



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
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SONIA IGLESIAS
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PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

SLA Application Review Form

May 15, 2025

Chair Lily M. Fan
NYSLA
80 S. Swan Street
Albany, New York 12210-8002

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on May 13, 2025, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The board Members voted to **APPROVE** the following Application:

Establishment Name	Address	License Type	Board Vote
Amant Café LLC and 312 Maujer Management LLC as Mgr	312 Maujer Street	New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest	39 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Wednesday, May 28, 2025

Time: 6:30 PM

Location: Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Ave.)
Brooklyn, NY 11211

Submitted by:

Dealice Fuller
Chairperson



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Establishment Name	Address	License Type	Board Vote
Bogart House LLC, DBA Bogart House	230 Bogart St., 3rd Floor & Rooftop	Alteration, Liquor, Wine, Beer & Cider, Catering	39 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
Davis and Devore Group LLC, DBA Teddy's Bar & Grill	96 Berry Street	Class Change, Method of Operation, Liquor, Wine, Beer & Cider, Rest	39 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
Dingxiang Inc	172 North 1st Street AKA 191 Grand Street	Class Change, Liquor, Wine, Beer & Cider, Rest.	39 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
Dog Ppl Bklyn LLC	2 Berry Street	New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern	39 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
Dolly's Swing & Dive LLC	146 Wythe Avenue	Removal, Liquor, Wine, Beer & Cider, Bar/Tavern	39 YES; 0 NO; 0 Abstentions

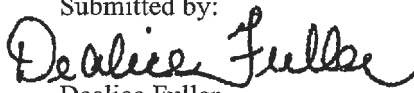
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Establishment Name	Address	License Type	Board Vote
Falu House LLC, DBA Falu House Scandinavian Deli	4 Norman Avenue	New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest	39 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
Golden & Kui Inc	121 Greenpoint Avenue	New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest.	39 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
GPP Hospitality LLC, DBA Greenpoint Public House	623 Manhattan Avenue	New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Tavern.	39 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
Graham Avenue Inc, DBA Mothers Seafood & More	59 Graham Avenue	New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest.	39 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
Guerrero Deli Café Inc	657 Flushing Avenue	New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest.	39 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
Haricot Vert LLC	119 North 1st Street	New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern	39 YES; 0 NO; 0 Abstentions

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Hummus Market LLC	361 Graham Avenue	New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest	39 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
Malavita Worldwide LLC, DBA Malavita	614 Manhattan Avenue	New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest.	39 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Wednesday, May 28, 2025

Time: 6:30 PM

Location: Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Ave.)
Brooklyn, NY 11211

Submitted by:

Dealice Fuller
Chairperson



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

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THIRD VICE-CHAIRPERSON

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DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

SLA Application Review Form

May 15, 2025

Chair Lily M. Fan
NYSLA
80 S. Swan Street
Albany, New York 12210-8002

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on May 13, 2025, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The board Members voted to **DENY (Applicant did not show)** the following Application:

Establishment Name	Address	License Type	Board Vote
Manich Brothers LLC, DBA El Born	651 Manhattan Avenue	Alteration, Liquor, Wine, Beer & Cider, Rest	39 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

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Establishment Name	Address	License Type	Board Vote
Martial Base Hospitality LLC	79 North 11th Street	New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest.	39 YES; 0 NO; 0 Abstentions

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Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on May 13, 2025, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The board Members voted to **DENY (1,600 petitions have been received in opposition to this applicant)** the following Application:

Establishment Name	Address	License Type	Board Vote
Naked Tomato Brooklyn LLC	476 Kent Avenue	New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest.	39 YES; 0 NO; 0 Abstentions

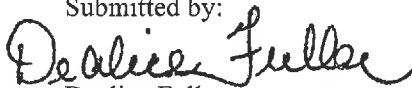
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Establishment Name	Address	License Type	Board Vote
Partea XP WB LLC, DBA Partea NYC XP - Williamsburg	296 Bedford Avenue	New Application and Temporary Retail Permit, Beer & Cider, Bar/Tavern	39 YES; 0 NO; 0 Abstentions

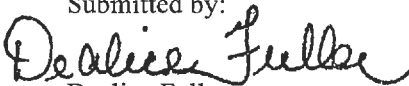
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Establishment Name	Address	License Type	Board Vote
Pintxo Trading Co LLC, DBA Bar Basseri	225 Kent Avenue	New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest.	39 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
RM101 Corp	101 Bogart Street	New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest.	39 YES; 0 NO; 0 Abstentions

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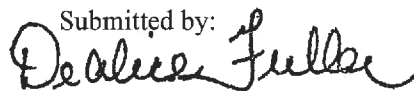
Establishment Name	Address	License Type	Board Vote
Selvatore Market Place Inc	336 McGuinness Blvd.	New Application and Temporary Retail Permit, Wine, Beer & Cider	39 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
Sivar Corp, DBA Limosneros	366 Union Avenue	New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest.	39 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
The Little Bookshop LLC	239 Bushwick Avenue	New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/tavern	39 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
The Nest Williamsburg LLC, DBA The Nest / The Nest Local Flavor	171 North 3rd Street	New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest.	39 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
Tiny Omakase LLC, DBA U Omakase	173 Greenpoint Avenue	New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest.	39 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
Tribicha Inc, DBA Pies "N" Thighs	166 South 4th Street	Corporate Change, Liquor, Wine, Beer & Cider, Rest.	39 YES; 0 NO; 0 Abstentions

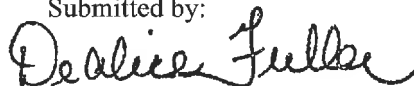
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Establishment Name	Address	License Type	Board Vote
TVC15 LLC, DBA Gabriela	90 Wythe Avenue	Method of Operation, Liquor, Wine, Beer & Cider, Bar/Tavern	39 YES; 0 NO; 0 Abstentions

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THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

SLA Application Review Form

May 15, 2025

Chair Lily M. Fan
NYSLA
80 S. Swan Street
Albany, New York 12210-8002

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on May 13, 2025, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The board Members voted to **APPROVE** the following Application:

Establishment Name	Address	License Type	Board Vote
Vende Humoo LLC	620 Manhattan Avenue	New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest.	39 YES; 0 NO; 0 Abstentions


Next SLA Review & DCA Committee Meeting:

Date: Wednesday, May 28, 2025

Time: 6:30 PM

Location: Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Ave.)
Brooklyn, NY 11211

Submitted by:


Dealice Fuller
Chairperson



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

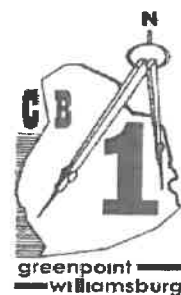
PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

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May 15, 2025

Chair Lily M. Fan
NYSLA
80 S. Swan Street
Albany, New York 12210-8002

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on May 13, 2025, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The board Members voted to **POSTPONE (Applicant requested postponement)** the following Application:

Establishment Name	Address	License Type	Board Vote
Vivae Corp, DBA Mistico Fusion Cuisine	1059 Flushing Avenue	New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest.	39 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Wednesday, May 28, 2025

Time: 6:30 PM

Location: Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Ave.)
Brooklyn, NY 11211

Submitted by:

Dealice Fuller
Chairperson



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May 15, 2025

Chair Lily M. Fan
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Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on May 13, 2025, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The board Members voted to **APPROVE** the following Application:

Establishment Name	Address	License Type	Board Vote
Wangsaroj Inc, DBA Boon Thai	681 Manhattan Avenue	New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest.	39 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Wednesday, May 28, 2025

Time: 6:30 PM

Location: Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Ave.)
Brooklyn, NY 11211

Submitted by:

Dealice Fuller
Chairperson



COMMUNITY BOARD No. 1

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May 15, 2025

Chair Lily M. Fan
NYSLA
80 S. Swan Street
Albany, New York 12210-8002

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on May 13, 2025, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The board Members voted to **APPROVE** the following Application:

Establishment Name	Address	License Type	Board Vote
YHG Hospitality Inc, DBA The Breeze	595 Manhattan Avenue	Method of Operation, Liquor, Wine, Beer & Cider, Rest	39 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Wednesday, May 28, 2025

Time: 6:30 PM

Location: Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Ave.)
Brooklyn, NY 11211

Submitted by:

Dealice Fuller
Chairperson



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SLA Application Review Form

May 15, 2025

Chair Lily M. Fan
NYSLA
80 S. Swan Street
Albany, New York 12210-8002

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on May 13, 2025, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The board Members voted to **DENY (Applicant did not show)** the following Application:

Establishment Name	Address	License Type	Board Vote
Trisha Deli Inc, DBA Pending	255 Greenpoint Avenue	New Application and Temporary Retail Permit, Beer & Cider, Delicatessen	39 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Wednesday, May 28, 2025

Time: 6:30 PM

Location: Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Ave.)
Brooklyn, NY 11211

Submitted by:

Dealice Fuller
Chairperson



COMMUNITY BOARD No. 1

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May 15, 2025

Chair Lily M. Fan
NYSLA
80 S. Swan Street
Albany, New York 12210-8002

RE: Liquor Licenses RENEWALS

Dear Chair Fan:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on May 13, 2025, the board members reviewed the SLA Review & DCA Committee Report (attached), and the various recommendations made. Below are the actions taken:

LIQUOR LICENSES:

RENEWAL

1. 462 Union Avenue Bar LLC, DBA Macri Park, 462 Union Ave., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
2. 600 Metropolitan Corp, DBA The Alligator Lounge, 600 Metropolitan Ave., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
3. Brooklyn Art Haus LLC, DBA The Mouth, 20-26 Marcy Ave., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
4. Brooklynbaca LLC, DBA Best Pizza, 33 Havemeyer St., (Renewal, Wine, Beer & Cider, Rest)
5. Carrie's Hospitality LLC, DBA Elder Greene, 160 Franklin Street AKA 87 Kent Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
6. Chai Szechuan House Inc, DBA Pusu, 318 Bedford Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
7. Clocruz Inc, DBA Clo Café, 39 Bushwick Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)

8. Ebie Corp, 617 Grand St., (Renewal, Liquor, Wine, Beer & Cider, Rest)
9. Egg Shop of Williamsburg LLC, DBA Egg Shop, 138 North 8th St., (Renewal, Liquor, Wine, Beer & Cider, Rest)
10. F-C LLC, DBA Chez Ma Tante, 90 Calyer St., (Renewal, Liquor, Wine, Beer & Cider, Rest)
11. Green Bottle LLC, DBA Broken Land, 105 Franklin St., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
12. Jajaja Williamsburg LLC, DBA Jajaja Plantas Mexicanas, 119 Kent Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
13. Life's a Pink Beach Corp, DBA Fiction, 308 Hooper St., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
14. Nitchawk Brooklyn LLC, DBA Nitchawk Cinema, 136 Metropolitan Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
15. Ok Williamsburg LLC, DBA Kru, 190 North 14th St., (Renewal, Liquor, Wine, Beer & Cider, Rest)
16. Orephans Inc, DBA Ore Bar, 277 Graham Ave., (Renewal, Liquor, Wine, Beer & Cider)
17. Pizzati LTD, DBA Surf Bar, 139 North 6th St., (Renewal, Liquor, Wine, Beer & Cider, Rest)
18. Red House BK LLC, DBA Kings Co Imperial, 20 Skillman Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
19. South of Heaven LLC, DBA Diamond Lil, 179 Nassau Ave., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
20. Sushi Nozawa NYC LLC, DBA Sugarfish, 157 Wythe Ave., (Renewal, Wine, Beer & Cider, Rest)
21. Viva DR Corp, DBA Viva Toro, 987 Grand St., (Renewal, Liquor, Wine, Beer & Cider, Rest)

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 the **APPROVAL** of all Renewal applications.

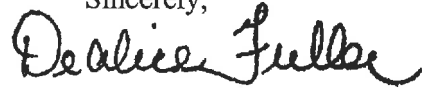
The Vote was: 39 "YES"; 0 "NO"; 0 "Abstentions".

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

WHEN: Wednesday, May 28, 2025
TIME: 6:30 PM
WHERE: Swinging Sixties Senior Center.
211 Ainslie St.
(Corner of Manhattan Ave.)
Brooklyn, NY. 11211

Working for a Better Williamsburg-Greenpoint.

Sincerely,

A handwritten signature in black ink that reads "Dealice Fuller". The signature is written in a cursive style with a large, looped "D" and a long, sweeping "F".

Dealice Fuller
Chairperson



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

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COUNCILMEMBER, 34th CD

May 14, 2025

Chair Lily M. Fan
NYSLA
80 S. Swan Street
Albany, New York 12210-8002

RE: Sidewalk Application – Frozen Banana LLC, d/b/a Palace, 206 Nassau Avenue

Dear Chair Fan:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on May 13, 2025, the Board members reviewed the sidewalk café applications listed at the public hearing. The Board took into consideration several emails received in opposition to the application submitted by Frozen Banana LLC, d/b/a, located at 206 Nassau Avenue.

Following discussion, the Board voted to approve the application on the condition that the owner agrees to close the sidewalk café by 10:00 P.M. The applicant, who was present at the meeting, agreed to this condition and further committed to putting away all tables and chairs by 10:00 P.M.

SIDEWALK CAFÉ: *Frozen Banana LLC, DBA Palace, 206 Nassau Avenue – Sidewalk*

The Vote was: 23 “YES”; 13 “NO”; 1 “Abstentions”; 1 “Recusal”.

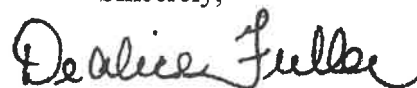
The next meeting of the SLA Review & DCA Committee is scheduled as follows:

WHEN: Wednesday, May 28, 2025
TIME: 6:30 PM
WHERE: Swinging Sixties Senior Center.

**211 Ainslie St.
(Corner of Manhattan Ave.)
Brooklyn, NY. 11211**

Working for a Better Williamsburg-Greenpoint.

Sincerely,

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

Dealice Fuller
Chairperson



COMMUNITY BOARD No. 1

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COUNCILMEMBER, 34th CD

May 14, 2025

Chair Lily M. Fan
NYSLA
80 S. Swan Street
Albany, New York 12210-8002

RE: Sidewalk and Roadway Café Application – 211 Reserve LLC, d/b/a Lovebirds, 211 Nassau Avenue

Dear Chair Fan:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on May 13, 2025, the Board members reviewed the sidewalk café and roadway café applications listed at the public hearing. The Board took into consideration several emails received in opposition to the application submitted by 211 Reserve LLC, d/b/a Lovebirds, located at 211 Nassau Avenue.

Following discussion, the Board voted to approve the application on the condition that the owner agrees to close the sidewalk café by 10:00 P.M. The applicant, who was present at the meeting, agreed to this condition and further committed to putting away all tables and chairs by 10:00 P.M.

SIDEWALK CAFÉ:

211 Reserve LLC, DBA Lovebirds, 211 Nassau Avenue – Sidewalk and Roadway Café

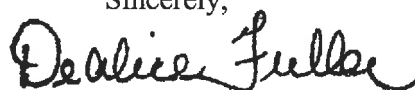
The Vote was: 23 "YES"; 13 "NO"; 1 "Abstentions"; 1 "Recusal".

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

WHEN: Wednesday, May 28, 2025
TIME: 6:30 PM
WHERE: Swinging Sixties Senior Center.
211 Ainslie St.
(Corner of Manhattan Ave.)
Brooklyn, NY. 11211

Working for a Better Williamsburg-Greenpoint.

Sincerely,

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

Dealice Fuller
Chairperson



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May 14, 2025

Chair Lily M. Fan
NYSLA
80 S. Swan Street
Albany, New York 12210-8002

RE: SIDEWALK CAFE

Dear Chair Fan:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on May 13, 2025, the board members reviewed the SLA Review & DCA Committee Report (attached), and the various recommendations made. Below are the actions taken:

SIDEWALK CAFÉ

1. 12 Chairs BYN LLC, DBA 12 Chairs Café, 342 Wythe Ave. **NO OBJECTION**
2. 18 Bedford Ave LLC, DBA Five Leaves, 18 Bedford Ave. **NO OBJECTION**
3. 19 Greenpoint LLC, DBA Banks Tavern, 19 Greenpoint Ave. **NO OBJECTION**
4. Aurora East Inc., DBA Montesacro, 432 Union Ave. **NO OBJECTION**
5. Berry Street Associates LLC, DBA Gran Torino, 131 Berry St. **NO OBJECTION**
6. Bromaco Inc, DBA Aurora, 70 Grand St. **NO OBJECTION**
7. Foodex Brooklyn LLC, DBA Tonchin Brooklyn, 109 North 3rd St. **NO OBJECTION**
8. Kokomo Restaurant LLC, 65 Kent Ave. **NO OBJECTION**

9. Juicerie IV LLC, DBA The Butcher's Daughter, 265-271 Metropolitan Ave. **NO OBJECTION**
10. Life's a Pink Brach Corp., DBA Fiction, 308 Hooper St. **NO OBJECTION**
11. MMI 2020 LLC, DBA Recette NYC, 103 Havemeyer St., Store # 1. **NO OBJECTION**
12. MP Syndicate 1 LLC, DBA Maison Premiere, 298 Bedford Ave. **NO OBJECTION**
13. Nebuchadnezzar Brooklyn LLC, DBA Glasserie, 93 99 Commercial St. **NO OBJECTION**
14. Paint 367 LLC, DBA Bar Madonna, 367 Metropolitan Ave. **NO OBJECTION**
15. Quality Rockets Inc, DBA Hotel Delmano, 82 Berry St. **NO OBJECTION**
16. Radio Gaga LLC, DBA Radio Star, 13 Greenpoint Ave. **NO OBJECTION**
17. Silenth LLC, DBA Café Colette, 79 Berry St. **NO OBJECTION**
18. SMS 21 LLC, DBA 21 Greenpoint, 21 Greenpoint Ave. **NO OBJECTION**
19. Talea Beer Inc, 87 Richardson Street # 1. **NO OBJECTION**
20. Ten Eleven Holdings LLC, DBA Pencil Factory, 142 Franklin St. **NO OBJECTION**
21. Winsome Foods LLC, DBA Win Son, 159 Graham Ave. **NO OBJECTION**
22. WV Driggs LLC, DBA Westville, 658 Driggs Ave. **NO OBJECTION**

Sidewalk Café applications 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.

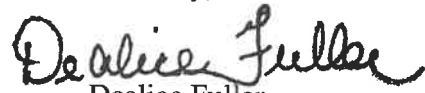
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WHEN: Wednesday, May 28, 2025
TIME: 6:30 PM
WHERE: Swinging Sixties Senior Center.
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Brooklyn, NY. 11211

Working for a Better Williamsburg-Greenpoint.

Sincerely,

A handwritten signature in cursive script that reads "Dealice Fuller". The signature is written in black ink and is positioned above the printed name and title.

Dealice Fuller
Chairperson

From: [Alan](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Opposition to 206 Nassau Ave Frozen Banana
Date: Thursday, May 8, 2025 2:40:04 PM

CAUTION! EXTERNAL SENDER. Never click on links or open attachments if sender is unknown, and never provide user ID or password. If **suspicious**, report this email by hitting the **Phish Alert Button**. If the button is unavailable or you are on a mobile device, forward as an attachment to phish@oti.nyc.gov.

Good Afternoon

I am writing to oppose the outdoor space for the Frozen Banana located on the corner of Russell Str and Nassau Avenue. They are drinking and standing outside, being very loud till 3 am in the morning. I am living on Nassau Avenue with kids and it is unbearable to handle all this noise. This is a very residential area we do not need people drinking smoking and being loud outside, they leave garbage all over the place.

Sincerely
Mark A.

From: [Alan Walilko](#)
To: [BK01 \(CB\)](#)
Subject: Re: [EXTERNAL] Opposition for Frozen Banana 206 Nassau Ave
Date: Monday, May 12, 2025 9:16:44 AM
Attachments: [IMG_3869.mp4](#)

You don't often get email from a [Learn why this is important](#)

Good Morning

I have been passing by Frozen Banana the other day and noticed that they don't have any posting informing the neighborhood about the outdoor spaces. Please see the video attached.

Adam

On Fri, May 9, 2025 at 14:05 BK01 (CB) <bk01@cb.nyc.gov> wrote:

From: Alan Walilko <>
Sent: Thursday, May 8, 2025 2:29 PM
To: BK01 (CB) <bk01@cb.nyc.gov>
Subject: [EXTERNAL] Opposition for Frozen Banana [206 Nassau Ave](#)

CAUTION! EXTERNAL SENDER. Never click on links or open attachments if sender is unknown, and never provide user ID or password. If **suspicious**, report this email by hitting the **Phish Alert Button**. If the button is unavailable or you are on a mobile device, forward as an attachment to phish@oti.nyc.gov.

To the Community Board,

I am writing to express my deep concern regarding the outdoor seating areas of Frozen Banana (located at 206 [Nassau Avenue](#)). As a resident of Nassau Avenue, I have observed that during weekends, the situation becomes particularly unbearable. Large crowds gather,

and the noise levels escalate significantly, often continuing until 3/4 a.m.

What is most troubling is that patrons frequently occupy the steps of neighboring residential buildings, using them as makeshift seating areas. This not only infringes upon private property but also poses safety and sanitation issues. The combination of loud conversations, smoking, and littering severely disrupts the peace and comfort of our residential community.

I urge the Community Board to consider these impacts when reviewing any permits or licenses related to these establishments. Our neighborhood's residential character and the well-being of its residents should be a priority.

Sincerely

Adam

From: [Alan Walilko](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Opposition for Frozen Banana 206 Nassau Ave
Date: Thursday, May 8, 2025 2:29:37 PM

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To the Community Board,

I am writing to express my deep concern regarding the outdoor seating areas of Frozen Banana (located at 206 Nassau Avenue). As a resident of Nassau Avenue, I have observed that during weekends, the situation becomes particularly unbearable. Large crowds gather, and the noise levels escalate significantly, often continuing until 3/4 a.m.

What is most troubling is that patrons frequently occupy the steps of neighboring residential buildings, using them as makeshift seating areas. This not only infringes upon private property but also poses safety and sanitation issues. The combination of loud conversations, smoking, and littering severely disrupts the peace and comfort of our residential community.

I urge the Community Board to consider these impacts when reviewing any permits or licenses related to these establishments. Our neighborhood's residential character and the well-being of its residents should be a priority.

Sincerely

Adam

From: [Alan Walilko](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Opposition 206 Nassau Ave
Date: Thursday, May 8, 2025 2:22:15 PM

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Good Afternoon

I am writing to oppose the outdoor space for the Frozen Banana located 206 Nassau Avenue. It would be very unfair to give them permission for outdoor space, because the people that come to this location don't respect the people living in this area. They stay through out most of the night drinking and being obnoxiously loud. In the weekends, people have hard time passing by with their kids to the park because of all the commotion going on with the outdoor spaces and drunk people outside. I live a few doors down and it is intolerable with this bar in the area.

Sincerely
Anthony

From: [Anna](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Opposition to Outdoor Seating Permit for 211 Nassau Avenue and 206 Nassau Avenue
Date: Wednesday, May 7, 2025 3:42:30 PM

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Dear Community Board,

I am writing to express my strong opposition to the application for an outdoor seating permit for the bar located at 211 Nassau Avenue and 206 Nassau Avenue.

Outdoor seating at this location would likely increase noise levels, especially during evening hours, and contribute to crowding and late-night disturbances on what is otherwise a residential street. As a nearby resident, I am deeply concerned about the impact that outdoor seating would have on the quality of life in our neighborhood.

In addition to concerns about increased noise, foot traffic, and disruption to this primarily residential block, I want to point out that the establishment at 211 Nassau Avenue has already constructed an outdoor structure without obtaining the necessary permits. This disregard for proper procedures raises serious concerns about how the business may continue to operate going forward.

