



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 RESTLER
BROOKLYN BOROUGH PRESIDENT

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

MARIA VIERA
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

GERALD A. ESPOSITO
DISTRICT MANAGER

COMBINED PUBLIC HEARING AND BOARD MEETING FEBRUARY 08, 2022 VIA WEBEX

PUBLIC HEARING

ROLL CALL

Chairperson Ms. Dealice Fuller called the meeting to order at 6:06 PM. She requested District Manager Mr. Esposito to call the roll. It was noted that there were 22 members present for a quorum.

The Public Hearing Agenda consisted of Liquor Licenses 42 new and 18 renewals. (See attached. There was one speaker regarding 66 Greenpoint Avenue owner Mr. Ibraheem Abdul-Malik (No show)

Chairperson Ms. Fuller asked the District Manager Mr. Esposito to call the roll for the board meeting. There were 24 members present at 6:09 PM.

The Chair introduced Councilman Lincoln Restler who gave an update on his activities followed by some questions and answers.

LIQUOR LICENCES

NEW

1. 90 Wythe LLC, 44 Berry Street, (New Application & Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern)
2. 291 Kent Restaurant Inc. dba Blend, 291 Kent Avenue, (New, liquor, wine/beer, cider, rest)
3. 11211 Negotium LLC, dba Here BK, 26 Bushwick Avenue, (New Application & Temporary Retail Permit, wine, beer, cider, bar, tavern)
4. 1118 Lorimer Café LLC, dba TBD, 148 Noble Street, New Application & Temporary Retail Permit, wine, beer, cider, bar, tavern)
5. A. Hernandez on behalf of an entity to be determined, 157 Wythe Avenue, (New wine, beer, cider, bar, tavern)
6. Amant Café LLC, dba TBD, 932 Grand Street, (New Application & Temporary Retail Permit, wine, beer, cider, museum café)
7. An entity to be formed by Moonrise Ventures, dba Williamsburg Market, 103 North 3rd Street, (New, liquor, wine, beer, cider, food hall)

8. Biblio Inc. dba Biblio, 149 North 6th Street, (Alteration, liquor, wine, beer, cider, rest)
9. Bianco Latte LLC, dba Same, 109 Bedford Avenue, (New Application & Temporary Retail Permit and Expansion onto Municipal Property, wine, beer, cider, café, bakery)
10. Bushwick Country C.C. LLC, dba Bushwick Country Club, 608 Grand Street, (Removal, liquor, wine, beer, cider)
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12. Cafe Group Inc., dba Mr. Bao, 208 Bedford Avenue, (New Application & Temporary Retail Permit, liquor, wine, beer, cider)
13. Davis and Devore Group LLC, dba Teddy's Bar & Grill, 96 Berry Street, (Corporate Change, liquor, wine, beer, cider, rest)
14. Eleva Coffee GPL LLC, 21 Commercial Street, (New, Application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern)
15. F & Raw Studios LLC, dba TBD, 70 Scott Avenue, (New, liquor, wine, beer, cider, night club)
16. Fuzzy Logic LLC, dba TBD, 253 Grand Street (New Application & Temporary Retail Permit, liquor, wine, beer, cider, rest)
17. Garlic Knots 364 I LLC, dba Emmy Squared, 364 Grand Street, (Corporate Change, liquor, wine, beer, cider, rest)
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19. H154 LLC manage + club entity to be formed, dba TBD, 154 Scott Avenue, (New, liquor, wine, beer, cider, private members club)
20. Hieb Corp., dba No String Attached Noodle Bar, 135B North 5th Street, (New, wine, beer, cider, bar, tavern)
21. I'll Bring The Wines LLC, dba Kini, 550 Metropolitan Avenue, New Application & Temporary Retail Permit, liquor, wine, beer, cider, tavern)
22. Isla & Co. Williamsburg LLC, 55 Wythe Avenue, (Method of Operation Change, liquor, wine, beer, cider, rest)
23. Lambdabk, 1031 Grand Street, (Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern)
24. Leo Grandpa Corp, dba Leo, 318 Grand Street, unit 1B and 1C, (New, wine, beer, cider, rest)
25. Lil Fambly LLC, dba Santa Fe BK, 178 North 8th Street, (Temporary retail Permit, liquor, wine, beer, cider, rest)
26. Listening Bar LLC, dba Eavesdrop, 674 Manhattan Avenue, (New Application & Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern)
27. Macoletta II LLC, dba Macoletta, 56 North 9th Street, (New wine, beer, cider, rest)
28. Mayu Restaurant Inc., dba Warique, 181 Graham Avenue, (New Application & Temporary Retail Permit, wine, beer, cider, rest)
29. No Aloha Bar LLC, dba No Aloha, 17 Ingraham Street, (Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern)
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31. Ohka Hospitality INC., dba Lalaon, 22 North 6th Street, Space G, (New, liquor, wine, beer, cider, rest)
32. Room and Boards LLC, dba TBD, 132 Havemeyer Street, Store #2, (New, wine, beer, cider, bar)
33. Tasty Taiwan 2 LLC, dba 886, 1025 Manhattan Avenue, (Temporary Retail Permit, liquor, wine, beer, cider, rest)
34. Taqueria El Torito Corp, 32 Varet, (Temporary Permit, liquor, wine, beer, cider)

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36. The Black Squirrel Crew LLC, dba 1319099, 25-29 Thames Street, (Method of Operation Change, wine, beer, cider, bar)
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40. Williamsburg Cinemas LLC, 217 Grand Street, (New, wine, beer, cider, Movie Theater)
41. WV D658 LLC, dba Westville, 658 Driggs Avenue, (New. Liquor, wine, beer, cider, rest)
42. Yuu New York Inc., dba TBD, 55 Nassau Avenue, (New, liquor, wine, beer, cider, rest)

RENEWAL

1. 3 J'S Manuattan Corp., dba Pelicana Chicken, 941 Manhattan Avenue, (Renewal, wine, beer, cider, rest)
 2. 4th Avenue Operating Company Inc., dba East River, 97 South 6th Street, (Renewal, liquor, wine, beer, cider)
 3. 9 Monkeys Inc. dba Brujos Brooklyn Taco Company, 333 Graham Avenue (Renewal, liquor, wine, beer, cider, rest)
 4. 63 Montrose Avenue LLC, dba The Rosemont, 63 Montrose Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
 5. 110 Bedford Rest Corp., dba The Bedford, 110 Bedford Avenue, (Renewal, liquor, wine, beer, cider, rest)
 6. Berry Street Associates LLC, dba Gran Torino, 131 Gran Torino, 131 Berry Street, (Renewal, liquor, wine, beer, cider, rest)
 7. Bolero Proto LLC, dba Bolero, 177 Beford Avenue, (Renewal, liquor, wine, beer, cider, rest)
 8. Bushwick Ice House LLC, 35 Ingraham Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
 9. Chingoo Restaurant Corp., 373 Graham Avenue, (Renewal, wine, beer, cider, rest)
 10. Gustavo Latino Cafe 1 Corp., 583 Driggs Avenue, (Renewal, wine, beer, cider, rest)
 11. Kanahashi Inc, dba Kanahashi, 981 Manhattan Avenue, (Renewal, liquor, wine, beer, cider, rest)
 12. Lili and Cata LLC, 72 Greenpoint Avenue, (Renewal, wine, beer, cider, bar, tavern)
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 14. Ployperm Corp, dba Nora Thai, 176 North 9th Street, (Renewal, liquor, wine, beer, cider, rest)
 15. Post No Bills LLC, dba Post No Bills, 253 Bushwick Avenue, North Store, (Renewal, liquor, wine, beer, cider, bar)
 16. Sea of Wolves LLC, dba Sea Wolf, 420 Kent Avenue, (Renewal, liquor, wine, beer, cider, rest)
 17. Silver Factory LLC, 270 South 5th Street, (Renewal, liquor, wine, beer, cider, rest)
 18. Superb Brooklyn LLC, dba Strangeways, 302 Metropolitan Avenue, (Renewal, liquor, wine, beer, cider, rest)
-

BOARD MEETING

MOMENT OF SILENCE

Chairperson Ms. Fuller called for a moment of silence.

APPROVAL OF THE AGENDA

Mr. Caponegro made a motion to approve the agenda as written. The motion was seconded by Mr. Vega. The motion was unanimously carried.

APPROVAL OF THE MINUTES

Mr. Vega made a motion to approve as written, the Combined Public Hearing & Board Meeting of January 11, 2022. The motion was seconded by Ms. Cabrera. The Minutes were approved. The vote was as follows: 28 "YES"; 0 "NO"; 0 "ABSTENTIONS".

PUBLIC SESSION

(Reserved for the Public's expression. Board Members will not be allowed to speak.) Each scheduled participant for this session will have an allowance of two (2) minutes [time permitting.] (No questions will be entertained. Speakers are requested to submit their testimony in writing). There were two persons who were on the call that had signed up to speak:

- 1) Captain Omar Birchwood, PSA 3, Introduced himself.
- 2) Ms. Lauren Comito, branch Manager of Leonard library, introduced herself and services available at Leonard branch.

COMMITTEE REPORTS

- Environmental Protection Committee – Mr. Stephen Chesler presented on the committee's report (attached) and called for approval of the 3 resolutions into the record. The motion was made by Mr. Chesler seconded by Ms. Denny Horowitz to adopt the 3 part resolutions as read. The vote was as follows: 28 "YES"; 0 "NO"; 0 "ABSTENTIONS". Motion carried.
- SLA Review & DCA Committee – Mr. Thomas Burrows submitted a written report from the committee(attached). He asked for a motion to approve the report as written. Mr. Bachorowski made a motion to support the report as written. The motion was seconded by Mr. Caponegro. A roll call vote was conducted. The vote was as follows: 27 "YES"; 0 "NO"; 1 "ABSTENTIONS". Motion carried.
- Land Use Committee- Ms. Del Teague, Chair (attached)
 1. Reported on the 1st item in her report on the **Broadway Triangle- Bartlett Crossing (project/ 2020K0199)** motion was made by Ms. Kaminski and seconded by Ms., Mckeever to accept the committee recommendation to approve. The vote was as follows: 27 "YES"; 0 "NO"; 0 "ABSTENTIONS" 1 "RECUSAL". The report was unanimously approved

Maria Viera

2. **840 Lorimer Street Rezoning (Projects/ 2020K0259)**- Chair Teague read from her report and asked for a motion to adopt the committee's recommendation to deny with the 9 conditions. Motion made by Mr. Chesler and seconded by Ms. McKeever.

A conversation followed on reviewing/ creating more intensive protocols in Land Use and Environmental issues that could be included in committee resolutions. Noted that the Borough President and Council persons will be invited to the March 1,2022 Land Use, ULURP & Landmarks Committee meeting.

The vote was as follows: 23 "YES"; 1 "NO"; 8"ABSTENTONS"

- **Transportation Committee**- Mr. Eric Bruzaitis, read briefly from his report (attached) and called for the approval of his report as written (3 motions).
 1. Redraft letter about objection to metered parking under the BQE send to as noted
 2. Grand Street Resolutions:
 3. Meeker Avenue Plan Improvements
 4. Williamsburg West enforcement by the 90th precinct

Motion was made by Mr. Vega and seconded Mr. Chesler. The vote was as follows: 24"YES"; 1 "NO"; 1"ABSTENTONS"

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

OLD BUSINESS- Mr. Chesler thanked the board for the resolutions to demolish the structure at the Inlet Park and reminded members that our resolutions are important and read.

NEW BUSINESS- Higher Con Edison bills were noted, and Chair Fuller referred this to the Environmental Protection Committee to review.

ADJOURNMENT - Meeting was Adjourned at 8: 14 PM.

Respectfully submitted,



Sonia Iglesias
Recording Secretary



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January 26, 2022

COMBINED PUBLIC HEARING AND BOARD MEETING NOTICE

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

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

WHEN: TUESDAY --- FEBRUARY 08, 2022
TIME: * 6:00 PM *
WHERE: VIA WEBEX

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

Event Address for Attendees:

<https://nyccb.webex.com/nyccb/onstage/g.php?MTID=e7f995a7a2421e4712476955223260df5>

Event Number: 2330 701 7067

Event Password: 68gXjZJ572G

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

Access code: 2330 701 7067

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

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

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

PUBLIC HEARING

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BOARD MEETING

1. **MOMENT OF SILENCE**
2. **ROLL CALL**
3. **APPROVAL OF THE AGENDA**
4. **APPROVAL OF THE MINUTES** – Combined Public Hearing & Board Meeting of January 11, 2022.
5. **PUBLIC SESSION** (Reserved for the Public’s expression. Board Members will not be allowed to speak.) **NOTE --- All persons who wish to speak during this portion of the meeting must: Register (by 2P.M.) using the link:**
<https://www1.nyc.gov/site/brooklyn1/meetings/speaker-request-form.page>
 Each scheduled participant for this session will have an allowance of two (2) minutes [time

permitting.] (No questions will be entertained. Speakers are requested to submit their testimony in writing)

6. **COMMITTEE REPORTS**
7. **PARKS DEPARTMENT MINUTE** – As written.
8. **ANNOUNCEMENTS: ELECTED OFFICIALS** – Called in the order of signup.
9. **ADJOURNMENT**

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

- DATE: 2/08/22
1. 1st. call Roll call for the P/H
 2. ND call Roll call for the Board meet
 3. Approval of minutes
 - 4.
 - 5.

NAME	ROLL CALL 1ST	ROLL CALL 2ND	ROLL CALL 3RD	ROLL CALL 4TH	ROLL CALL 5TH
GINA ARGENTO					
BOGDAN BACHOROWSKI	✓	✓	✓		
LISA BAMONTE	✓	✓	✓		
GINA BARROS	✓	✓	✓		
TEON BROOKS	✓	✓	✓		
ERIC BRUZAITIS	✓	✓	✓		
THOMAS J. BURROWS	✓	✓	✓		
IRIS CABRERA	✓	✓	✓		
PHILIP CAPONEGRO	✓	✓	✓		
FRANK P. CARBONE	✓	✓	✓		
STEPHEN CHESLER	✓	✓	✓		
MICHAEL CHIRICHELLA					
THERESA CIANCIOTTA	✓	✓	✓		
GIOVANNI D'AMATO	✓	✓	✓		
ERIN DRINKWATER					
ARTHUR DYBANOWSKI	✓	✓	✓		
T. WILLIS ELKINS	✓	✓	✓		
JULIA AMANDA FOSTER					
DEALICE FULLER	✓	✓	✓		
JOEL GOLDSTEIN					
JOEL GROSS					
KATIE DENNY HOROWITZ	✓	✓	✓		
SONIA IGLESIAS	✓	✓	✓		
MOISHE INDIG					
BOZENA KAMINSKI	✓	✓	✓		
RYAN KUONEN					
YOEL LANDAU					
MARIE LEANZA					
ABRAHAM LBOVITS					
YOEL LOW					
TRINA McKEEVER	✓	✓	✓		
SANTE MICELI	✓	✓	✓		
TOBY MOSKOVITS					
MARTIN NEEDELMAN					
RABBI DAVID NIEDERMAN					
KAREN NIEVES		✓	✓		
MARY ODOMIROK			✓		
JANICE PETERSON			✓		
DANA RACHLIN			✓		
BELLA SABEL			✓		
ISAAC SOFER					
ROBERT SOLANO					
DEL E. TEAGUE	✓	✓	✓		
TOMMY TORRES	✓	✓	✓		
WILLIAM VEGA	✓	✓	✓		
MARIA VIERA			✓		
STEPHEN WEIDBERG			✓		
SIMON WEISER		✓	✓		
TOTAL:	22	24	20		
TIME:	6:06	6:09			



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*Reso of the Env. Protect
Committee*

BOARD MEETING AND PUBLIC HEARING DATE: 2/8/22

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RYAN KUONEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ABRAHAM LEBOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEON BROOKS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THOMAS J. BURROWS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARTIN NEEDELMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DANA RACHLIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
T. WILLIS ELKINS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT SOLANO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOMMY TORRES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	STEPHEN WEIDBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: 6:51 PM ally: 28 YES 0 NO 0 ABS 0 RECUSAL



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



*Reso of the SLA Committee
 motion by Barchowsky, Carouge*

BOARD MEETING AND PUBLIC HEARING DATE: 2/8/22

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RYAN KUONEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ABRAHAM LEOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEON BROOKS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THOMAS J. BURROWS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARTIN NEEDELMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DANA RACHLIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
T. WILLIS ELKINS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT SOLANO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOMMY TORRES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KATIE DENNY HOROWITZ	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	STEPHEN WEIDBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: _____ Tally: 27 YES 0 NO 1 ABS 0 RECUSAL



COMMUNITY BOARD NO. 1
 435 GRAHAM AVENUE – BROOKLYN, NY 11211
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 FAX: (718) 389-0098
 Email: bk01@cb.nyc.gov
 Website: www.nyc.gov/brooklynbc1



*B way A resolution to
 accept
 made by Bozenna Kaminski
 Trina McKeever*

BOARD MEETING AND PUBLIC HEARING DATE: _____

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RYAN KUONEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ABRAHAM LEOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEON BROOKS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA MCKEEVER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THOMAS J. BURROWS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARTIN NEEDELMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DANA RACHLIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
T. WILLIS ELKINS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT SOLANO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOMMY TORRES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	STEPHEN WEIDBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: _____ Tally: 29 YES 0 NO 0 ABS 1 RECUSAL Vicla



COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1



Low use

*Reason: on 840 Locust St.
to deny the application
w/conditions*

BOARD MEETING AND PUBLIC HEARING

DATE: *2/8/22*

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RYAN KUONEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ABRAHAM LEBOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEON BROOKS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THOMAS J. BURROWS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARTIN NEEDELMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
GIOVANNI D'AMATO	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DANA RACHLIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
T. WILLIS ELKINS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT SOLANO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOMMY TORRES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	STEPHEN WEIDBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: _____ Tally: 23 YES 1 NO 8 ABS _____ RECUSAL



COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

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Website: www.nyc.gov/brooklyn1



*Transp Reno on the
3 issues Grand street, median and plan improvements
with west enforcement*

BOARD MEETING AND PUBLIC HEARING

DATE: *2/18/22*

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RYAN KUONEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ABRAHAM LEBOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEON BROOKS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THOMAS J. BURROWS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARTIN NEEDELMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
THERESA CIANCIOTTA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DANA RACHLIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T. WILLIS ELKINS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT SOLANO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOMMY TORRES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	STEPHEN WEIDBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SONIA IGLESIAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: _____ Tally: 24 YES 0 NO 5 ABS _____ RECUSAL



COMMUNITY BOARD NO. 1
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 Website: www.nyc.gov/brooklyn1



*Transp Reso to Approve the
 Report / Reso AS written
 for area under the PQE*

BOARD MEETING AND PUBLIC HEARING DATE: *2/8/22*

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RYAN KUONEN	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ABRAHAM LEBOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEON BROOKS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THOMAS J. BURROWS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IRIS CABRERA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARTIN NEEDELMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DANA RACHLIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
T. WILLIS ELKINS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT SOLANO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOMMY TORRES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	STEPHEN WEIDBERG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SONIA IGLESIAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: _____ Tally: 24 YES 1 NO 1 ABS _____ RECUSAL



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

MARIA VIERA
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

GERALD A. ESPOSITO
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 08, 2022

COMMITTEE REPORT Environmental Protection Committee

TO: Chairperson Dealice Fuller and CB1 Board Members
FROM: Mr. Stephen Chesler, Committee Chair
RE: Committee Report from January 24, 2022

The Committee met in the Evening of January 24, 2022, at, 6:30 PM Via WEBEX.

ATTENDANCE

In attendance: Chesler, Chair; Bruzaitis; Horowitz; McKeever; Hofmann*; Grossman* Absent: Elkins; Low; Peterson; Sabel; Costa*

(*) Non board committee member.

A quorum was achieved (6 members present)

Item #1 - NYS Department of Environmental Conservation Brownfield Cleanup Program: Broadway Triangle Site C 59-66, 68-69 Bartlett St, 84-95 Throop Ave and 90-100 Gerry St Brooklyn, NY 11206 - SITE No. C224324 NYSDEC REGION 2 -

Remedy Proposed for Brownfield Site Contamination; 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. Presentation by and discussion with NYS DEC.

Jane H. O'Connell, P.G. Regional Remediation Engineer, Department of Environmental Conservation presented and fielded questions. Also on hand were colleague, Mandy Yau, Project Manager, along with Drew Vandenberg, Senior Project Manager, Riseboro Community

Partnership (part of the ownership coalition, Unified Neighborhood Partners) and a representative from Roux Environmental, the project environmental consultant.

The proposed remediation action work plan (RAWP) for a site that is a .63 acre lot, surrounded by 3 streets (Bartlett Street, Gerry Street and Throop Avenue). Currently a vacant lot, prior uses for the property included a tailor, an undertaker, a club and residential buildings (demolished). An automotive repair business operated on the southern section of the lot. The current owners (Unified Neighborhood Partners) who presented their plans to the full board at the end of 2021) plan to develop a 9-story residential building on the site that will include 140 units of affordable housing and commercial space.

Regarding the site conditions (see the attached DEC presentation file for details), beyond familiar historical contamination, areas of concern are a spill near Gerry Street and a section near Bartlett St where there was an automotive repair shop. Contaminants and levels of concern are chlorinated solvents (PCE) in groundwater & soil vapor (not in soil), per- and polyfluoroalkyl substances (PFAS) in groundwater, and high amounts of lead in soil. The source of the PCE contamination is unknown to DEC as the legacy uses of the site would not have produced this compound. Historical ash fill brought in is a possible scenario for this. Possible contamination from offsite. Soil vapor samples showed 19000 micrograms of PCE well near the Throop Ave property edge.

Proposed remedy:

- Excavation and proper off-site disposal of the upper 2 feet of soil across the site;
- Placement of a cover system;
- Installation of a sub-slab depressurization system beneath the concrete slab-on-grade building foundation;
- Installation of a horizontal soil vapor extraction system to address the area of elevated vapor concentrations along the northeastern side of the site; and
- Institutional and engineering controls (Easement and Site Management Plan).

Remedy proposes to prevent migration of contamination off site. The planned development courtyard area will require at least 2 feet of clean soil. Vapor exited up piping through a vent on the roof until approved to close down.

Committee Chair Steve Chesler(SC): Offsite PCE groundwater migration onsite is concerning. DEC Regional Engineer Jane O'Connell(JO): Contamination is probably (fill) soil derived. After remediation DEC will confirm off site migration of PCE in groundwater is not occurring.

SC: Safety of neighboring school, open space & residents while remediation occurs?.

JO: Jane O'Connell. Pre Construction meeting with consultants & applicants and Community Air Monitoring Program (CAMP) significant. Monitoring. Goal is safety for all.

SC: Can remediation-related contact information be posted on the development site?

JO: NYC Department of Buildings (DOB) will not allow other agency postings to a construction site. New fact sheet will go out.

SC: Can information be distributed beyond standard outreach?

JO: specific addresses?

SC: DEC will send contact info to the board, and then the board will send that to stakeholders and its mailing list.

Committee Member Trina McKeever (TM). Bartlett playground is across Bartlett Street!

SC: DEC should contact Mary Salig-Husain (N Brooklyn District Director) of NYCP&R. (post-meeting addendum: SC forwarded the DEC notice & presentation and the CB meeting video playback link to Mary Salig-Husain).

TM: Will the roof ventilation outlet emit air away from the playground?

JO: Air vent will be in the center of the roof. Air must be tested and be treated before being released.

District Manager Gerry Esposito (GE): Is this (PCE) an industry specific compound?

JO: Common use is dry cleaning. Roux did not find this use in historic use of the site.

SC: Can the developers owners notify the public?

Committee Member Katie Denny Horowitz (KDH): Other local developers distribute biweekly updates about their projects. To Drew Vandenberg (DV, Riseboro): can you do this?

KDH: Is this compound similar to the Meeker Ave plume?

JO: Meeker is TCE vs PCE.

DV: We already contact neighbors directly about the project. We would love to go further

Committee Member Laura Hofmann (LH): In the presentation weren't both compounds found?

JO: There was a small amount of TCE detected, but PCE is the dominant compound present.

SC: Is the high copper count worrisome?

JO: In one limited spot. Source unknown. Degrading piece of copper perhaps. Not genuinely from smelting like a Newtown Creek Phelps Dodge facility would have produced.

***Key takeaway and committee emphasis was for stronger communication from DEC and Unified Neighbor Partners to nearby residents and stakeholders such as Parks & Recreation.

Item #2 - New York City Office of Environmental Remediation Voluntary Cleanup Program: 105 River Street Brooklyn, New York Block 2355, Partial Lot 1 - 22CVCP022K

Presenters: NYCOER, Deputy Director, Shaminder Chawla (OER/SC), & Director Mark McIntyre (OER/MM). On hand from Two Trees, the developers, Bridget McCrum. E-designation cleanup is triggered due to the property having been rezoned. The Cleanup program

pertains to the portion of the lot where a 46-story tower will be developed (northeast corner section). Cleanup details are provided in the attached presentation file.

Summary of Remedial Investigation:

The environmental investigation identified several Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), metals, and pesticides above cleanup guidelines. Groundwater samples showed several SVOCs and metals exceeding Groundwater Quality Standards. Soil vapor samples detected moderate levels of petroleum-related compounds and one chlorinated VOC above the monitoring/mitigation level ranges established by the New York State Department of Health.

Presentation Summary:

Key steps:

- Soil: Investigation provided SVOC & VOC identification.
- Remediation will require creation of a Community Air Monitoring Program (CAMP) and sub-slab vapor pressurization system.
- Excavation and replacement of soil.

Water table is only 3-6 ft below grade. Have permitting to discharge wastewater into the sewer system. If tanks are discovered to exist below ground, they will be removed. Soil vapor is not an issue here. But it is an issue for the other building lot. There will be a 8-12" capping of concrete slab. Park area? The Remediation Action Work Plan (RAWP) is coming soon. Backfill soil & stone will need to be added to the site. CAMP - air monitoring will be installed. Hosing of the site to control dust during the excavation. High levels of dust will cause a site to shut down. Will protect pile installation from affecting nearby buildings. Trucks will be washed & scraped on site. Flagman will be onsite. Trucks will use Metropolitan Ave. 10 trucks per day estimate.

SC: Is this technically a brownfield site?

OER/MM: yes.

SC: Regarding discovered spill areas? Did Con Edison (previous owner) clean them, close them?

OER/SC: Con Ed cleaned the spill areas, removed the tanks, and left some residual contamination. Petroleum remains in water and soil. Still testing with DEC.

Trucking/excavation estimate: 4K cyds/ 6 weeks of excavation.

SC: Does not want to see uncovered stock piles of dirt blowing around. Area is heavily habituated by residents and tourists.

Is it accurate that the building cannot be occupied until the open space is created?

OER/SC: yes!

TT/BM: There are three RAWP's for each tower and the park (must open in order to obtain Certificate of Occupancy), plan for building 2. Working with the Army Corps to finalize plans for waterfront Open Space.

SC: Must mind the dust piles

LH: Photos of soil piles being hosed is alarming! She hopes most dust & odor will be controlled?! What is the odor control plan?

OER/SC: May be low levels of petroleum. Soil fill and/or foam, and/or limit excavation to control odor.

GE: Is there a DEP (sewer) outfall from the property?

OER/SC: Does not know.

TT/BM: Plan is to relocate CSO from the center of property waterfront to elsewhere.

GE: Where will it be relocated?

OER/SC: It is still being planned.

Committee Member Eric Bruzaitis (EB): Truck traffic? Truck size? How well will they be covered? Dust problem on Metropolitan Ave & Kent Ave

OER/SC: Trucks will have to be covered, but not using complete method, will reach out to consultants for better truck models

EB: There should not be tractor trailers used.

OER/SC: They are better equipped with a closed loop & cover bolted.

GE: Trucks going up Metropolitan Ave to BQE? Eastbound & Westbound?

TT/BM: Have to test the area - results will dictate the load destination. Domino soil went to NJ. Clean soil can go to OER facility.

Resident Maureen Boler: truck movement from Metropolitan Ave to BQE, difficult to access to BQE, tight area, residential neighborhood. How are you going to develop the grounds, beach, etc. currents, etc? Dangerous for human access.

TT/BM: We are working with DEC & Army Corps about water access and for the future RAWP's.

Resident Erica Matechek: What about the beach portion? WNYC Transmitter Park rocks get close to water, but not totally in. River Ring water access - must ensure it's safe!!! Bushwick Inlet Park is dangerous, too.

*** Key takeaways: committee members and attendees from the community urged the agency and Two Trees to be incredibly mindful of soil, dust and odor control, and the traffic flow of trucks. NYC Department of Buildings (DOB) preclusion from other agencies such as OER (& DEC) from posting emergency contact information related to the remediation is highly problematic.

Vote related to both agenda items:

SC: The board must request NYC DOB allow agencies such as OER & DEC to post contact info on construction sites.

Motion (made by Steve Chesler) that the board send a letter to Mayor Eric Adams (per DM Gerry Esposito, rather than to our Councilmembers) expressing disconsternation over the law preventing safety & contact notices from DEC & OER from being posted to construction sites. Seconded by Eric Bruzaitis with him making a friendly amendment to copy the NYC Council Environmental Committee Chair.

(relates to Building Code CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION OR DEMOLITION, thank you Gerry for providing this information)

Votes:

Yes 6

No 0

Abstain 0

Motion carried.

OPER PRESENTATION ON 105 RIVER STREET

Brooklyn CB I – Environmental Protection Committee

January 24, 2022

Presenters:

Mark McIntyre, Director

Shaminder Chawla, Deputy Director

INTRODUCTION

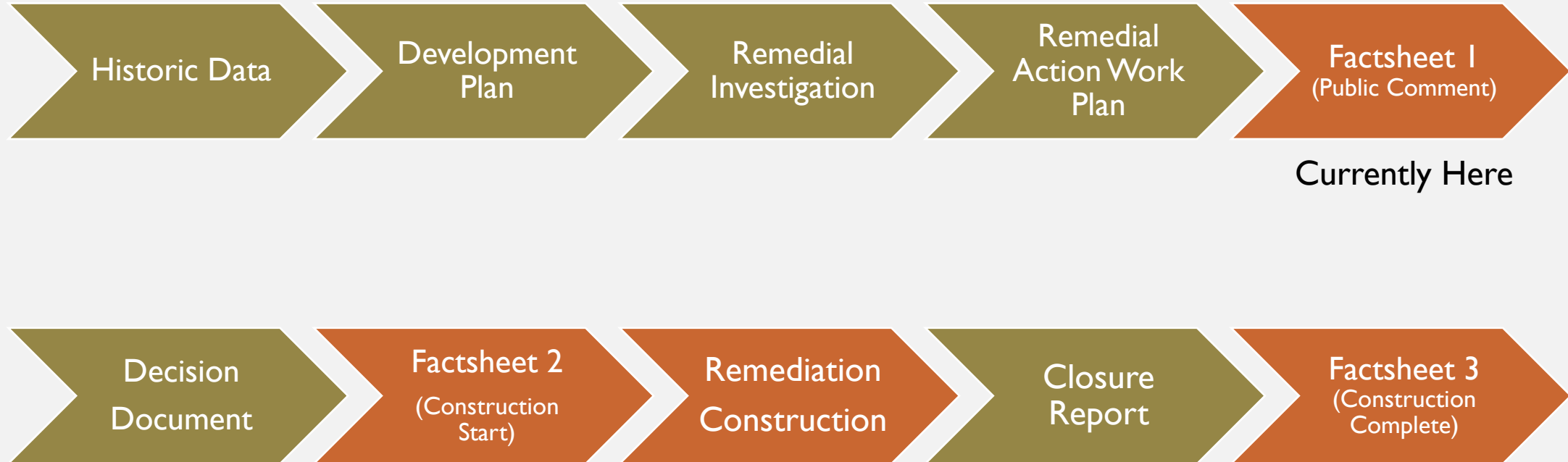
- NYC Office of Environmental Remediation (OER)
- Two Trees Management
- Brussee Environmental Corporation

INTRODUCTION

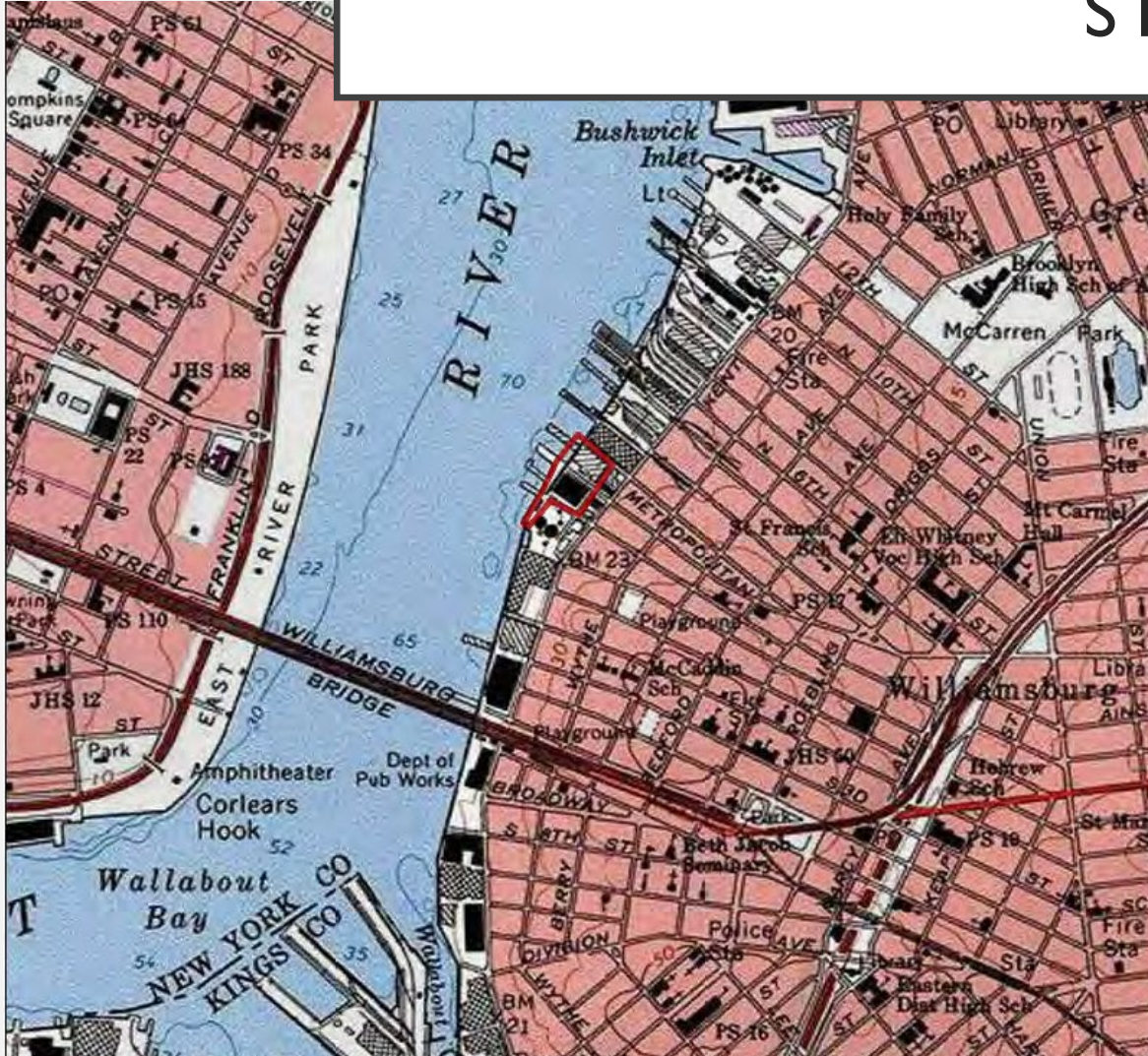
NYC OFFICE OF ENVIRONMENTAL REMEDIATION (OER)

