition opened on Friday, September 30<sup>th</sup> in Worthless Studios' indoor space. Please see links to reviews below.

Vogue: <https://www.vogue.com/article/1-800-happy-birthday-exhibition-worthless-studios>

Gothamist: <https://beta.gothamist.com/arts-entertainment/a-new-exhibition-in-brooklyn-celebrates-the-lives-of-individuals-killed-by-police?betaRedirect=true>

NY Times: <https://www.nytimes.com/2022/09/23/arts/design/happy-birthday-police-deaths.html>

### **Partnerships for Parks volunteer projects –Outreach Coordinator**

Carmine Raimondi is your Partnerships for Parks Outreach Coordinator for park properties within Brooklyn Community Board 1. Please contact Carmine at 646.628.6797 or [Carmine.Raimondi@parks.nyc.gov](mailto:Carmine.Raimondi@parks.nyc.gov).



**CB1 currently has the following projects under construction:**

- Epiphany Playground – construction began summer 2022 and be complete summer 2023.
- Marcy Green – construction began spring 2022 and will be complete spring 2023.
- McGolrick Park Paths – construction of this phased project began spring 2022 and will be complete spring 2023.
- McCarren Recreation Center – reconstruction of roof and exterior masonry walls anticipated began spring 2022 and will be completed fall 2024.
- Ten Eyck Plaza – construction began spring 2022 and will be complete spring 2023.
- William Sheridan Playground – construction began March 2022 and will be complete spring 2023.

**We have several projects awaiting construction start:**

- Berry Playground – scoping meeting held June 2022. This project is currently in the design phase.
- Box Street Park – in design. Demolition of structures on site anticipated to begin after the relocation of the MTA Paratransit vehicles.
- Bushwick Inlet Park: Motiva –construction estimated to begin spring 2023 and be complete fall 2024.
- Cooper Park Comfort station –construction estimated to begin spring 2023 and be complete spring 2024.
- Ericsson Playground – in design.
- Frost Playground – construction anticipated to begin spring 2023 and be complete spring 2024.
- McCarren Park natural turf softball fields –construction anticipated to begin fall 2022 and completed fall 2023.
- Sarah J.S. Tompkins Garnet Playground – construction estimated to begin spring 2023 and be complete spring 2024

## **Proposal for Temporary Installation – 1-800 Happy Birthday in McCarren Park**

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Artist(s): EVEN/ODD  
Sponsoring Organization: WORTHLESSSTUDIOS  
Title: *1-800 Happy Birthday*  
Site: McCarren Park, Brooklyn  
Dates: October 28, 2022 – March 1, 2023 (4 months)  
Material: Stainless steel phone booth  
Dimensions: 7 ft. tall x 3 ft. 8 in. wide x 2 ft. 9 in. deep  
Weight: 500 lbs.

### Summary of project:

WORTHLESSSTUDIOS is pleased to announce 1-800 Happy Birthday, a voicemail project being transformed into a large-scale installation honoring the Black and Brown lives killed by police. The exhibition is presented by WORTHLESSSTUDIOS and created by EVEN/ODD with the aim of celebrating the lives of those lost too soon.

