



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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BROOKLYN BOROUGH PRESIDENT



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HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

COMBINED PUBLIC HEARING AND BOARD MEETING DECEMBER 6, 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. Chairperson Fuller asked if there was anyone in attendance to present the item.

AGENDA:

1. **PRESENTATION:** NYC Department of Transportation-Carshare provides on-demand, short-term access to a shared fleet of vehicles, typically through membership and hourly fee. NYC DOT launched the Carshare Parking Pilot Program in June 2018 with Zipcar and Enterprise Carshare, comprising 230 on-street spaces & 55 municipal parking facilities spaces. The 2-year pilot averaged 24 trips per space per month with an average of 17 households per available vehicle per month. The pilot saw greenhouse gas emissions and vehicle miles traveled decline by 7% and 6%, respectively. Overall, NYC DOT views the pilot as a success, and thus created a permanent program for providing carshare parking spaces. Presenters: Stevie Feig, Project Manager.

2. **PRESENTATION:** Domino Refinery - 292 Kent Avenue –Block 2414 # Lot 25 LPC Docket Number: LPC-23-04893 The application is to add a marquee to the front façade of the Domino Refinery building. The applicant is applying for a Certificate of Appropriateness. Presenter: Dave Lombino, Two Trees Management.

3. **PRESENTATION:** Corp to be Formed by Bernard Alex Torres, dba TBD, 78 Kingsland Avenue (New application, liquor, wine, beer, cider, bar, Cabaret) This new venue will have 600 or more patron capacity.). Referred by Mr. Arthur Dybanowski, SLA Review & DCA Chair. **THE APPLICANT WITHDREW THE APPLICATION**

PUBLIC SPEAKERS ON LIQUOR LICENSES:

1. Alicia Lind - Spoke against Liquor license TLV Connection LLC, dba TBD, 639 Lorimer Street.
2. Adam Lind- Spoke against Liquor license TLV Connection LLC, dba TBD, 639 Lorimer Street.

4. 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. Amant Foundation Properties LLC, dba TBD, 312 Maujer Street, (New application and Temporary Retail Permit, liquor wine, beer, cider, rest)
2. Anna Maria Pizza & Pizza Corp, 179 Bedford Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, rest)
3. El Pulpo Contento LLC, dba TBD, 378 Bedford Avenue, (New Application, liquor, wine, beer, cider, rest)
4. Elsewhere LLC, dba Elsewhere, 599 Johnson Avenue, (Alteration, liquor, wine, beer, cider, cabaret)
5. Facility Concession Services LLC, dba Spectrum Catering and Concessions, 66 North 6th Street, (Corporate Change, liquor, wine, beer, cider, cabaret with 600 or more patron capacity)
6. Ferox Athletics LLC, 72 Noble Street, (New Application and Temporary Retail Permit, wine, beer, cider, recreation facility)
7. Jaam Brooklyn LLC, dba Here Bushwick, 198 Randolph Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern)
8. Kelseau Reed or Entity to be Formed, dba Kinoko, 179 Meserole Avenue, (New Application and Temporary Permit, wine, beer, cider, rest)
9. Listening Bar LLC, dba Eavesdrop, 674 Manhattan Avenue, (Alteration, liquor, wine, beer, cider, bar, tavern)
10. Moto Inc., dba Velo, 394 Broadway moving to 354 Grand Street, (Corporate Change, Renewal, Removal, liquor, wine, beer, cider, rest)
11. Salka Food LLC, dba Copper Mug Coffee, 131 North 14th Street, (New Application, wine, beer, cider, rest)
12. Selam LLC, dba Bersi Ethiopian Restaurant, 1049 Manhattan Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, rest)
13. Spoc 33 LLC, dba TBD, 25 Kent Avenue, (New Application, liquor, wine, beer, cider, rest)
14. Tacos ATLA Williamsburg LLC, dba Taco ATLA, 142 North 5th Street, (New Application and Temporary Retail Permit, liquor wine, beer, cider, taqueria (Op Tavern)
15. The Red Pavilion LLC, 1241 Flushing Avenue, (Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern)
16. TLV Connection LLC, dba TBD, 639 Lorimer Street, (New Application, liquor, wine, beer, cider, rest)
17. TVC 15 LLC, 90 Wythe Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, tavern)

RENEWAL

1. 96 Wythe Avenue Acquisition LLC, dba The Williamsburg Hotel and Harvey, 96 Wythe Avenue, (Renewal, liquor, wine, beer, cider, hotel, rest. Event space, lounge)
2. 274 Broadway Corp., dba Emperador Elias Rest Corp., 274 Broadway, (Renewal, liquor, wine, beer, cider, rest)
3. Brooklyn Billiards LLC, 90 North 11th Street AKA 97 North 10th Street AKA North 10th Street, (Renewal, wine, beer, cider)
4. Chipotle Mexican Grill of Colorado LLC, dba Chipotle Mexican Grill #2895, 130 North 4th Street, (Renewal, liquor, wine, beer, cider, rest)
5. Dim Sum Bar Inc., dba 167 Grand Street, (Renewal, wine, beer, cider, rest)
6. Giando on The Water Inc., 400- 412 Kent Avenue, (Renewal, liquor, wine, beer, cider)
7. Grimm Alex LLC, dba Grimm Artisanal Ales, 990 Metropolitan Avenue, (Renewal, liquor, wine, beer, cider, brewery Taproom, bar, tavern)
8. Hole in the Wall Williamsburg LLC, dba Hole in the Wall, 292 Bedford Avenue, (Renewal, liquor, wine, beer, cider, rest brewer)
9. Hummus Market LLC, dba Hummus Market LLC, 361 Graham Avenue, (Renewal, liquor, wine, beer, cider, bar/tavern)
10. Little Tiffin LLC, 970 Manhattan Avenue, (Renewal, wine, beer, cider, rest)
11. MacMurray LLC, dba The Craic, 488 Driggs Avenue aka 482-504 Driggs Avenue, Unit B-02, (Renewal, liquor, wine, beer, cider, bar, tavern)
12. MJ Blue Sage & Co LLC, dba Brooklynite Burgers, 225 South 1st Street, (Renewal, wine, beer, cider, rest)
13. Mr. Jimbo Corporation, dba El Santo Taquerido, 208 Franklin Street, (Renewal, liquor, wine, beer, cider, rest)
14. Pinkerton Wine Bar LLC, dba Pinkerton Wine Bar, 263 North 6th Street, (Renewal, wine, beer, cider, rest)
15. Raw Sugar Brooklyn LLC, dba George, and Jacks, 103 Berry Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
16. Riam Realty LLC, dba Hotel 42, 426 South 5th Street, (Renewal, wine, beer, cider, Hotel)
17. Sampa Restaurant LLC, dba Beco, 715 Lorimer Street Aka 45 Richardson Street, (Renewal, liquor, wine, beer, cider, rest)
18. Severed Heads LLC, dba Blanca, 261 Moore Street, (Renewal, liquor, wine, beer, cider, rest)
19. Sire Restaurant Group LLC, dba Sama Street, 988 Manhattan Avenue, (Renewal, liquor, wine, beer, cider, bar tavern)

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 answered the call. Sufficient quorum to conduct the Board meeting.

APPROVAL OF THE AGENDA – Mr. Stephen Chesler made a motion to approve the agenda as written. The motion was seconded by Ms. Sonia Iglesias. The motion was carried unanimously.

APPROVAL OF THE MINUTES -Rabbi David Niederman made a motion to approve the minutes of November 9, 2022, the motion was seconded by Mr. William Vega. The 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. Anika Batson- was not present.
2. Ms. Marilyn Gonzalez- was not present.
3. Ms. Jessica Holt- was not present.
4. Ms. Maryem Zaki- was not present.
5. Mr. Esther Osafo-- Was not present
6. Mr. Prince Cobbina –Civilian Complaint Review Board, (CCRB), is a city agency, independent from the investigation mediates and prosecutes any allegations of the NYPD Officers. Mr. Cobbina just wanted to share a brief overview of the agency.
7. Ms. Gisela Cassanova- was no present
8. Ms. Lauren Comito-Brooklyn Public Library Leonard Announcement: Upcoming construction, the library will be closed for the next two years.

COMMITTEE REPORTS

- **Environmental Protection Committee** – Mr.Stephen Chesler, Committee Chair the committee met on November 29, 2022, but there was no quorum. There were 3 significant items up for discussion as a result, they had some consensus recommendations: (see the attached report)

Item #1 - Brownfield Cleanup Program 470 Kent Avenue

It's a 3.6-acre site ordered by Shafer landing Kent Avenue Division Avenue and Wallabout Channel. At one point it was a manufactured gas plant site in the late 1800s. after that it was used as storage for raw sugar, more recently, used as a certified lumber site. The site Has very small remnants of contamination from the manufactured gas plant. There were some byproducts of that near Wallabout Channel, however, mostly it was, leading with petroleum, some coordinated solvents, and heavy metals in both the soil, the groundwater soil, and soil vapor. There are already interim remedial measures in progress and so this final action work plan aims to finish excavating an enormous amount of soil from the site and de-watering. The plan is to build a 3-tower residential structure, with a waterfront public access area along the channel. They have to do a cleanup. The national grid is involved in some shape or form, but that is not known to DEC. who gave A presentation there washing truck on site. they didn't give a timeline as far as completing the remediation, but everything seemed in order. they are removing underground storage tanks. The building is already demolished. If there are remnants of contamination, they'll be using the oxygen and release compound to essentially break down the remaining contaminants.

There will be a waterproofing system below the building slab and the outside subgroups of Wall Smalls site covers and they're installing a new bulk add along the channel to prevent stabilize the land

and prevent onsite migration of contamination. They'll do endpoint sampling afterward, groundwater, monitoring, and again, do more action release compound treatment if, um, there's a need.

The committee members ask about odor controls. Those are in place, closing sprinklers, and wastewater is released into the solar system.

Laura Hoffman who's a non-board member of the committee and was a longtime resident and huge in environmental advocacy um noted that you know, just the history of contamination and health issues in the neighborhood.

Mr. Chesler called for a motion to approve the committee's recommendation to submit a comment to DEC noting the past legacy of environmental health issues in the district, the developers and the agency must do their best to protect people's health.

A motion was made by Katie Denny Horowitz and seconded by Sonia Iglesias.

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

Item #2 – US Army Corps of Engineer

Presentation: Army Corps of engineers related to their New York, New Jersey Postal coastal storm, risk management, feasibility, study draft essentially for 2 years. The core along with New York State Department, conservation, New Jersey's equivalent agency, parked department state in New York, and the city department climate, environmental justice. Studying the effects of Hurricane Sandy, and just anticipating what future major storm events impacts might be, they originally had a major plan of installing, these massive gates across the major waterways. In the beginning, New York harbor and other places decided that maybe, it was not as feasible as utilizing smaller storm search Gates and tie-in technology. They are leaning towards the middle in terms of cost, and a little bit above the medium in terms of percentage of benefit the one with the highest benefit is double the cost and this one is projected to cost 76 billion dollars and take decades to build. The reason they were asked to come into the committee was that one of the target areas is Newtown Creek. They are proposing a 170-foot-wide storm surge gate across the creek That'll rise 17 feet out of the water and during storm surge; like a hurricane or any type of event, they'll close the gate., and then what happens with this type of infrastructure? It will cause what is called induction flooding sort of like, collateral damage, so to speak. So, they build in time structure to kind of mitigate those issues. What they're proposing is building Sea walls and going along the creek up into Newtown barge park across from the park. Down to pine street, a 17-foot wall, coming out of the water from DuPont down to Kent Street; a levy going across transmitter park and then another flood wall, going all the way up Greenpoint Avenue beyond Western to Franklin Street. To say that is. alarming is it is an understatement, and we are essentially the deadline for making comments. This proposal for the entire New York area is in January.

I feel like that is a proper amount window in which, to further study and that we urge our elected officials from the same level, state level, and most, certainly a federal level, and then the last quiz and Senator Chuck humor. Intervene on our behalf to get this extension. Mr. Chesler called for a motion to approve the committee's recommendation to request the Army Corps of engineers extend the comments and to urge our elected officials from the city state and federal levels to intervene on our behalf to this request.

Mr. Sante Miceli asked if in this in this request are we asking for the possibility of additional study for the design that has less of an impact on our environment.

Mr. Stephen Chesler added that the idea is to give us more time to come to formulate the detailed questions. And to allow for the board to do its research, including what you just mentioned. He has been compiling questions for them.

Mr. Sante Miceli stated that if we get the time, then we can take a deep dive into what Mr. Chesler had previously mentioned. He thanked Mr. Chesler. He also made a general comment that he invites everyone to get involved because this issue is very serious.

Mrs. Katie Denny Horowitz had a couple of questions. First, did Mr. Chesler have any idea of other people who are also asking for an extension, and if so, could we combine forces with other community boards? She added that it made sense to look through the materials and that there is a lot to go through. She supports the motion. And was wondering if we can be strategic about not being the only ones asking for an extension.

Mr. Stephen Chesler acknowledges that it's a good question.

Mr. William Vega recommended that Elected Officials help us to facilitate a connection with other committee boards that are impacted. Furthermore, he has been sharing information with his neighbors who are experts and have PhDs College professors. Reaching out to the technical experts to get involved in this issue.

Mr. Stephen Chesler agreed we should have input from the experts about this matter.

Ms. Del Teague approves and supports the motion and added we need skilled experts and resources to help us to have some an opinion on this. Wondering if our elected can lead us to be proactive in this issue.

Mr. Stephen Chesler agreed with Ms. Teague and agreed that finding people with expertise can strengthen our position. He believes anywhere where we can solicit help and get as much data as possible to get this right is a good idea. He felt that people are already coming together because this is super significant. After all, the plan is changing our landscape literally and figuratively.

Ms. Del Teague- believes their inability to give us details Provides us with a good justification for seeking expert advice.

Ms. Emily Ruby the new constituent liaison for council member Wrestler, weighed in and stated that she has heard the Board's concerns about this plan regarding the new. Army Corps of engineers' storm surge protection plan, and how it impacts Newtown creek. She stated that Councilmember Wrestler will be discussing this issue tomorrow December 7, with Mr. Steve Chesler and other stakeholders. They will be looking at how we can extend the comment, period on this plan and unpack how it would impact our community, and how we can get as much community engagement and involvement in that process.

A motion was made by Mr. William Vega and Seconded by Mr. Sante Miceli to approve the Environmental Committee recommendation: A motion to demand an extension of the USACE Storm Risk Management Plan Draft comment deadline of at least 6 months.

The vote was as follows: **26 "YES"; 0 "NO"; 0 "ABSTENTIONS"** The Motion carried.

Item #3 - 315 Berry Street - Follow up: Request for a special permit to permit the construction of an electric utility substation on a portion of the roof of the existing building located at the Premises and a portion of the ground level, located within R6 zoning district where such use is not permitted as-of-right.

Mr. Stephen Chesler: reminded the Board that it's a residential building between South, 2nd, and South 3rd. The company wants to install an electrical substation on the roof for a battery storage system. Based on recommendations from a joint land, use committee, and environmental protection committee meeting. We had a huge concern about the safety about integrity of the building. Whether it can withstand the load of the system and a breakdown in communication between tenants, the landlord, and microgrid networks. The board voted against the permit in 2021. Recently, the board was forwarded a revised application from the attorneys related to this request, as they've been involved in ongoing hearings with the BSA. Mr. Chesler watched them, and concerns amplify in

terms of the safety element. after we received this revised application from the lawyers, the residents in the building were sending us concerns and testimony. They attended the meeting and about half a dozen of them spoke they have lived there for over 20 years.

He believes that the key thing that comes up is the major fires at facilities that have these battery storage systems. There is one in Arizona a couple of years ago, where 4 firefighters were injured upon entering the Facility. There have been hundreds of fires due to these batteries. In addition, it's quite evident that extinguishing, these types of fire seem very challenging. It requires an enormous amount of water. It's estimated the amount of water they would need to put out a fire on this roof would probably collapse the roof, and you can utilize a dry extinguishing type of compound, but it has to be manually initiated account isn't automatically triggered, like a sprinkler system. The BSA has a new chair, who's taking over from the previous chair who was leading the issues.

The consensus recommendation of the Environmental committee is to write a letter to the fire department. Asking them to write a letter, addressing the challenges of extinguishing, a fire like this, and how they would go about doing that. And, then forward this letter to the BSA. In addition, inviting the FDNY to a Board meeting.

Mr. Adam Meyers asked about how many of these systems were out there and how many are in residential buildings.

Mr. Stephen Chesler replied none in residential buildings in the city. They are installations, in sports venues and manufacturing buildings. And believes that there is one potentially in a housing complex located on the ground, not on the roof.

Mr. William Vega stated that he did some research, and this system will be the 1st in the country therefore, there are no data. Adding that the elected officials will be CC (Lincoln Wrestler and Emily Gallagher) to get them involved.

Mr. Stephen Chesler agreed and stated that there was an issue Back in 2021 There was the deterioration on the side of the building. There's a question about the actual stability of the building. The Board is emphasizing the safety issue that there is a difference between residential and commercial buildings.

Motion to request the board (1) issue a letter to FDNY address if and how they can extinguish a battery storage system fire, and one that is located on a residential building roof, copying the BSA (2) issue a letter to BSA noting the FDNY request letter and question their judgment and morality in emphasizing public safety over financial gain and convenience. While this community board wholeheartedly supports robust climate change adaptive technologies, the city and startups in this noble pursuit should not do so recklessly and endanger people's lives and homes.

A motion was made by Ms. Sonia Iglesias and seconded by Ms. Del Teague.

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

Transportation Committee -Mr. Eric Bruzaitis, Committee Chair (Report as written, see the attached)

Ms. Teague asked a question about a safety issue at Trader Joe's.
Traffic issues will be taken up.

Public Safety & Human Services Committee- Mr. Ronan Daly, Chair (Report ss written, see the attached)

Board Budget Committee- Ms. Maria Viera, Chair (see the attached report)

Johanna -It depends if they were moved to a passport because they were some of the FMS contracts were being moved to a passport. So not everything is in Passport.

To fulfill that role, we're stuck so any expenses that need to be made, can't be made because when you request payment, to process the payment, you need two signatures, and we only have 1. So, 1st, we're not able to draw down on that budget for necessary items and supplies, and 2nd.

We're just not able to identify a person because we also have a budget issue, and financial issue on the budget issue.

SLA Review & DCA Committee-Mr. Sante Miceli, Committee Member requested a motion to approve the report as written. (attached) Ms. Iglesias made a motion to approve the report as written. The motion was seconded by Ms. Teague.

The vote was as follows: **27 "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.

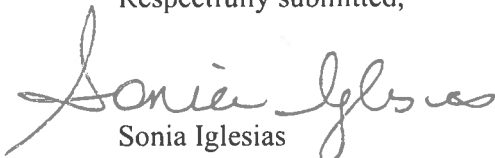
- 1.) Councilmember Lincoln Restler- shared updates on upcoming events.
- 2.) Daniel Bruno, Brooklyn Borough President Office Antonio Reynoso- shared updates on upcoming events.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT- The meeting was adjourned.

Respectfully submitted,


Sonia Iglesias
Recording Secretary

Ms. Maria Viera -The most important thing is that there are expenses not being drawn down because there need to be two signatures to allow payment. Another concern is the monitoring of the board's personnel budget where normally, what is reviewed by the board budget committee, other than personnel expenses, Some of the services, Like, the telephone, and things of that nature. There need to be 2 signatories on the account and currently, there was, at least 1 when the Board Budget Committee, and that was Joanna, on October 20th. The payments were on hold, which can impact whether we have phone service at the district office. Ms. Viera didn't know if the issue had been addressed since their last committee meeting. This issue is of great importance and the committee was unable to identify a possible solution. Moreover, there was a suggestion made and written that Johanna is nominated as interim as she is currently fulfilling the role. Ms. Viera was not sure about the position of the full Board given this suggestion. In addition, there were concerns about the monitoring of the board's personnel budget which is not reviewed by the board budget committee. This is an important role that Ms. Viera believes that for the Board Budget committee to fulfill its role wholly, is important, and for transparency that the Committee has access to that budget as well: and when there are meetings taking place to discuss the budget the personnel budget be part of the conversations.

That was primarily in a nutshell what was discussed. There was a non-spent balance of Monies to close out the 2022 fiscal year, the monies were owed to the temp agency that was hired by the full Board to provide a temporary worker during Marie's absence, for whatever reason, the temp agency didn't bill within the time that was allowed for it to be counted in the 2022 fiscal year. As a result, the \$1666 sat there, and it was unspent. We did not receive an extension however, we can pay it out in the fiscal year, 23. We need to focus on moving forward to identify other funds and figuring out how we can provide resources to Johanna, so she to execute the duties and responsibilities that are necessary to have a functional district office. Ms. Del Teague asked if that meant that Joanna could not sign to have the phone bill paid.

Ms. Johana weighed in and explained that it is not the phone bill; it was the alarm, the mailing system. Some of these items, but Brooklyn borough hall was able to help with the 2 approvals. In the interim will continue to do so every time she makes a purchase order, or payment request is sent to Brooklyn for approval. However, is a little bit more complicated in Passport System. This system requires 2 people. MOCS said they will do it at 1 time. Only they approve 1 of the orders, which was the water. They were very strict about it. They do need 2 people from the office to approve. Once she does the purchase order 2 people have to approve it. So, right now we're okay with the FMS system, and the passport system if we do need something from there, that's going to be an issue.

Mr. Simon Weiser spoke about the advertising for the district manager position. We need to place the Ads and if there is a fee, how will we get approval? He wanted to piggyback on the issues that were discussed before. And asked How are we going to get it approved?

Johanna explained that we need to confirm from the Vendor if they're going through the FMS system or the passport system, so, if they're going through the passport system, then we'll going to need **two staff member** signatures, and we don't have the staff as the FMS. We could probably get Brooklyn borough hall to help us approve it. It just depends on what system they're in. The Borough President's office could only sign for FMS, in the past we tried to get them to help us out with the passport system and they said they were unable to do that.

The office is running thus far, but we can't continue the way we are with just 1 staff person, but it only becomes an issue if the vendor's using the passport system.

So, the question is to find out if the vendors using FMS or passports, if they're using FMS, then yes, the Brooklyn borough hall could help us out.

Maria Viera So, it's just to clarify, is it, you do not need to process requisitions payment requisitions via passport?



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November 29, 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)

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

WHEN: TUESDAY --- DECEMBER 6, 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://nycb1.webex.com/nycb1/onstage/g.php?MTID=e8af724dd9f254fd50d63f73c61b4ff7d>

Event Number: 2341 476 1833

Event Password: d4qDBpjBA82

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

Access code: 2341 476 1833

NOTE --- All persons who wish to speak during Public Session, please see the 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

PUBLIC HEARING

AGENDA

1. **PRESENTATION: NYC Department of Transportation-**Carshare provides on-demand, short-term access to a shared fleet of vehicles, typically through a membership and hourly fee. NYC DOT launched the Carshare Parking Pilot Program June 2018 with Zipcar and Enterprise Carshare, comprising 230 on-street spaces & 55 municipal parking facilities spaces. The 2-year pilot averaged 24 trips per space per month with an average of 17 households per available vehicle per month. The pilot saw greenhouse gas emissions and vehicles mile traveled decline 7% and 6%, respectively. Overall, NYC DOT views the pilot as a success, and thus created a permanent program for providing carshare parking spaces. Presenters: Stevie Feig, Project Manager.

2. **PRESENTATION: Domino Refinery - 292 Kent Avenue –Block 2414 # Lot 25 LPC**
Docket Number: **LPC-23-04893** The application is to add a marquee to the front façade of the Domino Refinery building. The applicant is applying for a **Certificate of Appropriateness**.
Presenter: Dave Lombino, Two Trees Management.

3. **PRESENTATION: ~~Corp to be Formed by Bernard Alex Torres, dba TBD, 78 Kingsland Avenue (New application, liquor, wine, beer, cider, bar, Cabaret)~~** This new venue will have 600 or more patron capacity.). ~~Referred by Mr. Arthur Dybanowski, SLA Review & DCA Chair.~~
THE APPLICANT WITHDREW APPLICATION.

4. LIQUOR LICENSES

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6. Ferox Athletics LLC, 72 Noble Street, (New Application and Temporary Retail Permit, wine, beer, cider, recreation facility)
7. Jaam Brooklyn LLC, dba Here Bushwick, 198 Randolph Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern)
8. Kelseau Reed or Entity to be Formed, dba Kinoko, 179 Meserole Avenue, (New Application and Temporary Permit, wine, beer, cider, rest)

9. Listening Bar LLC, dba Eavesdrop, 674 Manhattan Avenue, (Alteration, liquor, wine, beer, cider, bar, tavern)
10. Moto Inc., dba Velo, 394 Broadway moving to 354 Grand Street, (Corporate Change, Renewal, Removal, liquor, wine, beer, cider, rest)
11. Salka Food LLC, dba Copper Mug Coffee, 131 North 14th Street, (New Application, wine, beer, cider, rest)
12. Selam LLC, dba Bersi Ethiopian Restaurant, 1049 Manhattan Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, rest)
13. Spoc 33 LLC, dba TBD, 25 Kent Avenue, (New Application, liquor, wine, beer, cider, rest)
14. Tacos ATLA Williamsburg LLC, dba Taco ATLA, 142 North 5th Street, (New Application and Temporary Retail Permit, liquor wine, beer, cider, taqueria (Op Tavern)
15. The Red Pavilion LLC, 1241 Flushing Avenue, (Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern)
16. TLV Connection LLC, dba TBD, 639 Lorimer Street, (New Application, liquor, wine, beer, cider, rest)
17. TVC 15 LLC, 90 Wythe Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, tavern)

RENEWAL

1. 96 Wythe Avenue Acquisition LLC, dba The Williamsburg Hotel and Harvey, 96 Wythe Avenue, (Renewal, liquor, wine, beer, cider, hotel, rest. Event space, lounge)
2. 274 Broadway Corp., dba Emperador Elias Rest Corp., 274 Broadway, (Renewal, liquor, wine, beer, cider, rest)
3. Brooklyn Billiards LLC, 90 North 11th Street AKA 97 North 10th Street AKA North 10th Street, (Renewal, wine, beer, cider)
4. Chipotle Mexican Grill of Colorado LLC, dba Chipotle Mexican Grill #2895, 130 North 4th Street, (Renewal, liquor, wine, beer, cider, rest)
5. Dim Sum Bar Inc., dba 167 Grand Street, (Renewal, wine, beer, cider, rest)
6. Giando on The Water Inc., 400- 412 Kent Avenue, (Renewal, liquor, wine, beer, cider)
7. Grimm Alex LLC, dba Grimm Artisanal Ales, 990 Metropolitan Avenue, (Renewal, liquor, wine, beer, cider, brewery Taproom, bar, tavern)
8. Hole in the Wall Williamsburg LLC, dba Hole in the Wall, 292 Bedford Avenue, (Renewal, liquor, wine, beer, cider, rest brewer)
9. Hummus Market LLC, dba Hummus Market LLC, 361 Graham Avenue, (Renewal, liquor, wine, beer, cider, bar/tavern)
10. Little Tiffin LLC, 970 Manhattan Avenue, (Renewal, wine, beer, cider, rest)
11. MacMurray LLC, dba The Craic, 488 Driggs Avenue aka 482-504 Driggs Avenue, Unit B-02, (Renewal, liquor, wine, beer, cider, bar, tavern)
12. MJ Blue Sage & Co LLC, dba Brooklynite Burgers, 225 South 1st Street, (Renewal, wine, beer, cider, rest)
13. Mr. Jimbo Corporation, dba El Santo Taquerido, 208 Franklin Street, (Renewal, liquor, wine, beer, cider, rest)
14. Pinkerton Wine Bar LLC, dba Pinkerton Wine Bar, 263 North 6th Street, (Renewal, wine, beer, cider, rest)

15. Raw Sugar Brooklyn LLC, dba George, and Jacks, 103 Berry Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
 16. Riam Realty LLC, dba Hotel 42, 426 South 5th Street, (Renewal, wine, beer, cider, Hotel)
 17. Sampa Restaurant LLC, dba Beco, 715 Lorimer Street Aka 45 Richardson Street, (Renewal, liquor, wine, beer, cider, rest)
 18. Severed Heads LLC, dba Blanca, 261 Moore Street, (Renewal, liquor, wine, beer, cider, rest)
 19. Sire Restaurant Group LLC, dba Sama Street, 988 Manhattan Avenue, (Renewal, liquor, wine, beer, cider, bar tavern)
-

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 November 9, 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 2 P.M.) using the link:**
<https://www1.nyc.gov/site/brooklynbc1/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**

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.

DATE: December 6, 2022

1. Combined Public Hearing & Board Meeting Roll Call Sheet

2. _____

3. _____

4. _____

5. _____

NAME	ROLL CALL 1ST	ROLL CALL 2ND	ROLL CALL 3RD	ROLL CALL 4TH	ROLL CALL 5TH
GINA ARGENTO					
BOGDAN BACHIOROWSKI	✓	✓			
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:	27	28			
TIME:	6:05	7:06			



COMMUNITY BOARD NO. 1
 435 GRAHAM AVENUE – BROOKLYN, NY 11211
 PHONE: (718) 389-0009
 FAX: (718) 389-0098
 Email: bk01@cb.nyc.gov
 Website: www.nyc.gov/brooklyn1



*Environmental Protection
 Motion to Denial
 Letter*

to NYSDEC RE: Brownfield Clean Up for
 470 Kent Avenue, Brooklyn, NY 11249

BOARD MEETING AND PUBLIC HEARING

DATE: *12/6/22*

	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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
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 checked="" 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 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 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 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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input checked="" 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: *7:22* Tally: *25* YES *0* NO *0* ABS *0* RECUSAL



COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1



Environmental Protection
Motion to Request an
Extension in the Current Deadline

BOARD MEETING AND PUBLIC HEARING

DATE: 12/6/22

6 months
and urge
elected official
to support
Request

	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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
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 checked="" 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 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input checked="" 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input checked="" 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"/>

Motion
By
William
Vega
2nd By
Sante

Time: 7:46 Tally: 26 YES 0 NO 0 ABS 0 RECUSAL



COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1



*Environmental Protection
Motion to write letter to Fire Department
for 315 Berry Street that address fire issues.*

BOARD MEETING AND PUBLIC HEARING

DATE: 12/6/22

	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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input 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 checked="" 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	ADAM MEYERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RONAN DALY	<input checked="" 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 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input checked="" 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input checked="" 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: 8:04 Tally: 20 YES 0 NO 0 ABS 0 RECUSAL

Motion made By Sonia Iglesias Second By Yoel Landau



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



SLA
Motion to Approve
Report as written

BOARD MEETING AND PUBLIC HEARING

DATE: *12/6/22*

	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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input checked="" 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 checked="" 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 checked="" 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 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input checked="" 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input checked="" 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: *8:22* Tally: *27* YES *0* NO *0* ABS *0* RECUSAL

Motion
By
Sonia
Iglesias
2nd By
Del
Teague



Carshare Permanent Program

Brooklyn Community Board 1 Presentation
December 2022



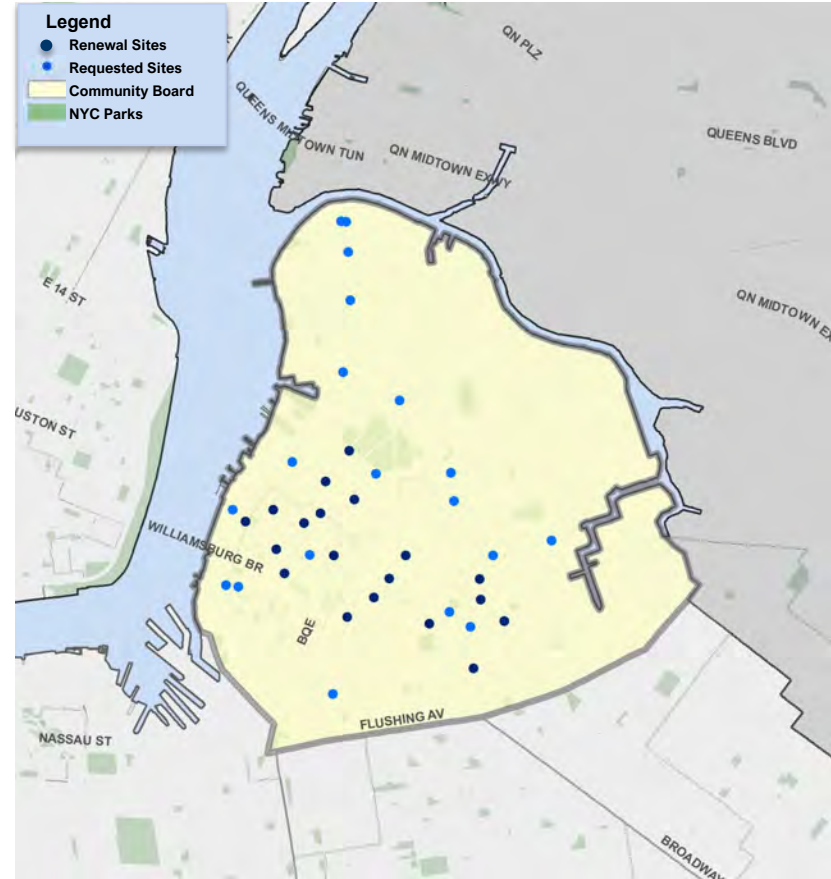
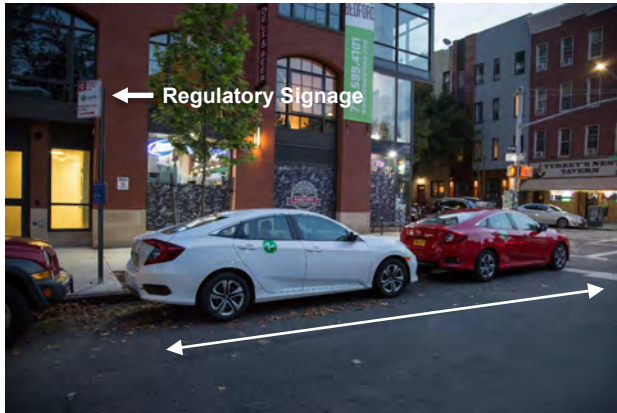
Background

- Carshare provides on-demand, short-term access to a shared fleet of vehicles, typically through a membership and hourly or annual fee.
- Carshare Parking Pilot Program launched in June 2018 with Zipcar and Enterprise Carshare, comprising 230 on-street spaces and 55 municipal parking facilities spaces.
- The 2-year pilot averaged 24 trips per space per month with an average of 17 households per available vehicle per month.
- The pilot saw greenhouse gas emissions and vehicles mile traveled decline 7% and 6%, respectively.
- Using detailed customer surveys, researchers concluded that for every **1 car shared vehicle, 4 personal vehicles** were either **not purchased or sold**.

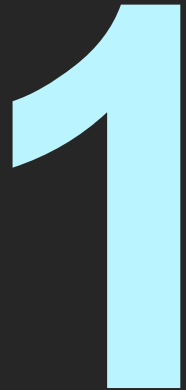


Map

- 38 sites
 - 19 Renewal Sites
 - 19 New Sites
 - Each site is 2 parking spaces
 - Located on same blockface at corner



Getaround



Getaround: About Us

2009

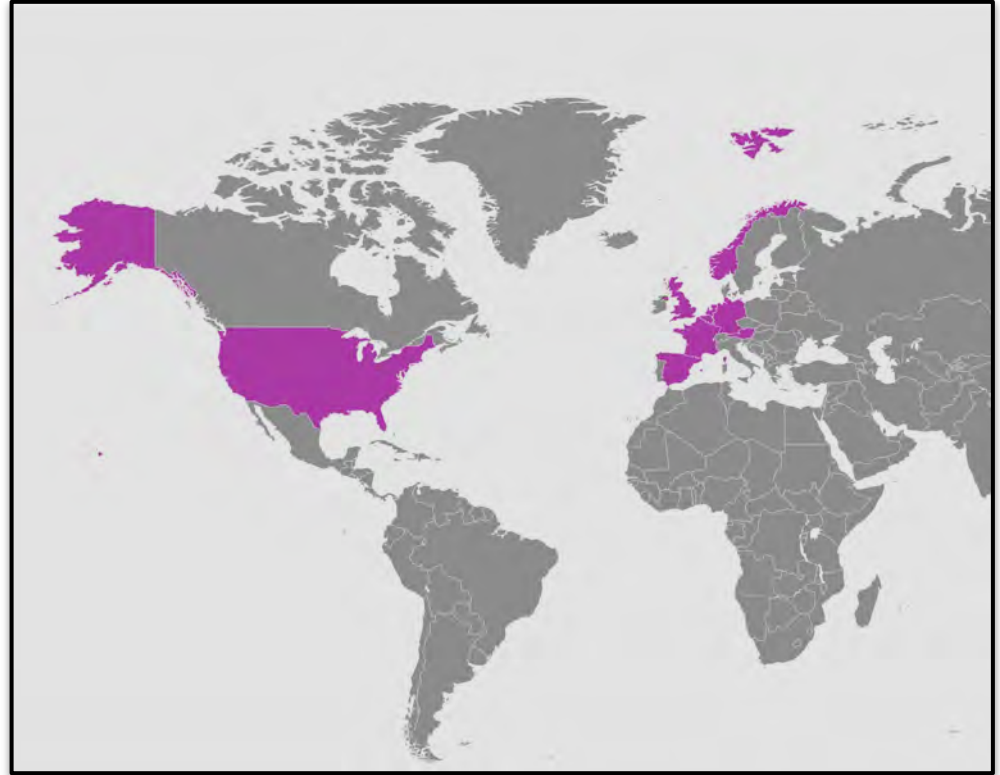
Getaround is founded

950

Cities across the globe where
Getaround operates

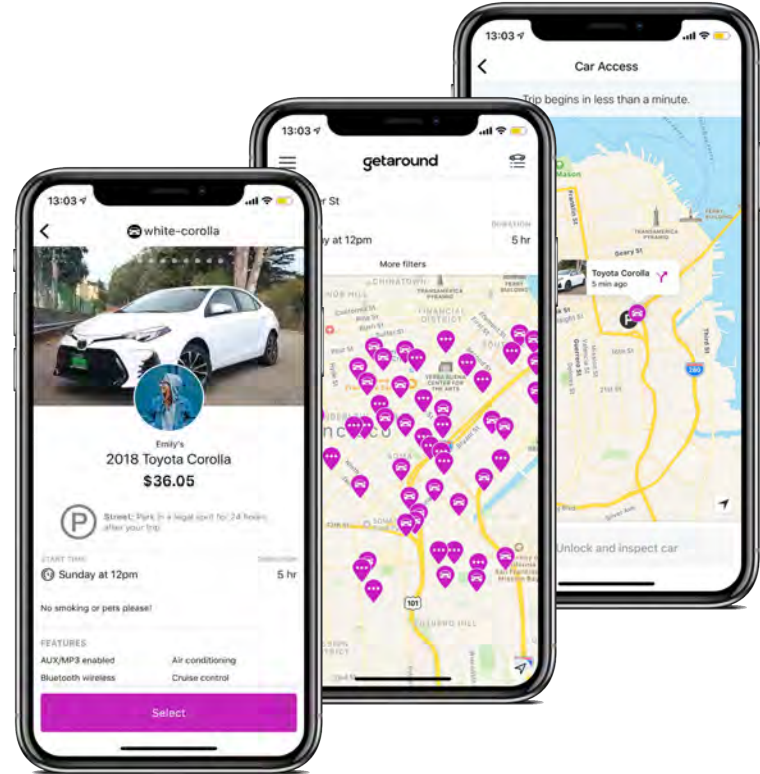
6M

Trips users have taken on
Getaround



Getaround: About us

- **Search:** Vehicles are available by the hour or the day
- **Book:** Instant access so you can unlock with your phone and go
- **Drive:** Trips are covered with insurance and customer support.



Getaround: Shared Goals



Equitable Mobility

76%

communities of color

40%

low income families

90%

rent their homes



Reduce Congestion

10%

sold or donated a car since joining

83%

did not buy a car because of Getaround

97%

use personal car and rideshare less since joining



Environment Friendly

74%

trips include 2 or more people

41%

greenhouse gas reduction per household

74%

live in zero car households

Getaround: Locations

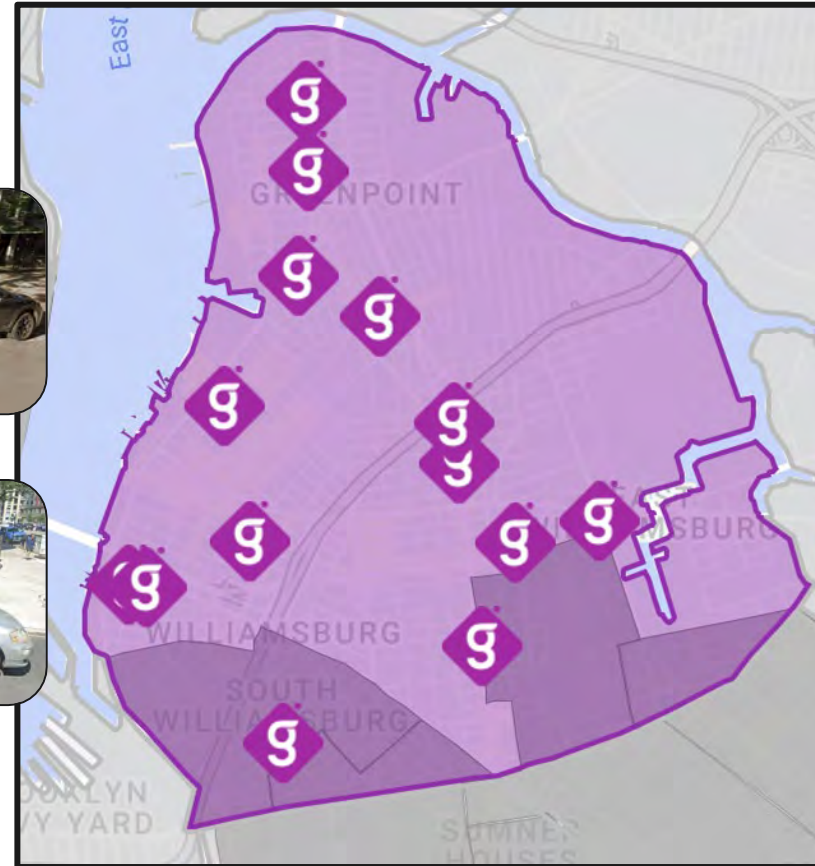
- **Co-Location:** Located with or near other modes of shared transportation (e.g., bike share, subway, ferry)
- **Visibility:** Located on or near highly trafficked pedestrian streets and shared transportation access points
- **Safety:** Located at well-lit, well traveled intersections.



Getaround: Locations

14 sites in Brooklyn CB 1

- **Opportunity:**
Additional shared options for New Yorkers
- **Affordability:**
Affordable access to low income New Yorkers and working families
- **Equity:** Accessible transportation for those who need it most



Getaround: Education and Outreach

Discounts for Users

- **Introduction to carsharing:** Provide a discount to encourage users to try carsharing for the first time
- **Community Organizations:** Partner with community organizations to donate discounted rides
- **Underserved Residents:** Reduce the cost of carshare for low income NYC residents by offering a recurring discount and educational materials.