- E-Designation Program (based on zoning action)
- Voluntary Cleanup Program
 - Low to moderate contaminated brownfields
 - NYSDEC and NYCDOH review all projects and remedies
 - Any sites with major issues are referred to State to handle
 - Requires measures for community participation and protection

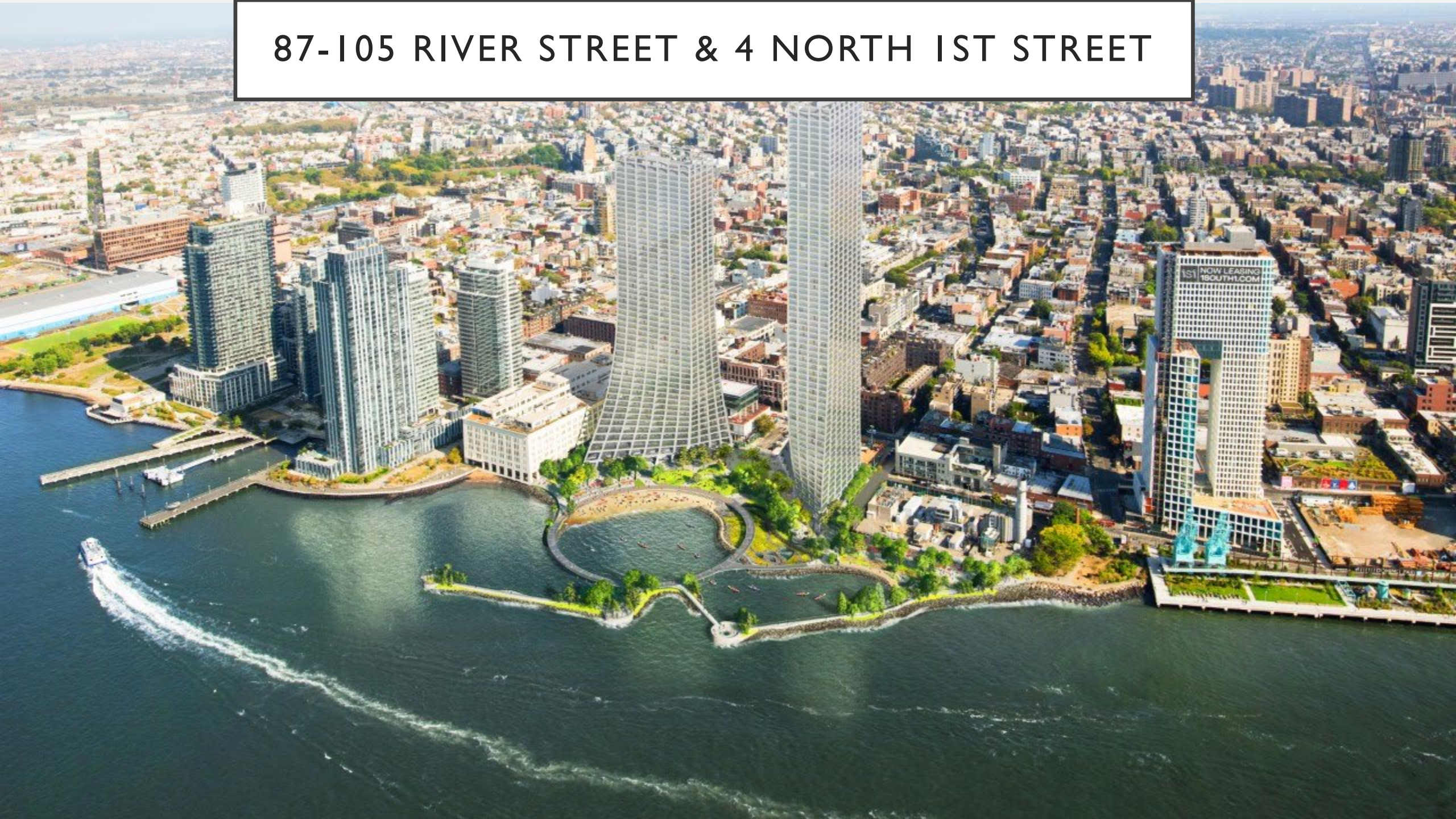
VOLUNTARY CLEANUP PROGRAM



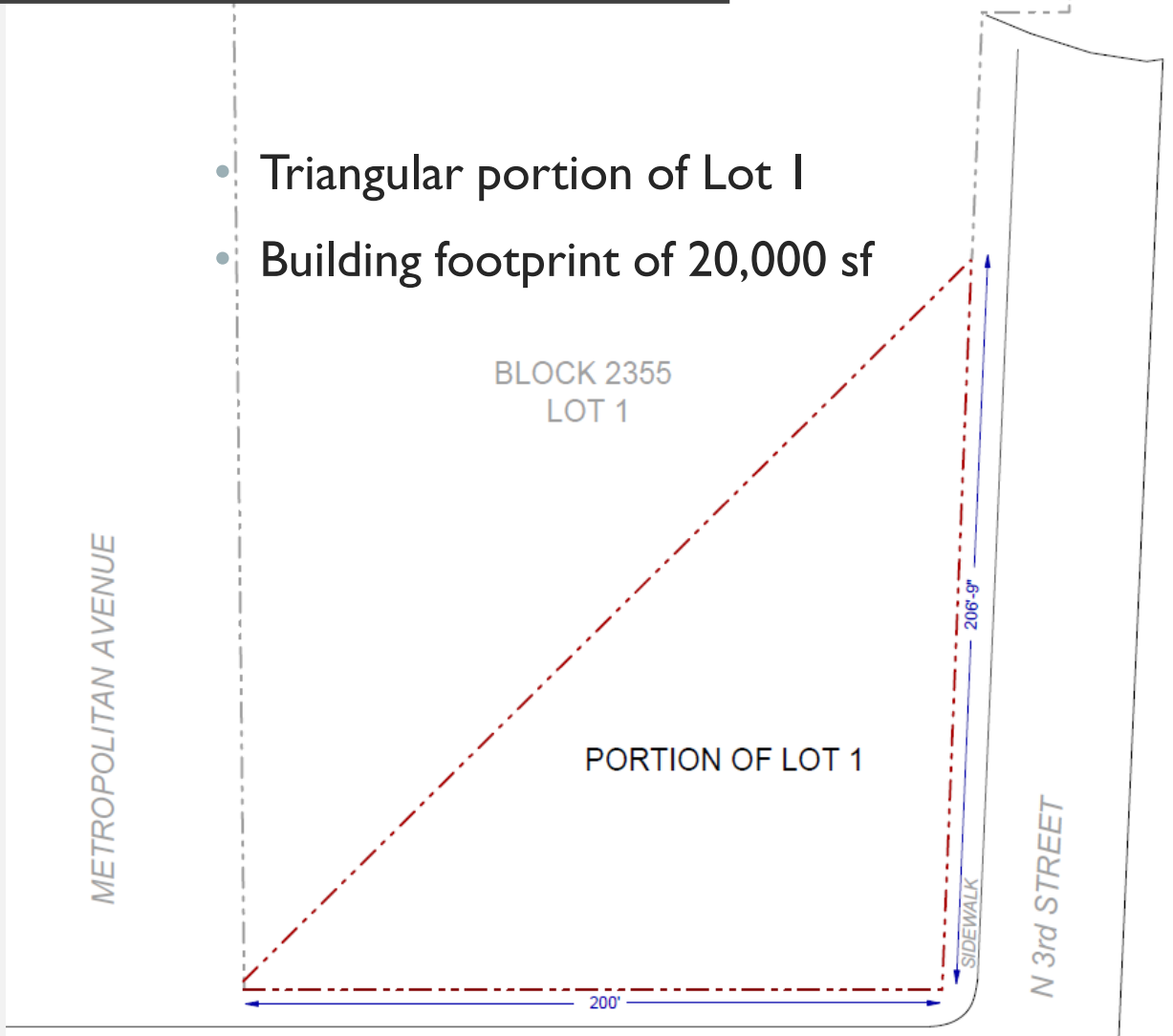
87 & 105 RIVER STREET & 4 NORTH 1ST STREET



87-105 RIVER STREET & 4 NORTH 1ST STREET

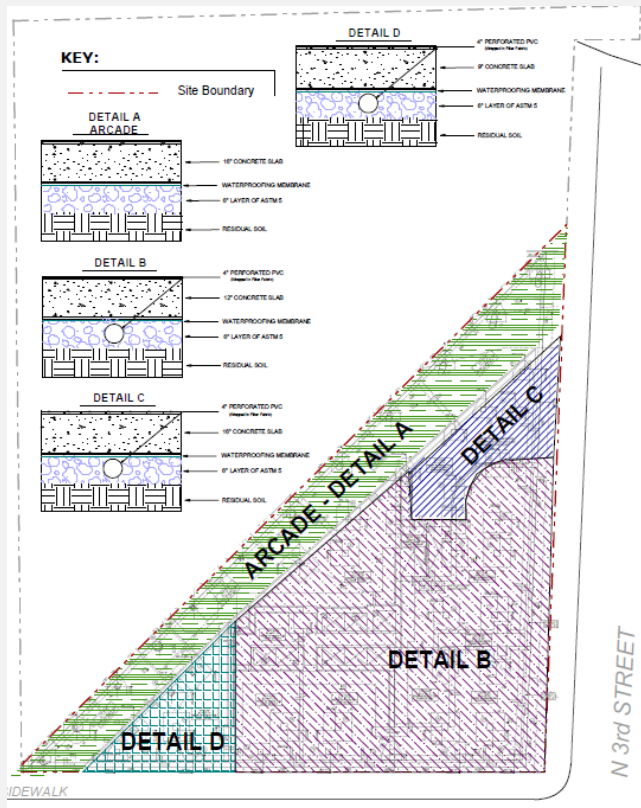


I 05 RIVER STREET

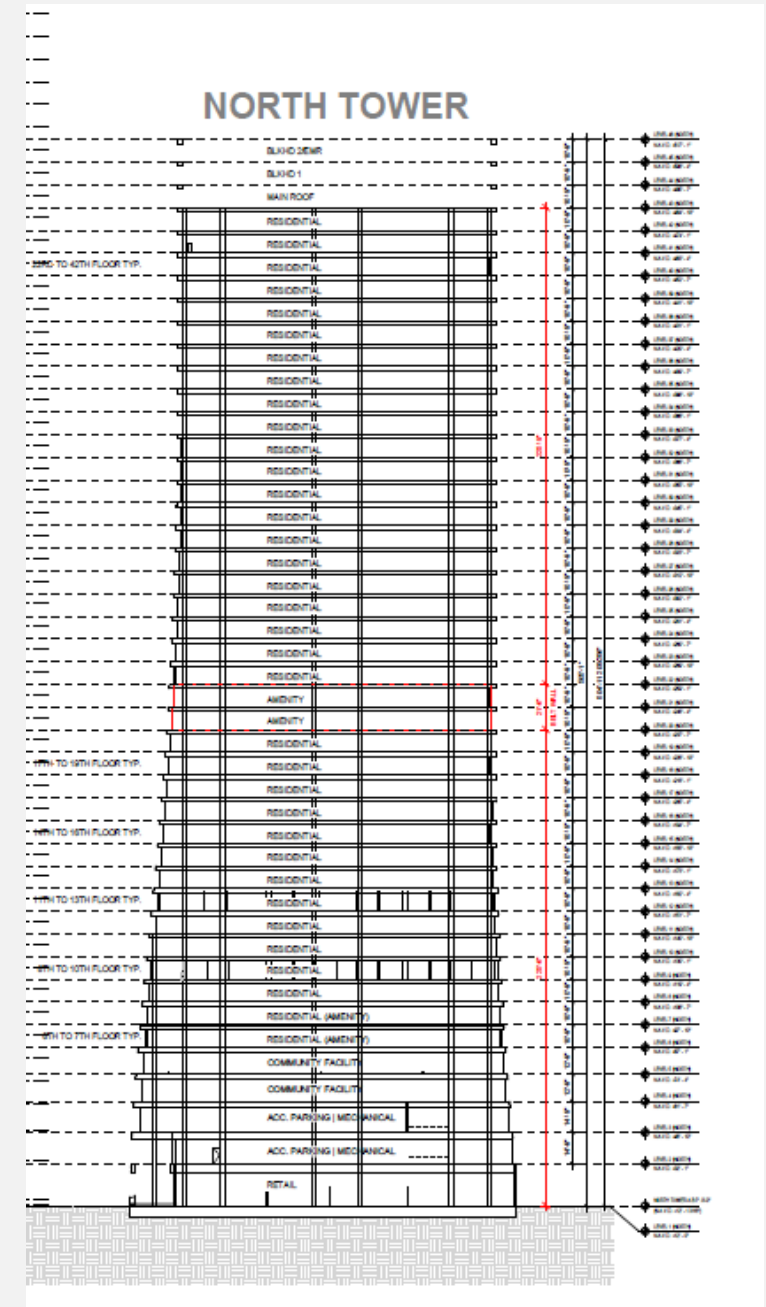


RIVER RING - 105 RIVER STREET

Proposed Development



- 46-story mixed-use building
- Retail space/ Arcade space
- Parking (2nd and 3rd floor)
- Community facilities (4th and 5th floor)
- Residential Amenities (6th and 7th floor)
- Residential apartments (8th to 42nd floor)



HISTORIC USES

- Sugar Refinery, Lumber Yard, Coal storage warehouses,
- Con Edison's North 1st Street Terminal (1960s to 2012)
- MOSF (Decommissioned in 2012)
- Undeveloped and vacant (since 2013)
- Several NYSDEC Spills (all closed at this time)
- State Superfund Site (Fyn Paint) located across Street

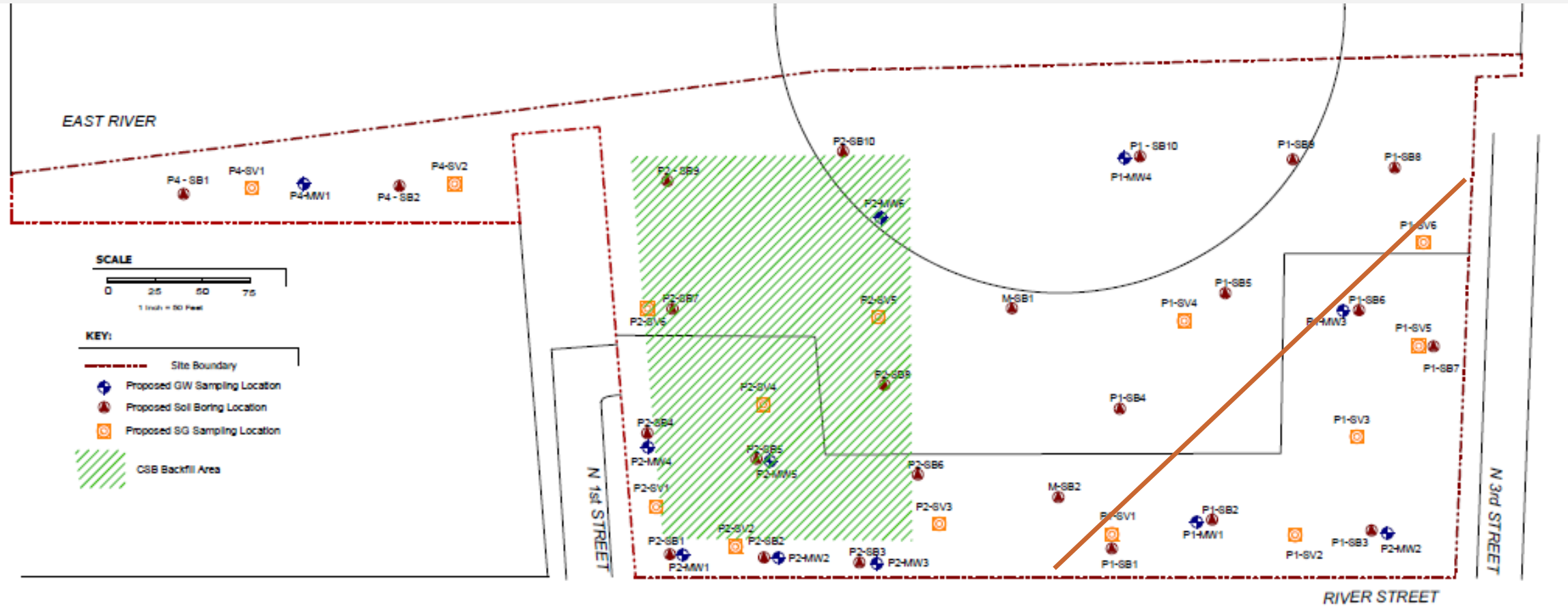
HISTORIC REMEDIAL INVESTIGATION

- Subsurface Site Investigations (HDR, 2000 - 2017)
 - In accordance to work plans approved by NYSDEC
 - 2012: NYSDEC issued no further action letter
 - Elevated VOCs noted to be related to Fyn Paint
- Remedial Investigation (EBC, 2021)
 - OER approved work plan
 - Characterized soil, groundwater, and soil vapor on site

2021 REMEDIAL INVESTIGATION

- Soil (24 soil borings/48 soil samples)
 - Historic fill extends to 20 feet below grade
 - Identified petroleum related compounds and metals
- Groundwater (12 monitoring wells)
 - ~3-6 feet below surface grade, flowing to west
 - SVOCs detected in groundwater
- Soil Vapor (14 vapor implants installed)
 - Low levels of petroleum related compounds

REMEDIAL INVESTIGATION



REMEDIAL ACTION

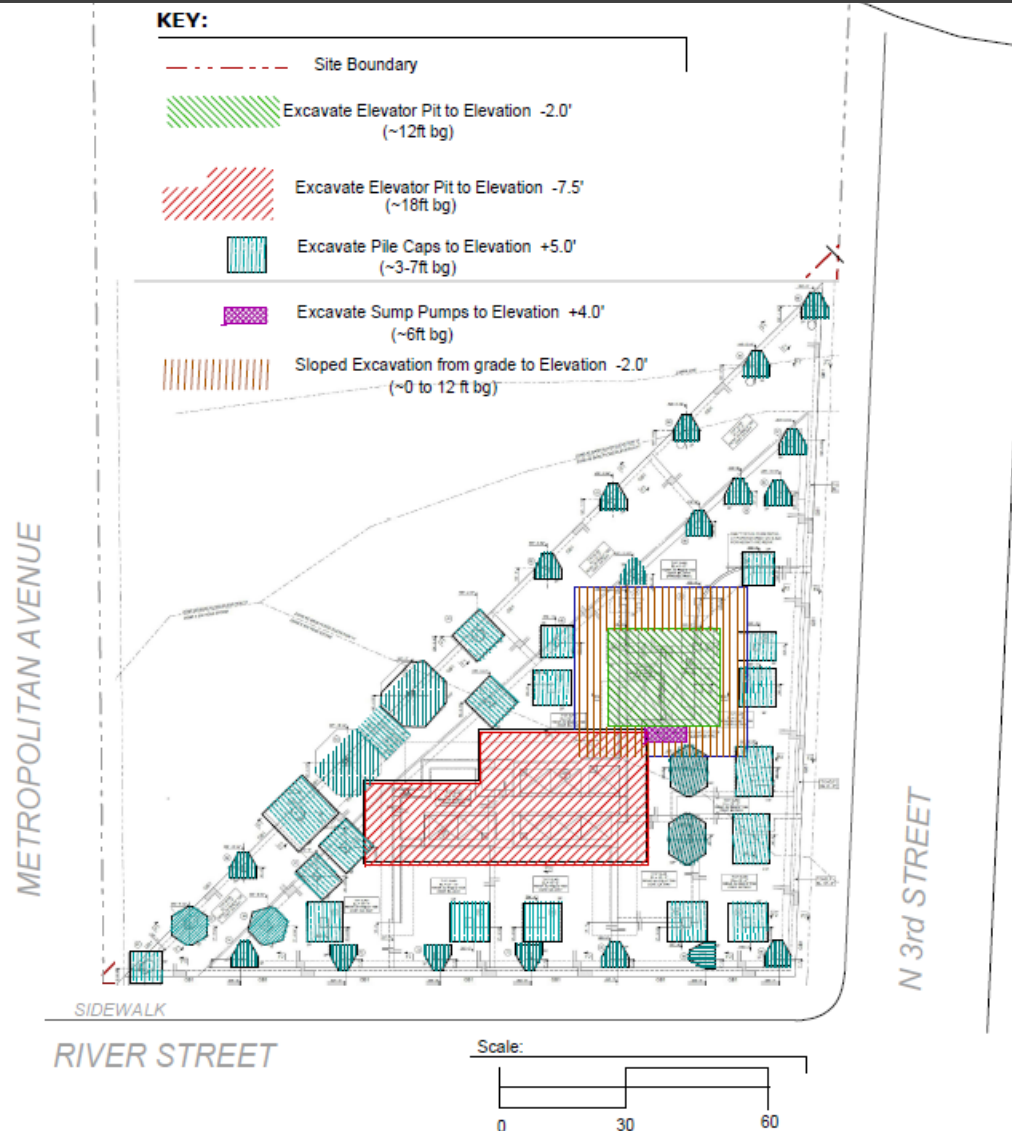
- Prepared Remedial Action Work Plan (RAWP)
 - Public comment period (runs through February 3rd)
- RAWP Reviewed by several agencies:
 - NYC Department of Health (NYCDOHMH)
 - NYSDEC (Division of Environmental Remediation)
 - NYS Department of Health (NYSDOH) (for Spills)
- Mirrors NYSDEC state cleanup program requirements

REMEDIAL ACTION

- Remedy is straightforward and incorporates development plan
- Also covers requirements for community protection
- Environmental consultant oversight

Remedial Action & Construction	Community Protection
Excavation (3' to 7' piles, 18' elevators)	Community Protection Statement
Composite Cover System	Community Air Monitoring Plan
Waterproofing/Vapor Barrier System	Reporting (daily reports, closure report)
Active Sub-slab Depressurization System	CHASP (construction health and safety)
Dewatering	

REMEDIAL/CONSTRUCTION ELEMENTS



EXCAVATION



REMEDIAL/CONSTRUCTION ELEMENTS

Dewatering (may need permit)



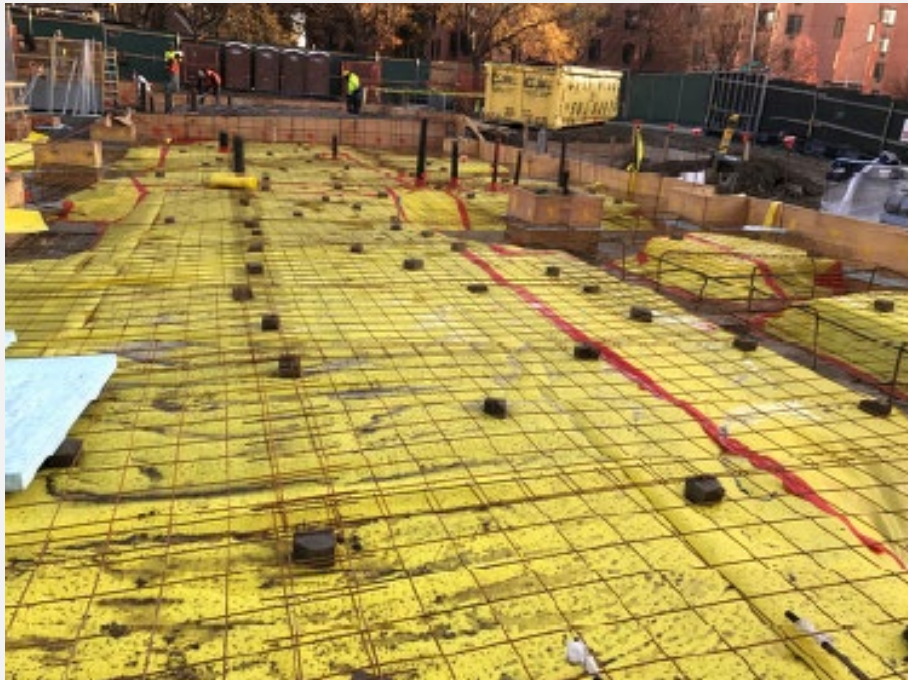
REMEDIAL/CONSTRUCTION ELEMENTS

Remove and register any encountered tanks



REMEDIAL/CONSTRUCTION ELEMENTS

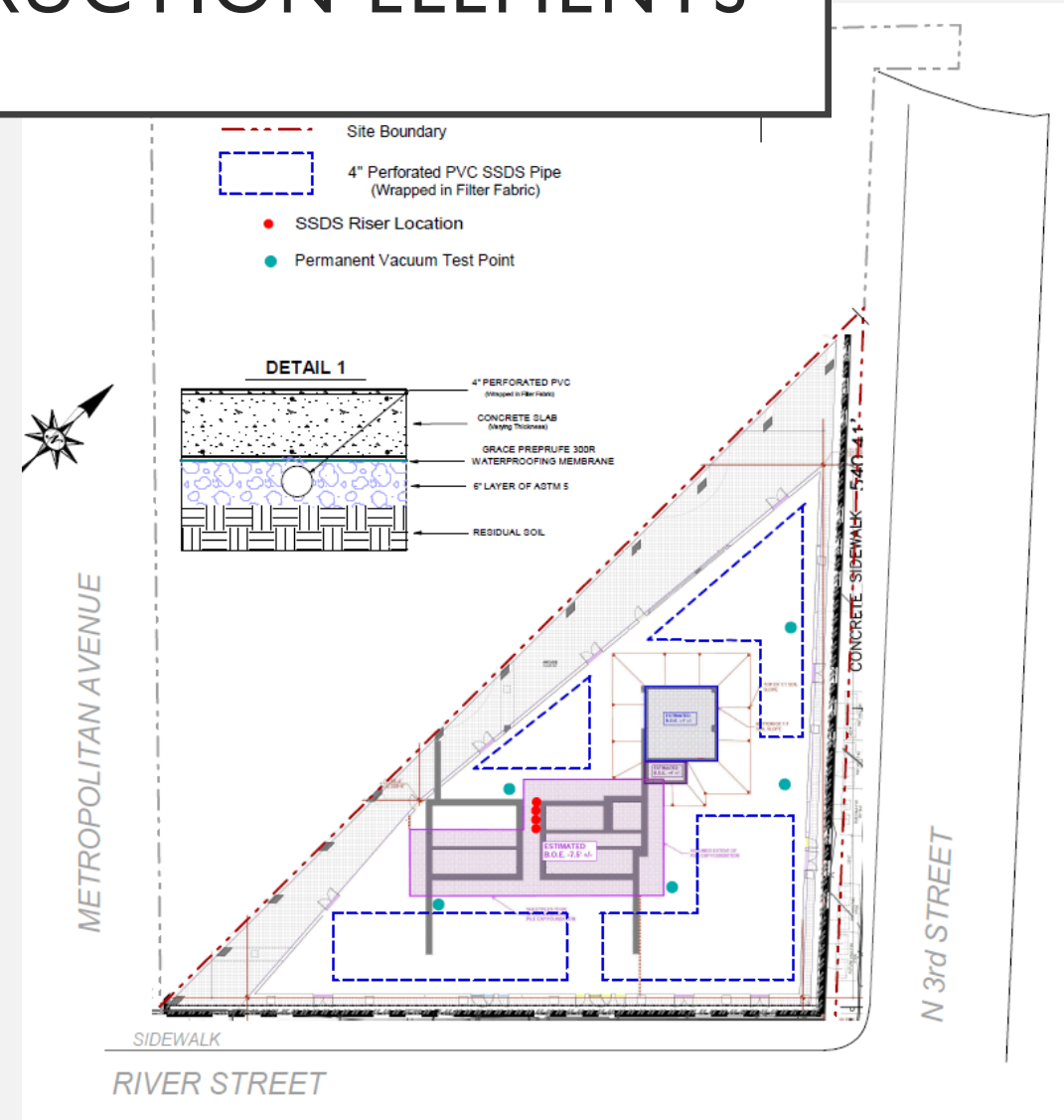
Waterproofing/Vapor Barrier System



REMEDIAL/CONSTRUCTION ELEMENTS

Active Sub-slab Depressurization System

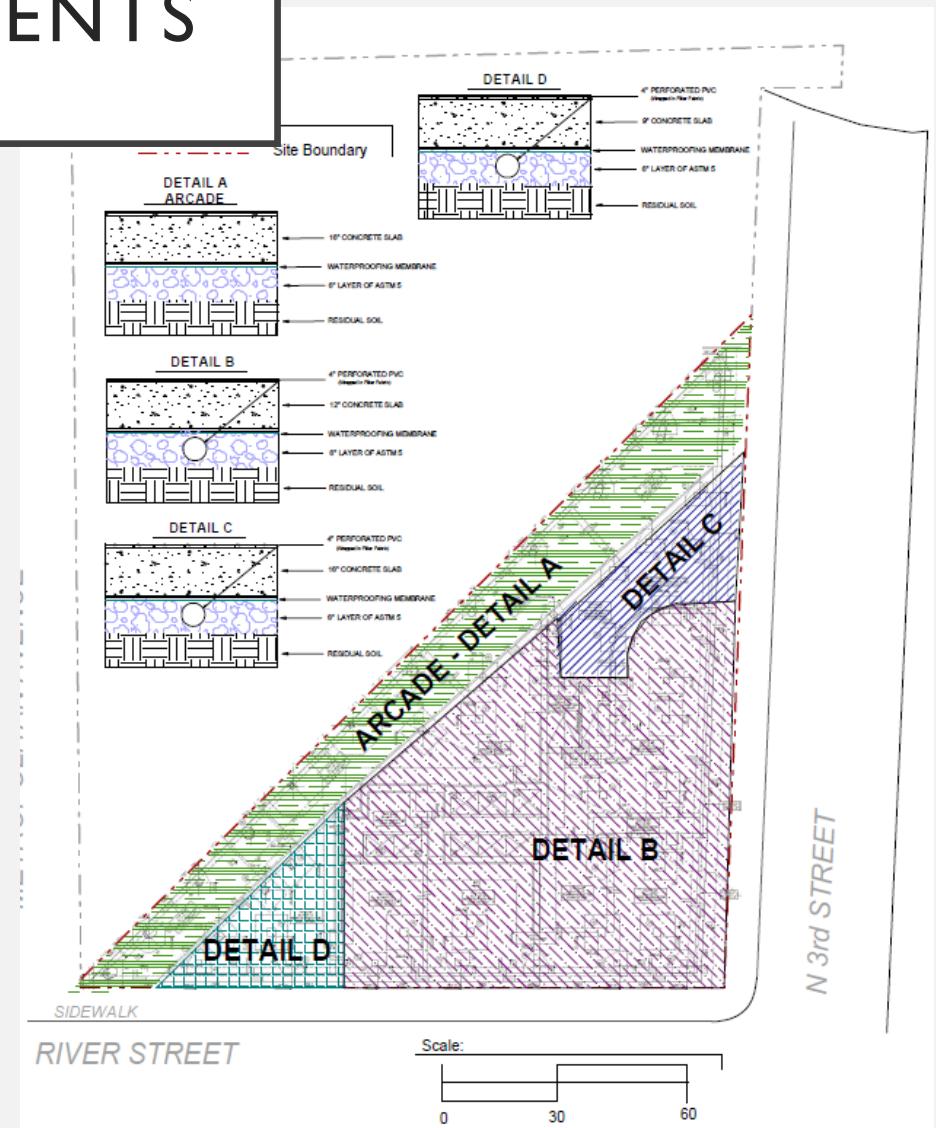
- Four loops and risers
- Five monitoring points



REMEDIAL/CONSTRUCTION ELEMENTS

Composite Cover System

- Building slab
- Sidewalk
- Landscaping in park areas



REMEDIAL/CONSTRUCTION ELEMENTS

- Dispose of soil at appropriate facility (OER reviews)



Sample Id Cross Reference

May 10, 2019

SDG I.D.: GCD03222

Project ID: 113 HAMILTON AVE

Client Id	Lab Id	Matrix
COMPOSITE A (SB1,SB2,SB3)	CD03222	SOIL
COMPOSITE B (SB4,SB5,SB6,SB7)	CD03223	SOIL
COMPOSITE C	CD03224	SOIL
SB2 COMPOSITE	CD03225	SOIL
SB3 COMPOSITE	CD03226	SOIL
SB4 COMPOSITE	CD03227	SOIL
SB5 COMPOSITE	CD03228	SOIL
SB8 COMPOSITE	CD03229	SOIL
SB9 COMPOSITE	CD03230	SOIL



August 6, 2019

Michael DeGloria
ExxonMobil Oil Corporation
C/o GES 63 East Main St.
Pawling, NY 12564

Re: 113 Hamilton Ave LLC | 113 Hamilton
113 Hamilton Ave, Brooklyn, New York 11231
NYCOER #: 18TMP0589K
Approval Volume: ~ 2000 tons

Dear Mr. DeGloria,

Clean Earth of Carteret, LLC ("CEC") has received and reviewed the following documents for the above referenced site:

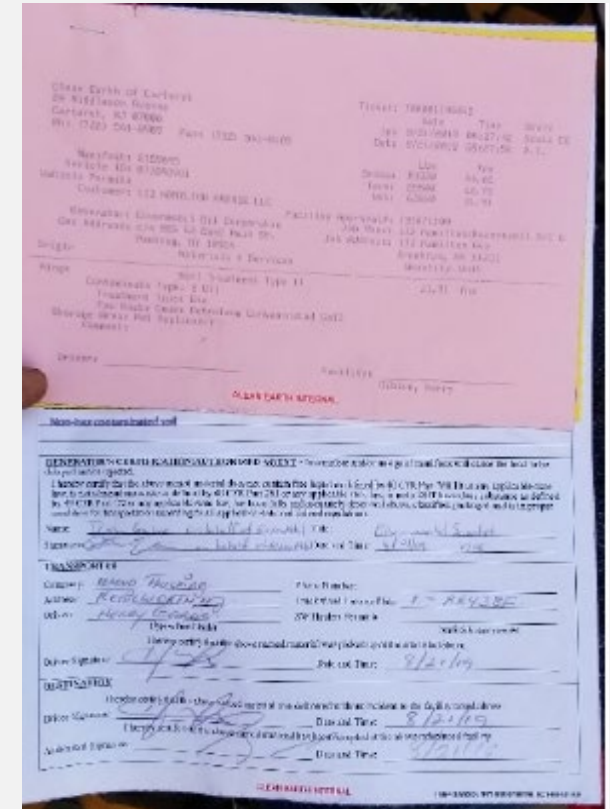
- Material Profile Sheet
- Historic Fill & Soil Disposal Notification Form by New York City Office of Environmental Remediation dated July 2019
- Remedial Action Work Plan by Advanced Site Restoration, LLC, Corp dated June 2019
- Remedial Investigation Report (NYCOER #18TMP0589K) by Advanced Site Restoration, LLC dated February 2018
- Eurofins Lancaster Laboratories Environmental (SDG #: 2041399) Waste Classification Sample of May 2019
- Phoenix Environmental Laboratories Inc. (SDG #: GCD03222) Waste Classification Sample of May 2019

This letter serves as an approval of ~ 2000 tons of Non-hazardous urban fill material represented by composite sample IDs listed in table 1 and all related grab samples to be generated from construction activities at the site.