I urge you to consider the concerns of the community and deny this permit. It is important that the needs of local residents are prioritized when making decisions that affect our shared living environment.

Thank you for your time and attention.

Sincerely,
Anna Szablak

From: [ashley hamilton](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Palace Outdoor Seating is a must
Date: Friday, May 9, 2025 3:42:29 PM

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Dear Community Board 1 and SLA Committee,

I am a resident of Brooklyn CB1 writing to express my full support for outdoor seating for The Palace at 206 Nassau Avenue. Outdoor seating at The Palace would give the Greenpoint community a space to enjoy the beautiful weather while supporting a beloved local business.

Sincerely,
Ashley Hamilton

From: [Ben](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Palace Outdoor Seating
Date: Friday, May 9, 2025 3:22:52 PM

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Dear CB1,

I live a few doors down from the Palace Bar located at 206 Nassau Ave. This bar is a community space through and through. From monthly reading series, to providing space for forums about safe streets and the NBK Mutual Aid's 5th anniversary. Having outdoor space at this bar only increases its ability to foster community and to help us enjoy its proximity to the park while supporting a beloved local business. I'd appreciate if we could focus on daylighting the corners on RussellxNassau and RussellxDriggs to make the neighborhood safer for all street users instead of reducing outdoor space for our community to gather.

Best,
Ben

From: [Birgit Rathsmann](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Outdoor seating at The Palace
Date: Friday, May 9, 2025 4:01:53 PM

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Dear Community Board 1 and SLA Committee,

I live in Greenpoint & Brooklyn CB1 and I am writing to express my full support for outdoor seating for The Palace at 206 Nassau Avenue. Outdoor seating at The Palace has been a gift over the past few years, the Greenpoint community, to enjoy the beautiful weather while supporting a beloved local business.

Sincerely,

Birgit Rathsmann
Birgit

From: [Andrew Epstein](#)
To: [Smith, Michael \(SLA\)](#)
Cc: [Emily Gallagher](#); [Miranda Augustine](#); [BK01 \(CB\)](#)
Subject: [EXTERNAL] Letter Concerning 211 Nassau Ave ("Lovebirds")
Date: Monday, August 14, 2023 1:08:52 PM
Attachments: [Letter Concerning 211 Nassau Ave AM Emily Gallagher 8-11-23.pdf](#)

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Dear Michael,

On behalf of NYS Assemblymember Emily Gallagher, please find the attached letter outlining her concerns regarding a bar currently under construction at 211 Nassau Ave, Brooklyn NY. I've copied Brooklyn Community Board #1 here as well, as they voted to disapprove the liquor license several months ago. We understand that this is still awaiting final determination by the SLA and we want to make our views known. Please let us know as this process moves forward.

With thanks,
Andrew Epstein

--

Andrew Bard Epstein (he/him)
Chief of Staff - [Assemblymember Emily Gallagher](#) (50th District)

From: [Beatrice Wolert](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Sidewalk permit for 211 Nassau Ave
Date: Monday, May 12, 2025 5:33:32 PM

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To whom it may concern,

I am writing to express my concern regarding Lovebirds. I would like to see these issues addressed by Lovebirds.

1. The structure they built creates a muddy water puddle filled with trash as it does not let water flow to the sewers. Lovebirds should be responsible for modifying the structure and keeping the surrounding area swept clean and free of debris.
2. The width of the outdoor seating structure blocks view and forces opposing traffic to come closer to each other. 2 buses cannot pass at the same time. This poses an obvious danger.
3. Lovebirds need to inform patrons to respect the residential environment of the neighbors. Since it's opened more people sit on our stoop smoking and talking on their cell phones later than Lovebirds state they would operate. Patrons have also climbed the tree next to us, posing an obvious danger to themselves and passersby.
4. There is more trash on our street and sidewalk and an increased number of rats.

ILovebirds has not proven to be responsible to care for the street and encourage patrons to respect the neighbors around them.

Thank you

--

Beatrice Wolert
Resident of Nassau Ave

From: [Agnes Myszk](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Opposition For Outdoor Space 206 & 211 Nassau Ave
Date: Thursday, May 8, 2025 9:20:14 AM

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Dear Members of the Board,

As a long time resident of Greenpoint, I would like to express my concerns and opposition for the increasing number of outdoor spaces occupying pedestrian walkways and diminishing quality of life for the neighbors. I would like to specifically address my concerns around the prospect of outdoor spaces for **206 and 211 Nassau Ave**.

I would like to draw attention specifically to the monstrosities associated with the bar located at 211 Nassau Ave. The level of noise and obnoxious behavior by it's constituents throughout the night has made life unbearable in the evenings and late nights since the new ownership took over. . We have expressed our dismay to the owners who blatantly ignore our concerns. The space it's patriots occupy on the street and sidewalk make it increasingly difficult to families with children accessing the park, not to mention the profanity and lude behavior displayed on the street.

This also leads to my concerns over the potential for an outdoor space at 206 Nassau Ave. Aside from the practical reasons such as debris that would attract more rodents to the park and surrounding homes, logistically this does not make sense. The side walk itself is already narrow and adding an outdoor area would be impractical. The space has already become a nuisance with constant truck deliveries that occur before dawn. There is a complete disregard for the many residential homes surrounding the space.

I ask that you sincerely consider the concerns of the community against these spaces and work to make life better for us again on Nassau Ave.
Thank you for all your hard work on our behalf.

With gratitude,

Agnes

From: [BK01 \(CB\)](#)
To: [Kuba Maj](#)
Subject: Re: [EXTERNAL] Opposition Against 206 Nassau & 211 Nassau
Date: Saturday, May 10, 2025 9:29:06 AM

From: Kuba Maj <>
Sent: Friday, May 9, 2025 9:14 PM
To: BK01 (CB) <bk01@cb.nyc.gov>
Subject: [EXTERNAL] Opposition Against 206 Nassau & 211 Nassau

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As a parent living on Nassau Avenue, I'm deeply worried and troubled by the outdoor areas of Palace Cafe and Love Birds. It is concerning to imagine the negative impact these seating areas have on locals, families and friends. Night after night, there are crowds outside these businesses—drinking, yelling, smoking—until as late as 3 a.m. My children struggle to sleep, and the noise is overwhelming. This area is meant for families, not for late-night parties and trash left all over the area. Many recent police reports near these establishments can attest to many of our concerns. We hope to at least hear you speak, to a great extent, of taking our opinions into consideration.

From: [BK01 \(CB\)](#)
To: [Teresa Wis](#)
Subject: Re: [EXTERNAL] 211 & 206 Nassau Avenue
Date: Friday, May 9, 2025 2:10:22 PM

From: Teresa Wis **Sent:** Friday, May 9, 2025
10:40 AM
To: BK01 (CB) <bk01@cb.nyc.gov>
Subject: [EXTERNAL] 211 & 206 Nassau Avenue

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Dear Community Board Members,

I am writing to object to granting outdoor seating permits to the establishments located at 206 and 211 Nassau Avenue.

These businesses have already created a significant disturbance in the neighborhood due to excessive noise, especially during evening hours. Additionally, the proposed use of outdoor space removes valuable parking spots, which is already very limited.

As a resident of this community, I kindly ask for not granting the permission for outdoor seating areas.

Thank you for your attention to this matter.

Sincerely,

Teresa Wisniowska

From: [BK01 \(CB\)](#)
To: [Lena Sokol](#)
Subject: Re: [EXTERNAL] 211 Nassau and 206 Nassau
Date: Friday, May 9, 2025 2:08:26 PM

From: Lena Sokol <> **Sent:** Friday, May 9, 2025
10:34 AM
To: BK01 (CB) <bk01@cb.nyc.gov>
Subject: [EXTERNAL] 211 Nassau and 206 Nassau

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Dear Community Board members

I kindly asking to object granting outdoor seating permits to the businesses located at 211 Nassau ave and 206 Nassau ave.

The outdoor space will create even more noise than we already have in our neighborhood and it will be also eliminate available parking spaces which are already very limited.

Sincerely

MS

From: [BK01 \(CB\)](#)
To: [Teresa Szablak](#)
Subject: Re: [EXTERNAL] 206 Nassau Ave
Date: Friday, May 9, 2025 2:07:04 PM

From: Teresa Szablak <**Sent:** Thursday, May 8, 2025 7:33 PM
To: BK01 (CB) <bk01@cb.nyc.gov>
Subject: [EXTERNAL] 206 Nassau Ave

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Good afternoon,

Please be cautious in granting outdoor dining permits for 206 and 211 Nassau Ave. While The Palace at 206 Nassau Ave has thankfully not built its outdoor structure yet, last year's late-night noise was intolerable. In contrast, 211 Nassau Ave has already illegally constructed its outdoor structure without a permit and applied afterward. Enforcement is necessary to prevent future disturbances.

Teresa

From: [BK01 \(CB\)](#)
To: [Max&Olivia Malek](#)
Subject: Re: [EXTERNAL] 211 Nassau ave & 206 Nassau ave Brooklyn ny
Date: Friday, May 9, 2025 2:07:58 PM

From: Max&Olivia Malek <
Sent: Friday, May 9, 2025 10:30 AM
To: BK01 (CB) <bk01@cb.nyc.gov>
Subject: [EXTERNAL] 211 Nassau ave & 206 Nassau ave Brooklyn ny

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Dear Board Members ,

I am writing to object granting outdoor seating permits to businesses located at 211 Nassau Ave & 206 Nassau Ave in Brooklyn NY. The loud crowds are disturbing peace for nearby residents and remove parking spaces as well.

Sincerely
Marta Farion

From: [BK01 \(CB\)](#)
To: [Renata Stark](#)
Subject: Re: [EXTERNAL] 211 Nassau Ave & 206 Nassau Ave
Date: Friday, May 9, 2025 2:06:07 PM

From: Renata Stark <> **Sent:** Thursday, May 8, 2025
4:21 PM
To: BK01 (CB) <bk01@cb.nyc.gov>
Subject: [EXTERNAL] 211 Nassau Ave & 206 Nassau Ave

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Dear Community Board Members,

I am writing to formally object to granting outdoor seating permits to the establishments located at **206 and 211 Nassau Avenue**.

These businesses have already created a significant disturbance in the neighborhood due to excessive noise, especially during evening hours. The loud gatherings spill into the street, disrupting the peace for nearby residents. Additionally, the current or proposed use of outdoor space removes valuable parking spots, further straining an already difficult parking situation in the area.

As a resident of this community, I urge you not to approve or renew any outdoor seating permits for

these addresses. Our neighborhood deserves to be a livable space for families and long-term residents, not a nightly entertainment district.

Thank you for your attention to this matter.

Sincerely,

Renata Sleszynska

From: [BK01 \(CB\)](#)
To: [Zdislaw Wlodkowski](#)
Subject: Re: [EXTERNAL] 211 Nassau Ave License
Date: Friday, May 9, 2025 2:04:09 PM

From: Zdislaw Wlodkowski <> **Sent:** Thursday, May 8, 2025
1:00 PM
To: BK01 (CB) <bk01@cb.nyc.gov>
Subject: [EXTERNAL] 211 Nassau Ave License

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Dear sir or madam,

211 Nassau Ave is already loud without outdoor dining, and they block the sidewalk enough as it is. They do not need additional outdoor space for drinking.

Thanks,
Zdzislaw

From: [BK01 \(CB\)](#)
To: [Forte Exe](#)
Subject: Re: [EXTERNAL] Opposition Against 206 Nassau & 211 Nassau
Date: Friday, May 9, 2025 2:05:38 PM

From: Forte Exe <>
Sent: Thursday, May 8, 2025 2:37 PM
To: BK01 (CB) <bk01@cb.nyc.gov>
Subject: [EXTERNAL] Opposition Against 206 Nassau & 211 Nassau

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To the Community Board

I am writing to express my concerns regarding the outdoor seating area of the Palace Cafe aka Frozen Banana (at the corner of Russell Street and Nassau Avenue) as well as Love Birds at 211 Nassau Ave. The late-night noise from patrons drinking and gathering outside until 3 a.m. has become extremely disruptive. As a resident of Nassau Avenue and a parent, I find it increasingly difficult to manage the noise, especially in such a residential neighborhood. Additionally, the litter and general disorder left behind are unacceptable.

Sincerely
Kamil

From: [BK01 \(CB\)](#)
To: [Alan Walilko](#)
Subject: Re: [EXTERNAL] Opposition Against Outdoor Spaces for 206 Nassau & 211 Nassau
Date: Friday, May 9, 2025 2:03:16 PM

From: Alan Walilko <>
Sent: Thursday, May 8, 2025 10:12 AM
To: BK01 (CB) <bk01@cb.nyc.gov>
Subject: [EXTERNAL] Opposition Against Outdoor Spaces for 206 Nassau & 211 Nassau

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Good Morning

I am reaching out on behalf of concerned residents on Nassau Avenue to oppose the outdoor operations of Love Birds and Palace Cafe. These venues have become hotspots for late-night noise and disorder, with patrons lingering outside until 3 a.m., often loud and disruptive. This behavior affects the peace and safety of our neighborhood, especially families with young children. The garbage and smoking only add to the problem. We need to preserve the residential character of our community.

Sincerely
Richard

From: BK01 (CB) [bk01 \(CB\)](mailto:bk01@cb.nyc.gov)
To: cafe_gaspargre@yahoo.com
Subject: Fw: City of New York - Correspondence #1-1-5264671 Brooklyn Community Board One Complaint Form
Date: Friday, May 9, 2025 2:02:59 PM

From: BK01 (CB) <bk01@cb.nyc.gov>
Sent: Friday, May 9, 2025 1:46 PM
To: Castrillon, Luis <>
Subject: Fw: City of New York - Correspondence #1-1-5264671 Brooklyn Community Board One Complaint Form

From: agencyemail <agencyemail@customerare.nyc.gov>
Sent: Friday, May 9, 2025 8:43 AM
To: BK01 (CB) <bk01@cb.nyc.gov>
Subject: City of New York - Correspondence #1-1-5264671 Brooklyn Community Board One Complaint Form

Below is the result of your feedback form. It was submitted by
() on Friday, May 9, 2025, at 08:43:08 AM

This form resides at
[https://www\[.\]nyc\[.\]gov/site/brooklyn1/about/file-a-complaint\[.\]page](https://www[.]nyc[.]gov/site/brooklyn1/about/file-a-complaint[.]page)

First Name: C

Last Name:

Address: Nassau Avenue

City: Brooklyn

State: NY

Zip Code: 11222

Phone Number:

Email: c_gaspargre@yahoo.com

Please Leave Your Message Here: questioning the outdoor area in front of LOVE BIRDS at 206 Nassau Avenue, This block and parking is already an issue for tenants since we have the park traffic tables are already on the sidewalk now we have parking spaces disruptions in this space legally placed per NYC regulations and if so it should only be placed in front of there location. Thank you!

HTTP_ADDR: 2a09:bac2:a7a2:f37::184:214, 23[.]208[.]166[.]75, 23[.]46[.]181[.]202, 10[.]143[.]58[.]120
REMOTE_HOST: apps[.]nyc[.]gov
HTTP_USER_AGENT: Mozilla/5.0 (iPhone; CPU iPhone OS 18_4_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/18.4 Mobile/15E148 Safari/604.1
True-Client-IP: 2a09:bac2:a7a2:f37::184:214

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Thank you.

NYC – Department of Transportation

From: [BK01 \(CB\)](#)
To: [Ryan Cinn](#)
Subject: Re: [EXTERNAL] 211 Nassau Ave Complaint
Date: Friday, May 9, 2025 2:02:05 PM

From: Ryan Cinn <> **Sent:** Thursday, May 8, 2025 10:07 AM
To: BK01 (CB) <bk01@cb.nyc.gov>
Subject: [EXTERNAL] 211 Nassau Ave Complaint

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To Whom This Concerns,

Lovebirds Brooklyn, located at 211 Nassau Avenue, is already very loud. It is not appropriate to allow outdoor drinking directly across from a children's playground. Good public policy favors the majority of the population over a very small minority, and allowing outdoor drinking, and the issues that includes, but not limited to inebriated people, sets a bad example for small children and disrupts the peace that residents deserve.

Best Regards,
Ryan

From: [BK01 \(CB\)](#)
To: [Agnes Myszka](#)
Subject: Re: [EXTERNAL] Opposition For Outdoor Space 206 & 211 Nassau Ave
Date: Friday, May 9, 2025 2:01:29 PM

From: Agnes Myszka <
Sent: Thursday, May 8, 2025 9:19 AM
To: BK01 (CB) <bk01@cb.nyc.gov>
Subject: [EXTERNAL] Opposition For Outdoor Space 206 & 211 Nassau Ave

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Dear Members of the Board,

As a long time resident of Greenpoint, I would like to express my concerns and opposition for the increasing number of outdoor spaces occupying pedestrian walkways and diminishing quality of life for the neighbors. I would like to specifically address my concerns around the prospect of outdoor spaces for **206 and 211 Nassau Ave**.

I would like to draw attention specifically to the monstrosities associated with the bar located at 211 Nassau Ave. The level of noise and obnoxious behavior by it's constituents throughout the night has made life unbearable in the evenings and late nights since the new ownership took over. . We have expressed our dismay to the owners who blatantly ignore our concerns. The space it's patriots occupy on the street and sidewalk make it increasingly difficult to families with children accessing the park, not to mention the profanity and lude behavior displayed on the street.

This also leads to my concerns over the potential for an outdoor space at 206 Nassau Ave. Aside from the practical reasons such as debris that would attract more rodents to the park and surrounding homes, logistically this does not make sense. The side walk itself is already narrow and adding an outdoor area would be impractical. The space has already become a nuisance with constant truck deliveries that occur before dawn. There is a complete disregard for the many residential homes surrounding the space.

I ask that you sincerely consider the concerns of the community against these spaces and work to make life better for us again on Nassau Ave.
Thank you for all your hard work on our behalf.

With gratitude,

Agnes

From: [BK01 \(CB\)](#)
To: [Erik Weese](#)
Subject: Re: [EXTERNAL] Sidewalk permit for 211 Nassau Ave,
Date: Friday, May 9, 2025 2:00:56 PM

From: Erik Weese <>
Sent: Thursday, May 8, 2025 8:42 AM
To: BK01 (CB) <bk01@cb.nyc.gov>
Subject: [EXTERNAL] Sidewalk permit for 211 Nassau Ave,

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To whom it may concern,
I am concerned and would like these issues addressed by Lovebirds.

1. The structure they built creates a mud puddle and does not let water flow to the severs catchment. See attached image.

They should be responsible for modifying the structure and keeping the surrounding area swept clean.

2. Lovebirds needs to informs patrons to respect the residential environment of its patrons. Since it's opened more people sit on our stoop (215 Nassau Ave.) and there is more trash on our street and sidewalk.





From: [BK01 \(CB\)](#)
To: [Tomasz](#)
Subject: Re: [EXTERNAL] Lovebirds Brooklyn 211 Nassau Ave Brooklyn 11222 Complaint
Date: Friday, May 9, 2025 1:59:30 PM

From: Tomasz <>
Sent: Wednesday, May 7, 2025 6:36 PM
To: BK01 (CB) <bk01@cb.nyc.gov>
Subject: [EXTERNAL] Lovebirds Brooklyn 211 Nassau Ave Brooklyn 11222 Complaint

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Dear Board,

I live at 213 Nassau Avenue and conduct all of my business from my home. Since Lovebirds BK opened, it has been extremely disruptive. The front door is often left open, or they place a wooden block to create the illusion that it is closed, when in reality it remains open and the noise easily spills onto the street.

Music (from the time they open to close), loud patrons, and people drinking outside have made it very difficult to focus. I am concerned that granting them a permit for outdoor alcohol service will only make an already disruptive situation worse.

Thanks,
Tomasz Szablak

From: [BK01 \(CB\)](#)
To: [Renata Szablak](#)
Subject: Re: [EXTERNAL] Re: 211 Nassau Ave - Lovebirds
Date: Friday, May 9, 2025 2:00:15 PM

From: Renata Szablak <> **Sent:** Wednesday, May 7, 2025 6:59 PM
To: BK01 (CB) <bk01@cb.nyc.gov>
Subject: [EXTERNAL] Re: 211 Nassau Ave - Lovebirds

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Here are some additional photos of the construction process of the outdoor dining. I called in with my daughter and confirmed that they did not have a permit to do this. Apparently, the rules simply do not apply to them. This caused noise and a mess into the weekend (the mess which is still mostly there).

On Wed, May 7, 2025 at 6:29 PM Renata Szablak <> wrote:

Good afternoon,

I am a resident of 213 Nassau Avenue, directly next door to Lovebirds at 211 Nassau Avenue. I am writing to express my strong opposition to their request for a permit to serve beer and wine outdoors and for outdoor dining.

Although the new outdoor dining structure was only recently completed at the end of March, Lovebirds has had tables placed on the sidewalk since the day they opened. It is concerning that both the sidewalk tables and the permanent structure have been installed or used without public proof of approval.

The newly built structure extends into the street so far that cars cannot pass each other freely. Drivers are forced to wait for oncoming traffic to clear before moving forward.

It is also important to note that this board had previously denied Lovebirds' liquor license due to concerns about potential noise and issues for neighbors. Unfortunately, those concerns have now become reality for neighboring residents. The bar had promised the New York State Liquor Authority that their front door would remain closed to limit noise, but that promise has never been kept. The door is frequently left open, and patrons are often seen walking around the block with wine glasses, sometimes late into the night. As a building that has residents who work from home, the noise has become a nuisance.

In addition, one of the sidewalk tables is blocking a fire exit. The new outdoor structure now floods when it rains, and construction debris remains more than a month later.

Lovebirds has shown a consistent pattern of ignoring commitments made to the SLA and disregarding the well-being of the residential community. Granting this permit will only

worsen the existing problems.

Please see the attached photos for evidence of what Lovebirds is doing.

Thank you for your time and attention.

Renata Szablak

From: [BK01 \(CB\)](#)
To: [ewelina.sz](#)
Subject: Re: [EXTERNAL] 211 Nassau Ave & 206 Nassau ave.
Date: Friday, May 9, 2025 1:57:54 PM

From: ewelina.sz <>
Sent: Wednesday, May 7, 2025 5:06 PM
To: BK01 (CB) <bk01@cb.nyc.gov>
Subject: [EXTERNAL] 211 Nassau Ave & 206 Nassau ave.

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Dear Community Board Members,

I am writing to formally express my opposition to the application for outdoor seating permits at 211 Nassau Avenue and 206 Nassau Avenue, Brooklyn 11222

As a resident of the neighborhood, I have serious concerns about the potential impact of additional outdoor seating at these locations. Increased noise levels, pedestrian congestion, and late-night disturbances are all issues we have already faced in this area, and expanding outdoor seating would only exacerbate them.

Our community values a peaceful, livable environment, and I believe that approving these permits would undermine that. I respectfully urge you to deny the outdoor seating applications for these addresses.

Thank you for your attention to this matter.

**Sincerely,
Ewelina Szablak**

From: [BK01 \(CB\)](#)
Bcc: [Outdoor Dining](#); community.board@sla.ny.gov
Subject: Fw: [EXTERNAL] 211 Nassau Ave & 206 Nassau ave.
Date: Friday, May 9, 2025 1:44:36 PM

From: ewelina sz
Sent: Wednesday, May 7, 2025 5:06 PM
To: BK01 (CB)
Subject: [EXTERNAL] 211 Nassau Ave & 206 Nassau ave.

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Our community values a peaceful, livable environment, and I believe that approving these permits would undermine that. I respectfully urge you to deny the outdoor seating applications for these addresses.

Thank you for your attention to this matter.