Zipcar

2

Zipcar

- World's leading carsharing network and largest carsharing provider in NYS
- Operating in NYC since 2002
- 2500+ vehicles (60+ makes/models) in NYC fleet at 600+ locations
- 190,000+ members in NYC
- 60+ locally employed and countless small local businesses supported
- Focused on enabling simple, sustainable and responsible urban living
 - 85% of NYC members don't own a car
 - 25% got rid of their car after joining Zipcar
 - Members drive 40% fewer miles than they did before joining Zipcar
 - Zipcar reduces the number of personally owned cars on NYC streets
 - 70% of Zipcar members ride public transit at least 5x/week

Using Zipcar in NYC

Zipcar offers an easy, convenient and affordable transportation option:

- Book a car instantly via our app or online
- Zipcars available 24/7 at hourly and daily rates
- Members save \$784/mo on average compared to car owners
- Each reservation includes:
 - Gas
 - Dedicated home parking spot
 - Insurance options
 - Maintenance & 24/7 roadside assistance
 - 180 miles per day

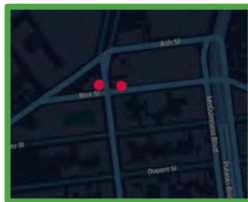
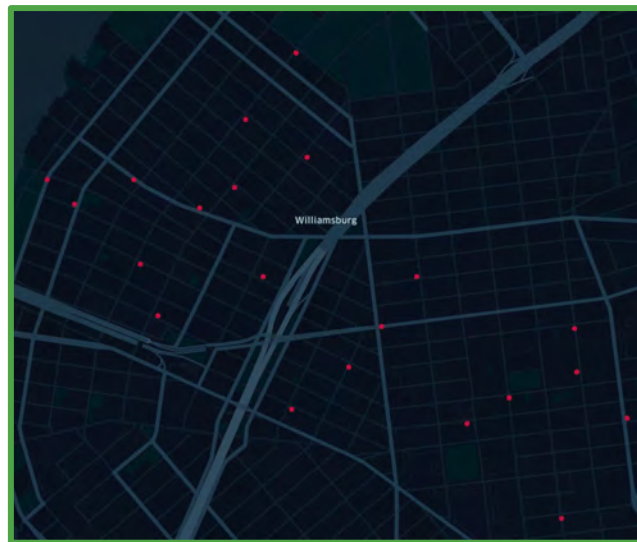


Zipcar enables all New Yorkers to have access to a car without owning one

- Zipcar's expansion in NYC provides a convenient and affordable mobility alternative to diverse neighborhoods and low- and moderate-income New Yorkers across NYC
 - Our NYC members are from all income levels, and we're committed to supporting every community we serve
- Zipcar members make a positive impact on the environment
 - Fewer emissions
 - Less driving → cleaner air in our communities
 - More carpooling → reduced congestion
 - More space
 - Each Zipcar takes up to 13 personally owned vehicles off city streets, transforming curb space and returning it to the community

Zipcar Locations

19 renewal sites; 4 new sites



Equity and Outreach Plan

Focus on equitable and affordable access:

- NYCHA partnership
- SNAP program
- Equity sites
- Local community partnerships
- Support and outreach to promote awareness



Sites

Site	On Street	From	To	Address	Side
New	Wythe Ave	N 8th St	N 7th St	139-127 Wythe Ave	W
New	Bayard St	Lorimer St	Union Ave	610 Union Ave	S
New	Manhattan Ave	Ash St	Box St	1139 Manhattan Ave	S
New	Manhattan Ave	Ash St	Box St	1140 Manhattan Ave	S
New	Eagle St	Manhattan Ave	McGuinness Blvd	143 Eagle St	S
New	Java St	Manhattan Ave	Franklin St	154 Java St	S
New	Meserole Ave	Clifford Pl	Banker St	41 Clifford Place	N
New	Leonard St	Norman Ave	Nassau Ave	566 Leonard St	E
New	Richardson St	Graham Ave	Humboldt St	168 Richardson St	S
New	Jackson St	Humboldt St	Graham Ave	159 Jackson St	N
New	Kent Ave	S 1st St	Grand St	259 Kent Ave	N
New	Devoe St	Morgan Ave	Catherine St	372 Devoe St	N
New	Roebing St	S 1st St	S 2nd St	201-191 Roebing St	E
New	Powers St	Judge St	Bushwick Ave	227 Powers St	S
New	Wythe Ave	Broadway	S 8th St	415 Wythe Ave	E
New	Berry St	S 8th St	Broadway	84 Broadway	W
New	Manhattan Ave	Scholes St	Meserole St	166 Manhattan Ave	N
New	Montrose Ave	Graham Ave	Humboldt St	153 Montrose Ave	N
New	Rutledge St	Bedford	Lee Ave	164 Rutledge St	S

Sites

Request	Annual Use	On Street	From	To	Address	Side
Renewal	28%	N 12th St	Wythe Ave	Berry St	180 North 12th St	W
Renewal	30%	N 8th St	Bedford Ave	Driggs Ave	166 North 8th St	W
Renewal	43%	Roebling St	N 9th St	N 8th St	63 Roebling St	S
Renewal	38%	Metropolitan Ave	Wythe Ave	Berry St	151 Metropolitan Ave	E
Renewal	42%	N 5th St	Driggs Ave	Roebling St	180 North 5th St	E
Renewal	39%	Wythe Ave	Grand St	1st t	326 Wythe Ave	S
Renewal	38%	Metropolitan Ave	Bedford Ave	Driggs Ave	239 Metropolitan Ave	E
Renewal	42%	S 2nd St	Bedford Ave	Driggs Ave	146 South 2nd St	W
Renewal	38%	Ainslie St	Union Ave	Lorimer St	133 Ainslie St	E
Renewal	40%	Grand St	Havemeyer St	Marcy Ave	349 Grand St	E
Renewal	42%	S 4th St	Driggs Ave	Roebling St	171 South 4th St	W
Renewal	43%	Union Ave	Grand St	Maujer St	352 Union Ave	N
Renewal	40%	Maujer St	Humboldt St	Bushwick Ave	192 Maujer St	W
Renewal	45%	Hooper St	S 2 St	S 1 St	386 Hooper St	S
Renewal	49%	Humboldt St	Maujer St	Stagg St	226 Humboldt St	W
Renewal	41%	S 5th St	Keap St	Hooper St	352 S 5th St	W
Renewal	45%	Montrose Ave	Bushwick Ave	Bushwick Pl	229 Montrose Ave	W
Renewal	44%	Meserole St	Lorimer St	Leonard St	84 Meserole St	E
Renewal	53%	Seigel St	Manhattan Ave	Graham Ave	103 Seigel St	E

Thank You!

Questions?



NYCDOT



nyc_dot



nyc_dot



NYCDOT

DOMINO REFINERY

LPC SUBMISSION

BLOCK 2414, LOT 25
22.11.11

NOT FOR CONSTRUCTION

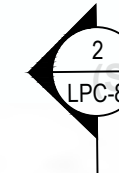
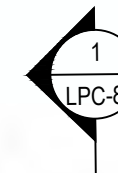
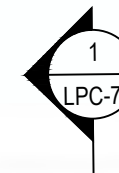
MARQUEE

NOT FOR CONSTRUCTION

BUILDING OCCUPANCY:
ENTRANCE LOBBY, COMMERCIAL OFFICE BUILDING
CODE SECTION 3202.2.1.4.5

(S) STAIR C2

KENT AVE. ENTRY COURT



EXISTING
BRICK WALL

STEEL PLATE

LEADER
PROJECTION

3"

1%

3"

1%

3"

8'-0"

7'-0"

2'-0"

10'-9" SIDE WALK

EXISTING BUILDING BRICK
FACADE

PROPOSED MARQUEE

SIDEWALK LINE BELOW

56'-0"

60'-0"

LIGHTING CHANNEL
PROJECTION LINE

LEADER PROJECTION

CODE SECTION
BC 3202.2.1.4.2

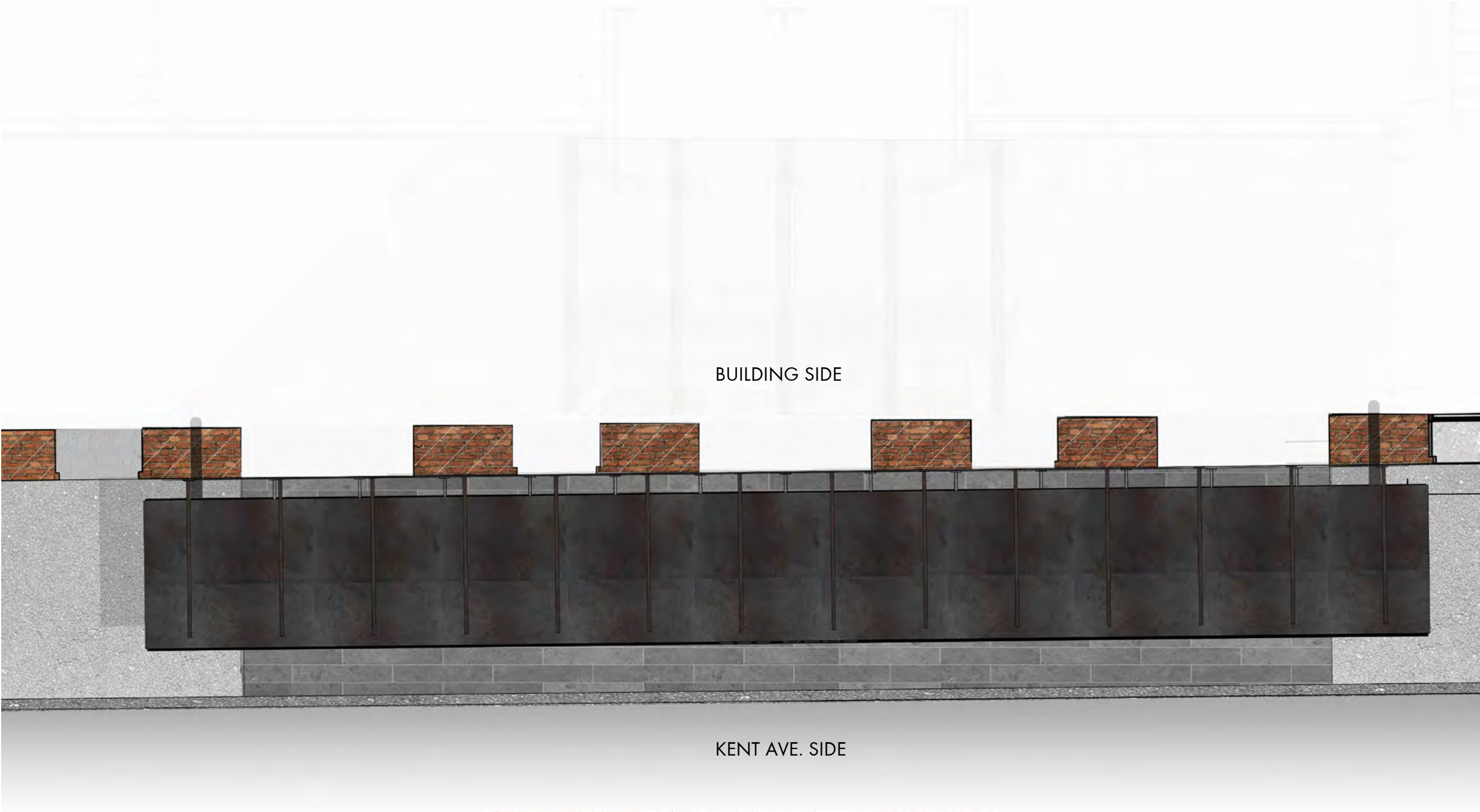
PROPOSED STEEL PAN
JOINT LINES (5 EQ)

ENTRANCE MARQUEE PLAN

1

3/16"=1'-0"

NOT FOR CONSTRUCTION

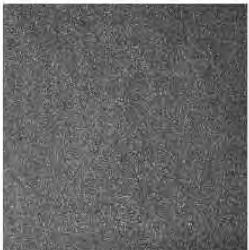


BUILDING SIDE

KENT AVE. SIDE



EXISTING BRICKS



GRANITE COBBLESTONE



BLACKEN STEEL

**ENTRANCE MARQUEE
COLORED PLAN**

1

3/16"=1'-0"

NOT FOR CONSTRUCTION

client :



design architect :

PAU

ARCHITECT: PRACTICE FOR
ARCHITECTURE & URBANISM
215 Park Ave South Suite 1901
New York, NY 10003
T: 1.212.962.6307

executive architect :



EXECUTIVE ARCHITECT
DENSITYWORKS
55 Washington Street Suite 713
Brooklyn, NY 11201
T: 1.646.880.8833

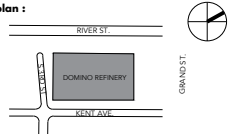
designer :

bonetti/kozerski architecture
270 Lafayette Street # 906 / New York / NY 10012
tel. +1 (212)343-9898 / info@bonettikozerski.com

project :

DOMINO REFINERY
300 Kent Ave, Brooklyn, NY

key plan :

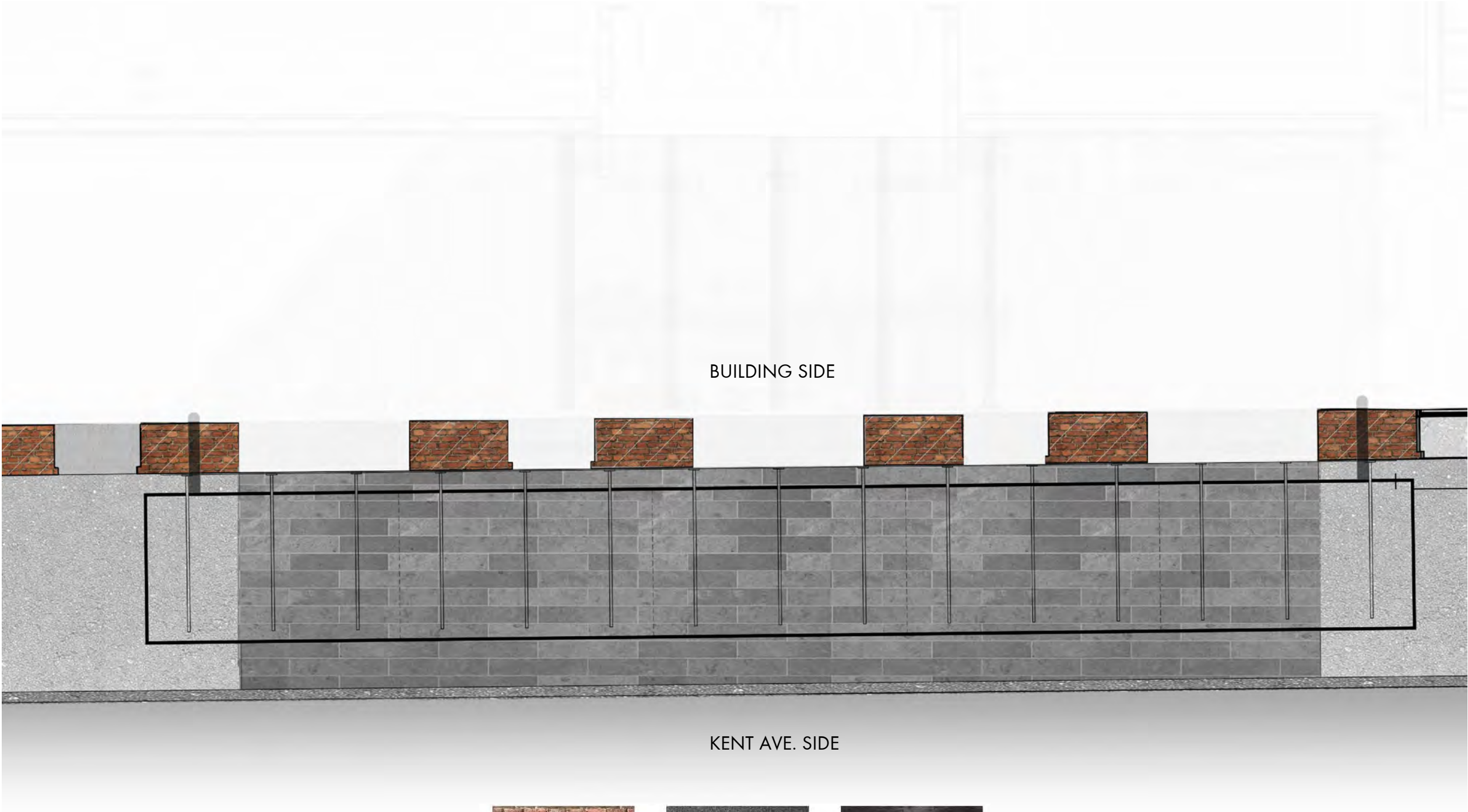


**KENT AVE ENTRY MARQUEE -
COLORED PLAN**

date

11-11-2022

LPC-5

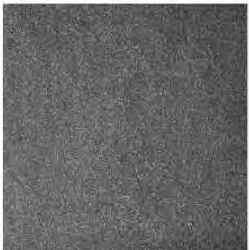


BUILDING SIDE

KENT AVE. SIDE



EXISTING BRICKS



GRANITE COBBLESTONE



BLACKEN STEEL

**ENTRANCE MARQUEE
COLORED PLAN**

1

3/16"=1'-0"

NOT FOR CONSTRUCTION

client :



design architect :

PAU

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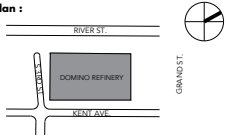
designer :

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tel. +1 (212)343-9898 / info@bonettikozerski.com

project :

DOMINO REFINERY
300 Kent Ave, Brooklyn, NY

key plan :

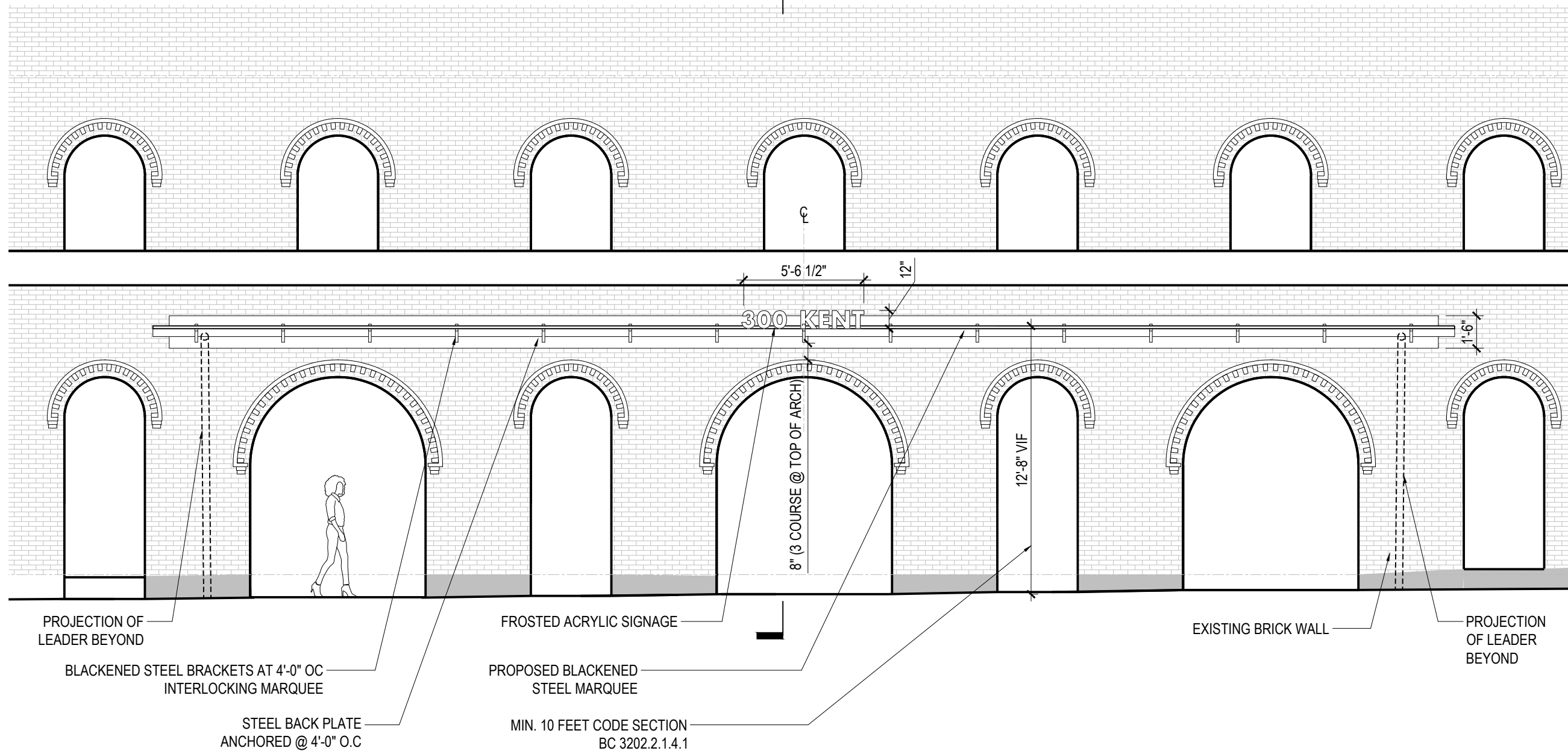
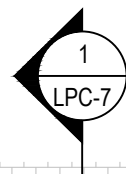


**KENT AVE ENTRY MARQUEE -
COLORED PLAN**

date

11-11-2022

LPC-4



**ENTRANCE MARQUEE
FRONT ELEVATION**

1

3/16"=1'-0"

NOT FOR CONSTRUCTION

client :



design architect :



ARCHITECT: PRACTICE FOR
ARCHITECTURE & URBANISM
215 Park Ave South Suite 1901
New York, NY 10003
T: 1.212.962.6307

executive architect :



EXECUTIVE ARCHITECT
DENSITYWORKS
55 Washington Street Suite 713
Brooklyn, NY 11201
T: 1.646.660.8333

designer :

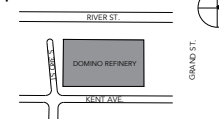
bonetti/kozerski architecture

270 lafayette street # 906 / new york / ny 10012
tel. +1 (212)343-9898 / info@bonettikozerski.com

project :

DOMINO REFINERY
300 Kent Ave, Brooklyn, NY

key plan :

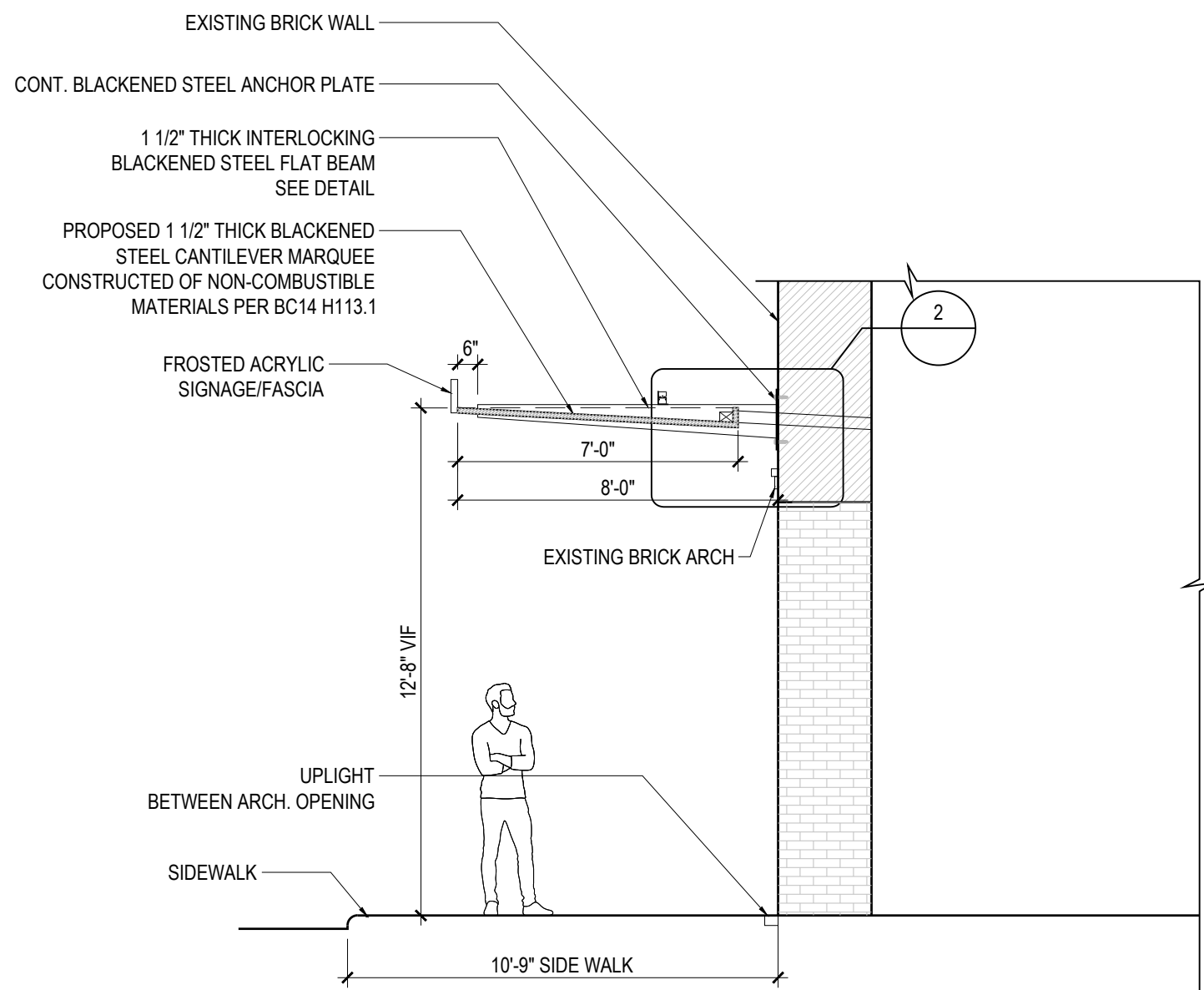


**KENT AVE ENTRY MARQUEE -
ELEVATION**

date

11-11-2022

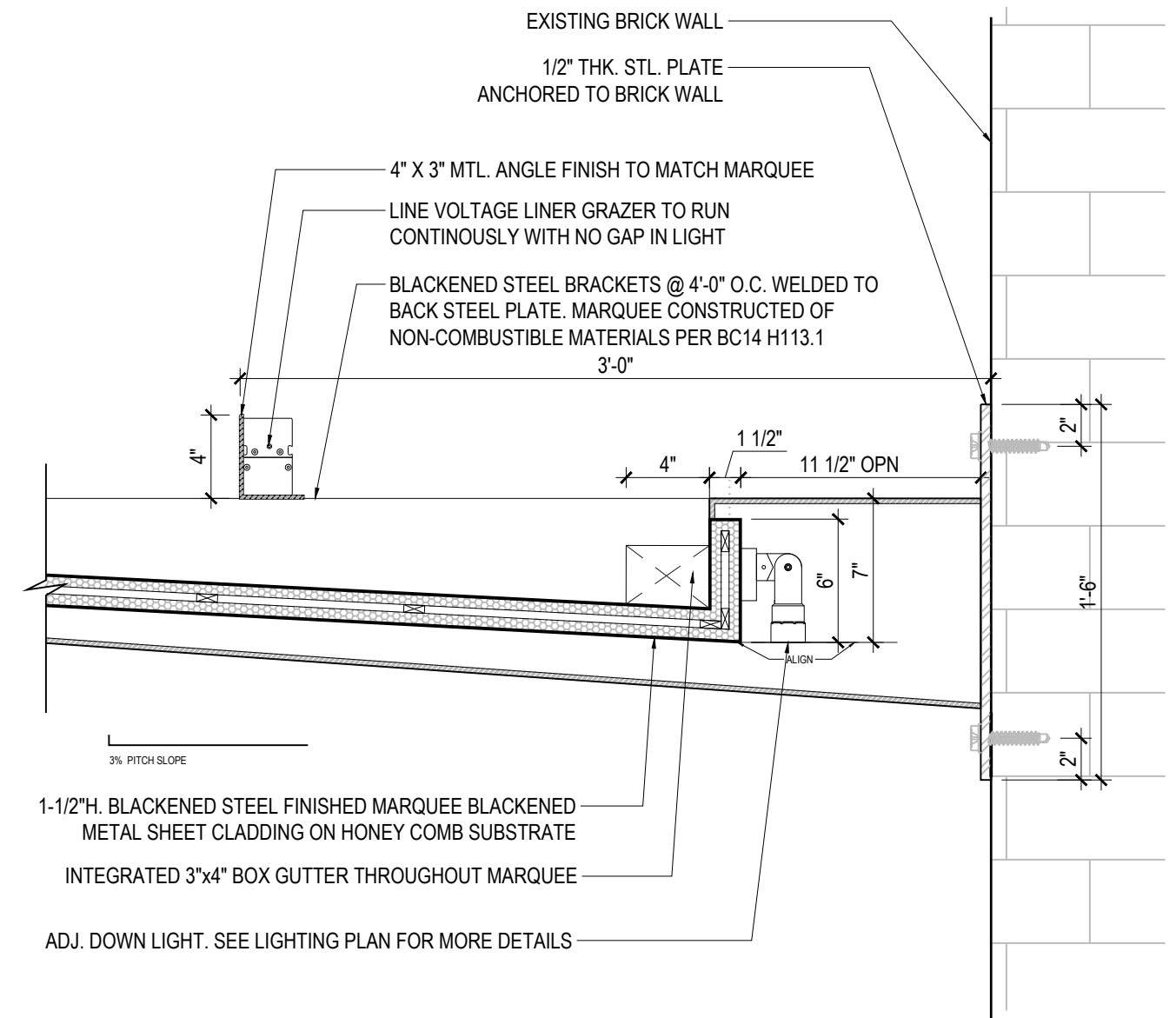
LPC-6



**MARQUEE
SECTION**

1

1/4"=1'-0"



**MARQUEE
DETAIL**

2

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

NOT FOR CONSTRUCTION

client :



design architect :



**ARCHITECT: PRACTICE FOR
ARCHITECTURE & URBANISM**
215 Park Ave South Suite 1901
New York, NY 10003
T: 1.212.962.6307

executive architect :



EXECUTIVE ARCHITECT
DENSITYWORKS
55 Washington Street Suite 713
Brooklyn, NY 11201
T: 1.646.880.8333

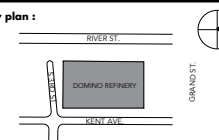
designer :

bonetti/kozerski architecture
270 lafayette street # 906 / new york / ny 10012
tel. +1 (212)343-9898 / info@bonettikozerski.com

project :

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key plan :

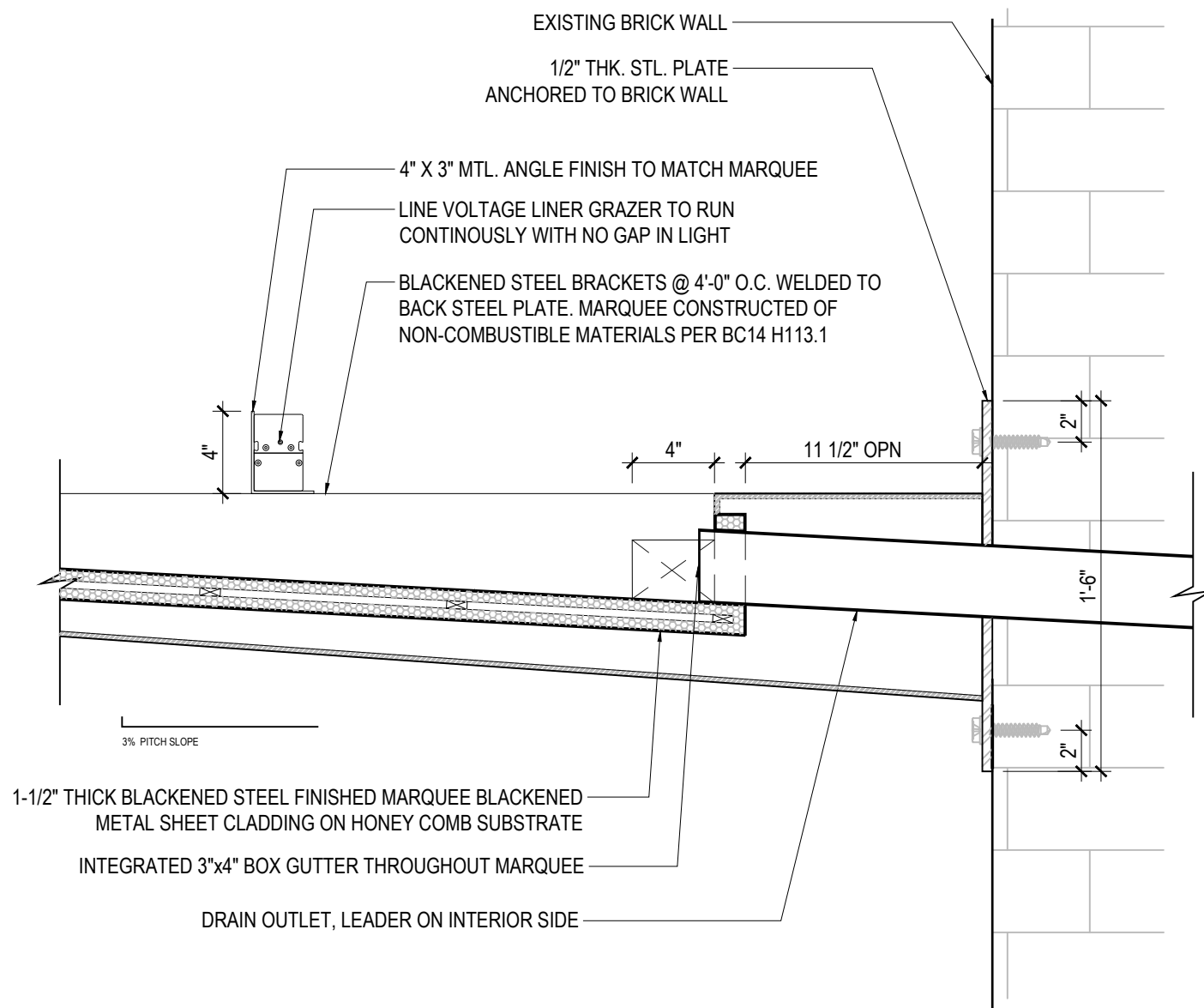


**KENT AVE ENTRY MARQUEE -
SECTION AND DETAIL**

date

11-11-2022

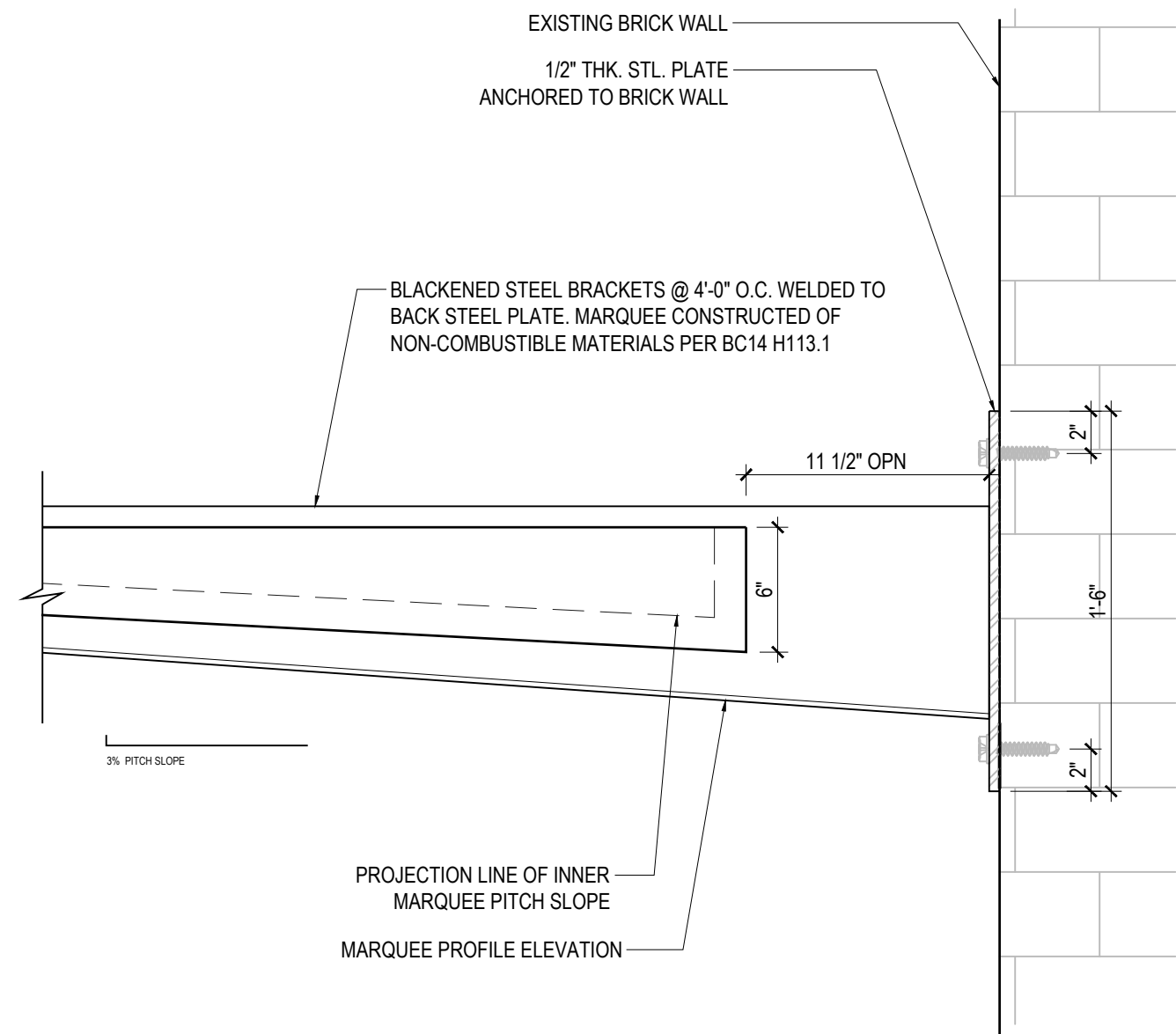
LPC-7



MARQUEE DETAIL

1

1 1/2"=1'-0"



MARQUEE DETAIL

2

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

NOT FOR CONSTRUCTION

client :



design architect :

PAU

ARCHITECT: PRACTICE FOR
ARCHITECTURE & URBANISM
215 Park Ave South Suite 1901
New York, NY 10003
T: 1.212.962.6307

executive architect :



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designer :

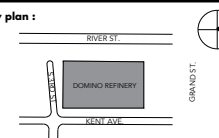
bonetti/kozerski architecture

270 Lafayette Street # 906 / New York / NY 10012
tel. +1 (212)343-9898 / info@bonettikozerski.com

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key plan :

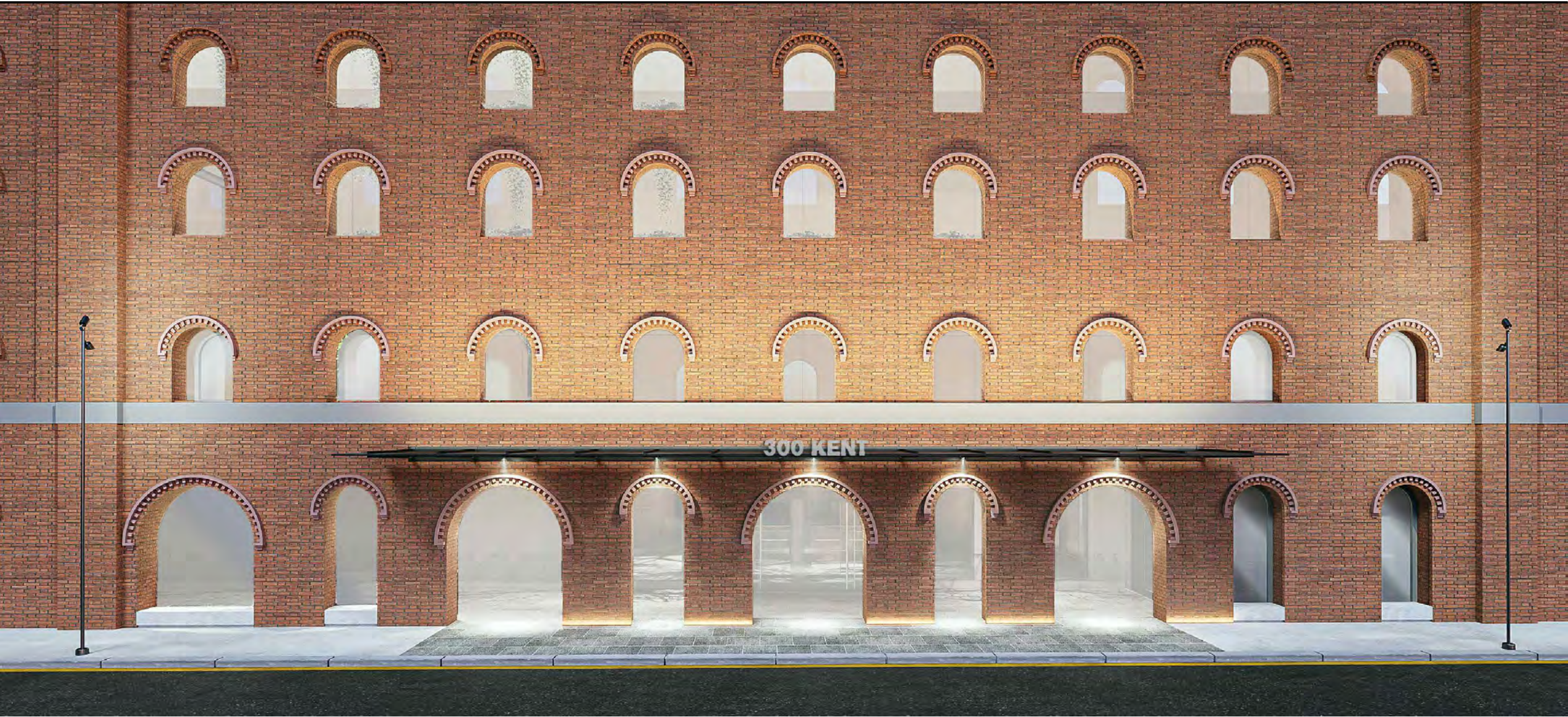


**KENT AVE ENTRY MARQUEE -
SECTION AND DETAIL**

date

11-11-2022

LPC-8



**ENTRANCE MARQUEE
RENDERING**

1

N.T.S

NOT FOR CONSTRUCTION



**ENTRANCE MARQUEE
PERSPECTIVE**

1

N.T.S

NOT FOR CONSTRUCTION



LOCATION OF NEW MARQUEE

3 COURSES BETWEEN ARC AND
MARQUEE PLATE

**ENTRANCE MARQUEE
REFERENCE**

1

N.T.S

NOT FOR CONSTRUCTION

client :



design architect :

PAU

ARCHITECT: PRACTICE FOR
ARCHITECTURE & URBANISM
215 Park Ave South Suite 1901
New York, NY 10003
T: 1.212.962.6307

executive architect :



EXECUTIVE ARCHITECT
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55 Washington Street Suite 713
Brooklyn, NY 11201
T: 1.646.880.8833

designer :

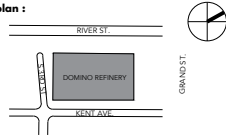
bonetti/kozerski architecture

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tel. +1 (212)343-9898 / info@bonettikozerski.com

project :

DOMINO REFINERY
300 Kent Ave, Brooklyn, NY

key plan :



**KENT AVE ENTRY MARQUEE -
REFERENCE**

date

11-11-2022

LPC-11



Post-Approval Application for work on landmark properties

Submission Tips

- Attach only **ONE** application per email submission.
- Attach all images and materials as individual files. Do not paste them into the body of the email.
- Image files must be JPG/JPEG, GIF, or PNG formats.
- PDF files must be flattened.
- Large files of 10MB or more are not accepted by email and must be submitted using a file transfer service.
- Do not secure files or file transfer links with a password or other encryption.
- Compressed files (ZIP, RAR) are not accepted.
- **SAVE** completed application form before submitting.