The approval number must be provided when scheduling and the Grid Name/Depth must be written on all manifests when shipping soils to CEC.

This approval is based upon material being accurately represented by all information provided to CEC at this time, including, but not limited to, waste profiles, analysis, site diagrams, site history, and sampling plans. Wood, ash, cinders, and any other solid waste may not comprise more than 1% of soil destined for CEC. Material with free petroleum product, liquids, sludges, or hazardous waste cannot be accepted. Please be advised that should the material be found to be non-conforming based on our facility permit requirements; CEC will contact you to discuss options.

24 Middlesex Avenue, Carteret, NJ 07008 | P:732.5418999 | cleanearthinc.com



REMEDIAL/CONSTRUCTION ELEMENTS

- Import soil or other backfill (OER reviews)

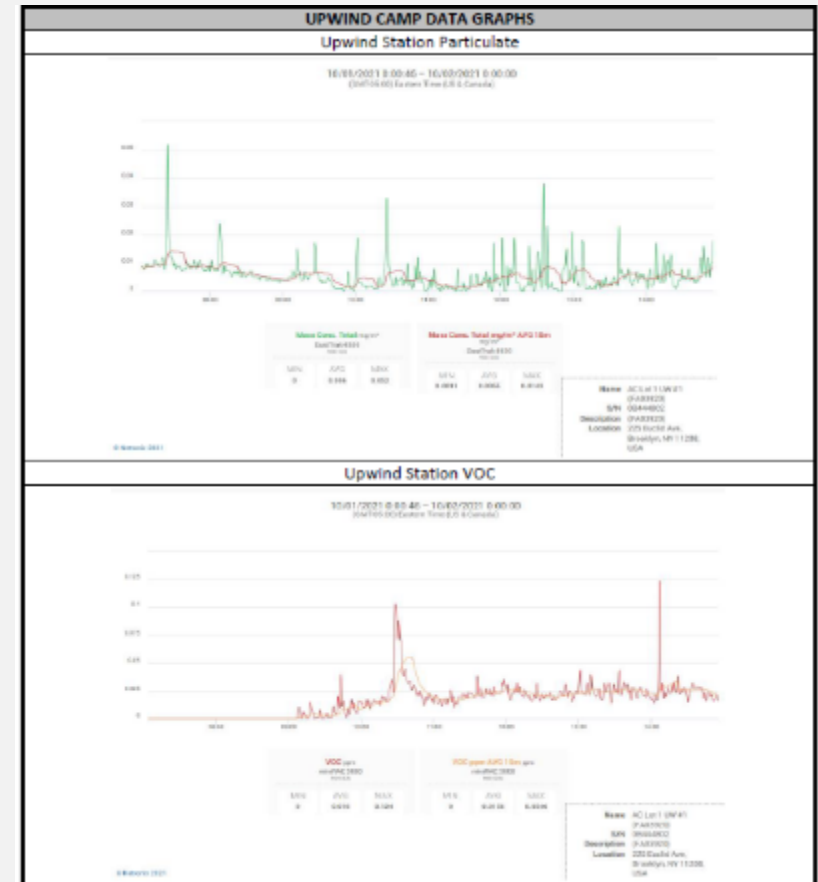


COMMUNITY PROTECTION STATEMENT

- Part of Voluntary Cleanup Program (VCP) in RAWP
- High level of protection for community
 - Community Air Monitoring Plan (CAMP)
 - Odor, Dust, Noise controls (measures to prevent off-site odor and dust nuisance)
 - Housekeeping (inspect site everyday, clean sidewalk and streets)
 - Truck Route (limit transport through residential areas)
 - Construction Health and Safety Plan (for workers)

COMMUNITY PROTECTION

- Community Air Monitoring (CAMP) for particulates and volatiles
- 2 stations (upwind, downwind)



COMMUNITY PROTECTION

- Community Air Monitoring (CAMP)
- Handheld (near active excavation)



AKRF, Inc. Environmental Consultants		Air Monitoring Log			
Project: 810 Fulton Street		Client: PXR	Date: 4/7/2017		
Work Activity: Excavation/Disposal (2,27,28,29)/(1,11,20,21,28) (2,10,36); SOE (34/35)		Logged By: D. Lewis		Job No: 12549	
Weather: Cloudy 40's-50's °F		Wind Direction: W		Wind Speed: #	
TIME	LOCATION	PID (ppm)	DUST (mg/m ³)	ODORS	COMMENTS (activity; work zone, upwind or downwind)
700	Claremont Ave	0.1	0.013	ND	BACKGROUND - Perimeter
730	WC-10	ND	0.029	ND	Excavation
800	↓	0.1	0.036	ND	↓
830	↓	ND	0.031	ND	↓
900	↓	ND	0.033	ND	↓
930	WC-10	ND	0.035	ND	Excavation
1000	↓	ND	0.036	ND	↓
1030	WC-35	ND	0.031	ND	SOE
1100	↓	ND	0.033	ND	↓
1130	WC-34	ND	0.038	ND	Excavation
1200	Vanderbolt Ave	ND	0.026	ND	Perimeter
1230	WC-11	ND	0.034	ND	Excavation
1300	↓	ND	0.037	ND	↓
1330	↓	ND	0.040	ND	↓

COMMUNITY PROTECTION

- Nuisance controls (odor, dust, noise)



COMMUNITY PROTECTION

- Onsite management of soil
 - Covered stockpiles
 - Stormwater prevention measures



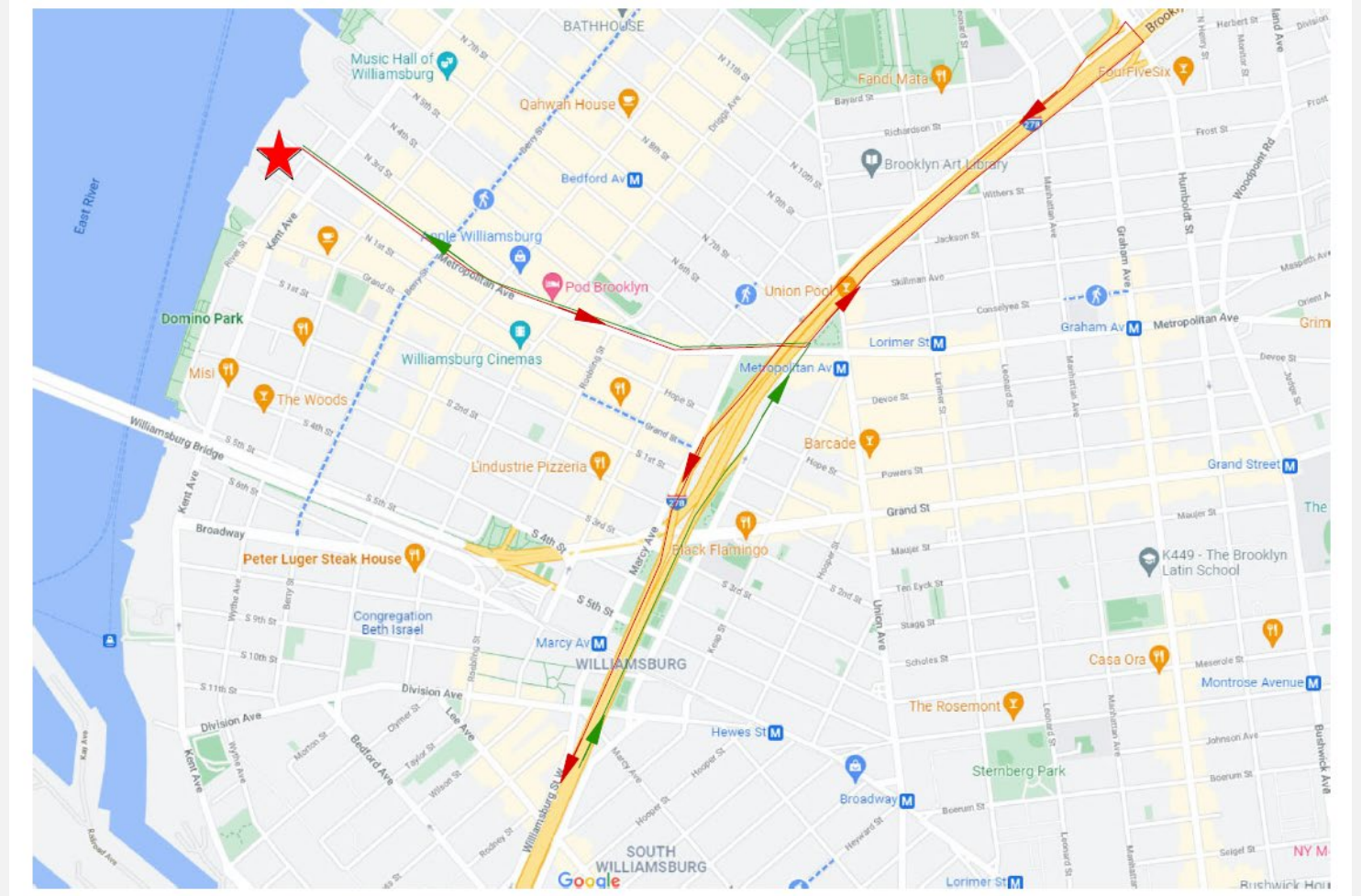
COMMUNITY PROTECTION

- Housekeeping (inspect site everyday, clean sidewalk and streets)



COMMUNITY PROTECTION

- Truck Route
- Traffic Control/Staging



REPORTING

- Daily Reports (to OER and NYSDEC)
- Closure Report (document remedy done accordance with plan)

OPEN COMMUNICATION



OPEN COMMUNICATION

Shirley Chen, Project Manager

ShChen@dep.nyc.gov

212-341-2034

Shaminder Chawla, Deputy Director

ShaminderC@dep.nyc.gov

212-442-3007

Mark McIntyre, Director and General Counsel

MMcIntyre@cityhall.nyc.gov

212-788-3015

General OER Line: 212-788-8841



Department of
Environmental
Conservation

Broadway Triangle Site C BCP Site No. C224324

Presentation to Brooklyn Community Board #1
Environmental Protection Committee

January 24, 2022

Meeting Summary

- Involved Parties
- Citizen Participation Program
- Brownfield Cleanup Program (BCP) Overview
- Brief Site History
- Environmental Findings
- Additional Environmental Sampling
- Summary of Proposed Remedial Action
- Questions / Comments



BCP Involved Parties

- Environmental Regulation
 - New York State Department of Environmental Conservation (DEC)
- Public Health Regulation
 - New York State Department of Health (DOH)
- Remedial Parties / Property Owners
 - United Neighborhood Partners LLC
 - Throop Corners Community LLC
 - Throop Corners Managers LLC
 - Throop Corners UNP LLC
- Engineering Consultant
 - Roux Environmental Engineering and Geology, D.P.C.



Citizen Participation Program

- To receive future Fact Sheets
 - Sign up for email notice through DEC Delivers:
www.dec.ny.gov/chemical/61092.html
 - Or search on DEC's website for "DEC Delivers"
 - Access the RAWP and other project documents online through the DECinfo Locator:
www.dec.ny.gov/data/DecDocs/C224324/

Document Repositories

- **Brooklyn Community Board No. 1**
435 Graham Avenue
Brooklyn, NY 11211
- **Brooklyn Public Library - Bushwick Branch**
340 Bushwick Avenue
Brooklyn, NY 11211

BCP Process

- Application
 - Public comment period 05/12/21 to 06/11/21
 - COMPLETED
- Execute Brownfield Cleanup Agreement
 - EXECUTED 07/28/21
- Remedial Investigation Work Plan
 - Submitted with BCP Application
 - Public comment period 05/12/21 to 06/11/21
 - APPROVED 08/11/21
- Remedial Investigation Field Work
 - Collected necessary data; defined problem
 - FIELDWORK COMPLETED 09/02/21
- Supplemental Remedial Investigation
 - Collected additional data; defined potential hot spot
 - FIELDWORK COMPLETED 10/29/21
- Propose Remedy (Remedial Action Work Plan, or RAWP)
 - ONGOING - Public comment period 12/23/21 to 02/06/22
- RAWP approval and Decision Document issuance
- Implement Remedy
- Monitor Remedy

Site Description

- 0.63 acre property located in urban neighborhood
- Tax Block 2269, Lot 25
- Rectangular-shaped property that fronts 3 streets (Gerry Street, Bartlett Street, and Throop Avenue)
- Vacant, undeveloped lot with several patches of exposed concrete surround by a chain-link security fence



SITE →

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QUADRANGLE LOCATION



Title:

SITE LOCATION MAP

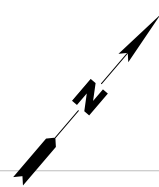
BROADWAY TRIANGLE SITE C
100 THROOP AVENUE, BROOKLYN NY 11206

Prepared for:

THROOP CORNERS COMMUNITY LLC

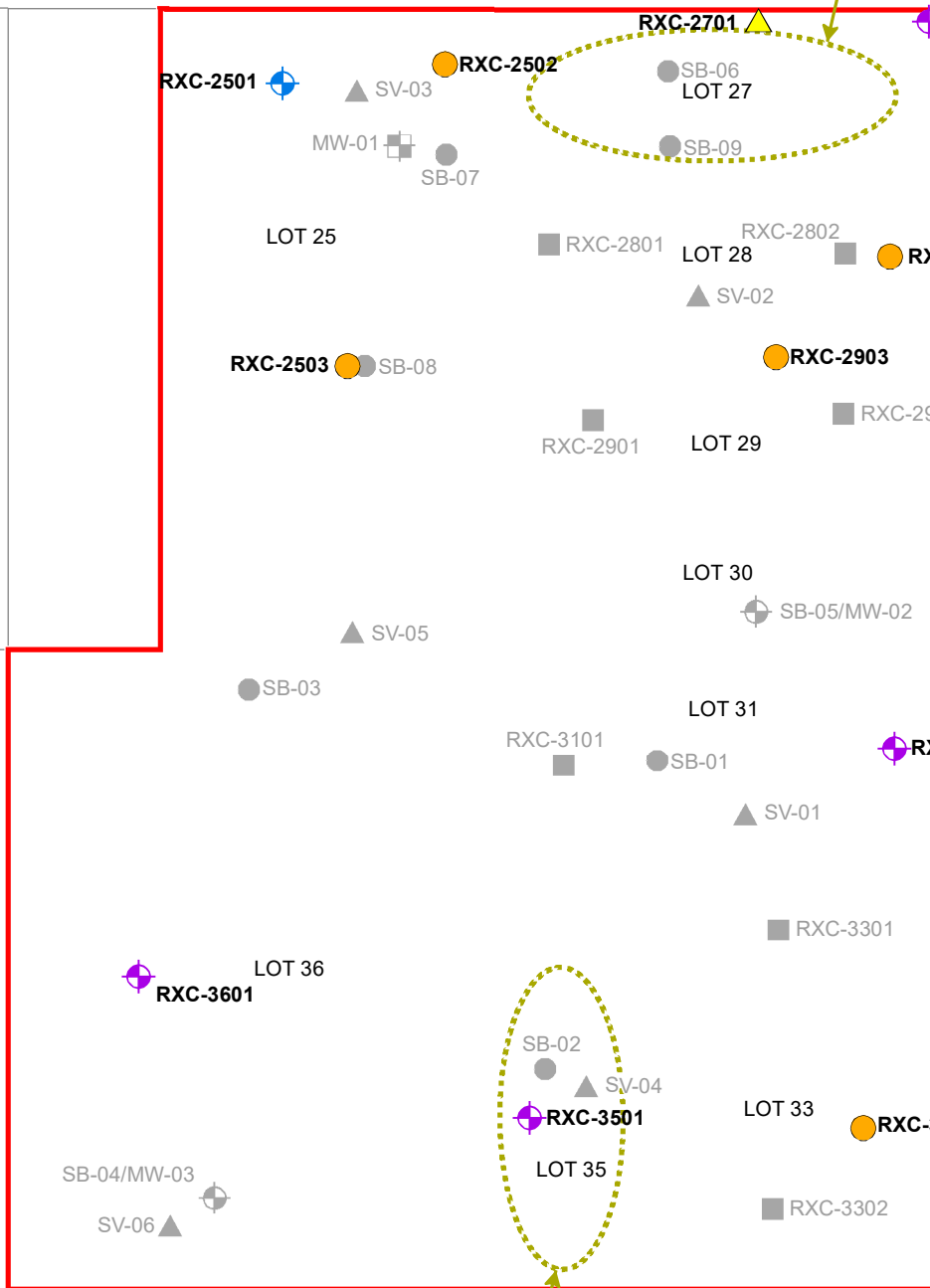


Compiled by: B.V.	Date: 09/27/21	FIGURE 1
Prepared by: M.S.R.	Scale: AS SHOWN	
Project Mgr: B.V.	Project: 3805.0001Y000	
File: 3805.0001Y102.1.mxd		



GERRY STREET

NYSDEC SPILL
NO. 2001570 AOC



THROOP AVENUE

HISTORIC
AUTOMOTIVE
REPAIR AOC

BARTLETT STREET

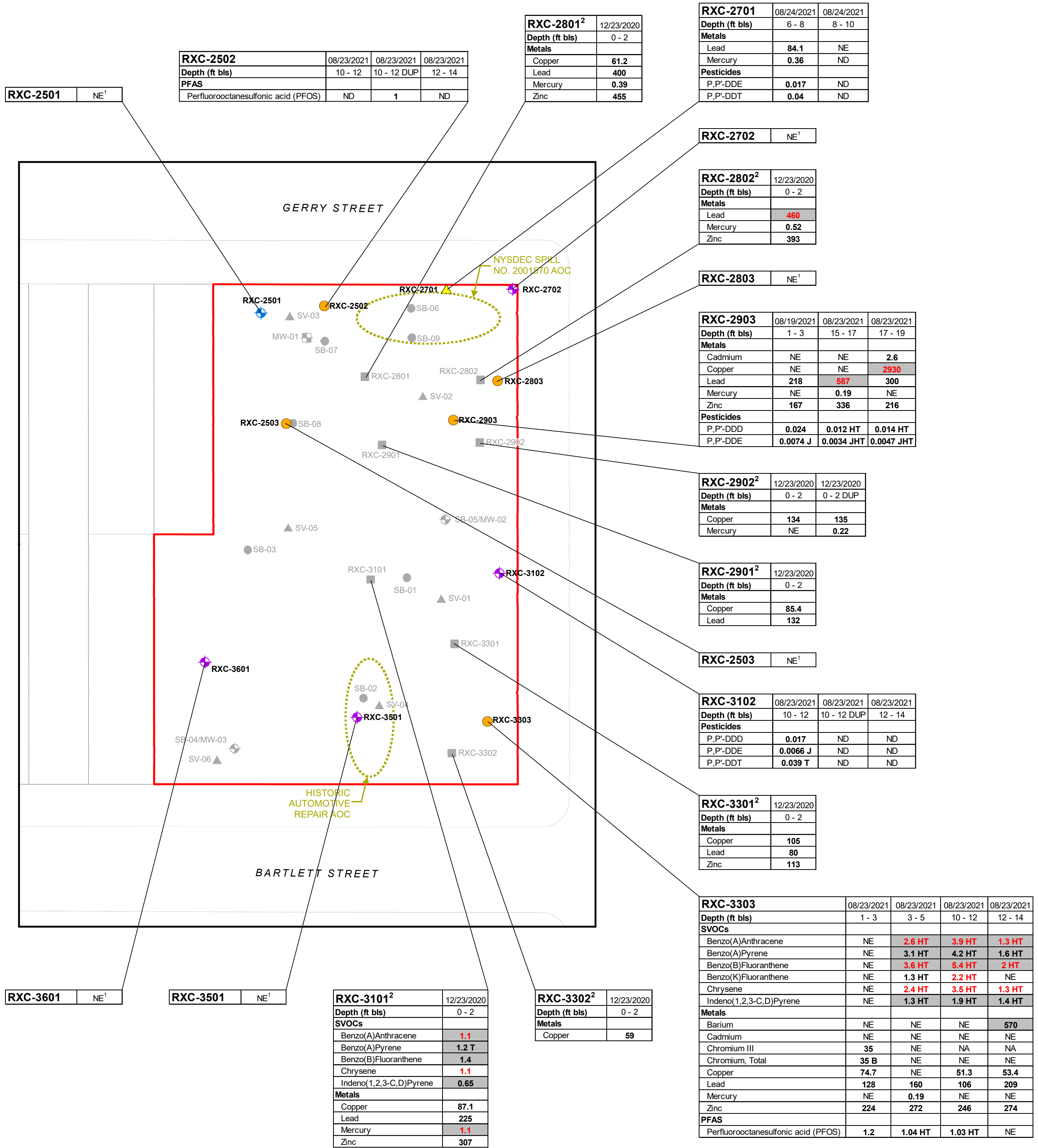
Site History

- 1887 - 1904: Twelve individual tax parcels each developed with one- to three-story residences or retail buildings, most with undeveloped rear yards.
- 1904 - 1984: Portions of site redeveloped with larger two-, three- and five-story residential/retail buildings, including a stable, undertaker, tailor/knitting shop and wagon shop.
- 1984-1992: Auto repair shop operated in southern portion of site.
- 1993-2007: Undeveloped land, except for the one-story commercial building in south-central portion. Structures in northwestern portion have been demolished.

Investigation History

- August 2021 through October 2021 – Remedial Investigation
 - Delineated areal and vertical extent of contamination in soil, groundwater, and soil vapor
 - Identified chlorinated solvents in groundwater (PCE at 92 ppb) and soil vapor (PCE at 19,000 ug/m³)
 - Results are presented in the Remedial Investigation Report

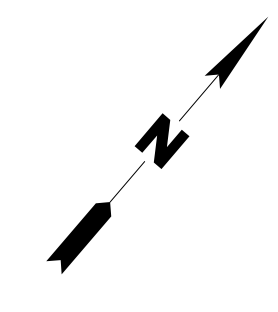
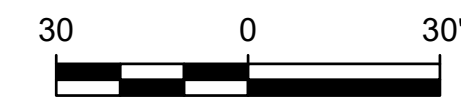
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- LEGEND**
- LOCATION OF ROUX RI SOIL BORING COLLECTED IN 2021
 - ⊕ LOCATION OF ROUX RI SOIL BORING AND PERMANENT MONITORING WELL COLLECTED IN 2021
 - ▲ LOCATION OF ROUX RI SOIL BORING AND TEMPORARY SOIL VAPOR POINT COLLECTED IN 2021
 - ⊕ LOCATION OF ROUX RI SOIL BORING, PERMANENT MONITORING WELL, AND TEMPORARY SOIL VAPOR POINT COLLECTED IN 2021
 - ⊕ LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES MONITORING WELL COLLECTED IN 2020
 - LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL BORING COLLECTED IN 2020
 - ⊕ LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL BORING AND GROUNDWATER SAMPLE COLLECTED IN 2020
 - ▲ LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL VAPOR POINT COLLECTED IN 2020
 - LOCATION OF ROUX SOIL BORING 2020
 - BCP SITE BOUNDARY

Parameter	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Soil Cleanup Objectives	NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives
VOCS (mg/kg)			
	NE	NE	NE
SVOCs (mg/kg)			
Benzo(A)Anthracene	1	1	1
Benzo(A)Pyrene	1	1	22
Benzo(B)Fluoranthene	1	1	1.7
Benzo(K)Fluoranthene	0.8	3.9	1.7
Chrysene	1	3.9	1
Indeno(1,2,3-C,D)Pyrene	0.5	0.5	8.2
Metals (mg/kg)			
Barium	350	400	820
Cadmium	2.5	4.3	7.5
Chromium III	30	180	--
Chromium, Total	30	180	--
Copper	50	270	1720
Lead	63	400	450
Mercury	0.18	0.81	0.73
Zinc	109	10000	2480
PCBs (mg/kg)			
	ND	ND	ND
Pesticides (mg/kg)			
P,P'-DDD	0.0033	13	14
P,P'-DDE	0.0033	8.9	17
P,P'-DDT	0.0033	7.9	136
PFAS (µg/kg)			
Perfluorooctanesulfonic acid (PFOS)	0.88	44	3.7

- NOTES**
- NO EXCEEDANCES OF NYSDEC SOIL CLEANUP OBJECTIVES FOR ALL PARAMETERS ANALYZED
 - ROUX 2020 SOIL BORINGS ONLY ANALYZED FOR SVOCs AND METALS
- * - SOIL GUIDANCE VALUE
 -- NO NYSDEC PART 375 SOIL CLEANUP OBJECTIVE AVAILABLE
 µG/KG - MICROGRAMS PER KILOGRAM
 AOC - AREA OF CONCERN
 BCP - BROWNFIELD CLEANUP PROGRAM
 DUP - DUPLICATE SAMPLE
 FT BLS - FEET BELOW LAND SURFACE
 H - SAMPLE WAS PREPPED OR ANALYZED BEYOND THE SPECIFIED HOLDING TIME
 J - ESTIMATED VALUE
 MG/KG - MILLIGRAMS PER KILOGRAM
 NA - NOT ANALYZED FOR BY LABORATORY
 ND - NO DETECTION
 NE - NO EXCEEDANCE
 NYSDEC - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 PCBs - POLYCHLORINATED BIPHENYLS
 PFAS - PER- AND POLYFLUOROALKYL SUBSTANCES
 RI - REMEDIAL INVESTIGATION
 SVOCs - SEMIVOLATILE ORGANIC COMPOUNDS
 T - INDICATES THAT A QUALITY CONTROL PARAMETER HAS EXCEEDED LABORATORY LIMITS
 VOCs - VOLATILE ORGANIC COMPOUNDS



Title: **SUMMARY OF EXCEEDANCES IN SOIL**

BROADWAY TRIANGLE SITE C
100 THROOP AVENUE, BROOKLYN NY 11206

Prepared for: **THROOP CORNERS COMMUNITY LLC**

Compiled by: B.V.	Date: 09/28/21	FIGURE 4
Prepared by: M.S.R.	Scale: AS SHOWN	
Project Mgr: B.V.	Project: 3805.0001Y000	

File: 3805.0001Y102.4.mxd

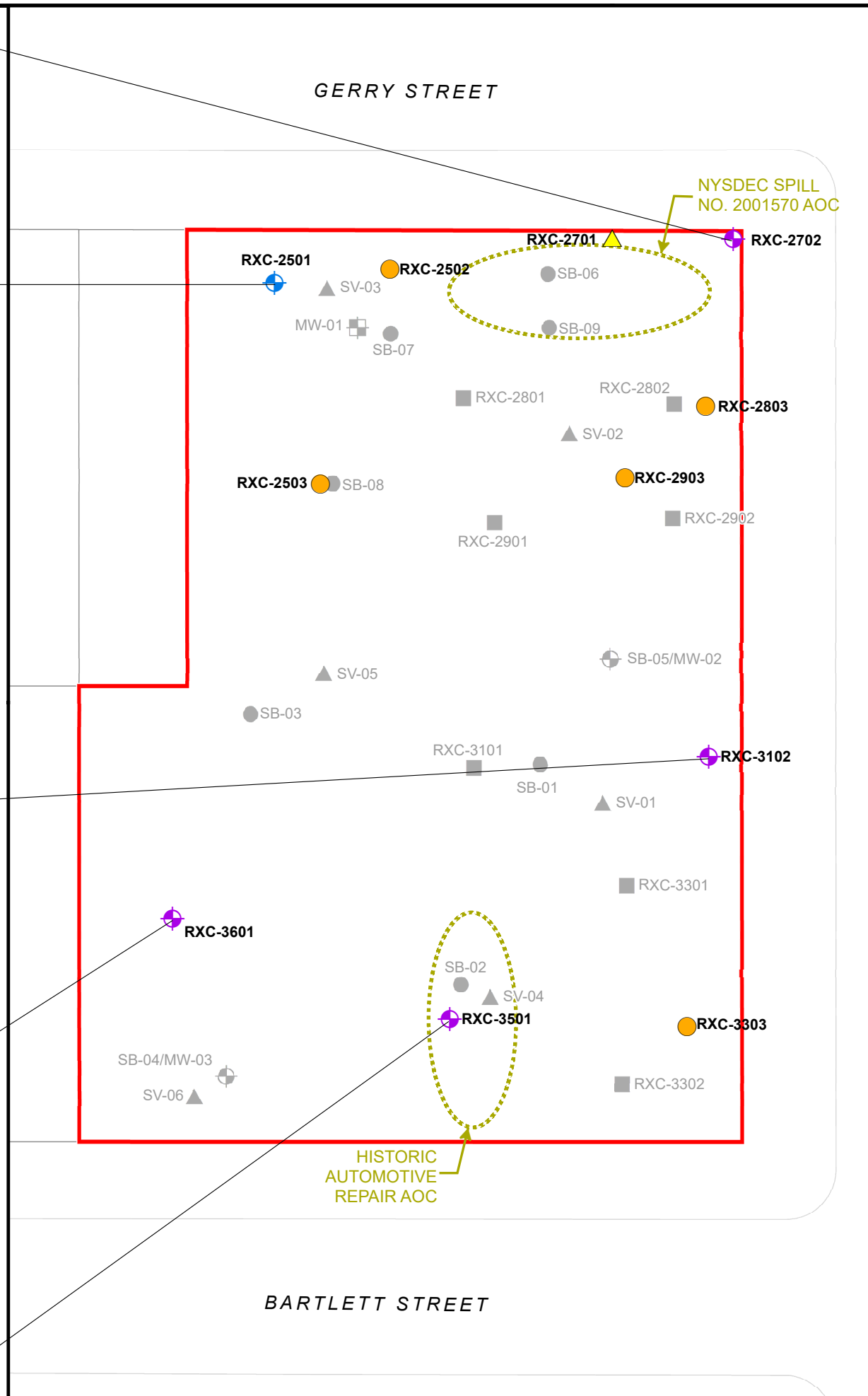
RXC-2702	09/02/2021
Metals, Total	
Antimony	3.8
Metals, Filtered	
Antimony	4.3
PFAS	
Perfluorooctanesulfonic acid (PFOS)	310
Perfluorooctanoic acid (PFOA)	188

RXC-2501	09/02/2021
Metals, Total	
Antimony	7.4
Metals, Filtered	
Antimony	6.3
PFAS	
Perfluorooctanesulfonic acid (PFOS)	316
Perfluorooctanoic acid (PFOA)	79.6

RXC-3102	09/02/2021
VOCs	
Tetrachloroethylene (PCE)	28
Metals, Total	
Magnesium	61100
Manganese	793
Selenium	13.6
Metals, Filtered	
Magnesium	61000
Manganese	389
Selenium	12.5
PFAS	
Perfluorooctanesulfonic acid (PFOS)	49.1
Perfluorooctanoic acid (PFOA)	71.9

RXC-3601	09/02/2021	09/02/2021 DUP
Metals, Total		
Magnesium	103000	112000
Metals, Filtered		
Magnesium	105000	107000
PFAS		
Perfluorooctanesulfonic acid (PFOS)	171	166
Perfluorooctanoic acid (PFOA)	233	236

RXC-3501	09/02/2021
Metals, Total	
Magnesium	35900
Manganese	975
Sodium	25000
Metals, Filtered	
Magnesium	35500
Manganese	963
Sodium	23400
PFAS	
Perfluorooctanesulfonic acid (PFOS)	37.9
Perfluorooctanoic acid (PFOA)	92.6



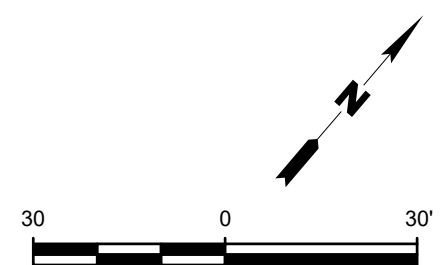
LEGEND

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- ⊕ LOCATION OF ROUX RI SOIL BORING AND PERMANENT MONITORING WELL COLLECTED IN 2021
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- ▲ LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL VAPOR POINT COLLECTED IN 2020
- LOCATION OF ROUX SOIL BORING 2020
- BCP SITE BOUNDARY

Parameter	NYSDEC AWQSGV
VOCs (µg/L)	
Tetrachloroethylene (PCE)	5
SVOCs (µg/L)	NE
Metals (µg/L)	
Antimony	3
Magnesium	35000
Manganese	300
Selenium	10
Sodium	20000
PCBs (µg/L)	ND
Pesticides (µg/L)	ND
PFAS (ng/L)	
Perfluorooctanesulfonic acid (PFOS)	10*
Perfluorooctanoic acid (PFOA)	10*

NOTES

- * - MAXIMUM CONTAMINANT LEVEL (MCL)
- AOC - AREA OF CONCERN
- BCP - BROWNFIELD CLEANUP PROGRAM
- NYSDEC - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
- RI - REMEDIAL INVESTIGATION
- µG/L - MICROGRAMS PER LITER
- NG/L - NANOGRAMS PER LITER
- AWQSGVS - AMBIENT WATER-QUALITY STANDARDS AND GUIDANCE VALUES
- J - ESTIMATED VALUE
- DUP - DUPLICATE SAMPLE
- VOCs - VOLATILE ORGANIC COMPOUNDS
- SVOCs - SEMIVOLATILE ORGANIC COMPOUNDS
- PCBs - POLYCHLORINATED BIPHENYLS
- PFAS - PER- AND POLYFLUOROALKYL SUBSTANCES



Title: **SUMMARY OF EXCEEDANCES IN GROUNDWATER**

BROADWAY TRIANGLE SITE C
100 THROOP AVENUE, BROOKLYN NY 11206

Prepared for:
THROOP CORNERS COMMUNITY LLC

Compiled by: B.V.	Date: 09/28/21	FIGURE
Prepared by: E.W.C.	Scale: AS SHOWN	
Project Mgr: B.V.	Project: 3805.0001Y000	
File: 3805.0001Y102.5.mxd		