**Sincerely,
Ewelina Szablak**

From: [BK01 \(CB\)](#)
To: [Alan](#)
Subject: Re: [EXTERNAL] Opposition Against Palace Cafe and Love Birds (Nassau Avenue)
Date: Friday, May 9, 2025 1:54:08 PM

From: Alan <>
Sent: Wednesday, May 7, 2025 2:59 PM
To: BK01 (CB) <bk01@cb.nyc.gov>
Subject: [EXTERNAL] Opposition Against Palace Cafe and Love Birds (Nassau Avenue)

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Good Afternoon

I am writing to oppose the outdoor space for the Palace Cafe located on the corner of Russell Str and Nassau Avenue and Love Birds (located 211 Nassau Ave) They are drinking and standing outside, being very loud till 3 am in the morning. I am living on Nassau Avenue with kids and it is unbearable to handle all this noise. This is a very residential area we do not need people drinking smoking and being loud outside, they leave garbage all over the place.

Sincerely
Mark A.

From: [BK01 \(CB\)](#)
Bcc:

Subject: Fw: [EXTERNAL] 211 Nassau Ave License
Date: Thursday, May 8, 2025 3:45:10 PM

From: Zdislaw Wlodkowski
Sent: Thursday, May 8, 2025 1:00 PM
To: BK01 (CB)
Subject: [EXTERNAL] 211 Nassau Ave License

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Dear sir or madam,

211 Nassau Ave is already loud without outdoor dining, and they block the sidewalk enough as it is. They do not need additional outdoor space for drinking.

Thanks,
Zdzislaw

From: [BK01 \(CB\)](#)
Bcc:

Subject: Fw: [EXTERNAL] Opposition Against Outdoor Spaces for 206 Nassau & 211 Nassau
Date: Thursday, May 8, 2025 3:00:13 PM

From: Alan Walilko
Sent: Thursday, May 8, 2025 10:12 AM
To: BK01 (CB)
Subject: [EXTERNAL] Opposition Against Outdoor Spaces for 206 Nassau & 211 Nassau

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Good Morning

I am reaching out on behalf of concerned residents on Nassau Avenue to oppose the outdoor operations of Love Birds and Palace Cafe. These venues have become hotspots for late-night noise and disorder, with patrons lingering outside until 3 a.m., often loud and disruptive. This behavior affects the peace and safety of our neighborhood, especially families with young children. The garbage and smoking only add to the problem. We need to preserve the residential character of our community.

Sincerely
Richard

From: [BK01 \(CB\)](#)
Bcc:

Subject: Fw: [EXTERNAL] Opposition For Outdoor Space 206 & 211 Nassau Ave
Date: Thursday, May 8, 2025 2:51:47 PM

From: Agnes Myszka
Sent: Thursday, May 8, 2025 9:19 AM
To: BK01 (CB)
Subject: [EXTERNAL] Opposition For Outdoor Space 206 & 211 Nassau Ave

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Dear Members of the Board,

As a long time resident of Greenpoint, I would like to express my concerns and opposition for the increasing number of outdoor spaces occupying pedestrian walkways and diminishing quality of life for the neighbors. I would like to specifically address my concerns around the prospect of outdoor spaces for **206 and 211 Nassau Ave.**

I would like to draw attention specifically to the monstrosities associated with the bar located at 211 Nassau Ave. The level of noise and obnoxious behavior by it's constituents throughout the night has made life unbearable in the evenings and late nights since the new ownership took over. . We have expressed our dismay to the owners who blatantly ignore our concerns. The space it's patriots occupy on the street and sidewalk make it increasingly difficult to families with children accessing the park, not to mention the profanity and lude behavior displayed on the street.

This also leads to my concerns over the potential for an outdoor space at 206 Nassau Ave. Aside from the practical reasons such as debris that would attract more rodents to the park and surrounding homes, logistically this does not make sense. The side walk itself is already narrow and adding an outdoor area would be impractical. The space has already become a nuisance with constant truck deliveries that occur before dawn. There is a complete disregard for the many residential homes surrounding the space.

I ask that you sincerely consider the concerns of the community against these spaces and work to make life better for us again on Nassau Ave.
Thank you for all your hard work on our behalf.

With gratitude,

Agnes

From: [BK01 \(CB\)](#)
Bcc:

Subject: Fw: [EXTERNAL] Opposition Against Palace Cafe and Love Birds (Nassau Avenue)
Date: Thursday, May 8, 2025 1:36:31 PM

From: Alan
Sent: Wednesday, May 7, 2025 2:59 PM
To: BK01 (CB) <
Subject: [EXTERNAL] Opposition Against Palace Cafe and Love Birds (Nassau Avenue)

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Good Afternoon

I am writing to oppose the outdoor space for the Palace Cafe located on the corner of Russell Str and Nassau Avenue and Love Birds (located 211 Nassau Ave) They are drinking and standing outside, being very loud till 3 am in the morning. I am living on Nassau Avenue with kids and it is unbearable to handle all this noise. This is a very residential area we do not need people drinking smoking and being loud outside, they leave garbage all over the place.

Sincerely
Mark A.

From: [BK01 \(CB\)](#)
Bcc:

Subject: Fw: [EXTERNAL] Lovebirds Brooklyn 211 Nassau Ave Brooklyn 11222 Complaint
Date: Thursday, May 8, 2025 12:23:04 PM

From: Tomasz
Sent: Wednesday, May 7, 2025 6:36 PM
To: BK01 (CB)
Subject: [EXTERNAL] Lovebirds Brooklyn 211 Nassau Ave Brooklyn 11222 Complaint

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Dear Board,

I live at 213 Nassau Avenue and conduct all of my business from my home. Since Lovebirds BK opened, it has been extremely disruptive. The front door is often left open, or they place a wooden block to create the illusion that it is closed, when in reality it remains open and the noise easily spills onto the street.

Music (from the time they open to close), loud patrons, and people drinking outside have made it very difficult to focus. I am concerned that granting them a permit for outdoor alcohol service will only make an already disruptive situation worse.

Thanks,
Tomasz Szablak



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



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DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 13, 2025

EXECUTIVE BOARD

TO: CB#1 Board Members

FROM: Chairperson Dealice Fuller

RE: Executive Board Meeting Held on March 19, 2025

The Executive Board met on Wednesday, April 23, 2025, at 5:30 PM.

ATTENDANCE: Present: Chair Fuller; Vice-Chair Weiser; Barros; Heimlich; Caponegro
Teague.
Absent: Iglesias.
(A quorum was achieved)

1. MEETING CALLED TO ORDER:

Chairperson Fuller opened the Meeting. and asked the committee members to review the agenda presentation requests list (See attached).

2. PREPARATION OF THE AGENDA FOR MAY 13, 2025, COMBINED PUBLIC HEARING & BOARD MEETING.

The Executive Board committee members reviewed the various requests received for the presentation. Chairperson Fuller asked for approval of the agenda and all present approved.

All presentations will be limited to 20 minutes.

3. **ADDITIONAL DISCUSSION:**

The Executive Board reviewed the following board member's request to be excused from being absent from the Combined Public Hearing & Board Meeting on April 8, 2025.

- Arthur Dybanowski
- Lisa Bamonte
- Paul Kelterborn
- Rabbi David Niederman

The Executive Board made a motion to excuse the above Members.

The vote was as follows: 6 "YES" 0 "NO", 0 "ABS".

Discussion:

Executive Committee Meeting Summary

Request from Mr. Lloyd Feng

- Mr. Lloyd Feng Request to establish a new committee/subcommittee to better serve our community's needs and to address the growing scope of responsibilities currently falling under the Public Safety & Human Services Committee (See attached). Chair Fuller said that she would call a meeting with all the Committee Chairpersons to discuss the subject further.
- Mr. Lloyd Feng formally submitted the flyer for approval. Mr. Pferd suggested changes making it clear that community board is advisory only.

Request from Mr. Simon Weiser, First Vice-Chair

- Mr. Weiser submitted a request to Chair Fuller concerning amendments to the By-Laws for the following matters:

Non Board Members:

- No more than two Non-Board Members per Committee.
- Non-Board Members should be limited to term limits (2-year term)
- Non-Board Members can only serve on one Committee.

This subject was referred to the By Laws Committee for review.

Request from Mr. William Vega

- Mr. Vega requested the list of the new Board Members so the Committee Chairs can meet with the new members. The DM informed that packages are sent to the new members with the committee assignments. Chair Fuller sits with the DM to assign the new board members a committee, but we don't know when we will receive the assignments sheets and what committee the new member will choose.
- Mr. Vega requested to update the CB1 calendar more often. The DM said that there is a protocol in the office that meetings are put in the calendar when the Chair of the Committee provides the agenda and meetings are always posted at least five days before the meeting

date. Chairs can provide the agenda prior to the five business days or earlier. The website is updated weekly to reflect on the meetings.

District Manager informed the Executive Board that a letter was sent on May 15, 2002, stating the Board's position on the Grand Street Bridge (See attached).

The meeting was Adjourned.

PRESENTATION REQUEST LOG - REQUESTS RECEIVED TO PRESENT AT THE CB #1's COMBINED & PUBLIC HEARING – 05/13/2025

#	DATE RECEIVED	HOW	REQUEST FROM	PRESENTATION DESCRIPTION	ITEM ON A CLOCK?	CLOCK DETAILS
1.)	04/09/25	Via Email	Griffin Mills Assistant Borough Planner • Brooklyn Office City Planning	535 Morgan Avenue Rezoning, Me & Morgan LLC/Hemmer 2 LLC (Primary Applicant) A zoning map amendment from a M1-1 to a C7-1 zoning district to facilitate the conversion of existing 20,265 sq ft commercial space to supermarket use is being sought by Me & Morgan LLC/Hemmer 2 LLC at 535 Morgan Avenue in Williamsburg, Community District 1, Brooklyn. 25DCP027K	YES	Community Board 1 – Land Use Review Timeline <ul style="list-style-type: none"> • Start of ULURP Clock: April 9 • Land Use Committee Meeting: June 4 • Board Meeting Options: <ul style="list-style-type: none"> ○ <i>May 13:</i> This item might need to be voted on at the May 13 meeting since the full board meeting is scheduled for June 10, which is after the ULURP clock ends. • ULURP Clock Ends: June 9
2.)	04/15/25	Via Email	Steve Chesler, Board Member	I would like to request that Environmental Protection Committee fellow, Emma McCauley, a graduate student at Hunter College, present the project she completed as a part of her fellowship assignment, at the May 13th hearing and board meeting. She created a digital table and map of the contamination sites in our district. This project was funded by a grant awarded to CB1 by the Fund for the City of New York, that was procured by DM Johana Pulgarin.	NO	

PRESENTATION REQUEST LOG - REQUESTS RECEIVED TO PRESENT AT THE CB #1's COMBINED & PUBLIC HEARING – 05/13/2025

3.)	04/17/25	Via Email	Mahnoor Fatima (She/Her) Program Manager Bricks and Mortals	Bricks and Mortals is a grassroots membership organization dedicated to supporting faith based institutions and their real estate needs. We provide resources, connections, and advocacy tools to help these organizations thrive and serve their communities. We believe our work is vital to addressing local challenges such as affordable housing and community development.	NO	
4.)	04/17/25	Via Email	Austin Pferd, Board Member	I am requesting that a presentation from the FCNY Fellow Shannen Smiley on her work for the Land Use Committee be included on the agenda of the May 13th public meeting. There will be a slideshow presentation and perhaps a more interactive element as well if tech allows. I am aware that the Environmental Committee Fellow may also be presenting, and suggest they present jointly as both parties are amenable.	NO	
5.)	04/22/25	Via Email	Mishell Coronel-Le, MPH Outreach and Education Program Coordinator, Selikoff Centers for Occupational Health. Department of Environmental Medicine & Climate Science Icahn School of Medicine at Mount Sinai	My name is Mishell Coronel-Le, and I am the Program Coordinator at the Mount Sinai Selikoff Centers for Occupational Health. We are a New York State-funded Occupational Health Clinic, part of the Occupational Health Clinics Network (OHCN), specializing in the prevention, diagnosis, and treatment of work-related illnesses. Our mission is to promote and protect the health of workers, particularly those in vulnerable immigrant communities. I would appreciate the opportunity to present at the next board meeting or health committee to provide some insight on Mount Sinai Selikoff Centers for Occupational Health to our community members	NO	

PRESENTATION REQUEST LOG - REQUESTS RECEIVED TO PRESENT AT THE CB #1's COMBINED & PUBLIC HEARING – 05/13/2025

6.)	04/22/25			CB1 Nominations of Officers at 8:00 p.m.	YES	
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(04/22/25 9:00 AM)

NYC Brooklyn 1

Community Board

Greenpoint and Williamsburg

Board Chair: Dealice Fuller
District Manager: Johana Pulgarin

Your Voice Matters

Community Board 1 (CB1) is your direct line to local government. This volunteer-led board works with elected officials, city agencies, and neighbors to make policy recommendations that affect your daily life – from new businesses opening to street repairs, park improvements, and more.



What Community Boards Do For You:

- Review and make recommendations on proposed development projects, zoning changes, and business licenses
- Recommend budget priorities to city agencies
- Advise on quality of life issues like public safety, traffic, etc.
- Monitor service delivery from city agencies
- Provide a forum for community concerns and ideas
- Uplift community perspectives on legislation and policies

Get Involved!

- All CB1 meetings are open to the public.
- Full Board meetings are usually the 2nd Tuesday of each month at 6:00pm, except for July, August, and on holidays.
- Committees meet on a regular basis.
- Check our calendar for meeting details.

Scan the QR code for our calendar and more info:



District Office: 435 Graham Avenue Brooklyn, NY 11211

E-Mail: bk01@cb.nyc.gov **Phone:** (718) 389-0009

Website: <https://www.nyc.gov/site/brooklyn-cb1/index.page>

[EXTERNAL] [Executive Board] Request to establish new committee/subcommittee

From Lloyd Feng <>

Date Wed 4/23/2025 10:48 AM

To BK01 (CB) <bk01@cb.nyc.gov>; Pulgarin, Johana <>

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Dear Chair Fuller and Members of the Executive Board,

I am writing to propose the **establishment of two additional committees** to better serve our community's needs and to address the growing scope of responsibilities currently falling under the Public Safety & Human Services Committee. As the current chair of this committee, I have observed that despite our members' dedication and interest, it has become increasingly challenging to adequately cover all the diverse and important issue areas that fall under our purview in a single year. In our most recent meeting, multiple committee members voiced interest in covering more health and aging-related topics, which I would also like to accommodate, but we only have so many opportunities to meet in the year and we already meet monthly.

Current Challenges

The Public Safety & Human Services Committee currently oversees a broad range of critical areas including NYPD and FDNY matters, shelters, social services, aging issues, disability concerns, and health services. This extensive scope makes it difficult to:

1. Dedicate sufficient time to each issue area
2. Provide thorough analysis and recommendations on specialized topics
3. Engage with all relevant stakeholders and community organizations
4. Respond promptly to emerging community needs in these areas

Proposed Solution

I propose a motion to establish two additional committees:

1. Committee on Seniors and Aging

- **Focus:** Addressing the unique needs and concerns of our senior population
- **Meeting schedule:** Daytime meetings to facilitate senior participation
- **Responsibilities:** Reviewing senior services, housing, health access, transportation, and age-friendly initiatives

2. Committee on Health and Health Services

- **Focus:** Public health issues, healthcare access, and health services delivery
- **Responsibilities:** Monitoring local health statistics, engaging with healthcare providers, reviewing health-related initiatives, and advocating for improved health resources

Implementation Considerations

I understand the practical challenges involved in establishing new committees, particularly regarding staff resources. To address these concerns:

- **Both new committees could be strongly encouraged to meet only during the minimum required four times per year in a trial period of sorts.**
- **The Seniors and Aging Committee could hold daytime meetings,** which would:
 - Better accommodate senior participation
 - Distribute the scheduling burden away from evening hours
 - Potentially reduce the workload on our already stretched staff

Benefits to the Community Board and Community

This restructuring would:

1. **Allow for more focused attention on critical community needs.**
2. **Provide a more efficient structure for addressing specialized topics.**
3. **Better serve vulnerable populations within our district.**
4. **Increase opportunities for community board member and non-board community member participation** (More specialized committees could give current Full Board Members a chance to dive into issues of greater interest to them rather than have PS&HS Committee taking on such divergent issue areas + invite new community members to get engaged. I also know that there are CB1 Full Board Members whose expertise is not being efficiently tapped in our existing committees.).
5. **Enhance our ability to develop expertise in these important areas** (More specialized committees may actually attract new participants with expertise in these areas).
6. **Cover topics in a targeted way that may be very close to home for residents, but also current Full Board Members and their families.**

I really do believe there is great interest and talent from our Full Board Members to set up these two committees and that they can fill critical gaps in CB1's ability to cover important issues related to seniors/aging and health that the PS&HS Committee has not been able to do. I would like to emphasize that my intent is not to create more unnecessary work for CB1 or the dedicated full-time staff we have, but merely to raise issues and reasonable ideas that my committee members have themselves shared in-committee time and again. Our meeting in January 2025 focused on Woodhull Hospital helped familiarize our committee members with the services that Woodhull offers, and opened our eyes to how much more CB1 could explore if we had a dedicated health-focused committee. Having these two additional committees would also help ease the burden that my committee members may experienced in having to cover so many policy topics by distributing them to Full Board Members and eventual committee members more interested in/well equipped to addressing topics related to seniors and health, respectively.

I am open to adjustments or alternative approaches that would achieve similar goals while addressing any concerns the Board may have that would make these two proposed committees successful in serving our residents' needs.

Thank you for your consideration of this proposal,

Lloyd

From: [BK01 \(CB\)](#)
To: [Castrillon, Luis](#)
Subject: Fw: [EXTERNAL] RE: Exec Committee Agenda Request for May 13 2025
Date: Thursday, April 17, 2025 1:25:34 PM

From: <>
Sent: Wednesday, April 16, 2025 7:35 PM
To: 'Austin Pferd' <>; BK01 (CB) <bk01@cb.nyc.gov>; stevechesler <>
Subject: [EXTERNAL] RE: Exec Committee Agenda Request for May 13 2025

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Thanks Austin:

Your request will go to the Executive Board Committee.

Peace and blessings,
Dealice

From: Austin Pferd <>
Sent: Wednesday, April 16, 2025 3:07 PM
To: BK01 (CB) <bk01@cb.nyc.gov>; Steve Chesler <>; DeaLice Fuller <>
Subject: Exec Committee Agenda Request for May 13 2025

Hello,
I am requesting that a presentation from the FCNY Fellow Shannen Smiley on her work for the Land Use Committee be included on the agenda of the May 13th public meeting.

There will be a slideshow presentation and perhaps a more interactive element as well if tech allows.

I am aware that the Environmental Committee Fellow may also be presenting, and suggest they present jointly as both parties are amenable.

Best,
Austin



COMMUNITY BOARD No. 1
435 GRAHAM AVENUE - BROOKLYN, N.Y. 11211-2429
PHONE: (718) 389-0009
FAX: (718) 389-0098



HON. MARTY MARKOWITZ
BROOKLYN BOROUGH PRESIDENT

VINCENT V. ABATE
CHAIRMAN

HON. DAVID S. YASSKY
COUNCILMAN, 33rd CD

RABBI JOSEPH WEBER
FIRST VICE-CHAIRMAN

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SECOND VICE-CHAIRMAN

MINERVA MOISES
THIRD VICE-CHAIRPERSON

HAZEL T. HUNTER
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ISRAEL ROSARIO
RECORDING SECRETARY

CHRISTOPHER H. OLECHOWSKI
MEMBER-AT-LARGE

HON. DIANA REYNA
COUNCILMAN, 34th CD

May 15, 2002

Commissioner Iris Weinshall
New York City Department of Transportation
40 Worth Street
New York, NY 10013

**RE: Design Selection For Grand Street
Bridge Reconstruction**

Dear Commissioner Weinshall:

A presentation was made by the New York City Department of Transportation (DOT) at the Board's Public Hearing held on April 9, 2002. DOT representatives reviewed aspects of the work proposed for the reconstruction plans of the Grand Street Bridge (over the Newtown Creek). There were three different types of design alternatives discussed for a fixed structure. The item was further discussed by the Board's Transportation Committee at its May 6, 2002 meeting, and subsequently a report containing the Committee's recommendation was submitted to the full Community Board at its May 14, 2002 regular meeting. The following action was taken:

Please be advised that Community Board No. 1 supports the alternative which is a Steel "Basket Handle" Tied Arch design. This recommendation is made with the following conditions:

- The new bridge be constructed in the footprint of the existing bridge
- The new bridge is to have sufficient width to allow for safe and easy travel of simultaneous truck traffic in both directions.

The vote was unanimous as follows: 36 "YES"; 0 "NO"; 0 "ABSTENTIONS."

Working for a Better Greenpoint-Williamsburg.

Sincerely,

Vincent V. Abate
Vincent V. Abate
Chairman

VA/mbw



**New York City
Department of Transportation**

Iris Weinshall, Commissioner

Division of Bridges

2 Rector Street - 8th Floor
New York, New York 10006
Tel: 212/788-2100 Fax: 212/788-9015

July 10, 2002

Mr. Vincent V. Abate
Chairperson
Community Board No. 1
435 Graham Avenue
Brooklyn, NY 11211-2429

Jul 16 12

Dear Mr. Abate:

This is in response to your letter of May 15, 2002 to Commissioner Weinshall informing us that Community Board No. 1 has voted unanimously in favor of the "basket handle" type fixed bridge alternate for the replacement of the Grand Street Bridge.

The New York City Department of Transportation (NYCDOT) appreciates your timely response. I would like to assure the community board that the concerns mentioned in your letter will be included in the criteria for the replacement bridge. Namely, the new bridge will be constructed in the footprint of the existing bridge and the new bridge will have sufficient width to accommodate truck traffic in both directions. The new bridge will be widened by about 15 feet to meet current standards, but will not be wider than the existing street approach.

We look forward to a mutually beneficial replacement of the Grand Street Bridge. It is our intention to keep the Community Board apprised of all pertinent developments during the design and construction of this important crossing. We value the input of the community and will be actively seeking your comments during this process.

If you have any additional questions or concerns do not hesitate to contact us. Please forward any concerns you may have to Ms. Jennifer Dee, Director of Community Affairs for the NYCDOT Division of Bridges. Ms. Dee can be contacted at 212-788-2110.

Once again thank you for your input and cooperation.

Sincerely,

Henry D. Perahia, P.E.
Chief Bridge Officer

HDP:jp
CCU Log #558



**New York City
Department of Transportation**

Division of Bridges

2 Rector Street - 8th Floor
New York, New York 10006

Tel: 212/788-2100 Fax: 212/788-9015

Iris Weinshall, Commissioner

March 20, 2002

PH 4/9/02
Confirmed

Mr. Gerald Esposito
District Manager
Community Board #1
435 Graham Avenue
Brooklyn, NY 11211

RE: Grand Street Bridge Presentation

Dear Mr. Esposito:

The New York City Department of Transportation's Division of Bridges is respectfully requesting to be placed on your April 9th meeting agenda so that we may present three options for the upcoming reconstruction of the Grand Street Bridge over Newtown Creek.

MAR 23 12 L

The NYCDOT Division of Bridges is committed to working proactively with the local communities to help ensure that these much needed projects are completed in a timely and efficient manner with minimal disruption to the public.