Filing Requirements and Instructions

You **SHOULD ONLY USE** this form if you are filing for a Notice of Compliance (sign-off) for approved work, an amendment to an existing LPC permit, or submitting filing drawings for a Certificate of Appropriateness.

You **MUST FILE** a complete application in order to obtain your permit or sign-off. Follow the instructions below so that your application is complete upon submission.

1. Fill out **ALL SECTIONS** of this form.

2. Attach **ALL MATERIALS** that describe the existing conditions and the proposed work and/or request, like photos of completed work, list of changes, architectural drawings showing changes, etc. Consult the LPC Permit Guidebook at **www.nyc.gov/landmarks** for a list of required materials for your work type.

3. Submit this form and all corresponding materials **BY EMAIL** to:

applications@lpc.nyc.gov

ATTN: Post-Approval Applications

For help:

Call LPC at **212-669-7817** or email **info@lpc.nyc.gov**.

Property Information

Address 292 Kent Avenue Floor / Apt. No. CEL, 001-014
Borough Brooklyn Block 2414 Lot 25

Person Filing Application

This person will be considered the "applicant" and will receive all correspondence as the primary point of contact for the application.

Name Alex Rippere
Title Consultant / Filing Representative Organization Socotec
Address 151 West 42nd Street, 24th Floor
City New York State NY ZIP 10036
Phone 646-847-5325 Email alex.rippere@socotec.us

Applicant's Statement

This check box must be marked by the applicant for the application to be considered complete.

- ☒ In submitting this application on behalf of the owner of the property, I hereby swear and affirm that I have been authorized by the owner to submit this application. I also understand that if the representations are not truthful, that the Landmarks Preservation Commission may treat the application as not submitted or filed or rescind any approval issued in reliance on them. I further understand that if anything in my verification is untrue that I may be subject to criminal and/or civil fines and penalties. Finally, I understand and agree that by checking this box I am electronically signing this document, and that this electronic signature shall have the same validity and effect as a signature affixed to each document and statement by hand.



Post-Approval Application for work on landmark properties

Filing Type

- ☐ Notice of Compliance (sign-off) Original Docket No(s) _____
- ☒ Permit Amendment Original Docket No. 19-34671
- ☐ Certificate of Appropriateness filing drawings Original Docket No. _____
(For proposals that have already been approved at a public hearing/meeting)
- Do you intend to fix work that was done without an LPC Permit ☐ Yes ☒ No
or document completed corrective work?
- If yes, provide the Warning Letter/Summons/Notice of Violation No. _____

Proposed Work

Check **ONLY IF** applying for an amendment or if you are seeking a sign-off and work was added to the scope after the initial permit was issued.

- ☐ **Interior Alterations:** Altering or making changes to interior spaces
- ☐ **Restoration and Other Facade Work, Roof Work:** Repairing or restoring the facade, roof or other architectural features
- ☐ **Storefronts:** Installing, repairing or replacing storefronts
- ☐ **Awnings and Canopies:** Installing or replacing awnings and canopies
- ☒ **Signage:** Installing or replacing signs and related lighting
- ☐ **Windows and Doors:** Installing, repairing or replacing windows and doors
- ☐ **Additions and New Construction:** Making additions to existing buildings, and constructing new buildings
- ☐ **Excavation:** Excavating in basements, cellars, yards and areaways
- ☐ **Front, Side, Rear Yards and Areaways:** Making changes to the front, side or rear yards and areaways
- ☐ **Barrier-Free Access:** Making changes to doors and entrances and installing or replacing ramps and lifts
- ☐ **Sidewalks:** Installing, repairing or replacing sidewalks and vault lights
- ☐ **Health, Safety, Utility Equipment:** Installing health, safety and utility equipment (e.g. security cameras, utility meters, light fixtures, etc.)
- ☐ **Heating, Ventilation, Air Conditioning (HVAC), and Other Mechanical Equipment:** Installing or replacing HVAC equipment and other equipment (e.g. solar panels, generators, etc.)
- ☐ **Fire Escapes:** Installing, replacing or repairing fire escapes
- ☐ **Temporary Installations:** Installing temporary signs, artwork, banners, kiosks or making other temporary construction-related modifications
- ☒ **Other:** (Describe) Marquee



Post-Approval Application for work on landmark properties

Owner's Information

In co-op or condominium buildings, the "owner" is the co-op corporation or condominium association. A condominium unit owner can act as the "owner" **ONLY IF** the work is limited to interior alterations or if the work is exterior and the unit owner states s/he has the authority to perform that work under the condominium plan.

Name Hale Everets
Title _____ Organization Domino A LLC / Domino B LLC
Address 45 Main Street, 12th Floor
City Brooklyn State NY ZIP 11201
Phone 718-222-2500 Email heverets@twotreesny.com

Facade Easement

If there is a facade easement, the easement holder must consent to the work.

Is there a facade easement on the property? ☐ Yes ☒ No

If yes, provide easement holder's information below

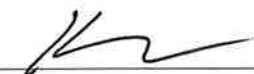
Name _____
Phone _____ Email _____

Owner's Consent and Signature

In co-op or condominium buildings, the "owner" is the co-op corporation or condominium association. A condominium unit owner can act as the "owner" **ONLY IF** the work is limited to interior alterations or if the work is exterior and the unit owner states s/he has the authority to perform that work under the condominium plan.

In submitting this form electronically, I hereby swear and I affirm that I am the owner of the property. I am familiar with the work proposed to be carried out on my property. I hereby give my consent for this application to be filed electronically with LPC. The information provided herein, including all supplemental materials is correct and complete to the best of my knowledge. I also understand that if the signature is not authentic, or representations are not truthful, that the Landmarks Preservation Commission may treat the application as not submitted or filed or rescind any approval issued in reliance on them. I further understand that if anything in my verification is untrue that I may be subject to criminal and/or civil fines and penalties.

Digital signatures may be placed using Adobe Acrobat Fill & Sign or other third-party software signature features, or by clicking the prompt on the signature line to create and sign with a Digital ID.

Signature  Date 11.17.22
The signature of the Owner or Authorized Representative may be an original or digital signature
Printed Name Hale Everets Title Director

ULURP, CALENDAR OR REFERENCE #: ^{LPL} Docket number: 19-34671
APPLICANT: Two Trees Management
LOCATION: 292 Kent Avenue, Brooklyn NY 11201
REQUEST:

COMMUNITY BOARD NO. 1 QUESTIONNAIRE FOR LAND USE ITEMS

(Please complete this questionnaire and return to CB #1's Headquarters, 435 Graham Avenue, Brooklyn, New York 11211.

Feel Free to contact the Board's Office at (718) 389-0009
if you have any questions or require additional information

PROPOSED ACTION: What is the proposed ULURP, or BSA action (i.e. an amendment to the zoning map, a siting of a city facility, a zoning variance, etc.)? Permit Amendment to approved Landmarks property

1. For Ownership:

- a) Who are the owners? Two Trees Management.
- b) If a corporation, who are the principles? Jed Valentas
- c) What kind of a corporation? LLC

2. For Developers:

- a) Who is the developer if it is different than the owner? N/A
- b) What is their experience with this type of development? Two Trees has significant experience in working with Landmarked properties in Dumbo.
- c) Is there a sponsor(s) of the project (i.e. a CBO, NYC Housing Partnership, NYCHA?) N/A

3. Financing:

- a) What is the cost of the project? Roughly \$250 Million
- b) How is it financed? Equity and conventional construction financing.
- c) Will there be tax abatements? Subsidies? Only as-of-right ICAP

4. Land:

- a) What information can be provided about the land? Who owns the land? Two Trees owns the land
- b) What is the condition, status and uses on the property and the zoning? Use groups? The property has been under construction for about 4 years. It is zoned for commercial use
- c) Has there been an environmental assessment or scope of an impact statement prepared for the proposed action? Yes there was an EAS prepared for the construction of the entire Domino project in 2014. The proposed action is not governed by or considered in the EAS.
- d) Will the land be purchased? What is the cost of the land? When was the property purchased? 2012 What was the cost? \$185 M
- e) Will demolition be needed to clear the land? No
- f) Is the project in a special district? Historic District? Is it in an Urban Renewal Area? The Refinery is a landmarked building.
- g) Will unused development rights be utilized or sold (i.e. air rights)? No.

5. Construction:

- a) What type of construction will be used (i.e. rehab/new) and methods (i.e. pre-form cast concrete, brick)? Rehab of landmarked facade and new construction of interior.
- b) What is the time frame of the work (i.e. begin/end, etc.)? The work has been ongoing for a number of years and will be completed next year.
- c) Who will be doing the work (i.e. firm, sweat equity, student interns)? Two Trees Management

6. Project Information:

- a) Describe the project in terms of the proposed use(s) such as retail, office, commercial, loft, community facility, etc.)? There will be about 460,000 sq ft of office and ground floor and below ground retail.

b) If the project is residential, how many dwelling units are proposed and what is the number of bedrooms mix? What are the unit sizes? N/A - commercial property

c) What are the projected costs of the rentals? If the units are to be condominium or one-to-three family house, what is the projected purchase price? N/A

d) Will there be financing for the units? What are the terms? N/A

e) Who is the lender? N/A

7. Marketing:

a) How will the project be marketed? Advertised? N/A

b) If newspaper, which ones? N/A

c) When will the projects be marketed (before, during or after construction)? N/A

d) What will be the outreach? N/A

8. Project Characteristics:

a) Will the project be consistent with the surrounding buildings (i.e. height, FAR/Floor Area Ratio, conforming)? Yes it is consistent

b) Will the project be handicap accessible? Explain specifics Yes, it is ADA compliant.

c) Special populations for the project (i.e. homeless, low-income, SRO, etc.) N/A

9. Open Space/Parking Amenities:

- a) Will there be open space provided with the project? What type (i.e. rear yard, park, waterfront)? Will there be public access? Yes The project is surrounded by 6 acres at Domino Park
- b) Will there be landscaping? Fencing? Street tree planting? Yes
- c) Will parking be provided for (indoor, outdoor, on-street)? Will a waiver be requested? No. No. Two Trees maintains a large parking lot at 325 Kent Ave.
- d) What amenities, if any, will be incorporated with the project? How were they developed and with who (i.e. tenants, residents, community, group)? permanent public bathrooms serving Domino Park will be incorporated into R Refinery.

10. Building/Lot - currently undergoing any renovations, demolition, construction (of any size)?

Block - 2414 Lot - 25
Yes R Refinery is undergoing a large rehab and new construction project.

11. Any violations on the building or lot (i.e. Department of Buildings, Department of Environmental Protection, EPA, etc.)?

None active

12. In addition to the BSA's Environmental Report (or similar document) please provide the following information:

- a) List previous industrial uses and processes: _____

b) List chemicals and quantities used in and stored for those processes: _____

c) List Hazardous Waste Disposal permits for prior operators: _____

d) List any proposed remediations: _____

e) Please provide any ASTM Phase I & II information: _____

PREPARED BY: David Lombino

TITLE: Director, Two Trees

SIGNATURE: 

DATE: 12/2/2022

CONTACT # (718) 222-2500

FAX # () _____

Community Board #1
Supplemental Land Use Application Information

Special permit actions - on a separate sheet, list all waivers, etc. requested

A. Project size

Commercial: (sq ft)	<u>460,000 SF</u>
Manufacturing (sq ft)	<u>0</u>
Residential (sq ft)	<u>0</u>
Total (sq ft)	<u>460,000 SF</u>
Height (feet)	<u>~185 ft</u>
Height (stories)	<u>16</u>

(for projects with more than one building, provide the the above data for each building)

B. Residential projects

N/A

	Σ # of units	# affordable
0 bedroom (studio)	_____	_____
1 bedroom	_____	_____
2 bedroom	_____	_____
3 bedroom	_____	_____
≥ 4 bedroom	_____	_____
Total units	_____	_____

Market-rate units

N/A

Rental or condo? _____

Estimated cost/rent psf _____

(market rate units only)

Affordable units

N/A

Rental or condo? _____

Distribution of affordability by % of AMI

C. Open space

	required	proposed
Total area	<u>0</u>	<u>Domino Park is ~6 acres.</u>
Publicly accessible	<u>0</u>	<u></u>

What are the hours of accessibility for the publicly-accessible open space? Same as City Parks.

Will the publicly-accessible open space be turned over the Department of Parks for operation?

Two Trees owns and maintains Domino Park.

D. Parking

Parking - number of spots, number required by zoning

	required	proposed
# of spaces	<u>0</u>	<u>0</u>

E. Environmental

List all environmental issues identified, environmental designations (Little 'E', HAZMAT, brownfield, Super Fund, etc.) and all remediation required N/A

F. Additional information

For all projects, please provide the following information:

- Draft or final EAS/EIS (pdf and one hard copy)
- 15 copies of power point presentation (11 x 17) to meeting
- Copies of power point presentation, architectural plans and renderings (pdf)
- NYS DEP signoff or status letter (waterfront sites only, pdf)
- List of project team (architect, engineer, landscape architect, code consultant, counsel, et al)
- List of all partners, corporation members, shareholders on ownership/development team
- Contact information (name, telephone, fax and email)

Brooklyn Community Board #1
Environmental Protection Committee Meeting Agenda
November 29th, 2022
6:30pm 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.

Members Present: Chesler, Bruzaitis, McKeever, Sabel, Vega, Hofmann

Simon Wiser: ex officio

Members Absent: Kantin, Horowitz, Low, Peterson, Costa, Steward

6 members present. A quorum was not achieved.

Item #1 - Brownfield Cleanup Program 470 Kent Avenue SITE No. C224053 NYSDEC REGION 2 - NYS Department of Environmental Conservation presentation and discussion about Remedy Proposed for Brownfield Site Contamination. NYSDEC Comment deadline is December 10, 2022.

A presentation was made by NYSDEC Project Manager Gerald Pratt. 470 Kent Ave is a 3.6 site bordered by Wallabout Channel, Schaefer Landing, Kent Ave and Division Ave. Plans for the site are to develop 3 residential towers, a retail space and a waterfront public access area. Previous uses were a lumber yard, raw sugar storage, Schaefer Brewery, and most significantly, a Manufactured Gas Plant (MGP) formerly known as Peoples Works Manufactured Gas Plant in the late 1800's. Site characterization: groundwater, soil and soil vapor sample testing produced contamination exceedances beyond allowable limits. Very little of the site contamination is attributed to the MGP. Small amounts of BTEX and naphthalene were detected in the NW embayment and one test area. Mercury and other metals were detected at above-allowed levels most likely related to fill and fill from channel dredging. Two VOCs, benzene and tetrachloroethene (PCE), were detected at concentrations exceeding the applicable NYSDEC Ambient Water Quality Standards (AWQS).

Brownfield Cleanup program participant: 470 Kent Ave Associates LLC. Remediation: Two phase Interim Remediation Measures (IRM) are ongoing. Track 4 cleanup for restricted use with site-specific soil cleanup objectives, where the top 2 feet shallow exposed

soils must meet restricted residential Soil Cleanup Objectives (SCOs). Remedial Action Work Plan: Two areas of the site will be excavated between 9'-19' ft/bg. Remedial Action Objectives (RAOs):

Groundwater

Public Health Protection

- Prevent ingestion of groundwater containing contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of, volatiles emanating from contaminated groundwater.

Environmental Protection

- Restore the groundwater aquifer to pre-disposal/pre-release conditions, to the extent practicable.
- Remove the source of groundwater contamination.

Soil

Public Health Protection

- Prevent ingestion/direct contact with contaminated soil
- Prevent inhalation exposure to contaminants volatilizing from soil

Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.

Soil Vapor

Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site

IRM 1

The IRM Work Plan scope:

1. Removal of two underground storage tanks (USTs) and appurtenant piping;
2. Removal of petroleum-contaminated soil beneath USTs;
3. Demolition of the existing onsite buildings; and;
4. Installation of a new bulkhead on the Wallabout Channel to prevent soil from migrating off-Site.

IRM2

1. Remedial Excavation: 4200 cy
-2 ft across the building footprint.
~10ft bgsat BMW-2

2. Construction Excavation and off-site disposal of soil/fill ~10 to 20 feet below grade (ft-bg)] within the building footprint. 10,800 cy material disposed of.
3. End point sampling

Proposed RAWP Remediation

- Soil Excavation
 - Oxygen Release Compound in petroleum excavation
 - Groundwater Treatment (dewatering during construction)
 - Installation of a waterproofing system beneath the building slab and outside of sub-grade sidewalls to mitigate soil vapor migration
 - Site Cover including concrete slabs, paving and soil to prevent direct contact of residual contamination.
 - Installation of a new bulkhead on the WallaboutChannel to prevent direction contact with or off-site migration of residual contamination
 - Easement / Site Management Plan
-
- End point sampling
 - Groundwater monitoring
 - Oxygen Release Compound Treatment (to breakdown potential residual contaminants)

Discussion:

Steve Chesler how does this site compare to another MGP site such as 50 Kent Ave? Gerable Pratt (GP): not even close in comparison and scope. Laura Hofmann: odor controls in place? GP: sprinklers and hoses being used to control dust and odors. Air monitoring ongoing. If exceedance occurs, work will stop or activities will be changed. LH: where will the wastewater be released? GP: into the sewer system via manholes in close proximity. SC: how will the softscape areas be protected such as the public access area without a hard foundation on top. GP: All soil will be removed and replaced. Katherine Thompson: a new bulkhead is being constructed? GP: to stabilize the site and prevent migration.

Action:

Motion by Laura Hofmann: submit comment to DEC noting past legacy of environmental health issues in the district, the developers and the agency must do its best to protect people's health.

Second: Trina McKeever

Yes votes: 6

No votes: 0

Abstentions: 0

A consensus was achieved to carry the motion.

Item #2 - The New York-New Jersey Harbor and Tributaries Coastal Storm Risk Management Feasibility Study Draft

Integrated Feasibility Report and Tier 1 Environmental Impact Statement - Bryce Wisemiller, Project Manager, U.S. Army Corps of Engineers, New York District will present about storm risk mitigation infrastructure proposed for New York Harbor and Tributaries and *specifically the mouth of Newtown Creek and the Greenpoint East River shoreline*, and its potential consequences. Non-federal partners are NYS Department of Environmental Conservation, New York Department of State, the New Jersey Department of Environmental Protection and the NYC Department of Climate & Environmental Justice.

Consider existing conditions:

- 16 Million People
- Maritime Trade
- Wall Street
- Energy
- Public Transportation
- Parks
- Recreation
- Endangered Species
- Aviation
- Hospitals
- Education
- Historic Properties

Estimated Coastal Storm Risk and Damages:

- Significant Life/Safety Risk and over 275,000 Structures in Potential Impact Area
- Incorporates Dozens of Other Ongoing and Planned CSRM Projects in Study Area
- Present Value Damages for 100-Year Storm Range from \$100+B for Intermediate Sea Level Rise to over \$350B for High Sea Level Rise Projection

Timing: Draft Feasibility Report and integrated Tier 1 Environmental Impact Statement Released for extended public day review with meetings planned throughout the area (comment closing date January 6, 2023). Additional deadline extension being considered. Go to: WWW.NAN.USACE.ARMY.MIL/NYNJHATS for more information. Final Chief of Engineers Report Approved to be Completed in 2024.

There are 5 plans being considered for this proposal. The leading candidate is Alternative 3B: Multi-basin storm surge barriers + shore-based measures.

Assumptions

- Investments in coastal storm risk management / resiliency projects will continue
 - Federal, state, local government investment (tracked by FEMA SRIRC database)
 - Private investment
- Relative sea level rise over time
 - Using USACE intermediate projection for plan formulation BUT will consider other projections

***1 foot level in sea level rise estimated by 2050.**

*Risk reduction features and Induction Flooding-Mitigation Features are being considered.

A comparison of each plan summarizes Feature Type,

Eg., Plan 3B

62.75% Study Area at Direct Risk Benefited

Feature Type

Approx. Miles Storm Surge Barriers 2.2

Shoreline Based Measures 50.6

Induced Flooding- Mitigation Features 11.8

Risk Reduction Features (not shown) 18.7

Alternative First Cost (\$B): \$ 52.7

Total Present Value Cost (\$B): \$ 76.2

Estimated Construction Duration (years): 14

Reviewing aid: Review Aid: StoryMap <https://hats-cenan.hub.arcgis.com/>

Project Costs (see presentation file for full table with other alternatives in comparison)

Alternative	Construction Duration (years)	Years of Full Benefits*	First Costs (not including contingency)	Contingency	OMRR&R and IDC (PV)	Total (Present Value)**
3B	14	50	\$35.6B	\$17.1B	\$23.5B	\$76.2B

* - USACE policy only allows a maximum of 50 years of benefits in the economic evaluation, but the alternatives and measures are planned for permanent implementation with an at least one-hundred-year planning horizon

** - Adaptation costs for higher sea level rise projections are under refinement and have not been included in the total cost estimates at this time

Costs shown under intermediate RSLC scenario

COSTS, BENEFITS, AND PLAN SELECTION (see presentation file for full table with other alternatives in comparison)

Alternative	Average Annual Cost	Average Annual Benefits*	Net Benefits*	Benefit to Cost Ratio
3B	\$2.6B	\$6.3B	\$3.7B	2.45

TENTATIVELY SELECTED PLAN FEATURES IN DETAIL

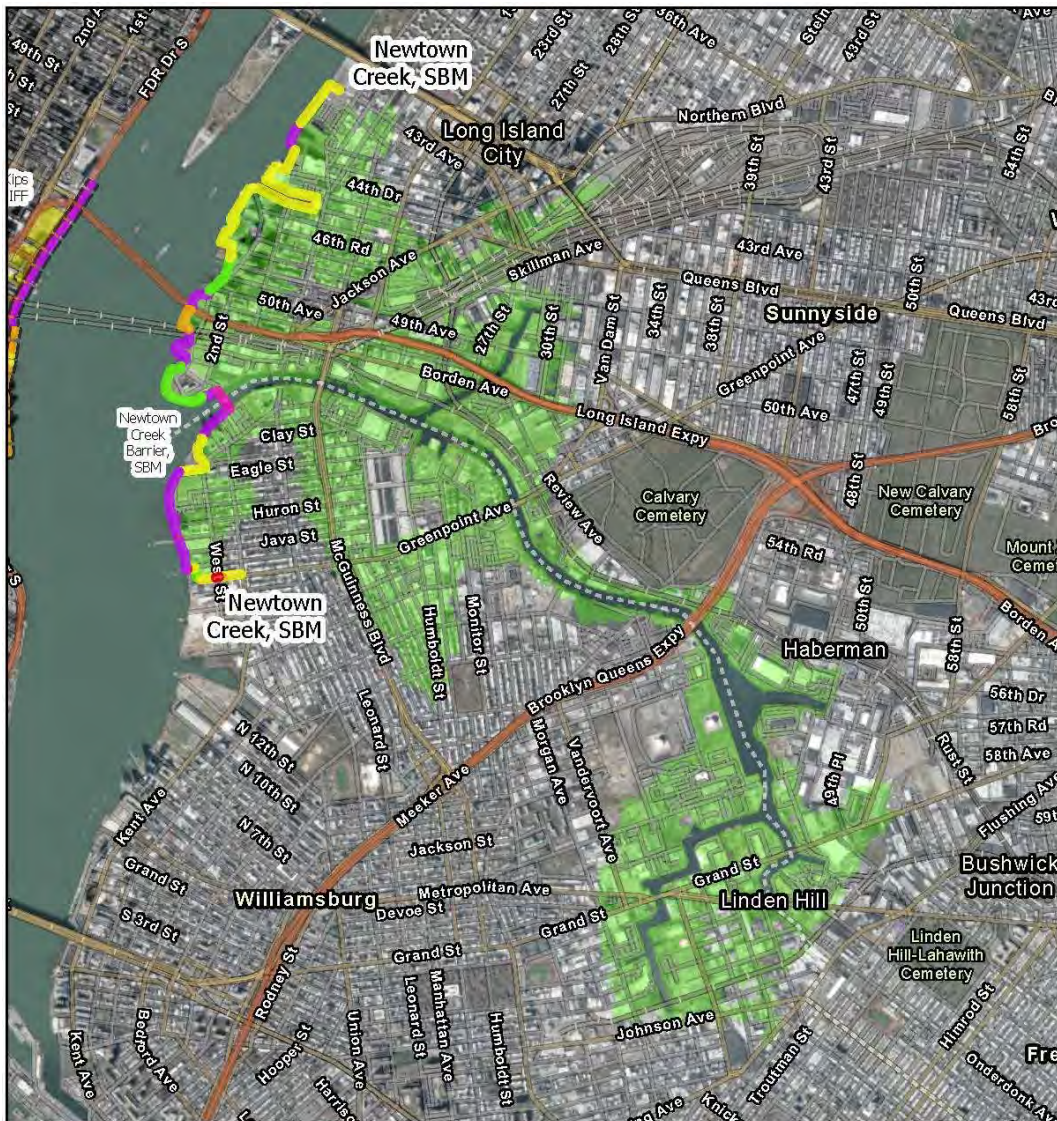
Storm surge barrier with shoreline based tie-ins

Newtown Creek Storm Surge Barrier

- 130 ft. wide Sector Gate
- 17 foot crest elevation (NAVD88) for currently selected design storm event

- Shoreline-based Tie-ins
- 15,000+ ft. of measures including floodwalls, levees, pedestrian & vehicle gates, elevated promenades, and seawalls
- Other considerations:
 - May need extension of NYCDEP Wastewater Treatment Plant discharge to outside Storm Surge Barrier
 - Known contamination issues

Newtown Creek Tentative Plan Slides Isolated:



Legend

Alt3b Features/Measures
 SBM, Deployable Flood Barrier
 SBM, Elevated Promenade
 SBM, Floodwall
 SBM, Levee
 SBM, Seawall
 SBM, Storm Surge Barrier

IFF, Elevated Promenade
 IFF, Floodwall
 IFF, Seawall
 Alt3b Reduced Risk Areas
 SSB/SBM Reduced Risk Areas
 IFF Reduced Risk Areas

NEW YORK - NEW JERSEY HARBOR & TRIBUTARIES STUDY

Alternative 3B - SSB/SBMs

Feature Name: Newtown Creek
 Page 8 of 8

0 2000 Feet

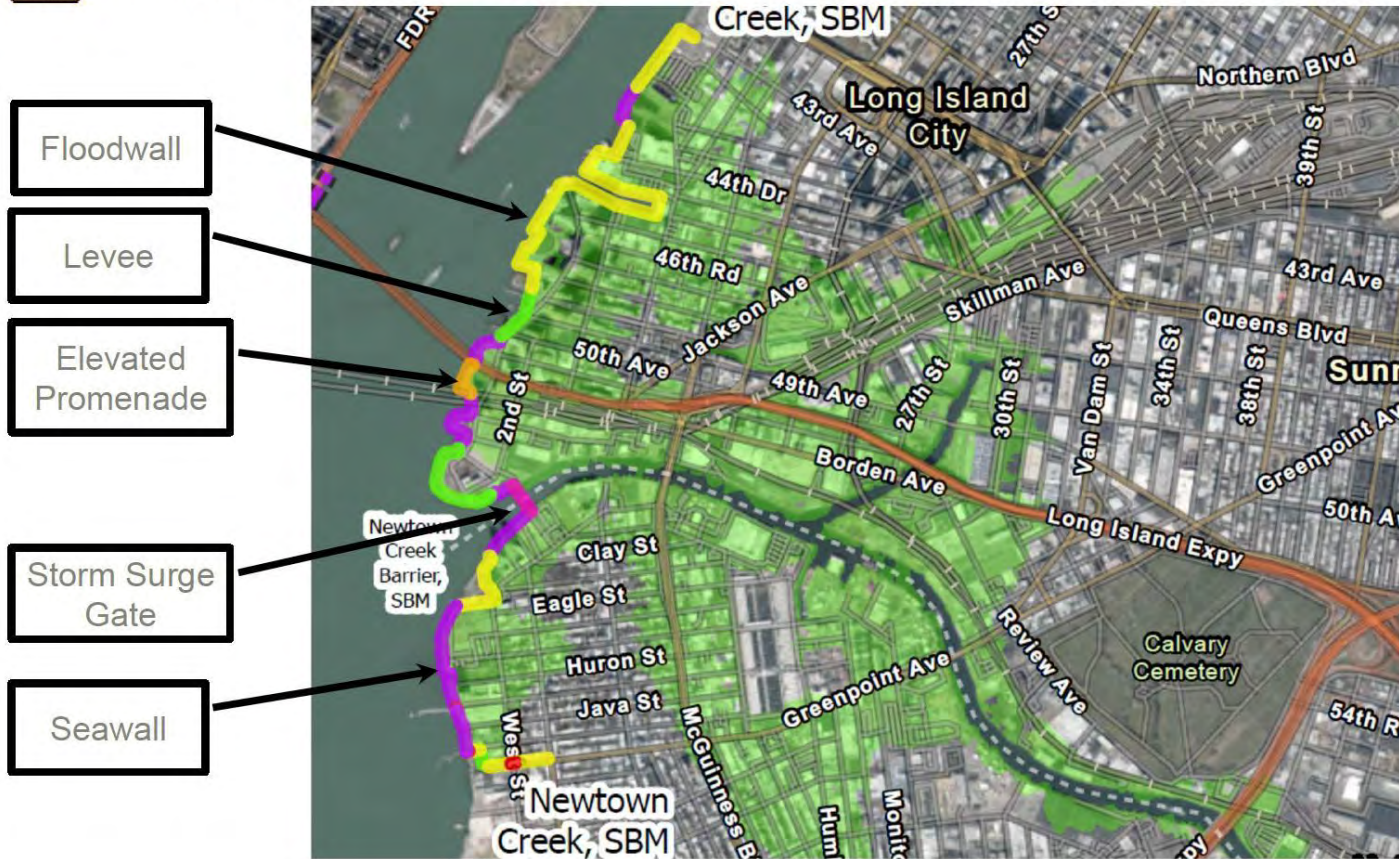


U.S. ARMY CORPS OF ENGINEERS
 NEW YORK DISTRICT



NEWTOWN CREEK STORM SURGE BARRIER AND SHORELINE BASED TIE-IN DETAILS

34



Further Summarizing the Newtown Creek Plan:

- The proposed gate, barriers and walls will reach a height of 17' above water or on land
- A 130' storm surge gate will span the mouth of Newtown Creek connecting to the 3 types of tie-in structures noted
- A seawall will be erected from inside the mouth of Newtown Creek south along the East River shoreline to Kent St.
- Floodwalls will be erected through Newtown Barge up Kent St and Greenpoint Ave
- A levee will be erected across Transmitter Park

Remaining Schedule:

- Public Meetings for Draft Report: October – December 2022 (virtual meetings held in October and early November, in person at locations TBD in December)
- Public Comment Closing Date January 6, 2023
- Agency Decision Milestone April 2023
- Submit Final Integrated Feasibility Report and Tier 1 EIS January 2024*
- Chief of Engineer's Report Approval June 2024*

Discussion:

Steve Chesler (SC): What will the consequences from the Storm Surge Gate on Newtown Creek be for the creek's Long Term Pollution Control Plan and the planned superfund remediation? Newtown Creek Alliance Executive Director Willis Elkins submitted this concern to the committee on behalf of his organization. Bryce Wisemiller (BW): USACE is having discussions with NYCDEP and the Environmental Protection Agency. BW confirmed structures will extend as high as 17'. SC: will the open gate doors be perpendicular to the shoreline? BW: No, they will be partially open at an angle. Trina McKeever (TM): waterfront developers must elevate their developments 12'. Will the seawall be outside or inside the bulkhead? BW: must be 5' taller and along the bulkhead. TM: Will this plan take away from the developers waterfront open space requirements? Why wasn't Bushwick Inlet considered in this plan? BW: Because of cost considerations. William Vega (WV): current rain storms cause flooding in affordable housing because of failing infrastructure. Plans must be recalculated for this. Laura Hofmann (LH): will time be allowed for the cleanup of Newtown Creek first? BW: No, because this is new infrastructure. LH: We have to consider flood protection vs protecting open space. Why isn't there better communication about. The Newtown Creek Wastewater Treatment Workers were heroes working during Hurricane Sandy. For 40-50 years we (in Greenpoint) have been trapped in an environmental vortex. Eric Bruzaitis (EB) 1) How clean does the creek need to be to start work? 2) Has Queens CB1 been contacted about this? BW: 2) No, but there have been meetings with the Borough President. 1) Talking with DEP & EPA.

BW: Plan funding needs congressional approval. Local representatives carry a lot of weight. Community pressure will have a big impact. EB: Notes open space issue, but we need to accept the reality of flooding and priorities. Sante Miceli: Use a fixed system vs a flexible system. Look at other location examples in the Netherlands (moves up & down) and Italy (Venice) for what is alternatively working, and not, and why. BW: selected gate structure based on engineering. A vertical lift gate is being used in Stamford, CT. SM: Development was allowed on the waterfront rather than renaturalize. Greenpoint gates must be durable. Development is not taxed. This could fund better technology. Joe Iberti: Happy to view a granular presentation. But, why were the remaining 5 blocks of the Greenpoint shoreline south and Bushwick Inlet omitted from the plan? Water will find its way south from induction flooding. Margot Spindelman (MS): Surgent events vs. rainfall events happening simultaneously - how will the gate affect this? BW: There is a lag in Greenpoint from storms. They will cost calculate for this into behind the NC storm surge gates and utilize pump stations for help. Documentation appendix describes this. Erica Matechek: Worried! Live a few blocks from the NCWTP. They experience more flooding there. How will this new infrastructure protect those who live near the plant? BW: Coastal flood events will be reduced. Evelyn Matechek: DEP study during August 16th NYCC hearing. Interactive flood maps available. She is grateful for communication and organizations for people who are oblivious to what's going on. SC: have lessons been learned from New Orleans where the newly built levees post-Katrina have already failed? BW: I wish we had a crystal ball. Katherine Thompson: can we execute a managed retreat? BW: unfeasible. Cost would be hundreds of billions of dollars. KT: ironic that such incredible value was created for these private property owners through a city rezoning, but now their properties are threatened. SC: There's not enough time for the community to properly consider what this plan means with the very small comment window. We have to consider what we may lose to gain protection from one of the most polluted waterways in the United States (Newtown Creek). This plan is so grand in scale. We need a proper amount of time to gather research and input in order for the board and community to create a proper response.

**Motion to demand an extension of the USACE Storm Risk Management Plan Draft comment deadline at least 6 months?
(copy our federal and local representatives)**

Made by Steve Chesler

Second: Laura Hofmann

Yes votes: 6

No votes: 0

Abstentions: 0

Consensus recommendation carries.

Item #3 - 315 Berry Street - Follow up - Request for a special permit to permit the construction of an electric utility substation on a portion of the roof of the existing building located at the Premises and a portion of the ground level, located within an R6 zoning district where such use is not permitted as-of-right.

Recently the board was forwarded a revised special permit application from the applicants attorneys. Additionally residents led by Oliva Silver at 315 Berry sent accounts of the redeveloping situation to the Environmental Protection Committee. MicroGrid Networks, who wishes to install a Battery Energy Storage System (BESS) on the roof of this building, revised the configuration by moving some of the installation to the ground and thereby creating more accessible space on the roof for residents. In 2021 the board voted against recommendation granting of the special permit based on votes from the Land Use and Environmental Protection Committees, citing overall safety concerns with housing a system like this atop a residential building, concerns with the structural integrity of the building as noted by a deteriorating building facade, and a breakdown in communication between residents, the property owner and MicroGrid Networks. Since that decision the applicant has participated in hearings at the Board of Standards and Appeals whose commissioners raised similar concerns even more emphatically. As the application revised their design and received a letter of No Objection from FDNY, they are scheduled to reappear before the BSA in January.

Three significant fire incidents have been brought to light since the original application submission. On April 19, 2021 a fire (article attached) at a battery storage system facility in Surprise, AZ caused injuries to several firefighters. Thermal runaway and outgassing caused a fire and explosion. Though the same manufacturer created the batteries, the 315 Berry St design will utilize a different technology. In April of 2021 a battery storage system fire at a department store in Beijing, China killed two firefighters. The batteries were made with a technology similar to the 315 Berry Street design (Lithium Iron Phosphate). Cause of the fire is unknown. In April of 2022 another BSS facility caught fire taking four days to get it under control. It is evident that BSS systems require an inordinate amount of time and water.

A discussion amongst committee members and 315 Berry residents (Oliva Silver, Steven Silver, Chris Quirk, Page Stevenson, Elizabeth Riggles) spoke to the vulnerability and unknown risks to these systems citing their volatility and difficulty in extinguishing BSS system-generated fires, requiring enormous amounts of water that could potentially collapse the roof, and a dry extinguishing system that requires manual initiation. The new FDNY letter of No Objection cites access to the roof system and the DOB signing off on the ability of the building to bear the weight of the battery storage system. However, the letter does not address the challenge of extinguishing of this type of fire, especially in this location. Lithium Ion batteries, mostly from mobile vehicles, have caused around 200 fires in NYC this year. Oliva Silver sent video clips and Christopher Quick sent excerpts from the NYC zoning code emphasizing the new BSA chair has shifted his emphasis away from resident safety to the question of zoning priorities.

The committee was in unison questioning this mindset and the quest for this system on a residential building via obtaining a special zoning permit. Though MicroGrid's professed design for the 315 Berry system seems different than those noted in the fire examples, this venture is still highly questionable and disconcerting for location over residents.

Action:

Motion to request the board (1) issue a letter to FDNY address if and how they can extinguish a battery storage system fire, and one that is located on a residential building roof, copying the BSA (2) issue a letter to BSA noting the FDNY request letter and question their judgment and morality in emphasizing public safety over financial gain and convenience. While this community board wholeheartedly supports robust climate change adaptive technologies, the city and startups in this noble pursuit should not do so recklessly and endanger people's lives and homes.

Motion: Eric Bruzaitis

Second: William Vega

Yes votes: 6

No votes: 0

Abstentions: 0

Consensus recommendation carries

The committee also agreed to request the board invite FDNY to the board to address our concerns in person about handling fires of this type.

Old Business: EPA agreed to appear before the full board to provide an update on the Newtown Creek Superfund in February.

New Business

Meeting adjourned.

TO: The Board of Standards and Appeals
RE: **2020-88-BZ**

FROM: Christopher Quirk
315 Berry St. #6N
Brooklyn, NY 11249
christopherquirk@icloud.com
+1-917-648-6686

1 October 2021

Dear members of the BSA,

I am a resident at 315 Berry Street in Brooklyn and am writing to share my concerns and some observations on the proposal as a whole that I do not think have been fully discussed. I hope you find this information helpful in your deliberations, and appreciate the care and thoroughness with which you have reviewed this proposal thus far.

The request by Microgrid LLC for a special permit to erect a battery array (BESS) on the roof of 315 Berry Street should be rejected for the following reasons:

- The environmental benefits of the project have been greatly exaggerated and special pleading for the project as a solar energy system is misleading.
- The Battery Energy Storage System project that Microgrid proposes for 315 Berry Street does not even meet its own interpretation of the zoning requirements for a special permit.
- There are serious questions regarding the safety of this unprecedented project that are unresolved.
- The landlord of 315 Berry Street has a history of contempt for the law and the safety of their tenants, and cannot be trusted as a partner in a major, long-term infrastructure proposal.

ENVIRONMENTAL CLAIMS

There have been a number of misconceptions and misstatements about what this project is and its benefits that need to be clarified.

This is not a solar energy project

On p. 4 of their 12 March 2021 letter to the BSA Microgrid states: "The solar panels integrated in our facilities produce electricity which charge the batteries. The batteries also store energy directly from the grid at night when the network is idle."

This is, in the vernacular, a whopper.

According to the Environmental Quality Review that Microgrid submitted to the BSA as part of their application, the solar panels in the proposed project at 315 Berry St. are rated at, in total, 8.8kw—20 panels at 440w each. (There are errors on page xiii, 69, and 70 listing the larger, 16-panel array at over 7 megawatts.)

At a rating of 8.8kw, with an average of 4.5 hours of sunlight per day, and multiplied by an efficiency constant of 0.75, the panel array would produce about 30kwh of energy per day, enough for just 1.5 households in New York City, per Microgrid's figure of an average of 20kwh of electricity usage per household per day.

It also means that at that rate, it would take *over a year* (400 days to be precise) for the solar panels fully charge the battery array ***just one time***. The battery array is meant to be discharged in times of need every single day. That means, downhill with a tailwind, the solar array will contribute *0.025% (or 1/400th) of the battery power going back into the grid*. The rest will come from the main Con Edison feed. More on this below.

If the solar panels contribute virtually zero power to the project, why are they there?

The entire point of the solar panels seems try to exempt the project as a whole from a stricter zoning regulation. Given the negligible utility of the solar panels, this is like planting a daisy at the dump and calling it a garden.

When it was pointed out at the April BSA hearing that the solar panel electrical output was risible, Microgrid CEO Mr. Bannerman stated that nonetheless he felt it was their duty to “capture as many electrons as possible.” But Microgrid *was more forthcoming in the addendum* to their 9 June 2021 submission to the BSA. On page 2 of the Draft ZRD Text, Microgrid says they seek certification that the solar panels can qualify as a solar energy system because if it were, under 23-62(m)(2)(ii)ZR the entire battery installation would be a permitted obstruction.

The solar panels, for all intents and purposes, are a Trojan Horse for for the massive BESS structures.

This project is not about the environment either

The Hon. Diana Reyna (full disclosure: I voted for Ms. Reyna many times when she was my City Council representative), who has been hired as a consultant by Microgrid, emailed me “The Fossil Fuel End Game: A Frontline Vision to Retire New York City’s Peaker Plants by 2030” written by the PEAK Coalition, a group whose goal is “to end the long-standing pollution burden from power plants on the city’s most climate-vulnerable people.” I am in favor of that goal. This project, alas, does not advance it. Here’s why.

Using figures from the PEAK report, the Kent Avenue plant—powered by natural gas, and the peaker plant nearest to the proposed Microgrid project—has a 47 MW capacity, and the average

peaker plant ran for 450 hours in 2019. The Kent Avenue plant's annual emissions are estimated at 27,685 tons of carbon, 2.4 tons of NOx and 0.14 tons of SO2. No one wants that stuff in the air.

But as the above calculations show, Con Edison would be providing directly to Microgrid 99.75 percent of the energy to be stored in the battery array. Where does *that* energy come from?

Con Edison says, regarding its fuel source mix, that "fuel mix delivered through our energy systems is not controlled by the Company and is allocated by the New York Independent System Operator."

Con Edison's current fuel source breakdown from NYISO is:

Natural gas	51.1%	Oil	1.1%
Nuclear	37.5%	Wind	1.0%
Hydro	7.4%	Coal	0.3%
Other	1.3%	Solar	0.2%

Half of the power comes from the same source, natural gas, as the peaker plant uses. Nuclear power does not emit carbon but obviously is not an environmentally acceptable solution. PEAK does not even mention nuclear energy in its report as an alternative. In summary, less than 10% of the electricity coming from the Con Edison feed is renewable, and 90% is not.

Given the above, the proposed 3MW BESS at 315 Berry Street would at best replace about 6% of the Kent Avenue energy production with the Con Edison fuel mix, for a bit more than an hour a day on average per PEAK's figures.

Since only 10% of the Con Edison fuel mix is renewable, the 315 Berry Street BESS would replace just 0.6 % (just over 1/200th) of the gas-created energy of the Kent Avenue plant with renewable energy. It would replace a larger portion with nuclear, and it also would mean that a portion of the energy going into the system would be created by burning fossil fuels elsewhere, shifting the emissions to another area.