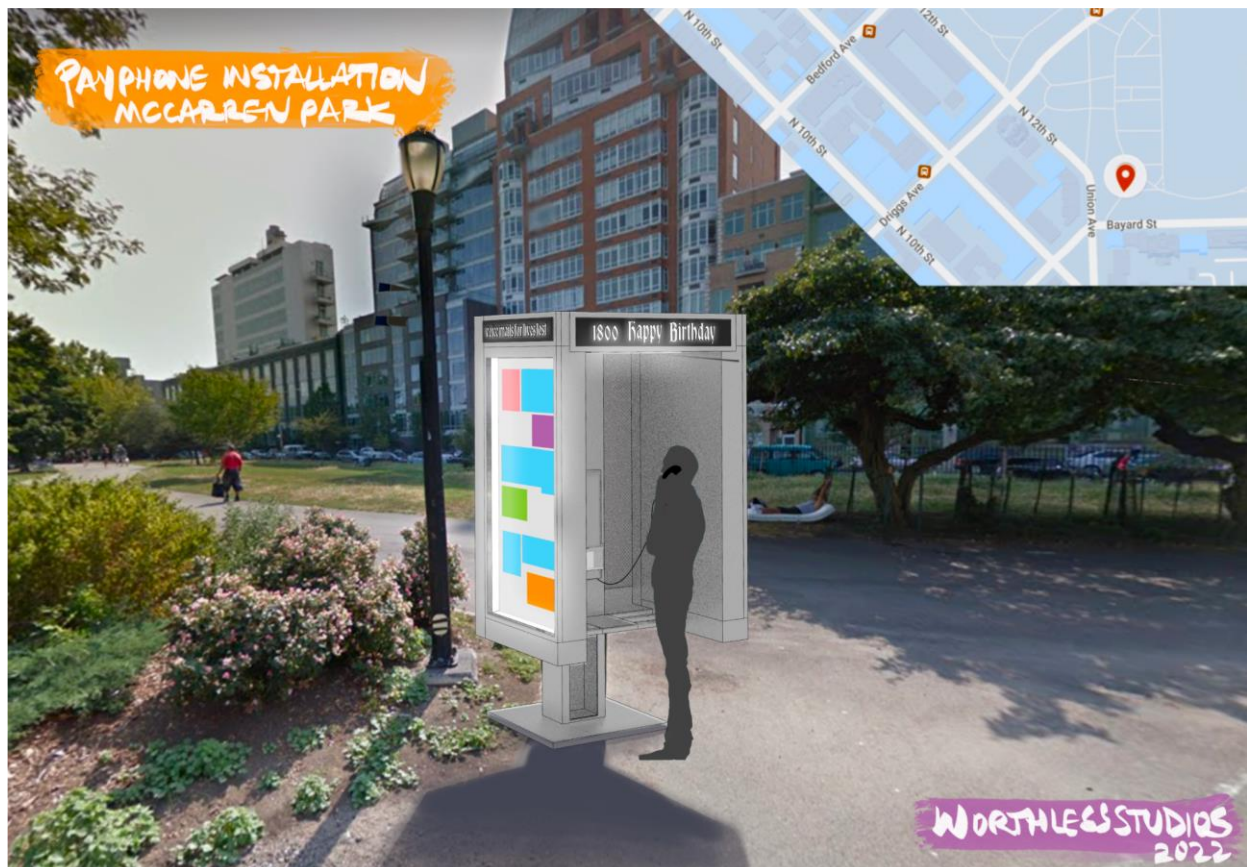
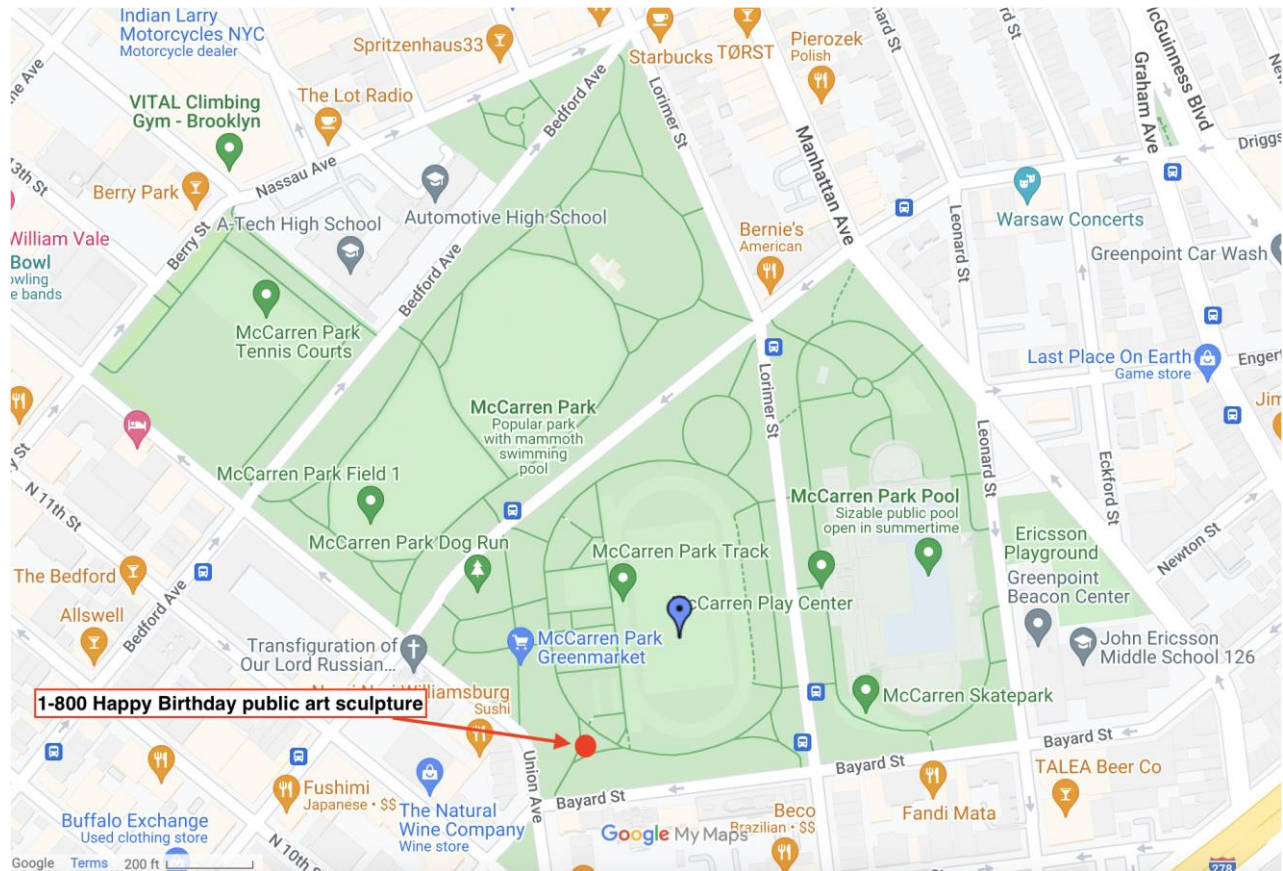
The interactive and educational nature of the installation aims to connect participants to the humanity of the individuals killed. Through an auditory and visual experience, the installation fosters a deeper connection to each celebrant and to expand on the pervasive impact of policing and systemic racism in America. 1-800 Happy Birthday was originally created in 2020 by EVEN/ODD Founder, Creative Director and Artist Mohammad Gorjestani as an ongoing voicemail project to honor Black and Brown victims of police killings and systemic racism. The project exists online, at [1800HappyBirthday.com](http://1800HappyBirthday.com), and allows loved ones and the public to leave and listen to voicemails left on the birthdays of those unjustly killed.