Sincerely,

Jennifer Dee
Director of Community Affairs

CC: CBO Perahia, BC Keegan, DCE Patel, D. Recor, M. Hershey, W. Samuels, B. Chandiramani, file



**New York City
Department of Transportation**

Division of Bridges

2 Rector Street - 8th Floor
New York, New York 10006
Tel: 212/788-2100 Fax: 212/788-9015

Iris Weinshall, Commissioner

March 20, 2002

Mr. Gerald Esposito
District Manager
Community Board #1
435 Graham Avenue
Brooklyn, NY 11211

RE: Grand Street Bridge Presentation

Dear Mr. Esposito:

The New York City Department of Transportation's Division of Bridges is respectfully requesting to be placed on your April 9th meeting agenda so that we may present three options for the upcoming reconstruction of the Grand Street Bridge over Newtown Creek.

The NYCDOT Division of Bridges is committed to working proactively with the local communities to help ensure that these much needed projects are completed in a timely and efficient manner with minimal disruption to the public.

Sincerely,

Jennifer Dee
Director of Community Affairs

CC: CBO Perahia, BC Keegan, DCE Patel, D. Recor, M. Hershey, W. Samuels, B. Chandiramani, file

PH 4/9/02

MAR 21

• ~~VERY PRELIMINARY MEETING~~
(212) 788 2110
DOING IT ALSO ON THE
QUEENS SIDE
#5



New York City
Department of Transportation

Division of Bridges
2 Rector Street
New York, New York 10006

Iris Weinshall, Commissioner

FAX TRANSMITTAL SHEET

To: Marie / CB #1 Fax #: 718-389-0098
From: Jennifer Dee
Sender's phone #: 212-788-2110 Fax #: 212-788-9015
Number of pages to follow: 1 Date: 3/21/02

ACTION TO BE TAKEN:

- ☐ URGENT/IMMEDIATE ATTENTION
- ☐ AWAITING YOUR COMMENTS
- ☒ PER YOUR REQUEST
- ☐ FOR YOUR INFORMATION
- ☐ PLEASE CALL UPON RECEIPT

Comments:

Marie
Here is the letter you requested.
Please call if you have any
questions.

Operator: Dee

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COMMUNITY BOARD No. 1

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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 13, 2025

COMMITTEE REPORT Transportation Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Mr. Eric Bruzaitis, Committee Chair

RE: Transportation Committee Report from April 24, 2025

The Transportation Committee met the Thursday, April 24, 2025 (CALLED TO ORDER: 6:38 PM; ADJOURNED: 8:44 PM) at CB1 District office, 435 Graham Avenue, Brooklyn, NY 11211.

A quorum was met.

ATTENDANCE

Present: Bruzaitis; Kelterborn; Drinkwater; Espinal; Kaminski; Pferd; Vega.

Absent: Argento; Costa; Goldstein; Itzkowitz; Klagsbald; Talati; Weiser; Breitner*; Radeski*.

AGENDA

1. PRESENTATION: DOT SAFETY IMPROVEMENT PROJECT (SIP) FOR SCOTT AVE FROM JOHNSON ST TO TROUTMAN ST.

Presentation by Melina Lawrence, Project Manager from the DOT Office of Livable Streets.

Ms Lawrence, joined by Mr. Dan Wagner, provided an overview of a safety plan for Scott Avenue including the creation of a public plaza, neck-downs, enhanced pedestrian space, daylighting, and improved traffic patterns. This redesign is a response to the tragic death of

Philippe Haussman who was killed at the age of 29 in a motorcycle crash at the intersection of Scott and Flushing Ave. (Presentation attached)

The committee members present all spoke favorably of the redesign and expressed gratitude to the DOT for prioritizing pedestrians in this street redesign.

COMMITTEE:

Mr. Bruzaitis voiced his approval for the proposed improvements noting that, being familiar with the area, he hoped that much of the traffic chaos at this location will be alleviated by the plan. He also asked that DOT be sensitive to the needs of the industrial businesses that will need unfettered access to their loading bays and allow for commercial vehicles that service these businesses be properly considered.

Mr. Kelterborn asked about the signal upgrade & crosswalk striping at Flushing Ave & Troutman St, and the need for the proposed bulb-out at Troutman St & Scott Ave.

Ms. Lawrence explained that there is a contract out for the signalization, and that the bulb out took into consideration both vehicle and pedestrian uses at the corner, as well as channelization.

Ms. Drinkwater inquired about outreach to the area regarding the plan.

Ms. Lawrence stated that none had been conducted by DOT, however they will follow up.

Ms. LaBorde (Board Member) Referenced the walk-through with Council Member Gutierrez' office, CB1 & DOT. Following the walk-through DOT had suggested that the new signal would be installed Spring 2025 but is now delayed. Ms. LaBorde also inquired if the speed limit will be reduced to 20 MPH.

Ms. Lawrence explained that there were issues securing the contract for the work which has changed the projected install to occur sometime in 2026, and that the overall design is ready, however no contract has been awarded yet. Mr. Wagner stated that DOT is reviewing Sammy's Law, but could not say if this speed limit will be added as part of this project.

Mr. Pferd asked if other neck-downs, separate from the presentation, are scheduled for this immediate area.

Ms. Lawrence stated that none are proposed at this time.

Ms. Kaminski asked what the response DOT received from Community Board 4 following their presentation.

Ms. Lawrence noted that there was approval, however there was some pushback from CB4 members.

PUBLIC:

Mr. Kevin La Cherra encouraged DOT to bring daylighting and similar street safety enhancements to all corners of CB1. He remarked with frustration that similar interventions to those planned for Scott Avenue have been requested numerous times, frequently because of traffic related fatalities within CB1.

Mr. John Rozmus requested information about the cost of this project; impacts on evacuation route and effected businesses.

Mr. Wagner stated that the budget is “fluid” at this time, however since most of these improvements are part of the DOT “tool-kit” the budget is lower than other projects. He also stated that the team will look into evacuation route impacts.

Mr. Claude Haussman and Ms. Jeann Perahia, the anguished parents of Philippe Haussman, expressed deep sadness and outrage that their son’s death might have been averted had this safety plan been in place earlier, since the dangers were well-known.

MOTION: Community Board 1 to send a letter of support for NYC DOT “Scott Avenue Improvements” project (Mr. Pferd)

SECOND: Ms. Drinkwater.

MOTION APPROVED AS SENSE OF THE COMMITTEE WITHOUT OBJECTION OR ABSTENTION.

Discussion: Day-lighting Locations Within Community District 1.

Mr. Vega reported out on members Pferd, Kelterborn, LaBorde and himself attending the April 21st City Council Hearing for Intro 1138 to implement daylighting at intersections across NYC. Members submitted testimony in support.

The committee discussed the public input daylighting map and added several new locations. The committee lamented that not enough enforcement is done at existing No Parking Zones.

MOTION: Community Board 1 to send a letter to NYPD 90TH AND 94TH Precincts requesting a tally of all summonses written for daylighting obstructions (NO PARKING ZONES AT INTERSECTIONS) within the last eighteen (18) months.(Ms. Kaminski)

SECOND: Mr. Vega.

MOTION APPROVED AS SENSE OF THE COMMITTEE WITHOUT OBJECTION OR ABSTENTION.

Discussion: District Needs Statement Amendments to Transportation Section.

Chair Bruzaitis urged all members to introduce suggested DN items by the June 26 Transportation Committee meeting.

Old Business

Mr. Kelterborn asked that a presentation from FDNY about blocked fire hydrants be part of a future agenda. Chair Bruzaitis indicated that it would be added as a topic to a future meeting being planned jointly with the Public Safety Committee.

Mr. Vega noted that DOT has not corrected the lack of a pedestrian path at the southwest corner of Graham & Metropolitan Avenues. Mr. Bruzaitis will follow up with Ronda Messer of DOT.

Member of public, Mr. John Rozmus reiterated complaints from previous months including obstructions from the Citibank stand at Manhattan & Greenpoint Aves. He also wished all the mothers a Happy Mother's Day.

New Business

Mr. Kelterborn informed those in attendance about a Cooper Park Public Realm Action Plan workshop planned for Saturday May 3rd at 2 Kingsland (12 noon - 2pm)

Ms. Meryl LaBorde requested information from DOT about how the bike lane is going to be routed on Meeker between Morgan and Sutton

Pferd invited everyone to attend a May 6th community trash pick up with the Sanitation Foundation at Apollo & Nassau

Mr. Kevin La Cherra expressed disappointment in the DOT's slow rollout of reduced speed limits, despite the board's request for the creation of a regional slow zone in the entirety of CB1, as well as the support of all the local elected officials.

Ms. Leslie Melincoff, a resident of Jackson Street, asked for guidance about how to advocate for pedestrian safety at the intersection of Jackson and Graham. This intersection which has been discussed regularly at CB1 Transportation Committee meetings, lacks traffic controls and crosswalks. Numerous residents have conveyed how they feel unsafe trying to cross and it has been the site of frequent crashes. So far the DOT has resisted the community calls to making safety improvements. Mr. Pferd offered to connect the community members with a group in Ditmas Park that is using AI to challenge the DOT traffic study.

MOTIONS

MOTION: Community Board 1 to send a letter of support for NYC DOT “Scott Avenue Improvements” project (Mr. Pferd)

SECOND: Ms. Drinkwater.

MOTION APPROVED AS SENSE OF THE COMMITTEE WITHOUT OBJECTION OR ABSTENTION.

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SECOND: Mr. Vega.

MOTION APPROVED AS SENSE OF THE COMMITTEE WITHOUT OBJECTION OR ABSTENTION.



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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 15, 2025

Mr. Keith Bray
Brooklyn Borough Commissioner
NYC Department of Transportation
16 Court Street
Brooklyn, NY 11241

RE: Scott Avenue Improvements Project

Dear Commissioner Bray:

At the regular meeting of Brooklyn Community Board No. 1, held on the evening of May 13, 2025, the Board received a report from the Transportation Committee regarding the proposed Scott Avenue Improvements Project. Please be advised that the Board voted to support this project.

The vote was as follows: 34 "YES"; 1 "NO"; 0 "ABSTENTIONS"; 0 "RECUSAL"

Working for Safer Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller
Chairperson

C.C. Hon. Jennifer Gutierrez, Council Member District 34



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COUNCILMEMBER, 34th CD

May 15, 2025

Captain Jonathan A. Navarrete
Commanding Officer 90th Precinct
100 Meserole Avenue
Brooklyn, NY, 11222-2636

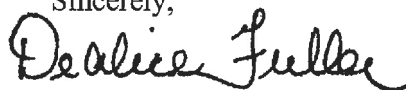
Dear Captain Navarrete:

At the regular meeting of Brooklyn Community Board No. 1, held on the evening of May 13, 2025, the board received a report from the Transportation Committee. Please be advised that the board members voted to support the sending of this letter.

Brooklyn Community Board No. 1, respectfully request a tally of all summonses issued for daylighting obstructions specifically, violations of "No Parking" zones at intersections within the last eighteen (18) months.

The vote was as follows: 34 "YES"; 1 "NO"; 0 "ABSTENTIONS"; 0 "RECUSAL"

Working for Safer Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson



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COUNCILMEMBER, 34th CD

May 13, 2025

CAPITAL BUDGET COMMITTEE REPORT

TO: Chairperson Dealice Fuller and CB #1 Board Members

FROM: Gina Barros, Chair, Capital Budget Committee

RE: Capital Budget Committee Meeting Report: April 29, 2025

The Capital Budget Committee meeting was held on Tuesday, April 29, 2025, at 6:30 p.m. at Swinging Sixties Senior Center, 211 Ainslie Street, Brooklyn, NY 11211.

Present: Barros, (Chair); Feng, (Co-Chair); Teague, LaBorde.

Absent: Peterson; Gross; Jagtani* (*Non- Board Member)

CB1 Board Members present: Vega; D'Amato; Chesler; Pferd; Mrowiec.

(A quorum was achieved)

Also Attended: District Manager, Ms. Pulgarin; Assistant District Manager, Mr. Castrillon.

Presenters:

Nicholas Stamper Program Manager – Capital Planning and Support (CAPS)
Lucia Marquez Reagan Borough Planner, DCP.

The Capital Budget Committee meeting was convened to provide Brooklyn Community Board One Committee members with an opportunity to learn more about the District Needs Request Process in preparation for submitting the District Needs Statement for FY 2026.

The Chairperson of the Capital Budget Committee, Ms. Barros, introduced Nicholas Stamper, Program Manager—Capital Planning and Support (CAPS). Mr. Stamper gave a PowerPoint presentation titled; The Capital Budget Request Process, Budget Request 101 walk-through. He related that our board was one of the first to be proactive in contacting the Department of City Planning for District Needs support.

The presentation included the following.

Process overview: The Community District Needs (CD Needs) community budgeting process, is an invaluable resource for connecting public input to action.

- The Department of City Planning's is responsible for assisting Community Boards in compiling annual submissions, collecting those submissions, and reporting their content to agency partners
- City Charter mandates District Needs statement (tells story) and budget requests (direct capital and expense requests)
- Submission components (from least to most specific)
 - Community District overview
 - Top 3 pressing issues
 - Most important issues by policy area
 - Needs category narratives
 - Community Board Budget Requests (CBBRs)
- Timeline and key dates (formal); Community Boards repeat this cycle annually, compiling and refreshing their multiple layers of submission content, before the October 31, deadline.
 - 5/1 Department of City Planning begins Community Boards Support Outreach
 - 6/1 Submission form opens
 - Community Board summer recess
 - September: OMB borough budget consultations
 - 10/31: submission deadline
 - 12/15: deadline for agency responses
 - January: OMB publishes Preliminary Budget
- Community Boards Budget Requests
 - Type: Capital and Expense
 - Capital: Request for large purchases or infrastructure projects. An example could be purchasing fire trucks or continuing support for in-progress Capital items.
 - Expense: Operational and programmatic requests. Examples can be for staffing request or increase funding to a program.
 - Location can be district-wide or site-specific.

- The Community Board submission site appears in a priority list. The request item is given a priority number, a Community Board Budget Request Title, an Explanation, the Agency Response, and a Date Stamped.
- New this Year 2024 is the Time Stamp and the CBBR title.
- Community Board Budget Best Practices
 - **Be direct:** Budget requests should ideally be written with a direct statement of the request for clarity.
 - **Rationale:** Clearly connecting the request to district needs or existing programs can provide valuable context.
 - **Details:** Site-specific projects should include the site name and/or address or the relevant field, not just in the explanation
 - **Refreshed:** while resubmitting requests is not uncommon, budget requests should be refreshed from prior submissions to adapt to previous agency responses.
 - What does a budget request look like in its final form?
 - (FYI park renovations are the most common kind of request received)
 - Model requests
 - Community boards generally
 - BK CB1 good examples
 - FYI, If a request is put in as an expense or capital request, but the agency staffer reading the requests thinks otherwise, it is not going to be an issue.
- Resources for Boards
 - Community District Profiles
 - NYC Facilities Explorer
 - Zola; Zoning and Land Use Application
 - NYC Population Factfinder
 - DCP support
 - Data resources
 - Gathering public input
 - Print materials
 - Analysis
 - Training and tech support
 - cdneeds_dl@planning.nyc.gov

Discussion

Committee members and board members had an opportunity to ask questions.

Gina: Can you explain further the Online Community District Needs public survey that is open to all Community Boards?

Nick There is a print version, and they can also provide the link and QR form that the Community Boards can use. The District Community Process Support Team can handle tracking, analysing, and sharing the district responses. They can curate a link specifically for Full Board members or specific subset.

Meryl: We could also share it with NYC Council members and others?

Nick: Yes

Del: Would this include land use questions?

Nick: Yes, because there exists a section in the District Needs about that subject.

Steve: What is a more productive way to engage with an agency about a longer-term request, especially one that refers to more context from the past? The current annual process is not great?

Nick: It's always a struggle for an agency to accommodate funding requests even if the agency is aligned with the request.

Nick: For example, Park's have to seek funding for each project. They will use the district needs requests to advocate for more funding from legislators.

Meryl: A lot of times, we receive the response, "agency does not support/cannot accommodate request." how do we proceed if we still need that request?

Nick: Department of City Planning works with OMB to tweak response mechanics to get greater response from agencies. Agencies starting last year were required to fill out the explanation box. Still, agencies' utilization is uneven.

Nick: We do review requests with agencies and assess with them what was effective and can be improved.

Austin: What is a strategy that elicits more effective responses from agencies?

Nick: Some of it, of course, is related to the best practices shared. Being direct, being site-specific, etc.

Nick: Otherwise, it is tough to say because I can't promise an outcome from an agency. The best thing a board can do outside of how the requests are written is to make district needs a year-long conversation.

Nick: Engaging with agencies directly about the district needs requests would be critical to do throughout the year, especially. getting feedback from agency about what can be improved ahead of the next submission.

Del: We honestly would've appreciated a response that said, "contact us here/this person for further information," but that's not what we got, which was more "Contact the proper agency." when we don't understand why we've been rejected or which agency is the proper agency, who do we contact?

Nick: Contact OMB. Department of City Planning receives all the requests and OMB puts it on their website and reviews the requests to consolidate things and re-assign requests where necessary prior to agencies providing their own review.

Nick: I can provide Trammel Thomas' contact, my counterpart on the OMB side.

Austin: Regarding capital and expense requests, if we have any ambiguity as to which we should assign a request, what should we do?

Nick: Email our team and we can help out. If we're also stumped, submitting anyway, it is no problem at all because OMB will figure it out

Gina: How many numbers of District Needs requests are permitted?

Nick: 60 total between capital and expense requests across all issues is the best.

Nick: Agencies will now only see the rank-order of requests for requests relevant to that agency. They will not be seeing how they are ranked for other requests the community board made.

Nick: We can provide agency help in assessing prioritization between needs (for example, two sidewalk repair requests, but one is particularly severe and ought to come first)

Austin: How to best utilize the Supporter section?

Nick: It allows for Community Boards to include letters of support, less about how including certain supporters would be your ticket to getting the request approved.

Nick: We also now allow more file upload opportunities across all sections of the district needs (CD overview down to CBBRs)

Michal: Let's say we have a great idea that may require additional studies, or the agency may need to pay for consultant or RFP, do we need to include that in the request?

Nick: Those details for planning and implementation are generally things that the agency will determine so not needed. What the Community Boards need to do is to convey the need and illustrate why it needs to be funded. Price estimates are not needed in CBBRs.

Giovanni: For Educational request about improving playgrounds, how should we go about it?

Nick: The general issue about the lack of park space for youth and the need for improved playground facilities across CB1 should be in the narrative section. The CBBR should be about a specific playground site or at least identifying specific locations/areas.

Nick: Other things we've heard from agencies:

1. We are working on updating agency tips and tricks document.
2. Parks: separating requests instead of lumping together
3. HPD: budget response to Community Boards is dependent on federal funding which is on a different timeline unfortunately.
4. SBS: works with large amounts of grant funding available, often seeking local CBOs to partner with and often gives out most yesses to requests.
5. DOT: If it feels like it's small scale (potholes), DOT has its own system called ARTS for submitting such requests ("I noticed this on my block.")

Steve: In regard to a request for a study, would that fall in the realm of expense or capital?

Nick: It would fall into expense if it would require staffing-related funding and planning. If you are just asking for existing staff to do something, it would be an expense request.

William: Some requests may run into the problem of state or federal agency being the responsible agency for handling the request.

Nick: If the NYC agency is doing work related to that issue/site, DCP would still prefer Community Boards to surface those requests and needs

Steve: timeline?

Nick: we recommend that if a Community Board knows that there are requests that will remain on the district needs, you can freshen up the existing ones so that you can focus on the new ones later after the end of the consultations.

Nick: We will have a summer intern who will specifically work with BK CB1.

Lloyd questions

Best way of distributing the work related to the CBBR process?

Which community board does the survey best?

Nick: Queens CB 1, hundreds; Manhattan CB 1 got 100 responses in the first 24 hours

How do agencies see and interact with CB's response?

Nick: DCP will provide the specific portion of each of the relevant parts of the district needs statement in a single report that includes those of all community boards.

A list of CBs that indicated FDNY as top 3 pressing issues most important issues by policy area?

Nick: Then DCP gives agency-an specific presentation to each agency. Needs category narratives are the most specific option for miscellaneous stuff, so for requests that don't make it for the top 3 pressing issues, most important issues by policy area, needs category narratives.

Meeting Adjourned



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COUNCILMEMBER, 34th CD

May 13, 2025

COMMITTEE REPORT Environmental Protection Committee

TO: Chairperson Fuller and CB1 Board Members

FROM: Mr. Stephen Chesler, Committee Chair
Environmental Protection Committee

RE: Committee Report from May 6, 2025

The Committee met on the evening of May 6, 2025, at 6:15 PM at Borinquen Plaza Senior Center, 80 Siegel Street, Brooklyn NY, 11206

Members: Chesler, Chair; Vega, Co-Chair; Bruzaitis; Costa; Espinal; Horowitz; Peterson; Sabel; Hofmann*; Holowacz*; Torres*. (*) *Non board committee member.*

(6 Members constitutes a quorum for this committee)

Present: Chesler, Vega, Hofmann*.

Absent: Bruzaitis, Costa, Espinal, Horowitz, Peterson, Sabel, Holowacz*.

3 members were present. A quorum was not achieved.

MEETING

1) WILLIAMSBURG HOUSES TENANT HEALTH PROBLEMS - Committee will hear from residents who are experiencing severe health issues while living in these apartments and consider recommending action. Representatives from appropriate agencies will be on hand.

District Manager Johana Pulgarin and Assistant District Manager Luis Castrillon were present. Emely Rodriguez, Constituent Services Liaison for Senator Julia Salazar was present, as well as

Lloyd Feng, Chair, CB1 Public Safety Committee, Jane Pool from Neighborhood Women and non-board member of the CB1 Women's Issues Committee.

Board member and Women's Issues Committee Chair Jan Peterson connected Steve Chesler to this issue through Williamsburg Houses tenant Carmen Vazquez.

CB1's Housing Committee has also engaged tenants about the horrendous conditions there and major problems with management, Wavecrest there, through numerous committee meetings.

Environmental Protection Committee Chair, Steve Chesler, stated that this committee would aim to focus on the environmental issues and associated health issues.

Approximately 25 residents of the Williamsburg Houses, a RAD (Rental Assistance Demonstration) managed NYSHA large-scale housing development in East Williamsburg attended. Recently elected Tenant Association President Lucas Greer was on hand and helped liaison the discussion.

Numerous residents described deplorable conditions in their Williamsburg Houses buildings, specifically buildings located at 187, 202, 210 and 222 Ten Eyck Street and 160 & 186 Maujer Street.

The committee heard from the following tenants who described severe health issues that have been experiencing since renovations began in 2014.

Carmen Vazquez has lived on the first floor of her building for 23 years, 200 Ten Eyck, Apt 1B. Her apartment, without prior notice, was converted into an ADA accessible unit. She has been diagnosed with and suffering from COPD, fibromyalgia, and sarcoidosis. Due to lung damage, she must be on supplemental oxygen. With the renovations new windows were installed that only opened a crack. Because of this and that the apartment fan has not been repaired by Wavecrest, after numerous requests, there is no ventilation in this unit. Her symptoms emerged in 2016 starting with severe fatigue. She lives above the building's boiler. During repairs she experienced a chemical smell. Cracked ceilings and walls and falling cabinets are a constant problem. Lead was supposed to have been removed, as well as mold. 3 Neighbors in this building have suffered strokes, cancer and asthma. Her symptoms lessen when she spends time outside her apartment.

Asbestos removed was performed in a reckless and hazardous manner causing tenants to incur direct exposure to debris and dust.

Lucas Greer noted that apartments still have "popcorn" ceilings, which are known to contain asbestos, and cracked walls. There is rat infestation. Garbage for the building is stored indoors rather than outdoors. Also, instead of vacuuming dust, contractors were blowing the dust.