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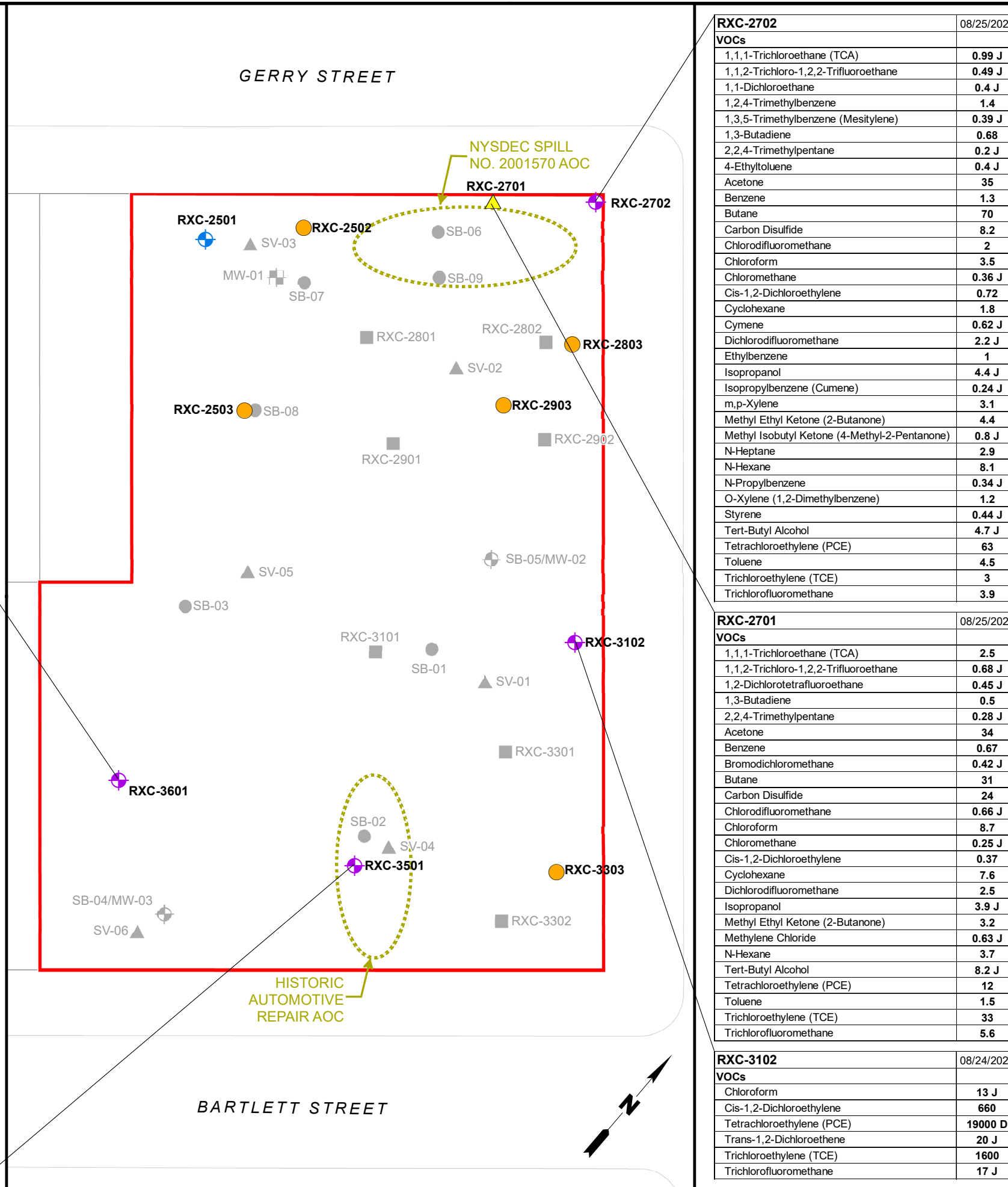
RXC-3601	08/24/2021
VOCs	
1,1,1-Trichloroethane (TCA)	0.95 J
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.49 J
1,2,4-Trimethylbenzene	1.3
1,3,5-Trimethylbenzene (Mesitylene)	0.35 J
1,3-Butadiene	4.5
2-Hexanone	2.1
4-Ethyltoluene	0.3 J
Acetone	110 D
Benzene	8.9
Butane	78
Carbon Disulfide	12
Chlorodifluoromethane	1.1 J
Chloroform	2.3
Chloromethane	0.57 J
Cis-1,2-Dichloroethylene	0.21
Cyclohexane	1.1
Cymene	1.3
Dichlorodifluoromethane	1.6 J
Ethylbenzene	1.1
Isopropanol	14
Isopropylbenzene (Cumene)	0.21 J
m,p-Xylene	2.2
Methyl Ethyl Ketone (2-Butanone)	19
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	3
N-Heptane	3.6
N-Hexane	9.1
N-Propylbenzene	0.33 J
O-Xylene (1,2-Dimethylbenzene)	0.94
Styrene	0.91
Tert-Butyl Alcohol	14 J
Tetrachloroethylene (PCE)	28
Toluene	10
Trichloroethylene (TCE)	0.97
Trichlorofluoromethane	5.9

RXC-3501	08/25/2021	08/25/2021 DUP
VOCs		
1,1,1-Trichloroethane (TCA)	1.5	1.7
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.44 J	0.71 J
1,2,4-Trimethylbenzene	1.5	2.1
1,3,5-Trimethylbenzene (Mesitylene)	0.84 J	0.94 J
1,3-Butadiene	0.095 J	0.28 J
2,2,4-Trimethylpentane	0.44 J	0.44 J
4-Ethyltoluene	0.4 J	0.41 J
Acetone	36	53
Benzene	1.6	1.5
Butane	11	17
Carbon Disulfide	18	25
Chlorodifluoromethane	0.88 J	1.7 J
Chloroform	9.2	10
Cyclohexane	2.2	2
Cymene	1.4	1.7
Dichlorodifluoromethane	1.5 J	2.5
Ethylbenzene	1.4	1.1
Isopropanol	5.2 J	7.9 J
Isopropylbenzene (Cumene)	0.29 J	ND
m,p-Xylene	3.3	3
Methyl Ethyl Ketone (2-Butanone)	2.6	4
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	0.96 J	1.1 J
N-Heptane	1.3	2
N-Hexane	2.8	3.2
N-Propylbenzene	0.31 J	0.31 J
O-Xylene (1,2-Dimethylbenzene)	1.4	1.5
Styrene	0.49 J	0.46 J
Tert-Butyl Alcohol	5.3 J	7.6 J
Tert-Butyl Methyl Ether	0.29 J	0.36 J
Tetrachloroethylene (PCE)	190	190
Toluene	8.6	6.4
Trichloroethylene (TCE)	0.32	0.26
Trichlorofluoromethane	15	23

RXC-2702	08/25/2021
VOCs	
1,1,1-Trichloroethane (TCA)	0.99 J
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.49 J
1,1-Dichloroethane	0.4 J
1,2,4-Trimethylbenzene	1.4
1,3,5-Trimethylbenzene (Mesitylene)	0.39 J
1,3-Butadiene	0.68
2,2,4-Trimethylpentane	0.2 J
4-Ethyltoluene	0.4 J
Acetone	35
Benzene	1.3
Butane	70
Carbon Disulfide	8.2
Chlorodifluoromethane	2
Chloroform	3.5
Chloromethane	0.36 J
Cis-1,2-Dichloroethylene	0.72
Cyclohexane	1.8
Cymene	0.62 J
Dichlorodifluoromethane	2.2 J
Ethylbenzene	1
Isopropanol	4.4 J
Isopropylbenzene (Cumene)	0.24 J
m,p-Xylene	3.1
Methyl Ethyl Ketone (2-Butanone)	4.4
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	0.8 J
N-Heptane	2.9
N-Hexane	8.1
N-Propylbenzene	0.34 J
O-Xylene (1,2-Dimethylbenzene)	1.2
Styrene	0.44 J
Tert-Butyl Alcohol	4.7 J
Tetrachloroethylene (PCE)	63
Toluene	4.5
Trichloroethylene (TCE)	3
Trichlorofluoromethane	3.9

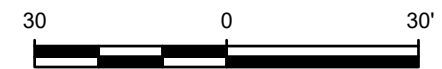
RXC-2701	08/25/2021
VOCs	
1,1,1-Trichloroethane (TCA)	2.5
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.68 J
1,2-Dichlorotetrafluoroethane	0.45 J
1,3-Butadiene	0.5
2,2,4-Trimethylpentane	0.28 J
Acetone	34
Benzene	0.67
Bromodichloromethane	0.42 J
Butane	31
Carbon Disulfide	24
Chlorodifluoromethane	0.66 J
Chloroform	8.7
Chloromethane	0.25 J
Cis-1,2-Dichloroethylene	0.37
Cyclohexane	7.6
Dichlorodifluoromethane	2.5
Isopropanol	3.9 J
Methyl Ethyl Ketone (2-Butanone)	3.2
Methylene Chloride	0.63 J
N-Hexane	3.7
Tert-Butyl Alcohol	8.2 J
Tetrachloroethylene (PCE)	12
Toluene	1.5
Trichloroethylene (TCE)	33
Trichlorofluoromethane	5.6

RXC-3102	08/24/2021
VOCs	
Chloroform	13 J
Cis-1,2-Dichloroethylene	660
Tetrachloroethylene (PCE)	19000 D
Trans-1,2-Dichloroethene	20 J
Trichloroethylene (TCE)	1600
Trichlorofluoromethane	17 J



LEGEND	
	LOCATION OF ROUX RI SOIL BORING COLLECTED IN 2021
	LOCATION OF ROUX RI SOIL BORING AND PERMANENT MONITORING WELL COLLECTED IN 2021
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	LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL VAPOR POINT COLLECTED IN 2020
	LOCATION OF ROUX SOIL BORING 2020
	BCP SITE BOUNDARY

NOTES	
1.	CONCENTRATIONS IN MICROGRAMS PER CUBIC METER
	AOC - AREA OF CONCERN
	BCP - BROWNFIELD CLEANUP PROGRAM
	NYSDEC - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
	RI - REMEDIAL INVESTIGATION
	VOCs - VOLATILE ORGANIC COMPOUNDS
	ND - COMPOUND WAS ANALYZED FOR BUT NOT DETECTED
	J- ESTIMATED VALUE
	D- A SECONDARY ANALYSIS AFTER DILUTION DUE TO EXCEEDANCE OF THE CALIBRATION RANGE IN THE ORIGINAL SAMPLE



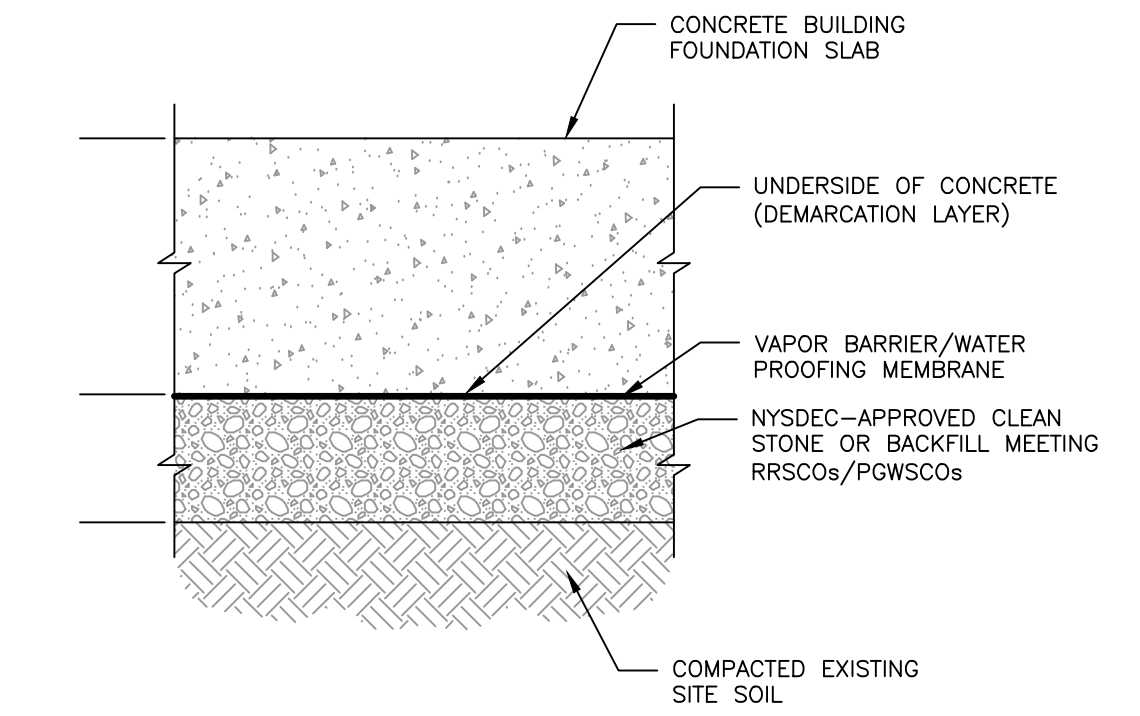
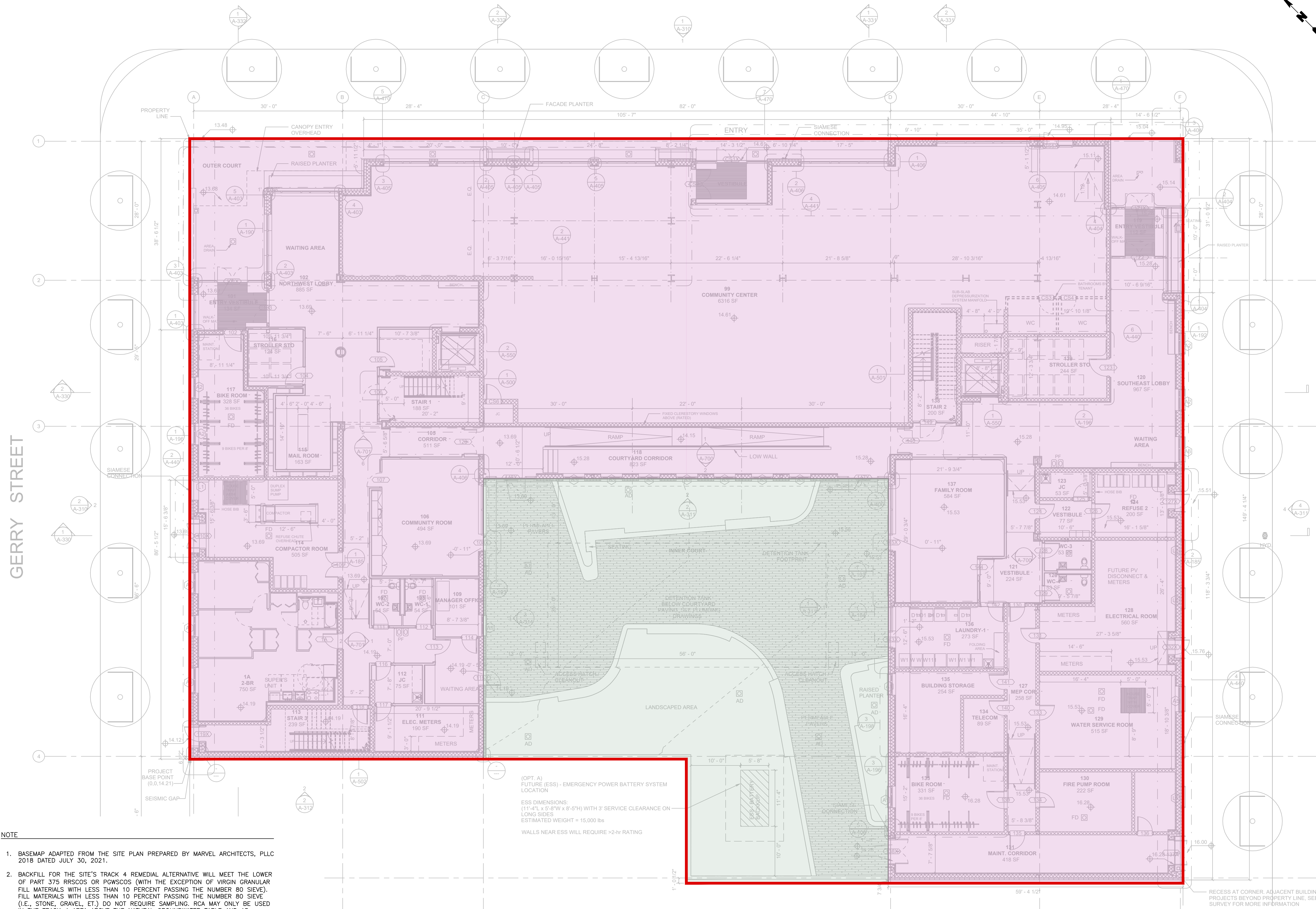
Title: SUMMARY OF DETECTIONS IN SOIL VAPOR			
BROADWAY TRIANGLE SITE C 100 THROOP AVENUE, BROOKLYN NY 11206			
Prepared for: THROOP CORNERS COMMUNITY LLC			
	Compiled by: B.V.	Date: 09/28/21	FIGURE 6
	Prepared by: E.W.C.	Scale: AS SHOWN	
	Project Mgr: B.V.	Project: 3805.0001Y000	
	File: 3805.0001Y102.6.mxd		

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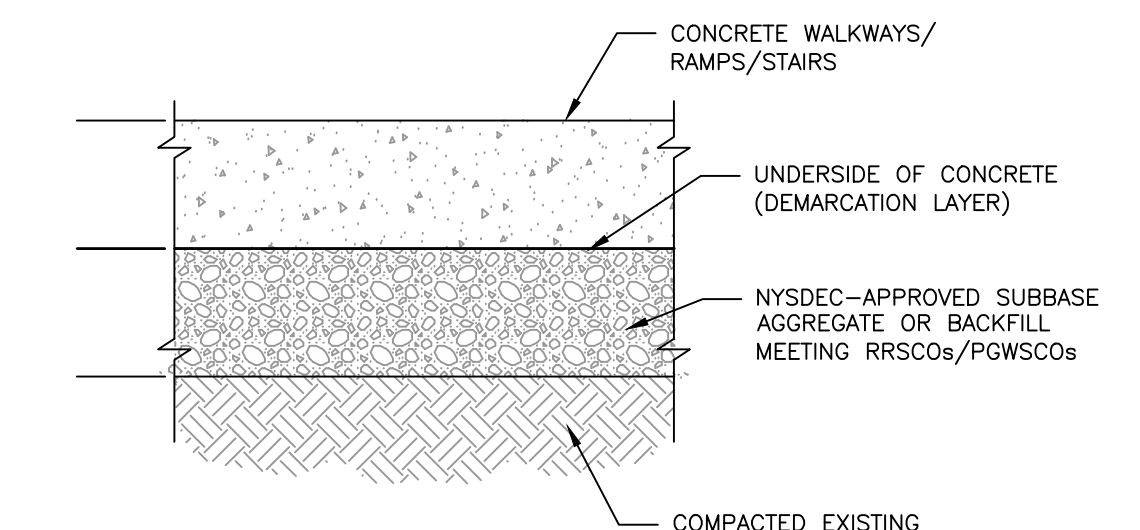
Proposed Remedy

- Excavation and proper off-site disposal of the upper 2 feet of soil across the site;
- Placement of a cover system;
- Installation of a sub-slab depressurization system beneath the concrete slab-on-grade building foundation;
- Installation of a horizontal soil vapor extraction system to address the area of elevated vapor concentrations along the northeastern side of the site; and
- Institutional and engineering controls (Easement and Site Management Plan).

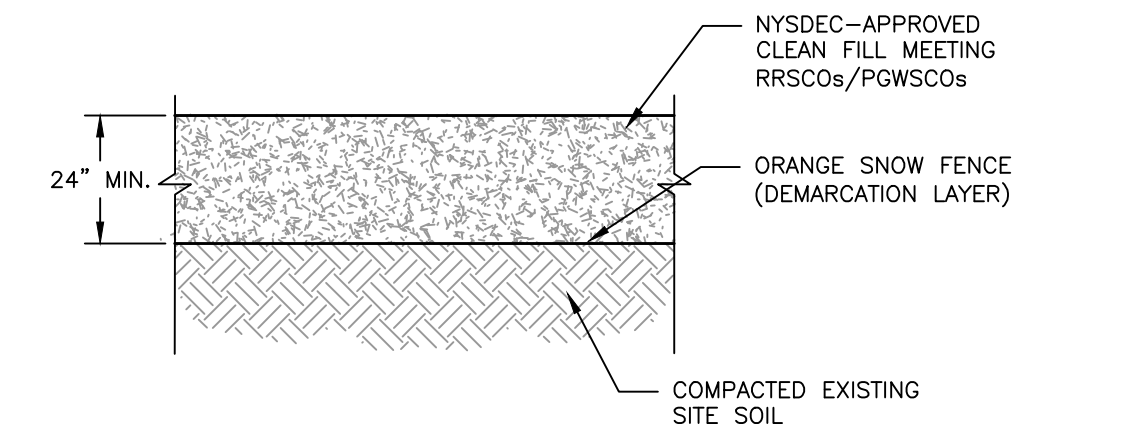
THROOP AVENUE



1 PROPOSED SITE COVER SYSTEM:
CONCRETE BUILDING FOUNDATION
SCALE: NOT TO SCALE



2 PROPOSED SITE COVER SYSTEM:
EXTERIOR PAVED WALKWAYS/RAMPS/STAIRS
SCALE: NOT TO SCALE



3 PROPOSED SITE COVER SYSTEM:
EXTERIOR LANDSCAPED AREAS
SCALE: NOT TO SCALE

- LEGEND
- CONCRETE BUILDING FOUNDATION WITH VAPOR BARRIER AND SSDS (SEE DETAIL 1 AND NOTE 2)
 - PAVEMENT OR AT LEAST 2'-FEET OF CLEAN FILL (SEE DETAILS 2 AND 3 AND NOTE 2)
 - BCP SITE BOUNDARY
 - BCP - BROWNFIELD CLEANUP PROGRAM
 - RIR/RAWP - REMEDIAL INVESTIGATION REPORT/REMEDIAL ACTION WORK PLAN
 - NYSDEC - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 - PWSCoS - PROTECTION OF GROUNDWATER SOIL CLEANUP OBJECTIVES
 - RCA - RECYCLED CONCRETE AGGREGATE
 - RRScoS - RESTRICTED RESIDENTIAL SOIL CLEANUP OBJECTIVES
 - SSDS - SUB-SLAB DEPRESSURIZATION SYSTEM



NOTE

- BASEMAP ADAPTED FROM THE SITE PLAN PREPARED BY MARVEL ARCHITECTS, PLLC 2018 DATED JULY 30, 2021.
- BACKFILL FOR THE SITE'S TRACK 4 REMEDIAL ALTERNATIVE WILL MEET THE LOWER OF PART 375 RRScoS OR PWSCoS (WITH THE EXCEPTION OF VIRGIN GRANULAR FILL MATERIALS WITH LESS THAN 10 PERCENT PASSING THE NUMBER 80 SIEVE). FILL MATERIALS WITH LESS THAN 10 PERCENT PASSING THE NUMBER 80 SIEVE (I.E., STONE, GRAVEL, ET.) DO NOT REQUIRE SAMPLING. RCA MAY ONLY BE USED IN THE TRACK 4 AREA ABOVE THE NATURAL GROUNDWATER TABLE AND AS FURTHER DEFINED IN THE RIR/RAWP WITH PRIOR APPROVAL OF NYSDEC AND ROUX.

(OPT. A)
FUTURE (ESS) - EMERGENCY POWER BATTERY SYSTEM LOCATION
ESS DIMENSIONS:
(11'-4" L x 5'-8" W x 8'-5" H) WITH 3' SERVICE CLEARANCE ON LONG SIDES
ESTIMATED WEIGHT = 15,000 lbs
WALLS NEAR ESS WILL REQUIRE >2-HR RATING



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PROJ. ENGINEER: C.M.	DRAWN BY: G.M.
DESIGNED BY: B.V.	CHECKED BY:
DRAWING SCALE: AS SHOWN	PLOT SCALE: 1:1
DRAWING DATE: 30SEP21	PRINT TYPE: CLR
OFFICE: NY	PAPER SIZE: ARCH D
PROJECT NO.: 3805.0001Y000	
DRAWING FILE: 3805.0001Y102.01.DWG	

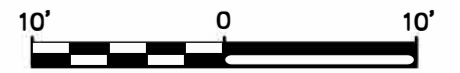
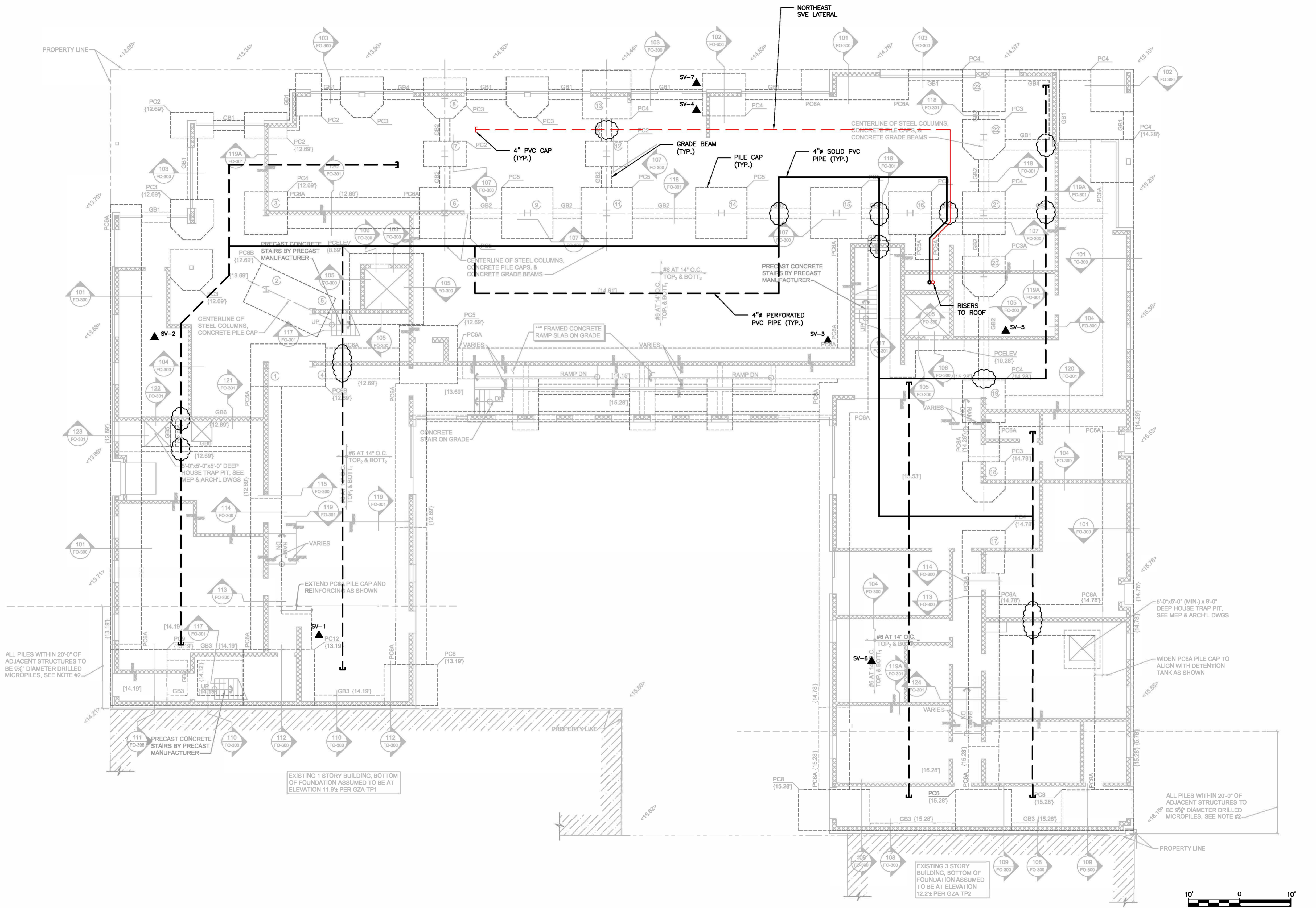
ROUX
Roux Environmental
Engineering and Geology, D.P.C.
209 SHAFTER STREET ISLANDIA NEW YORK 11749
(631) 232-2600

PROJECT NAME:
**BROADWAY TRIANGLE SITE C
BROOKLYN, NEW YORK**
PROJECT FOR:
THROOP CORNERS COMMUNITY LLC

TITLE:
**REMEDIAL ALTERNATIVE 2:
TRACK 4
RESTRICTED RESIDENTIAL USE
VIA COMPOSITE COVER SYSTEM**

DRAWING NO.
2
DRAWING
OF

V:\CAD\PROJECTS\3805\A\102_3805.0001Y102.01.DWG



Project Schedule

- Decision Document and RAWP approval expected in February 2022
- Remedial Construction – TBD
- Remedial actions will be documented in the Final Engineering Report

Thank You

Jane H. O'Connell, P.G.

Regional Remediation Engineer

New York State Department of
Environmental Conservation
Division of Environmental Remediation

47-40 21st Street
Long Island City, NY 11101

jane.oconnell@dec.ny.gov

718.482.4599

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Department of
Environmental
Conservation



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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COUNCILMEMBER, 34th CD

February 08, 2022

COMMITTEE REPORT Environmental Protection Committee

TO: Chairperson Dealice Fuller and CB1 Board Members
FROM: Mr. Stephen Chesler, Committee Chair
RE: Committee Report from February 03, 2022

The Committee met in the Evening of February 03, 2022, at, 6:30 PM Via WEBEX.

ATTENDANCE

In attendance:

Committee Chair Chesler, Bruzaitis, Elkins, Horowitz, McKeever, Petersen, Costa*, Grossman*, Hofmann*

Absent:

Low, Sabel

(*) Non board committee member.

A quorum was achieved.

Because DEC experienced technical difficulties sharing their 1036 Manhattan Ave presentation file, we opted to address the 16 Dupont Street item first.

Item #1 -New York City Office of Environmental Remediation Voluntary Cleanup Program: 16 Dupont Street – Greenpoint Landing E1 Brooklyn, New York - 22CVCP034K. An application has been submitted by Greenpoint Landing (GPL) Lot 6 LLC for enrollment of the property located at 16 Dupont Street in the Greenpoint section of Brooklyn, New York and identified as Block 2494, Lots 6 and 10 into the VCP. The environmental investigation identified Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs),

metals, pesticides, and one PCB above soil cleanup guidelines. Groundwater samples detected SVOCs, metals, and one PCB above groundwater quality standards. This site is in close proximity to existing residential buildings, the Nuhart Superfund site, Greenpoint Playground and Newtown Barge Park. Presentation by and discussion with NYC OER and the developers regarding the draft Remedial Action Work Plan (RAWP) proposed for remedial actions to address contamination.

Presenter: Zach Schrieber, Assistant Director, NYC Office of Environmental Remediation (OER). On hand: from OER Deputy Director Shaminder Chawla and Project Manager William Quinones. Environmental Consultants, Langan: Senior Project Geologist Greg Wyka. Greenpoint Landing: Eric Selbst.

E-designation triggered by zoning action. 40-story mixed use building will be developed on this site. 30% affordable apartments. Former lumber yard. Sludge tank location until 2014. Fuel oil storage there. Nuhart Superfund site located one lot over and across Franklin Street. A 1,000 gal fuel tank exists underground. Sewer line easement running through property must be considered. Soil contamination is not significant. Groundwater the same. Soil vapor is moderately contaminated, but not concerning. Langan is the environmental consultant.

Remedy details. Utilize a sheet & pile foundation. There will be extensive excavation to depths of 17-29 feet to remove contaminated soil. Significant dewatering will occur. Waterproofing and/or a barrier will be deployed. A detailed community protection statement is available online. Dust control. Trucks to be cleaned onsite. Will ensure slow movement of trucks on roadways. Will spray water to control dust. Tank excavation will be monitored - odor control measures available. Rain mitigation measures available as well. Notify OER for any issues!

Stephen Chesler: Estimate the volume of trucks? Truck idling is a major issue with noise and exhaust - especially early in the morning, citing the 30 Kent Ave project in Greenpoint. Zach Schrieber (ZS): GPL team has discussed this! Greg Wyka: roughly estimates 20 trucks/day (rough) 4-6 months. Stephen Chesler: Phthalate migration from Nuhart Superfund site due to disturbance from 16 Dupont work? Should we be concerned? ZS: Sheet piling will cut off flow. Successfully deployed at other sites. The sheet wall is a very good hydrotic barrier that can withstand dewatering, or potential migration of phthalates or TCE (Jane O'Connell from DEC).

Katie Denny Horowitz: So close to (Greenpoint) playground & Barge Park. 1) Anything be done beyond what has been spoken of? Regarding trucks/ spillover of trash? 2) Dupont may be used as an Open Street - functioning as an extension of Greenpoint Playground. How will trucks affect this? She has spoken to neighbors about activating the block & street with programming. How can this be supported? ZS: Construction code requires noise control/reduction. Truck traffic?: Worked with 30 Kent Ave/Transmitter Park. Can this be adjusted? Stephen Chesler: When is the start of the remediation? GPL: spring/summer

Katie Denny Horowitz: When is West St (extension) being opened? Eric (GPL): Final street striping occurring and trees being planted. After official transfer to City - hopefully in Spring.

Greg Wyka: West & Dupont will be the only access points to the site. Truck traffic; depends on load dump location. Monday - Friday will be primary days of operation.

Katie Denny Horowitz: 1 Java & 1 Huron developments just south are under major construction. Traffic on top of theirs? Consider that traffic. Has there been communication with those developers? No idling in the early morning.

Trina McKeever: School promised at GPL. Why isn't this site being considered to put school - GPL wasn't there a commitment to put a school in the community? T Flynn - site not on this site, but one has not been fully identified yet. Trina McKeever: ULURP promise. Greg Wyka: Site E was always the plan, Community & the old councilmember threw a wrench in that. Trina McKeever: Why not at GPL? All those buildings and not build a school? Stephen Chesler: Site E has been established as non-starter for having a school. JO: (Nuhart) Record of Decision was identified protecting the proposed school site. A wall was to be erected for this purpose. Stephen Chesler: Let's defer this topic to other committees such as Education & Land Use. Laura Hofmann: yes, current spot site E is problematic. Let's go back to our current council member.

Laura Hofmann: proper dust & odor mitigation? She has doubts about control of these hazards? 311 complaints in the past were not addressed during the construction of GPL and Barge Park. Those problems were not fixed. For instance, trucks going up the disabled ramp at the playground. Calls to the 94th Precinct did nothing. LH had to confront the driver directly. Urges going above and beyond was required. Park was slammed with dust & odors. Trucks operated like the Wild West. Not safe for kids or anyone. ZS: has heard the truck concerns. It is not OER's jurisdiction to offer help here. Contact the contractors via GPL. Katie Denny Horowitz: Can you go above & beyond? Clean up streets and parks around the site? Styrofoam and other materials, etc. Illegal dumping, truck washing. Eric Selbst (ES): Cleanup is a requirement. KDH: She means outside the construction zone. Stephen Chesler: Since Peter, is there a new community (GPL) liaison currently? Laura Hofmann: liaison system did not work. Took 1 month to respond to her. Park issue with 7 huge trucks. Couldn't see the ball field from the playground. ADA ramps blocked. Dust thick. Katie Denny Horowitz: so worried about the playground - dust!!! Must be and feel safe!!! ZS: CAMP - Two air monitors will track air upwind & downwind. Dust will be seen by monitors. Onsite people will monitor dust and volatiles. Used at a project adjacent to Transmitter Park.

Acacia Thompson (community): We need a liaison. We need to know what's going on with Nuhart. Same with this project. Peter we could reach out to successfully even though it did not work for Laura. Encourages new liaison and email. Fence signage. ES: will commit to better communication. Maybe a liaison. Katie Denny Horowitz can interface with parks. Trina McKeever: North Brooklyn Neighbors could help here. Stephen Chesler: Could the construction signage be adjusted to include remediation safety and contact information. Jane O'Connell: DOB rules prevent this.