This project is about the money

My brother is a musician who is friends with a rock star you've likely heard of. One day, he gave my brother some business advice: "Remember Josh, it's not about the money. *It's about the money.*"

This project is about the money. Microgrid came into existence in 2018 around the same time as a private equity group called SER Capital Partners, and Microgrid is now wholly owned by SER. There's plenty of cross-pollination between SER and Microgrid. Mr. Bannerman is on the board

of SER; Sara Graziano, CEO of SER, is on the board of Microgrid, along with other SER board members.

SER's goal with its energy deals is to realize about 2.5 times their initial investments, which now appear to total around \$1 billion (b, billion) so far. The 315 Berry Street project is part of a larger plan to make SER couple of billion dollars or so for its well-heeled investors. I urge you to keep this in mind when Microgrid claims it absolutely, positively must have 20-year leases for its BESS projects or they are not financially viable.

This project is not motivated by a concern for the community, and SER is not using its lavish venture capital cash to pay Mr. Bannerman, Mr. Lobel, Mr. Dumbleton, and Ms. Reyna to clean the air in New York City or combat climate change. If Microgrid wants to make money, have at it. But if environmental concerns were paramount to Microgrid they could easily—instead of haranguing residents who have legitimate concerns about the project with a bunch of arrant demagoguery that they don't give a damn about the public welfare—improve the environmental benefits of the project, move it to a suitable location, improve their crap offers to landlords, and take a bit of a haircut. But they don't like the revenue numbers.

It's about the money.

ON THE SPECIAL PERMIT REQUEST

By their own interpretation, the Microgrid project fails to meet the standard for a special permit

In his 12 March Statement of Facts and Findings, p. 12, Mr. Lobel paraphrases ZR § 73-03(a) on what is required for special permit thus: "Subsection (a) conditions the BSA's authority for granting a special permit on the BSA making all required findings, and that any disadvantage to the community is outweighed by the advantages to be derived by the community." This is a key of their application and Microgrid has as yet failed to substantiate the how the benefits to the community outweigh the burdens.

The disadvantages that the tenants of 315 Berry Street and area residents would face were this project to proceed have been stated in letters and testimony, and include massive noise and disruption from a lengthy construction process, ongoing noise from battery and ancillary modules, loss of emergency egress, blocking off access to area streets to crane in the batteries and fixtures, loss of access to the roof as an outdoor area and thus a lower quality of life. The most pressing matters and the ones that will linger far after installation are the unknown safety questions: the danger of fire or roof/building collapse from the stress or malfunction of the BESS. These cannot be waved away and Microgrid nor anyone else can reliably certify that the risks are trivial.

On the other side of the scale, Microgrid's claims of the community benefits are found on pages 1-2 of their 12 March 2021 letter to the BSA. While Microgrid appears to feel the benefits are manifestly obvious and need no elucidation, a point-by-point review shows there's less there than meets the eye.

- 1) reducing the incidence of electricity brownouts and outages in the electricity network during increasingly frequent and extreme weather events

How will the 3MW battery array proposed for 315 Berry Street reduce the incidence of electricity outages? With about 151,000 residents in Williamsburg/Greenpoint, and an average of 2.75 persons per household, that is about 55,000 households, each using 20kwh/day. Running the math, that means that, in the case of an outage, the total 12MWh Microgrid battery array could power *600 households (or 1 percent of the neighborhood) for 24 hours*, or the full 55,000 households in the Williamsburg/Greenpoint service area *for about 4 minutes*.

- 2) be used to provide emergency power for critical services during periods when the electricity network experiences an actual failure

Again, how? How would the power in the batteries be selectively allocated to critical services? According to Microgrid at the April hearing, the electricity cannot even be channeled directly into the building for the residents there. How will they channel the power from 315 Berry Street to hospitals, fire departments, communication centers, and police stations rather than the overall grid?

- 3) directly reduce the need to operate fossil fuel generation plants during daily periods of peak energy use, providing environmental benefits to all citizens in the community

This has been addressed above. The project would remove almost no pollutants from the neighborhood air. At best, this project moves fossil fuel emissions to other people's neighborhoods.

- 4) provide direct capital investment, jobs, rents, energy cost reductions and other quality of life benefits to residents, landowners and businesses in the neighborhood where it is located.

This is quite a claim. How many jobs will be created? For how long? Who will the contractors be? Where will they be hiring from? Will the jobs created be union jobs and/or jobs paid at livable wages with benefits? Will the workers be from the community or will be from areas outside the community where this project would be sited? How will Microgrid ensure this? What will the energy cost reduction be for residents and how will the battery provide it? What specifically are the "other quality of life benefits"?

On balance, it's hard to see a net benefits to the community after examining these claims. Community Board 1 of Brooklyn didn't any. More below.

UNRESOLVED AND SERIOUS SAFETY ISSUES

The building is *literally* crumbling

As evidenced by recent DOB citations, there are pieces of the building falling off the wall with regularity. We have documented cracks in the exterior walls that run the building top to bottom, and shown exposed rebar, which when is exposed and rusts weakens the structure. We know the rebar in the facade has been exposed to the elements for many years, despite Microgrid claims that just the "stucco" is falling. When an 8-foot piece of cement fell from fifth floor and crushed my car, you could see rusted rebar on the ends of the slab. That was in 1998.

We all saw the tragedy that happened in Surfside, Florida recently, and that building had been under close observation. Putting hundreds of tons of extra weight on a 100-year-old compromised cement building, when there are far saner alternatives, is lunacy.

This has never been done

I've searched diligently and not been able to find a single example of a BESS of anywhere near the size the proposed BESS being placed on top of a residential building. Microgrid has not provided an example either. In every case I've looked at, where the BESS was to benefit residential customers, the BESS has been sited on the ground and/or at a distance from residences. That includes a recent installation in Austin, Tex., as well as the installation in Brooklyn that Microgrid has tried to pass off as analogous. If Microgrid puts all of its batteries on the ground, it will be analogous.

The testing cited by Microgrid lithium-ion batteries is limited

The standard test for the safety of lithium-ion batteries is the UL 9540A test cited by Microgrid Safety Officer Rebecca Bar in the April hearing. While the lithium-iron-phosphate batteries proposed for this project are currently considered safer than other lithium-ion formulations, Ms. Bar's claim at the meeting that per the UL test they "do not explode and catch fire like other more generic lithium ion batteries that you mentioned," is unsupported.

Ms. Bar also said, "It's very critical to understand the chemistry of these batteries and the specific lab testing and data that is available on these type of systems." I fully agree.

Linked here is a copy of a testing summary from a UL 9540A test. You will notice it nowhere says anything like, "this battery will not explode or catch fire." The results of these tests are specific and nuanced.

During the UL 9540A test, full details of which you can find [here](#), single, very small cells within a larger battery are gradually heated to combustion with a heating element to see if runaway ignition starts and ignites the battery as whole. The passing result certifies only that a particular threshold was met and no runaway ignition was observed.

Notably, the test does not certify that battery is safe from fire or hazard, and it certainly does not say that any particular chemical type of battery is free of defect or danger. It certifies that runaway ignition was not observed after heating a particular cell or cells. The UL testing is useful, but is not a carte blanche of safety, especially for a 3MW array, a dozen feet from the beds of sleeping tenants. Indeed, in the severe Arizona lithium-ion battery fire you are aware of, the post-incident study [specifically cited lithium-iron-phosphate batteries and concluded](#): “The lessons the industry has learned from these incidents is that lithium-ion batteries are inherently fragile, and any electrical, thermal, or mechanical abuse, along with internal defects, can potentially initiate cell failure and thermal runaway.”

It’s not just the batteries themselves, it’s the installation

In South Korea, in a rash of incidents dating back four years, 23 lithium-ion plants caught fire. As [Green Tech Media reported](#), “a five-month investigation into the blazes had put the blame on faulty installations and poor operating procedures rather than the batteries themselves.” See below for the landlord’s atrocious record with construction projects. Will Microgrid be any better? We have no evidence of that as they have no track record. I don’t think it prudent to give Microgrid the benefit of the doubt in this case.

THE LANDLORD AT 315 BERRY STREET

Given the long-term nature of this proposal, the past and recent actions and statements of the landlord at 315 Berry Street should be weighed carefully in dedicating whether this is a suitable location for the installation of a massive battery array.

This landlord has a history of contempt for the law

- In 2003, after converting the lower floors from commercial spaces to market rate apartments, the landlord moved tenants in without a Certificate of Occupancy. A Brooklyn Housing Court judge punished the landlord, declaring in an opinion on 315 Berry (attached) that those units are eligible for rent stabilization.
- The judge in that case also found the the landlord applied for commercial work permits to complete the above mentioned conversions, with the full intent of doing residential work, which they did, again in violation of the law.
- This is not just the bad old days. Only two years ago, the landlord illegally built 6 SRO units out of a single unit on the 4th floor of 315 Berry St., presumably to cash in on the AirBNB

boom, creating a serious safety and fire hazard as the units did not have proper egress or fire alarms.

- The landlord has refused to tender our unit a lease for more than four years, despite being directed to do so by the city three years ago. A poll of upper floor tenants would show many of them have not been tendered leases by the landlord for years, as required by law.
- At this moment, the landlord is in violation with the DOB (attached) for failing to correct, for months now, the situation on the south wall of 315 Berry St., where cement is falling off the building, into a now-vacated garden and trash/recycling area used by tenants.

This landlord has a history of contempt for tenants

- Not only has the trash/recycling area under the south wall not been repaired, landlord has made no move to relocate the dumpster and recycling receptacles directly adjacent to the wall, where tenants must to on a regular basis to dispose of their refuse.
- Prior construction projects of the landlord have been dangerous and disastrous for tenants. While the landlords workers were replacing the windows during the residential conversion, they smashed out the windows with hammers, raining glass down on me and my wife, who were loading paintings off the loading dock three floors below. When I asked them to stop they laughed. Later, a different crew replaced the windows in our loft, this time the workers stood in the window frames, smashing the glass inward, all over our loft. They destroyed our bathroom and left the tub full of broken glass, and left boxes, trash, and debris all over our space. I showed Mr. Herbst pictures of the mess his workers made and he said, "I'm never going to live that down." There are many more similar examples.
- As you have heard, there are tenants who can see daylight through the walls from inside their apartments, and the flooding is massive. One tenant resorted to putting her furniture on casters to try to preserve it. These problems have been going on for years, and the landlord knows this and has done nothing to remedy them.
- During the current pandemic, the landlord's contractors were working in the building's interior spaces and hallways without wearing a mask, and putting tenants, some of whom are at higher health risk, in danger of contracting COVID-19.

Even the landlord seems to think this is a bad idea

- And he said so at the Community Board meeting in April. "In hindsight, I don't know if we did the right thing in going with this." Listen for yourself.

- Last month, Mr. Herbst, speaking to an associate and tenant Daniel Rosenbaum on the premises, in response to associate's complaints of how Mr. Herbst had let the building fall into a state of disrepair told him, "The building has outlived its usefulness."

Given all this, how can you trust this landlord to be a custodian of a 20-year public works project?

You can't.

CONCLUSION

In closing, for the above demonstrated reasons, the **BSA should reject Microgrid's request for a special permit.**

Please also keep in mind that Community Board 1 of Brooklyn, whose primary purpose is to be a watchdog and advocate for citizens in our neighborhood, has said loud and clear that this project is not a benefit to the community. CB1's Environmental Protection committee *had a consensus vote to reject the project*, the Land Use subcommittee *voted 10-3 to reject the project*, and the **Community Board as a whole voted 30-1 to reject the project**. Those who know the community best have spoken definitively about the suitability of this project for the citizens of Williamsburg and Greenpoint. **Their answer is a resounding and unambiguous "No."**

Thank you for your time and attention,

Chris Quirk

From: Olivia Silver ooplata@yahoo.com

Subject: Re: Lithium Ion Battery array on 315 Berry St.

Date: November 15, 2022 at 11:49:00 AM

To: Steve Chesler stevechesler@me.com

I am truly concerned about the proposed Microgrid project planned for the rooftop of my building. The Board of Standards and Appeals is suddenly now looking at this as strictly a zoning issue, and seem intent on approving the project yes or yes with no regard to tenant safety esp. regarding fire risk. The current plans do not seem to include any solar panels at all and at this point the idea that this is any kind of "solar project" is nothing more than a farce. These plans also include the placement of switchgear and other equipment in the downstairs loading dock area which borders an active playground.

It is my understanding that the Lithium Battery system intended for the roof will be the equivalent of 5,000 of the batteries which power mobility devices, a single one of which caused that tremendous fire in Manhattan.

The potential for catastrophe here is very great. The agencies which should be tasked at protecting us are not doing so (whether it be for economic or political pressures etc.). The majority of my community still has no idea about this. This is a massive threat to my building and the people in the surrounding vicinity. We are totally unprotected here and I am very afraid of what will happen if this gets put up.

At the April Community Board meeting the Committee voted in majority AGAINST this. Anything that could be done would be greatly appreciated.

Thanks for your consideration.

Olivia

On Tuesday, November 15, 2022, 17:20, Steve Chesler <stevechesler@me.com> wrote:

Dear Olivia,

Yes, I am the committee chair.

Best,

Steve Chesler

On Nov 15, 2022, at 10:58 AM, Olivia Silver <ooplata@yahoo.com> wrote:

Dear Mr. Chesler,
Are you still affiliated with the **Environmental Protection Committee**?

Best,

Olivia October Silver

From: Christopher Quirk christopherquirk@icloud.com
Subject: 315 Berry Street roof battery proposal
Date: November 30, 2022 at 4:53:15 PM
To: Steve Chesler stevechesler@me.com
Cc: Olivia Silver ooplata@yahoo.com

Dear Steve,

Thanks so much to you and the committee for taking so much time and care at the end of a long and tiring meeting to discuss the battery array proposal slated for our building.

I especially appreciate your consideration of the Community Board's role in adjudicating the appropriateness of this project for our building and the community at large, and am writing to you on that important point.

Any careful review indicates this project is not a sane answer to grid resilience issues. That said, with the BSA now abrogating its oversight responsibility on this proposal, and deciding to examine it only within the narrow four corners of the zoning regulations involved, I wanted to briefly call your attention to a vital part of that zoning code.

The two ZRs the BSA must approve for Microgrid to proceed with the project are ZR [73-03](#) and [73-14](#).

Here is a critical section of the code of ZR 73-03:

"The Board shall make all of the findings required in the applicable sections of this Chapter with respect to each such special permit use or modification of use, parking or bulk regulations and shall find that, under the conditions and safeguards imposed, the hazards or disadvantages to the community at large...are outweighed by the advantages to be derived by the community by the grant of such special permit."

Short of Microgrid demonstrating and substantiating net community benefits to the BSA, the special permit would not be granted, and the project would not go forward.

It is manifestly clear that Microgrid has not demonstrated that the benefits of this project outweigh the costs. (See below for more.) With regard to that, we feel that the Community

Board, which has already overwhelmingly rejected this proposal, should be heeded with regard to that point of the code.

The disadvantages and potential dangers of this project are clear and were discussed in detail last night and at other meetings of the Community Board and its committees, as well as at BSA hearings.

Regarding the advantages, Microgrid was asked over and over by former Chair Perlumutter to enumerate, detail, and provide data for their claims of community benefits and failed to do so. Now, Chair Chanda seems happy to take Micogrid's word on their flimsy and frankly misleading claims of benefits.

Community Board 1 is uniquely situated to speak to precisely the cost/benefits tradeoffs at issue in this special permit request, and has resoundingly said the costs are too high. While I understand the BSA is not required to adhere to the Community Board's recommendation, given that this very particular issue is an important point with regard to the issuance of the special permit at the crux of this proposal, I hope that you and the Community Board will advocate strongly that the threshold for community benefits has not been met, and that on those grounds alone the special permit should be denied. No one is more qualified to judge this matter than the Community Board.

Thanks again for your attention to this matter, and please don't hesitate to get in touch if I can be of further help.

Chris

(P.S. In case you do not have it already, I have included a copy of my letter to the BSA of October 2021 outlining many of the problems with this proposal, and excerpted the section on community benefits under the signature for your convenience.)

Christopher Quirk

christopherquirk@icloud.com

+1.917.648.6686

christopherquirk.net

Newsletter: christopherquirk.net/writing/

Medium: christopherquirk.medium.com

Section from attached letter to BSA, 1 October 2021, discussing Microgrid's stated claims of community benefits:

Microgrid's claims of the community benefits are found on pages 1-2 of their 12 March 2021 letter to the BSA. While Microgrid appears to feel the benefits are manifestly obvious and need no elucidation, a point-by-point review shows there's less there than meets the eye.

1) "reducing the incidence of electricity brownouts and outages in the electricity network during increasingly frequent and extreme weather events"

How will the 3MW battery array proposed for 315 Berry Street reduce the incidence of electricity outages? With about [151,000 residents in Williamsburg/Greenpoint](#), and an average of [2.75 persons per household](#), that is about 55,000 households, each using 20kwh/day. Running the math, that means that, in the case of an outage, the total 12MWh Microgrid battery array could power 600 households (or 1 percent of the neighborhood) for 24 hours, or the full 55,000 households in the Williamsburg/Greenpoint service area for about 4 minutes.

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Again, how? How would the power in the batteries be selectively allocated to critical services? According to Microgrid at the April hearing, the electricity cannot even be channeled directly into the building for the residents there. How will they channel the power from 315 Berry Street to hospitals, fire departments, communication centers, and police stations rather than the overall grid?

3) "directly reduce the need to operate fossil fuel generation plants during daily periods of peak energy use, providing environmental benefits to all citizens in the community"

This has been addressed above in this letter. The project would remove almost no pollutants from the neighborhood air. At best, this project moves fossil fuel emissions to other people's neighborhoods.

4) "provide direct capital investment, jobs, rents, energy cost reductions and other quality of life benefits to residents, landowners and businesses in the neighborhood where it is located."

This is quite a claim. How many jobs will be created? For how long? Who will the contractors be? Where will they be hiring from? Will the jobs created be union jobs and/or jobs paid at livable wages with benefits? Will the workers be from the community or will be be from areas outside the community where this project would be sited? How will Microgrid ensure this? What will the energy cost reduction be for residents and how will the battery provide it? What specifically are the "other quality of life benefits"?

On balance, it's hard to see any net benefits to the community after examining these claims. Community Board 1 of Brooklyn didn't see any.



2020-88-BZ...r-FINAL.pdf

252 KB



Two firefighters killed after Beijing battery blaze

An explosion occurred as firefighters were dealing with a fire in a 25 MWh lithium-iron phosphate battery associated with a 1.4 MW rooftop array at a shopping mall in the Chinese capital on Friday.

APRIL 21, 2021 **VINCENT SHAW**

COMMERCIAL & INDUSTRIAL PV UTILITY SCALE STORAGE CHINA



The fire occurred in the Chinese capital on Friday afternoon.

Image: wuwow/Pixabay

Share     

Beijing Fire Station is investigating the cause of a [fire](#) at a [lithium-iron phosphate](#) (LFP) battery which claimed the lives of two firefighters at a shopping mall in the Chinese capital on Friday.

The city fire station said it received reports of a fire at the Jimei Home Dahongmen store at 12:17 p.m. and dispatched 235 firefighters with 47 fire trucks from 15 fire stations.

The 25 MWhdc battery facility, developed by Beijing Gotion Full-Service Co Ltd and commissioned in March 2019, featured northern and southern sections and the fire station said, while dealing with the blaze at the southern section of the battery, at 14:15 p.m., an explosion occurred in the north section, killing two firefighters and wounding a third. A member of staff of Beijing Gotion Full-Service has been described as missing since the incident.

The battery was part of a system which also featured 1.4 MW of solar generation capacity on the roof of the shopping mall and 94 electric vehicle (EV) parking places with associated charging points. At the time of its commissioning, Beijing Gotion Full-Service described the system as the world's largest user-facing energy storage system; the biggest EV charging station in Beijing city center; the first project to combine PV, storage and EV charging; and the first regional, direct-current, incremental-grid set-up.

Beijing Fire Station said the blaze was extinguished at 23:40 p.m. on Friday and cooling treatment was then carried out.

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30 NOVEMBER 2022

India's Poweron has developed wall-mount hybrid solar inverters with nominal power ratings of 3.68 kW, 4.6 kW, and 5 kW. They are compatible with lea...



Hefei-based, Shenzhen-listed battery company [Gotion High-tech](#) – the controlling shareholder of Beijing Gotion Full-Service – on Saturday expressed “deep sorrow for the firemen who died in the accident,” to local media, and said it did not participate in the daily operation and management of the battery developer.

Gotion High-tech is ranked among China's five biggest battery suppliers and in 2019 shipped 3.2 GWh of products, to claim 5.2% of the market.

This copy was amended on 22/04/21 to reflect the person described as missing since the incident is a member of staff of Beijing Gotion Full-Service, not a member of the fire service, as previously written.

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VINCENT SHAW

Since 2014, Vincent Shaw has been reporting on the Chinese solar market for pv magazine. Based in Shanghai, he covers the latest market developments, company news, and industry trends in Greater China.

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Arizona ESS Explosion Investigation and Line of Duty Injury Reports Now Available

BY BRIAN O'CONNOR

Two reports from the Surprise, Arizona Energy Storage System (ESS) explosion that occurred in April, 2019 were published this week. One report, titled, "[*Four Firefighters Injured In Lithium-Ion Battery Energy Storage System Explosion – Arizona*](#)" is written by the UL Firefighter Safety Research Institute and is part of a Study of Firefighter Line of Duty Injuries and Near Misses. The other report, "[*McMicken Battery Energy Storage System Technical Analysis and Recommendations*](#)" by DNVGL, on behalf of Arizona Public Service, is an investigation report into the incident. The DNVGL report looks at how we can prevent this incident from happening again and the UL report analyzes first responder considerations with regards to the incident. Both documents are examples of how we can learn from past incidents to improve our codes and standards, increase the safety of our first responders, and build a safer environment.



The Incident

On April 19th, 2019 an explosion occurred at the McMicken Battery ESS in Surprise, Arizona injuring four firefighters. The battery ESS was placed into service in 2017, which is prior to the publication of NFPA 855. The system was comprised of 10,584 Lithium Nickel Manganese Cobalt (NMC) battery cells organized in modules and racks within an ESS specific walk-in enclosure. The system included a total flooding clean agent fire suppression

system, a very early smoke detection apparatus, and an HVAC system. The entire system could supply 2MW over one hour (2MWh) and was used to supplement solar panels at the time of the incident.

While there was some information about the incident already known, these reports provide a great level of detail, insight and recommended paths forward.

Technical Analysis Report

The DNVGL report documents a thorough investigation that was conducted on the incident. It gives a lot of relevant background on the technology, the layout, and associated hazards. After building a foundation of knowledge about how batteries fail, the report analyses the factors that contributed to the failure and how we can prevent this from happening in the future. Some of the major conclusions reached in the report are as follows:

- The cause of the incident was most likely an internal failure in a single battery cell which was caused by a defect in the cell.
- The clean agent fire suppression system that was installed was not designed to prevent or stop thermal runaway.
- The absence of barriers allowed thermal runaway to propagate from cell to cell.
- Flammable off-gases concentrated to create a flammable atmosphere and did not have a means to ventilate.
- The emergency response plan did not address extinguishing, ventilation, or entry procedures.

Some of these items are addressed by [NFPA 855, *Standard for the Installation of Stationary Energy Storage Systems*](#) while others are included in the section of the report, “Shortcomings that should be addressed in NFPA 855.” NFPA codes and standards are living documents that are constantly looking for ways to improve and keep up with new technology. Recommended improvements are always welcome in the form of [Public Inputs](#) or [Public Comments](#).

First Responder Report

This UL report gives an overview of the fire department and the incident. When addressing the responding fire departments, the document talks about their training, experience, equipment, and personnel. Regarding the Arizona incident, the report covers the building construction, the energy storage system, and responder PPE, and it walks through the timeline as well as provides a detailed incident narrative. This report does a great job addressing some of the contributing factors that led to the incident and firefighter injuries. Some of those factors include:

- HAZMAT training curricula does not cover basic ESS hazards.
- There was no way to monitor the conditions of the ESS container from a safe location.
- The emergency response plan didn't address mitigating ESS hazards and the plan was not provided to the responding personnel before the incident.
- Deflagration venting and explosion prevention systems were not provided in the ESS unit.

The issue of training first responders on the basics of ESS hazards can be addressed through an updated NFPA online training course, [Energy Storage and Solar Systems Safety Online Training for Fire Service Personnel](#).

It is encouraging to see that such a collaborative approach was taken in response to this incident to determine what happened and what could be done to prevent this type of equipment failure in the future. In the field of ESS, one of the major needs of the industry is better information like this or other

publicly available test data to help guide our codes and standards. A number of related reports, articles, relevant standards, and other content can all be found on NFPA's ESS webpage www.nfpa.org/ESS.

Let us know what your thoughts are on these reports or if you've had any recent experience with ESS installations by commenting below.

Important Notice: Any opinion expressed in this column (blog, article) is the opinion of the author and does not necessarily represent the official position of NFPA or its Technical Committees. In addition, this piece is neither intended, nor should it be relied upon, to provide professional consultation or services.

TOPICS: [Industrial Hazards](#), [Electrical](#), [Emergency Response](#)

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BRIAN O'CONNOR

Technical Services Engineer

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4MW of AES' lithium batteries burn in Chandler, Arizona

Close to to an Intel campus where AES supplies lithium battery power

April 28, 2022 By: Peter Judge  Be the first to comment

Fire crews struggled last week to control a smoldering grid-scale lithium battery facility in Chandler Arizona last week.

The 10MW Dorman grid storage facility smoldered from 18 April until 21 April and hazardous gas leaks forced the firefighters to evacuate nearby residents, and use a robot to open the building's door before it could be safely brought under control. The facility was opened in 2018, and intended to balance the grid, allowing solar energy to be used by residents and local businesses round the clock.



– Google Street view

The Dorman facility is owned by energy company AES, and provides electricity to the Salt River Project, Chandler's local electricity and water facility. The 600 sq ft building, on S 54th Street and West Pecos Road, contains more than 3,000 batteries supplied by Fluence. It can deliver 10MW of power for up to four hours, about enough for 2,500 homes.

Seven miles away in Chandler, AES is building East Line Solar, a much larger project to enable Intel to introduce

renewable solar energy to its Ocotillo manufacturing campus.


The cause has not been announced yet, but lithium-ion batteries are vulnerable to thermal runaway: In late July last year, a [fire broke out in a 300MW Tesla battery site in Australia](#), and burnt for [several days](#). Other recent battery fires include [a fire in an Australian hospital](#) - and batteries are considered to be a [possible cause](#) of the unexplained fire that [destroyed OVHcloud's SBG2 facility in Strasbourg](#) last year.

In Chandler, "there will be extensive work to understand what happened," AES spokesperson Mark Miller told the [Arizona Republic](#).

During the fire, an internal sprinkler system sprayed water on the batteries.

It's not the first battery fire for SRP, but the utility has clearly been learning. In 2019, a battery facility in Surprise, Arizona exploded, injuring four firefighters - in part, because a door was opened two hours after firefighters arrived at the scene. The batteries exploded two minutes later.

In 2012, an AES facility in Flagstaff also caught fire.

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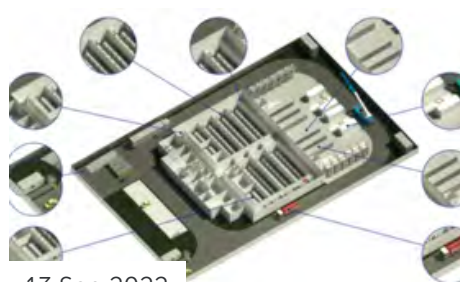
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More in Security and Risk



**Lithium-ion at the Edge:
advantages of using lithium-ion
batteries as a backup
power source**



**OVHcloud rebuilds
Strasbourg data center on site
of 2021 fire**



**HPE to leave Russia and
Belarus due to Ukraine war**

NEW YORK-NEW JERSEY HARBOR AND TRIBUTARIES COASTAL STORM RISK MANAGEMENT STUDY

Briefing to Brooklyn Community Board 1
Environmental Protection Committee
Meeting

New York District
November 29, 2022



US Army Corps
of Engineers®





AGENDA

1. Study Background
2. Alternative Plans Evaluated
3. Tentatively Selected Plan
4. Schedule / Next Steps



Residents of Little Ferry, NJ evacuated through Hurricane Sandy floodwaters (2012)



NON-FEDERAL PARTNERS



Department of
**Environmental
Conservation**



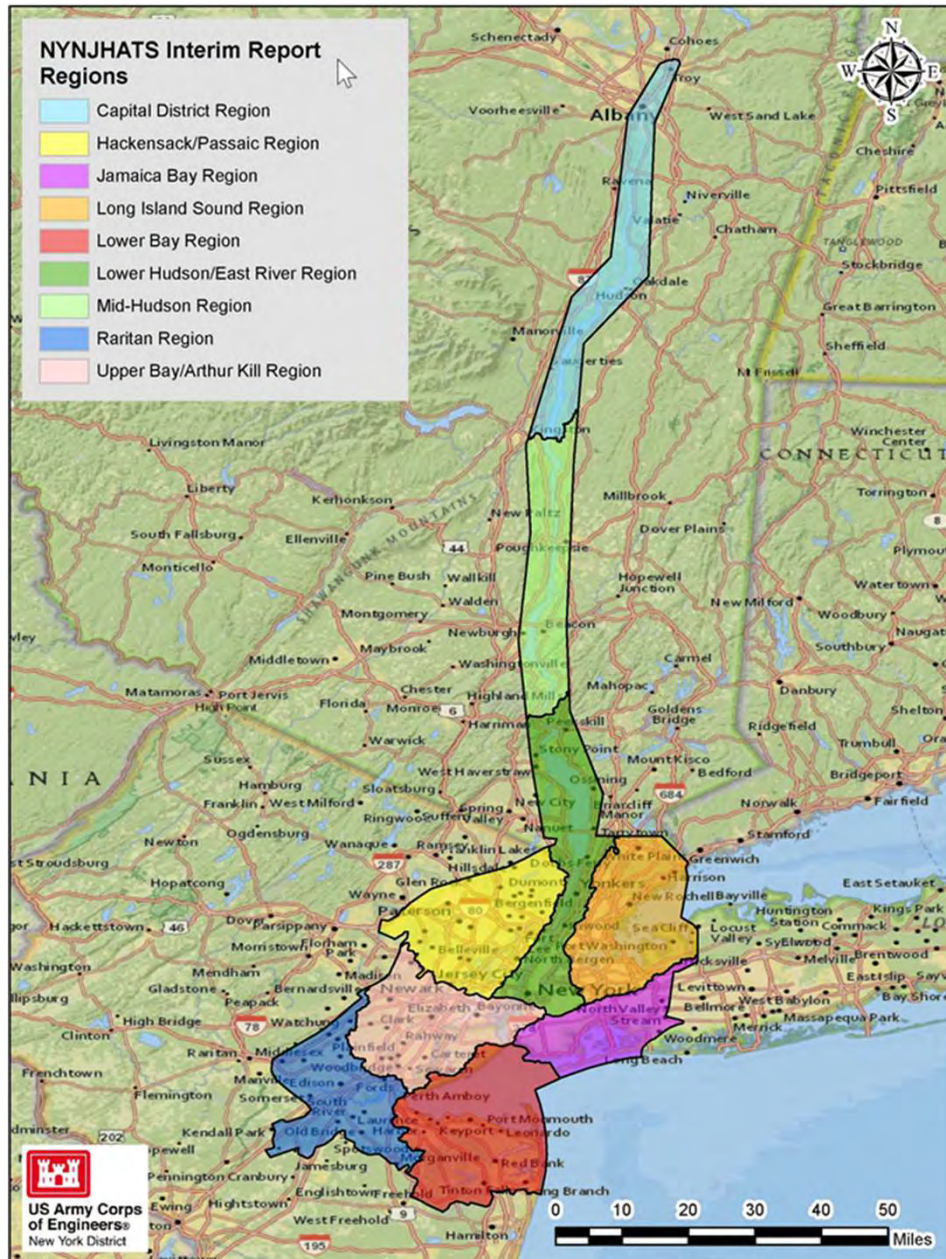
Department
of State



**Mayor's Office of Climate &
Environmental Justice**



NEW YORK-NEW JERSEY HARBOR AND TRIBUTARIES COASTAL STORM RISK MANAGEMENT FEASIBILITY STUDY



STUDY AREA

- The largest and most densely populated of the 9 NACCS Focus Areas
- Area covers 2,150+ square miles and 900+ miles of affected shoreline
- 25 counties in New York & New Jersey
- Affected population of roughly 16 million people, including New York City and the six most populated cities in New Jersey

COASTAL STORM RISKS & DAMAGES

- Significant Life/Safety Risk and over 275,000 Structures in Potential Impact Area
- Incorporates Dozens of Other Ongoing and Planned CSRM Projects in Study Area
- Present Value Damages for 100-Year Storm Range from \$100+B for Intermediate Sea Level Rise to over \$350B for High Sea Level Rise Projection

STUDY SCOPE

- **Study Cost:** \$19.4M, cost-shared 50/50 with NYSDEC and NJDEP thru July 2022, and 100% federal thereafter.
- **Study Schedule:** Assistant Secretary of the Army for Civil Works Approved (7 Apr 21) Second Exemption for Study Extension to 2024 Completion
- **Funding:** Federal funding (\$1.45M) resumed in October 2021 following lapses in fiscal years 2020 and 2021. Study also received \$6,724,000 of DRSA funds (100% federal funding).
- **Study Scope:** WRDA 2020 includes study specific language

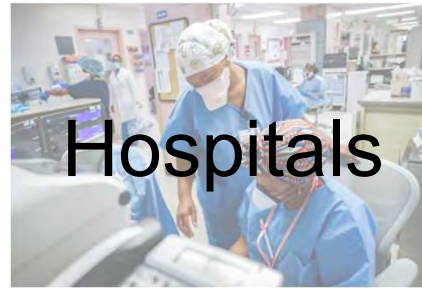
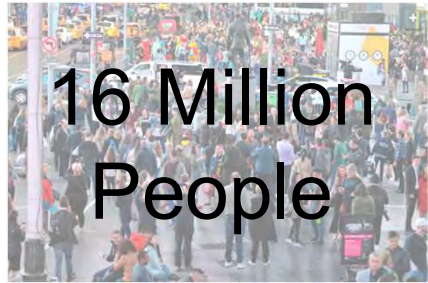
STUDY SCHEDULE

- Draft Feasibility Report and integrated Tier 1 Environmental Impact Statement Released for extended public day review with meetings planned throughout area (comment closing date January 6, 2023). Virtual meetings held October 24th, 27th and November 5th.
- See WWW.NAN.USACE.ARMY.MIL/NYNJHATS for dates, times and locations of public in-person meetings in December.
- Final Chief of Engineers Report Approved to be Completed in 2024



EXISTING CONDITIONS

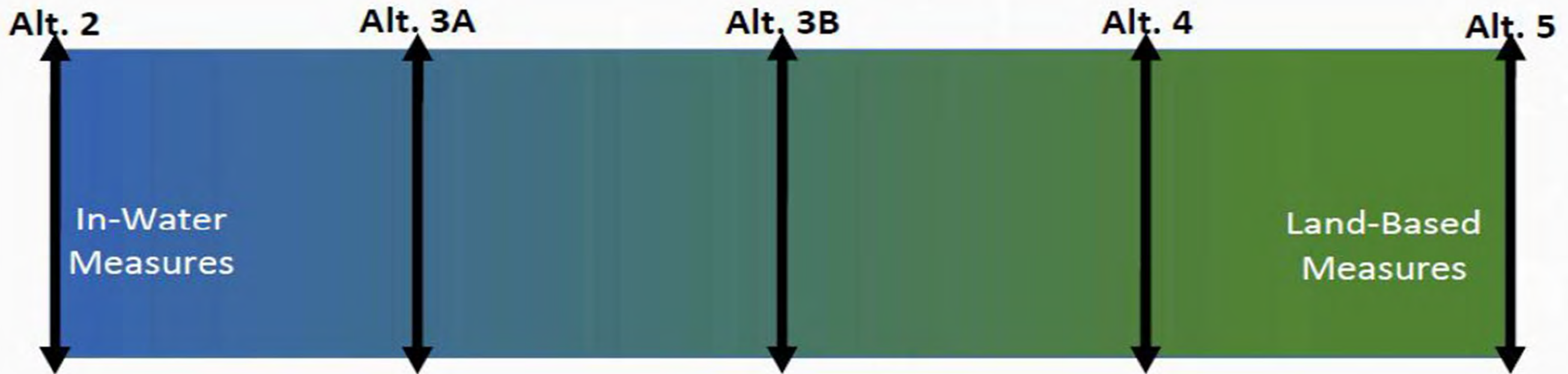
5



1% flood extent (with intermediate RSLC)



ALTERNATIVE PLANS – PROS & CONS WITH EACH



Alternative 1: No action

Alternative 2: Harbor-wide storm surge barrier + shore-based measures

Alternative 3A: Multi-basin storm surge barriers + shore-based measures

Alternative 3B: Multi-basin storm surge barriers + shore-based measures

Alternative 4: Single-basin storm surge barriers + shore-based measures

Alternative 5: Shore-based measures only

- Alternatives span spectrum from large in-water storm surge gates to numerous shoreline-based structures. Alternatives also have (or will have) complementary non-structural and natural and nature-based features (where feasible).
- Best Solution Appears to Involve Multiple, Layered Features
- Possible Phased Implementation:
 - 1) Short-term: Construct Actionable Features,
 - 2) Mid-Term: Further Evaluate, Design and possibly Construct Complex Features,
 - 3) Long-Term: Adapt and expand features due to further sea level rise and climate change

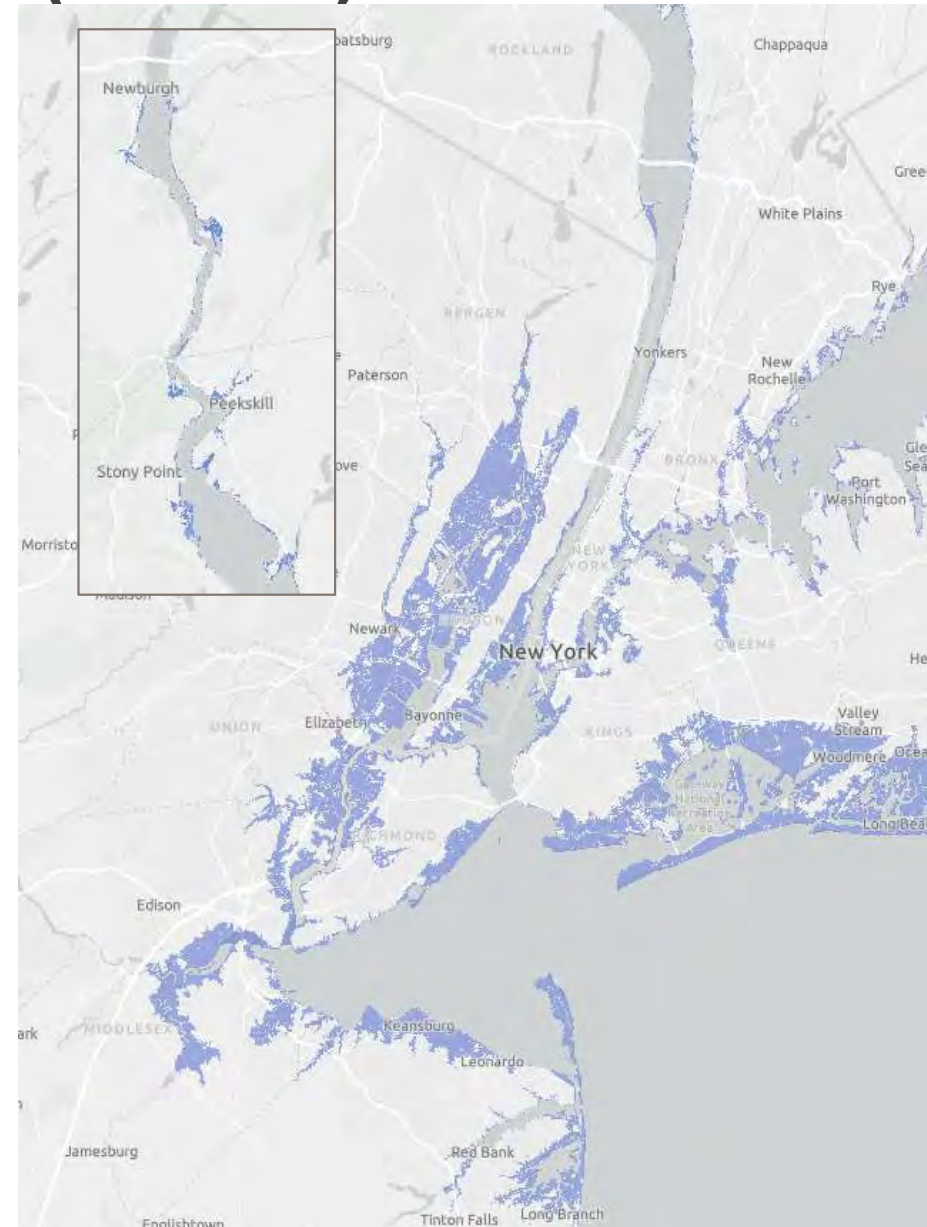


FUTURE WITHOUT-PROJECT (FWOP) CONDITION



Assumptions

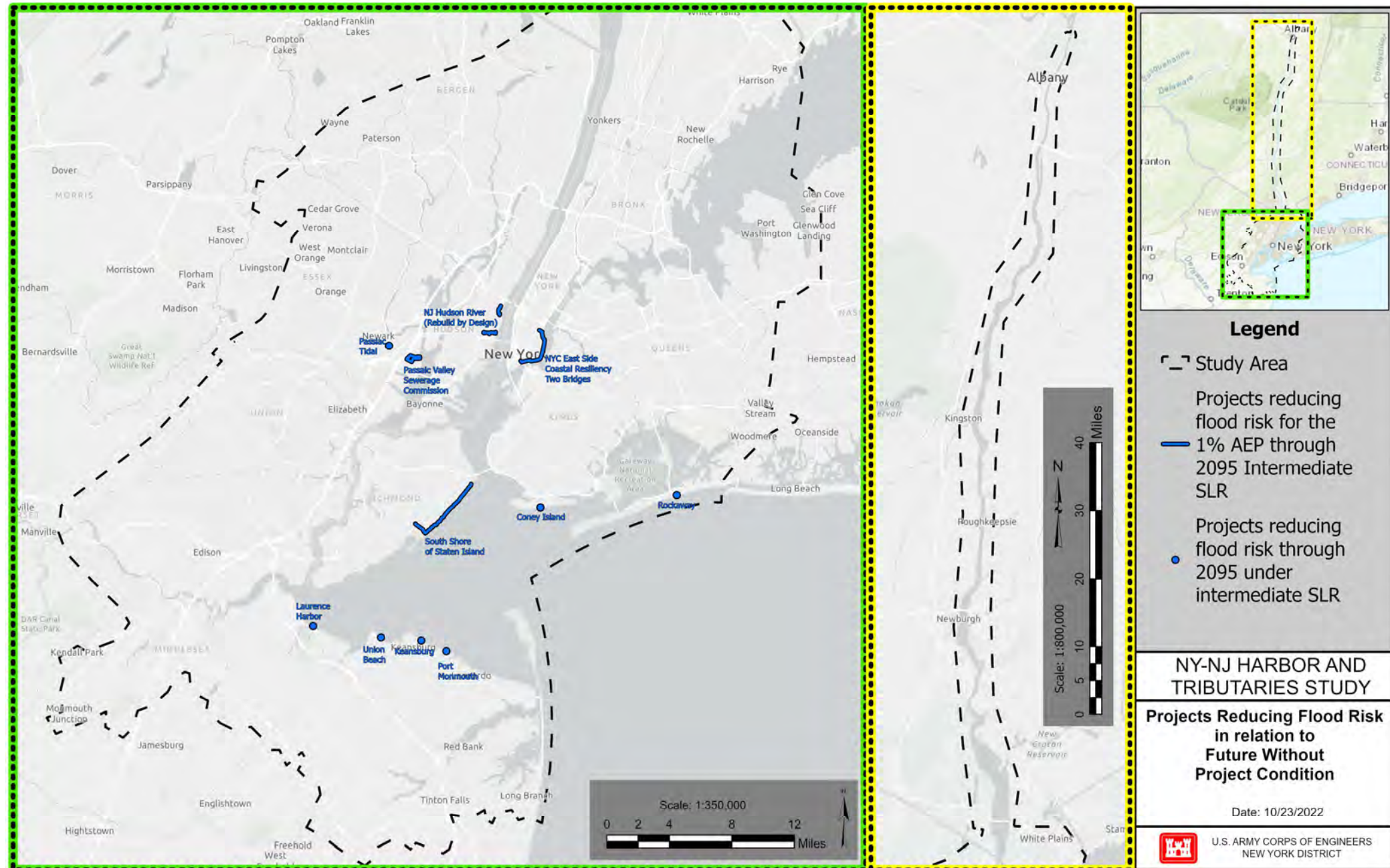
- Investments in coastal storm risk management / resiliency projects will continue
 - Federal, state, local government investment (tracked by FEMA SRIRC database)
 - Private investment
- Relative sea level rise over time
 - Using USACE intermediate projection for plan formulation BUT will consider other projections