Alieda Roman, mother, and Alieda Delgado daughter, 200 Ten Eyck Street. Mother has experienced full body paralysis. Her doctors attributed this to environmental causes. The older daughter has suffered liver and kidney damage. The younger daughter has suffered thyroid cancer and sarcoidosis. Mother has seizures. Symptoms emerged in 2014. 2 young dogs and 1 old dog died from rare brain tumors. Daughter Elena, her face appears to have radiation-like burns. Has experienced asthma. Symptoms for both diminish when time is spent away from the apartment.

Daughter Elena, they were in their apartment when asbestos was being abated from the basement, right below them. She had to go to the emergency room three times with asthma attacks. Dust from the basement spread throughout the building, especially through vents, little holes in the wall and gaps along the floor. The younger daughter joined the meeting. She has experienced seizures, cancer and joint issues. Others experience permanent hearing loss and hallucinations.

Mold is scraped and wiped from their apartment, but it returns.

Mother was bitten by a rat in her apartment.

Elizabeth Lopez, 187 Ten Eyck Street, 2nd and 4th floors. Mold presence is constant. Ceilings are wiped by not fully treated for complete removal. They have cancer of the bones. There is mildew in her entire apartment. With an open door, one can smell the mildew in her apartment. She has three asthmatics at home. The closet is full of mildew and mold. She opened the windows. There is no air coming in. In each of her windows she put on an air conditioner. The same new windows that barely open that basically don't open. She has had three strokes already, three minor strokes. Doctors in the hospital where she was treated do not know where it derived from.

There are gaps in the floors that allow air, dust and vapor to intrude into apartments. When they were breaking walls during renovation, smoke and dust was everywhere. While this work was occurring fixing nearby apartment units were not secured where residents were still living. Five or six people were using blowers, instead of vacuums, and they were pushing the contaminated air and dust into the apartment. They were using landscaping personnel instead of appropriate construction workers. There is excessive heat and vapor coming up from the floors. Repeated complaints have gone unanswered.

Sonia Rivera, Apt 3B, 233 Stagg Walk. She has been in a temporary apartment for a year, while lead contamination is being investigated and remediated in her permanent apartment residence. Wavecrest has been labelling her as a squatter, and though she has been sending in her rent payments, and they are not posting them, claiming she does not want to move back to her old apartment. She had City HPD inspectors come out to her old apartment. It is full of lead. She is concerned about all the issues (health) that her grandkids might have been exposed to without her knowing. The city inspectors provided a notarized document stating that they have removed all lead. The supervisor of those inspectors came out to her apartment, and he did his own dust wipes. As a result, he urged her not to move back yet because she has led in her apartment. This means the City actually lied about this, the notarization was false.

When the city inspectors tried to get a hold of the managers, no one would answer them. After a few weeks the manager Paul said that they were going to do a dust wipe in her apartment, because there was only lead on the windowsill. Supervisor has proof there is still extensive lead present in the apartment. Then they sent someone else, their own person, to come and check and do those wipes. This was three weeks ago. She has never heard from them again. But she is still being threatened when she tries to follow up.

She is still out of her permanent apartment, and still paying rent, and they're still not posting. She was prevented from voting in the tenant association elections, saying that she was not in good standing by paying them. And they did that to a lot of other people as well.

Last October there was still dust covering the interior of her apartment as reported by her daughter. Physical conditions: passing out, she had part of a lung removed, blood clots and aorta dissection

Lucas: He noticed during the asbestos abatement process a large group of workers in hazmat suits would go into the basement of the building, and then emerge without the suits, without necessarily having done abatement work.

Samayia Rillera, Vice-President of the tenants association, lives at 196 Maujer Street, Apt 1B. Has lived there since she was 12 years old. She has noticed a very bad odor, a chemical type of smell. She occasionally has breathing issues.

Glenn Aaron, 220 Stagg Walk resident. Water in the building can be discolored and contain a bad odor. Drinking water needs to be tested.

Melissa Rosa, 160 Maujer Street. Is experiencing Hashimoto disease (thyroid), fibromyalgia and other physical issues.

Lourdes Antequera, 200 Maujer Street, 2A (tenant), 222 Ten Eyck Street (permanent unit). Has survived cancer. Cracking falling pieces of wall not properly fixed. They were plastered over.

Carmen, legacy heating pipes were removed. Now radiators are not functioning properly, and do not have as high a level of heat available as previously.

Tenants at the meeting spoke repeatedly about the ineffectiveness of the local Wavecrest administrator, named Susan. She seems to be in denial regarding the seriousness and the extent of these environmental problems and the highly dysfunctional way they are being addressed, and the incredibly dangerous and harmful way work is being performed, or the fact that certain necessary work is not being performed at all.

William Vega reported from Congresswoman Velazquez's NY District Director, Evelyn Cruz, that Evelyn confronted Susan at the last CB1 Housing Committee meeting about these issues. The course of action must be changed, or the congresswoman will escalate this situation.

Laura Hofmann expressed her deep concern and frustration, and her connection to this matter due to her own personal history with environmental hazards and health challenges.

Jane Pool pressed for the installation of SUMMA canisters inside apartments and the common areas, devices that can detect particulate matter and analyze the type.

Lloyd Feng suggested that the names of the renovation, remediation and repair contractors be revealed, and they be investigated in regard to the work at the Williamsburg Houses and be made to provide licensing and certification information.

Committee members were stunned and appalled by the accounts presented of the severe health issues tenants are experiencing and the reprehensible conditions that have occurred during renovations, the chronic state of degradation, disrepair and contamination that they have and are encountering. Along with this the management company Wavecrest, NYCHA, the Department of

Housing and Preservation and their contractors appear to have engaged in gross negligence, incompetence, endangering behavior, and potentially in fraud, in addressing the enormous array of problems with these apartments and the common areas, in which tenants are physically and mentally suffering. This is a tax-payer supported facility - a fact that is incredibly frustrating to committee members and attendees, which was expressed in this meeting.

Therefore, from a discussion amongst attending committee and board members, a plan of action was conceived, to recommend the board send a letter to:

- 1) U.S. Department of Housing and Urban Development and applicable city and state government agencies reporting the accounts of tenants describing the horrible conditions and severe health problems they have been enduring while living in apartments at the Williamsburg Houses, and demand:
 - a) Agencies at every level of government, starting with the U.S. Department of Housing and Urban Development, together with state and city stakeholder agencies perform:
 - i) A complete environmental investigation for biological and chemical contamination in all apartment units and common areas within the Williamsburg Houses complex, for including, but not limited to, the following contaminants: mold, mildew, lead, and asbestos. Initial focus should be on apartments and buildings with tenants incurring health issues that could have potential causation from the contaminants of concerns noted here.
 - ii) Installation of SUMMA canisters to serve as a lead into an environmental and health hazard investigation.
 - iii) A comprehensive health study of residents living in The Williamsburg Houses.
 - iv) Testing of the potable water system in all complex buildings for contamination.
 - v) An analysis of sources of contamination in all apartments and common areas for the contaminants listed above and beyond, including but not limited to: ceilings, walls, floors, piping and conduit, boilers, boiler rooms and corresponding infrastructure.
 - vi) Investigate all boilers for specific contamination related to these systems that may be creating harmful vapor intrusion into apartments and common areas.
 - vii) Powerful implementation, administration and oversight of the full and proper remediation of biological and chemical contamination from all apartments and common areas.
 - viii) Powerful implementation, administration and oversight for the full and proper remediation, and if necessary, the upgrade of the potable water system in all buildings.

- ix) Powerful implementation, administration and oversight for the full and proper repair, restoration and upgrade of apartments and common areas to permanently remove contamination and prevent its recurrence.
 - x) A deep, thorough and just investigation into potentially improper, dangerous, harmful, grossly negligent and fraudulent removal of asbestos and lead from apartments and common areas, and related similarly for renovation construction practices, and consider taking necessary actions, including litigious options, against the management company, government agencies and contractors hired to perform related work.
- 2) Local elected officials, including representatives at the federal, state, city and borough level, demanding they collectively provide oversight and pressure on HUD and State and City partners to carry out this plan as quickly and efficiently as possible, through its fruition.

Motion #1 made to recommend the board to submit letters to the government agencies and elected officials demanding the plan laid out as written to address the severe health problems and hazardous environmental and living conditions for tenants residing at the Williamsburg Houses:

By William Vega

Second: Laura Hofmann

Yes votes 3 (2 board members, 1 non-board member)

No votes 0

Abstention 0

Motion carried (by consensus).

2) REMEDY PROPOSED FOR BROWNFIELD SITE CONTAMINATION - CLAY PROPERTIES LLC 19-29 CLAY STREET & 60-62 COMMERCIAL STREET - [SITE NO. C224390](#) - NYSDEC is accepting written comments about the proposed Draft Remedial Action Work Plan (RAWP) through May 31, 2025. Committee will review the plan and consider recommending comments. Based on the findings of the site investigation, NYSDEC in consultation with the NYSDOH has determined that the site poses a significant threat to public health or the environment. The site number above links to the project document repository.

From the RAWP fact sheet (attached): Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified in the Site in soil, groundwater, and soil vapor.

The site is located north of the Nuhart Superfund site across Clay Street. The planned redevelopment is a 7-story mixed use building with ground floor commercial use and a residential lobby, and residential and private terraces above. The anticipated cleanup level is for restricted residential use.

Committee Chair Steve Chesler reported from DEC's public meeting regarding this project on December 16, 2024 that the levels of TCE detected in the Soil Vapor on this site exceed those found on the Nuhart Superfund Site. The fact sheet summarizes an extensive list of high levels of additional contaminants of concern types. An excerpt from the Remedial Investigation report is attached with further details. Read a section here:

Soil samples collected above the groundwater table did have constituents above the NYSDEC PGSCOs throughout the site in the shallow interval of 0-3 feet below surface grade.

Contaminants of concern in the shallow soil samples over NYSDEC PGSCOs include the VOCs trichloroethylene (TCE), 1,2 dichloroethylene (DCE), and tetrachloroethylene (PCE); the SVOCs benzo(a)anthracene, chrysene, benzo(b)fluoranthene, and benzo(k)fluoranthene; the metals arsenic, lead, mercury, copper and nickel; and PFOS. Soil samples collected to delineate the vertical extent of the CVOCs showed TCE at depths of up to 40 feet exceeding the NYSDEC PGSCOs.

DNAPL was identified in in SB-35 and in borings to the west and east of SB-35 as shown on the isopleth maps,

Groundwater samples were collected from multiple depths across the site to delineate the CVOCs. The groundwater samples indicated that TCE and its breakdown products are impacting the entire site.

Soil vapor samples indicated that the CVOCs found in the soil and the groundwater are impacting the soil vapor beneath the site. The highest results were from SV-21 in the area of SB-35, with TCE detected at 3,900,000 mg/m3 and PCE at 55,000 mg/m3.

A summary of the proposed Remedial Action is contained in the fact sheet with further details in the attached excerpt from the Work Plan.

The proposed remedy is quite extensive and goes well beyond most of the brownfield cleanup site work plan proposals that CB1 reviews. One element is particular is a red flag:

Excavation and disposal of the dense non-aqueous phase liquid (DNAPL) source area on Lot 53 under a negative pressure Enclosure.

And: Continue the groundwater monitoring program for up to one year after the Interim Remedial Measures (IRM) to evaluate the remedy and the need for supplemental injections at the Site. The determination for additional injections will be made in conjunction with the NYSDEC and prior to building occupancy.

And: Installation of metal sheeting around the approximately 1,600 square-foot DNAPL source area for support of excavation, groundwater cutoff and delineation of the excavation area.

Steve Chesler posed the question based on these details:

- Due to the severity and extent of the contamination, why is this site not designated a Superfund Site?

- Can the site actually be made safe for residential use?
- Can and how will neighboring properties be protected from contamination migration from this site?
- Should the site be condemned for residential use, and instead be designated for an alternative use, that does not have an enclosed structure for housing people?

Motion #2 A motion was made to recommend the board submit these questions in a comment for submission to DEC regarding this proposed brownfield RAWP for the Clay Properties site.

By William Vega

Second: Laura Hofmann

Yes votes 3 (2 board members, 1 non-board member)

No votes 0

Abstention 0

Motion carried (by consensus).

3) OLD BUSINESS -

Nuhart Superfund Site Update - DEC responded (see attached) to the board's letter inquiry regarding the OU2 groundwater pump tank room inside 65 Dupont Street, specifically posting of inspection logs with public access. Letter from the DEC Project Manager, Jennifer Gonzalez conveyed information from the developer's environmental consultants Haley & Aldrich, that the log will be posted in the room, but it will be locked and unavailable to the public. However, the log data will be posted monthly to the project DEC document repository.

Proposed School Site at 257 Franklin Street (across from Nuhart Superfund site) - See the School Construction Authority response letter attached.

Meeker Ave Plume Superfund Site - Update - Steve Chesler, the interior testing season is concluding for this year. Total properties tested are up to about 240. Additionally, 40 new monitoring wells were installed within the plume area.

Newtown Creek Superfund Site - Update - tabled.

NEW BUSINESS - Hybrid meetings. Steve Chesler feels that hybrid meetings would be very beneficial to Environmental Protection Committee meetings. Several key agencies will only present to the committee virtually. A good start to this would be for the board to allow remote participation only for presenters but require board members and the public to appear in person.

Motion #3 A motion was made to sanction the idea of board consideration for allowing remote presentations at committee meetings, and for the making a corresponding amendment to the board's bylaws to accommodate this.

By William Vega

Second: Laura Hofmann

Yes votes 3 (2 board members, 1 non-board member)

No votes 0

Abstension 0

Motion carried (by consensus).

Meeting adjourned.



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

<https://extapps.dec.ny.gov/data/DecDocs/C224390/>

Brooklyn Public Library – Greenpoint Branch

107 Norman Avenue
Brooklyn, NY 11211
(718) 389-4394

Borough Community Board 1

435 Graham Avenue
Brooklyn, NY 11211
(718) 389-0009
bk01@cb.nyc.gov

Who to Contact

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

Project-Related Questions

Jennifer Gonzalez, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4508
Jennifer.Gonzalez@dec.ny.gov

Project-Related Health Questions

Stephen Lawrence
NYSDOH
Empire State Plaza
Corning Tower, room 1787
Albany, NY 12237
(518) 402-0450
bee1@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

FACT SHEET

Brownfield Cleanup Program

Clay Properties LLC
19-29 Clay Street & 60-62
Commercial Street
Brooklyn, Kings County

April 2025

SITE No. C224390

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 Clay Properties LLC site ("site") located at 19-29 Clay Street and 60-62 Commercial Street, Brooklyn, Kings County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified in the Site in soil, groundwater, and soil vapor. To address this threat, NYSDEC has developed the proposed remedy summarized below.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **April 17 through May 31, 2025**.

- Access the RAWP and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C224390/>.
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area.

Draft Remedial Work Plan: The proposed remedy, which would allow for future restricted residential use, consists of:

- Excavation and off-site disposal of soil that exceeds the Restricted-Residential Use and Protection of Groundwater Soil Cleanup Objectives;
- Excavation and disposal of the dense non-aqueous phase liquid (DNAPL) source area on Lot 53 under a negative pressure enclosure;
- Dewatering during excavation, including groundwater treatment and disposal of DNAPL;
- Collecting and analyzing post excavation soil and groundwater samples to evaluate the effectiveness of the remedy;
- Removal and decommissioning of any encountered underground storage tanks;

BROWNFIELD CLEANUP PROGRAM

- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Conversion of the temporary Soil Vapor Extraction (SVE) system implemented during the IRM to a permanent SVE system;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted residential use soil cleanup objectives;
- Construction of an active sub-slab depressurization system (SSDS) below the building slab;
- Recording of an Environmental Easement, including Institutional Controls, to prevent future exposure to any residual contamination at the Site;
- Publication of a Site Management Plan (SMP) for long term management of residual contamination as required by the Environmental Easement, including plans for Institutional and Engineering Controls, monitoring, operation and maintenance, and reporting.
- Implementation of green remediation components including considering the environmental impacts of treatment technologies and conserving and efficiently managing resources and materials;
- Development and implementation of a Construction Health and Safety Plan (CHASP) and Community Air Monitoring Plan (CAMP);
- Implementation of soil erosion, pollution, and sediment control measures;

The proposed remedy was developed by Clay Properties LLC (the Volunteer) 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 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 applicant(s) 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 located in the Greenpoint neighborhood of Brooklyn, New York and contains lots front facing Clay Street and Commercial Street. The lots are identified as Block 2482 Lot 9 (19-27 Clay Street), Lot 10 (60-62 Commercial Street), and Lot 53 (29 Clay Street). The total site area is 0.457 acres.

Lot 9 contains a 2-story warehouse that will be demolished for redevelopment. The bottom floor of the warehouse is currently vacant, and the second floor is used as a private office. Lot 10 is currently used as a parking lot and storage area, and Lot 53 is a vacant lot. Throughout its history, the Site was utilized for various industrial and manufacturing operations including iron works, tin can storage facility, cotton batting company, paper storage warehouse, and non-specific manufacturing uses.

The planned redevelopment is a 7-story mixed use building with ground floor commercial use and a residential lobby, and residential and private terraces above. The anticipated cleanup level is for restricted-residential use.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224390) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are petroleum-related and chlorinated-related volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), and metals were found above restricted-residential use soil cleanup objectives. The PAHs and metals were mainly observed in the shallow soil and are likely a result of historical fill material. Chlorinated volatile organic compounds (CVOCs) in soil were found in shallow fill and deeper soils beneath and may be related to historical site usage as a cosmetic and writing instruments manufacturing company and later as a medical devices and filtration manufacturer.

BROWNFIELD CLEANUP PROGRAM

Petroleum-related VOCs in deeper soils may be related to historical industrial use and the abutting site to the north historically was used as an auto repair shop.

Constituents of concern in groundwater above applicable standards include petroleum-related VOCs, CVOCs, PAHs and other semi-volatile organic compounds (SVOCs), metals and perfluoroalkyl substances (PFAS). CVOCs indicative of dense non-aqueous phase liquids (DNAPL) were encountered below the water table on Lot 53. Elevated concentrations of petroleum-related VOCs and CVOCs were also found in soil vapor.

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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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://dec.ny.gov/maps/interactive-maps/decinfo-locator>

Site Location





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: Jennifer Gonzalez, 718-482-4508, jennifer.gonzalez@dec.ny.gov



1. BTOC – Below top of casing
2. Depth to bottom – Distance of the top of casing to the bottom of the well during gauging in feet.
3. TOC – Top of casing
4. Elevations – feet above mean sea level based (amsl) on North American Vertical Datum of 1988 (NAVD 88)

2.5 CONTAMINATION CONDITIONS

The information collected during the investigation was compared to the respective regulatory standards and were evaluated to determine the nature and extent of the contamination at the Site. The entire Site is considered the Area of Concern (AOC) based on contaminants in all three media: soil, groundwater, and soil vapor.

During the various phases of investigation onsite, soil boring and well construction logs were completed to describe the Site geology. The Conceptual Model of the Site is based on the findings of the previous investigations.

2.5.1 Conceptual Model of Site Contamination

The onsite soils consist of fill material followed immediately by sand with silty lenses as shown on the cross-sections, **Figures 5A-5D**. Clay is evident at a depth of 15 feet below surface grade (bgs). The clay does appear to dip towards the north from Clay Street. A distinct clay layer exists along Clay Street but does not extend north throughout the Site. Groundwater is approximately 8-10 feet bgs and flows towards the southwest across the site.

Soil samples collected above the groundwater table did have constituents above the NYSDEC PGSCOs throughout the site in the shallow interval of 0-3 feet below surface grade. Contaminants of concern in the shallow soil samples over NYSDEC PGSCOs include the VOCs trichloroethylene (TCE), 1,2 dichloroethylene (DCE), and tetrachloroethylene (PCE); the SVOCs benzo(a)anthracene, chrysene, benzo(b)fluoranthene, and benzo(k)fluoranthene; the metals arsenic, lead, mercury, copper and nickel; and PFOS. Soil samples collected to delineate the vertical extent of the CVOCs showed TCE at depth of up to 40 feet exceeding the NYSDEC PGSCOs. DNAPL was identified in in SB-35 and in borings to the west and east of SB-35 as shown on the isopleth maps, **Figures 13A-13C**.

Groundwater samples were collected from multiple depths across the site to delineate the CVOCs. The groundwater samples indicated that TCE and its breakdown products are impacting the entire site.

Soil vapor samples indicated that the CVOCs found in the soil and the groundwater are impacting the soil vapor beneath the site. The highest results were from SV-21 in the area of SB-35, with TCE detected at 3,900,000 mg/m³ and PCE at 55,000 mg/m³.

2.5.2 Description of Areas of Concern

The Areas of Concern are listed below:

1. Trench – A former trench runs across the eastern lot, 29 Clay Street. The trench runs through the site and appears to cross over the source area of contamination.
2. Dense Non-Aqueous Phase Liquid - DNAPL was observed in two wells in the central portion of Lot 53. DNAPL was first observed in SB-35 at a depth of 16-18 feet bgs. In consultation with the NYSDEC, several



step out borings were advanced to assess the nature and extent of the plume. DNAPL was subsequently observed in SB-35_E (15 -17 feet bgs), SB-35_S (15-18 feet bgs) and SB-35_10W (18-22 feet bgs). The DNAPL has been identified in an interval located approximately 7-9 feet above a clay layer in the central and southern portions of Lot 53.

3. Groundwater – VOC-impacted groundwater was observed across the site. The on-site groundwater data indicates that there is TCE at concentrations as high as 208,000 ug/L or parts per billion (PPB).
4. Historic Fill – Shallow soils across the site exhibit concentrations of VOCs, SVOCs and metals over the NYSDEC PGSCOs.
5. Underground Storage Tanks (USTs) – During a Phase I ESA site inspection in 2022, it was documented that two vent pipes were observed protruding through the roof of the 29 Clay Street building. According to the historic report, the pipes were consistent with the presence of a UST.
6. Soil Vapor – VOC-impacted soil vapor exists on the Site. The highest TCE detection was 3,900,000 ug/m3.

AOCs are described further in sections below.

2.5.3 Identification of Standards, Criteria, and Guidance

See **Table 15** of this document for Applicable SCOs. In addition, the following SGCs also apply:

1. 6 NYCRR Part 375-6 Soil Cleanup Objectives
2. NYSDEC Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations – TOGS 1.1.1
3. NYSDEC DER-10 Technical Guidance for Site Remediation, May 2010
4. NYSDEC DER-31 Green Remediation, August 2010
5. New York State Department of Health Guidance for Evaluating Soil Vapor Intrusion in the State of New York, October 2006
6. New York State Department of Health (NYSDOH) Generic Community Air Monitoring Plan
7. NYS Waste Transporter permits – 6 NYCRR Part 364.
8. NYS Solid Waste Management Requirements – 6NYCRR Part 360 and Part 364.
9. NYSDEC Draft Brownfield Cleanup Program Guide – May 2004.

2.5.4 Soil / Fill Contamination

Soil samples were collected at and above the groundwater interface. The shallow soils across the site are indicative of historic fill.

2.5.4.1 Summary of Soil Data

Soils observed in boring logs advanced on Site indicate that subsurface soil at the Site consisted of a surface layer of concrete ranging from 4 to 10 inches bgs and a fill layer, consisting of dark brown/black/gray/tan fine to coarse



SUMMARY OF REMEDY

The Selected Track 4 Restricted Residential remedy will include the following elements:

1. Green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gas and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling, and increasing reuse of materials that would otherwise be considered a waste;
- Fostering green and healthy communities and working landscapes that balance ecological, economic, and social goals; and
- Integrating the remedy with the end-use where possible and encouraging green and sustainable re-development.
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction.