Katie Denny Horowitz: Motion to place air monitors in the park. (Cost should not be borne by community organizations. Important for playing children). Trina McKeever; second.

Vote

Yes 7

No 0

Absentions 0

Motion carried.

Item #2 - NYS Department of Environmental Conservation - 1036 Manhattan Ave BCP Site Brownfield Cleanup Program 170 Freeman Street Brooklyn, NY 11222 - SITE No. C224315 January 2022 - NYSDEC REGION 2 Interim Remedial Measure Proposed

An expedited cleanup of contamination Proposed for Brownfield Site Contamination; The primary contaminants of concern at the site are chlorinated volatile organic compounds (VOCs), which are present site-wide in groundwater above groundwater quality standards primarily in the northwestern portion of the site and in soil vapor, mainly in the central portion of the site. This site is located in close proximity to previous reports of vapor intrusion into residences. Presentation by and discussion with NYS DEC.

Presenters: Jane O'Connell (JO), Regional Remediation Engineer, New York State Department of Environmental Conservation, Division of Environmental Remediation, and Scarlett McLaughlin, NYS Department of Health. Randy Rivera from DEC was also on hand. The site developers did not respond to an invitation from DEC to attend this meeting. Interim Remedial Measure (IRM) - for expediting remediation while investigating continues. 229 acre site. 3 lots merged. Manhattan Avenue & Freeman Street. Former site uses: "paints", dry cleaners, retail, contaminants of concern: Chlorinated solvents. Source has been identified - it can be addressed and delineate off site vapor. Finish investigation before the heating season is over. Developers intention is to pour the foundation before the 421-A tax abatement deadline expires.

JO: Deep 15' excavation should eliminate sources of high contamination. Basement setback due to subway on Manhattan Ave. MTA prevents sheeting/pile installation next to the subway. Therefore, bioremedial injection will occur along Manhattan Ave - to treat the groundwater - dechlorinate - make the chemicals inert. Cover system - concrete/asphalt. Sub-slab pressurization system to be installed outside of basement level.

Stephen Chesler: specific chemicals to soil vapor contamination in the northeast corner (presentation table text was illegible)? JO: PCE/TCE. Stephen Chesler: frustrating that no development representatives attended. They need to address community concerns regarding truck cleaning, idling and traffic flow (as was done with 16 Dupont St). - JO: Agreed. Stephen Chesler: How does soil vapor become permeated? Groundwater up or from soil down. JO: both. Stephen Chesler: could this (contamination) migrate to other buildings offsite? JO: yes: Participant - must do extra investigating. Stephen Chesler: Concern about a migration to other houses with vapor intrusion instances. JO: Those were petroleum vapors originating from the sewer. But trying to figure this out. Like Nuhart, can request access to private properties, but

they can refuse. Stephen Chesler: what happens if addition investigate is positive? JO: must include all data on and offsite; DEC and DOH review data, if propose additional remediation needed, then new RAWP, remediation in addition to the IRM. They must conduct off site testing to confirm contamination migration or not.

Laura Hofmann: concerned by this site, especially the "rush" because of 421-A program compliance. The Sewage vapor situation was not finished. Still social media posts about it. 212 Freeman St. Explosive levels of sewer vapors. Not resolved. Concerned when site is disturbed. Action from DCE/DOH with residents on Freeman St. Specifically outreach should be to them.

JO: sewer methane & gasoline. New incidents, not aware of. Though Randy Rivera (spill team) from DEC had determined a gas station as the contamination source. Laura Hofmann: have emails reaching out about odors in their houses. Concerned that it was never ended.

Agencies have responsibility to reach out to vapor intrusion experiencers. JO: private property - careful not to publicize contact info - affected tenets. Will follow up with Randy from spill response. Laura Hofmann: have dep check up on sewer lines. JO: not their jurisdictions.

Rodney Rivera: DEP did flush sewer lines removing sludge causing odors.

Stephen Chesler: Do chlorinated solvents have an odor? Jo: High concentrations have a "sweet" "dry cleaning" odor.

Trina McKeever: Is rush potentially reckless? JO: allowing IRM because they have comprehensively delineated contamination and investigation and remedy. Stephen Chesler: Could solvents enter the sewer system JO: conceivable, must be a pathway for contaminants to get to the sewer. Scarlett: path of least resistance, they tend to accumulate under buildings vs sewer systems.

Stephen Chesler: Does DEC have a local contact list JO: possibly. Notices should have been mailed to addresses on the contact list within a quarter mile radius of the site.

Stephen Chesler: motion: NYSDEC AND NYSDOSH must reach out to residents in the vicinity of 1036 Manhattan Ave that this Interim Remedial Measure is starting and provide agency contact information related to the remediation. Laura Hofmann: second

Votes: no costa 7

Old Business:

Relocation of a CSO to accommodate a new waterfront park at River Ring, 105 River Street.

SC: Let's discuss the ramifications of new location options for nearby residents such as those at 184 Kent Ave. Invite River Ring and affected agencies to a future meeting.

SC: Regarding the resolution the committee passed at the 1/24/22 meeting regarding DOB rules prohibiting remediation-related agencies from posting safety & contact information on construction sites. Suggested at the full board meeting he will ask for a stronger amended motion to actually request a rule change to allow this (in addition to expressing disconsternation with the rule).

New Business:

#1 - **83 Apollo Street cleanup program** notice that recently came through the board. Site of new homeless shelter development near residences. Would like to schedule a meeting soon to address this.

#2 - **Consider scheduling monthly meetings on the last Monday of the month.** No objections from the committee. SC will follow up with the board office.

#3 - District Manager Gerry Esposito (GE): **Regarding DEC extending comment deadlines. SC: can DEC and OER allow either, accepting comments beyond a deadline or extending the deadline?** Zach Schreiber (OER: Comment period is statutory. He can bring the request back to the agency and report back. Jane O'Connell: believes the situation is the same with DEC. Agency has accepted comments beyond the deadline, but doing so does not guarantee DEC can address them. There must be a substantive reason for asking for the extension, including late delivery of a notice. SC: current comment window is too tight. Do other boards have a similar time squeeze issue? JO: not aware of any. Most boards are not as active as CB1. SC: 83 Apollo Street notice came in a week late. Shaminder Chawla (OER Deputy Director): we can try to extend this deadline beyond March 8th (SC: when CB full board meeting meets). Will get back to the board. SC: We will take these deadlines on a case-by-case basis. GE: is the comment period state law or agency policy? JO: believes it lies within the state brownfield cleanup law. GE: We could take this up with our elected officials. SC: agreed acknowledges.

Meeting adjourned.

OER PRESENTATION ON 16 DUPONT STREET – GREENPOINT LANDING

Brooklyn CB I – Environmental Protection Committee

February 3, 2022

Presenters:

Zach Schreiber, Assistant Director

Shaminder Chawla, Deputy Director

INTRODUCTION

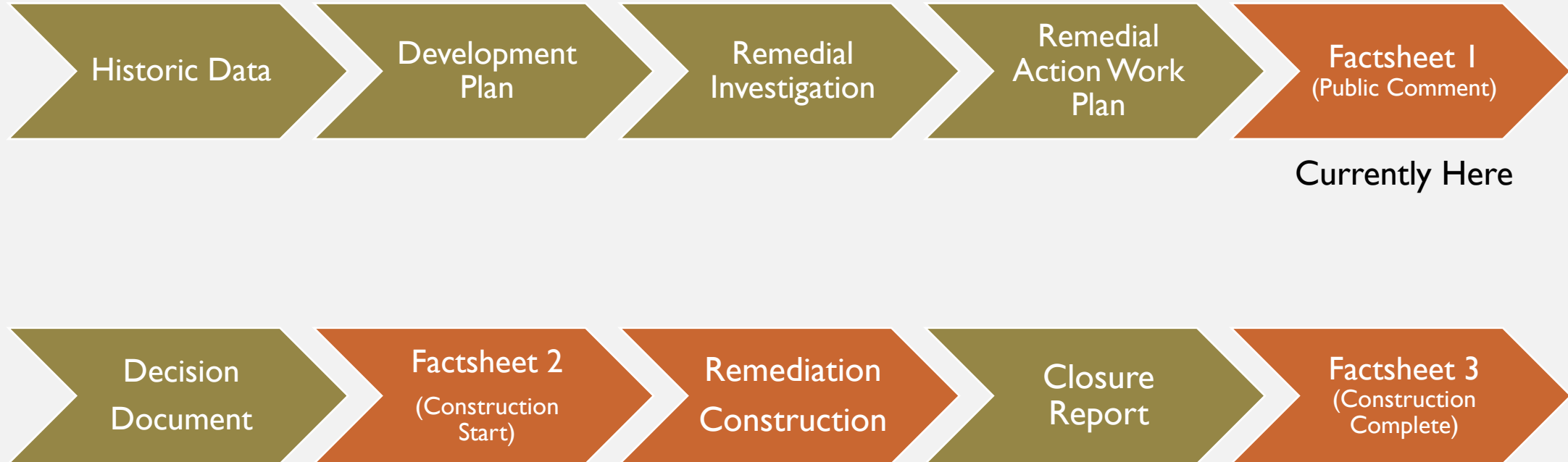
- NYC Office of Environmental Remediation (OER)
- Greenpoint Landing Lot 6 LLC
- Langan Engineering and Environmental Services, Inc.

INTRODUCTION

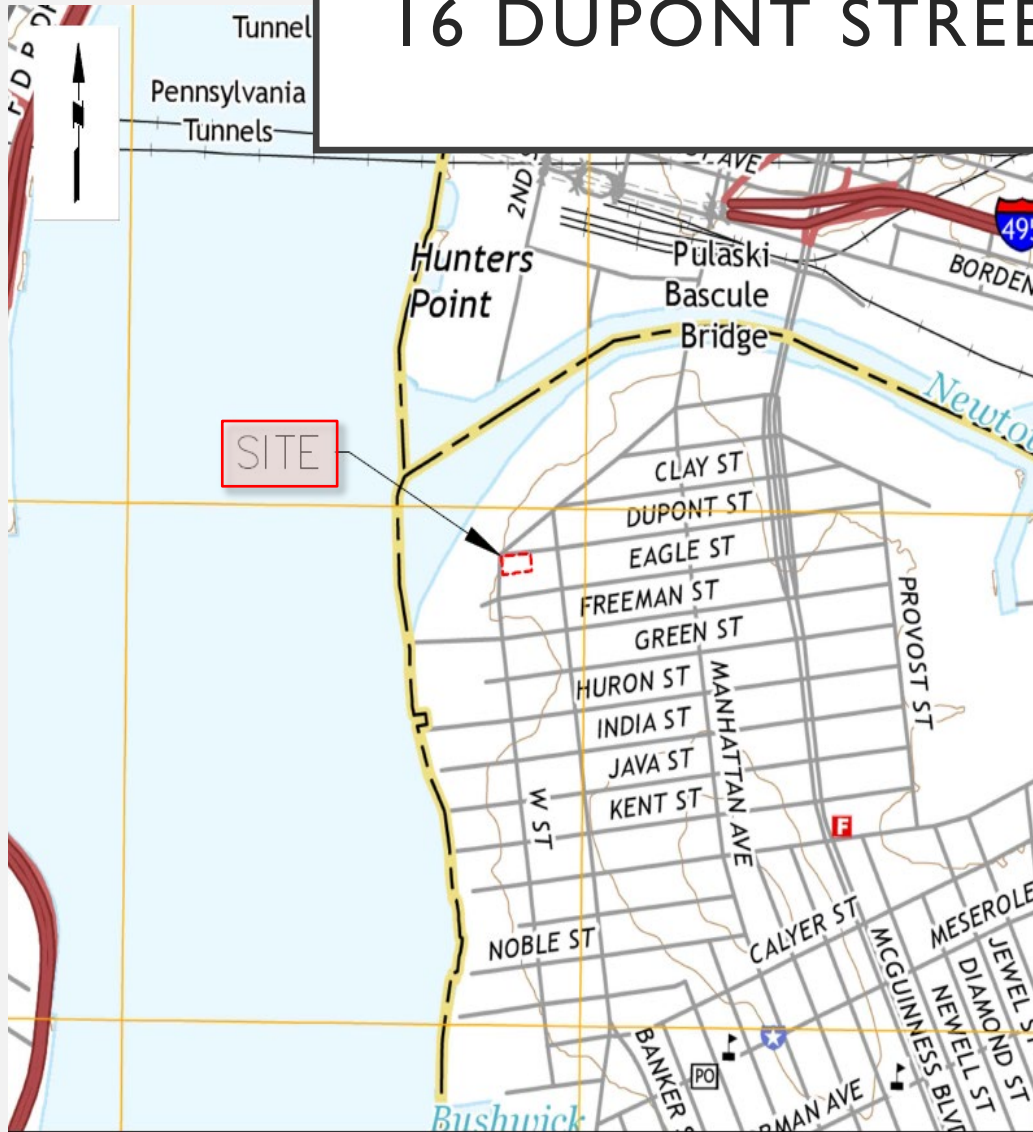
NYC OFFICE OF ENVIRONMENTAL REMEDIATION (OER)

- E-Designation Program (based on zoning action)
- Voluntary Cleanup Program
 - Low to moderate contaminated brownfields
 - NYSDEC and NYCDOH review all projects and remedies
 - Any sites with major issues are referred to State to handle
 - Requires measures for community participation and protection

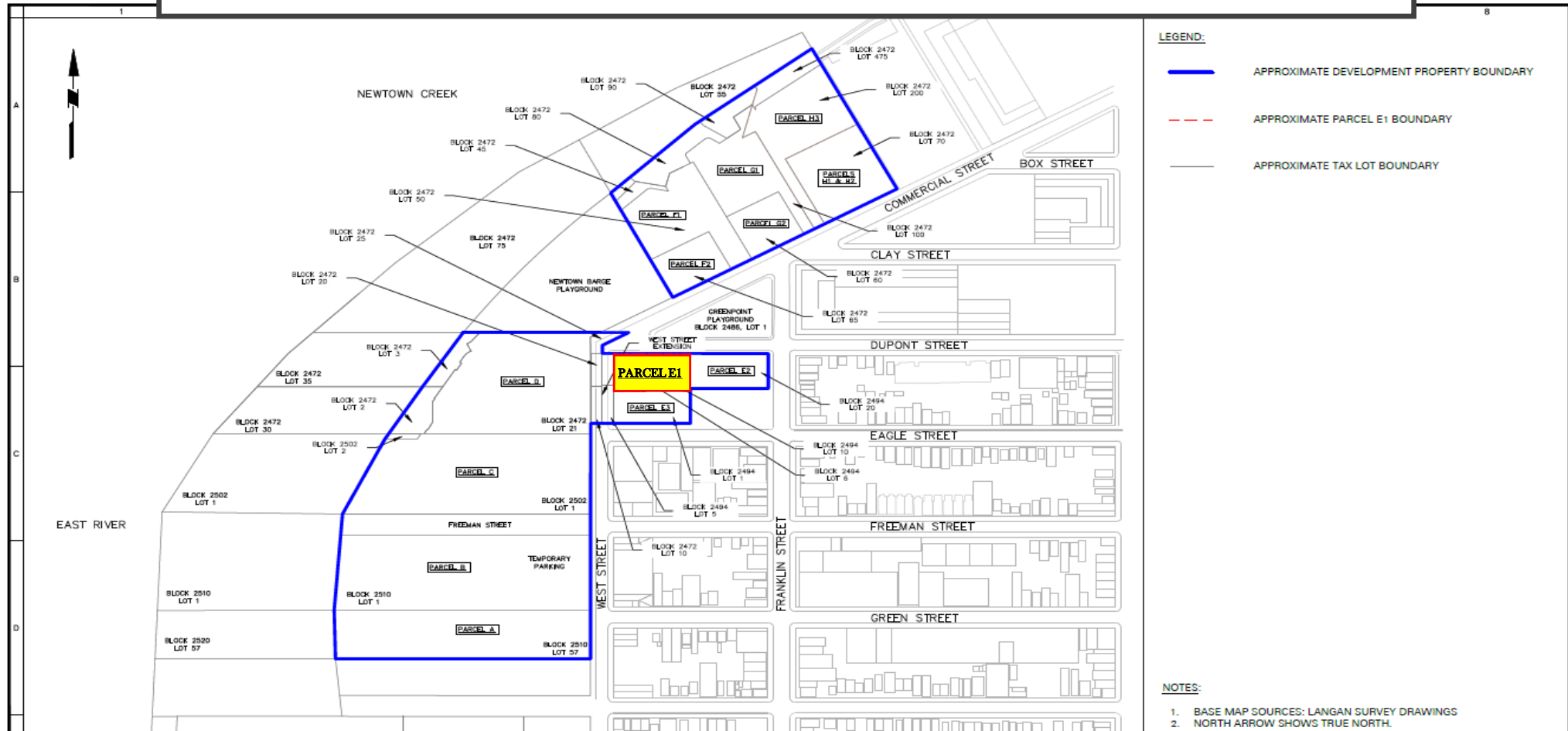
VOLUNTARY CLEANUP PROGRAM



16 DUPONT STREET – GREENPOINT LANDING



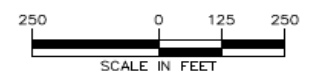
GREENPOINT LANDING DEVELOPMENT PLAN



- LEGEND:**
- APPROXIMATE DEVELOPMENT PROPERTY BOUNDARY
 - - - APPROXIMATE PARCEL E1 BOUNDARY
 - APPROXIMATE TAX LOT BOUNDARY

- NOTES:**
1. BASE MAP SOURCES: LANGAN SURVEY DRAWINGS
 2. NORTH ARROW SHOWS TRUE NORTH.

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.



LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.470.5400 F: 212.470.5444 www.langan.com	Project GREENPOINT LANDING - PARCEL E1 BLOCK No. 2494, LOT Nos. 6 AND 10 BROOKLYN NEW YORK	Figure Title DEVELOPMENT PROPERTY PLAN	Project No. 170228026	Figure No. 2
			Date 11/04/2021	
			Drawn By AS	
			Checked By GW	

PROPOSED DEVELOPMENT

- 40-story mixed-use building
- Retail space/ Arcade space (2,782 sf)
- Underground parking in cellar (17,560 sf)
- Residential Amenities-gyms/lounge areas (~15,000 sf)
- Residential apartments (Floors 4 through 40)
 - 114 affordable units
 - 264 market rate units
- Public access to underground parking and ground floor retail

HISTORIC USES

- International Mahogany Co. yard
- Lumber storage yard
- NYC Pollution Control Sludge Storage Tank (Lot 6) [1966-2014]
- Tow yard (Lot 10) [1984 to 2013]

Surrounding area:

- Several NYSDEC Spills nearby (all closed at this time)
- State Superfund Site (NuHart) located across Franklin Street

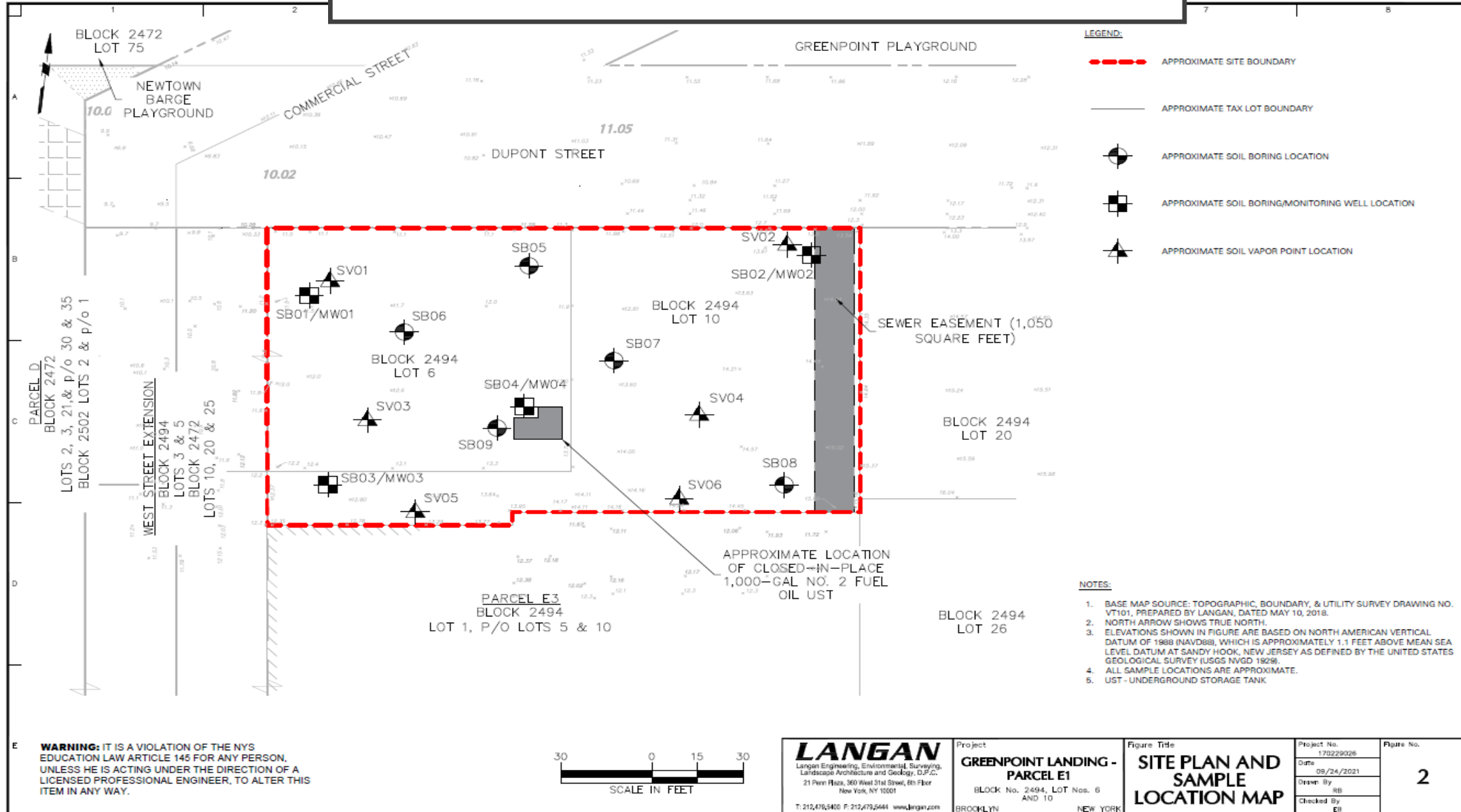
REMEDIAL INVESTIGATION




- Remedial Investigation (Langan, 2021)
 - Characterized soil, groundwater, and soil vapor on site
 - 1,000-gallon No. 2 fuel oil UST found on site
 - Sewer easement along eastern side of site

REMEDIAL INVESTIGATION

- Remedial Investigation (Langan, 2021)
 - **Soil** (9 soil borings/18 soil samples)
 - Historic fill extends to 11 feet below grade
 - Identified SVOCs, PCBs, and pesticide exceedances
 - **Groundwater** (4 temporary monitoring wells)
 - ~9-11 feet below surface grade, flowing to west
 - SVOCs and PCBs detected in groundwater
 - **Soil Vapor** (6 vapor implants installed)
 - Low levels of chlorinated VOCs

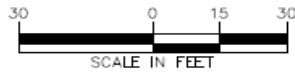
REMEDIAL INVESTIGATION



- LEGEND:**
- - - - - APPROXIMATE SITE BOUNDARY
 - APPROXIMATE TAX LOT BOUNDARY
 -  APPROXIMATE SOIL BORING LOCATION
 -  APPROXIMATE SOIL BORING/MONITORING WELL LOCATION
 -  APPROXIMATE SOIL VAPOR POINT LOCATION

- NOTES:**
1. BASE MAP SOURCE: TOPOGRAPHIC, BOUNDARY, & UTILITY SURVEY DRAWING NO. VT101, PREPARED BY LANGAN, DATED MAY 10, 2018.
 2. NORTH ARROW SHOWS TRUE NORTH.
 3. ELEVATIONS SHOWN IN FIGURE ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), WHICH IS APPROXIMATELY 1.1 FEET ABOVE MEAN SEA LEVEL DATUM AT SANDY HOOK, NEW JERSEY AS DEFINED BY THE UNITED STATES GEOLOGICAL SURVEY (USGS NVD 1929).
 4. ALL SAMPLE LOCATIONS ARE APPROXIMATE.
 5. UST - UNDERGROUND STORAGE TANK

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.



LANGAN
 Langan Engineering, Environmental, Surveying,
 Landscape Architecture and Geology, D.P.C.
 21 Penn Plaza, 360 West 21st Street, 6th Floor
 New York, NY 10001
 T: 212,476,5400 F: 212,476,2444 www.langan.com

Project
**GREENPOINT LANDING -
 PARCEL E1**
 BLOCK No. 2494, LOT Nos. 6
 AND 10
 BROOKLYN NEW YORK

Figure Title
**SITE PLAN AND
 SAMPLE
 LOCATION MAP**

Project No.
 170229026
 Date
 09/24/2021
 Drawn By
 RB
 Checked By
 EB

Figure No.
2

REMEDIAL ACTION

- Prepared Remedial Action Work Plan (RAWP)
 - Public comment period (runs through February 19th)
 - RAWP Reviewed by several agencies:
 - NYSDEC (Division of Environmental Remediation)
 - NYC Department of Health (NYCDOHMH)
- OER programs mirror NYSDEC state cleanup program requirements

REMEDIAL ACTION

- Remedy is straightforward and incorporates development plan
- Also covers requirements for community protection
- Environmental consultant oversight

Remedial Action & Construction

Excavation (2' landscaped courtyard, 4.9' slab-on-grade, 17' cellar, 22'-29' core)

Dewatering

Waterproofing/Vapor Barrier System

Composite Cover System

Community Protection

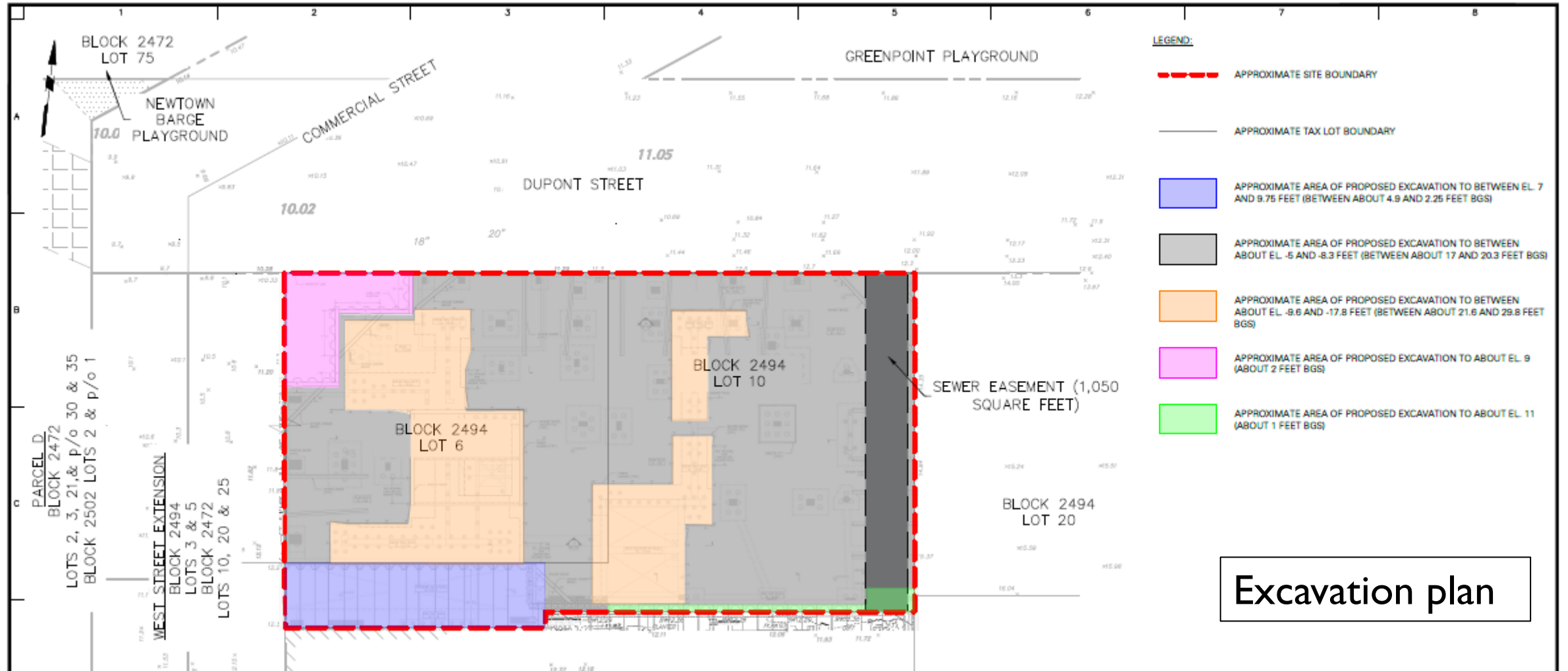
Community Protection Statement

Community Air Monitoring Plan

Reporting (daily reports, closure report)

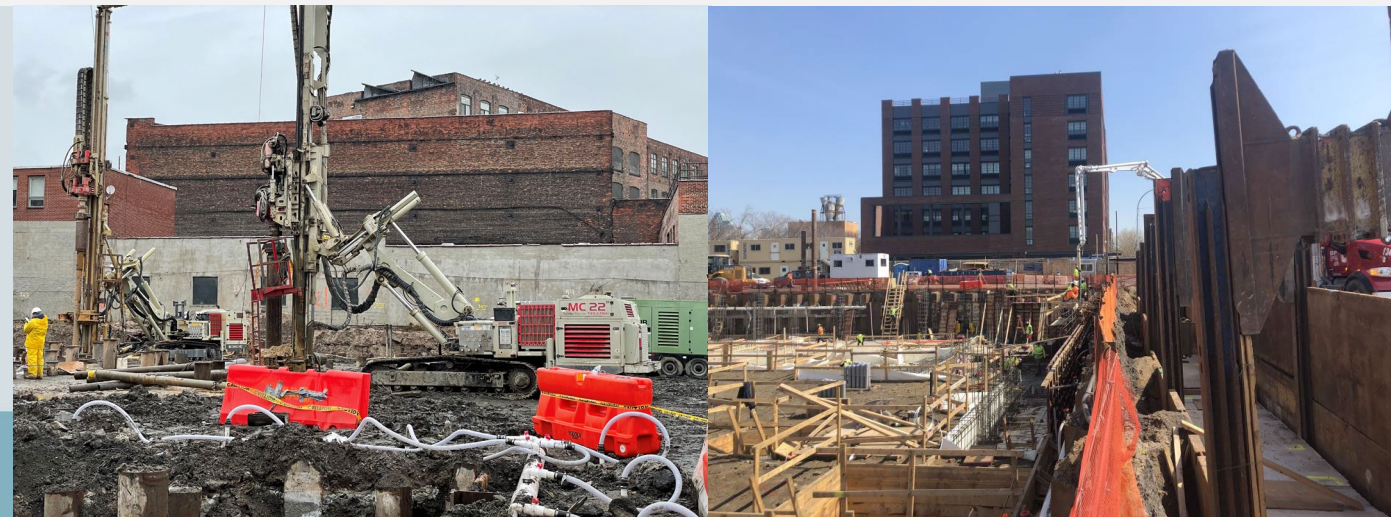
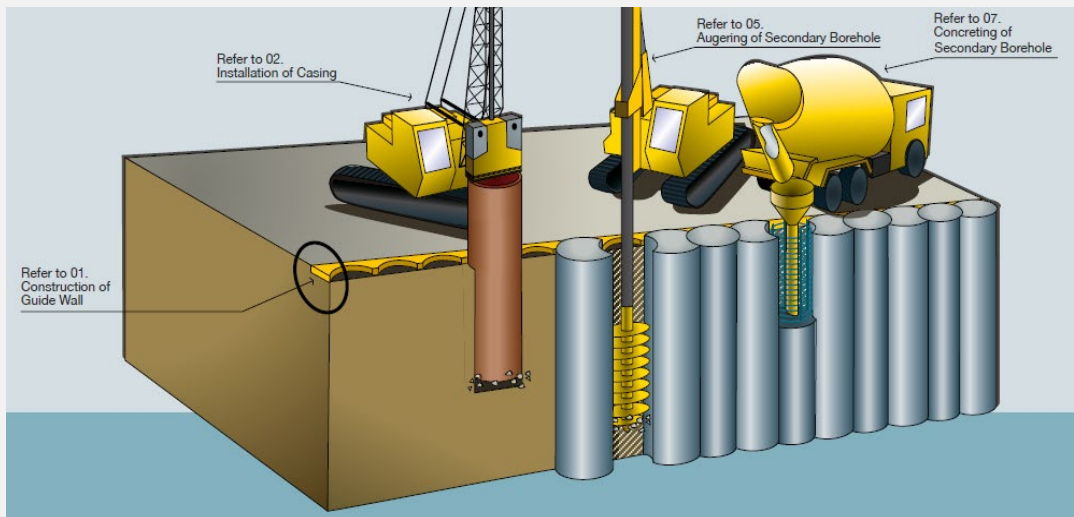
CHASP (construction health and safety)

REMEDIAL/CONSTRUCTION ELEMENTS



REMEDIAL/CONSTRUCTION ELEMENTS

- Install secant wall (support of excavation – for development and not remedial)
- Install sheet pile walls
- Soldier piles to support building core



EXCAVATION



EXCAVATION



REMEDIAL/CONSTRUCTION ELEMENTS

- Dispose of soil at appropriate facility (OER reviews)



Sample Id Cross Reference

May 10, 2019

SDG I.D.: GCD03222

Project ID: 113 HAMILTON AVE

Client Id	Lab Id	Matrix
COMPOSITE A (SB1,SB2,SB3)	CD03222	SOIL
COMPOSITE B (SB4,SB5,SB6,SB7)	CD03223	SOIL
COMPOSITE C	CD03224	SOIL
SB2 COMPOSITE	CD03225	SOIL
SB3 COMPOSITE	CD03226	SOIL
SB4 COMPOSITE	CD03227	SOIL
SB5 COMPOSITE	CD03228	SOIL
SB8 COMPOSITE	CD03229	SOIL
SB9 COMPOSITE	CD03230	SOIL



August 6, 2019

Michael DeGloria
ExxonMobil Oil Corporation
C/o GES 63 East Main St.
Pawling, NY 12564

Re: 113 Hamilton Ave LLC | 113 Hamilton
113 Hamilton Ave, Brooklyn, New York 11231
NYCOER #: 18TMP0589K
Approval Volume: ~ 2000 tons

Dear Mr. DeGloria,

Clean Earth of Carteret, LLC ("CEC") has received and reviewed the following documents for the above referenced site:

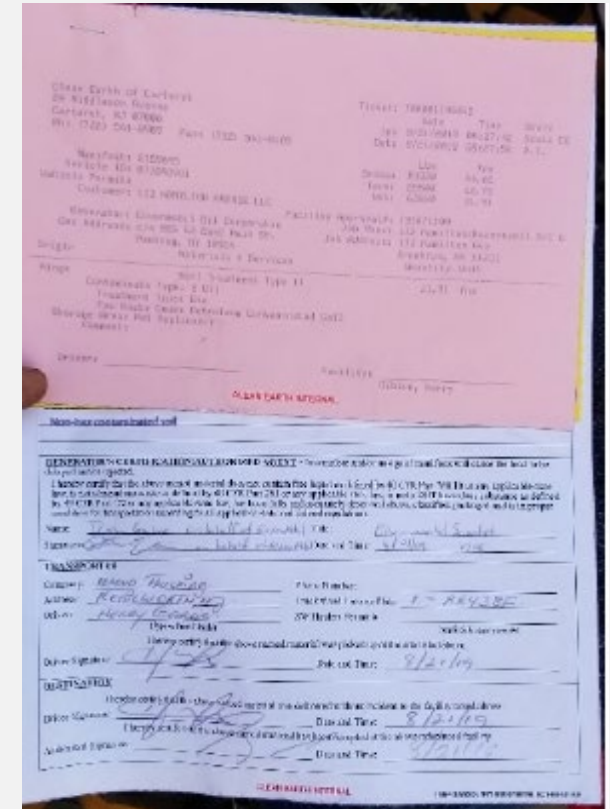
- Material Profile Sheet
- Historic Fill & Soil Disposal Notification Form by New York City Office of Environmental Remediation dated July 2019
- Remedial Action Work Plan by Advanced Site Restoration, LLC, Corp dated June 2019
- Remedial Investigation Report (NYCOER #18TMP0589K) by Advanced Site Restoration, LLC dated February 2018
- Eurofins Lancaster Laboratories Environmental (SDG #: 2041399) Waste Classification Sample of May 2019
- Phoenix Environmental Laboratories Inc. (SDG #: GCD03222) Waste Classification Sample of May 2019

This letter serves as an approval of ~ 2000 tons of Non-hazardous urban fill material represented by composite sample IDs listed in table 1 and all related grab samples to be generated from construction activities at the site.