1% flood extent (with intermediate RSLC)



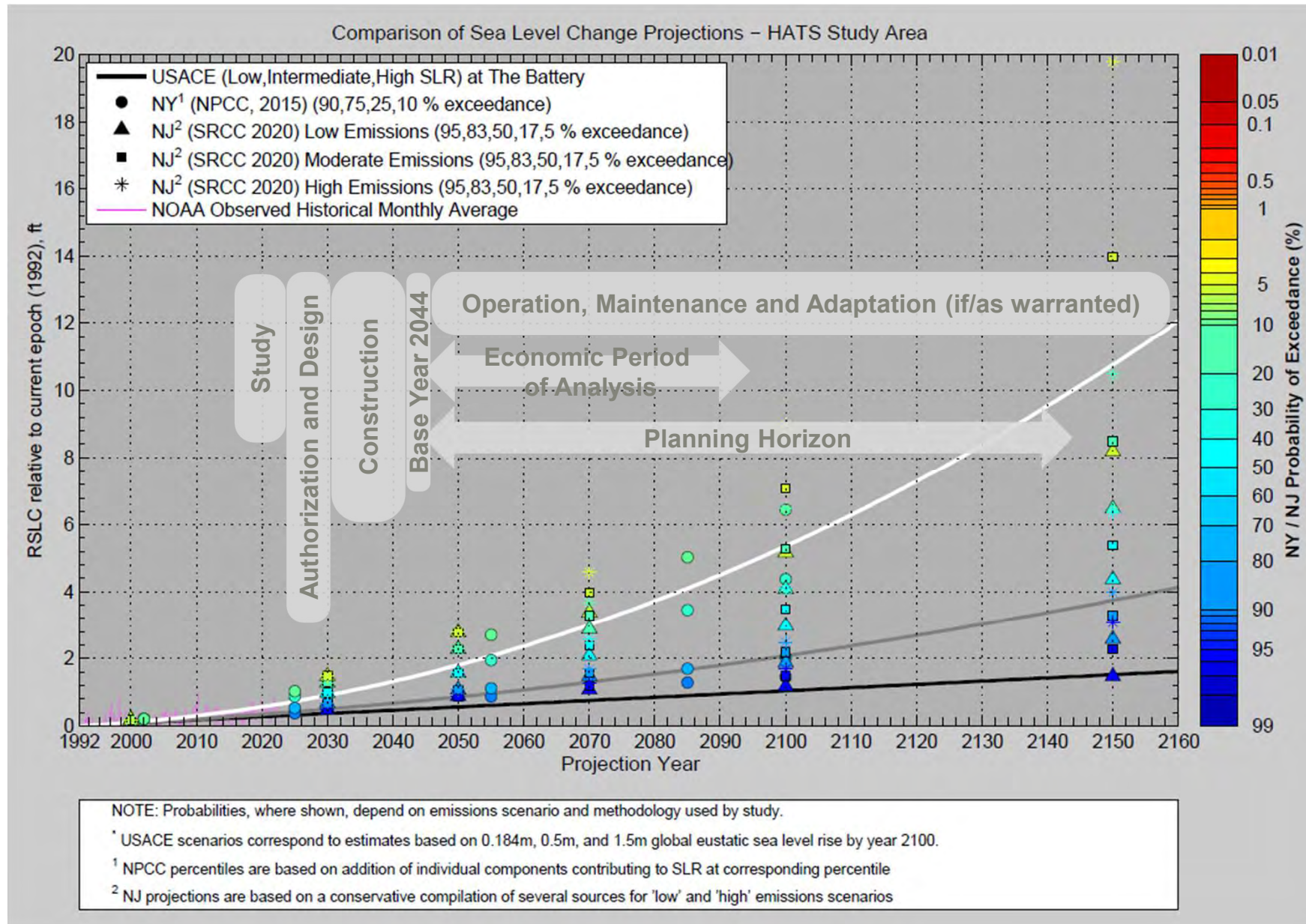
OTHER CONSTRUCTED AND ONGOING PROJECTS (BLUE) ASSUMED AS PART OF FUTURE BASELINE CONDITION





USACE RELATIVE SEA LEVEL CHANGE AT BATTERY COMPARED TO STATES AND CITY PROJECTIONS

9





COMPOSITE: ALTERNATIVE PLANS SHOWING STORM SURGE BARRIER LOCATIONS

10

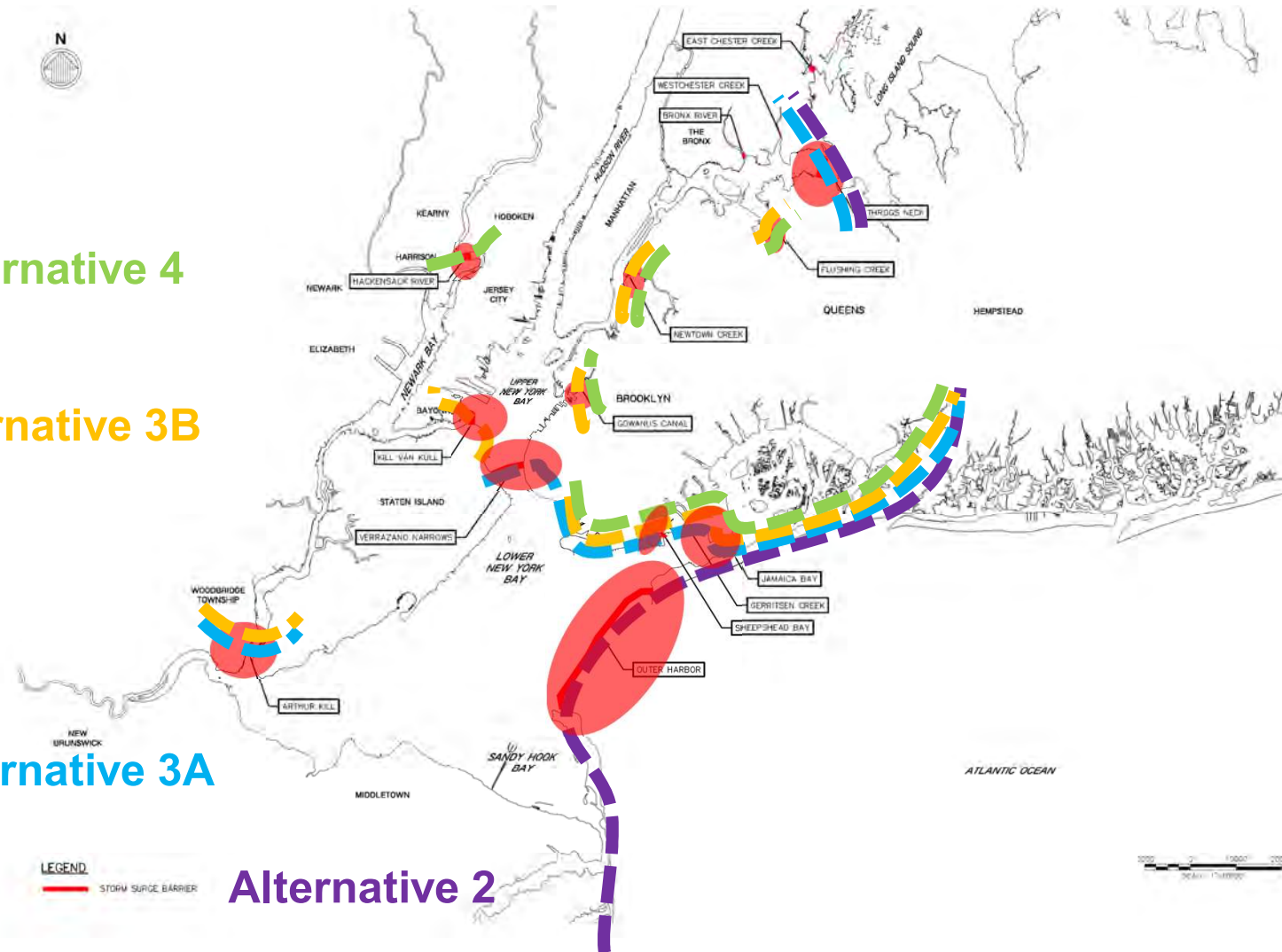


Alternative 4

Alternative 3B

Alternative 3A

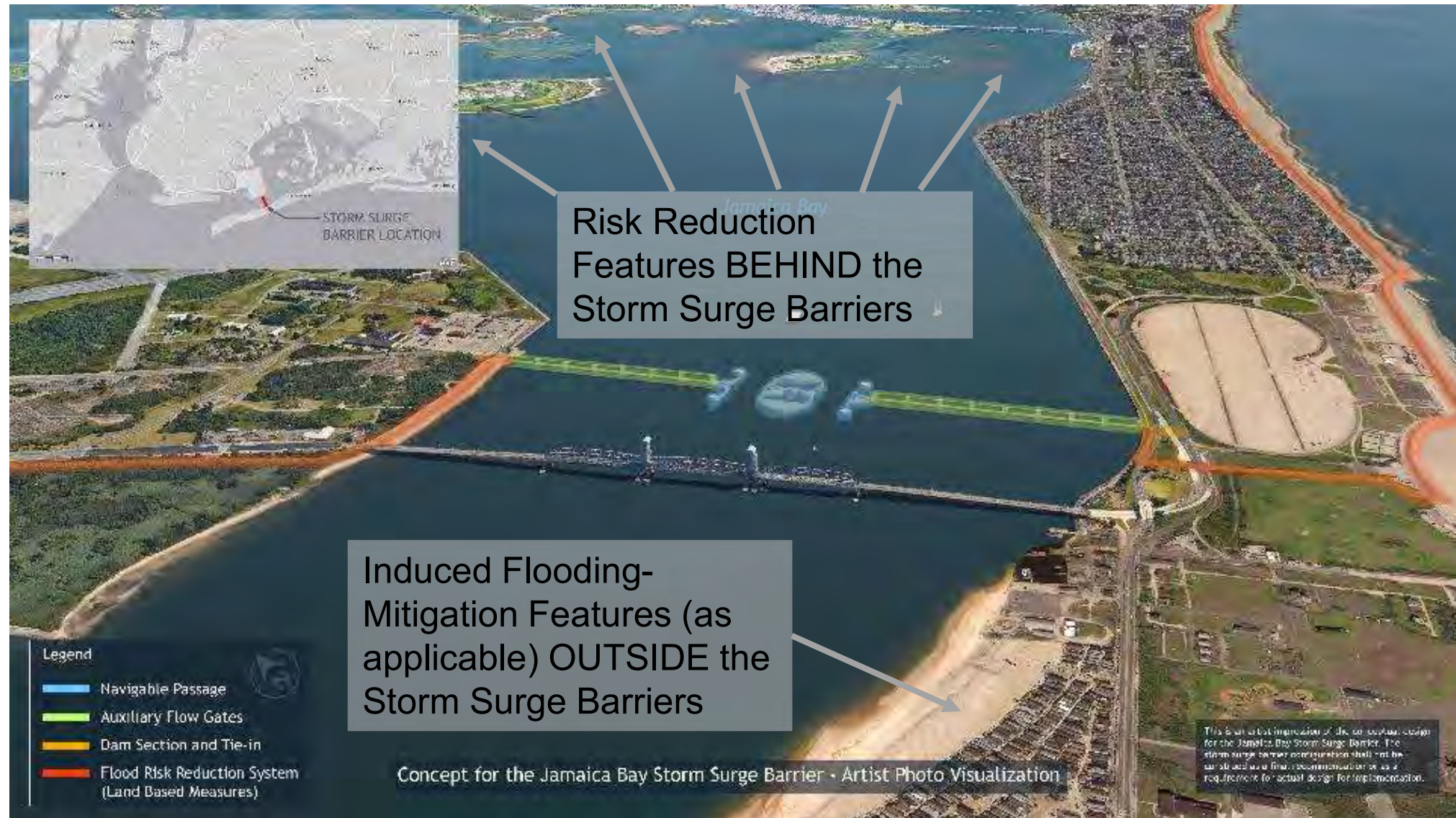
Alternative 2



- All alternative plans will include nonstructural measures, as feasible, for areas with unaddressed coastal storm risk
- All alternative plans will include natural and nature-based features where applicable and feasible

Alternative 5 (*shore-based measures only*) not shown in figure

ADDITIONAL CONSIDERATIONS WITH STORM-SURGE BARRIERS – RISK REDUCTION FEATURES AND INDUCED FLOODING-MITIGATION FEATURES



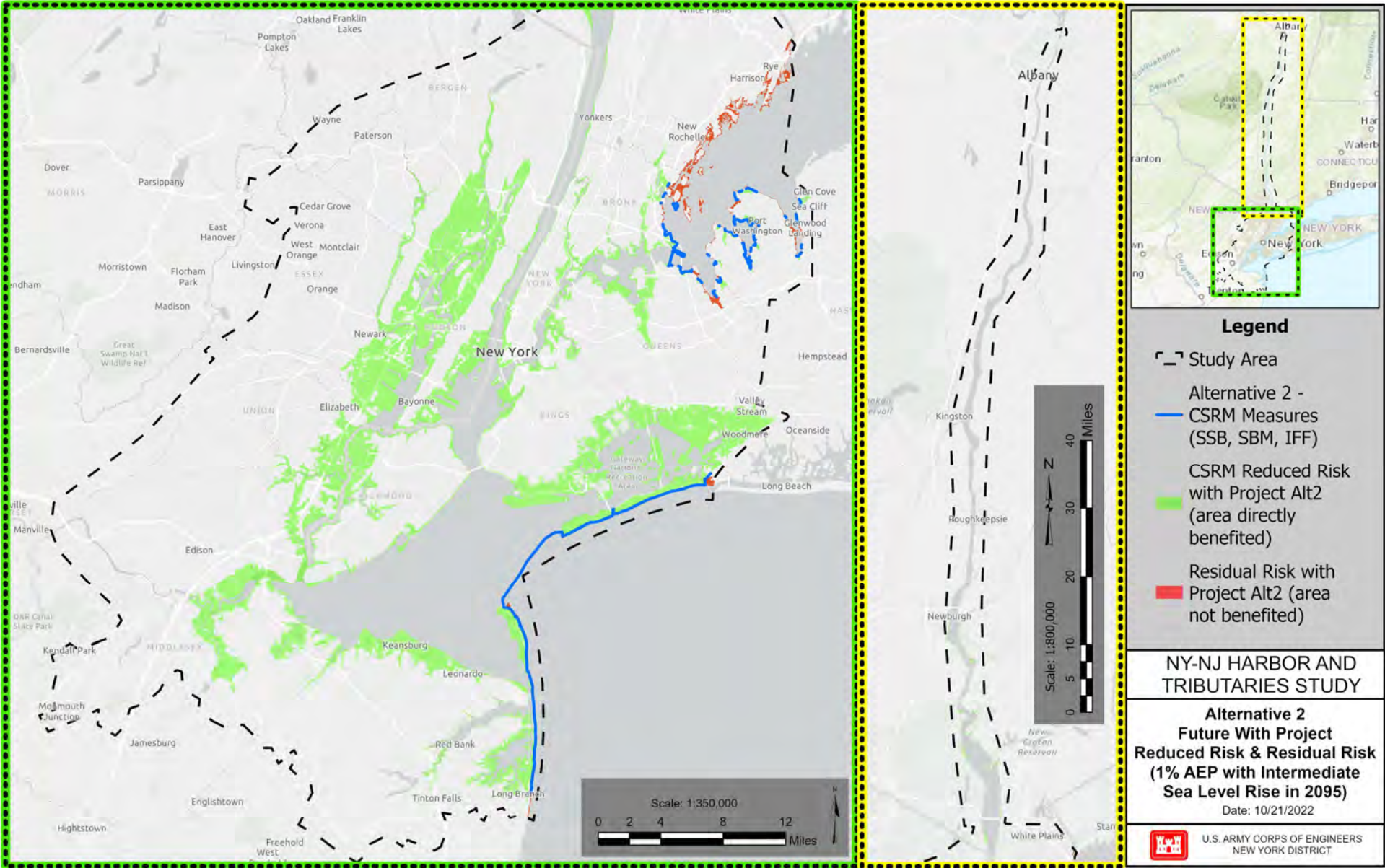


ALTERNATIVE 2

94.1% Study Area
at Direct Risk Benefited

Feature Type	Approx. Miles
Storm Surge Barriers	7.4
Shoreline Based Measures	24.2
Induced Flooding-Mitigation Features	22.5
Risk Reduction Features (not shown)	36.2

Alternative	
First Cost (\$B):	\$ 112.3
Total Present Value Cost (\$B):	\$ 150.2
Estimated Construction Duration (years):	32





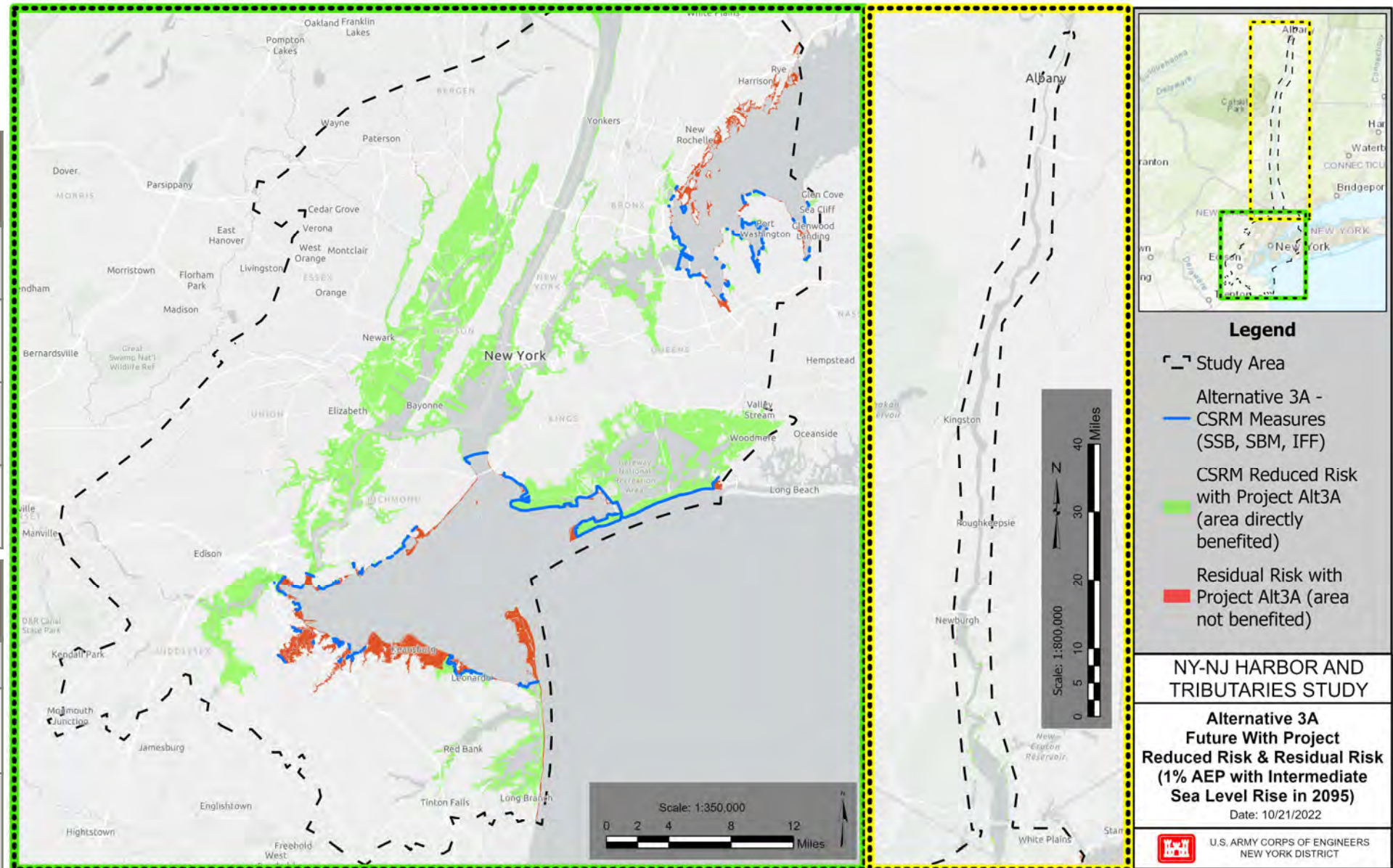
ALTERNATIVE 3A



73.7% Study Area at Direct Risk Benefited

Feature Type	Approx. Miles
Storm Surge Barriers	3.7
Shoreline Based Measures	22.7
Induced Flooding-Mitigation Features	51.5
Risk Reduction Features (not shown)	27.1

Alternative	
First Cost (\$B):	\$ 76.9
Total Present Value Cost (\$B):	\$ 95.7
Estimated Construction Duration (years):	24





ALTERNATIVE 3B – THE TENTATIVELY SELECTED PLAN



62.75% Study Area at Direct Risk Benefited

Feature Type	Approx. Miles
Storm Surge Barriers	2.2
Shoreline Based Measures	50.6
Induced Flooding-Mitigation Features	11.8
Risk Reduction Features (not shown)	18.7

Alternative	
First Cost (\$B):	\$ 52.7
Total Present Value Cost (\$B):	\$ 76.2
Estimated Construction Duration (years):	14



Legend

- Study Area
- Alternative 3B - CSRM Measures (SSB, SBM, IFF)
- CSRM Reduced Risk with Project 3B (area directly benefited)
- Residual Risk with Project Alt3B (area not benefited)

NY-NJ HARBOR AND TRIBUTARIES STUDY

Alternative 3B Future With Project Reduced Risk & Residual Risk (1% AEP with Intermediate Sea Level Rise in 2095)

Date: 10/21/2022

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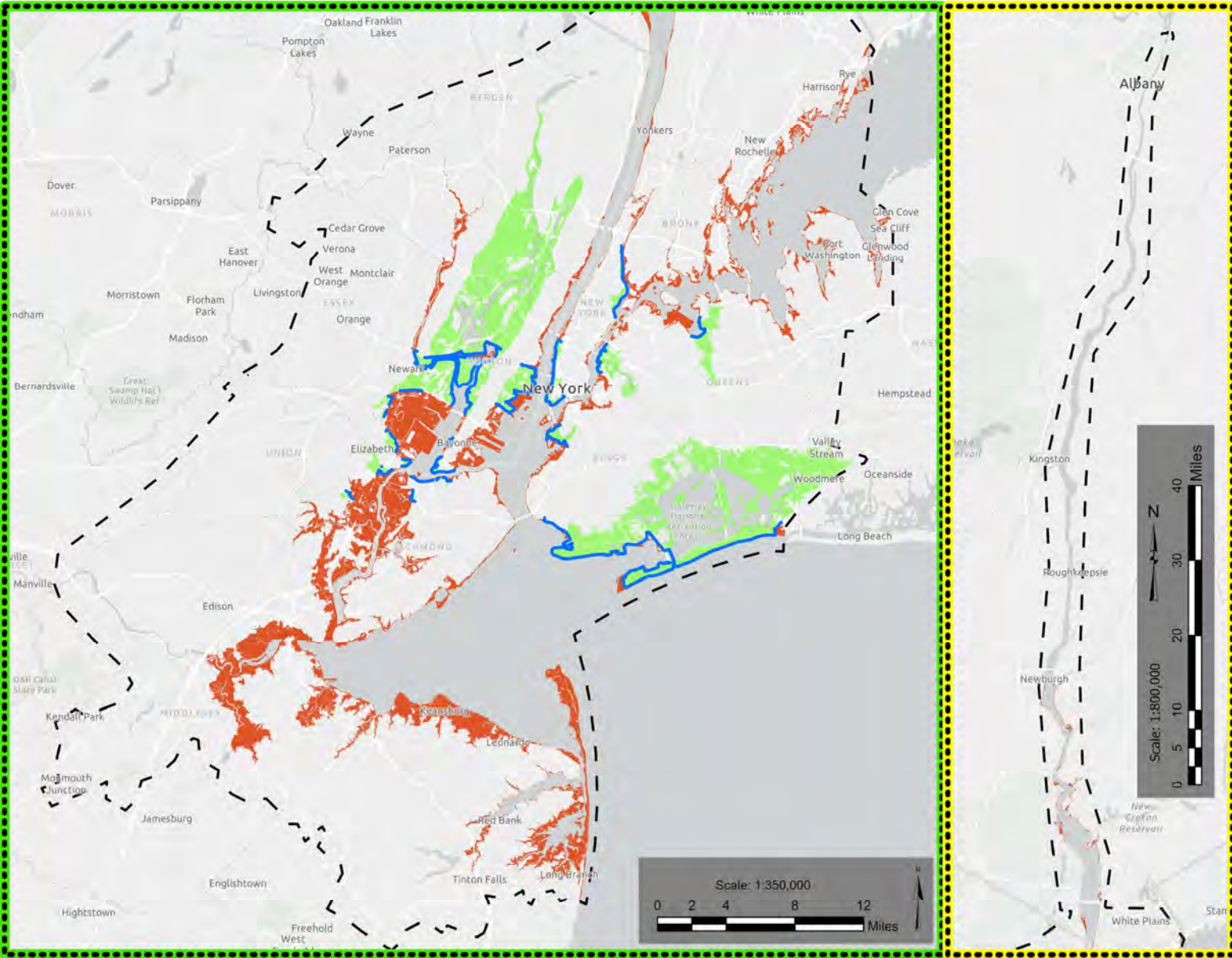


ALTERNATIVE 4

33.1% Study Area at Direct Risk Benefited

Feature Type	Approx. Miles
Storm Surge Barriers	1.4
Shoreline Based Measures	54.7
Induced Flooding-Mitigation Features	41.4
Risk Reduction Features (not shown)	8.5

Alternative	
First Cost (\$B):	\$ 43.0
Total Present Value Cost (\$B):	\$ 62.5
Estimated Construction Duration (years):	14



Legend

- Study Area
- Alternative 4 - CSRMs Measures (SSB, SBM, IFF)
- CSRMs Reduced Risk with Project Alt4 (area directly benefited)
- Residual Risk with Project Alt4 (area not benefited)

NY-NJ HARBOR AND TRIBUTARIES STUDY

Alternative 4
Future With Project
Reduced Risk & Residual Risk
(1% AEP with Intermediate Sea Level Rise in 2095)
Date: 10/21/2022

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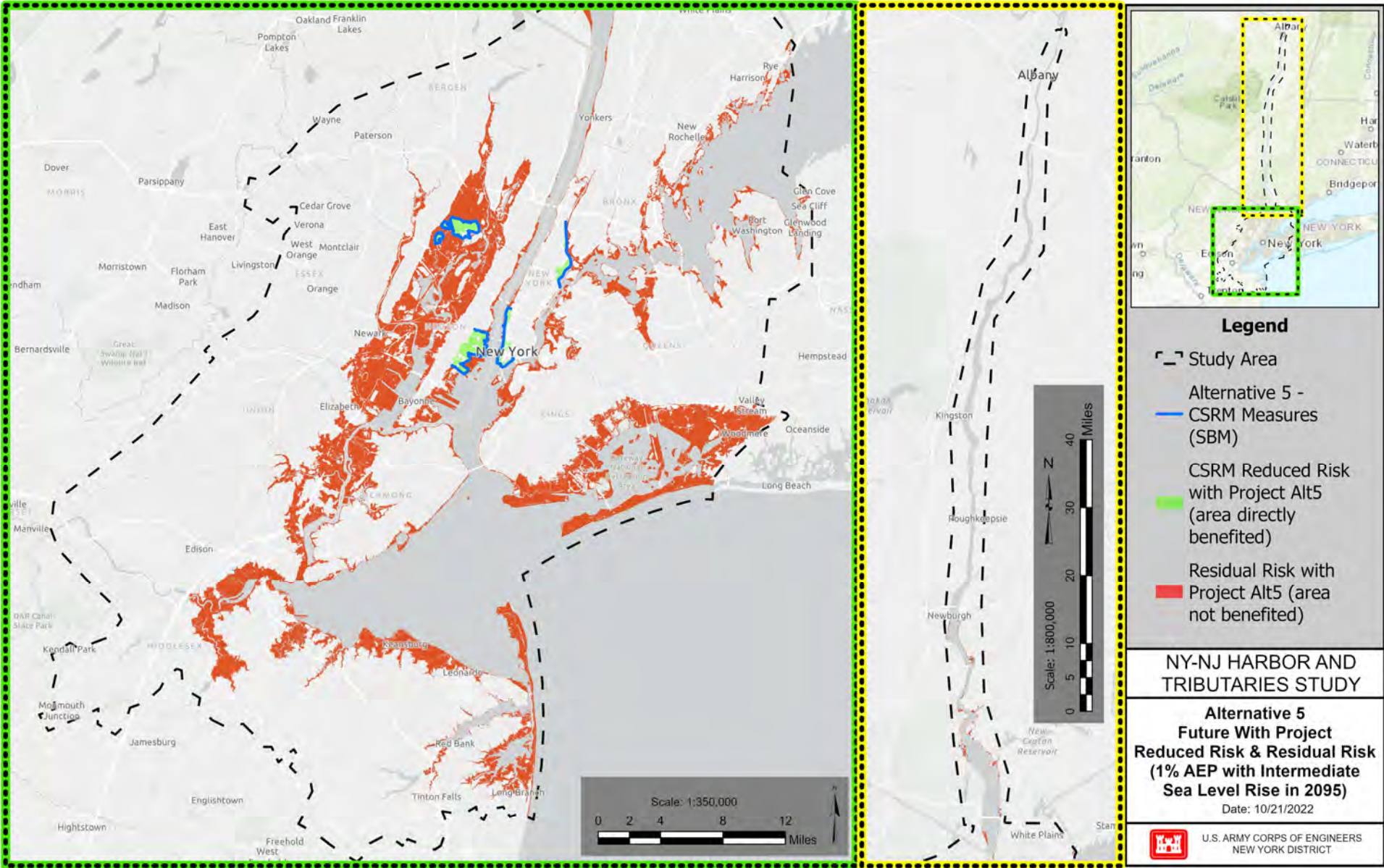


ALTERNATIVE 5

2.6% Study Area at Direct Risk Benefited

Feature Type	Approx. Miles
Storm Surge Barriers	0
Shoreline Based Measures	31.1
Induced Flooding-Mitigation Features	0
Risk Reduction Features (N/A)	0

Alternative	
First Cost (\$B):	\$ 16.0
Total Present Value Cost (\$B):	\$ 25.8
Estimated Construction Duration (years):	5





PLAN FORMULATION ITERATIONS



First round of alternatives screening

- Detailed in Interim Report (February 2019) and Draft Report (September 2022)
- Focus on identifying scale
- Main decision factor: NED benefits
- Outcome: Alternatives 3A, 3B, 4 were (and are still) best performing

Second round of alternatives screening

- Detailed in Draft Report (September 2022)
- Differentiate among Alternatives 3A, 3B, and 4
- Main decision factors: RSLC, SSB gate operational assumptions, environmental considerations, navigational considerations, refining benefits
- Considered all benefit registers but primarily used NED for TSP selection

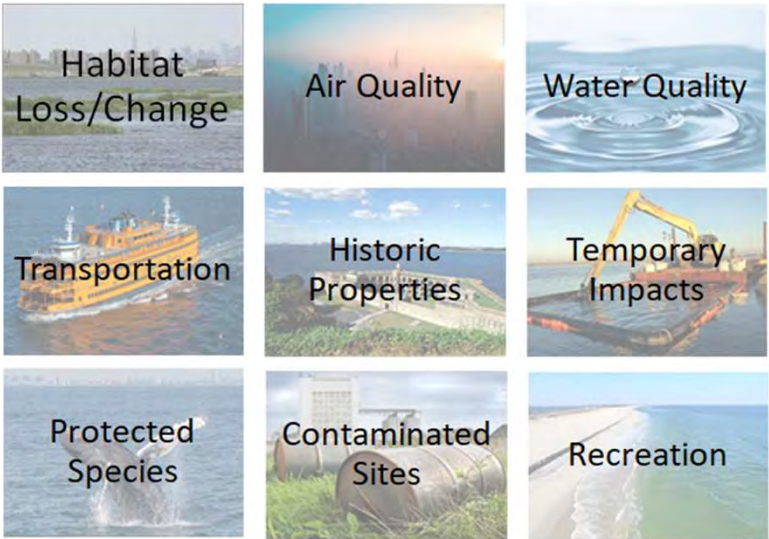
Optimization and Developing the Recommended Plan (Feasibility Level Design)

- Main decision factors:
 - Sizing of measures in TSP to maximize net NED benefits
 - Refine balance between each SSB operation/closing criteria with RRFs, as applicable
 - Adjust alignments for NED, RED, EQ, and OSE considerations
- Results will be presented in the Final Report (early 2024)



DRAFT TIER 1 EIS: REPORT ORGANIZATION

EXISTING CONDITIONS Chapter 2



- 50 environmental resources assessed
- Organized by Planning Region

ENVIRONMENTAL CONSEQUENCES Potential for Adverse Impacts by Measure Type Chapter 6

RESOURCE	STORM SURGE BARRIERS	TIDE GATES	FLOODWALL	FLOODWALLS WITH PARK	LEVEES	ELEVATED PROMENADES	BURIED SEAWALL/SAND DUNES	SEAWALLS	REVELEMENTS	SEAWALLS WITH REVELEMENTS	DEPLOYABLE FLOOD BARRIERS	BERMS	BULKHEADS	PEDESTRIAN/VEHICULAR GATES	NAVIGABLE GATES	ROAD RAISING
Wildlife	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Fish	Y+	Y+	Y+	Y+	N	Y+	Y+	Y+	Y+	Y+	Y+	N	Y+	N	Y+	N
Migratory Fish	Y	Y	Y	Y	N	Y	Y	Y	N	N	Y	Y	Y	N	Y	N
Terrestrial Vegetation	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y
Submerged Aquatic Vegetation	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Invasive and Aquatic Nuisance Species	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
Threatened and Endangered Species Terrestrial	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y

- Draft Tier 1 assesses Structural Measures only
- Final Tier 1 will also assess ringwalls, nonstructural, and Natural and Nature-Based Features

ENVIRONMENTAL CONSEQUENCES Applied Scoring Methodology Chapter 6

Impact Rating Definitions	
Impact Rating and Numerical Score	Description
High (5)	Effects to the resource would have substantial consequences, locally and/or regionally. Impacts would exceed regulatory standards. Mitigation measures to offset the adverse effects would not be enough to reduce the significance of effect and therefore, effects to the resource would not be environmentally acceptable.
Moderate to High (4)	Effects to the resource would be locally and/or regionally significant. Impacts would be within regulatory standards; however, existing resource conditions are expected to be affected in the near-term, but not necessarily in the long term. Mitigation measures to reduce any potential adverse impacts would be necessary.
Moderate (3)	Effects to the resource are expected to be moderate in the near-term and localized. Impacts would be within or below regulatory standards, as applicable, and the use of mitigation measures would reduce potential adverse impacts, if applicable.
Low (2)	Effects to the resource would either be negligible or, if detectable, have minor temporary impacts locally to the resource. The impacts would be well below regulatory standards, as applicable, and mitigation measures may be implemented to sustain low to no impact to the resource.
No Impact (1)	There would be no impacts to the resource because the resource would not be affected.

- Defining Tier 1 Scope of Direct, Indirect, and Cumulative Impacts - BROADLY
- Estimating Beneficial Environmental Effects (“+”)
- Incorporating Cooperating Agency and Stakeholder Input
- Estimating In-Kind Mitigated Impacts
- Identifying Out-Of-Kind Mitigated Impacts

Review Aid: StoryMap <https://hats-cenan.hub.arcgis.com/>



PROJECT COSTS



Alternative	Construction Duration (years)	Years of Full Benefits*	First Costs (not including contingency)	Contingency	OMRR&R and IDC (PV)	Total (Present Value)**
2	32	32	\$70.6B	\$41.7B	\$37.3B	\$150.2B
3A	24	40	\$48.9B	\$28.0B	\$18.7B	\$95.7B
3B	14	50	\$35.6B	\$17.1B	\$23.5B	\$76.2B
4	14	50	\$28.8B	\$14.2B	\$19.4B	\$62.5B
5	5	50	\$10.1B	\$5.9B	\$9.8B	\$25.8B

* - USACE policy only allows a maximum of 50 years of benefits in the economic evaluation, but the alternatives and measures are planned for permanent implementation with an at least one-hundred-year planning horizon

** - Adaptation costs for higher sea level rise projections are under refinement and have not been included in the total cost estimates at this time

Costs shown under intermediate RSLC scenario



COSTS, BENEFITS, AND PLAN SELECTION

Alternative	Average Annual Cost	Average Annual Benefits*	Net Benefits*	Benefit to Cost Ratio
2	\$5.0B	\$4.6B	-\$0.5B	0.91
3A	\$3.2B	\$6.4B	\$3.2B	1.99
3B	\$2.6B	\$6.3B	\$3.7B	2.45
4	\$2.1B	\$5.0B	\$2.9B	2.39
5	\$0.9B	\$1.9B	\$1.0B	2.21

* Benefits currently based on estimated damages avoided to structures in study area. Critical infrastructure and other possible benefits under refinement and have not been included in the net benefit calculations at this time.