As part of the remedial program, to evaluate the remedial alternatives with respect to green and sustainable remediation principles, a *SiteWise*TM environmental footprint analysis has been completed. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use for the proposed remedy have been estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial program, as appropriate. The project will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics that have been established by the *SiteWise*TM model will be tracked during implementation of the remedial action and reported in the FER, including a comparison to the goals established during the remedial program.

Additionally, the remedial program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

2. Development and implementation of a Construction Health and Safety Plan (CHASP) and Community Air Monitoring Plan (CAMP) for the protection of on-site workers, community/residents, and the environmental during remediation and construction activities.
3. Implementation of soil erosion, pollution, and sediment control measures in compliance with applicable laws and regulations.
4. Excavation, stockpiling, off-site transport, and disposal of the following:



- a. 0-4 feet bgs minimum across the entire Site (approximately 3,000 cubic yards) to remove soil that exceeds Track 4 SCO (RRUSCOs and PGSCO).
 - b. Excavation of the approximately 1,600 square-foot DNAPL source area from approximately 4 to 27 ft bgs. (approximately 1,370 cubic yards).
 - c. Source area excavation will occur under a temporary negative pressure enclosure to limit the release of odors and vapors to the surrounding community.
 - d. Removal of additional soil that exceeds Track 4 SCO (RRUSCOs and PGSCO) as needed to shallow groundwater via hot spot excavation to groundwater (approximately 5 cubic yards additional excavation at 19 Clay Street). The Track 4 SCO are included in **Appendix P**.
 - e. Excavation for the elevator pit from approximately 4-8 ft bgs (15 cubic yards).
5. Dewatering, including groundwater treatment and disposal of DNAPL, during excavation of the DNAPL source area.
 6. Installation of metal sheeting around the approximately 1,600 square-foot DNAPL source area for support of excavation, groundwater cutoff and delineation of the excavation area.
 7. Screening for indications of contamination (by visual means, odor, and monitoring with PID) of all excavated soil during any intrusive Site work.
 8. Collection and analysis of documentation and confirmation soil samples to document soil quality remaining after the remedial excavation is complete. Confirmation samples will be collected to confirm contaminants of concern exceeding the Protection of Groundwater SCO have been excavated. If concentrations of contaminants of concern exceed the Protection of Groundwater SCO, additional excavation or remediation may be required.
 9. Continue the groundwater monitoring program for up to one year after the Interim Remedial Measures (IRM) to evaluate the remedy and the need for supplemental injections at the Site. The determination for additional injections will be made in conjunction with the NYSDEC and prior to building occupancy.
 10. Removal and decommissioning of any encountered USTs and/or associated appurtenances (e.g., fill lines, vent line, and electrical conduit) and disposal off-site, in accordance with DER-10, 6 New York Codes, Rules, and Regulations (NYCRR) Part 613.9, NYSDEC Commissioner Policy 51 (CP-51), and other applicable NYSDEC UST closure requirements.
 11. Appropriate off-Site disposal of all material removed from the Site in accordance with all Federal, State, and local rules and regulations for handling, transport, and disposal.
 12. Import of materials to be used for backfill and cover in compliance with: (1) chemical limits and other specifications included in **Table 16**, (2) all Federal, State, and local rules and regulations for handling and transport of material.
 13. Installation of an engineered composite cover system, consisting of the following to prevent human exposure to residual contaminated soil/fill remaining under the Site:
 - a. A permanent composite cover system consisting of a 33-inch concrete building slab
 - b. It is anticipated the Site will be covered completely by concrete with no pervious surfaces.



14. Conversion of the temporary Soil Vapor Extraction (SVE) system installed as part of the IRM to a permanent structure housed within the building. Details of the IRM are included in Section 2.7.
15. Construction of an active SSDS with a chemical vapor barrier below the building slab to maintain vacuum under the building slab, including a 12-inch ventilation layer.
16. Completion of a survey to document the extents of the permanent and temporary components of the Site cover system.
17. Recording of an Environmental Easement, including Institutional Controls, to prevent future exposure to any residual contamination remaining at the Site.
18. Publication of a Site Management Plan for long term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting.
19. All responsibilities associated with the Remedial Action, including permitting requirements and pretreatment requirements, will be addressed in accordance with all applicable Federal, State, and local rules and regulations.



COMMUNITY BOARD No. 1

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ANTONIO REYNOSO

BROOKLYN BOROUGH PRESIDENT



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DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 19, 2025

Ms. Jennifer Gonzalez, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101

RE: Brownfield Cleanup Program - Clay Properties - SITE No. C224390

Dear Ms. Gonzalez,

On May 13, 2025, Brooklyn Community Board #1, informed by a recommendation from its Environmental Protection Committee, voted unanimously to send the following comments on Brownfield Cleanup Program - Clay Properties - SITE No. C224390:

Please accept the following comments regarding the proposed Remedial Action Work Plan for Clay Properties, Brownfield Cleanup SITE No. C224390, located at 19-29 Clay Street & 60-62 Commercial Street:

- Due to the severity and extent of the contamination, why is this site not designated a Superfund Site?
- Can the site actually be made safe for residential use?
- Can and how will neighboring properties be protected from contamination migration from this site?
- Should the site be condemned for residential use, and instead be designated for an alternative use, that does not have an enclosed structure housing people?

Working for a Better Williamsburg-Greenpoint.

Sincerely,

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

Dealice Fuller
Chairperson



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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 18, 2025

Ms. Andrea Bender
Vice-President, External Affairs
NYC School Construction Authority
2501 Jackson Ave
Long Island City, NY 11101

RE: Proposal to locate a new elementary school at 257 Franklin Street

Dear Vice-President Bender,

On February 12, 2025, Brooklyn Community Board #1, informed by a joint recommendation from its Environmental Protection and Education & Youth Committees, voted unanimously to approve the following resolution, regarding expressing support for the NYC School Construction Authority constructing a new elementary school at 257 Franklin Street in Greenpoint, Brooklyn:

WHEREAS, a new elementary school in Greenpoint is greatly needed, especially in the north end amidst massive housing development in progress there. Neighborhood schools are beyond seating capacity.

WHEREAS, the 257 Franklin site was planned to house a school for the above purpose through two land use actions.

WHEREAS, there was a grave threat from the Nuhart superfund site contamination located across the street at 65 Dupont Street, specifically a phthalates chemical plume that migrated to the edge of the 257 Franklin Street property.

WHEREAS, the Nuhart developers installed a protective 25' tall hydraulic barrier along the perimeter of 257 Franklin Street.

WHEREAS, historic and recent well testing both in the adjacent sidewalks and onsite at 257 Franklin indicate NO contamination from the Nuhart site.

WHEREAS, NYS DEC region chief confirmed that the plume has NOT changed or moved in 12 years, and made a strong case for it to remain that way.

WHEREAS, the Nuhart superfund onsite contamination remediation has been completed. Most of the contamination was removed. The remaining contamination was sealed with ISS (concrete mixture). And a deep metal sheet wall was installed along the perimeter.

WHEREAS, therefore, there is no existing threat from the Nuhart site contamination.

WHEREAS, at 257 Franklin Street the native onsite contamination exists at low levels in comparison to most cleanup sites. Slightly PCE & PFAS (VOCs) contaminated groundwater is 12' below grade. Historic fill contains low levels of metals contamination.

WHEREAS, the school will be built slab on grade, without a basement.

WHEREAS, 2' of contaminated soil will be removed and replaced with clean fill, and an underground storage container will be removed and disposed of.

WHEREAS, a waterproof vapor barrier, a sub-slab depressurization system and hard and surface capping will be implemented, as well as a Community Air Monitoring Plan.

WHEREAS, the Brooklyn Community Board #1 joint-committee expresses strong concern regarding flood, storm surge and cloudburst event mitigation, as New York City flood maps indicate the site exists within a flood zone, which counters FEMA's flood maps which indicate less of a flood extent. Therefore, the board requests SCA use New York City flood maps as a basis for designing the new school to withstand flooding, and the design includes raising the elevation of the building accordingly.

WHEREAS, the board acknowledges the SCA's school development experience in flood-prone areas such as Broad Channel, Queens.

WHEREAS, the board urges consideration of alternative energy sources and climate threat mitigation methods such as permeable pavement, green and blue roofs, passive house technology, solar and geothermal heating methodology, and planning for sustainability for the next 100 years, and including recommendations for resilient and sustainable school design from a design toolbox derived from the Greenpoint Community Environmental Fund. The board appreciates SCA's embracing these measures, and that the building will be all-electric powered.

WHEREAS, the school will be fully ADA accessible.

THEREFORE is RESOLVED that:

Brooklyn Community Board #1 expresses support for the NYC School Construction Authority constructing a new elementary school at 257 Franklin Street in Greenpoint.

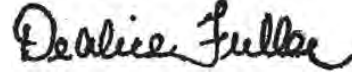
Additionally, the board requests SCA and NYSDEC address two follow up questions regarding their presented proposal:

1. NYSDEC and SCA claim that the proposed plan that's in place to stop the plume from reaching the school or affecting the children is more than what is required.
 - a. Specifically, which protective elements of the plan are more than what's required?
 - b. Specifically, what other sites can they reference that have dealt with phthalate

plumes in this manner in an urban setting? Please provide specific locations.
2. SCA: Will construction of the new school facility involve the installation of piles? If so, how will this affect the site contamination and remedial action's success?

Working for a Better Williamsburg-Greenpoint.

Sincerely,

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

Dealice Fuller
Chairperson

cc: Brooklyn Borough President Antonio Reynoso
Hon. Nydia Velazquez, Congresswoman
Hon. Emily Gallagher, NYS Assembly Member District 50
Hon. Kristen Gonzalez, State Senator
Hon. Lincoln Restler, Council Member District 33
Ms. Jane O'Connell, Regional Remediation Engineer, New York State Department of Environmental Conservation
Ms. Jennifer Gonzalez, Assistant Geologist, New York State Department of Environmental Conservation
Mr. Andre Obligado, Professional Geologist, New York State Department of Environmental Conservation
Mr. Rodney Rivera, Special Assistant Region 2, New York State Department of Environmental Conservation

April 1, 2025

Brooklyn Community Board 1
Dealice Fuller, Chair
435 Graham Avenue
Brooklyn, NY 11211



Andrea Bender
Vice President, External Affairs
New York City School
Construction Authority

Dear Chair Fuller and members of Community Board One:

The School Construction Authority (SCA) has received Community Board One's resolution in unanimous support of SCA's proposal to locate a new elementary school at 257 Franklin Street in Greenpoint, adopted at the Board's February 12, 2025, meeting. This resolution was informed by a joint recommendation from the Community Board's Environmental Protection and Education & Youth Committees.

SCA is greatly appreciative of and sincerely thankful for the Board's support, and for the extensive engagement we have had with the Board and its members in numerous public meetings and conversations, particularly in recent months. SCA is incredibly excited to bring this long-anticipated school to fruition for the children and families of Greenpoint.

Along with the resolution in support, the Board raised two questions, to which our responses are below.

- 1. NYSDEC and SCA claim that the proposed plan that's in place to stop the plume from reaching the school or affecting the children is more than what's required.**
 - a. Specifically, which protective elements of the plan are more than what's required?**

The phthalate non-aqueous phase liquid (NAPL) plume has not reached the 257 Franklin Street property based on groundwater monitoring conducted by the NYS Department of Environmental Conservation (NYSDEC) since at least 2012 and confirmed by SCA's own subsurface investigations in 2008 and 2023. In fact, the NAPL plume does not appear to be moving in the direction of the proposed school site based on measured groundwater flow direction and the viscosity of the NAPL in the cold subsurface. Further, the NAPL under the streets and sidewalks is currently being recovered by the NuHart responsible party and this work will continue until the NYSDEC Remedial Action Objectives are satisfied.



Andrea Bender

Vice President, External Affairs

New York City School
Construction Authority

As such, the hydraulic barrier installed in the sidewalk adjacent to 257 Franklin Street in 2023 appears to be an added safeguard in preventing NAPL migration, which will likely never prove necessary. However, SCA agrees that installing this barrier was critical in addressing the community's reservations in moving forward with the school project.

In addition, development of the school site under protocols of the Mayor's Office of Environmental Remediation (OER) Voluntary Cleanup Program (VCP), which includes regulatory review and approval by NYS DEC, is not required based on the subsurface conditions at 257 Franklin Street. Nevertheless, SCA will take this additional step to allow additional public participation in the school development project.

On top of these measures, SCA will also take additional measures within our site. SCA will construct our new building without a basement to avoid the need for excavation dewatering, thereby avoiding the possibility of drawing any contaminants into our property from off-site. Further, buried utilities serving the new school will enter the property at the southern end of the site along Franklin Street or the western end of the site along Dupont Street to avoid encountering the top of the hydraulic barrier. Finally, our school will include vapor mitigation engineering controls in the form of a gas vapor barrier and sub slab depressurization system (SSDS) preventing potential vapor intrusion due to volatile organic compounds emanating from remedial properties in the vicinity of the school.

Protective Element	Description
Hydraulic Barrier	The hydraulic barrier installed in the sidewalk is intended to intercept any NAPL contaminants not captured by the pneumatic pumping system operating at the NuHart site.
Limited Subsurface Construction	SCA will construct the new building without a basement or cellar to avoid the need for excavation dewatering.
Relocation of buried utilities	Buried utilities serving the new school will enter the property at the southern end of the site along Franklin Street or the western end of the site along Dupont Street to avoid encountering the top of the hydraulic barrier
Installation engineering controls	Our project will include installation of a gas vapor barrier and sub slab depressurization system (SSDS) to prevent potential vapor intrusion.
Voluntary Cleanup Program	Full time environmental oversight will be required during subsurface activities, including the implementation of a Community Air Monitoring Program (CAMP).



- b. Specifically, what other sites can they reference that have dealt with phthalate plumes in this manner in an urban setting? Please provide specific locations.

SCA, NYSDEC, and OER are not aware of any other phthalate NAPL plume projects in New York City or New York State. Phthalates are a very uncommon subsurface contaminant, particularly in the NAPL form. However, the use of hydraulic barriers to prevent the migration of petroleum-based NAPL migration is quite common and this technology has proven effective for decades.

Andrea Bender
Vice President, External Affairs
New York City School
Construction Authority

2. **SCA: Will construction of the new school facility involve the installation of piles? If so, how will this affect the site contamination and remedial action's success?**

SCA will need to complete a geotechnical investigation to determine if a deep pile foundation is required. Such an investigation would occur during the early design phase. However, given what is known about the area, it seems reasonable that deep piles may be necessary to support the building. If so, they would likely be drilled piles rather than driven piles, which creates less noise and vibration in the vicinity of the drill rig. Regardless of the installation technique, there is nothing about the installation of piles on the 257 Franklin Street property that would affect the NuHart NAPL plume.

As far as contaminants on the SCA site itself, no NuHart contaminants of concern were identified and therefore the installation of piles will have no bearing on the success of the NuHart remediation project. Dewatering will not be required during the pile installation process. As with all ground-intrusive activities, SCA will implement a Community Air Monitoring Plan (CAMP) during the installation of the structural piles and these monitoring results will be shared with OER daily.

I hope this letter has responded to the questions in the February 12 resolution. As always, SCA staff remain more than willing to discuss and address any questions or concerns on this or any other issues. Please feel free to contact me directly at 718-472-8005 or abender@nycsca.org at any time.

Thank you again for all your engagement and support of this project, and for your advocacy on behalf of the Greenpoint community for all these years.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrea Bender", is written over a light blue circular stamp.

Andrea Bender
Vice President, External Affairs
New York City School Construction Authority



COMMUNITY BOARD No. 1

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BROOKLYN BOROUGH PRESIDENT



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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 18, 2025

Ms. Jennifer Gonzalez
Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101

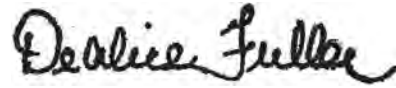
RE: Former Nuhart Factory Superfund Site No. 224136, OU2

Dear Ms. Gonzalez:

At the regular meeting of Brooklyn Community Board No. 1, held the evening of February 11, 2025, informed by a recommendation from its Environmental Protection Committee, the board members voted unanimously to request NYSDEC, regarding Operational Unit #2, require Madison Realty Capital, the superfund remediating and property developing entity at 65 Dupont Street, aka the former Nuhart Plastic Factory, Site No. 224136, post an publicly accessible inspection log near or on the groundwater pump-tank room, documenting maintenance of the groundwater pump tank including filter changes and emptying of pumped-in groundwater, and create a publicly accessible website documenting the same information. The board considers this measure imperative for safety, transparency and accountability.

Working for Safer Williamsburg and Greenpoint.

Sincerely,

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

Dealice Fuller
Chairperson

CC: Hon. Nydia Velazquez, Congresswoman
Hon. Emily Gallagher, NYS Assembly Member District 50
Hon. Kristen Gonzalez, State Senator
Hon. Lincoln Restler, Council Member District 33
Ms. Jane O'Connell, Regional Remediation Engineer, New York State Department of Environmental Conservation
Mr. Andre Obligado, Professional Geologist, New York State Department of Environmental Conservation
Mr. Rodney Rivera, Special Assistant Region 2, New York State Department of Environmental Conservation



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Acting Commissioner

April 18, 2025

Dealice Fuller
Chairperson
Community Board No. 1
435 Graham Avenue
Brooklyn, NY 11211
bk01@cb.nyc.gov

**Re: Former NuHart Plastic Manufacturing Site
Site ID No.: 224136
Brooklyn, Kings County**

Dear Dealice Fuller:

Thank you for your comment letter dated February 18, 2025 which was transmitted via email on February 20, 2025. The New York State Department of Environmental Conservation (NYSDEC) has reviewed your comments and provides the following responses:

COMMENT: At the regular meeting of Brooklyn Community Board No. 1, held the evening of February 11, 2025, informed by a recommendation from its Environmental Protection Committee, the board members voted unanimously to request NYSDEC, regarding Operational Unit #2, require Madison Realty Capital, the superfund remediating and property developing entity at 65 Dupont Street, aka the former Nuhart Plastic Factory, Site No. 224136, post an publicly accessible inspection log near or on the groundwater pump-tank room, documenting maintenance of the groundwater pump tank including filter changes and emptying of pumped-in groundwater, and create a publicly accessible website documenting the same information. The board considers this measure imperative for safety, transparency and accountability.

RESPONSE: The responsible party's consultant, Haley & Aldrich of New York, has confirmed an inspection/maintenance log will be maintained on-site; however the tank room is locked and is not publicly accessible. Going forward, a digital copy of the log will be included in monthly status reports submitted to NYSDEC. Once under site management, the consultant will include logs in the Periodic Review Reports. Periodic Review Reports and the Final Engineering Report, which includes all monthly status reports, will be publicly available on NYSDEC's DECinfo Locator website at [Index of /data/DecDocs/224136](https://dec.ny.gov/data/DecDocs/224136).

Should you have any additional questions regarding this letter or any other aspect of the project, please contact me at 718-482-4508 or jennifer.gonzalez@dec.ny.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jennifer G.', with a stylized flourish at the end.

Jennifer Gonzalez
Project Manager

cc: A. Obligado, J. O'Connell– NYSDEC
S. Chesler – CB#1 Environmental Committee Chair (stevechesler@me.com)



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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 15, 2025

Hon. Emily Gallagher
NYS Assembly Member District 50
685A Manhattan Avenue
Brooklyn, NY 11222

RE: Long Island City Neighborhood Plan Rezoning - C 250176 ZMQ

Dear Assembly Member Gallagher,

On May 13, 2025, Brooklyn Community Board #1, voted unanimously to send the following comments on the Long Island City Neighborhood Plan Rezoning - C 250176 ZMQ:

Please take special note below of the comment on Long Island City Neighborhood Plan Rezoning the board is submitting to all reviewing bodies of this ULURP application, regarding the potential severe adverse impact this land use action will have on G train ridership in Brooklyn Community District #1:

Regarding the Long Island City Neighborhood Plan rezoning, in reference to the Draft Environmental Impact Statement chapter, *Unavoidable Adverse Impacts*, Brooklyn Community Board #1 is deeply concerned about the predicted severe adverse impacts of this proposed rezoning on G train capacity during rush hour, both with the recommended additional trains implemented and without. Without the recommended mitigation, it is estimated that during the AM and PM rush hours, G train subway car capacity will exceed 100%.

Additionally, in the G train subway haul analysis Brooklyn Community Board #1 wants to ensure that the increased ridership calculation has included planned large-scale as-of-right housing developments on the Greenpoint and Williamsburg waterfronts, in the analysis of the LIC

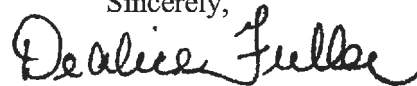
Neighborhood Plan's Environmental Impact. If predicted future Greenpoint and Williamsburg ridership has not been included in this analysis, then a new calculation must be performed.

Brooklyn Community Board #1 cares deeply that its current and future residents and workers can get to and from home and work efficiently. Our district has 4 G train stations located in the heart of our neighborhoods. If both the more trains added or no added trains scenarios, with Greenpoint-Williamsburg G train ridership analysis included, do not improve the current predictions for or worsen the severe adverse impact on subway haul, then Brooklyn CB #1 recommends the LIC Neighborhood Plan Rezoning be adjusted accordingly to allow for robust residential growth along the G train and other affected train lines.

Enc: CEQR 25DCP001Q DEIS Chapter 23 - Unavoidable Adverse Impacts

Working for a Better Williamsburg-Greenpoint.

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



COMMUNITY BOARD No. 1

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DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 15, 2025

Hon. Antonio Reynoso
Brooklyn Borough President
Brooklyn Borough Hall
209 Joralemon Street
Brooklyn, NY 11201

RE: Long Island City Neighborhood Plan Rezoning - C 250176 ZMQ

Dear Borough President Reynoso,

On May 13, 2025, Brooklyn Community Board #1, voted unanimously to send the following comments on the Long Island City Neighborhood Plan Rezoning - C 250176 ZMQ:

Please take special note below of the comment on Long Island City Neighborhood Plan Rezoning the board is submitting to all reviewing bodies of this ULURP application, regarding the potential severe adverse impact this land use action will have on G train ridership in Brooklyn Community District #1:

Regarding the Long Island City Neighborhood Plan rezoning, in reference to the Draft Environmental Impact Statement chapter, *Unavoidable Adverse Impacts*, Brooklyn Community Board #1 is deeply concerned about the predicted severe adverse impacts of this proposed rezoning on G train capacity during rush hour, both with the recommended additional trains implemented and without. Without the recommended mitigation, it is estimated that during the AM and PM rush hours, G train subway car capacity will exceed 100%.

Additionally, in the G train subway haul analysis Brooklyn Community Board #1 wants to ensure that the increased ridership calculation has included planned large-scale as-of-right housing

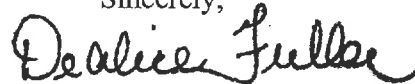
developments on the Greenpoint and Williamsburg waterfronts, in the analysis of the LIC Neighborhood Plan's Environmental Impact. If predicted future Greenpoint and Williamsburg ridership has not been included in this analysis, then a new calculation must be performed.

Brooklyn Community Board #1 cares deeply that its current and future residents and workers can get to and from home and work efficiently. Our district has 4 G train stations located in the heart of our neighborhoods. If both the more trains added or no added trains scenarios, with Greenpoint-Williamsburg G train ridership analysis included, do not improve the current predictions for or worsen the severe adverse impact on subway haul, then Brooklyn CB #1 recommends the LIC Neighborhood Plan Rezoning be adjusted accordingly to allow for robust residential growth along the G train and other affected train lines.

Enc: CEQR 25DCP001Q DEIS Chapter 23 - Unavoidable Adverse Impacts

Working for a Better Williamsburg-Greenpoint.