The approval number must be provided when scheduling and the Grid Name/Depth must be written on all manifests when shipping soils to CEC.

This approval is based upon material being accurately represented by all information provided to CEC at this time, including, but not limited to, waste profiles, analysis, site diagrams, site history, and sampling plans. Wood, ash, cinders, and any other solid waste may not comprise more than 1% of soil destined for CEC. Material with free petroleum product, liquids, sludges, or hazardous waste cannot be accepted. Please be advised that should the material be found to be non-conforming based on our facility permit requirements; CEC will contact you to discuss options.

24 Middlesex Avenue, Carteret, NJ 07008 | P: 732.5418999 | cleanearthinc.com



REMEDIAL/CONSTRUCTION ELEMENTS

Dewatering

- Permitting in process



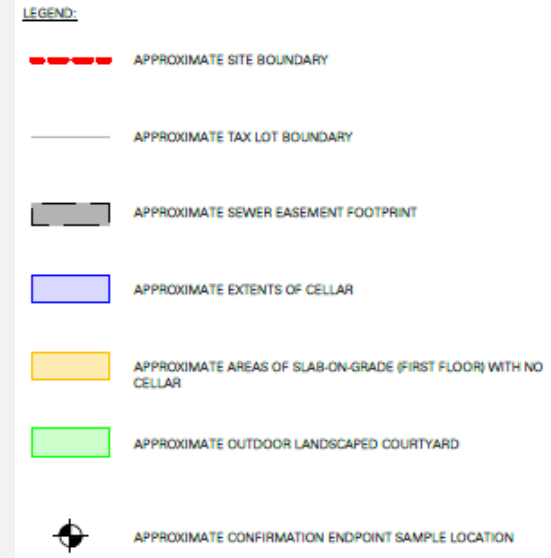
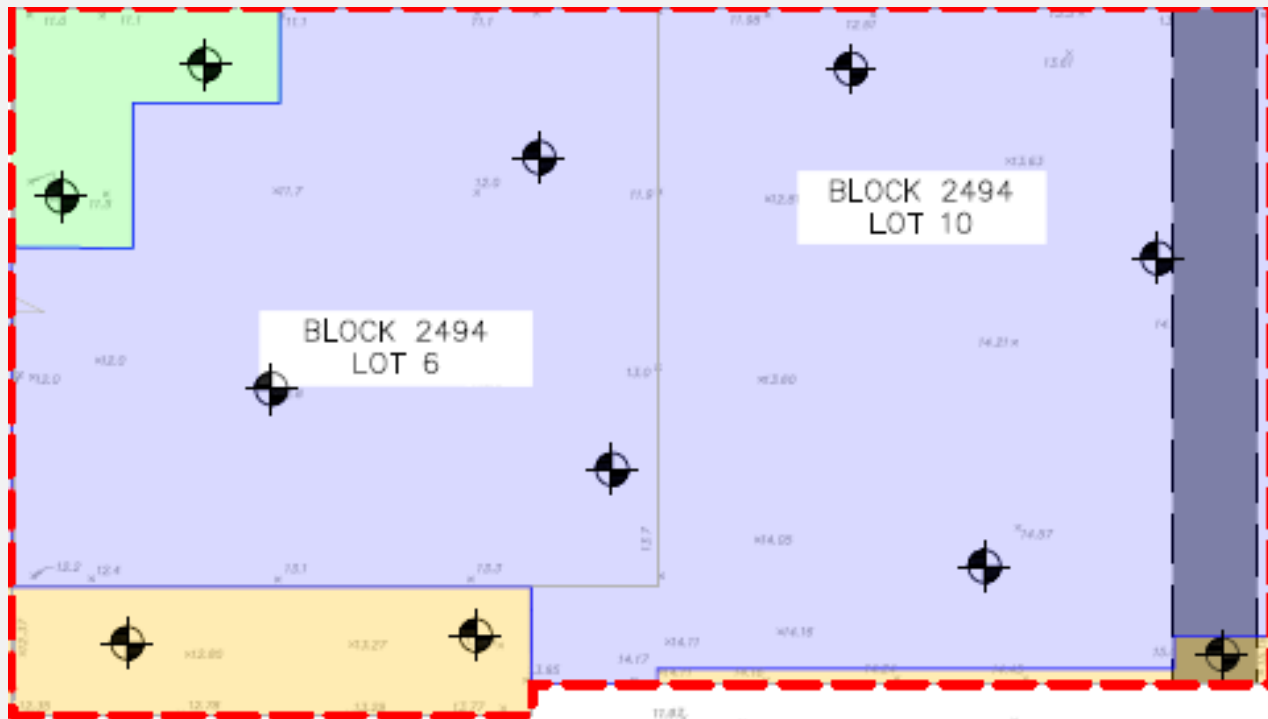
REMEDIAL/CONSTRUCTION ELEMENTS

Remove and register any encountered tanks



REMEDIAL/CONSTRUCTION ELEMENTS

- Collect endpoint samples

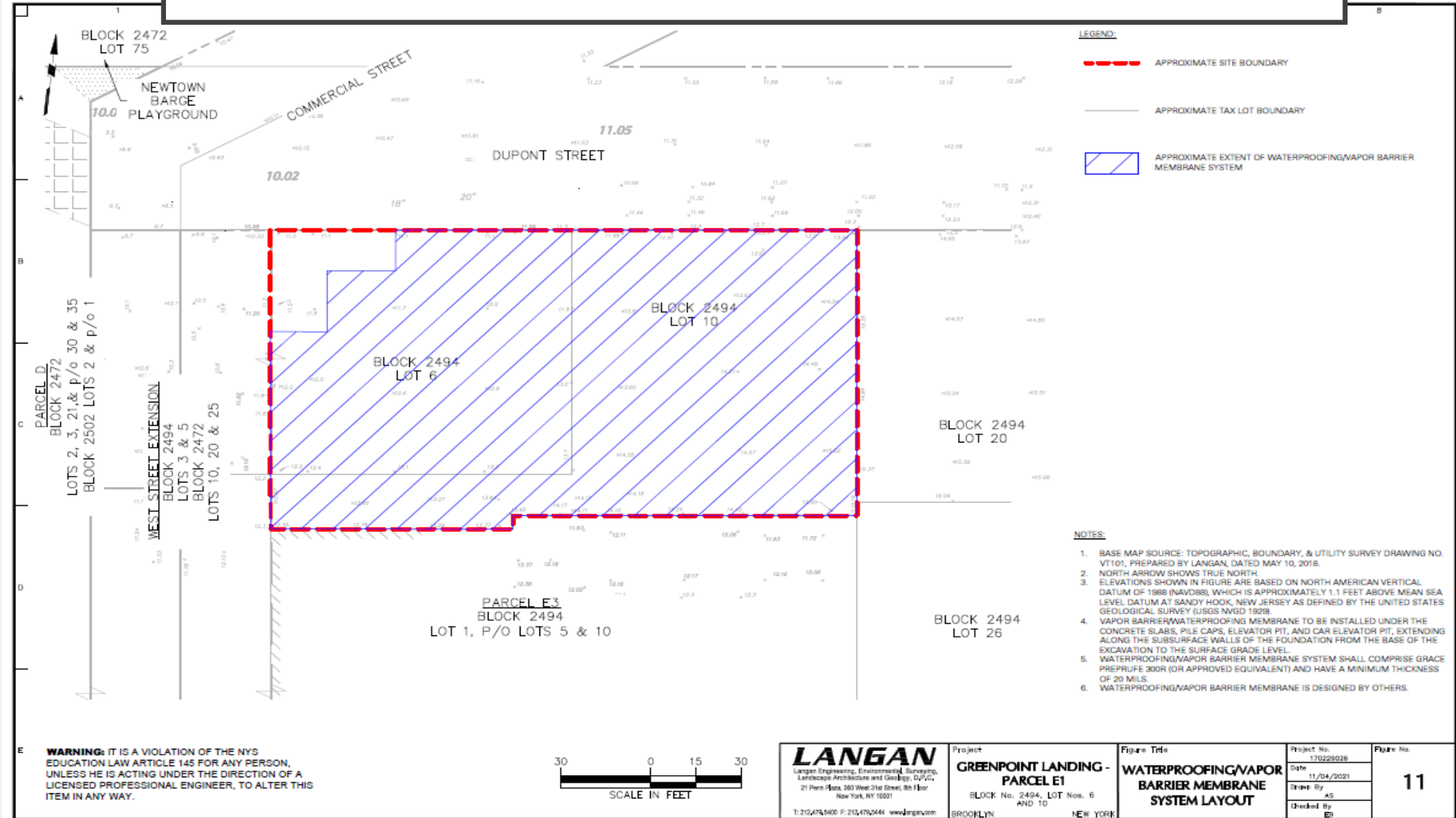


REMEDIAL/CONSTRUCTION ELEMENTS

- Import soil or other backfill (OER reviews)



REMEDIAL/CONSTRUCTION ELEMENTS







REMEDIAL/CONSTRUCTION ELEMENTS

Composite Cover System

- Building slab
- Sidewalk
- Landscaping in park areas



LEGEND

-  APPROXIMATE SITE BOUNDARY
-  APPROXIMATE TAX LOT BOUNDARY
-  APPROXIMATE AREA OF IMPERVIOUS COVER SYSTEM (CONCRETE FOUNDATION SLAB)
-  APPROXIMATE AREA OF CLEAN COVER SOIL SYSTEM (OUTDOOR LANDSCAPED COURTYARD)

REMEDIAL/CONSTRUCTION ELEMENTS

Waterproofing/Vapor Barrier System

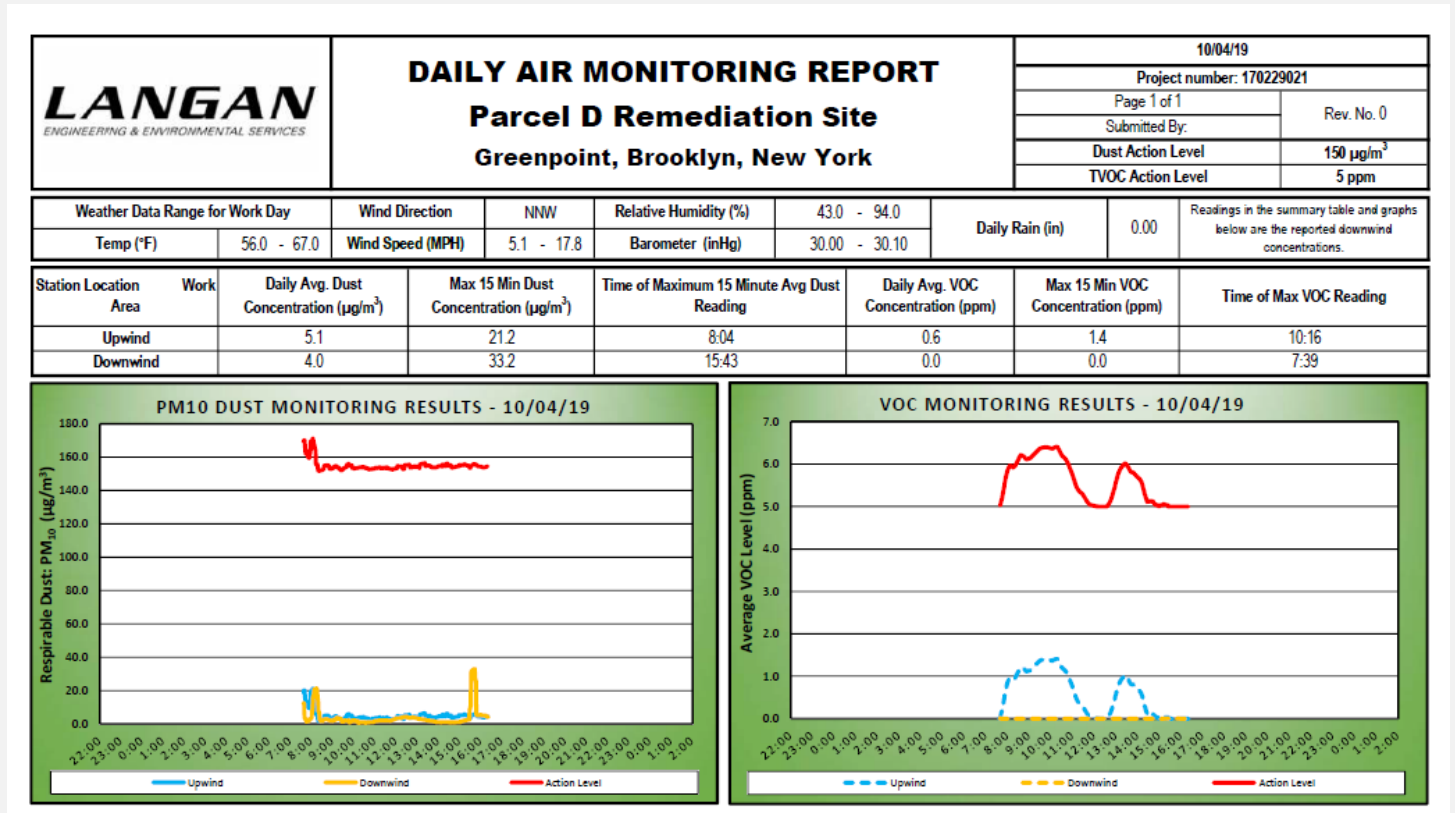


COMMUNITY PROTECTION STATEMENT

- Part of Voluntary Cleanup Program (VCP) in RAWP
- High level of protection for community
 - Construction Health and Safety Plan (for workers)
 - Community Air Monitoring Plan (CAMP)
 - Odor, Dust, Noise controls (measures to prevent off-site odor and dust nuisance)
 - Housekeeping (inspect site everyday, clean sidewalk and streets)
 - Truck Route (limit transport through residential areas)

COMMUNITY PROTECTION

- Community Air Monitoring (CAMP) for particulates and volatiles
 - 2 stations (upwind, downwind)



COMMUNITY PROTECTION

- Community Air Monitoring (CAMP)
- Handheld (near active excavation)



Friday, October 4, 2019						
Number of Instances Where Downwind Particulates Exceeds Upwind Particulate + 150 =					0	
Number of Comparable Data Points =					523	
Start Time:					7:22	
End Time:					16:22	
PARTICULATE DATA						
Time	Upwind		Time	Downwind		Exceeds Particulate Alarm Limit
	Concentration (ug/m ³)	15-Min Avg Concentration (ug/m ³)		Concentration (ug/m ³)	15-Min Avg Concentration (ug/m ³)	
7:17	-	-	7:17	-	-	-
7:18	-	-	7:18	-	-	-
7:19	-	-	7:19	-	-	-
7:20	-	-	7:20	-	-	-
7:21	-	-	7:21	-	-	-
7:22	4.8	-	7:22	-	-	-
7:23	5.3	-	7:23	8.5	-	-
7:24	6.3	-	7:24	17.8	-	-
7:25	1.3	-	7:25	76.5	-	-
7:26	7.0	-	7:26	44.8	-	-
7:27	40.8	-	7:27	8.5	-	-
7:28	68.3	-	7:28	2.3	-	-
7:29	39.3	-	7:29	3.3	-	-
7:30	1.8	-	7:30	12.3	-	-
7:31	0.0	-	7:31	12.8	-	-
7:32	4.8	-	7:32	1.0	-	-
7:33	12.3	-	7:33	1.3	-	-
7:34	21.0	-	7:34	1.5	-	-
7:35	3.0	-	7:35	3.8	-	-
7:36	49.0	-	7:36	2.0	-	-
7:37	21.5	18.8	7:37	3.8	-	-
7:38	9.5	19.0	7:38	0.0	12.8	-
7:39	22.3	20.1	7:39	2.0	11.7	-
7:40	2.6	20.2	7:40	0.8	6.7	-
7:41	0.6	19.8	7:41	0.0	3.7	-
7:42	11.8	17.8	7:42	0.3	3.1	-
7:43	8.3	13.8	7:43	2.8	3.2	-
7:44	11.3	12.0	7:44	0.5	3.0	-
7:45	14.2	12.8	7:45	0.0	2.2	-
7:46	14.3	13.7	7:46	2.0	1.4	-
7:47	1.3	13.5	7:47	2.5	1.5	-
7:48	0.5	12.7	7:48	4.4	1.7	-
7:49	4.0	11.6	7:49	4.4	1.9	-
7:50	17.8	12.6	7:50	0.0	1.7	-
7:51	7.3	9.8	7:51	0.0	1.6	-
7:52	31.8	10.5	7:52	5.5	1.7	-
7:53	9.5	10.5	7:53	0.8	1.7	-
7:54	6.8	9.4	7:54	11.0	2.3	-
7:55	23.8	10.9	7:55	8.3	2.8	-
7:56	20.8	12.2	7:56	2.3	3.0	-
7:57	13.8	12.3	7:57	3.3	3.2	-
7:58	115.8	19.5	7:58	1.0	3.1	-
7:59	5.5	19.1	7:59	1.3	3.1	-
8:00	1.8	18.3	8:00	3.3	3.3	-
8:01	5.8	17.7	8:01	15.0	4.2	-

COMMUNITY PROTECTION

- Nuisance controls (odor, dust, noise)



COMMUNITY PROTECTION

- Nuisance controls (odor, dust, noise)



Applied L-10 odor suppression to control odors

COMMUNITY PROTECTION

- Onsite management of soil
 - Covered stockpiles
 - Stormwater control measures



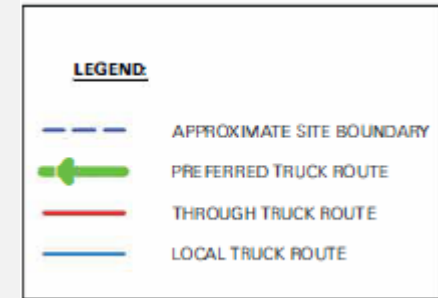
COMMUNITY PROTECTION

- Housekeeping (inspect site everyday, clean sidewalk and streets)



COMMUNITY PROTECTION

- Truck Route
- Traffic Control/Staging



REPORTING

- Daily Reports to OER
- Notification to OER of any issues raised by the community
- Interim remedial/construction approvals by OER
- Remedial milestone completion notification to OER
- Closure Report (document remedy done accordance with plan)

OPEN COMMUNICATION



OPEN COMMUNICATION

William Quinones, Project Manager

WQuinones@dep.nyc.gov

212-788-2773

Zach Schreiber, Assistant Director

ZSchreiber@dep.nyc.gov

212-788-3056

Shaminder Chawla, Deputy Director

ShaminderC@dep.nyc.gov

212-442-3007

Mark McIntyre, Director and General Counsel

MMcIntyre@cityhall.nyc.gov

212-788-3015

General OER Line: 212-788-8841



Department of
**Environmental
Conservation**

1036 Manhattan Ave BCP Site BCP Site No. C224315

**Presentation to Brooklyn Community Board #1
Environmental Protection Committee**

February 3, 2022

Meeting Summary

- Involved Parties
- Citizen Participation Program
- Brownfield Cleanup Program Overview
- Brief Site History
- Environmental Findings
- Additional Environmental Sampling
- Summary of Proposed Remedial Action
- Questions / Comments

BCP Involved Parties

- Environmental Regulation
 - New York State Department of Environmental Conservation (DEC)
- Public Health Regulation
 - New York State Department of Health (DOH)
- Remedial Parties / Property Owners
 - BK Corners, LLC
- Engineering Consultant
 - HydroTech Environmental Engineering and Geology, DPC



Citizen Participation Program

- To receive future Fact Sheets
 - Sign up for email notice through DEC Delivers:
www.dec.ny.gov/chemical/61092.html
 - Or search on DEC's website for "DEC Delivers"
 - Access the IRMWP and other project documents online through the DECinfo Locator:
www.dec.ny.gov/data/DecDocs/C224315/

Document Repositories

- Brooklyn Community Board No. 1
435 Graham Avenue
Brooklyn, NY 11211
- Brooklyn Public Library - Greenpoint Branch
107 Norman Avenue at Leonard Street
Brooklyn, NY 11222

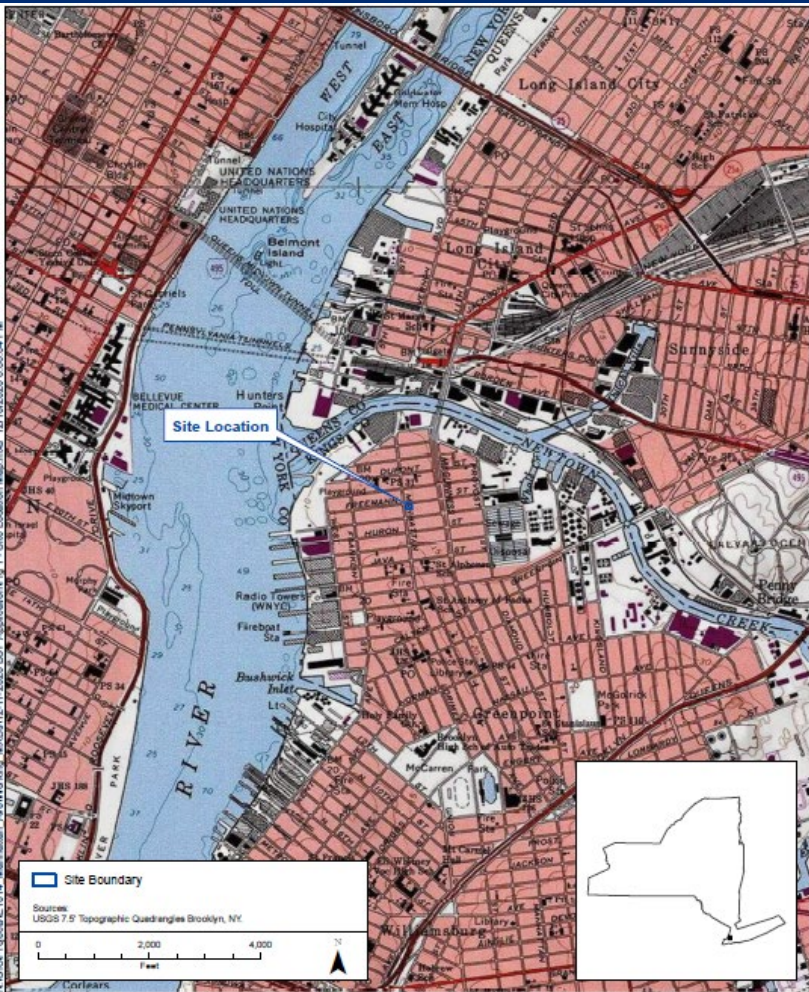
Brownfield Cleanup Program Process

- Application
 - Public comment period 2/17/21 to 3/19/21
 - **COMPLETED**
- Execute Brownfield Cleanup Agreement
 - **EXECUTED 4/9/21**
- Remedial Investigation Work Plan
 - Public comment period 5/20/21 to 6/20/21
 - **APPROVED 7/19/21**
- Remedial Investigation Field Work
 - Collect necessary data; define problem
 - **ONGOING** - Additional off-site remedial investigation being completed
- Interim Remedial Measures
 - **ONGOING** - Public comment period 1/20/22 – 2/20/21
- IRMWP approval
- Implement IRM

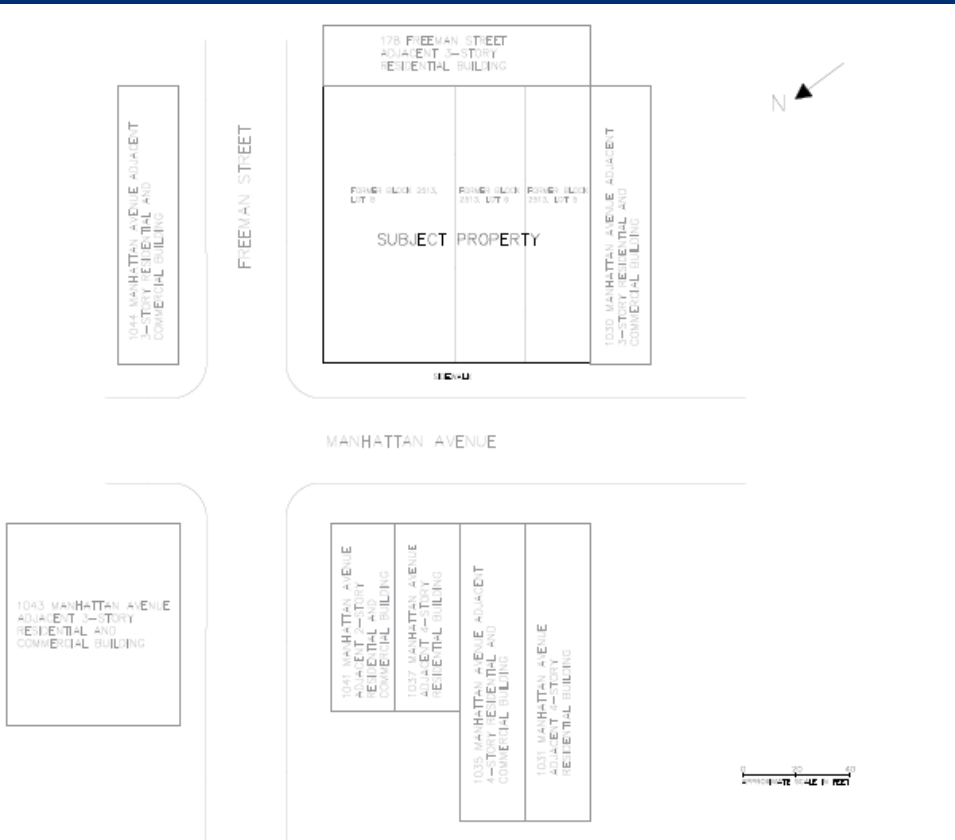
Site Description

- 0.229 acre property located in urban neighborhood
- Tax Block 2513, Lot 8
- Currently a vacant lot fronting on Manhattan Avenue and Freeman Street





Site Location



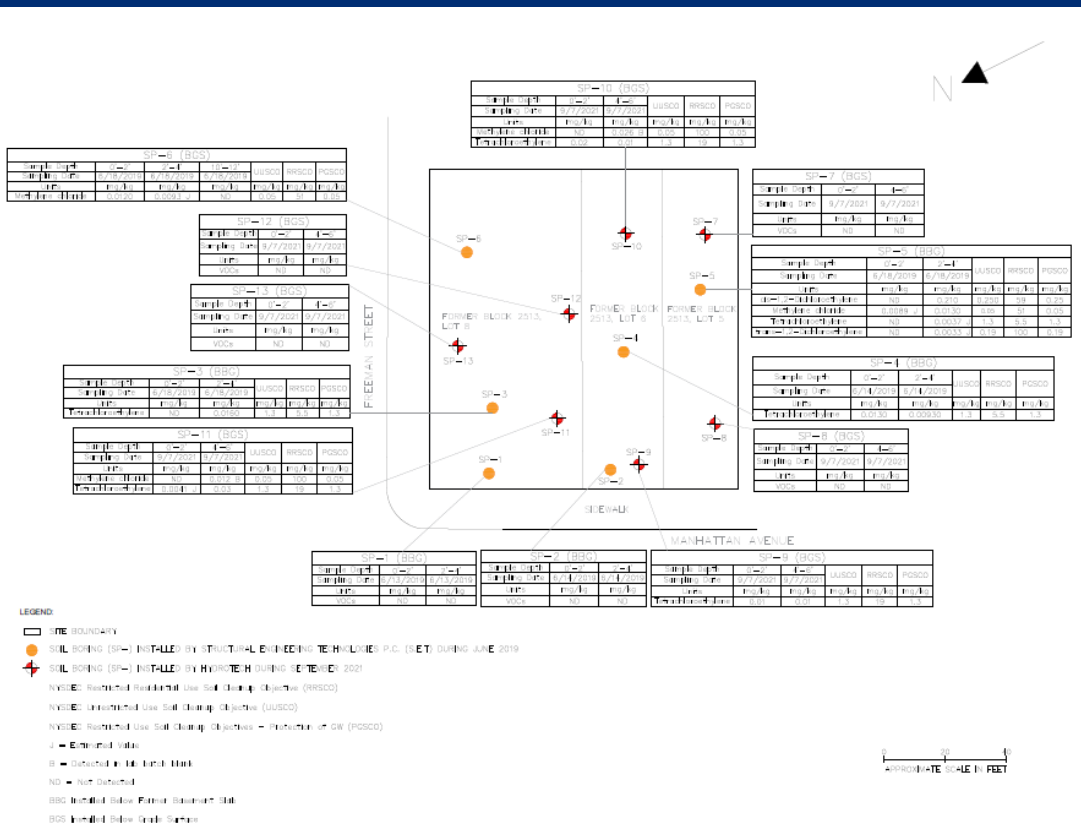
Site Plan

Site History

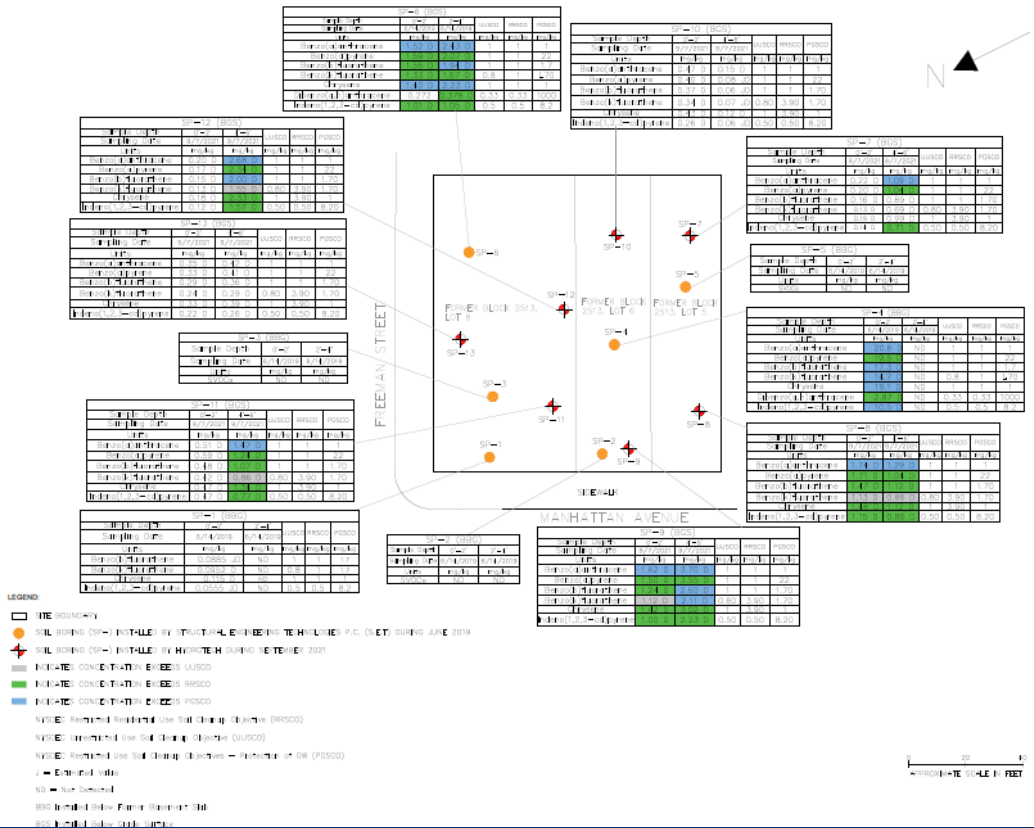
- 1949 - 1985: “Paints” and Kelly Cleaners
- 1985 - 2005: Commercial retail stores
- 1951 - 2007: “Paints” and commercial stores
- 2005 - 2020: Commercial retail stores
- 2020 - Present: Demolished/Vacant (Lot 5, 6, and 8)

BCP Investigation History

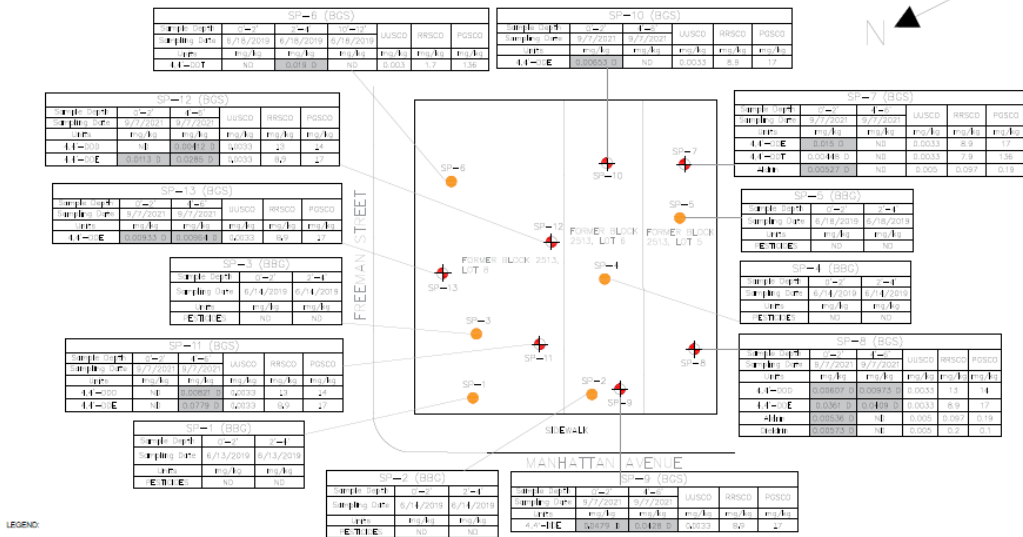
- September 2021 through Present – Remedial Investigation
 - Delineated areal and vertical extent of contamination in soil, soil vapor and groundwater on-site
 - Delineated contamination in groundwater off-site
 - Identified possible source of chlorinated solvents
 - Generated sufficient data to propose an IRM to address on-site source
- Remedial Investigation is on-going for off-site soil vapor delineation