Costs and benefits shown under intermediate RSLC scenario



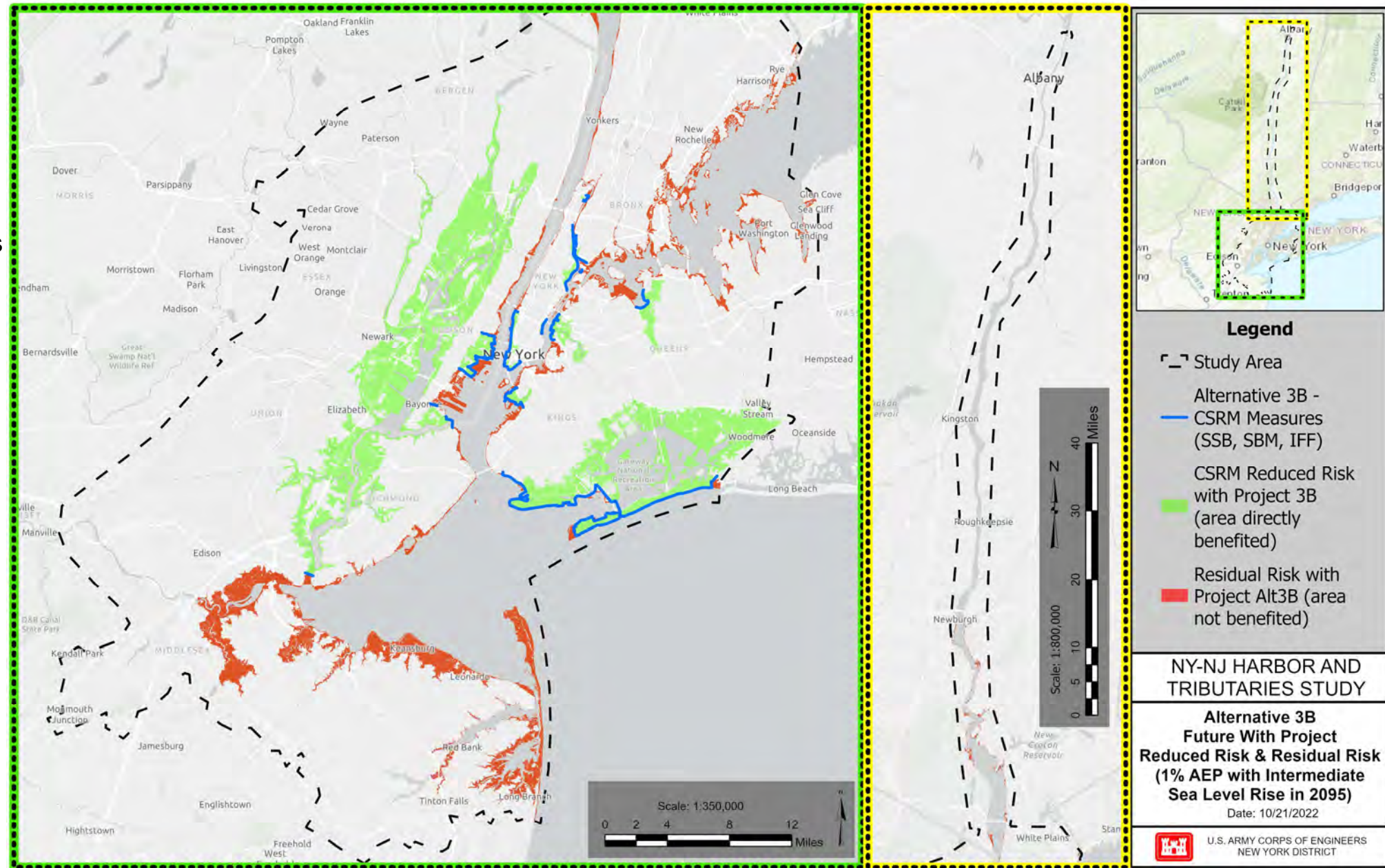
ALTERNATIVE 3B – TENTATIVELY SELECTED PLAN



62.75% Study Area at Direct Risk Benefited

Alternative 3B includes:

- Jamaica Bay and Southern Brooklyn Storm Surge Gate and Shoreline-based Measures
- Kill Van Kull and Arthur Kill Storm Surge Gates with Shoreline-based tie-ins
- Storm Surge Gates and Shoreline-based tie-ins for Gowanus, Newtown and Flushing Creeks
- Shoreline-based measures for Lower Manhattan, East Harlem, and Jersey City
- Numerous other complementary structural, non-structural, and NNBs (not shown here) to complement measures listed above and better manage remaining residual risk (many under development & evaluation)



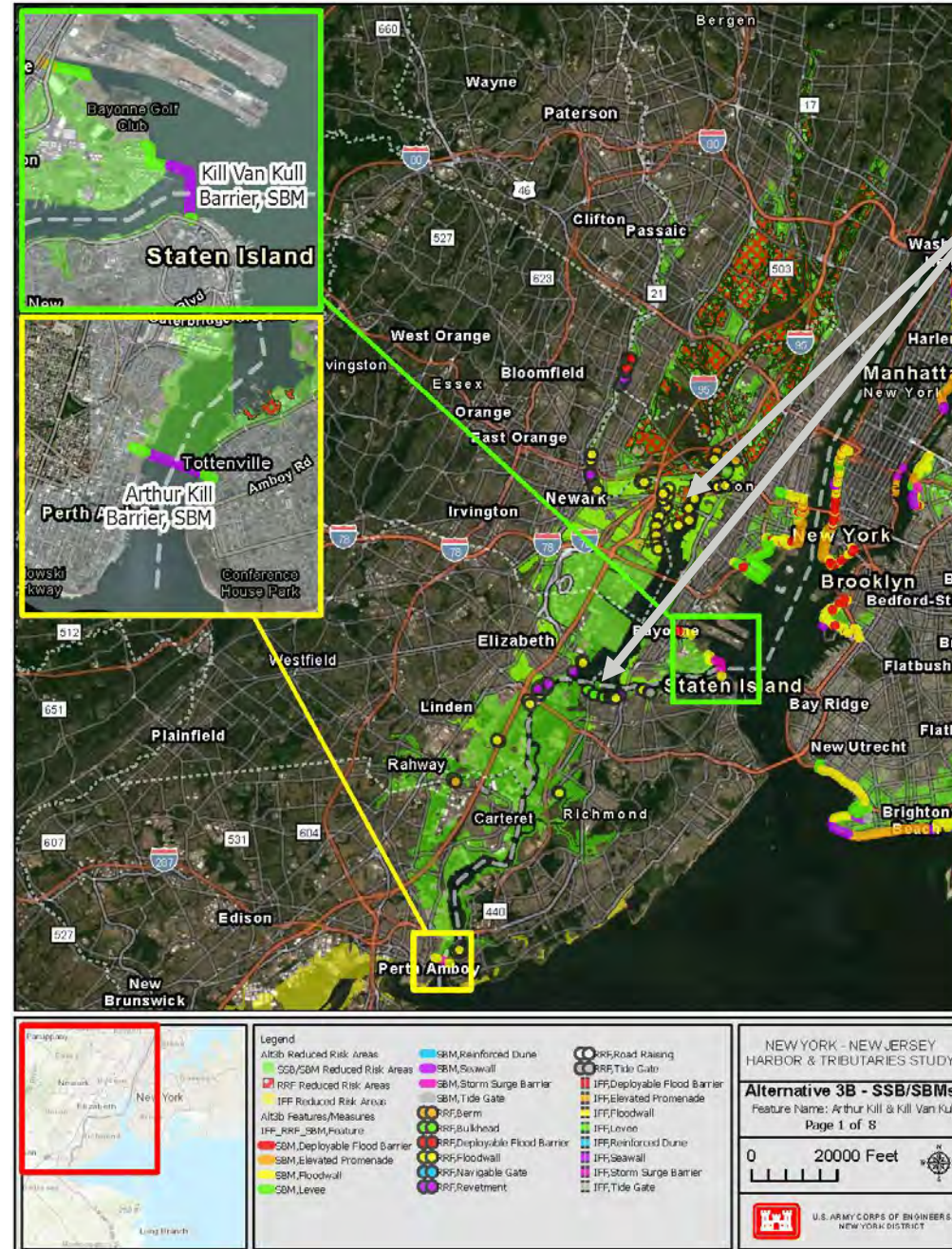


TENTATIVELY SELECTED PLAN FEATURES IN DETAIL



Kill Van Kull & Arthur Kill Storm Surge Barrier Feature

- Numerous Risk Reduction Features (structural and nonstructural) behind storm surge barriers in both Staten Island and New Jersey
- Other considerations:
 - Kill Van Kull and Arthur Kill are major channels in Port – navigational access & impacts



Note Risk Reduction Features behind Storm Surge Barriers

TENTATIVELY SELECTED PLAN FEATURES IN DETAIL



Kill Van Kull Storm Surge Barrier:

- Navigable Passage: Floating Sector Gate
- 800 foot opening
- 19 foot crest elevation (NAVD88) for currently selected design storm event
- 5 Auxiliary Lift Gates
- Total Length in Water: 3,300 feet (approximately)
- Shorebased Tie-Ins: 4,800+ feet comprised of floodwalls, railroad and vehicular gates



Arthur Kill Storm Surge Barrier:

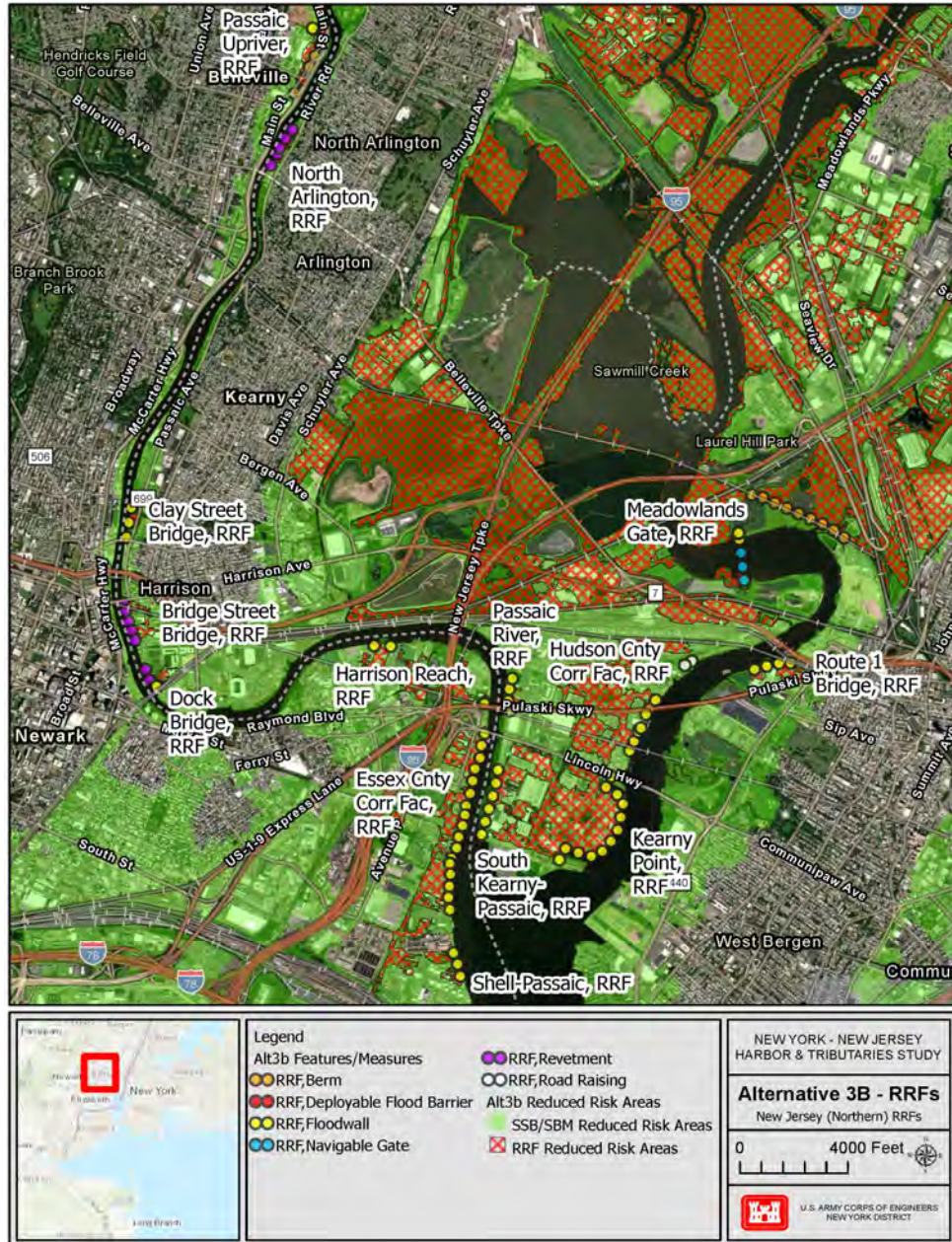
- Navigable Passage: Floating Sector Gate
- 600 foot opening
- 19 foot crest elevation (NAVD88) for currently selected design storm event
- 2 Auxiliary Lift Gates
- Total Length in Water: 2,300 feet (approximately)
- Shorebased Tie-Ins: 700+ feet comprised of floodwalls



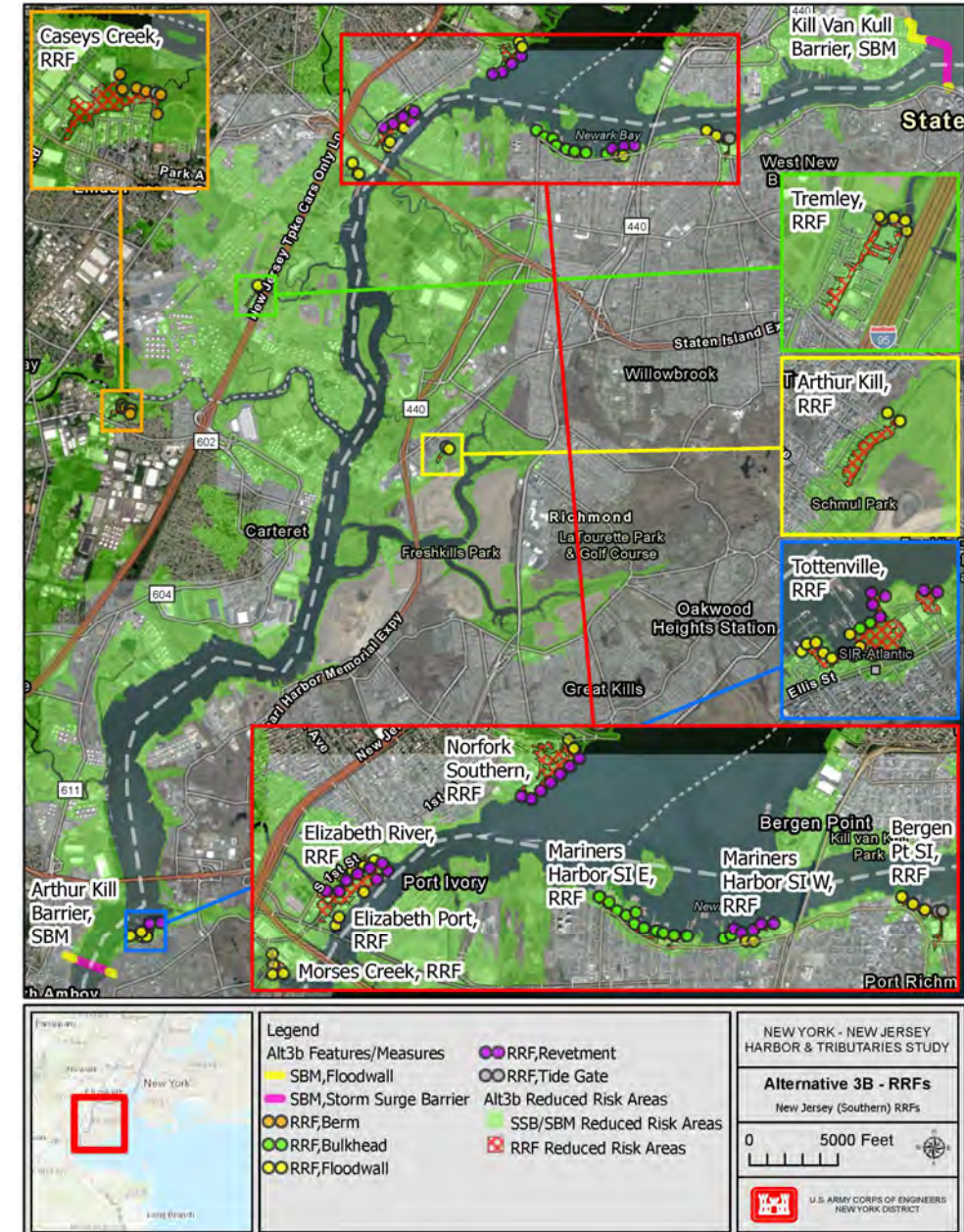
TENTATIVELY SELECTED PLAN FEATURES IN DETAIL



Residual Risk Features – Northern New Jersey

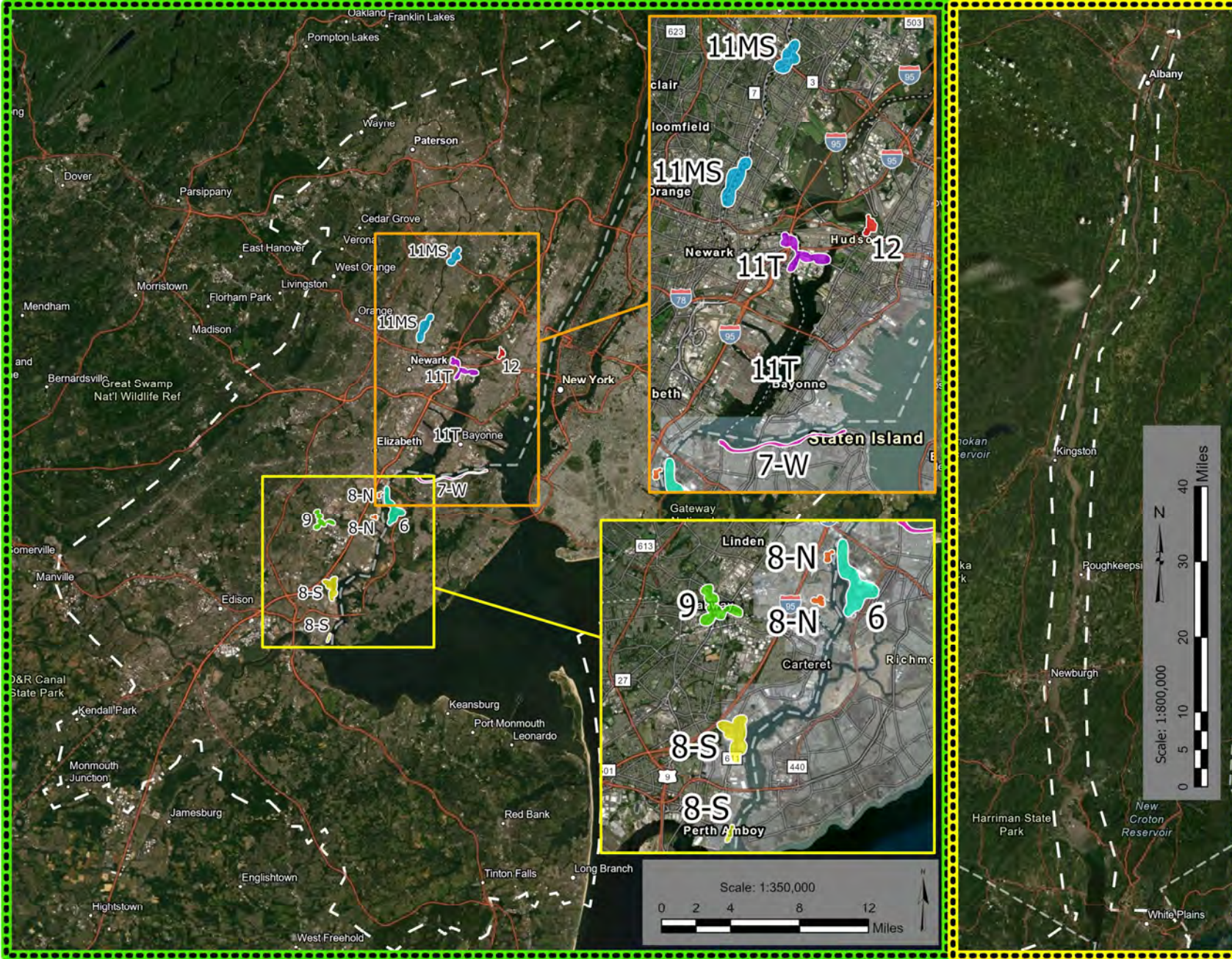





Residual Risk Features – NJ & SI





TENTATIVELY SELECTED PLAN FEATURES IN DETAIL




		Structures		
	Reach	NJ	NYC	Total
	6	0	7	7
	7W	0	12	12
	8N	18	0	18
	8S	39	0	39
	9	31	0	31
	11MS	16	0	16
	11T	16	0	16
	12	19	0	19
		139	19	158

NY-NJ HARBOR AND TRIBUTARIES STUDY

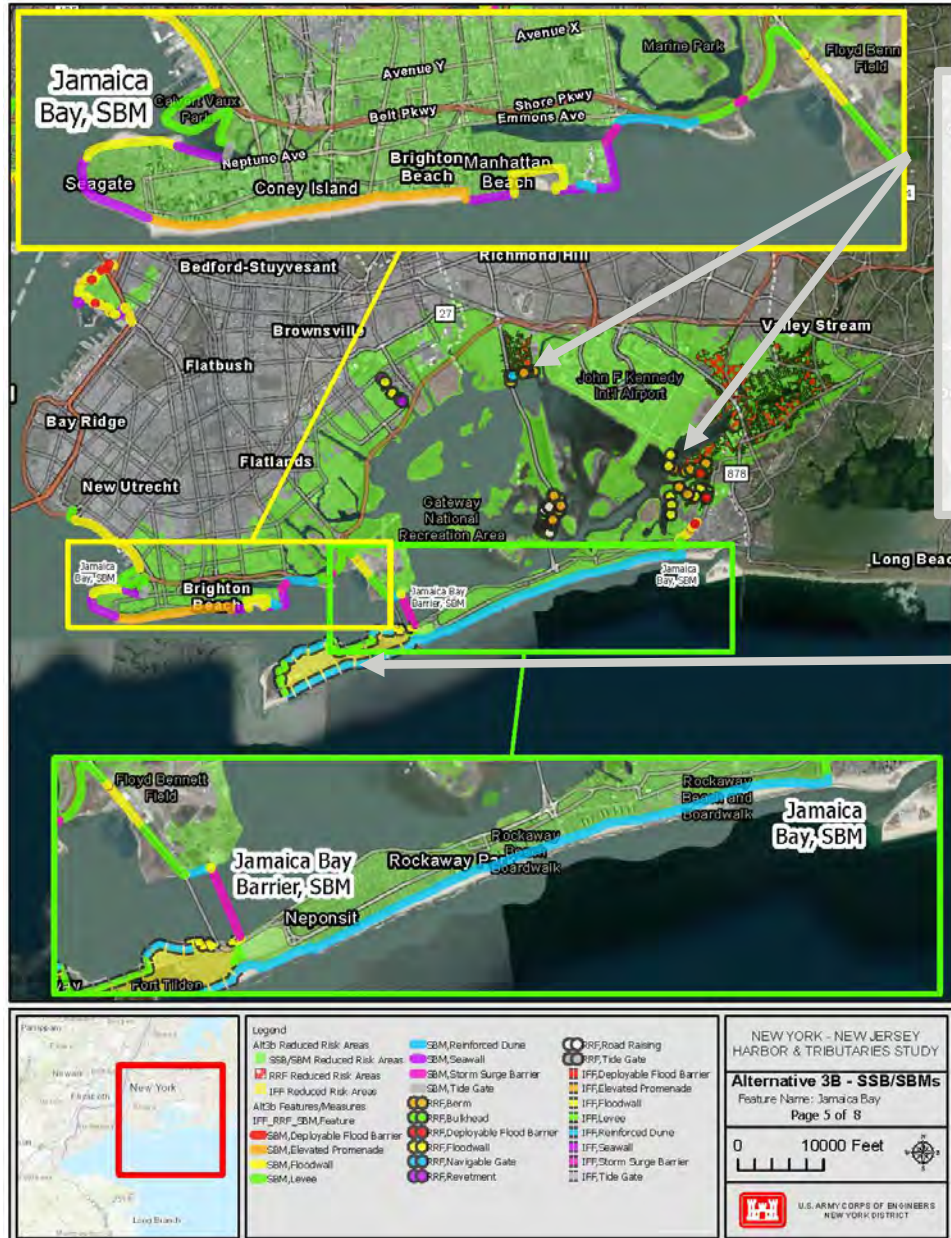
Alternative 3B
Provisionally Identified Areas
for Possible Ringwalls and/or
Nonstructural Measures

Date: 10/23/2022

 U.S. ARMY CORPS OF ENGINEERS
NEW YORK DISTRICT



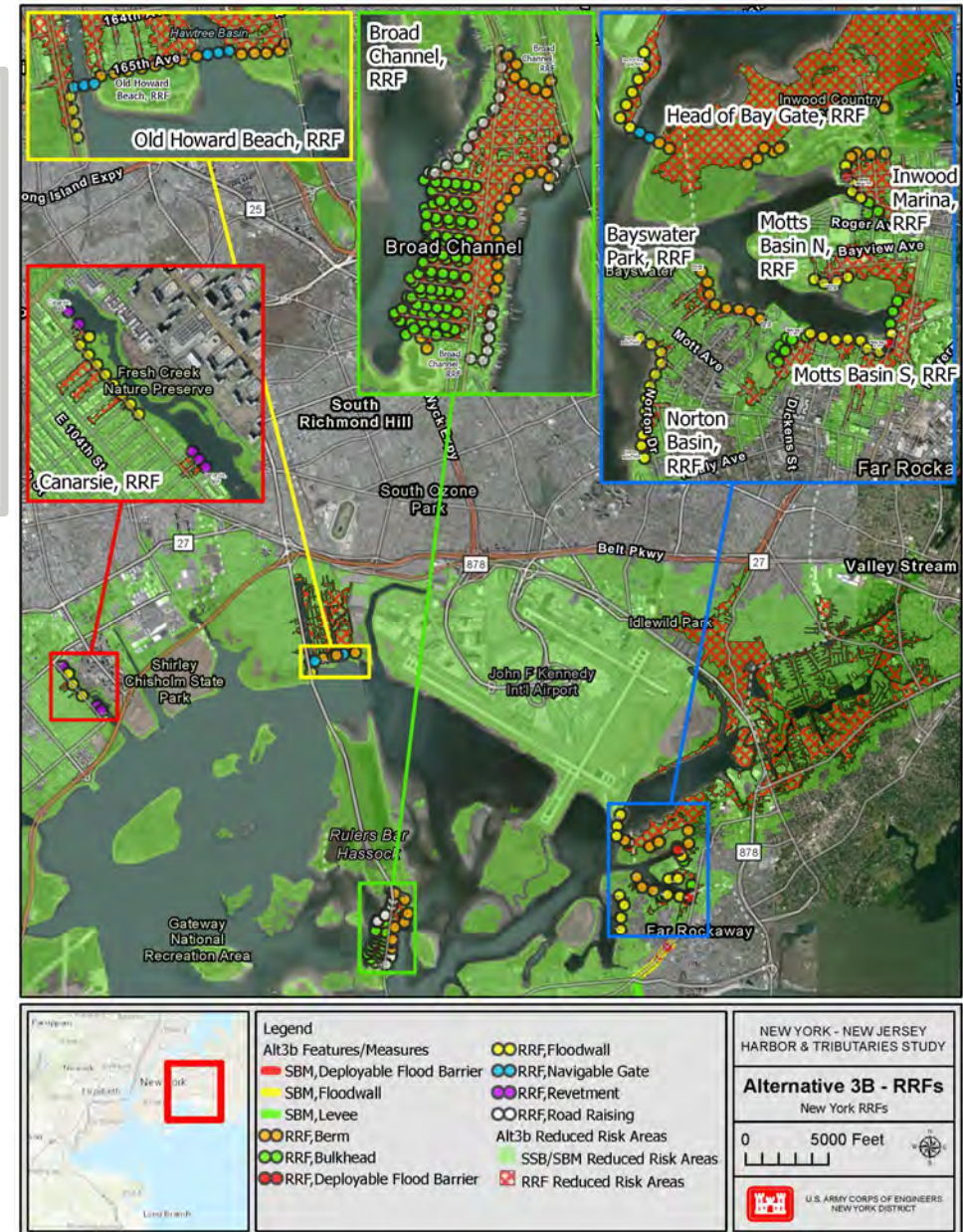
South Brooklyn and Jamaica Bay Area



Note Risk
Reduction
Features behind
Storm Surge
Barrier

Note
Induced
Flooding-
Mitigation
Features
Outside of
Storm Surge
Barrier

Jamaica Bay Risk Reduction Feature Details





SOUTH BROOKLYN SHORELINE-BASED MEASURES AND JAMAICA BAY STORM SURGE BARRIER

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Jamaica Bay Storm Surge Barrier:

2 – 200 foot wide Sector Gates

15 Auxiliary Lift Gates

Total Length in Water: 3,800 feet

Crest elevation*: 18 feet (NAVD88)

Sheepshead Bay Storm Surge Barrier:

100 foot wide Sector Gate

2 Auxiliary Lift Gates

Total Length in Water: 800 feet

Crest elevation*: 17 feet (NAVD88)

Gerritsen Creek Storm Surge Barrier:

115 foot wide Vertical Lift Gate

2 Auxiliary Lift Gates

Total Length in Water: 400 feet

Crest elevation*: 17 feet (NAVD88)

Shoreline-Based Tie-In's:

Total Length: 116,000+ feet

Measures include: Floodwalls, levees, reinforced dunes, pedestrian and vehicle gates, elevated promenades, seawalls, and tide gates



* - For currently selected design storm event



TENTATIVELY SELECTED PLAN FEATURES IN DETAIL



Shoreline based features only

- Total length: 31,000+ feet
- Measures include: Floodwalls, levees, flip up barriers, pedestrian and vehicle gates, elevated promenades, floodwalls with park, and seawalls
- Other considerations:
 - May need additional stormwater and wastewater pump station improvements
 - Need to reconcile NYNJHAT study plan for area with other non-federal plans for portions of area

Lower Manhattan Area





TENTATIVELY SELECTED PLAN FEATURES IN DETAIL

East Harlem and Bronx Area



Shoreline based features only

- Total length: 25,000 feet
- Measures include: Floodwalls, vehicle gates, elevated promenades, and seawalls



TENTATIVELY SELECTED PLAN FEATURES IN DETAIL

Jersey City Area



Shoreline based features only

- Total length: 43,000+ feet
- Measures include: Floodwalls, levees, pedestrian, railroad and vehicle gates, elevated promenades, and seawalls





TENTATIVELY SELECTED PLAN FEATURES IN DETAIL

Red Hook and Gowanus Creek Area



Storm surge barrier with shoreline-based tie-ins

Gowanus Creek Storm Surge Barrier

- 100 foot wide Sector Gate
- 16 foot crest elevation (NAVD88) for currently selected design storm event
- Total Length in Water: 130 feet

Shore-based Tie-ins

- Total Length: 18,000+ feet
- Measures include: Floodwalls, levees, vehicle gates, and seawalls
- Other considerations:
 - Known contamination issues



TENTATIVELY SELECTED PLAN FEATURES IN DETAIL

Storm surge barrier with shoreline-based tie-ins

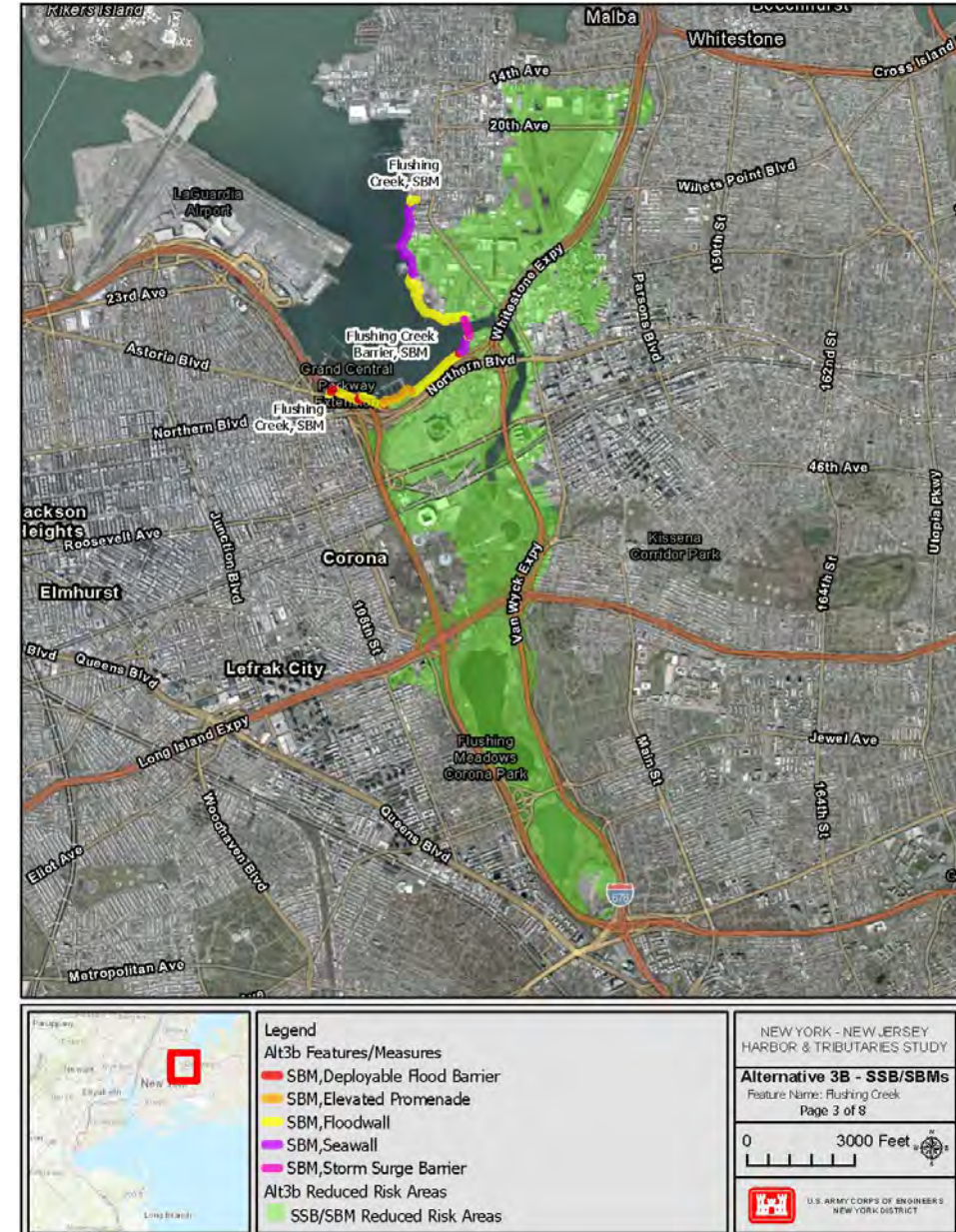
Flushing Creek Storm Surge Barrier

- 135 foot wide Vertical Lift Gate Storm Surge Barrier
- 18 foot crest elevation (NAVD88) for currently selected design storm event
- 2 Auxiliary Lift Gates
- Total Length in Water: 500 feet

Shoreline-based Tie-ins

- Total Length: 11,000+ feet
- Measures include: Floodwalls, vehicle gates, elevated promenades, floodwalls with park, and seawalls

Flushing Bay Area





TENTATIVELY SELECTED PLAN FEATURES IN DETAIL

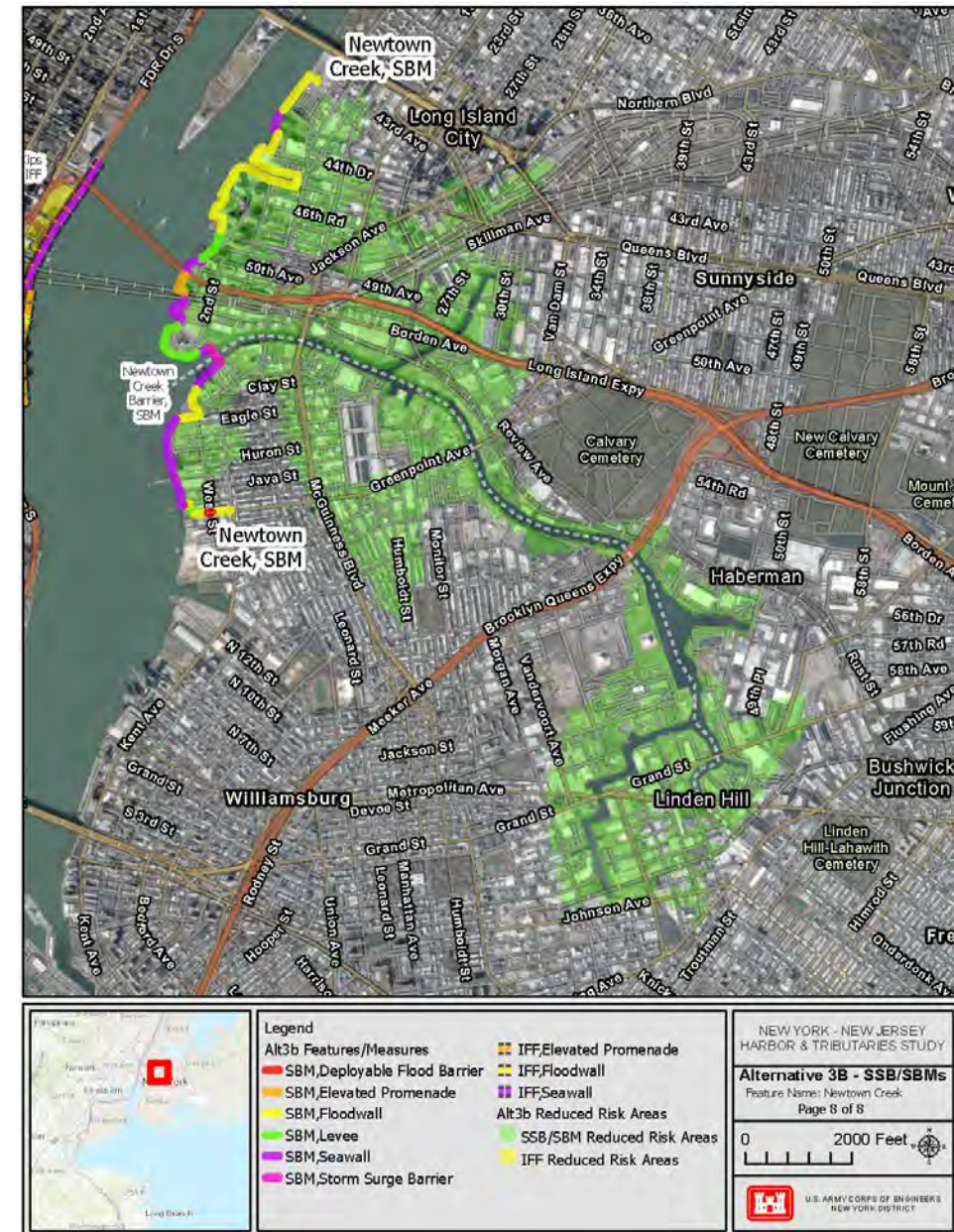


Storm surge barrier with shoreline based tie-ins

Newtown Creek Storm Surge Barrier

- 130 ft. wide Sector Gate
- 17 foot crest elevation (NAVD88) for currently selected design storm event
- Shoreline-based Tie-ins
- 15,000+ ft. of measures including floodwalls, levees, pedestrian & vehicle gates, elevated promenades, and seawalls
- Other considerations:
 - May need extension of NYCDEP Wastewater Treatment Plant discharge to outside Storm Surge Barrier
 - Known contamination issues

Newtown Creek Area





NEWTOWN CREEK STORM SURGE BARRIER AND SHORELINE BASED TIE-IN DETAILS



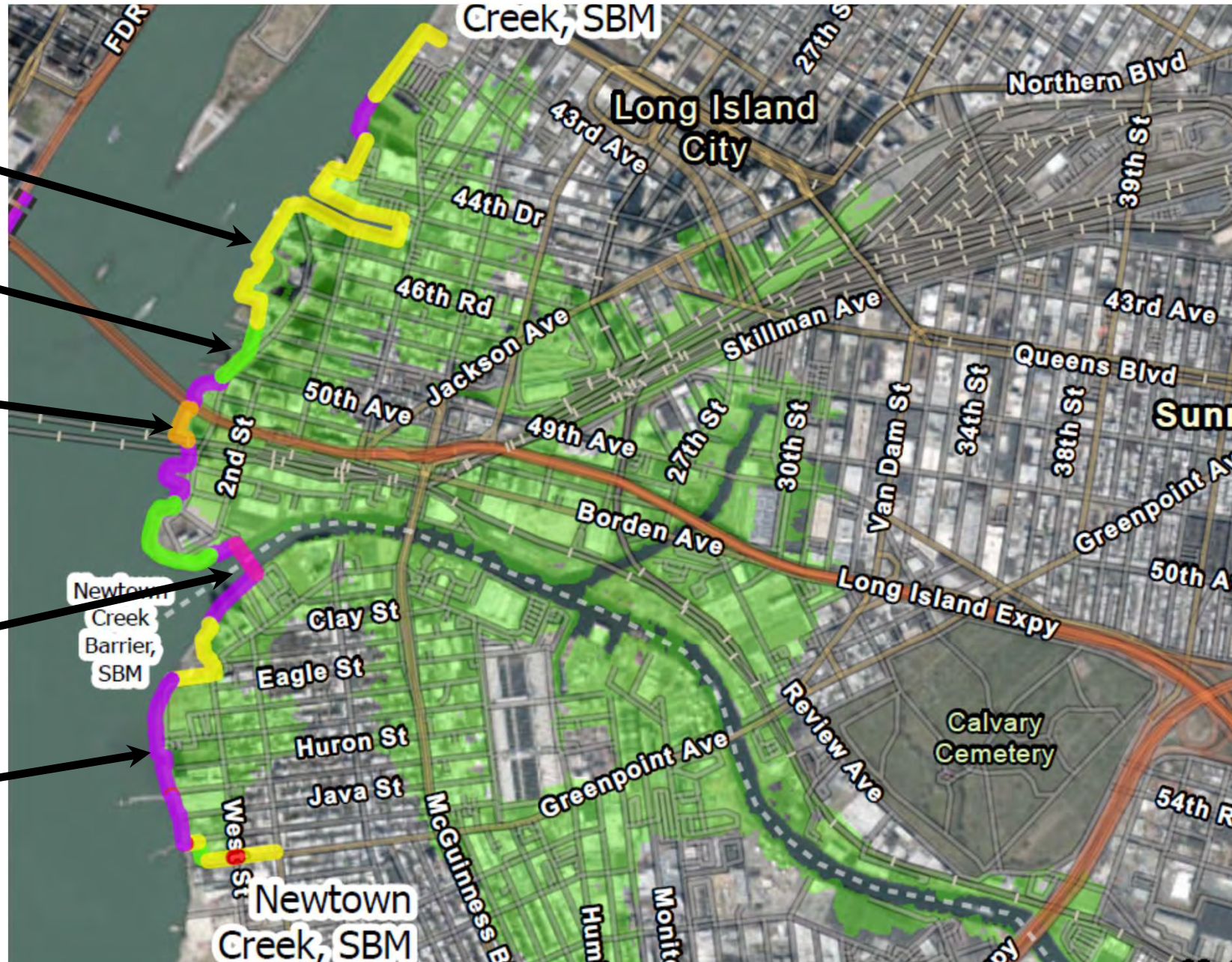
Floodwall

Levee

Elevated
Promenade

Storm Surge
Gate

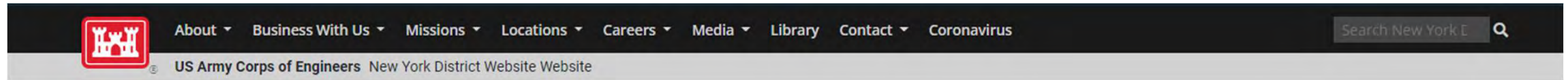
Seawall





WANT TO LEARN MORE? WWW.NAN.USACE.ARMY.MIL/NYNJHATS

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[Home](#) / [Missions](#) / [Civil Works](#) / [Projects in New York](#) / [NY & NJ HATS](#)

**NYNJHATS Draft Report and EIS
Now Available Below**

Draft Report September 2022

The Draft Integrated Feasibility Report and Tier 1 Environmental Impact Statement is available for public review. The report summarizes the study planning process, technical analyses, and alternative plans - including the Tentatively Selected Plan.

The [NYNJHAT Study StoryMap](#) is an interactive platform with interactive web-based content, including interactive maps, animations, renderings, and summaries.

[Readers Guide](#)

[Draft Integrated Feasibility Report and Tier 1 Environmental Impact Statement](#)

Appendix A: Environmental

- [Sub-appendix A1: Endangered Species Act \(USFWS\)](#)
- [Sub-appendix A2: Endangered Species Act](#)

NY & NJ Harbor & Tributaries Focus Area Feasibility Study (HATS)



Coastal storms have severely impacted the North Atlantic Coast of the United States, including the New York-New Jersey Harbor region. In response to these storms, the US Army Corps of Engineers (Corps) is investigating measures to manage future flood risk in ways that support the long-term resilience and sustainability of the coastal ecosystem and surrounding communities, and reduce the economic costs and risks associated with flood and storm events. In support of this goal, the Corps completed the North Atlantic Coast Comprehensive Study, which identified nine high-risk, focus areas on the north Atlantic Coast for further in-depth analysis into potential coastal storm risk management measures. One of the nine areas identified was the New York-New Jersey Harbor and Tributaries study area.