Sincerely,

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

Dealice Fuller
Chairperson



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 15, 2025

Hon. Dan Garodnick
Chair, New York City Planning Commission
120 Broadway, 31st Floor
New York, NY, 10271

RE: Long Island City Neighborhood Plan Rezoning - C 250176 ZMQ

Dear Chair Garodnick,

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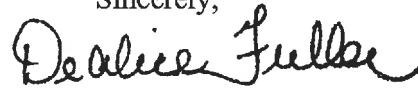
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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 15, 2025

Hon. Jennifer Gutierrez
Council Member District 34
244 Union Avenue
Brooklyn, NY 11211

RE: Long Island City Neighborhood Plan Rezoning - C 250176 ZMQ

Dear Council Member Gutierrez,

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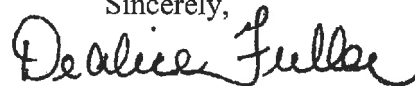
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Dealice Fuller
Chairperson



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DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 15, 2025

Hon. Lincoln Restler,
Council Member District 33
410 Atlantic Avenue
Brooklyn, NY 11211

RE: Long Island City Neighborhood Plan Rezoning - C 250176 ZMQ

Dear Council Member Restler,

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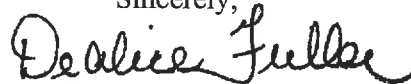
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Dealice Fuller
Chairperson



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BROOKLYN BOROUGH PRESIDENT



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DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 15, 2025

Hon. Kevin C. Riley
NYC Council
Chair, Subcommittee on Zoning and Franchises
250 Broadway, Room 1770
New York, NY 10007

RE: Long Island City Neighborhood Plan Rezoning - C 250176 ZMQ

Dear Council Member Riley,

On May 13, 2025, Brooklyn Community Board #1, voted unanimously to send the following comments on the Long Island City Neighborhood Plan Rezoning - C 250176 ZMQ:

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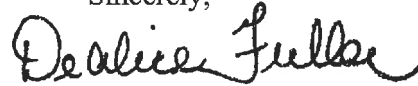
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Working for a Better Williamsburg-Greenpoint.

Sincerely,

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

Dealice Fuller
Chairperson



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DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 15, 2025

Hon. Rafael Salamanca Jr.
NYC Council
Chair Committee on Land Use
250 Broadway Suite 1747
New York, NY 10007

RE: Long Island City Neighborhood Plan Rezoning - C 250176 ZMQ

Dear Council Member Salamanca,

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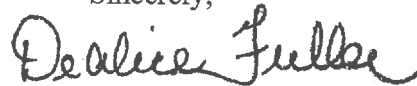
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Enc: CEQR 25DCP001Q DEIS Chapter 23 - Unavoidable Adverse Impacts

Working for a Better Williamsburg-Greenpoint.

Sincerely,

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

Dealice Fuller
Chairperson



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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 15, 2025

Hon. Julie Won
Council Member District 26
250 Broadway, Suite 1749
New York, NY 10007

RE: Long Island City Neighborhood Plan Rezoning - C 250176 ZMQ

Dear Council Member Won,

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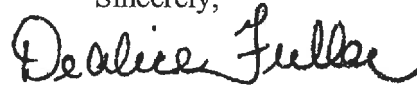
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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 15, 2025

Hon. Nydia Velazquez
US Congresswoman
266 Broadway
Suite 201
Brooklyn, NY 11211

RE: Long Island City Neighborhood Plan Rezoning - C 250176 ZMQ

Dear Congresswoman Velazquez,

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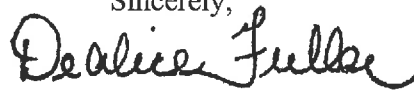
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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 15, 2025

Hon. Donovan Richards Jr.
Queens Borough President
Queens Borough Hall
120-55 Queens Boulevard
Kew Gardens, NY 11424

RE: Long Island City Neighborhood Plan Rezoning - C 250176 ZMQ

Dear Borough President Richards,

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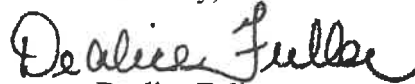
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SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 15, 2025

Queens Community Board 1
45-02 Ditmars Boulevard
LL Suite 1025
Astoria, NY 11105
Attn: Land Use Committee Co-Chairs Elizabeth Erion, Andreas Migais

RE: Long Island City Neighborhood Plan Rezoning - C 250176 ZMQ

Dear Co-Chair Erion and Co-Chair Migais,

On May 13, 2025, Brooklyn Community Board #1, voted unanimously to send the following comments on the Long Island City Neighborhood Plan Rezoning - C 250176 ZMQ:

Regarding the Long Island City Neighborhood Plan rezoning, in reference to the Draft Environmental Impact Statement chapter, *Unavoidable Adverse Impacts*, Brooklyn Community Board #1 is deeply concerned about the predicted severe adverse impacts of this proposed rezoning on G train capacity during rush hour, both with the recommended additional trains implemented and without. Without the recommended mitigation, it is estimated that during the AM and PM rush hours, G train subway car capacity will exceed 100%.

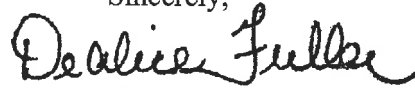
Additionally, in the G train subway haul analysis Brooklyn Community Board #1 wants to ensure that the increased ridership calculation has included planned large-scale as-of-right housing developments on the Greenpoint and Williamsburg waterfronts, in the analysis of the LIC Neighborhood Plan's Environmental Impact. If predicted future Greenpoint and Williamsburg ridership has not been included in this analysis, then a new calculation must be performed.

Brooklyn Community Board #1 cares deeply that its current and future residents and workers can get to and from home and work efficiently. Our district has 4 G train stations located in the heart of our neighborhoods. If both the more trains added or no added trains scenarios, with Greenpoint-Williamsburg G train ridership analysis included, do not improve the current predictions for or worsen the severe adverse impact on subway haul, then Brooklyn CB #1 recommends the LIC Neighborhood Plan Rezoning be adjusted accordingly to allow for robust residential growth along the G train and other affected train lines.

Enc: CEQR 25DCP001Q DEIS Chapter 23 - Unavoidable Adverse Impacts

Working for a Better Williamsburg-Greenpoint.

Sincerely,

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

Dealice Fuller
Chairperson



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

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BROOKLYN BOROUGH PRESIDENT



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May 15, 2025

Community Board 2, Queens
43-22 50th Street, Room 2B
Woodside, New York 11377
Attn: Christine Hunter, Chair, Land Use and Housing Committee

RE: Long Island City Neighborhood Plan Rezoning - C 250176 ZMQ

Dear Chair Hunter,

On May 13, 2025, Brooklyn Community Board #1, voted unanimously to send the following comments on the Long Island City Neighborhood Plan Rezoning - C 250176 ZMQ:

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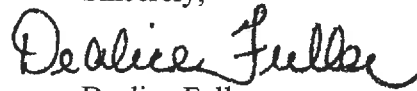
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May 15, 2025

Hon. Kristen Gonzalez
NYS Senator District 53
201 2nd Ave, Suite 303
New York, NY 10017

RE: Long Island City Neighborhood Plan Rezoning - C 250176 ZMQ

Dear Senator Gonzalez,

On May 13, 2025, Brooklyn Community Board #1, voted unanimously to send the following comments on the Long Island City Neighborhood Plan Rezoning - C 250176 ZMQ:

Please take special note below of the comment on Long Island City Neighborhood Plan Rezoning the board is submitting to all reviewing bodies of this ULURP application, regarding the potential severe adverse impact this land use action will have on G train ridership in Brooklyn Community District #1:

Regarding the Long Island City Neighborhood Plan rezoning, in reference to the Draft Environmental Impact Statement chapter, *Unavoidable Adverse Impacts*, Brooklyn Community Board #1 is deeply concerned about the predicted severe adverse impacts of this proposed rezoning on G train capacity during rush hour, both with the recommended additional trains implemented and without. Without the recommended mitigation, it is estimated that during the AM and PM rush hours, G train subway car capacity will exceed 100%.

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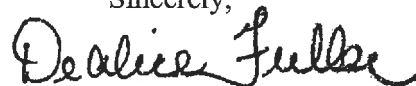
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COUNCILMEMBER, 34th CD

May 21, 2025

Mr. Jason Loughran
HUD NY Regional Administrator
Jacob K. Javits Federal Building
26 Federal Plaza # 3541
New York, NY 10278

**RE: Severe Health and Environmental Hazards at the NYCHA Williamsburg Houses
(Brooklyn, NY)**

Dear Regional Administrator Loughran,

On May 13, 2025, Brooklyn Community Board #1 voted unanimously to send this letter, based on a recommendation from its Environmental Protection Committee:

On May 6, 2025, at a meeting of the Brooklyn Community Board #1 Environmental Protection Committee, a group of residents testified about the severe health conditions they have been experiencing while living in apartments at the NYCHA Williamsburg Houses in the Williamsburg section of Brooklyn, NY, and the incredibly hazardous state of their apartments and dangerous practices and severe neglect that has occurred place there.

Carmen Vazquez has lived on the first floor of her building for 23 years, 200 Ten Eyck, Apt 1B. Her apartment, without prior notice, was converted into an ADA accessible unit. She has been diagnosed with and suffering from COPD, fibromyalgia, and sarcoidosis. Due to lung damage, she must be on supplemental oxygen. With the renovations new windows were installed that only opened a crack. Because of this and that the apartment fan has not been repaired by (management company) Wavecrest, after numerous requests, there is no ventilation in this unit. Her symptoms emerged in 2016 starting with severe

fatigue. She lives above the building's boiler. During repairs she experienced a chemical smell. Cracked ceilings and walls and falling cabinets are a constant problem. Lead was supposed to have been removed, as well as Mold. 3 Neighbors in this building have suffered strokes, cancer and asthma. Her symptoms lessen when she spends time outside her apartment. Legacy heating pipes were removed. Now radiators are not functioning properly, and do not have as high a level of heat available as previously.

Asbestos removal was performed in a reckless and hazardous manner causing tenants to incur direct exposure to debris and dust.

Lucas Greer, Tenant Association President, noted that apartments still have "popcorn" ceilings, which are known to contain asbestos, and cracked walls. There is rat infestation. Garbage for the building is stored indoors rather than outdoors. Also, instead of vacuuming dust, contractors were blowing the dust.

Alieda Roman, mother, and Alieda Delgado daughter, 200 Ten Eyck Street. Mother has experienced full body paralysis. Her doctors attributed this to environmental causes. The older daughter has suffered liver and kidney damage. The younger daughter has suffered thyroid cancer and sarcoidosis. Mother has seizures. Symptoms emerged in 2014. 2 young dogs and 1 old dog died from rare brain tumours. Daughter Elena, her face appears to have radiation-like burns. Has experienced asthma. Symptoms for both diminish when time is spent away from the apartment.

Alieda: they were in their apartment when asbestos was being abated from the basement, right below them. She had to go to the emergency room three times with asthma attacks. Dust from the basement spread throughout the building, especially through vents, little holes in the wall and gaps along the floor. The younger daughter joined the meeting. She has experienced seizures, cancer and joint issues. Others experience permanent hearing loss and hallucinations.

Mold is scraped and wiped from their apartment, but it returns.

Mother was bitten by a rat in her apartment.

Elizabeth Lopez, 187 Ten Eyck Street, 2nd and 4th floors. Mold presence is constant. Ceilings are wiped by not fully treated for complete removal. They have cancer of the bones. There is mildew in her entire apartment. With an open door, one can smell the mildew in her apartment. She has three asthmatics at home. The closet is full of mildew and mold. She opened the windows. There is no air coming in. In each of her windows she put on an air conditioner. The same new windows that barely open that basically don't open. She has had three strokes already, three minor strokes. Doctors in the hospital where she was treated do not know where it derived from.

There are gaps in the floors that allow air, dust and vapor to intrude into apartments. When they were breaking walls during renovation, smoke and dust was everywhere. While this work was occurring fixing nearby apartment units were not secured where residents were still living. Five or six people were using blowers, instead of vacuums, and they were pushing the contaminated air and dust into the apartment. They were using landscaping personnel instead of appropriate construction workers. There is excessive heat and vapor coming up from the floors. Repeated complaints have gone unanswered.

Sonia Rivera, Apt 3B, 233 Stagg Walk. She has been in a temporary apartment for a year, while lead contamination is being investigated and remediated in her permanent apartment residence. Wavecrest has been labelling her as a squatter, and though she has been sending in her rent payments, and they are not posting them, claiming she does not want to move back to her old apartment. She had City HPD inspectors come out to her old apartment. It is full of lead. She is concerned about all the issues (health) that her grandkids might have been exposed to without her knowing. The city inspectors provided a notarized document stating that they have removed all lead. The supervisor of those inspectors came out to her apartment, and he performed his own dust testing noting contrasting results. As a result, he urged her not to move back yet because she has led in her apartment. This means the City actually lied about this, the notarization was false.

When the city inspectors tried to get a hold of the managers, no one would answer them. After a few weeks the manager Paul said that they were going to do a dust wipe in her apartment, because there was only lead on the windowsill. Supervisor has proof there is still extensive lead present in the apartment. Then they sent someone else, their own person, to come and check and do those wipes. This was three weeks ago. She has never heard from them again. But she is still being threatened when she tries to follow up.

She is still out of her permanent apartment, and still paying rent, and they're still not posting. She was prevented from voting in the tenant association elections, saying that she was not in good standing by paying them. And they did that to a lot of other people as well.

Last October there was still dust covering the interior of her apartment as reported by her daughter. Physical conditions: passing out, she had part of a lung removed, blood clots and aorta dissection.

Lucas Greer noticed during the asbestos abatement process a large group of workers in hazmat suits would go into the basement of the building, and then emerge without the suits, without necessarily having done abatement work.

Samayia Rillera, Vice-President of the tenant's association, lives at 196 Maujer Street, Apt 1B. Has lived there since she was 12 years old. She has noticed a very bad odor, a chemical type smell. She occasionally has breathing issues.

Glenn Aaron, 220 Stagg Walk resident. Water in the building can be discoloured and contain a bad Odor. Drinking water needs to be tested.

Melissa Rosa, 160 Maujer Street. Is experiencing Hashimoto disease (thyroid), fibromyalgia and other physical issues.

Lourdes Antequera, 200 Maujer Street, 2A (tenant), 222 Ten Eyck Street (permanent unit). Has survived cancer. Cracking falling pieces of wall not properly fixed. They were plastered over.

Tenants at the meeting spoke repeatedly about the ineffectiveness of the local Wavecrest administrator, named Susan. She seems to be in denial regarding the seriousness and the extent of these environmental problems and the highly dysfunctional way they are being addressed, and the incredibly dangerous and harmful way work is being performed, or the fact that certain necessary work is not being performed at all.

Environmental Protection Committee members were stunned and appalled by the accounts presented of the severe health issues tenants are experiencing and the reprehensible conditions that have occurred during renovations, the chronic state of degradation, disrepair and contamination that they have and are encountering. Along with this the management company Wavecrest, NYCHA, the Department of Housing and Preservation and their contractors appear to have engaged in gross negligence, incompetence, endangering behavior, and potentially in fraud, in addressing the enormous array of problems with these apartments and the common areas, in which tenants are physically and mentally suffering. This is a taxpayer supported facility - a fact that is incredibly frustrating to committee members and attendees, which was expressed in this meeting.

Therefore, Brooklyn Community Board #1 demands the following actions be taken by the U.S. Department of Housing and Urban Development with corresponding and relevant New York State and New York City agencies:

- 1) U.S. Department of Housing and Urban Development and applicable city and state government agencies based on the reported accounts of tenants describing the horrible conditions and severe health problems they have been enduring while living in apartments at the Williamsburg Houses, and demand:
 - a) Agencies at every level of government, starting with the U.S. Department of Housing and Urban Development, together with state and city stakeholder agencies perform:
 - i) A complete environmental investigation for biological and chemical contamination in all apartment units and common areas within the Williamsburg Houses complex, for including, but not limited to, the following contaminants: mold, mildew, lead, and asbestos. Initial focus should be on apartments and buildings with tenants incurring health issues

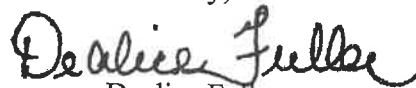
that could have potential causation from the contaminants of concerns noted here.

- ii) Installation of SUMMA canisters to serve as a lead into an environmental and health hazard investigation.
 - iii) A comprehensive health study of residents living in the Williamsburg Houses.
 - iv) Testing of the potable water system in all complex buildings for contamination.
 - v) An analysis of sources of contamination in all apartments and common areas for the contaminants listed above and beyond, including but not limited to: ceilings, walls, floors, piping and conduit, boilers, boiler rooms and corresponding infrastructure.
 - vi) Investigate all boilers for specific contamination related to these systems that may be creating harmful vapor intrusion into apartments and common areas.
 - vii) Powerful implementation, administration and oversight of the full and proper remediation of biological and chemical contamination from all apartments and common areas.
 - viii) Powerful implementation, administration and oversight for the full and proper remediation, and if necessary, the upgrade, of the potable water system in all buildings.
 - ix) Powerful implementation, administration and oversight for the full and proper repair, restoration and upgrade of apartments and common areas to permanently remove contamination and prevent its recurrence.
 - x) A deep, thorough and just investigation into potentially improper, dangerous, harmful, grossly negligent and fraudulent removal of asbestos and lead from apartments and common areas, and related similarly for renovation construction practices, and consider taking necessary actions, including litigious options, against the management company, government agencies and contractors hired to perform related work.
- 2) Local elected officials including representatives at the federal, state, city and borough level, demanding they collectively provide oversight and pressure on HUD and State and City partners to carry out this plan as quickly and efficiently as possible, through its fruition.

HUD's immediate attention to this matter is of the utmost importance. The health, safety and homes of Brooklyn Community District #1 residents is at stake. These conditions must not be allowed to continue and fester.

Working for a Better Williamsburg-Greenpoint.

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: Acting Commissioner Amanda Lefton, NYS Department of Environmental Conservation
 Acting Commissioner James V. McDonald, NYS Department of Health
 Acting Commissioner Ahmed Tigani, NYC Department of Housing Preservation & Development
 Commissioner Rohit T. Aggarwala, NYC Department of Environmental Protection
 Acting Commissioner Michelle Morse, MD, MPH, NYC Department of Health
 US Congresswoman Nydia Velazquez
 NYS Senator Julia Salazar
 Assembly Woman Maritza Davila
 Brooklyn Borough President Antonio Reynoso
 Council Member Jennifer Gutierrez
 Chairperson Jamie Rubin, NYCHA Board
 Principal CFO Susan L. Camerata, Wavecrest Management



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May 21, 2025

Chairperson Jamie Rubin
NYCHA Board
90 Church Street
New York, NY 10007

**RE: Severe Health and Environmental Hazards at the NYCHA Williamsburg Houses
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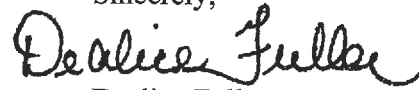
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 - a) Agencies at every level of government, starting with the U.S. Department of Housing and Urban Development, together with state and city stakeholder agencies perform:
 - i) A complete environmental investigation for biological and chemical contamination in all apartment units and common areas within the Williamsburg Houses complex, for including, but not limited to, the following contaminants: mold, mildew, lead, and asbestos. Initial focus should be on apartments and buildings with tenants incurring health issues that could have potential causation from the contaminants of concerns noted here.

- ii) Installation of SUMMA canisters to serve as a lead into an environmental and health hazard investigation.
 - iii) A comprehensive health study of residents living in the Williamsburg Houses.
 - iv) Testing of the potable water system in all complex buildings for contamination.
 - v) An analysis of sources of contamination in all apartments and common areas for the contaminants listed above and beyond, including but not limited to: ceilings, walls, floors, piping and conduit, boilers, boiler rooms and corresponding infrastructure.
 - vi) Investigate all boilers for specific contamination related to these systems that may be creating harmful vapor intrusion into apartments and common areas.
 - vii) Powerful implementation, administration and oversight of the full and proper remediation of biological and chemical contamination from all apartments and common areas.
 - viii) Powerful implementation, administration and oversight for the full and proper remediation, and if necessary, the upgrade, of the potable water system in all buildings.
 - ix) Powerful implementation, administration and oversight for the full and proper repair, restoration and upgrade of apartments and common areas to permanently remove contamination and prevent its recurrence.
 - x) A deep, thorough and just investigation into potentially improper, dangerous, harmful, grossly negligent and fraudulent removal of asbestos and lead from apartments and common areas, and related similarly for renovation construction practices, and consider taking necessary actions, including litigious options, against the management company, government agencies and contractors hired to perform related work.
- 2) Local elected officials including representatives at the federal, state, city and borough level, demanding they collectively provide oversight and pressure on HUD and State and City partners to carry out this plan as quickly and efficiently as possible, through its fruition.

HUD's immediate attention to this matter is of the utmost importance. The health, safety and homes of Brooklyn Community District #1 residents is at stake. These conditions must not be allowed to continue and fester.

Working for a Better Williamsburg-Greenpoint.

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: Acting Commissioner Amanda Lefton, NYS Department of Environmental Conservation
 Acting Commissioner James V. McDonald, NYS Department of Health
 Acting Commissioner Ahmed Tigani, NYC Department of Housing Preservation & Development
 Commissioner Rohit T. Aggarwala, NYC Department of Environmental Protection
 Acting Commissioner Michelle Morse, MD, MPH, NYC Department of Health
 US Congresswoman Nydia Velazquez
 NYS Senator Julia Salazar
 Assembly Woman Maritza Davila
 Brooklyn Borough President Antonio Reynoso
 Council Member Jennifer Gutierrez
 Regional Administrator Jason Loughran, HUD NY
 Principal CFO Susan Camerata, Wavecrest Management



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 21, 2025

Ms. Susan L. Camerata
Principal, CFO
Wavecrest Management
87-14 116th Street
Richmond Hill, NY 11418

**RE: Severe Health and Environmental Hazards at the NYCHA Williamsburg Houses
(Brooklyn, NY)**

Dear Principal, CFO Camerata,

On May 13, 2025, Brooklyn Community Board #1 voted unanimously to send this letter, based on a recommendation from its Environmental Protection Committee:

On May 6, 2025, at a meeting of the Brooklyn Community Board #1 Environmental Protection Committee, a group of residents testified about the severe health conditions they have been experiencing while living in apartments at the NYCHA Williamsburg Houses in the Williamsburg section of Brooklyn, NY, and the incredibly hazardous state of their apartments and dangerous practices and severe neglect that has occurred place there.

Carmen Vazquez has lived on the first floor of her building for 23 years, 200 Ten Eyck, Apt 1B. Her apartment, without prior notice, was converted into an ADA accessible unit. She has been diagnosed with and suffering from COPD, fibromyalgia, and sarcoidosis. Due to lung damage, she must be on supplemental oxygen. With the renovations new windows were installed that only opened a crack. Because of this and that the apartment fan has not been repaired by (management company) Wavecrest, after numerous requests, there is no ventilation in this unit. Her symptoms emerged in 2016 starting with severe

fatigue. She lives above the building's boiler. During repairs she experienced a chemical smell. Cracked ceilings and walls and falling cabinets are a constant problem. Lead was supposed to have been removed, as well as Mold. 3 Neighbors in this building have suffered strokes, cancer and asthma. Her symptoms lessen when she spends time outside her apartment. Legacy heating pipes were removed. Now radiators are not functioning properly, and do not have as high a level of heat available as previously.

Asbestos removal was performed in a reckless and hazardous manner causing tenants to incur direct exposure to debris and dust.