VOCs in Soil analytical results

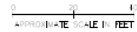


SVOCs in Soil analytical results



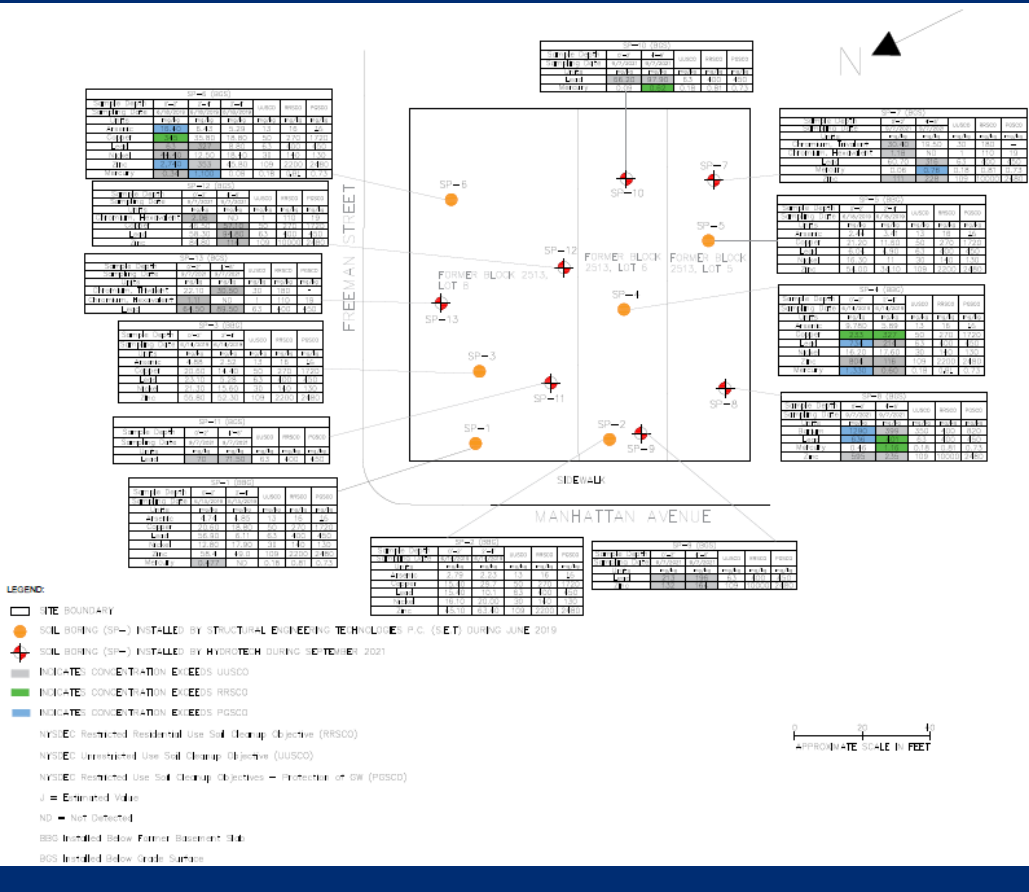
LEGEND

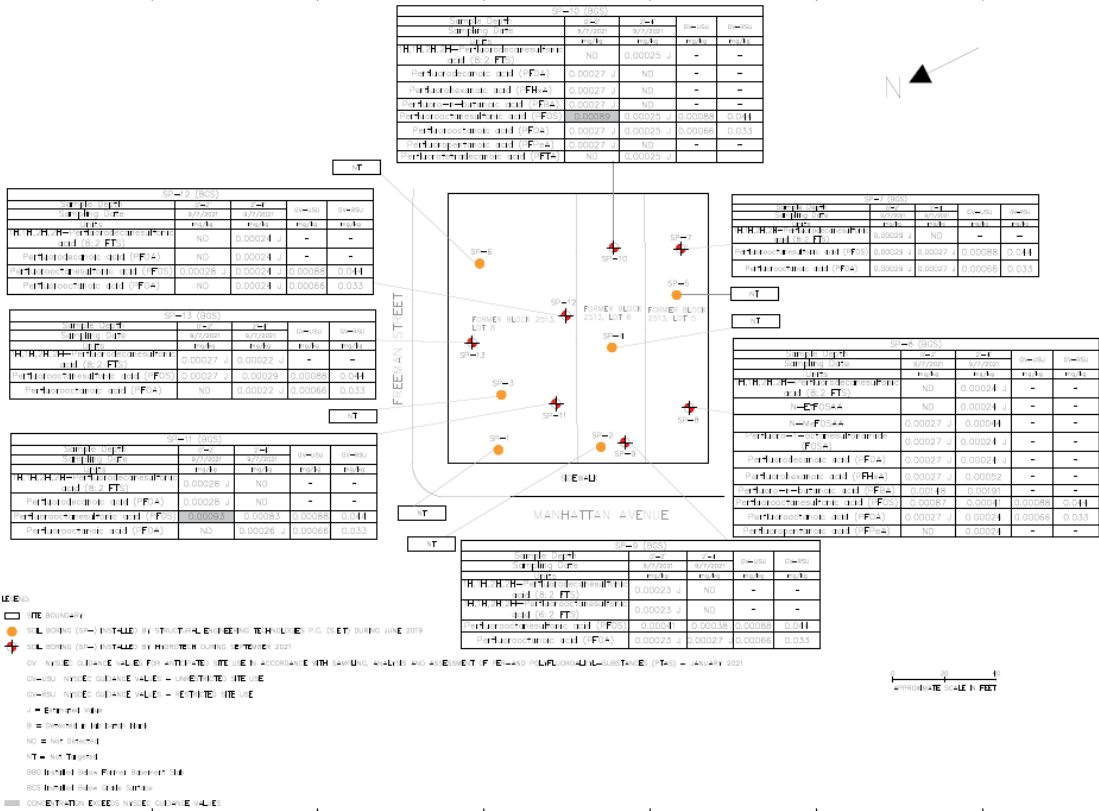
- ITE BOUNDARY
- SOIL BORING (SP-) INSTALLED BY STRUCTURAL ENGINEERING TECHNOLOGIES P.C. (S.E.T.) DURING JUNE 2019
- SOIL BORING (SP-) INSTALLED BY HYDROTECH DURING THE WEEK OF 2/21
- INDICATE CONCENTRATION EXCEEDS USCO
- NR/E: Restricted Residential Use Soil Cleanup Objective (RRSOD)
- USCO: Unrestricted Use Soil Cleanup Objective (USCO)
- NR/E: Restricted Use Soil Cleanup Objective - Residential or GW (POSCO)
- J = Estimated Value
- ND = Not Detected
- BBO Installed Below Final Basement Floor
- BGS Installed Below Grade Surface



Pesticides in Soil analytical results

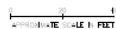
Metals in Soil analytical results

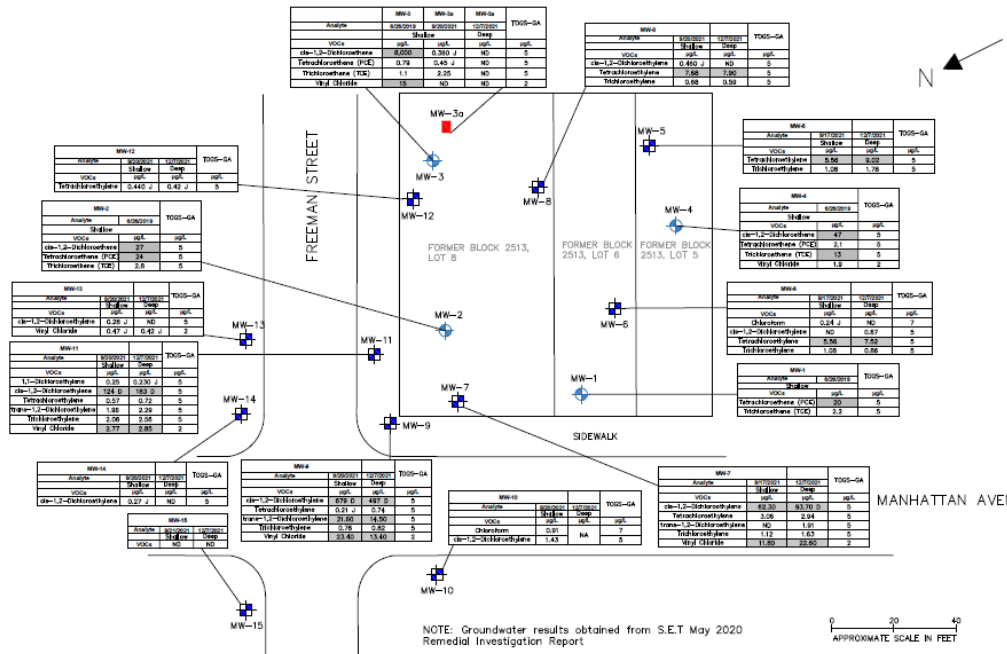




PFAS in Soil analytical results

- Legend
- Site Boundary
- Soil Boring (SB) - Installed by Structural Engineering Technical Inc. P.C. (SBET) during June 2019
- Soil Boring (SB) - Installed by Princeton during September 2021
- GV - Visible Release Value for Volatile Organics (VOCs) and Aqueous Phase Organic Compounds (APOCs) - January 2021
- GV-BSU - Visible Release Value for Volatile Organics (VOCs) and Aqueous Phase Organic Compounds (APOCs) - January 2021
- GV-BSU - Visible Release Value for Inorganic Compounds (ICs) - January 2021
- J - Elevated Value
- B - Below the MCL Value
- NO - Not Detected
- NT - Not Tested
- BSU - Below the Public Exposure MCL
- BSS - Below the Subsurface MCL
- Concentration Exceeds Visible Release Value

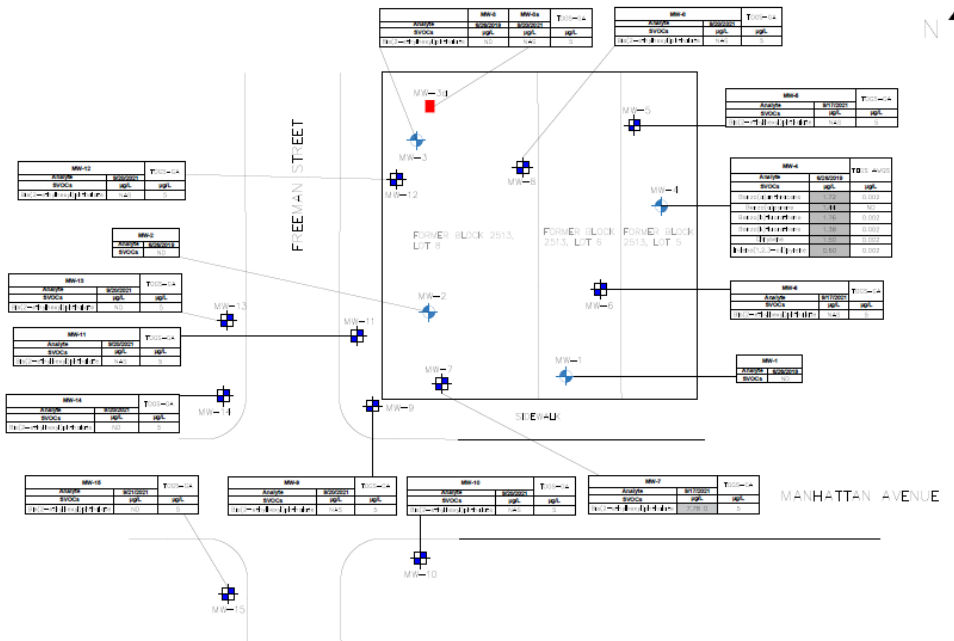




VOCs in Groundwater analytical results

LEGEND

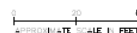
- SITE BOUNDARY
- MONITORING WELL (MW-) INSTALLED BY STRUCTURAL ENGINEERING TECHNOLOGIES P.C. (S.E.T) DURING JUNE 2019
- MONITORING WELL (MW-) INSTALLED BY HYDROTECH DURING SEPTEMBER 2021
- REPLACEMENT MONITORING WELL (MW-3a) INSTALLED BY HYDROTECH DURING SEPTEMBER 2021

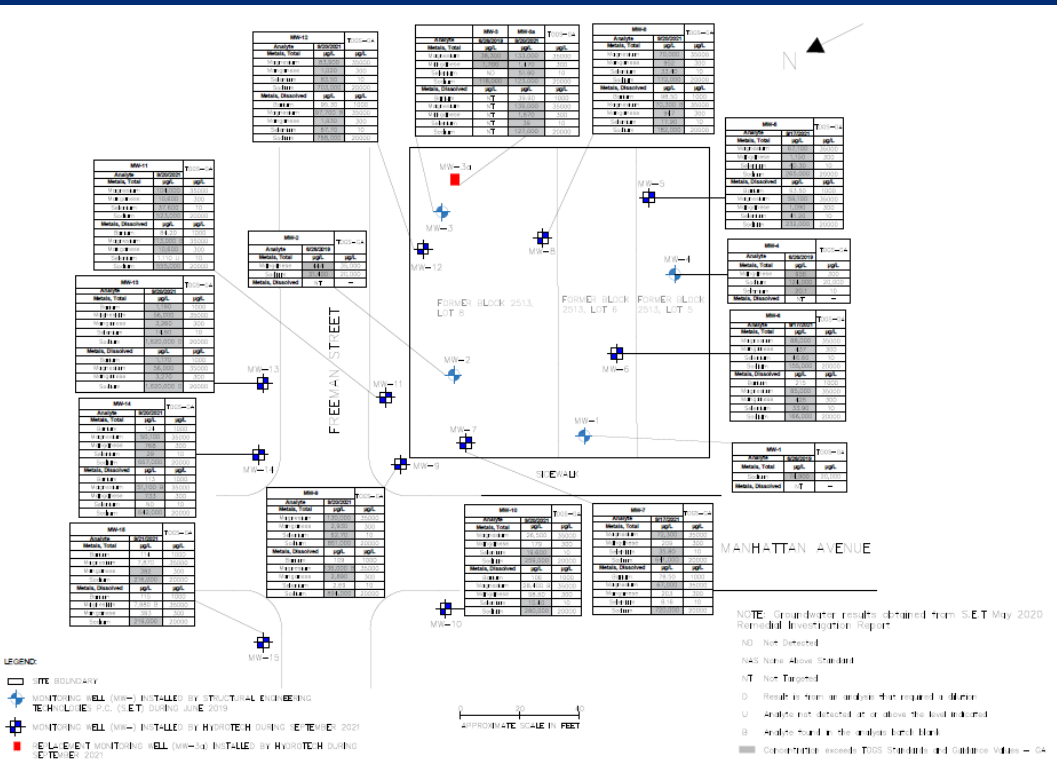


SVOCs in Groundwater analytical results

NOTE: Groundwater results obtained from S.E.T. May 2020 Remedial Investigation Report

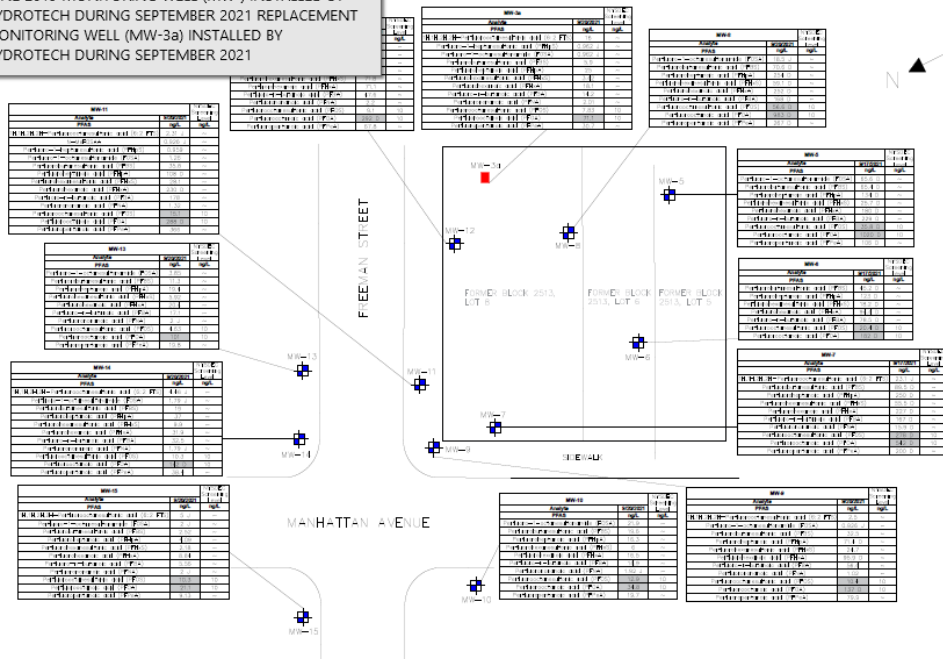
- ND: Not Detected
- NAS: None Above Standard
- D: Results from analysis that required a dilution
- : Concentration exceeds TOCS Standards and Guidance Values = 0.4





Metals in Groundwater analytical results

JUNE 2019 MONITORING WELL (MW-1) INSTALLED BY HYDROTECH DURING SEPTEMBER 2021 REPLACEMENT MONITORING WELL (MW-3a) INSTALLED BY HYDROTECH DURING SEPTEMBER 2021

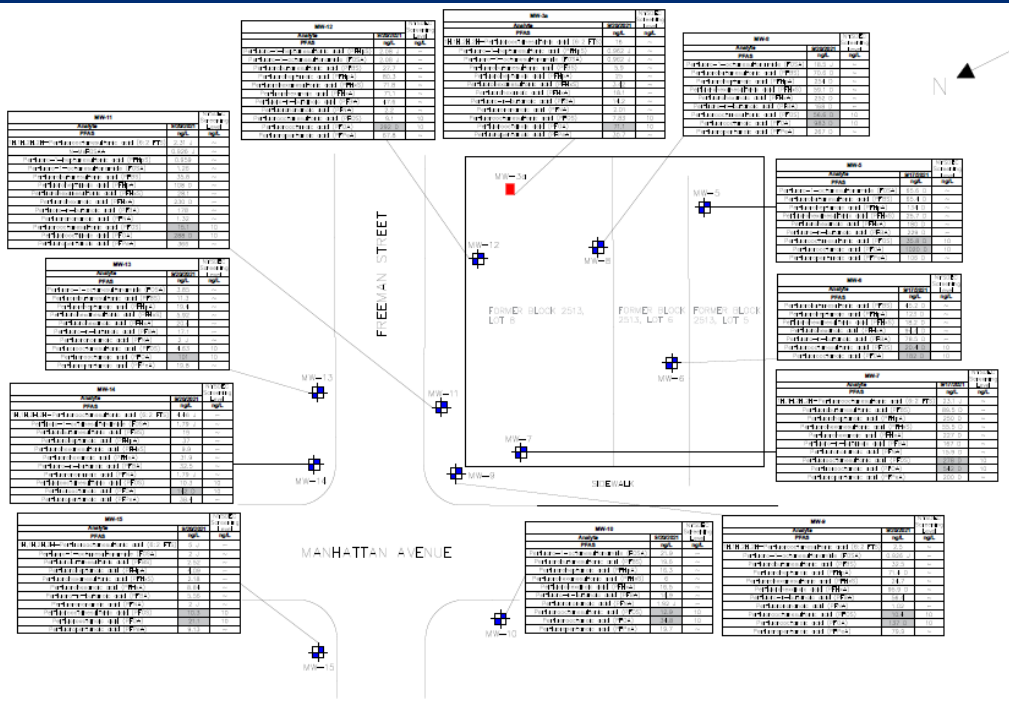


- LEGEND**
- SITE BOUNDARY
 - MONITORING WELL (MW) INSTALLED BY STRUCTURAL ENGINEERING TECHNOLOGIES, INC. (SET) DURING JUNE 2019
 - MONITORING WELL (MW) INSTALLED BY HYDROTECH DURING SEPTEMBER 2021
 - NEW EMERGENCY MONITORING WELL (MW) INSTALLED BY HYDROTECH DURING SEPTEMBER 2021

NOTE: Groundwater results obtained from SET May 2020 Remedial Investigation Report

- ND: Not Detected
- NAS: None Above Standard
- D: Results from an analysis not required in a letter
- ✓: Results detected at or above the MCL (Method Detection Limit) but below the MCL (Regulatory Limit) - Results determined
- : Concentration exceeds MCL (Regulatory Limit) or PQL (Action PQL)

PFAS in Groundwater analytical results



PFAS in Groundwater analytical results

- LEGEND:**
- SITE BOUNDARY
 - MONITORING WELL (MW) - INSTALLED BY STRUCTURAL ENGINEERS FOR NYSDOT P.C. (S.E.T.) DURING JUNE 2010
 - MONITORING WELL (MW) - INSTALLED BY HYDROTECH DURING (E.T.E.R.) 2021
 - TELEMETRY MONITORING WELL (MW-11) INSTALLED BY HYDROTECH DURING (E.T.E.R.) 2021

NOTE: Groundwater results obtained from S.E.T. May 2020 Remedial Investigation Report.

ND: Not Detected

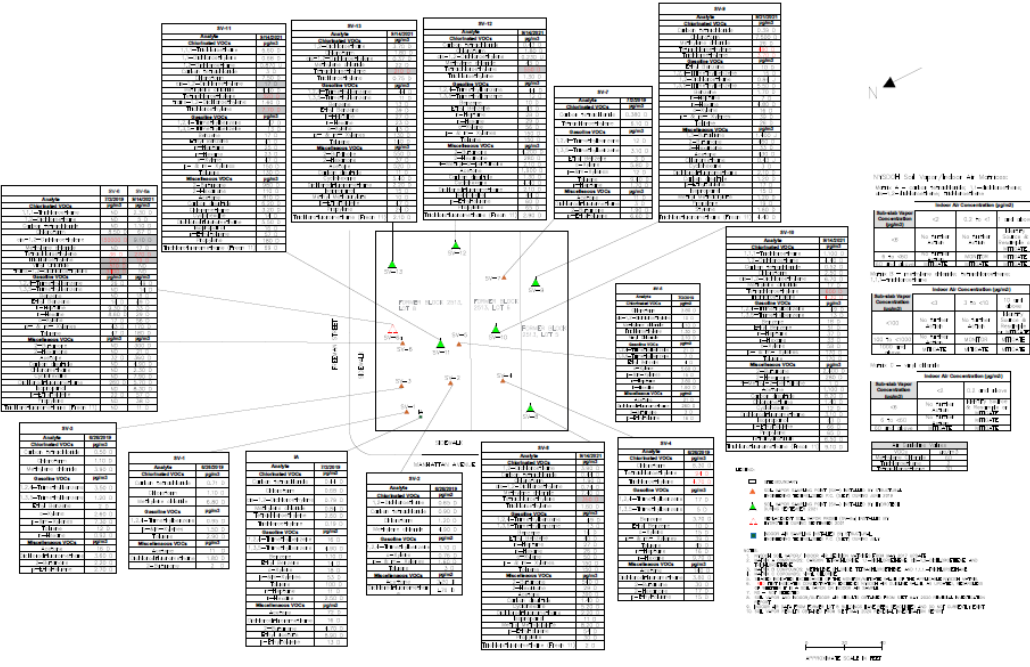
NES: None Above Standard

D: Result from an analysis that required a Method

J: Result detected at or above the MCL (Method Detection Limit) but below the RL (Regulatory Limit) - Status returned

■: Concentration exceeds NYSDOT Groundwater Limit for PFOA and PFOS

VOCs (On-site) in Soil Vapor analytical results



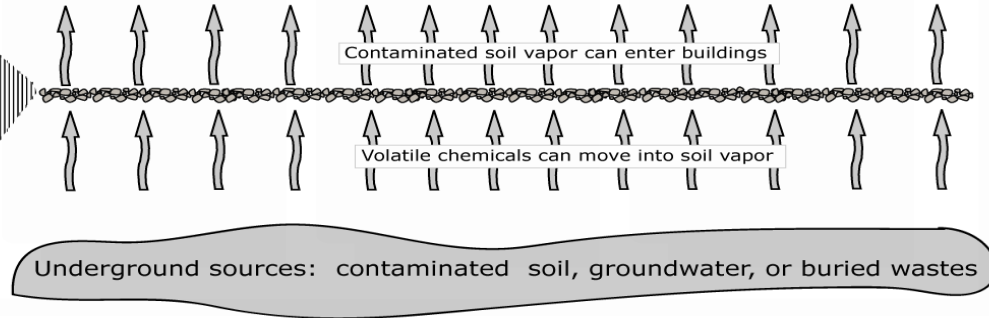
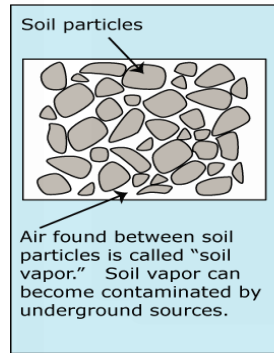
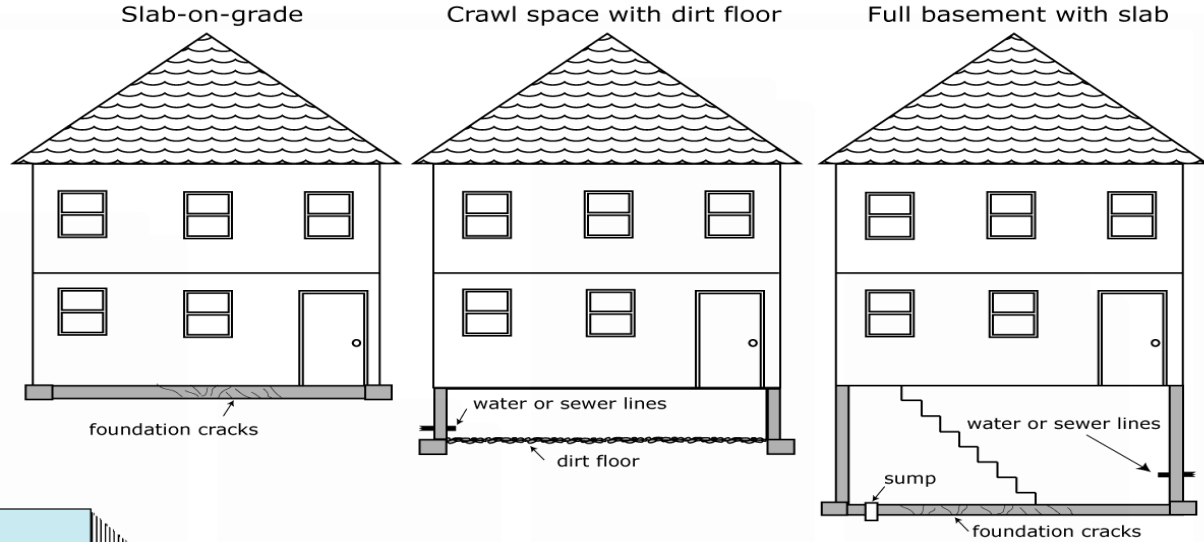
Role of the NYS Department of Health

- Work with NYSDEC to identify nature and extent of contamination to evaluate potential exposures
- Evaluate data and make recommendations to address any potential exposure and evaluate the need for additional information
- Ensure that remedy selected is protective of public health

What is exposure?

- Physical contact with a chemical or substance
 - Inhalation (breathing)
 - Direct contact (touching)
 - Ingestion (eating/drinking)
- One or more of these physical contacts must occur before a chemical has the *potential* to cause a health problem
- Exposure does not necessarily mean that health effects will occur

Soil vapor intrusion is the process by which volatile chemicals move from a subsurface source into the indoor air of overlying buildings



Potential Exposure Pathways

Inhalation

Direct Contact

Ingestion

New York State Department of Health

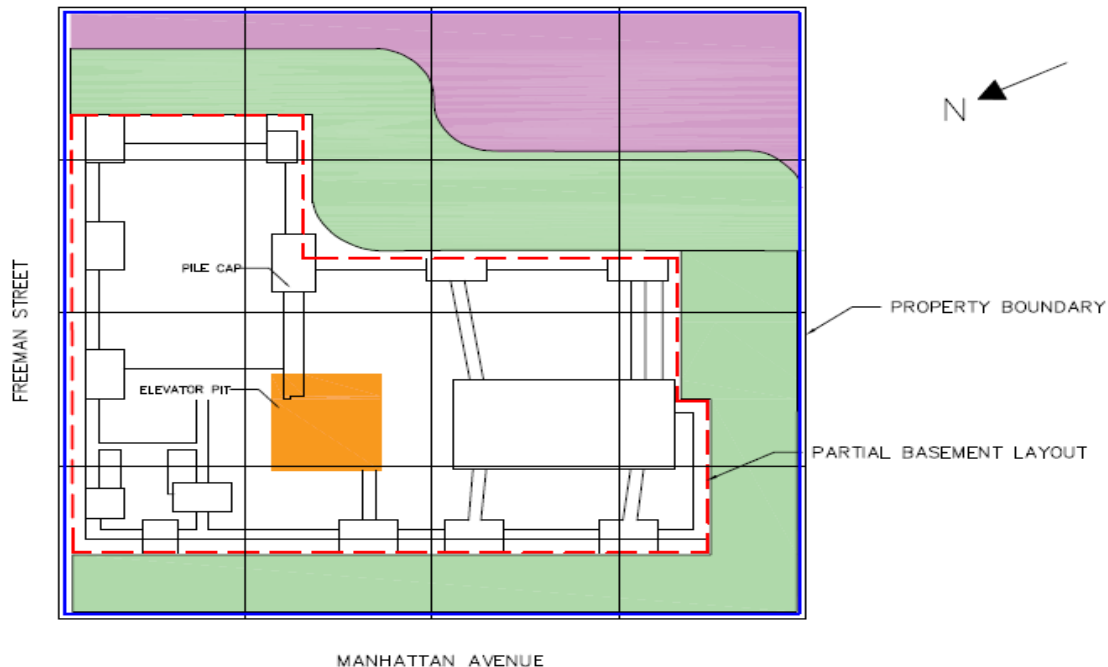
Contact Information

Jacquelyn Nealon
Public Health Specialist 3
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
Phone: (518) 402-7860
Email: bee@health.ny.gov

Proposed On-Site Interim Remedial Measures (IRM)

- Excavation and off-site disposal of all on-site soils which exceeds Restricted Residential Soil Cleanup Objectives (SCOs) in the upper 15 feet beneath the basement of the proposed building, and in the upper 2 feet in the remainder of the site;
- Groundwater treatment through in-situ (in-place) bio-remedial injections;
- Installation of an active sub-slab depressurization system (SSDS);
- Installation of a site cover system outside the basement footprint; and
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.