Prior NY/NJ HATS Study Reports and Presentations

[Prior NY/NJ HATS Study Reports and Presentations](#)

Start Here



SCHEDULE



Action/Milestone	Date
Execute Feasibility Cost-Sharing Agreement (study start)	✓ 15 July 2016
Release Interim Report	✓ 19 February 2019
Public Meetings for Interim Report	✓ March - October 2019
Delay due to lack of Federal funding	✓ February 2020 – September 2021
Federal funding resumption	✓ October 2021
FCSA Amendment Execution	✓ 28 June 2022
Tentatively Selected Plan Milestone	✓ 26 July 2022
Release Draft Integrated Feasibility Report and Tier 1 EIS	✓ Late September 2022 (90+ day review period)
Public Meetings for Draft Report	October – December 2022 (virtual meetings held in October and early November, in person at locations TBD in December)
Public Comment Closing Date	January 6, 2023
Agency Decision Milestone	April 2023
Submit Final Integrated Feasibility Report and Tier 1 EIS	January 2024*
Chief of Engineer's Report Approval	June 2024*

* Schedule may be revised due to actual federal funding resumption shift in 2022



IN SUMMARY



- Draft NY & NJ Harbor and Tributaries Coastal Storm Risk Management Feasibility Report and integrated Tier 1 Environmental Impact Statement has been released for public review
- **Tentatively Selected Plan is Alternative 3B**
- Study has EXTENDED Public and Agency Review Period through remainder of calendar year
- Public Meetings
 - Virtual meetings held in October & early November with more planned
 - In-Person Meetings at multiple locations around the vast study area in December (locations, dates and times will be posted on website listed below)
- Public Comment Period Closes January 6, 2023 (but there will be future opportunities also for public engagement and comment)
- The Draft Report and meeting updates are and will be posted to website:
www.nan.usace.army.mil/nynjhats
- USACE has also posted an Interactive Story Map Portal for interactive viewing of Tentatively Selected Plan and the other alternatives (<https://hats-cenan.hub.arcgis.com/>)
- Considerable work remains to be done on the study
- Future study work will be informed and focused on issues raised by public and other agencies

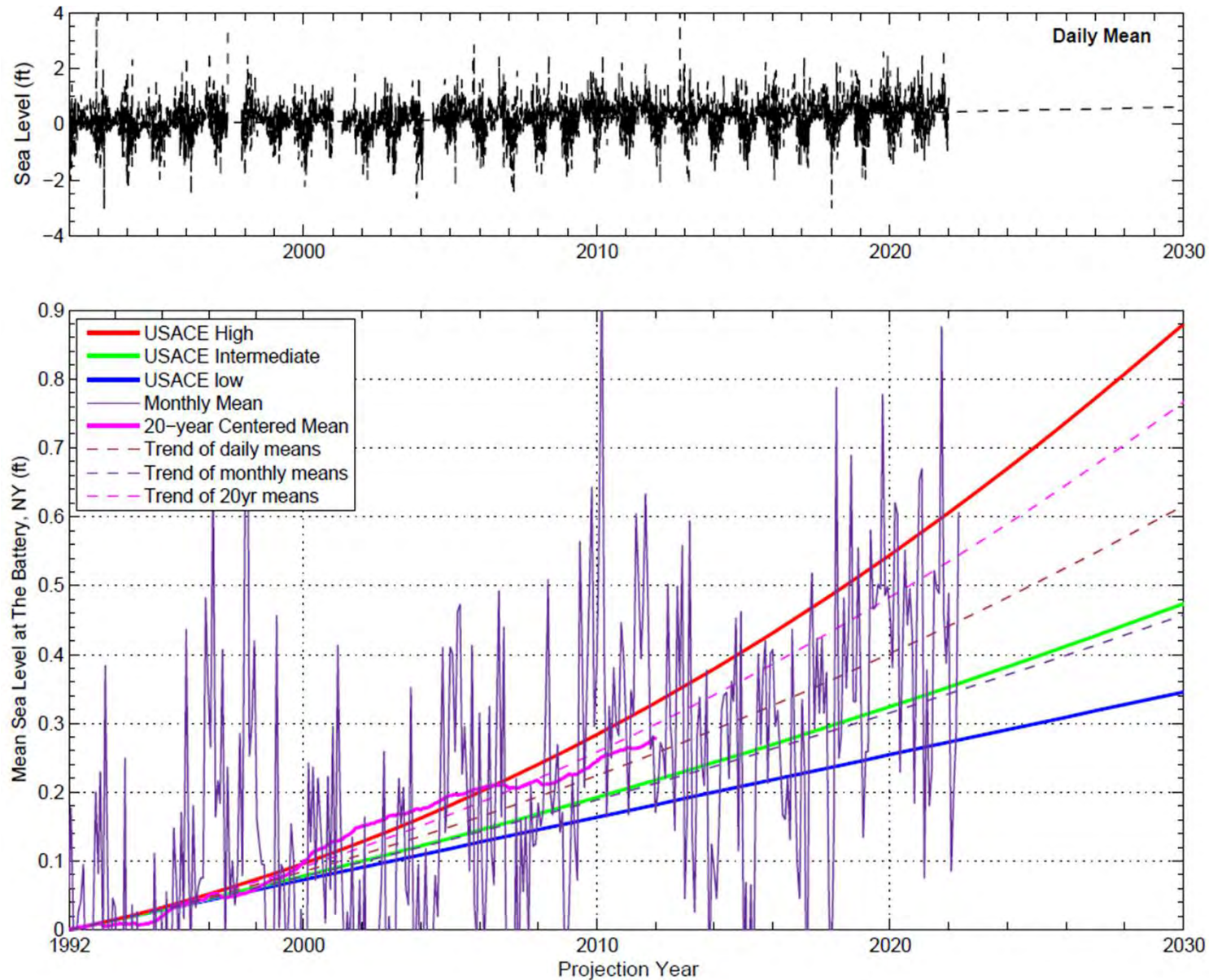


QUESTIONS?



USACE RELATIVE SEA LEVEL CHANGE PROJECTION FOR THE BATTERY COMPARED TO NOAA SEA LEVEL MEASUREMENTS

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Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C224053/>
and at these location(s):

**Brooklyn Public Library
Williamsburg Branch**
240 Division Avenue
Brooklyn, NY 11211

Brooklyn Community Board 1
435 Graham Avenue
Brooklyn, NY 11211
(718) 389-0009

Key project documents and project summary are also available on the NYSDEC website at:
<https://www.dec.ny.gov/data/DecDocs/C224053/>

Who to Contact

Comments and questions are welcome and should be directed as follows:

Project-Related Questions
Gerald Pratt, Project Manager
NYSDEC
625 Broadway
Albany NY 12233
(518)-402-9667
gerald.pratt@dec.ny.gov

Project-Related Health Questions
Arunesh Ghosh
NYSDOH
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 486-1443
BEEI@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

470 Kent Avenue
470 Kent Avenue
Brooklyn, NY 11249

October 2022

SITE No. C224053
NYSDEC REGION 2

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the **470 Kent Avenue** site ("site") located at **470 Kent Avenue Brooklyn, NY 11249**, Kings County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **October 26, 2022 through December 10, 2022.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224053/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The cleanup plan is described in a detailed RAWP. The proposed Track 4 restricted residential use remedy consists of:

- Excavation and off-site disposal of approximately 17,500 cubic yards of soil and fill material that exceed restricted residential or protection of groundwater soil cleanup objectives, as applicable.
- Collection and analysis of post-excavation soil and groundwater samples to evaluate the effectiveness of the remedy;
- Installation of a secant pile wall along the northern border of the site to prevent recontamination from off-site non-aqueous phase liquid (NAPL);
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to prevent exposures to remaining contamination in soil above restricted residential use soil cleanup objectives; Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;

- Implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems.
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by 470 Kent Ave Associates LLC (“applicants”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted previously and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicants may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The site is approximately 3.6 acres in size and is located along the East River. The site is currently undergoing an interim remedial measure (IRM) to remove source areas, and the installation of a bulkhead to begin redevelopment components. Multi-unit residential housing (condominiums) are located north of the site. Kent Avenue, multi-unit residential housing, a park, and commercial properties, are located to the east; commercial properties are located south; and the East River and Wallabout Channel are located west of the site.

The Volunteer is proposing to develop the site with multi story buildings containing mixed commercial/residential uses.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's

Environmental Site Remediation Database (by entering the site ID, C224053) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are petroleum-related volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs). These compounds, which are present site-wide, were found in soil and groundwater, primarily in the area of the former Manufactured Gas Plant.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://www.dec.ny.gov/chemical/8450.html>

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator


Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location



 470 Kent Site Boundary

0 140 280 560 840 1,120
 Feet



Translation Available. Don't see your language? Ask!

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
Kreyòl Ayisyen Haitian Creole	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
Italiano Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
العربية Arabic	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
Języki Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Gerald Pratt, 518-402-9667, gerald.pratt@dec.ny.gov



Department of
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470 Kent Ave C224053

Brooklyn, Kings County

Project Review

470 Kent Ave Brooklyn NY

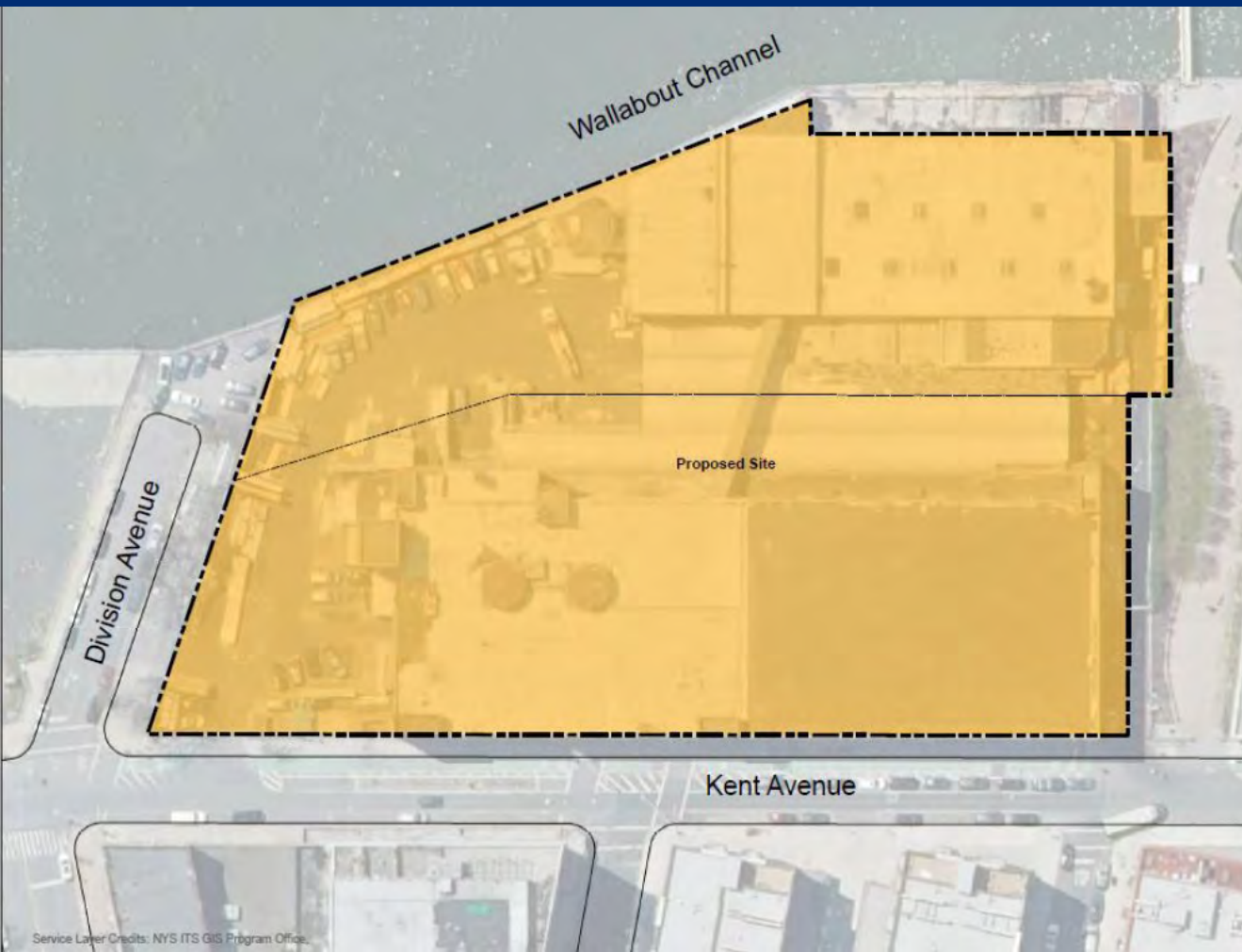


Department of
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Conservation

Site Info

- Site size = 3.6 acres, 2 parcels
- Block 2134, Lots 1 and 150
- Current Use: Vacant
-

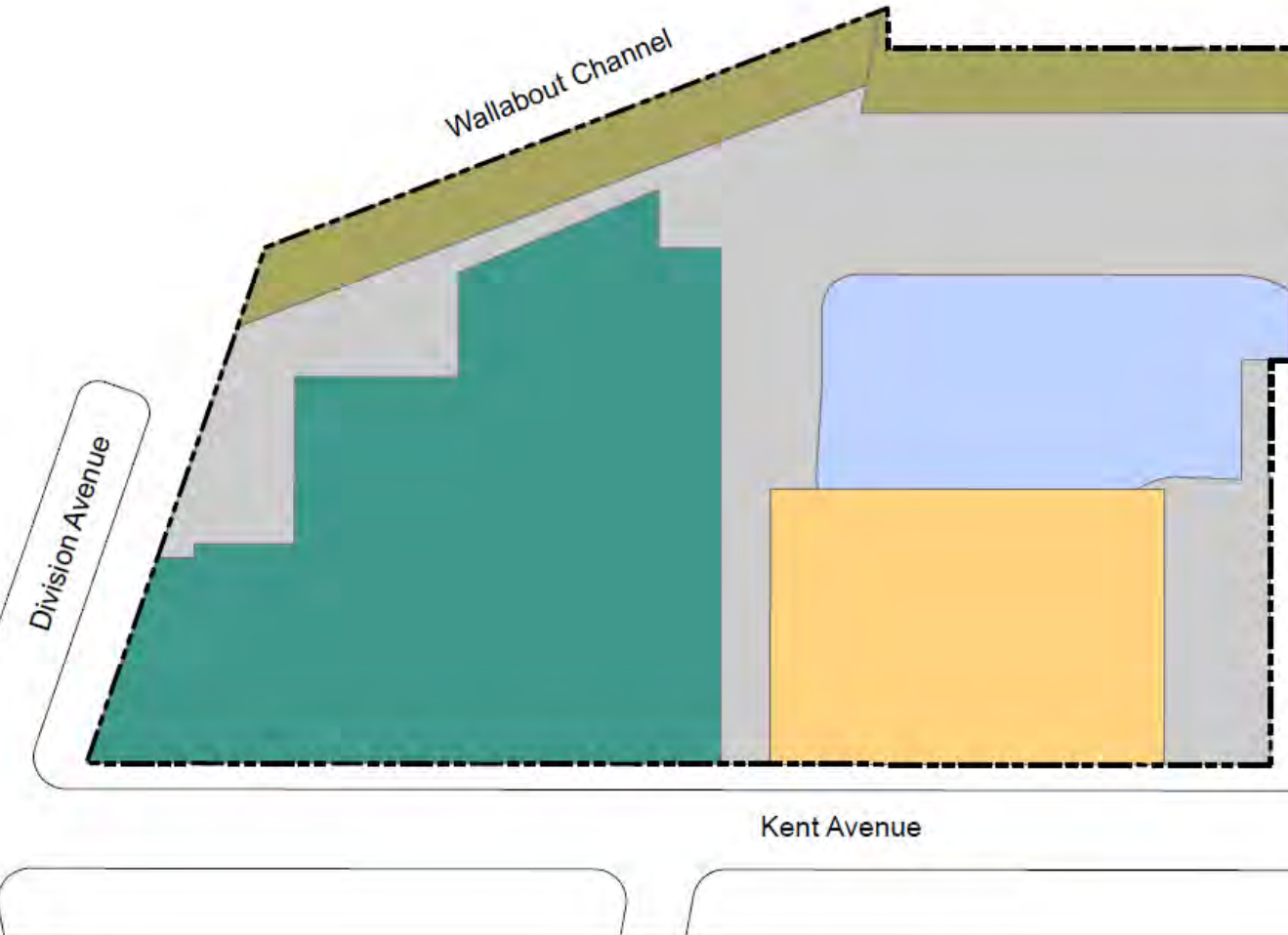




BCP Site

- Volunteer : 470 Kent Ave Associates LLC
- Track 4 cleanup - restricted use with site-specific soil cleanup objectives, where the top 2 feet shallow exposed soils must meet restricted residential SCOs

Proposed Redevelopment



- Proposed Site is mixed commercial and residential.
- Three residential towers rising to heights of 18, 25, and 29 stories
- 33,000 sq.ft. of public waterfront; and 29,000 sq.ft. of retail.
- Track 4 clean up

Excavation Areas

- First Phase: Excavation to approximate EI +1 foot (9 to 19 feet below existing grade)
- Second Phase: Excavation to approximate EI +1 foot (9 to 19 feet below existing grade)
- Excavation of Trenches to Install Tie-Backs for new Bulkhead under IRM Work Plan
- Temporary Excavation to 1 to 7 feet below existing grade.
- Minimal excavation to support installation of utilities

Remedial Action Objectives



Remedial Action Objectives (RAOs)

Groundwater

Public Health Protection

- Prevent ingestion of groundwater containing contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of, volatiles emanating from contaminated groundwater.

Environmental Protection

- Restore the groundwater aquifer to pre-disposal/pre-release conditions, to the extent practicable.
- Remove the source of groundwater contamination.



Remedial Action Objectives (RAOs)

Soil

Public Health Protection

- Prevent ingestion/direct contact with contaminated soil
- Prevent inhalation exposure to contaminants volatilizing from soil

Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.



Remedial Action Objectives (RAOs)

Soil Vapor

Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site

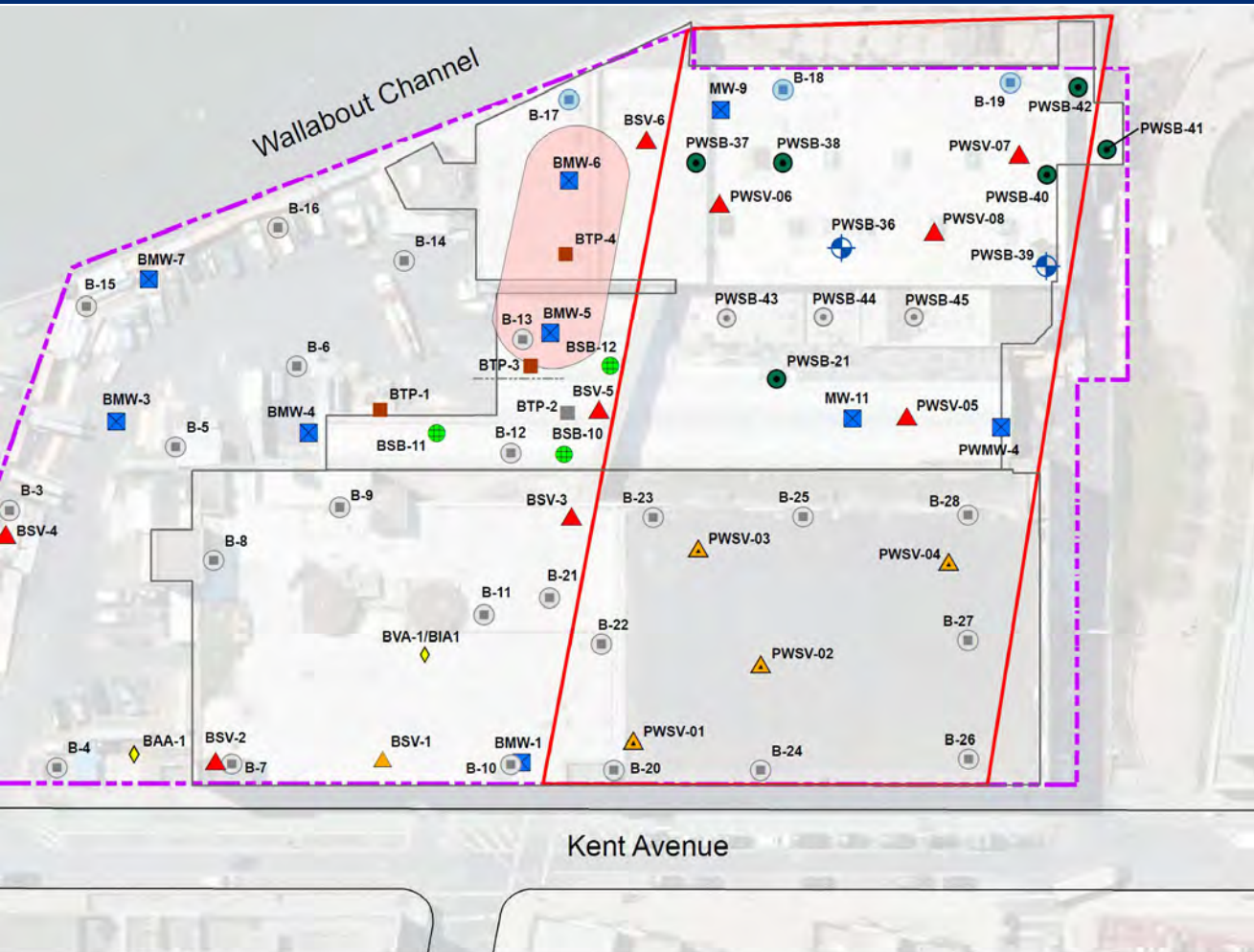
Remedial Actions



Department of
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Conservation

Remedial Actions in Progress



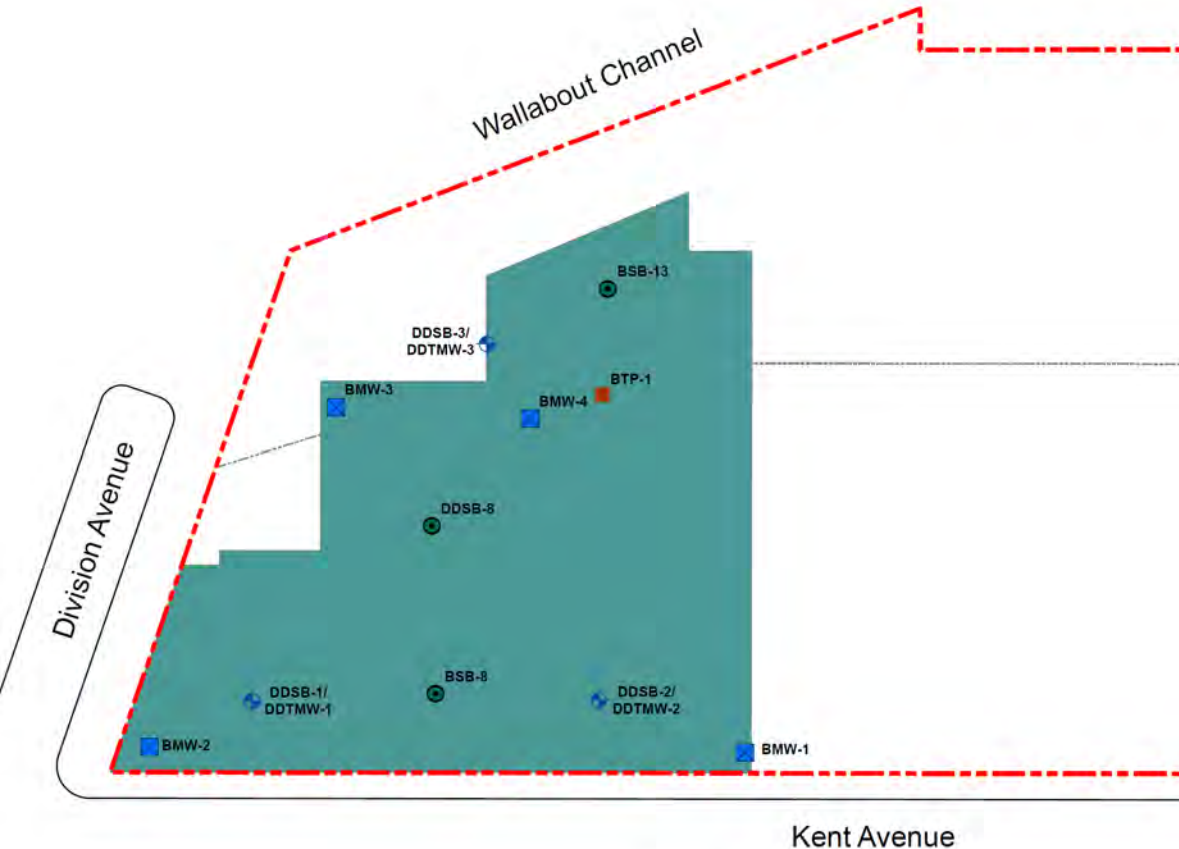


IRM 1

The IRM Work Plan scope:

1. Removal of two underground storage tanks (USTs) and appurtenant piping;
2. Removal of petroleum-contaminated soil beneath USTs;
3. Demolition of the existing onsite buildings; and;
4. Installation of a new bulkhead on the Wallabout Channel to prevent soil from migrating off-Site.

IRM2



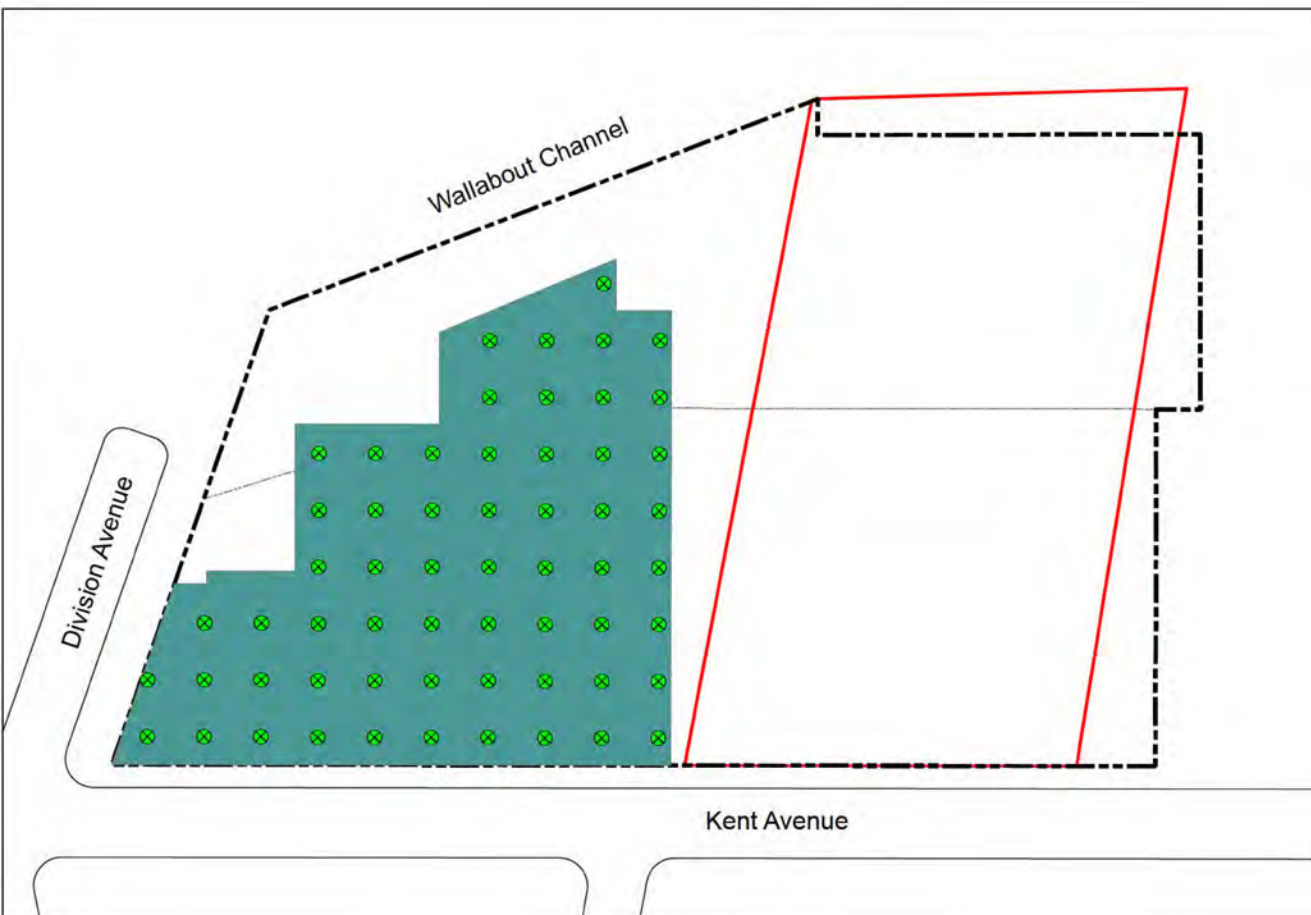
1. Remedial Excavation: 4200 cy
-2 ft across building footprint.
~10ft bgs at BMW-2

2. Construction Excavation and off-site disposal of soil/fill ~10 to 20 feet below grade (ft-bg)] within the building footprint. 10,800 cy material disposed.

First Phase: Excavation to approximate El +1 foot (9 to 19 feet below existing grade)

IRM 2

End point sampling



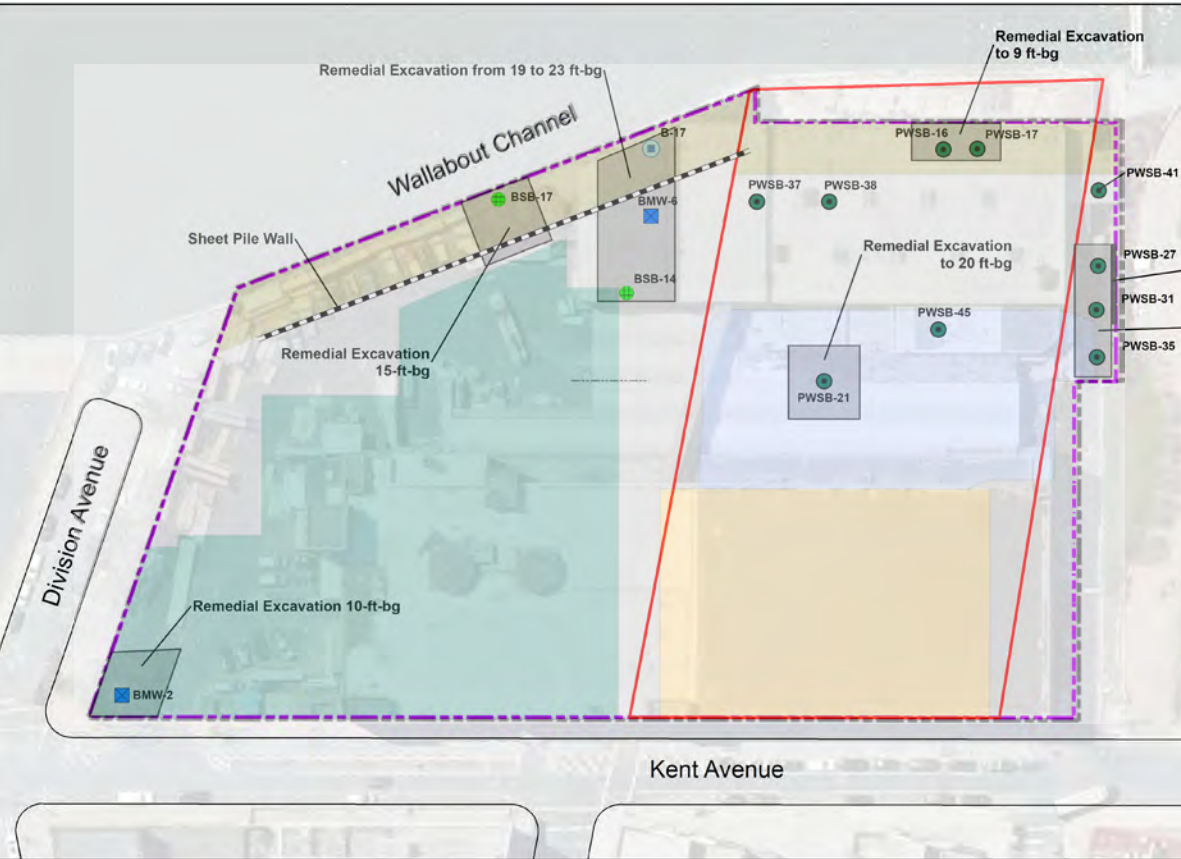
Legend

- Endpoint Sample Location at one per 900 SF
- First Phase: Excavation to approximate EI +1 foot (9 to 19 feet below existing grade)
- Site Boundary
- Approximate Former MGP Boundary

Proposed RAWP Remediation

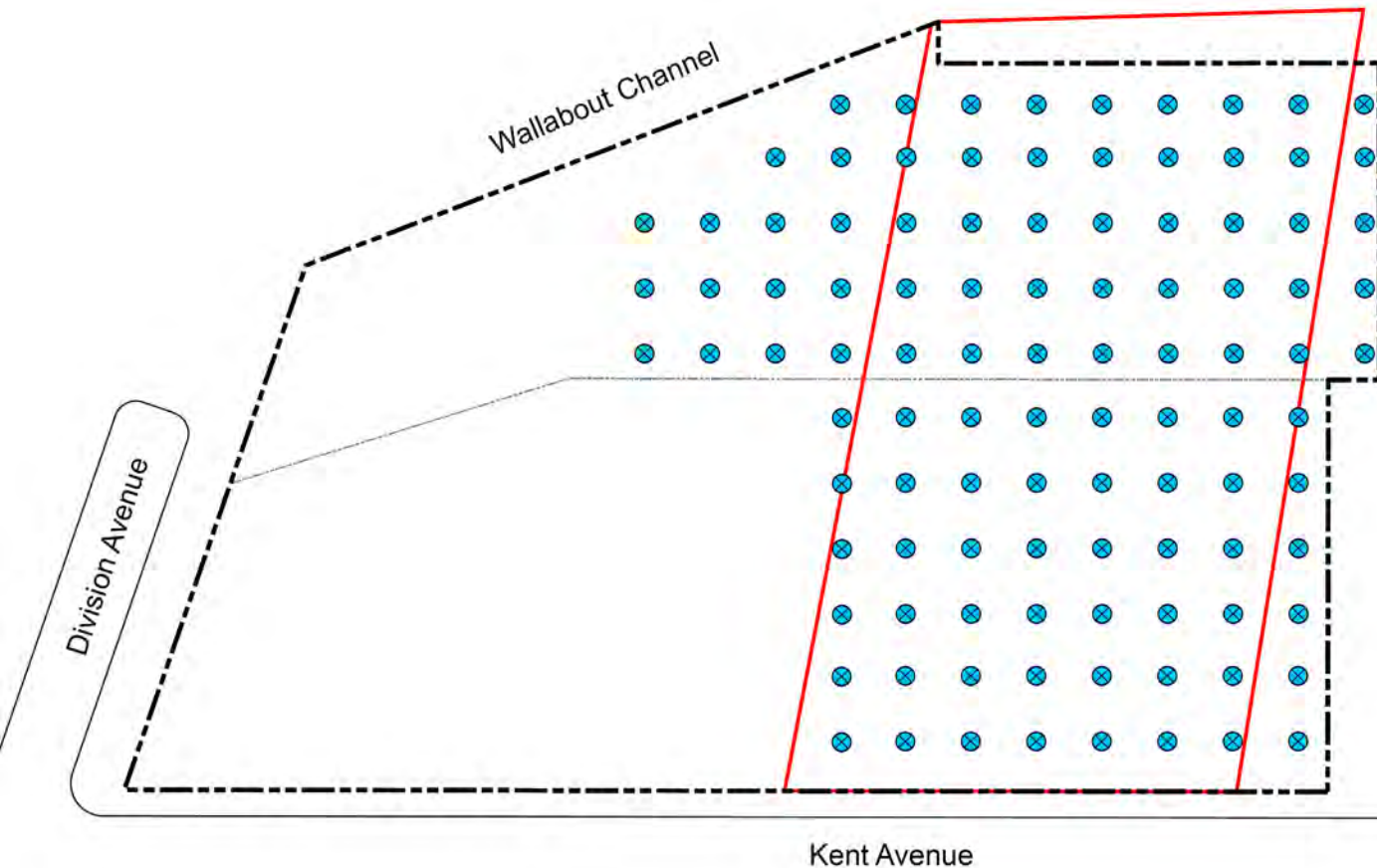
- Soil Excavation
- Oxygen Release Compound in petroleum excavation
- Groundwater Treatment (dewatering during construction)
- Installation of a waterproofing system beneath the building slab and outside of sub-grade sidewalls to mitigate soil vapor migration
- Site Cover including concrete slabs, paving and soil to prevent direct contact of residual contamination.
- Installation of a new bulkhead on the Wallabout Channel to prevent direction contact with or off-site migration of residual contamination
- Easement / Site Management Plan









- 17,500 cy remedial excavation
-2 ft cut remainder of site not included in IRM 2
-all soil ≥ 500 ppm SVOC targeted outside construction excavations.
Endpoint samples to meet PGW / RR SCOs
- Waterproof all building slab and side walls
- SPDES dewatering
- End point sampling 900sf
- Install secant pile wall along portion of northern boundary
- ORC treatment petroleum excavation
- Site cap

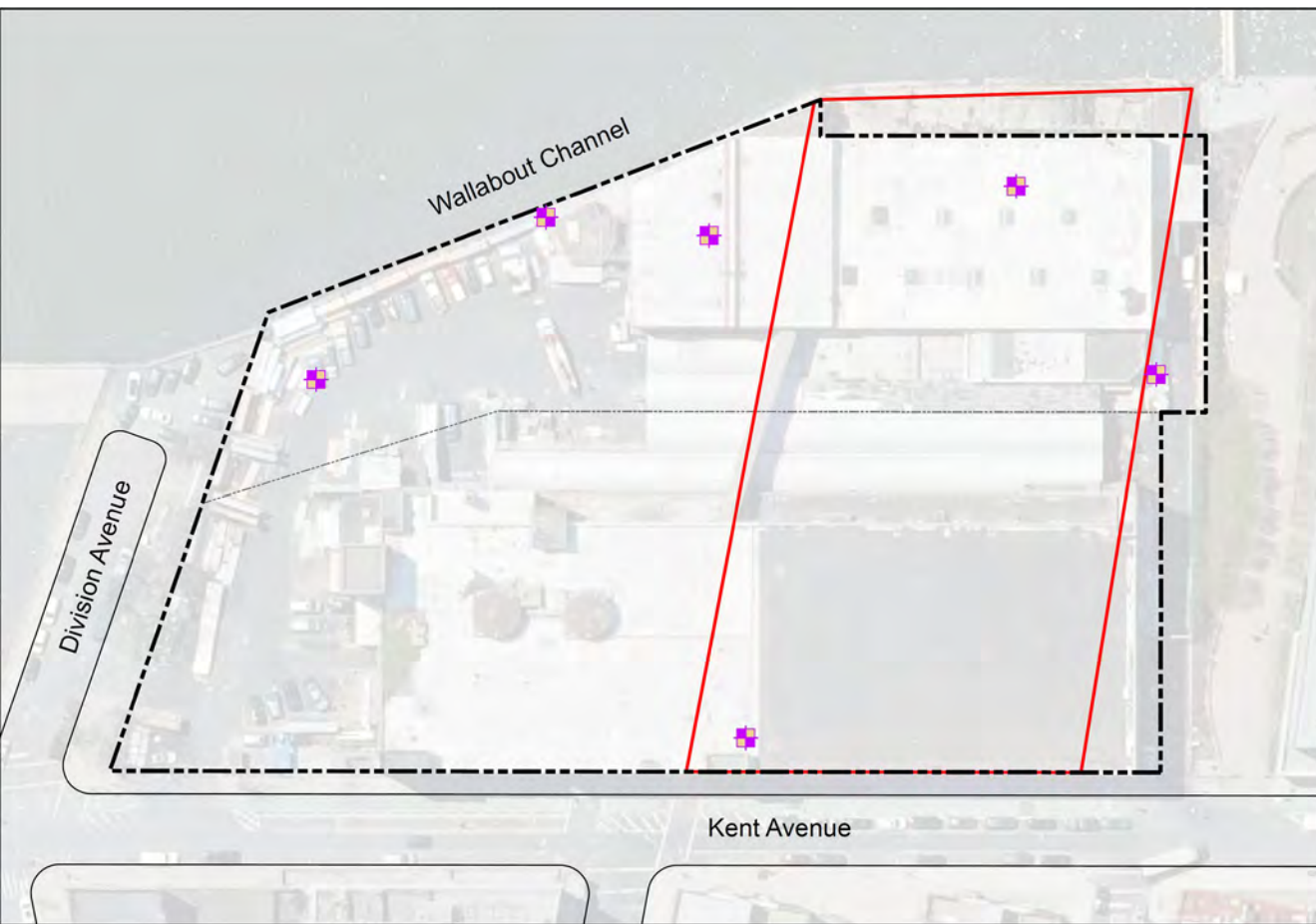
RAWP End Point Sampling






Legend

-  Endpoint Sample Location at one per 900 SF
-  Endpoint Sample Location at one per 3,000 SF
-  Site Boundary
-  Approximate Former MGP Boundary

GW Monitoring

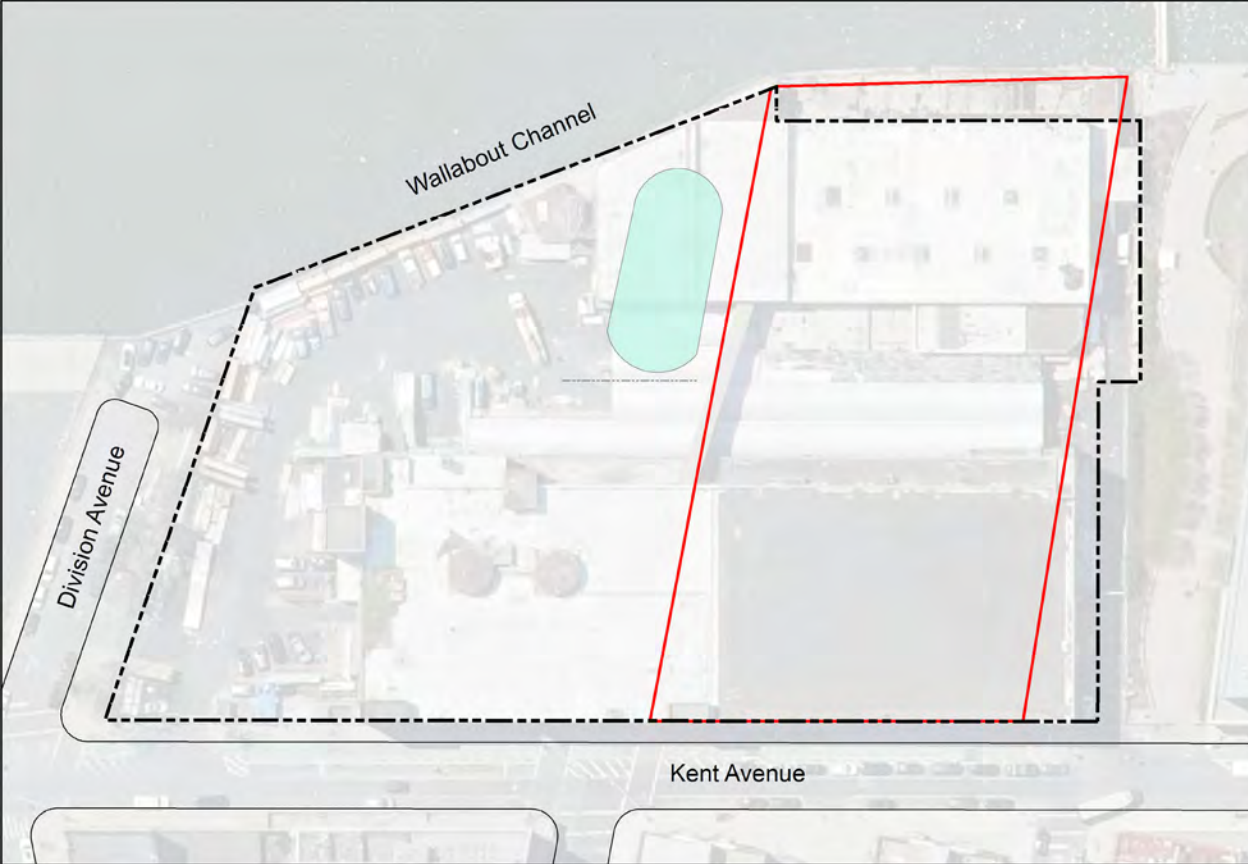


Legend




-  Post-Remedial Groundwater Monitoring Well Location
-  Site Boundary
-  Approximate Former MGP Boundary

**Department of
Environmental
Conservation**

Oxygen Release Compound Treatment



Legend

-  Groundwater Treatment Area
-  Site Boundary
-  Approximate Former MGP Boundary

Note: If residual petroleum is encountered below development depth, groundwater treatment will be applied prior to releasing hydraulic control



0 30 60 120 Feet

NEW YORK
STATE OF
OPPORTUNITY

Department of
Environmental
Conservation

Questions?

Gerald Pratt, P.G.

Division of Environmental Remediation

New York State Department of Environmental Conservation

625 Broadway 12th Fl, Albany NY 12233-7014

Gerald.pratt@dec.ny.gov

518 402 9667



**Department of
Environmental
Conservation**

December 6, 2022

TRANSPORTATION COMMITTEE
REPORT

TO: Chairperson Dealice Fuller
and CB #1 Board Members

FROM: Mr. Eric Bruzaitis, Committee Chair

RE: Committee Report from Tuesday, November 15th, 2022 Meeting

The Transportation Committee met Tuesday, November 15th, 2022 (CALLED TO ORDER: 6:34 PM; ADJOURNED: 9:36 PM) via Webex virtual meeting platform.

A quorum was met.

ATTENDANCE:

Present: Bruzaitis; Weiser; Argento;; Odomirok; Klagsbald, Vega; Breitner*; Costa*; Kelterborn*

Absent: Goldstein; Drinkwater; Lebovits; Nieves; Ali.