Lucas Greer, Tenant Association President, noted that apartments still have "popcorn" ceilings, which are known to contain asbestos, and cracked walls. There is rat infestation. Garbage for the building is stored indoors rather than outdoors. Also, instead of vacuuming dust, contractors were blowing the dust.

Alieda Roman, mother, and Alieda Delgado daughter, 200 Ten Eyck Street. Mother has experienced full body paralysis. Her doctors attributed this to environmental causes. The older daughter has suffered liver and kidney damage. The younger daughter has suffered thyroid cancer and sarcoidosis. Mother has seizures. Symptoms emerged in 2014. 2 young dogs and 1 old dog died from rare brain tumours. Daughter Elena, her face appears to have radiation-like burns. Has experienced asthma. Symptoms for both diminish when time is spent away from the apartment.

Alieda: they were in their apartment when asbestos was being abated from the basement, right below them. She had to go to the emergency room three times with asthma attacks. Dust from the basement spread throughout the building, especially through vents, little holes in the wall and gaps along the floor. The younger daughter joined the meeting. She has experienced seizures, cancer and joint issues. Others experience permanent hearing loss and hallucinations.

Mold is scraped and wiped from their apartment, but it returns.

Mother was bitten by a rat in her apartment.

Elizabeth Lopez, 187 Ten Eyck Street, 2nd and 4th floors. Mold presence is constant. Ceilings are wiped by not fully treated for complete removal. They have cancer of the bones. There is mildew in her entire apartment. With an open door, one can smell the mildew in her apartment. She has three asthmatics at home. The closet is full of mildew and mold. She opened the windows. There is no air coming in. In each of her windows she put on an air conditioner. The same new windows that barely open that basically don't open. She has had three strokes already, three minor strokes. Doctors in the hospital where she was treated do not know where it derived from.

There are gaps in the floors that allow air, dust and vapor to intrude into apartments. When they were breaking walls during renovation, smoke and dust was everywhere. While this work was occurring fixing nearby apartment units were not secured where residents were still living. Five or six people were using blowers, instead of vacuums, and they were pushing the contaminated air and dust into the apartment. They were using landscaping personnel instead of appropriate construction workers. There is excessive heat and vapor coming up from the floors. Repeated complaints have gone unanswered.

Sonia Rivera, Apt 3B, 233 Stagg Walk. She has been in a temporary apartment for a year, while lead contamination is being investigated and remediated in her permanent apartment residence. Wavecrest has been labelling her as a squatter, and though she has been sending in her rent payments, and they are not posting them, claiming she does not want to move back to her old apartment. She had City HPD inspectors come out to her old apartment. It is full of lead. She is concerned about all the issues (health) that her grandkids might have been exposed to without her knowing. The city inspectors provided a notarized document stating that they have removed all lead. The supervisor of those inspectors came out to her apartment, and he performed his own dust testing noting contrasting results. As a result, he urged her not to move back yet because she has led in her apartment. This means the City actually lied about this, the notarization was false.

When the city inspectors tried to get a hold of the managers, no one would answer them. After a few weeks the manager Paul said that they were going to do a dust wipe in her apartment, because there was only lead on the windowsill. Supervisor has proof there is still extensive lead present in the apartment. Then they sent someone else, their own person, to come and check and do those wipes. This was three weeks ago. She has never heard from them again. But she is still being threatened when she tries to follow up.

She is still out of her permanent apartment, and still paying rent, and they're still not posting. She was prevented from voting in the tenant association elections, saying that she was not in good standing by paying them. And they did that to a lot of other people as well.

Last October there was still dust covering the interior of her apartment as reported by her daughter. Physical conditions: passing out, she had part of a lung removed, blood clots and aorta dissection.

Lucas Greer noticed during the asbestos abatement process a large group of workers in hazmat suits would go into the basement of the building, and then emerge without the suits, without necessarily having done abatement work.

Samayia Rillera, Vice-President of the tenant's association, lives at 196 Maujer Street, Apt 1B. Has lived there since she was 12 years old. She has noticed a very bad odor, a chemical type smell. She occasionally has breathing issues.

Glenn Aaron, 220 Stagg Walk resident. Water in the building can be discoloured and contain a bad Odor. Drinking water needs to be tested.

Melissa Rosa, 160 Maujer Street. Is experiencing Hashimoto disease (thyroid), fibromyalgia and other physical issues.

Lourdes Antequera, 200 Maujer Street, 2A (tenant), 222 Ten Eyck Street (permanent unit). Has survived cancer. Cracking falling pieces of wall not properly fixed. They were plastered over.

Tenants at the meeting spoke repeatedly about the ineffectiveness of the local Wavecrest administrator, named Susan. She seems to be in denial regarding the seriousness and the extent of these environmental problems and the highly dysfunctional way they are being addressed, and the incredibly dangerous and harmful way work is being performed, or the fact that certain necessary work is not being performed at all.

Environmental Protection Committee members were stunned and appalled by the accounts presented of the severe health issues tenants are experiencing and the reprehensible conditions that have occurred during renovations, the chronic state of degradation, disrepair and contamination that they have and are encountering. Along with this the management company Wavecrest, NYCHA, the Department of Housing and Preservation and their contractors appear to have engaged in gross negligence, incompetence, endangering behavior, and potentially in fraud, in addressing the enormous array of problems with these apartments and the common areas, in which tenants are physically and mentally suffering. This is a taxpayer supported facility - a fact that is incredibly frustrating to committee members and attendees, which was expressed in this meeting.

Therefore, Brooklyn Community Board #1 demands the following actions be taken by the U.S. Department of Housing and Urban Development with corresponding and relevant New York State and New York City agencies:

- 1) U.S. Department of Housing and Urban Development and applicable city and state government agencies based on the reported accounts of tenants describing the horrible conditions and severe health problems they have been enduring while living in apartments at the Williamsburg Houses, and demand:
 - a) Agencies at every level of government, starting with the U.S. Department of Housing and Urban Development, together with state and city stakeholder agencies perform:
 - i) A complete environmental investigation for biological and chemical contamination in all apartment units and common areas within the Williamsburg Houses complex, for including, but not limited to, the following contaminants: mold, mildew, lead, and asbestos. Initial focus should be on apartments and buildings with tenants incurring health issues

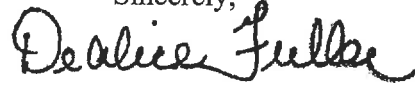
that could have potential causation from the contaminants of concerns noted here.

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 - iii) A comprehensive health study of residents living in the Williamsburg Houses.
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HUD's immediate attention to this matter is of the utmost importance. The health, safety and homes of Brooklyn Community District #1 residents is at stake. These conditions must not be allowed to continue and fester.

Working for a Better Williamsburg-Greenpoint.

Sincerely,

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

Dealice Fuller
Chairperson

Cc: Acting Commissioner Amanda Lefton, NYS Department of Environmental Conservation
Acting Commissioner James V. McDonald, NYS Department of Health
Acting Commissioner Ahmed Tigani, NYC Department of Housing Preservation & Development
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Regional Administrator Jason Loughran, HUD NY
Chairperson Jamie Rubin, NYCHA Board



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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 13, 2025

VICE-CHAIRMAN'S REPORT

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: First Vice-Chairman, Mr. Simon Weiser

RE: First Vice-Chairman, Simon Weiser's Evaluation of District Manager, Johana Pulgarin

Please see attached the evaluation for District Manager, Johana Pulgarin from February 1, 2025, to April 30, 2025.

The Assistant District Manager hosted the District Service Cabinet meeting on Thursday, April 24, 2025, at 10:30 AM in Community Board #1's District Office at 435 Graham Avenue, Brooklyn, NY 11211. Which I was present for.

ATTENDANCE:

Present: Department of Aging, Department of Design and Construction, Department of Buildings, Department of Sanitation, Department of Environmental Protection, National Grid and Police Department,



BROOKLYN COMMUNITY BOARD 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

MANAGERIAL PERFORMANCE EVALUATION

NAME: JOHANA PULGARIN		
TITLE AND ASSIGNMENT: DISTRICT MANAGER		
RATING PERIOD		NAME OF SUPERVISOR SIMON WEISER
2/1/2025	2/28/2025	

KEY RESPONSABILITIES (List in order of importance)	PERFORMANCE EXPECTATION (State how to be judged)	RAING FOR EACH RESPONSIBILITY
1. Quantity of work Volume of work regularly produced by employee in relation to office standards; speed and consistency of output; efficiency in the use of time and resources.	Observation/ Work output	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> O VG G M U
2. Quality of work Extent to which work produced meets quality standards of accuracy, thoroughness and effectiveness	Observation/ Work output	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> O VG G M U
3. Job Skills and Knowledge of work-skills Possessed by employee to execute job related work under standing of job duties and related work, extend of job information and understanding possessed by employee	Observation/ Work output	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> O VG G M U
4. Sense of Cooperation Extent of ability to work toward objectives, shifting priorities when necessary, working harmoniously with co-workers, supervisors, and others	Observation/ Work output	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> O VG G M U

O = OUTSTANDING
 VG = VERY GOOD
 G = GOOD
 M = MARGINAL
 U = UNACCEPTABLE

OTHER FACTORS

Our DM is the right person to handle the District Office, She performs highly all hers and the Staff duties

OVERALL RATING

The Manager overall rating is

☒

OUTSTANDING

☐

VEYRY GOOD

☐

GOOD

☐

MARGINAL

☐

UNACCEPTABLE

PLANS AND RECOMMENDATIONS (If needed)

SIGNIFICANT COMMENTS MADE BY THE MANAGER DURING EVALUATION PERIOD & DATE INTERVIEW



MANAGER'S SIGNATURE

DATE

SUPERVISOR'S SIGNATURE

DATE

SUPERIOR'S SIGNATURE

DATE



BROOKLYN COMMUNITY BOARD 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

MANAGERIAL PERFORMANCE EVALUATION

NAME: JOHANA PULGARIN		
TITLE AND ASSIGNMENT: DISTRICT MANAGER		
RATING PERIOD		NAME OF SUPERVISOR SIMON WEISER
3/1/2025	3/31/2025	

KEY RESPONSIBILITIES (List in order of importance)	PERFORMANCE EXPECTATION (State how to be judged)	RAING FOR EACH RESPONSIBILITY
1. <u>Quantity of work</u> Volume of work regularly produced by employee in relation to office standards; speed and consistency of output; efficiency in the use of time and resources.	Observation/ Work output	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> O VG G M U
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4. <u>Sense of Cooperation</u> Extent of ability to work toward objectives, shifting priorities when necessary, working harmoniously with co-workers, supervisors, and others	Observation/ Work output	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> O VG G M U

O = OUTSTANDING
 VG = VERY GOOD
 G = GOOD
 M = MARGINAL
 U = UNACCEPTABLE

OTHER FACTORS

Our DM ability to learn new skills and procedures quickly is impressive and contributes significantly to our Community Board 1.

OVERALL RATING

The Manager overall rating is

☒

OUTSTANDING

☐

VEYRY GOOD

☐

GOOD

☐

MARGINAL

☐

UNACCEPTABLE

PLANS AND RECOMMENDATIONS (If needed)

SIGNIFICANT COMMENTS MADE BY THE MANAGER DURING EVALUATION PERIOD & DATE INTERVIEW

See

MANAGER'S SIGNATURE

DATE

SUPERVISOR'S SIGNATURE

DATE

SUPERIOR'S SIGNATURE

DATE



BROOKLYN COMMUNITY BOARD 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

MANAGERIAL PERFORMANCE EVALUATION

NAME: JOHANA PULGARIN		
TITLE AND ASSIGNMENT: DISTRICT MANAGER		
RATING PERIOD		NAME OF SUPERVISOR SIMON WEISER
4/1/2025	4/30/2025	

KEY RESPONSIBILITIES (List in order of importance)	PERFORMANCE EXPECTATION (State how to be judged)	RAING FOR EACH RESPONSIBILITY
1. <u>Quantity of work</u> Volume of work regularly produced by employee in relation to office standards; speed and consistency of output; efficiency in the use of time and resources.	Observation/ Work output	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> O VG G M U
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O = OUTSTANDING
 VG = VERY GOOD
 G = GOOD
 M = MARGINAL
 U = UNACCEPTABLE

OTHER FACTORS

Our DM takes all the complaints and issues from the residents serious and follows them through in a proper time.

OVERALL RATING

The Manager overall rating is

☒

OUTSTANDING

☐

VEYRY GOOD

☐

GOOD

☐

MARGINAL

☐

UNACCEPTABLE

PLANS AND RECOMMENDATIONS (If needed)

SIGNIFICANT COMMENTS MADE BY THE MANAGER DURING EVALUATION PERIOD & DATE INTERVIEW

MANAGER'S SIGNATURE

DATE

SUPERVISOR'S SIGNATURE

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SUPERIOR'S SIGNATURE

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COUNCILMEMBER, 34th CD

May 23, 2025

Hon. Antonio Reynoso
Brooklyn Borough President
Brooklyn Borough Hall
209 Joralemon Street
Brooklyn, NY 11201

RE: CB1 Board Members Appointment

Dear Borough President Reynoso,

On May 13, 2025, Brooklyn Community Board #1, voted to send the following letter:

The Vote was as follows: 27 "YES"; 3 "NO"; 5 "ABSTENTIONS " 0" RECUSAL"

Community Board 1 depends on its members to participate at its Public Hearings and Board meetings, as well as the committees to which they are assigned. Those members who do not participate impede the work of the board. They are responsible for lack of meeting quorum, or properly supporting the interests of the portion of the community they are sworn to represent. They also diminish the work of their fellow members who dedicate many hours to serve the Board diligently.

To ensure that members are meeting the basic obligation of good attendance, Community Board 1 has amended its by-laws by adding greater due process for member removals. Since these changes, the Attendance Committee contacts members when their attendance has put them in jeopardy of being removed, affords them a hearing when they have failed to attend five Board meetings and allows for an appeal to the Executive Committee when the Board has voted for their removal for cause.

In the Fall of 2024, the Attendance Committee identified two members who had exceeded the by-laws' five absence threshold for removal. The committee voted to recommend removal for both Mr. Michael Chirichella and Mr. Moishe Indig. Neither of these members chose to attend the hearing where their removal would be considered. On November 12, 2024, the Board accepted the committee's recommendation and voted to remove these members for cause.

Mr. Chirichella chose to accept his removal without appeal. Mr. Indig did appeal the Board's decision to the Executive Committee, but only after a period of four months. At that hearing, it was noted that Mr. Indig had demonstrated an historically poor attendance record for the majority of his tenure on the Board, and virtually no attendance at the committees to which he had been assigned. For this reason, the Executive Committee denied his appeal and upheld the vote of the board for his removal.

It was shocking to many Board members to learn that Mr. Indig had been reappointed this year for another two year term. Shocking, that a member with little regard for the work that the Board does, as demonstrated by his terrible attendance, would be considered a proper candidate for re-appointment. Shocking, that many qualified potential candidates would be denied the opportunity to serve on the Board because a member who is unwilling to commit to the responsibilities of that Board was re-appointed.

More importantly, your office has completely ignored the evidence we have presented you that a member is unfit to serve. Furthermore, it sets a terrible example for new members, eager to join the work of the Board, that any delinquent member is given special treatment by their re-appointment.

This Board respects the authority of our City Council Members to recommend members. It respects the authority of the Borough President to appoint members they feel best serve our community. We do not, however, respect your decision to appoint a member who has been objectively shown to be unworthy of their appointment. It is clear that you do not respect the board in this matter, and we are deeply disappointed by it.

We hope that in the future, your office will respect the work of the Community Board 1 and the by-laws we live by and refuse to excuse or re-appoint members this body has determined to be unfit to serve.

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson



NYC Parks

Community Board 1 Monthly Parks Update – May 2025

McCarren Cleanup Day: Sunday, May 18 | 10 AM - 12 PM

Please join NYC Parks, Congresswoman Velazquez, CM Restler, AM Gallagher, Sen Gonzalez, the North Brooklyn Parks Alliance, and neighbors at a clean up day in McCarren Park. We'll be in the park picking up litter, clearing storm drains and park pathways. Please sign up through: bit.ly/d33treecare

McCarren Park Cleanup & Tree Care

Sunday, May 18 | 10am-12pm

**McCarren Park Greenmarket
Driggs Ave entrance**

RSVP: bit.ly/d33treecare

Help us give the park and
surrounding street trees
a springtime spruce up!



Lincoln Restler
COUNCIL MEMBER DISTRICT 33



ASSEMBLY MEMBER
Emily Gallagher
DISTRICT 50



Kristen Gonzalez
QUEENS • BROOKLYN • MANHATTAN

In collaboration with

★ CONGRESSWOMAN ★
NYDIA VELÁZQUEZ
ASSEMBLY MEMBER • QUEENS • NEW YORK CITY DISTRICT 11 • PRESIDENT OF THE COUNCIL



**NORTH
BROOKLYN
PARKS
ALLIANCE**

Vital Parks for all and the Vital Parks Explorer

New York City's parks are vital. In an era where our city is facing greater challenges than ever, ranging from the threat of extreme weather to increased park use, we need a plan that can **protect and grow our city's living infrastructure. Learn more about how we define, measure, and** invest in our parks, to deliver a Vital Parks System to the New Yorkers who need it the most.

What aspects of a Vital Parks System matter most to you? Through our Vital Parks Explorer, you can check more than 20 different elements that matter most to New Yorkers. Learn more about access to these amenities across the city, your community, and even your block.

Explore the System

Partnerships for Parks volunteer projects – Outreach Coordinator

Curtis Sherrod is your Partnerships for Parks Outreach Coordinator for park properties within Brooklyn Community Board 1. Please contact Curtis at 646.984.6536 (cell) or curtis.sherrod@parks.nyc.gov.

CB1 currently has the following projects under construction:

- Berry Playground – construction began fall 2024 and will be complete fall 2025.
- Box Street Park –EDC contractors have begun on site work.
- Bushwick Inlet Park: CitiStorage Demolition – demolition is complete.
- Bushwick Inlet Park: Motiva –construction began March 11, 2024, and will be complete fall 2025.

We have several projects awaiting construction start:

- American Playground – this project is in the design phase.
- McCarren Park natural turf softball fields –construction anticipated to begin spring 2026 and be complete spring 2027.
- McCarren Park asphalt field.

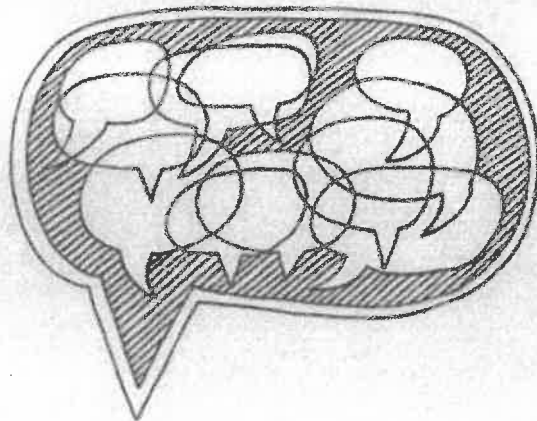
Free English Classes

Mondays and Wednesdays

3:30 PM – 5:30 PM

Williamsburgh Library

240 Division Avenue



The library offers free ESOL classes for beginners learning English.

- Classes meet twice a week.
- Improve your English.
- Practice with other adults learning English.

No registration required

Please call 718.389.4394 or email immigrantservices@bklynlibrary.org for more information.

Bklyn
Public Library | **Immigrant
Services**

Williamsburgh Library
240 Division Avenue
Brooklyn, NY 11211
bklynlibrary.org

Friends of Williamsburgh Library

Williamsburgh Library
Tuesday, May 27th 6:00-7:00PM

Have ideas on how to make the branch a better place? Want to support through advocacy and fundraising? Come and join the Friends of Williamsburgh Library and help us plan and support our upcoming events! Please join us on Tuesday, May 27th at 6:00PM as the Friends of the Williamsburgh Library host an interest meeting!



Please scan the QR code below to view the calendar of event listing!



Bklyn
Public Library

Williamsburgh Library
240 Division Ave
Brooklyn, NY 11221
bklynlibrary.org

New York City Independent Budget Office



SCAN FOR WEBSITE & SOCIALS



Submit a budget question or research proposal to **info@ibo.nyc.gov**



What is IBO?

The Independent Budget Office is a **nonpartisan City agency providing data driven fiscal and policy insights** into New York City's budget, economy and policy.



What does IBO do?

IBO provides charter mandated reports in alignment with major budget actions and **answers questions from Council Members and the public.**



Join end of May Budget 101 Workshop

Team IBO will walk you through key components of the NYC budget, how it's created, and what time of year community boards can get involved. Register for one of our three sessions on May 28 and 29 at **bit.ly/m/ibo-budget-101**

Contact me!



Xin-rui Lee

*Community Engagement
Specialist*

✉ xlee@ibo.nyc.gov

☎ 917-227-7753

SCAN TO REGISTER





**Mount
Sinai**

*Selikoff Centers for
Occupational Health*

Have you become sick or injured due to your job?



¿Se ha enfermado o lesionado debido a su trabajo?

Know Your Rights!

You have the right to health care and New York State Workers' Compensation. This includes if you are undocumented or uninsured!



¡Conoce tus derechos!

Usted tiene derecho a atención médica y a compensación para trabajadores del estado de Nueva York. ¡Esto le aplica aunque no tenga papeles o seguro médico!

The Mount Sinai Selikoff Centers for Occupational Health provide:

- No-cost evaluation of your condition by medical specialists
- No-cost diagnosis and treatment if your condition is determined to be work-related
- Assistance in filing a Workers' Compensation claim, if appropriate
- Access to other support services

Locations

New York City: Manhattan, Staten Island

Mid-Hudson Valley: Yonkers (Westchester County), Suffern (Rockland County)

To learn more about our services, contact us at:



212-241-1554



OccMed@mssm.edu

mountsinai.org/selikoff

Los Centros Selikoff para la Salud Ocupacional de Mount Sinai ofrecen:

- Evaluación gratuita de su estado de salud por especialistas médicos
- Diagnóstico y tratamiento sin costo si se determina que su enfermedad está relacionada con el trabajo
- Asistencia para presentar un reclamo de compensación para trabajadores, si corresponde
- Acceso a otros servicios de apoyo

Ubicaciones

Ciudad de Nueva York: Manhattan, Staten Island

Mid-Hudson Valley: Yonkers (condado de Westchester), Suffern (condado de Rockland)

Para saber más sobre nuestros servicios, contáctenos en:



212-241-1554



OccMed@mssm.edu

mountsinai.org/selikoff

Bricks and Mortals

empowering houses of worship



About Bricks & Mortals

WHAT WE DO

We help houses of worship thrive by providing creative and sustaining solutions.

Bricks and Mortals is a membership-based organization dedicated to sustaining opportunities for faith-based organizations amid the costly and challenging landscape of operating in New York City.

Our core purpose is to ensure that faith-based organizations have the knowledge, connections, access to resources, and advocacy they need to:



Manage their real estate properties in service of their missions and communities



Understand and address new realities that affect faith communities and their real estate



Build resilience



Take charge of building their own legacy



www.bricksandmortals.org



info@bricksandmortals.org



Bricks and Mortals Faith Member Benefits

include

ACCESS TO

A robust library of
resources

B&M directory &
lists of experts

Exclusive member
forums & presentations

Monthly emails with
citywide events, grants &
opportunities

Faith-Based Property
List of organizations
offering and looking for
spaces to buy or lease

Intensive assessment,
guidance, and support on
specific real property
issues

Annual in-person
Networking Gathering

Membership meetings:
resources, case studies

Annual "health" check-up
on your congregation's
finances, physical need
and services, with
guidance on next steps

Faith members are required to be
affiliated with a faith-based organization.