Sensors will ensure that the phone only rings when a viewer is standing directly in front of it no more than 3 ft from the receiver. The ringing sound might be the equivalent of a cell phone ringing at 3/4 volume and audible no further than 5 ft away. The recordings of the voicemails are activated only when the handset is picked up. Electronics will be tamper proof and will run off of two 12-volt batteries that are charged by a 2'x2' solar panel on the payphone roof. Pending funding, WORTHLESSSTUDIOS can make a transcript available for those who may be hard of hearing.

The phone booth can be installed in the grass with a concrete footing 18"x18" square with an 8" depth attached to two 4' long pressure treated 2x4s that keep the payphone level. Around these 2x4s would lie a shallow gravel bed for drainage, infilled with the location's dirt and topped with the location's sod.

If installed on a concrete path, it would be installed by drilling 6 holes 2" deep in the concrete and embedding 1/2" diameter anchoring bolts, around which lock nuts and washers are tightened to the base of the payphone. Upon deinstall, anchors will be removed and these holes will be patched.

## Proposed Site

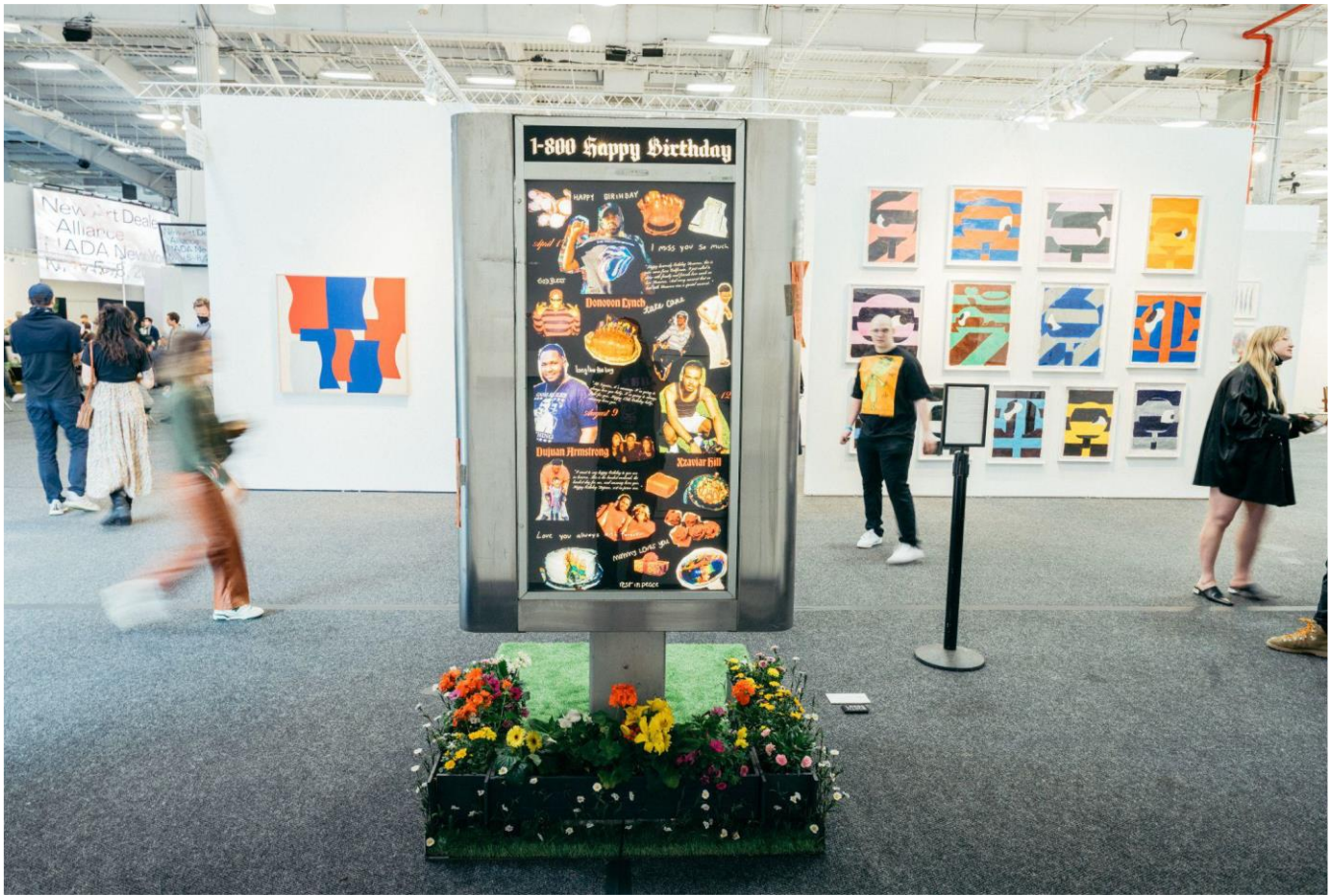




## Proposed Artwork

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# ANCHORING PROCEDURE: PAYPHONE.