AGENDA

1. Berry St Open Street Follow-Up Design Proposal.

The DOT Public Space Unit will present the revised design proposal for the Berry St Open Street.

Presented by Mr. Kyle Gorman, Ms. Emily Weidenhof, Ms. Jessica Cronstein, NYCDOT

Ms. Ronda Messer was recognized to introduces Mr. Kyle Gorman to present the update on Berry St OSP.

The main announcement is that the work that was scheduled for this year has been pushed back to begin sometime in the Spring of 2023. NYC DOT has been challenged by contracting partners slowdowns due to supply chain issues. DOT is also looking at extending the OSP further East. Mr. Gorman also introduced Ms. Katie Denny Horowitz to discuss Banker's Anchor and Bedford Slip. While this was out-of-order, Mr. Bruzaitis allowed it as part of the update without comment.

Presentation attached.

Committee:

Mr. Eric Bruzaitis: Inquired the issues discussed at the onsite meeting with Partners Coffee loading bay been addressed by the design team. Mr. Gorman noted that DOT is still looking to resolve the loading zone.

Mr. William Vega: Thanked DOT for the improvements around Cooper Park. Noted his disappointment with the Berry St. OSP delays and encouraged DOT to move ahead ASAP.

Mr. Kevin Costa: Asked about phased implantation designs and if North 15th St. would be included in the OSP. He also asked what could be done to keep pressure on DOT to move forward quickly with improvements.

Mr. Gorman noted that while there would be no barriers, there would be some design elements that would organize the space. He noted that it is not possible to say where the exact borders will be at this time. He encouraged those looking to move the process ahead in a more timely manner to contact Borough Commissioner Keith Bray through the DOT portal.

Ms. Bronwyn Breitner: Inquired about the process for the community feedback and asked why there would be another visioning meeting when DOT can simply refine the plan with the extra time over the winter. She also asked about the comparisons being made to 34th Avenue in Queens. Lastly, noted that there is a significant gap between the end of the Berry OSP and North 15th St. that should be closed.

Mr. Gorman stated that the revised plan will look different than the one presented in June of 2022, and reiterated that there will be an extension to Banker's Anchor. He went on to explain that the design elements of 34th Avenue and Berry St OSP have different logistical issues which makes the implantation timelines different.

Elected Officials:

Mr. Abe Lugo (CM Gutierrez): Offered the council member's support for the implementation of the Berry OSP and her hopes that the work could move forward sooner. Noted the letter that was co-signed by other electeds in support.

Ms. Vanessa Nutter (CM Restler): The councilman is in full support of the OSP and will continue to work with DOT and the community. Understands the supply chain issues and looks forward to making it successful.

Mr. Andrew Epstein (AM Gallagher): Thanked the committee and community for their engagement on all the many transportation issues effecting the community. Understands the supply chain issues but hopes that the work will go forward as soon as possible.

Public:

Mr. Benjamin Lampel. Manhattan Ave. bikes to Williamsburg Bridge for work. There is a concern with the contra-flow bike lane. Berry St should not be like West St. Dangerous and doesnt work.

Mr. John Rozmus: Believes OSP to be unfair to Berry residents. Garbage is still an issue. Berry already had bike lane, so making it an open street that is under used was not warranted.

Ms. Anna Seegert: Against OSP. Works on Berry, lives on Bedford. Elderly have trouble accessing their cars. Scooters and bikes don't stop at stop signs. Shocked to hear there are 2000 signatures in support but not from residents of Berry Street.

Dr. Ethan J. Ciment: N10th & Berry. Sanitation is an issue. Delivery workers ignore directions. Worried

about Emergency services. Deliveries are effected.

John Agnello : Opposed. Open street is a “closed” street that creates hardships for locals.

Ms. Maureen Boler: Opposes OSP. Bikes are dangerous. S8th & Bedford. Some car owners are by necessity.

No seats.

Mr. Thomas Moore: Stated that the point of OSP was to create wayfinding for bikes and optimize foot traffic. Cars are dangerous.

Mr. Brent Bovenzi: Crashes are down 70%, Down 40% on Bedford. This will only be more safer conditions.

Mr. Dan Elstein: Lorimer St. resident. OSP needs to connect with Lorimer Street at McCarren park.

Mr. Paul Benson: OSP is helping businesses. Please do implementation ASAP.

Ms. Karrie Witkin: Would like to see OSP extended to Bedford Slip.

Mr. Graham Burns: Engert resident with offices on N15th. Supports OSP to Bedford Slip. Design will add to safety.

Ms. Kathy Park Price: Works for Transportation Alternatives. DOT should move forward with implantation as soon as possible.

Mr. Elliot Hoffmann. N7th between Wythe & Berry. Supports. Good for mental health.

Ms. Wendi Carlock: Supports. Good for air quality. Time for this to happen in the city.

Mr. Elliot Drabble: Signed petition. Goes out of his way to use Berry.

Ms. Susan Wissmann: N7th & Berry. OSP was great at the beginning. Dangerous and difficult to cross the street now though because bikes go in all directions.

Francoise Olivas: Fiscal Transparency. how much has dot and orgs spent on berry st. can DOT share that at a future meeting? 2020, 2021, 2022. Mr. Gorman stated that he did not have that data offhand and that those interested should file a FOIL request or reach out to Borough Commissioner Bray through the DOT website.

Mr. Solomon Green: Walk Berry to get to work. Sees a lot of people using it.

Ms. Casey Kuhns: Supports a permanent OSP from Banker to Bedford Slip.

Mr. Guillaume Rischard: Supports OSP. Thanks to DOT. Supports extension to Banker. How do we show our support for OSP.

Ms. Barb Hertel: S2nd btw Roeblling and Driggs. Supports OSP extension to Bedford Slip.

Mr. Chris Roberti: Uses Berry at least twice a day. Would like to have delineations to direct cyclists better. Please start ASAP.

Ms. Jessamyn Lee: PS 84 parent. Supports OSP for students. Would like to see the permanent work on OSP Berry Street completed soon.

Ms. Solveig Entwiele: Lives at South 3rd and Roeblling. Speed limit signs needs to be clearer.

Mr. Chris Wong: Lives at N7th and Havemeyer. Supports OSP.

Ms. Emily Chingay: Wants to see more loading zones and businesses. Start work asap.

Mr. Andrew Clark: Went to school at St. Stanislaw. Opposes Berry OSP. Does not want to see car users scapegoated.

Ms. Ryan Kuonen: Lives on Berry & Metropolitan. Barricades alone are not enough to make it safe. Budget is important to spend on Education and green infrastructure.

Ms. Meghan Canale: Supports starting improvements work sooner.

Nathan: Permanent infrastructure will make it safer. Didn't start biking until recently.

Ms. Kaylie Abner: Supports Berry OSP. Bi-directional lanes are useful for cyclists and pedestrians.

Mr. Salem Hilal: Lives at 80 Meserole. Was hit at Driggs and Broadway. Midblock crossings make it safer for pedestrians.

Ms. Rachel Despeaux: Business owner on Bedford Slip. Pedestrian area is co-opted by vendors. Cautioned against a quick move extend OSP to Bedford Slip.

Mr. Yefim Vedernikoff: Lives at Graham and Metropolitan. Walks to gym at N14th. Wants to extend to the OSP from North 12th Street to Lorimer Street.

Mr. Ben Huff: NYC City Planning. Resident of CB1. Has seen evolution of Berry. Programming has been

great. Supports removal of parking on Berry.

Mr. Vincent Valdmanis: Lives near Greenpoint Library. Sees broad use of Berry especially with kids.

Supports direction reversal.

Mr. Lars Steffen: Supports OSP.

Mr. Edward Joseph: Lives on Berry. Formally lived on Nassau. Roads and activity are quieter and have dropped to a calmer level. Does not have problems finding parking. There is a better sense of community with OSP.

Ms. Alayna Abel: Supports OSP on Berry. Feels safer using businesses close to Berry. Wants work to start ASAP.

Mr. Kevin LaCherra: Heard many people saying in the meeting that the Berry OSP have added to our sense of community.

Mr. Zander Berzinsky: Concerned with Bedford Slip and opposes the closure. Noted that all streets have sidewalks which offer plenty of space. This is NYC and should not imitate the very different urban dynamics of Europe.

Doesn't understand the

Ms. Lydia Korchow: Where are the Environmental Impact Statements. Emergency vehicles have problems.

KYLE: we do traffic modeling and counts and due diligence.

Mr. Jeremy Hinsdale: Lives on McGolrick. Supports extension to Bankers Anchor. OSP is a vision of the future. 1.6% of streets are open streets which is not a significant impact on road use.

2. **Old Business.**

Mr. Paul Kelterborn asked about followup studies based on letters sent by the board.

Mr. Bruzaitis stated that he would follow up with look back through old reports and follow up with DOT.

Mr. William Vega restated his concern that Graham & Jackson and Jackson & Woodpoint still do not meet the warrants for a stop control. He also stated that a viewer asked about Leonard & Skillman stop sign that the committee had voted to ask for a study.

Mr. Bruzaitis stated that he would follow up with Borough Commissioner Bray who had reached out to him after the decision was published. As for Skillman, Mr. Bruzaitis will follow up with DOT to see what the status is.

Bronwyn Breitner inquired about the shortsighted warrant evaluation at DOT and hoped to have elected officials come thru for a strategy meeting.

Mr. Bruzaitis noted that this has long been a concern of his and stated that he would schedule it for early in 2023.

Mr. Kevin LaCherra asked about Meeker completion.

Mr. Bruzaitis stated that he has asked DOT to appear in early 2023 to discuss the status of Meeker.

Ms. Katie Denny Horowitz renewed her street safety concern for the Under the K Bridge Park.

Mr. Bruzaitis stated that once the 94th Precinct organizes its new command he would add it to a future committee agenda.

Ms. Ryan Kuonen inquired about 2023 district needs and future budget discussions. She also mentioned Trader Joe's is still having safety conflicts.

Mr. Bruzaitis stated that there will be a separate district needs meeting in 2023 for the next budget and that the safety concerns around Trader Joes are being looked at right now, but he will follow up.

Mr. Elliot Drabble: Reminded the committee that he was the one who brought the proposal to the committee in October of 2021.

3. **New Business.**

Mr. Kevin LaCherra announced a new street safety campaign for Commercial Street.

Mr. Guillaume Rischard: The north end of Manhattan Ave. has had work completed by DOT recently and yet the painting of the crosswalks etc has not been completed. When would that be done?

Mr. Bruzaitis will follow up with DOT for an update.

Mr. Vefim Vedernikoff asked about the process for getting stop signs on Leonard St from Metropolitan Ave to Grand Street, particularly by the Library.

Mr. Bruzaitis asked Mr. Vedernikoff to submit the request formally through the DOT portal and send the response number to the board office. The committee will take the item up at a near future committee meeting.

There was a closing discussion about in-person vs. live-stream meetings going forward. Mr. Bruzaitis noted that in-person will resume at some time, however there are issues with finding venues. He is not opposed to a hybrid, or at least having the meeting streamed.



BERRY OPEN STREET

Community Board 1 Update - 11/15/2022



EFFORTS TO DATE

Emergency response program – May ‘20 to May ‘21

- Open Streets across North Brooklyn as an emergency response program during COVID-19 pandemic
- Launched with NYPD managed, then shifted to community partner managed model by North Brooklyn Open Streets Community Coalition

Permanent Open Streets – May ‘21 to present

- 2021 Local Law 55 made Open Streets permanent program in NYC
- As part of the legislation, DOT is required to evaluate existing Open Streets to determine whether any such Open Streets could benefit from additional traffic calming measures and streetscape elements.

Community engagement – Dec ‘20 to present

- Feedback survey – winter ‘21, 2,000+ responses
- Merchant survey – winter ‘21 40 responses
- Visioning workshop – winter ‘21 200+ attendees
- Community Board 1 presentations – multiples times since Dec. 2020
- In Person Design workshop – May 14, 2022
- On site meeting w/ business stakeholders re: truck loading – June ‘22

Inter-agency Coordination - Ongoing

- Regular check ins with NYPD, FDNY, and other emergency service partners
- Working to operationalize Open Streets into wider city ecosystem





Design Proposal Updates

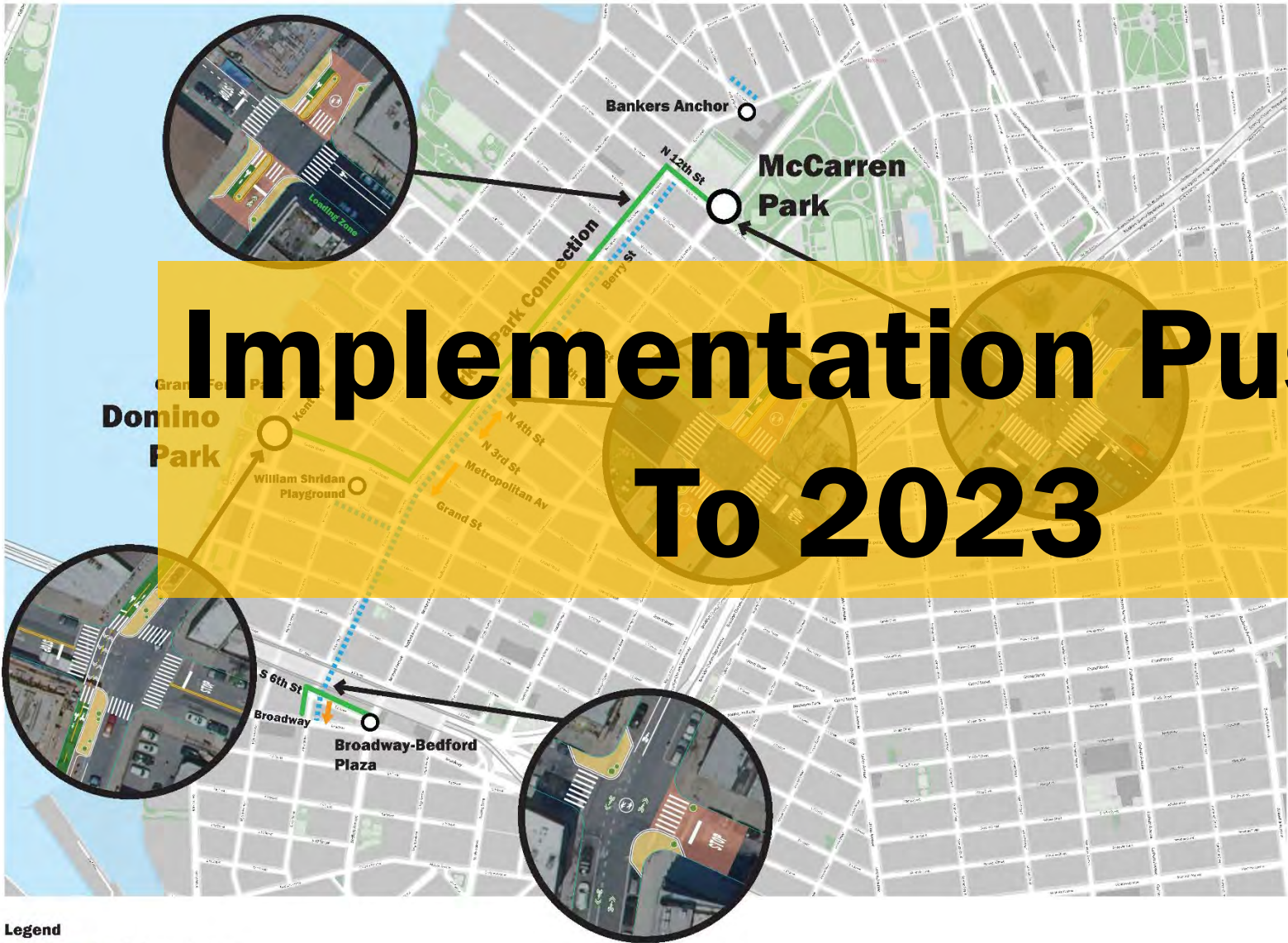
Project Proposal



- Legend**
- 2022 Focus Corridors
 - Open Streets
 - Potential Traffic Flow Change



Project Proposal



- Legend**
- 2022 Focus Corridors
 - Open Streets
 - Potential Traffic Flow Change



New 2023 Proposal Features

- **Continue to refine design proposal based on community feedback**
- **Extend proposal scope to include blocks between N 12 and N 15 Sts, connecting to Banker's Anchor**
- **Include public space proposal for Banker's Anchor (N 15 St)**
- **Add mid-block traffic calming on strategic blocks**
- **Increased amenities, such as bike corrals and planters**

NEXT STEPS

Winter 22-23

- Host an in person community workshop for final feedback and ideas w/ specific invites to Berry residents + businesses, and nearby IBZ, Community Board 1, NYPD 90/94 Precincts, local organizations, & past workshop attendees
- Finalize design proposal
- Presentation to CB 1
- Coordinate implementation details, including a phased approach for entire project

Spring/Summer '23

- Street improvement project implementation, phase 1 (limits TBD)
- Ongoing evaluation and public survey





THANK YOU!

Email openstreets@dot.nyc.gov with any questions or to provide further feedback

WELCOME TO GREENPOINT AVENUE OPEN STREET

OPEN 11AM - 6PM SATURDAY & SUNDAYS

Through November 6th, 2022

5 MPH LOCAL TRAFFIC ONLY

PEDESTRIANS HAVE RIGHT OF WAY

This **NEW** open street prioritizes pedestrians and cyclists to create a more vibrant and accessible entrance to WNYC Transmitter Park. Learn more & get involved: www.nbkparks.org



**NORTH
BROOKLYN
PARKS
ALLIANCE**

**NORTH BROOKLYN
OPEN STREETS
COMMUNITY COALITION**









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NORTH BROOKLYN PARKS ALLIANCE NORTH BROOKLYN OPEN STREET COMMUNITY COALITION NEW YORK CITY DOT

BANKER'S ANCHOR



BANKER'S ANCHOR

It's roughly 5,000 square feet (.16 acres). Currently an Open Street on weekends since May 2022, Banker's Anchor has become a beloved community space for events and informal meet-ups.



BANKER'S ANCHOR

This community space has hosted over 25 events in its first season. From Greencycle Swaps and Harm Reduction Giveaways to Lot Radio Record Fairs and Color Lessons Presents: Juneteenth Block Party to Bindlestiff Family Cirkus and Street Clean Ups.



Staples Junior Singers



Bindlestiff Family Cirkus



Shalom New York's
Friendsgiving Event



The Lot Radio's
Fourth of July Event



BERRY OPEN STREET

“Safe Passage” for all from
the Williamsburg Bridge... to school... to work...
to businesses... & to McCarren Park.

Who We Are:

North Brooklyn Open Streets Community Coalition

Since 2020, we are a group of neighbors working together to support and improve the Open Streets in our Community.

What We Do:

- Support through maintenance and monthly cleanups.
- Organize events with community partners and businesses.
- Work to understand our diverse community needs and gather ideas to help shape the future of Berry Open Street.
- Advocate for a better Berry Open Street for all.

Why we do it:

We care about our neighborhood and want to see it a happier, more livable and safer place to live. We can bring our neighborhood together by rethinking how we use our public space.

Our Primary Partners:

- NYC DOT
- Beta NYC
- North Brooklyn Parks Alliance
- Horticultural Society of NY Clean-Up Corps
- Transportation Alternatives
- NBK Mutual Aid



100+ Volunteers
6 to 65 years old
Many live on Berry
2.6k+ Petition Signers



BERRY OPEN STREET

We held many events in 2022 that brought community and the DOT together.



Earth Day Celebration with Partners:

McCarren Park Demonstration Garden

NBK Transportation Alternatives

No NBK Pipeline Coalition

Bindlestiff Family Cirkus

NBK Little Gallery

DOT Public Design Workshop with Partners:

NYC DOT

NBK Mutual Aid

NBK Book Squad

Events featuring thousands of neighbors, volunteers, & community groups.



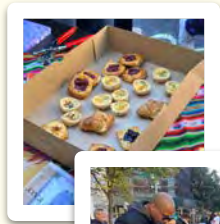
Bindlestiff Family Cirkus with Partners:

<i>PS 84</i>	<i>NBK Parks Alliance</i>	<i>McCarren Park Play Center</i>
<i>NYC DOT</i>	<i>Banker's Anchor</i>	<i>Council Member Jennifer Gutiérrez</i>
<i>NBK Book Squad</i>	<i>Make McGuinness Safe</i>	<i>State Assembly Member Emily Gallagher</i>
<i>Caffe Valencia</i>	<i>Bindlestiff Family Cirkus</i>	<i>State Senator Julia Salazar</i>
<i>Bedford Slip</i>	<i>NBK Mutual Aid</i>	<i>McCarren Park Demo Garden</i>
<i>Friends of Haiti</i>	<i>NYC Parks</i>	

Little Amal Walks with Partners:

<i>El Puente</i>	<i>Bindlestiff Family Cirkus</i>
<i>Streb Art Space</i>	<i>Walk with Amal</i>

We learned from each other & fortified a stronger community.



Berry Spooky Halloween with Partners:

Mi Escuelita

Brooklyn Public Library

Friends of Haiti New York

Oslo Coffee

Diner

Marlow & Sons

Council Member Jennifer Gutiérrez

State Assembly Member Emily Gallagher

Y.M. & Y.M.H.A. of Williamsburg Headstart

Dog Days on Berry with Partners:

Northside Veterinary Clinic

Badass Animal Rescue

Dogs of McGolrick Park

McCarren Park Dog Allies

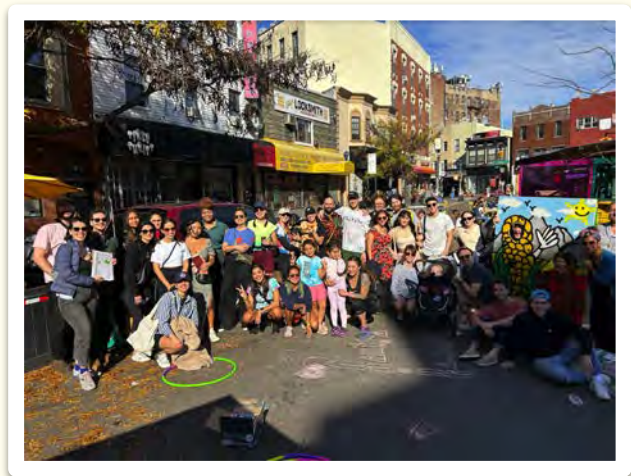
Small Door Vet

Dog Spotted

Buddy's Dog Den

BERRY OPEN STREET

We picked up trash, repaired barriers, & made a lot of friends along the way.



Monthly Cleanups featuring:

Community Outreach

Trash Cleanup

Business Outreach

Turkey Trot with Partners:

Transportation Alternatives

NBK Parks Alliance

Vital Climbing Gym

Caffe Valencia

Awoke Vintage

Black Seed Bagel

The Lot Radio

Forma Pasta

The Sill

Wasabi

Greenpoint

Tired Thrift

Bedford Slip

Bankers Anchor

Open Plans

BERRY OPEN STREET

BERRY OPEN STREET

Thank you





COMMUNITY BOARD No. 1

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BROOKLYN BOROUGH PRESIDENT



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DEL TEAGUE
SECOND VICE-CHAIRPERSON

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CHAIRPERSON

VACANT
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

November 17, 2022

COMMITTEE REPORT Board Budget Committee

TO: Chairperson Fuller CB1 Board Members

FROM: Maria Viera, Committee Chair

RE: Board Budget Committee Report for October 20, 2022

The Committee met in the Evening of October 20, 2022, at, 6:30 PM Via WEBEX

ATTENDANCE

Members present: Maria Viera, Chair; Giovanni D'Amato; Janice Peterson; David Heimlich;

Members Absent: Del Teague; Julia Amanda Foster; Phil Caponegro

The Committee met to review the June 30th reconciliation for the close out of the FY 22 Board budget, and review the FY23 expenditures through September 30th.

This year's budget closed out with an unspent balance of \$166. The unspent funds were attributed to a payment due to the temp agency contracted for an office assistant during the months of May and June. The temp agency was not paid the last invoice during the close out period as they were late in submitting the claim. The temp agency sent the invoice after July 30th, which, according to OMB, was past their deadline for charging the expense to FY22. A request for extension was made to OMB to keep the expense within the fiscal year, however the extension was denied. Instead, a no cost extension to roll the expense into the FY23 budget was granted.

The FY 23 budget allocation for CB1 is \$76,848. This includes rent, heat and electricity. The total amount budgeted for office maintenance and supplies is \$11,371. Currently, the budget has been underspent, (\$66 to date as of 10/22). In order to process payment requisitions via the Mayor's Office of Contract Services (MOCS) PASSPort online portal, there must be two

approved signatories. Up to the present time, there's only one approved signatory, Johana who is the assistant DM. A district manager and/or assistant DM has to be identified soon in order to make timely phone, internet and other contracted services payments.

On a different note, questions were raised regarding access to and monitoring of the Board personnel budget. The Budget Committee expressed interest in having access to the personal budget for transparency and purposeful input.

Another matter was the suggestion of nominating Johana Pulgarin as interim DM as she is currently fulfilling the role. The Board must make a swift decision on next steps, as although she is filling the vacancy and executing the responsibilities, she is not receiving the correct compensation. In addition, she cannot fully execute, for example make payments, as she does not have access to the afore mentioned contracted services accounts.



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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COUNCILMEMBER, 34th CD

December 6, 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 November 28, 2022

The SLA Review & DCWP Committee met at Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Avenue) at 6:30 pm on November 28, 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; Daly; Sofer; Foster; Miceli
Absent: Bruzaitis; Cohen* (*Non-Board member)

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) Applicant did not appear. The committee recommends **Denial**.

2. 88 South 8 Th Street Inc., dba TBD, 50 Norman Avenue & 95 Guernsey Street, (New Application & Temporary Retail Permit, wine, beer, cider, rest) Applicant requests **Postponement**.
3. 104 South 4th Inc., Current: Randolph Beer; Proposed; keg & Lantern Brewing, 104 South 4th Street, (Alteration, liquor, wine, beer, cider, rest brewer) Committee recommends **Approval**.
4. 120 Franklin Street LLC, dba The Mallard Drake, 43 Franklin Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern) Applicant requests **Postponement**.
5. 702 Grand Street Restaurant Corp, dba Ammazzacaffe, 702 Grand Street, (Corporate Change, liquor, wine, beer, cider, rest) The applicant did not appear. Committee recommends **Denial**.
6. 1118 Lorimer Cafe LLC, dba TBD, 148 Noble Street, (New Application, and Temporary Retail Permit, wine, beer, cider, bar/tavern) Applicant requests **Postponement**.
7. Ammazza corp, dba Ammazzacaffe, 702 Grand Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, rest) No appearance by the applicant. Committee recommends **Denial**.
8. Bushwick Beer Garden LLC, dba Rebel Cafe & Garden, 2 Knickerbocker Avenue, (Corporate Change, liquor, wine, beer, cider, rest) The applicant did not appear. The Committee recommends **Denial**.
9. Lorimer Gourmet 485 Corp Inc., dba Enzo Bruni La Pizza Gourmet, 485 Lorimer Street, (New Application, wine, beer, cider, rest) The applicant did not appear. The committee recommends **Denial**.
10. Lond Restaurant Corp, dba Medeline's, 113 Franklin Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, rest) Applicant requests **Postponement**.
11. Misipasta LLC, dba TBD, 46 Grand Street, (New Application, liquor, wine, beer, cider, cafe, bar) Committee recommends **Approval**.
12. Nealtican Deli Grocery Corp., 1225 Flushing Avenue, (Corporate Change, wine, beer, cider, rest) The Applicant did not appear. The committee recommends **Denial**.

13. Parting Glass Hospitality LLC, dba TBD, 80 Franklin Street, (New Application, liquor, wine, beer, cider, rest) Committee recommends **Approval with signed stipulations: No Outdoor Space and No Rooftop.**
14. Pirate Studios LLC, 110 Scott Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern) Applicant requests **Postponement.**
15. Radio Gaga LLC, dba TBD, 13 Greenpoint Avenue, (New Application, liquor, wine, beer, cider, rest) Applicant requests **Postponement.**
16. Selamat Pagi LLC, dba The Buttery, 152 Driggs Avenue, (Corporate Change, liquor, wine, beer, cider, rest) Applicant requests **Postponement.**
17. The Deed Next Door, 14-16 Grattan Street, (New Application and Temporary Retail Permit, (Liquor, wine, beer, cider) The applicant did not appear. Committee recommends **Denial.**

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)



COMMUNITY BOARD No. 1

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HON. ANTONIO REYNOSO
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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

December 12, 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 December 6, 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. 3 Times 483 Inc., dba 3 times, 483 Grand Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, rest) Applicant did not appear. 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: 27"Yes", 0"No", 0"Abstentions"
2. 88 South 8 Th Street Inc., dba TBD, 50 Norman Avenue & 95 Guernsey Street, (New Application & 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: 27"Yes", 0"No", 0"Abstentions"

3. 104 South 4th Inc., Current: Randolph Beer; Proposed; keg & Lantern Brewing, 104 South 4th Street, (Alteration, liquor, wine, beer, cider, rest brewer) 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: 27“Yes”, 0 “No”,0“Abstentions”
4. 120 Franklin Street LLC, dba The Mallard Drake, 43 Franklin Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern) Applicant requests **Postponement**.
The board members voted to support the recommendation to POSTPONE the Application. The vote was: 27"Yes", 0"No", 0"Abstentions”
5. 702 Grand Street Restaurant Corp, dba Ammazzacaffe, 702 Grand Street, (Corporate Change, liquor, wine, beer, cider, rest) The applicant did not appear. Committee recommends **Denial**.
The board members voted to support the recommendation to DENY the application. The Vote was: 27“Yes”, 0“No”, 0“Abstentions”
6. 1118 Lorimer Cafe LLC, dba TBD, 148 Noble Street, (New Application, and Temporary Retail Permit, wine, beer, cider, bar/tavern) Applicant requested **Postponement**.
The board members voted to support the recommendation to POSTPONE the Application. The vote was: 27"Yes", 0"No", 0"Abstentions”
7. Ammazza corp, dba Ammazzacaffe, 702 Grand Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, rest) No appearance by the applicant. Committee recommends **Denial**.
The board members voted to support the recommendation to DENY the application. The Vote was: 27“Yes”, 0“No”, 0“Abstentions”
8. Bushwick Beer Garden LLC, dba Rebel Cafe & Garden, 2 Knickerbocker Avenue, (Corporate Change, liquor, wine, beer, cider, rest) The applicant did not appear. The Committee recommends **Denial**
The board members voted to support the recommendation to DENY the application. The Vote was: 27“Yes”, 0“No”, 0“Abstentions”
9. Lorimer Gourmet 485 Corp Inc., dba Enzo Bruni La Pizza Gourmet, 485 Lorimer Street, (New Application, wine, beer, cider, rest) The applicant did not appear. The committee recommends **Denial**.
The board members voted to support the recommendation to DENY the application. The Vote was: 27“Yes”, 0“No”, 0“Abstentions”
10. Lond Restaurant Corp, dba Medeline’s, 113 Franklin Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, rest) Applicant requests **Postponement**.
The board members voted to support the recommendation to POSTPONE the

Application. The vote was: 27"Yes", 0"No", 0"Abstentions"

11. Misipasta LLC, dba TBD, 46 Grand Street, (New Application, liquor, wine, beer, cider, cafe, bar) 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: 27"Yes", 0 "No",0"Abstentions"
12. Nealtican Deli Grocery Corp., 1225 Flushing Avenue, (Corporate Change, wine, beer, cider, rest) The Applicant did not appear. The committee recommends **Denial**.
The board members voted to support the recommendation to DENY the application.
The Vote was: 27"Yes", 0"No", 0"Abstentions"
13. Parting Glass Hospitality LLC, dba TBD, 80 Franklin Street, (New Application, liquor, wine, beer, cider, rest) Committee recommends **Approval with signed stipulations: No Outdoor Space and No Rooftop**.
The Committee voted unanimously to APPROVE the application with Conditions: **with signed stipulations: No Outdoor Space and No Rooftop**.
The board members voted to support the recommendation to APPROVE the application with conditions: **with signed stipulations: No Outdoor Space and No Rooftop**.
The Vote was: 27"Yes", 0 "No",0"Abstentions"
14. Pirate Studios LLC, 110 Scott Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern) Applicant requests **Postponement**.
The board members voted to support the recommendation to POSTPONE the Application.
The vote was: 27"Yes", 0"No", 0"Abstentions"
15. Radio Gaga LLC, dba TBD, 13 Greenpoint Avenue, (New Application, liquor, wine, beer, cider, rest) Applicant requests **Postponement**.
The board members voted to support the recommendation to POSTPONE the Application. The vote was: 27"Yes", 0"No", 0"Abstentions"
16. Selamat Pagi LLC, dba The Buttery, 152 Driggs Avenue, (Corporate Change, liquor, wine, beer, cider, rest) Applicant requests **Postponement**.
The board members voted to support the recommendation to POSTPONE the Application. The vote was: 27"Yes", 0"No", 0"Abstentions"
17. The Deed Next Door, 14-16 Grattan Street, (New Application and Temporary Retail Permit, (Liquor, wine, beer, cider) The applicant did not appear. Committee recommends **Denial**.
The board members voted to support the recommendation to DENY the application.
The Vote was: 27"Yes", 0"No", 0"Abstentions"

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)

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

The board members voted to support APPROVAL OF THE RENEWALS.
The vote was as follows: 27"YES"; 0"NO"; 0"ABSTENTIONS".

PREVIOUSLY POSTPONED ITEMS:

1. A Corp to be Formed by Bernand Alex Torres, dba TBD, 78 Kingsland Avenue, (Musical or other entertainment with 600 or more patron capacity) The Committee

made the recommendations for the applicant to present at the next Full Board meeting on December 6, 2022) **Applicant withdrew the application.**

2. 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) 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: 27“Yes”, 0 “No”,0“Abstentions”

3. Akifume Miyazono, dba TBD, 50 Norman Avenue & 95 Guernsey Street, (New Application and Temporary Retail Permit, wine, beer, cider, rest) **Applicant withdrew the application.**

4. K& L Cuisines LLC, dba TBD, 265 Graham Avenue, (New Application, 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: 27“Yes”, 0 “No”,0“Abstentions”

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

WHEN: Thursday, January 5, 2022
TIME: 6:30 PM (Meeting will end at 9:00 PM)
WHERE: Swinging Sixties Senior Center
211 Ainslie Street
(Corner of Manhattan Avenue)

Working for a Better Williamsburg-Greenpoint.

Sincerely,



Dealice Fuller
Chairperson



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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

December 9, 2022

Mr. John V. Daly
Deputy Chief Inspector
Fire Department, City of New York
9 Metrotech Center
Brooklyn, NY 11201-3857

**RE: Fire Extinguishing Methodology for Battery Storage
System Proposed for 315 Berry Street
BIN: 3063345
BSA Cal. No.: 2020-88-BZ**

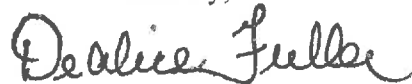
Dear Mr. Daly,

On December 2, 2022, Brooklyn Community Board #1 voted unanimously to request FDNY address grave concerns regarding the proposed Battery Storage System (BSS) that is being proposed for installation on the roof of a residential loft building located at 315 Berry Street in the Williamsburg section of Brooklyn. This resolution was a result of the board receiving a revised application and design, and hearing pleas from residents who live in this building. How will a fire from a system such as this be extinguished expeditiously while avoiding catastrophic consequences for residents and their homes that lie just beneath the proposed installation, and for firefighters? Attached are a few accounts of significant fires involving BSS installations that caused fatalities and injuries to firefighters. One of these incidents that occurred in Arizona took 5 days to extinguish. We ask FDNY to provide details on how a fire from a large scale Battery Storage System utilizing lithium ion batteries can be extinguished quickly and safely avoiding harm to residents and firefighters, and minimizing damage to the building. One of the top priorities of this board is to look out for the residents of the district including those who live at 315 Berry Street. Previously in April of 2021 the board voted against the applicant's special permit request citing safety concerns with the system, the structural integrity of the building and a breakdown in communication between the tenants, the landlord and MicroGrid Networks (the

system developer). Today the board remains deeply concerned about locating a powerful system on top of a residential building - as this has *never* been done elsewhere in New York City nor the entire country. Many building residents still feel severely threatened by this system if it were to fail and ignite a potentially uncontrollable fire. There have been recent reports in the media about hundreds of building fires taking place in New York City that were ignited by failed runaway battery cells. Many of these residents have lived in this building for decades raising children there. These residents and this board want to be assured that addressing a fire of this type in this location is not being underestimated in terms of the potential power and volatility of such a fire, the amount of water that will be need for extinguishing and other extinguishing methods including but not limited to, such as dry treatments and foam and their manual implementation vs automatic trigger, and quick access to the roof. In light of these serious concerns, we urge FDNY to respond to our request at its earliest convenience and provide a detailed response to these questions and concerns.

Working for a Safer Greenpoint-Williamsburg.

Sincerely,

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

Dealice Fuller
Chairperson

Cc: BSA Vice Chair Shampa Chanda
Council Member Gutiérrez
Assembly Member Emily Gallagher
Borough President Antonio Reynoso
Congresswoman Nydia Velazquez
NYC Dept of Climate & Environmental Justice
NYC Mayor's Office of Climate and Environmental Justice



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HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

December 9, 2022

Hon. Shampa Chanda, Vice Chair
Board of Standards and Appeals
22 Reade Street, Main Floor
New York, New York 10007

RE: BSA Cal. No.: 2020-88-BZ
Premises: 315 Berry Street
Block 2430, Lots 1 and 2
Brooklyn, New York

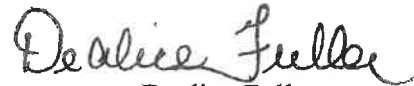
Dear Vice Chair Chanda and Members of the Board:

In April of 2021 the Brooklyn Community Board #1 voted against the applicant's special permit request to install an Electric Sub-Station (Battery Storage System) on the roof of a residential loft building located at 315 Berry Street in Williamsburg Brooklyn, where zoning does not allow this use, citing safety concerns with the system, the structural integrity of the building and a breakdown in communication between the tenants, the landlord and MicroGrid Networks (the system developer). On December 6, 2022, Brooklyn Community Board #1 voted unanimously to request FDNY address grave concerns regarding the Battery Storage System (BSS) that is being proposed for installation on the roof of a residential loft building located at 315 Berry Street. This resolution was a result of the board receiving a revised application and design from the applicants, and hearing pleas from residents who live in this building. Please see the attached letter from the board requesting FDNY respond to specific concerns expressed by the board and 315 Berry Street residents. Until an adequate response is received by Community Board #1 from FDNY, we request the Board of Standards and Appeals postpone their decision on this application. Currently, Community Board #1 has severe reservations about the safety of locating a large Battery Sub-Station on top of a residential building, an installation that has never been attempted anywhere in New York City nor the entire United States. Community Board #1 fully

embraces aggressive innovation in addressing adaptation to climate change and adherence to City and State climate laws. However, we do not support initiatives that could recklessly endanger residents, firefighters and homes. The estimated benefits to climate change initiatives and to the energy grid do not in any shape or form outweigh the safety of families, homes and our heroic first responders.

Working for a Safer Greenpoint-Williamsburg.

Sincerely,

A handwritten signature in black ink that reads "Dealice Fuller". The signature is fluid and cursive, with the first name "Dealice" and the last name "Fuller" clearly distinguishable.

Dealice Fuller
Chairperson

Cc: Council Member Gutiérrez
Assembly Member Emily Gallagher
Borough President Antonio Reynoso
Congresswoman Nydia Velazquez
NYC Dept of Climate & Environmental Justice
NYC Mayor's Office of Climate and Environmental Justice



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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

December 9, 2022

Mr. Gerald Pratt
Project Manager
NYSDEC
625 Broadway
Albany, NY 12233

**RE: 470 Kent Avenue
Brooklyn NY 11249**

Dear Mr. Pratt:

Please be advised that at the regular meeting of Community Board No.1 held on December 6, 2022, the board members voted to approve the submission of this comment to the NYS Department of Environmental Conservation regarding the brownfield cleanup program for 470 Kent Ave:

Noting the long past legacy of environmental health issues in the district, the developers and the agency must do its best to protect people's health.

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

Working for a Safer Greenpoint-Williamsburg.

Sincerely,

Dealice Fuller
Chairperson



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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

December 9, 2022

Mr. Bryce W. Wisemiller, Project Manager
U.S. Army Corps of Engineers New York District
Jacob K. Javits Federal Building, Room 17-401
c/o PSC Mail Center
26 Federal Plaza
New York, New York 10278

Dear Mr. Wisemiller:

On December 6, 2022, Brooklyn Community Board #1 voted unanimously to demand an extension of the Storm Risk Management Draft Integrated Feasibility Report and Tier 1 Environmental Impact Statement comment deadline at least 6 months to allow for proper community engagement and discussion, full comprehension and consideration of the plan specific to Newtown Creek and its environs, and to properly understand and consider the severe consequences of the preferred alternative plan to our district presented by the USACE. The current deadline is grossly inadequate for all of the purposes stated.

The tax-paying residents and businesses of Brooklyn Community Board #1 deserve to have a much more fair and just say about the future of their neighborhood and the enormous permanent impact this plan will have for future generations here.

Working for a Safer Greenpoint-Williamsburg.

Sincerely,

Dealice Fuller
Chairperson

Cc: Mayor Eric L. Adams
Borough President Antonio Reynoso
Council Member Jennifer Gutiérrez

Council Member Lincoln Restler
Assembly Member Maritza Davila
Assembly Member Emily Gallagher
Senator Brian Kavanagh
Senator Julia Salazar
Congresswoman Carolyn Maloney
Congresswoman Nydia Velazquez
NYC Mayor's Office of Climate and Environmental Justice



Community Board 1 Monthly Parks Update – December 2022

Become An NYC Lifeguard

Lifeguard tests kicked off December 2nd and continue at sites across the city. Please share the attached flyers with your networks as we recruit next years team for our beaches and pools.

Berry Street Playground at the CB1 Parks Committee

We're happy to announce that the new proposed design will be heading to Community Board 1's Parks & Waterfront Committee meeting next Monday, December 12th, at 6:30pm! If you can make it, please log into the meeting to see the new design and let us know any feedback before the design is finalized.

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.

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 be complete spring 2023.
- McGolrick Park Paths – construction of this phased project begin 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 May 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 – This project is currently in the design phase and will be presented to the Parks Committee on December 12th.
- Box Street Park – in design. Demolition of structures on site anticipated to begin after the relocation of the MTA Paratransit vehicles, Q1 2023.
- Bushwick Inlet Park: Motiva –construction estimated to begin fall 2022 and be complete fall 2023.
- Cooper Park Comfort station –construction estimated to begin fall 2022 and be complete fall 2023.
- 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.



NYC Parks



Join the team!

Become an NYC Parks lifeguard.

Spend your summer working outdoors at some of NYC's most iconic destinations—you'll help keep New Yorkers safe, make new friends, and get paid to do it!

AS A LIFEGUARD, YOU'LL:

- Play a critical role in making summer safe and fun at beaches and pools citywide
- Develop valuable leadership and communication skills
- Earn your NYC Parks lifeguard certification and learn CPR, first aid, and rescue techniques
- Have access to all of our city's indoor pools to strengthen your swimming skills



Scan here or visit
nyc.gov/parks/lifeguards
to sign up for the test.

HOW TO TRY OUT

All potential lifeguards must pass the Lifeguard Qualifying Test, which includes a vision and swim exam. Exams begin in December. To qualify, you must:

- Be at least 16 years of age by the start of employment.
- Have at least 20/30 vision in one eye and 20/40 in the other—without corrective lenses. Glasses and contact lenses may not be worn during the eye exam.
- Be able to swim 50 yards in at least 35 seconds, with proper form.



NYC Parks