IRM Plan (Excavation)



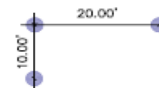
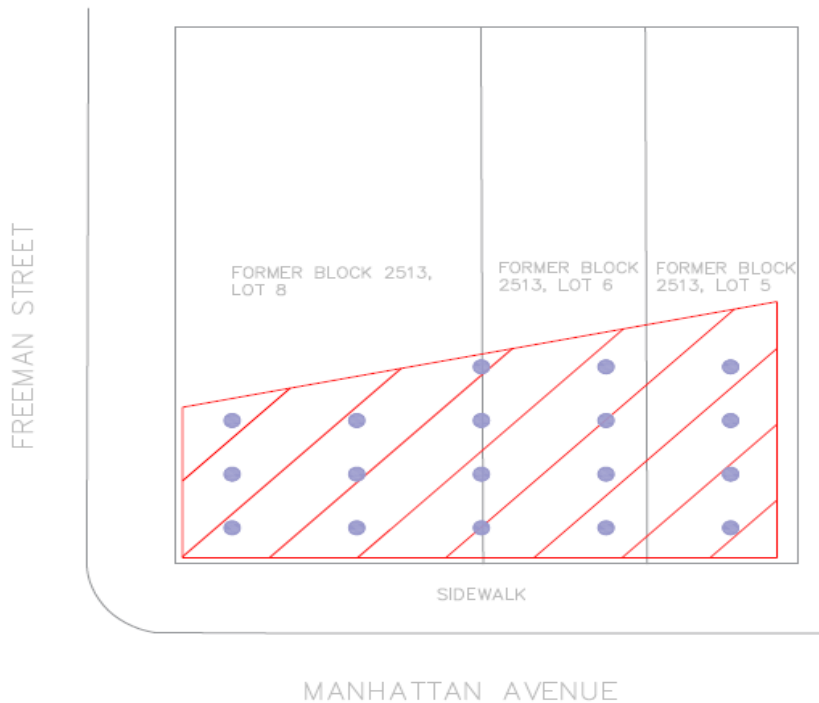
LEGEND:

EXCAVATION FOR DEVELOPMENT PURPOSES:

- EXCAVATION 45 DEGREE AROUND BASEMENT AREA FROM GRADE ELEVATION TO 14 FEET BGS
- EXCAVATION FOR BASEMENT LAYOUT TO 12 FEET BGS
- EXCAVATION FOR ELEVATOR PIT TO 20 FEET BGS
- EXCAVATION FOR OPEN PARKING AREA TO 2 FEET BGS
- EXCAVATION FOR FOOTINGS TO 14 FEET BGS

BGS BELOW SIDEWALK GRADE

IRM Plan (Bioremediation Injections)

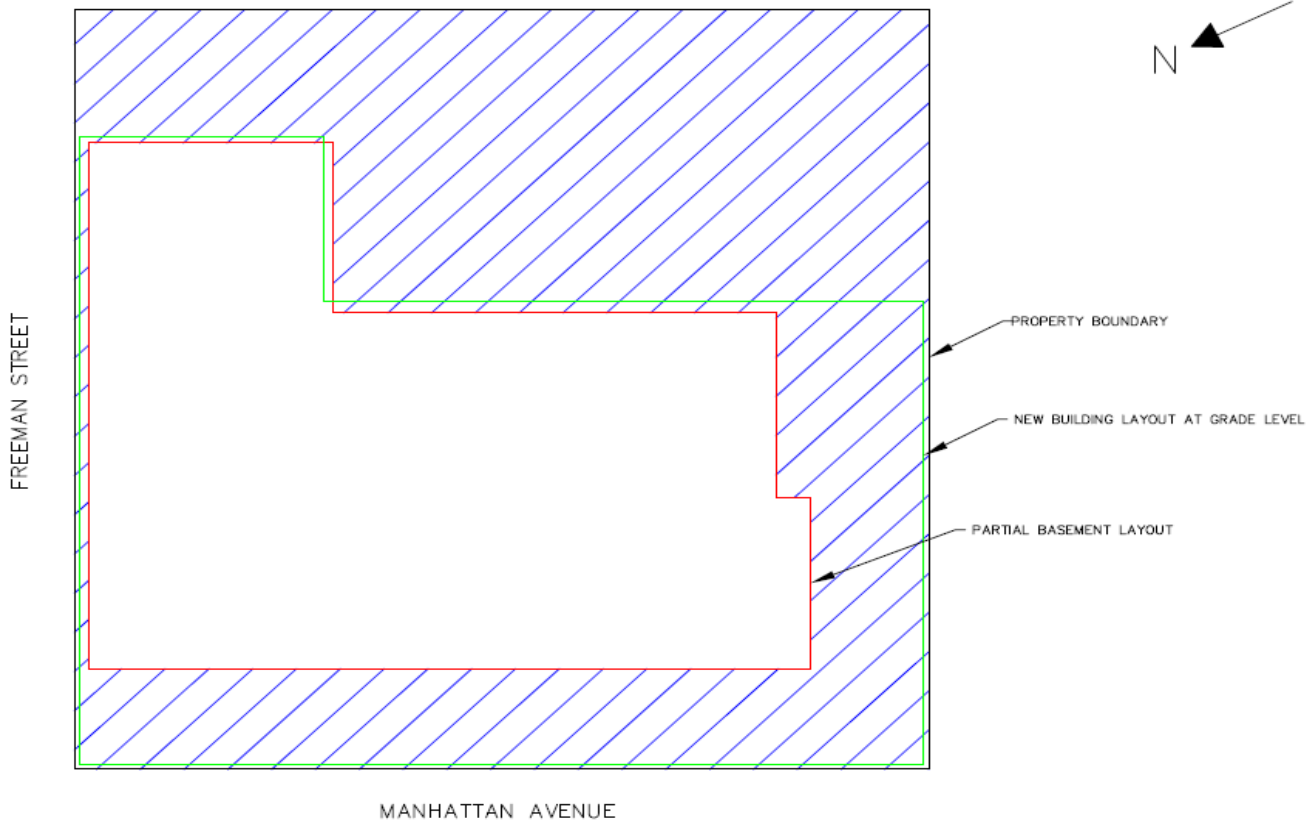


LEGEND:

- INJECTION POINT
- APPROXIMATE AREA OF BIOREMEDIATION INJECTIONS FOR GROUNDWATER REMEDIATION
- SITE BOUNDARY



IRM Plan (Cover System)

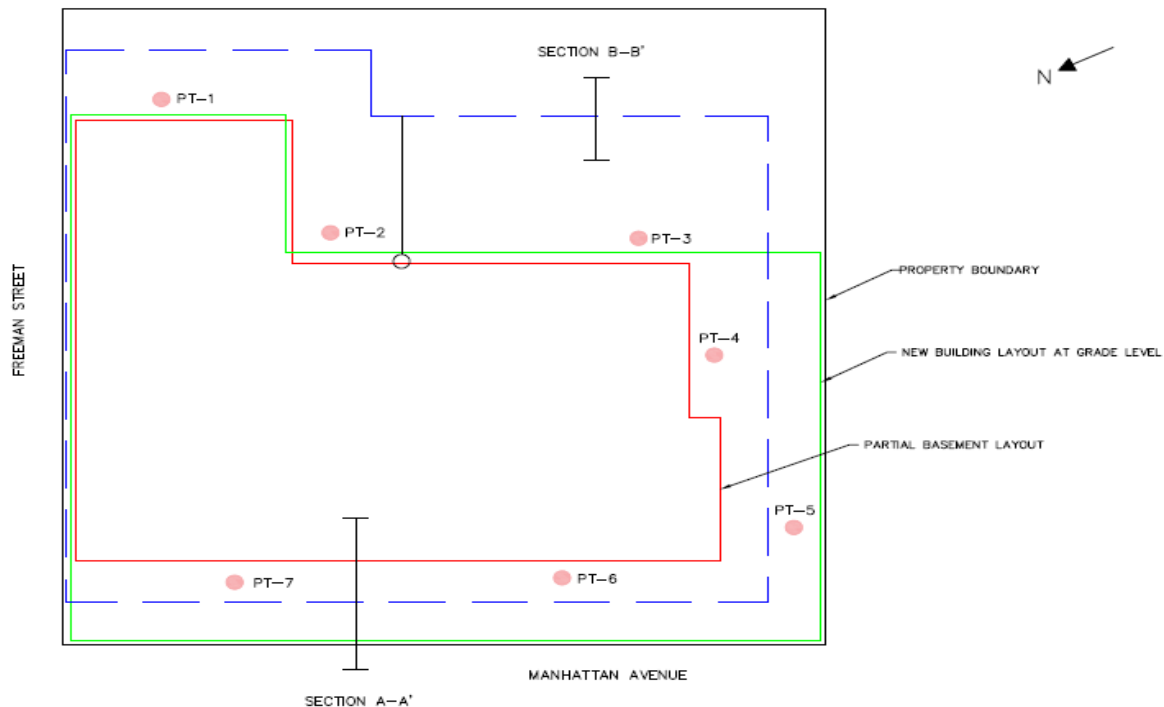


LEGEND:



6-INCH THICK CONCRETE SLAB-ON GRADE

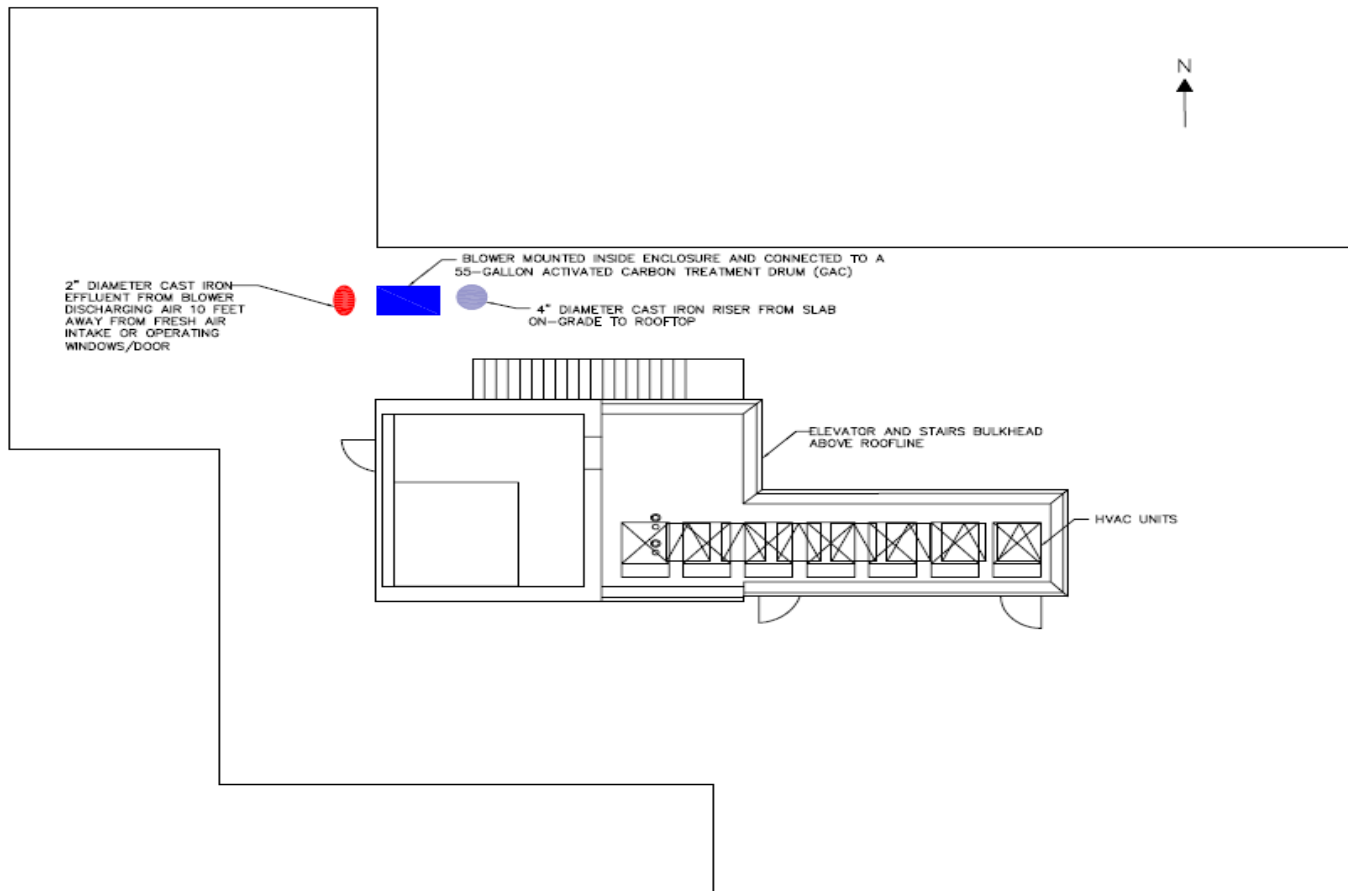
IRM Plan (SSDS)



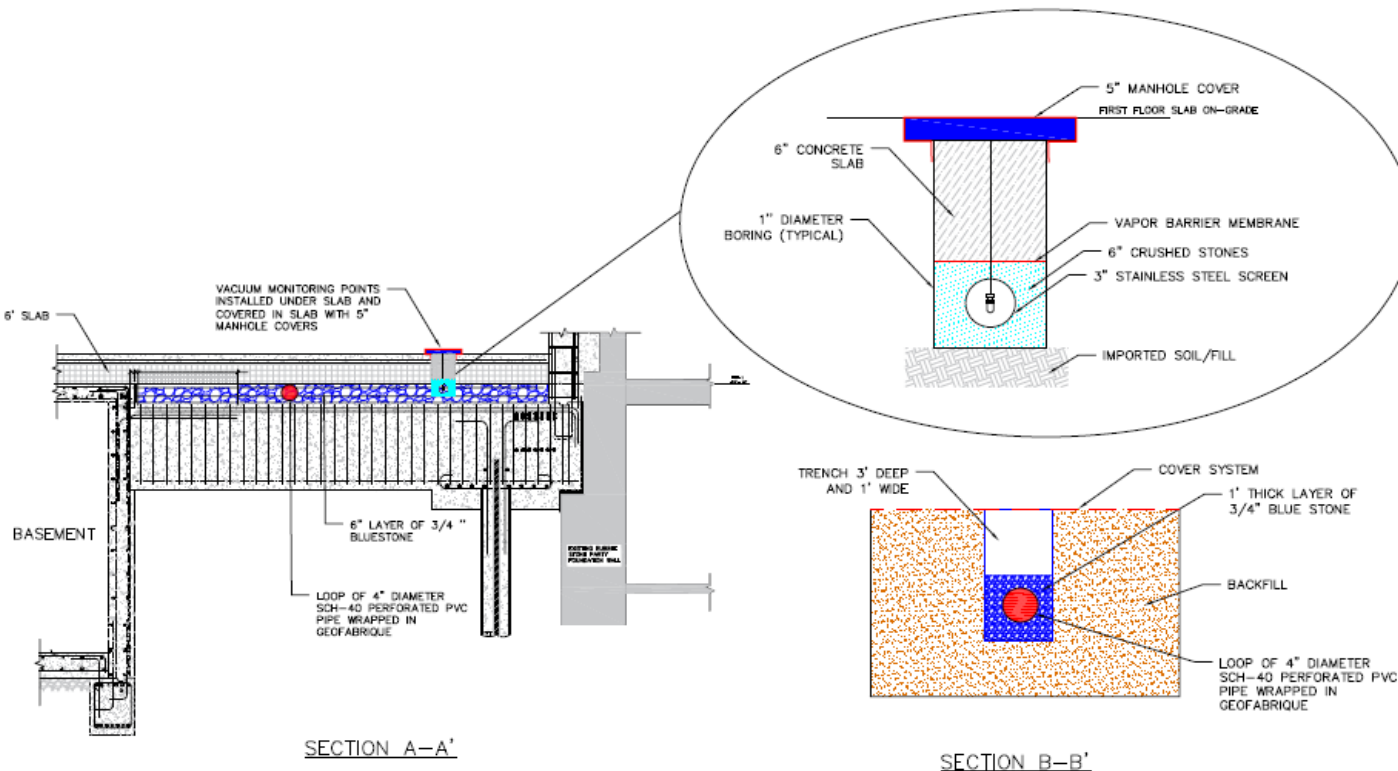
LEGEND:

- VACUUM MONITORING POINTS INSTALLED UNDER SLAB AND FINISHED AT SURFACE WITH 5" MANHOLE COVERS (PT-)
- LOOP OF 4" DIAMETER SCH-40 PERFORATED PVC PIPE WRAPPED IN GEOFABRIQUE AND EMBEDDED IN A 6" LAYER OF ¾" BLUESTONE UNDER BUILDING SLAB AND EMBEDDED INSIDE 1" OF ¾" BLUESTONE AT BOTTOM OF TRENCH THAT IS 1" WIDE AND 3" DEEP OUTSIDE THE BUILDING
- 4" DIAMETER SCH-40 SOLID PVC UNDER SLAB ON-GRADE TO RISER LOCATION
- 4" DIAMETER CAST IRON RISER INSIDE 8-STORY BUILDING TO ROOFTOP

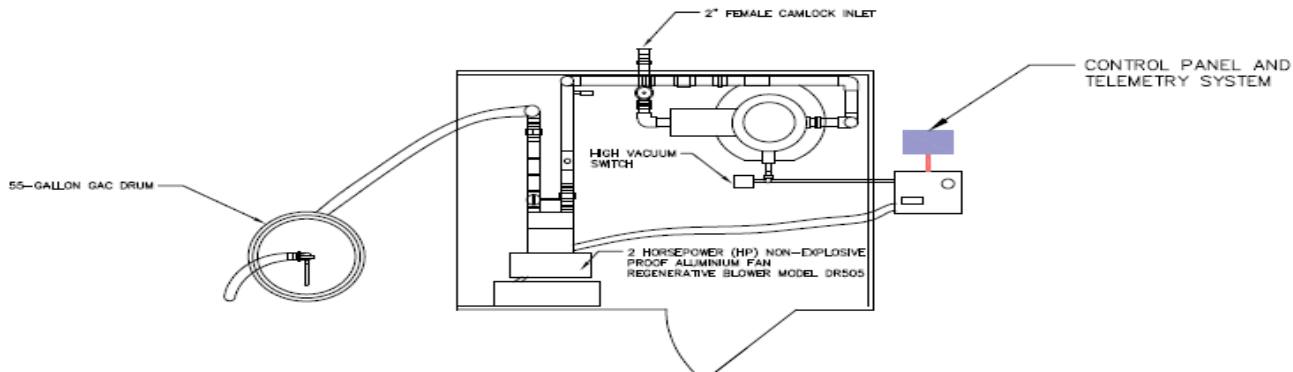
IRM Plan (SSDS)



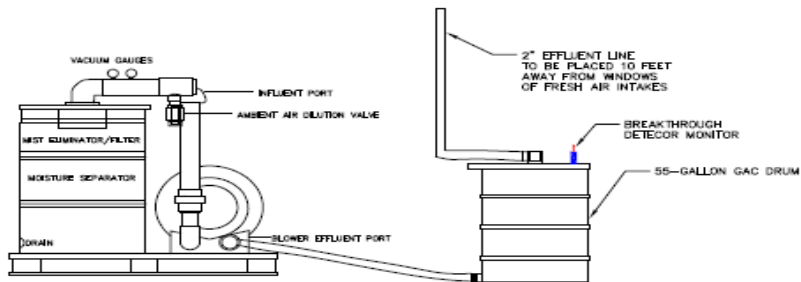
IRM Plan (SSDS)



IRM Plan (SSDS)



SSD SYSTEM EQUIPMENT PLAN VIEW



SSDS-1 EQUIPMENT CROSS SECTION VIEW

Project Schedule

- Public comment period on IRM workplan from 1/20/2022 – 2/20/2022
- IRM work plan will be finalized after the public comment period
- IRM implementation anticipated to begin in March 2022
- Following completion of off-site soil vapor investigation, a comprehensive Remedial Investigation Report and draft Remedial Action Work Plan (RAWP) will be submitted
- RAWP will be subject to 45-day public comment period

Thank You

Jane H. O'Connell, P.G.

Regional Remediation Engineer

New York State Department of
Environmental Conservation
Division of Environmental Remediation

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Department of
Environmental
Conservation



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

1036 Manhattan Ave BCP Site

170 Freeman Street
Brooklyn, NY 11222

SITE No. C224315

NYSDEC REGION 2

January 2022

Interim Remedial Measure Proposed; Public Comment Period Announced

Where to Find Information

Access project documents through the
DECinfo Locator

www.dec.ny.gov/data/DecDocs/C224315/
and at these location(s):

Brooklyn Public Library – Greenpoint Branch

107 Norman Avenue
Brooklyn, NY 11222
(718) 389-4394

Brooklyn Community Board #1

435 Graham Avenue
Brooklyn, NY 11211
(718) 389-0009
Bk01@cd.nyc.gov

**Repositories may be temporarily
unavailable due to COVID-19 precautions.
If you cannot access the online repository,
please contact the NYSDEC project
manager listed below for assistance.*

Who to Contact

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

Project-Related Questions

Wendi Zheng, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-7541
Wendi.Zheng@dec.ny.gov

Project-Related Health Questions

Jacquelyn Nealon
NYSDOH
Empire State Plaza
Corning Tower Rm. 1787
Albany, NY 12237
(518) 402-7883
beci@health.ny.gov

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

www.dec.ny.gov/chemical/8450.html

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is announcing an expedited cleanup of contamination at the 1036 Manhattan Ave BCP Site (the site) located at 170 Freeman Street, Brooklyn, NY. Please see the map for the site location. NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for the site. The expedited cleanup activities are expected to begin in March 2022 and last about 12 months. The activities will be performed by BK Corners LLC (applicant) with oversight provided by NYSDEC.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 30 days, from **January 20** through **February 20, 2022**.

- Access the Draft IRM Work Plan and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C224315/>.
- Documents also are available at the location(s) identified at left under “Where to Find Information.”
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the “Who to Contact” area at left.

Draft Interim Remedial Measure (IRM) Work Plan: An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The draft IRM work plan describes proposed upcoming cleanup activities that include:

- Excavation and off-site disposal of contaminated soil exceeding the restricted residential soil cleanup objectives (SCOs) in the upper 15 feet beneath the basement of the proposed building, and in the upper 2 feet in the remainder of the site;
- Groundwater treatment through in-situ (in-place) bioremediation injections;
- Collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the lower of the protection of groundwater or restricted residential SCOs for use as backfill;
- Installation of an active sub-slab depressurization system (SSDS);
- Installation of a site cover system outside the basement footprint; and

BROWNFIELD CLEANUP PROGRAM

- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.

Site Description: The site is 0.23-acres and is bordered on the west by Manhattan Avenue, on the south by a multi-story residential and commercial building, on the east by multi-story residential building and on the north by Freeman Avenue. It is currently vacant and covered by debris from recent demolition of previous buildings. Previously, the site was occupied by various businesses including a hardware store, paints shop and auto parts shop between 1928 and 2007 and a dry cleaner between 1949 and 2007. Planned redevelopment at the site includes an eight-story commercial and residential building with accessory driveway/parking areas.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224315) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are chlorinated volatile organic compounds (VOCs), which are present site-wide in groundwater above groundwater quality standards primarily in the northwestern portion of the site and in soil vapor, mainly in the central portion of the site.

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with NYSDOH. The approved work plan will be made available to the public (see "Where to Find Information" on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

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

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 NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

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

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

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

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

DECinfo Locator

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

BROWNFIELD CLEANUP PROGRAM

Site Location



**NYC VCP Cleanup Plan
Available for Review and Comment****Public Comment Period**January 19, 2022
to
February 19, 2022**Where can I view project documents?****Online at:**<https://a002-epic.nyc.gov/app/workspace/30510/docrepository>

Internet access to view documents is available at the public library. The closest location is:

Brooklyn Public Library
Greenpoint Branch
107 Norman Avenue
Brooklyn, NY 11222

Please call (718) 389-4394 for hours of operation

Whom can I contact for project information?William Quinones
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
(212) 788-2773
wquinones@dep.nyc.gov

and

Shaminder Chawla
Deputy Director
NYCOER
(212) 442-3007
Schawla@dep.nyc.govFor more information visit:
www.nyc.gov/oer

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Greenpoint Landing Lot 6 LLC for enrollment of the property located at 16 Dupont Street in the Greenpoint section of Brooklyn, New York and identified as Block 2494, Lots 6 and 10 into the VCP. The Remedial Investigation Report (RIR) details the results of an environmental investigation at the site including the nature and extent of contamination. The draft Remedial Action Work Plan (RAWP) proposes remedial actions to address contamination delineated in the RIR.

Public Comments on the RAWP

OER is accepting public comments on the draft RAWP for 30 days until February 19, 2022. The RIR and draft RAWP are available for review at the document repositories identified in the box on the left including a public library branch and through a link to OER's website. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

The Site is 20,900 square feet and is currently vacant, vegetated and paved land. The proposed development at Parcel E1 includes construction of a 40-story mixed-use residential and commercial building with a 17,650 square foot partial cellar and a 1,050 square foot landscaped courtyard in the northwestern corner of the site. The cellar will extend into the groundwater table and will be used for parking.

Summary of RIR

The environmental investigation identified Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), metals, pesticides, and one PCB above soil cleanup guidelines. Groundwater samples detected SVOCs, metals, and one PCB above groundwater quality standards. Soil vapor samples showed low level VOCs below the Air Guideline Values established by the New York State Department of Health.

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Selection of Track 4 Site-Specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. The cellar will be excavated to a depth of 17 feet below grade (ftbg), slab on grade building areas to 4.9 ftbg, landscaped area to 2 ftbg. Approximately 19,950 tons of soil will be excavated and removed from Site;
- Transportation and off-Site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities and appropriate segregation of excavated media onsite;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP;
- Construction and maintenance of an engineered composite cover consisting of a 12 to 24-inch thick concrete building slab and at least 2 feet of clean soil imported from an OER-approved to prevent human exposure to residual soil/fill remaining under the site;
- Installation of a vapor barrier system beneath the cellar foundation slab, along subsurface foundation sidewalls to grade, and beneath slab on grade building areas;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with E-designation for the property. [or: Recording of a deed restriction to prevent future exposure to any residual contamination at the site, and to inform future owners of the residual historic fill at the site

Next Steps

OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed on OER’s website and a second fact sheet will be issued before remedial work begins.

If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. For information regarding New York City’s Voluntary Cleanup Program, please visit our website at: www.nyc.gov/oer

Direct Link to Document Repository: <https://a002-epic.nyc.gov/app/workspace/30510/docrepository>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

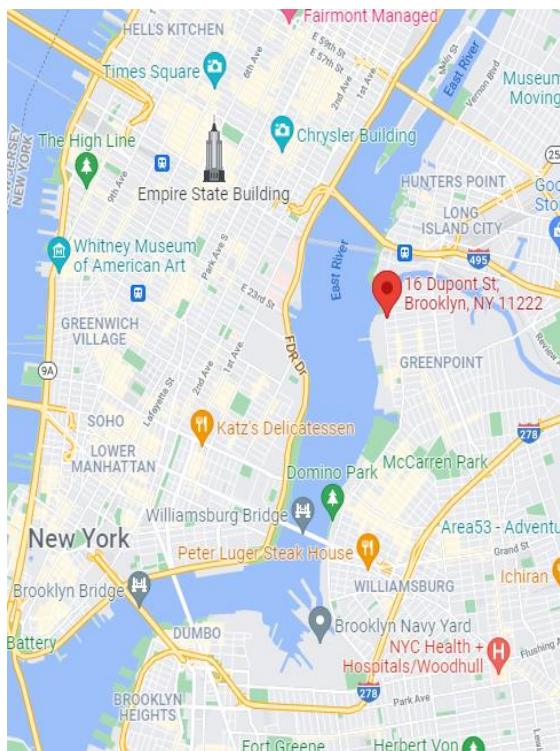


Figure 2 – Site Map





COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

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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

February 08, 2022

COMMITTEE REPORT

SLA REVIEW AND DCWP COMMITTEE

TO: Chairperson Dealice Fuller
And CB#1 Board Members

FROM: Thomas J. Burrows, Committee Chair
SLA Review & DCWP Committee

RE: Committee Meeting held via WebEx
on January 25, 2022

The SLA Review & DCWP Committee met via WebEx at 6:30pm on January 25, 2022. Representatives of the Community Board and other Community Board members participated in the discussion and review of the applications. Applicants were advised that the meeting was to end at 9:00pm and those applications not reached would be postponed to the next Committee meeting. Prior to the meeting the List of New and Renewal applications that had been posted at the Public Hearing were provided to the 90 and 94 Precincts of the NYPD for their review.

ATTENDANCE:

Present: Burrows, Chair; Bachorowki, Co-Chair; Barros, Bruzaitis, Foster, Sofer, Solano and Weiser.

Absent: Dybanowski, Torres, Cohen* and Daly*(*non-Board member)

Board members: Miceli

LIQUOR LICENSES

NEW:

- 1) 270 Meserole Rest Corp., dba TBD, 272 Meserole Street (New, liquor, wine, beer, cider, bar, tavern) Committee recommends **Approval**.
- 2) Berry Golf Club LLC, dba Cinderella Story, 8 Berry Street, (Corporate Change, liquor, wine, beer, cider, rest) Committee recommends **Approval**.
- 3) Corp to be Formed, 232 Varet Street, (New, liquor, wine, beer, cider, bar, tavern) **Postponed** at request of applicant.
- 4) Don Pancho Villa Restaurant LTD, 189 Borinquen Place, (All night Permit) Off calendar, request was for New Year's Eve.
- 5) Edith's Eatery LLC, dba Edith's Eatery and Grocery, Expansion onto Municipal Property Not addressed by SLA Committee, no procedures or process for Community Board to review street structures.
- 6) New York Events Inc., dba The Garden Carver (plant-based cafe), 187 Grand Street, (New, wine, beer, cider, rest) Applicant did not appear. Committee recommends **Denial**.
- 7) Plant Based Pizza Williamsburg LLC, dba TBD, 235 Kent Avenue, (New, liquor, wine, beer, cider, rest) Applicant did not appear. Committee recommends **Denial**.
- 8) Room and Boards LLC, dba TBD, 132 Havemeyer Street, Store #2, (New, liquor, wine, beer, cider, bar) Committee recommends **Approval**.
- 9) Samuel Neely Entity TBA, dba Super Burrito, 320, Bedford Avenue, (New, liquor, wine, beer, cider, rest) Additional petitions to be provided. Committee recommends **Approval**.
- 10) Silo Brooklyn LLC, dba Silo, 90 Scott Avenue, (New, liquor, wine, beer, cider, bar, tavern) Previously approved with different name, Streetloft, Committee recommends **Approval**.

RENEWAL:

- 1) 161 Grand St. Rest. Inc., dba Fresh Kills Bar, 161 Grand Street, (Renewal, liquor, wine, beer, cider, bar/tavern)
- 2) 301 Tavern Corp. dba General Public, 301 Ainslie Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
- 3) 451 Graham Avenue Corp, dba The Richardson, 451 Graham Avenue, (Renewal, liquor, wine, beer, cider, bar/tavern)
- 4) 559 Lorimer Corp., Db a Metropolitan, 559 Lorimer Street, (Renewal, liquor, wine, beer, cider, night club)
- 5) Aura Cocina & Bar Inc. dba Aura, 315 Meserole Street, (Renewal, liquor, wine, beer, cider, rest)
- 6) Bamonte Restaurant Corp., 32 Withers Street, (Renewal, liquor, wine, beer, cider, rest)
- 7) Bogart House LLC, dba Bogart House, 230 Bogart Street, (Renewal, liquor, wine, beer, cider, catering facility)

- 8) Brooklyn Ball Factory Inc., dba Brooklyn Ball Factory, 95 Montrose Avenue, (Renewal, wine, beer, cider, rest)
- 9) Café Mogador LLC, 133 Wythe Avenue, (Renewal, liquor, wine, beer, cider, rest)
- 10) Casa Ora LLC, 148 Meserole Street, (Renewal, liquor, wine, beer, cider, rest)
- 11) Dow Young Group Inc., dba The Commodore, 366 Metropolitan Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
- 12) Graham Central Café LTD, 442 Graham Avenue, (Renewal, wine, beer, cider, rest)
- 13) HTL Greenpoint LLC, dba The Moonlight Mile, 200 Franklin Street, Unit C1, (Renewal, liquor, wine, beer, cider, bar, tavern)
- 14) King Luke Inc. dba Marlow & Sons, 81 Broadway, (Renewal, liquor, wine, beer, cider, rest)
- 15) Lama 222 Corp. dba Tradesman, 222 Bushwick Avenue -Store, (Renewal, liquor, wine, beer, cider, tavern, bar)
- 15) POD BK F & B LLC & Great Food, Beer & Games LLC as Manager, dba Clinton Hall, 247 Metropolitan Avenue AKA 626 Driggs Avenue, (Renewal, liquor, wine, beer, cider, hotel)
- 16) St. Stanislaus Memorial Assn., 519 Leonard Street, (Renewal, liquor wine, beer, cider, American Legion Post)
- 17) Stephen W. Ehresman, dba The Turkey's Nest Inc., 94 Bedford Avenue, (Renewal, liquor, wine, beer, cider, bar)
- 18) Tasso Restaurant LLC, dba Baco & Abbracci, 204 Grand Street, (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 Approval of all Renewal applications.

Items Previously Announced (Postponed)

- 1) Pizza Lobo Brooklyn, 1145 Manhattan Avenue, (New, liquor, wine, beer, cider, bar, tavern). Item previously postponed 10/21/21, 11/23/21 and 12/21/21 to address community concerns. Applicant did not appear. Committee recommends **Denial**.
- 2) 180 Franklin LLC, dba Bar Americano, 180 Franklin Street, (New, liquor, wine, beer, cider, tavern) Item previously postponed 11/23/21 and 12/21/21 to meet with Greenpoint Coalition. Numerous speakers spoke in opposition to the application and a petition presented opposing the applicant. Community would like shorter hours (8:00am – 12:00am), no outdoor seating in the street (applicant suggested 75-80 seats), better community outreach and better use of landmark location. Committee recommends **Denial**.
- 3) Bushwick Triangle INC., 1277 Flushing Avenue, (New, liquor, wine, beer, cider, bar, tavern)
Committee recommends **Approval**.
- 4) MQBK 1 LLC, dba Mighty Quinn's BBQ, 62 South end Street, (New, liquor, wine, beer, cider, rest) Applicant did not appear. Committee recommends **Denial**.

- 5) Taku New York Inc, 29 Greenpoint Avenue, (New, liquor, wine, beer, cider, rest)
Applicant did not meet with Greenpoint Coalition. Applicant did not appear.
Committee recommends **Denial**.

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

WHEN: Tuesday, February 22, 2022
TIME: 6:30 PM (Meeting will end at 9:00 PM)
WHERE: Via WebEx



COMMUNITY BOARD No. 1

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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 8, 2022

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

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Del Teague, Committee Chair

RE: Land Use Committee Report from February 1, 2022

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

ATTENDANCE

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

Absent: Drinkwater; Indig; Lebovits; Solano; Stone* (*non-board member)

(A quorum was present)

PUBLIC HEARING -

PRESENTATION: Broadway Triangle (Application No. C 220209 HAK)- This is a public application by HPD requesting a UDAAP designation and disposition of City-owned property to facilitate the development of a new nine-story rental residential building with approximately 29 units of affordable housing located at 29-31 Bartlett Street, located in CD 1 Williamsburg, Brooklyn. Presenters: Charlie Stewart, St. Nicks Alliance, Frank Lang, St. Nicks Alliance, Makeda Marshall-NeSmith, NYC Department of Housing Preservation and Development Frank Lang, Charlotte Stewart, and Makeda Marshall-NeSmith presented.

Tonight's presentation addressed the smallest building in the Broadway Triangle affordable housing development. There will be 29 units, ranging from 30% to 80% AMI. The breakdown of

the apartments is as follows: 7 studios; 14 one bedroom; 8 two bedrooms. Three apartments will be reserved for formerly homeless persons.

In addition to landscaping and rear yard space, the building will be all- electric and will use passive house technology. There is a 1,300 sq. ft commercial space that the developers plan to lease to a non-profit group, possibly for a café' where some of the items that are served will be baked on premises.

COMMITTEE MEETING

AGENDA

-1- Broadway Triangle (Application No. C 220209 HAK)-

After the Public Hearing was closed, the committee voted to accept the application as presented.

Recommendation – Accept as presented.

14 – yes

0 -no

3 – recusals

-2 City Planning (C 210299 ZMK, 210300ZRK) 840 Lorimer Street, Brooklyn, NY 11222 -

The Project Area consists of the southern most tax lots of tax block 2679, bounded by Driggs Avenue to the south, Lorimer Street to the west and Manhattan Avenue to the east. The lots in the Project Area are lots 32, 34, 42 and 43. Lot 43 is the Development Site. (Applicant/Presenter: Mr. Richard Lobel, Sheldon Lobel PC, Ms. Amanda Iannotti, Sheldon Lobel PC, Sam Feigenbaum, Bienenfeld Architecture and Richard Bienenfeld, Bienenfeld Architecture)

• IN THE MATTER OF an application submitted by Zucker Enterprises, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 13a:

1) eliminating from within an existing R6A District a C2-4 District bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (a measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of 3 Driggs Avenue, Manhattan Avenue, Driggs Avenue, and a line midway between Lorimer Street and Manhattan Avenue;

2) eliminating a Special Mixed Use District (MX-8) bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (a measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, a line midway between Lorimer Street and Manhattan Avenue, Driggs Avenue, and Lorimer Street;

3) changing from an R6A District to a C4-5D District property bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (a measured along the street line) from the point of intersection of the northeasterly street line of Lorimer

Street and the northwesterly street line of Driggs Avenue, Manhattan Avenue, Driggs Avenue, and a line midway between Lorimer Street and Manhattan Avenue; and

4) changing from an M1-2/R6 District to a C4-5D District property bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (a measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, a line midway between Lorimer Street and Manhattan Avenue, Driggs Avenue, and Lorimer Street; as shown on a diagram (for illustrative purposes only) dated November 29, 2021, and subject to the conditions of CEQR Declaration E-650.

PRESENTATION:

Richard Lobel presented. This application includes 4 lots. The developer proposes to build a 10-story mixed use building, plus 25% or 30% MIH. The first three floors will contain Retail/commercial space. The remaining floors will contain 74 residential units, approximately 19 of which are affordable with a range of 60-80% AMI. There will be 28 parking spaces in the cellar and on the ground floor.

In response to the community's request for more green elements, the applicant has added street trees with engineered soils, a green roof, trees and green roofs on set-back terraces, and a vine element growing up the side of the building.

The developer has begun speaking to the Parks Department about the possibility of contributing to McCarren Park. No money amount or details of the use of any contribution have been discussed.

Statement by community residents

One resident spoke in opposition to the development, stating that it would further add to the increase in the cost of living and displacement that has occurred in the area because of the many market rate units and the businesses catering to the residents who can afford them.

The owner of the corner luncheonette was present. She stated she is not ready to make a statement but is listening and watching the progress of the application.

Discussion by committee members

Many members struggled with the architectural design finding it to be out of context and not sufficiently reminiscent of the historical character of the neighborhood. Although the designer stated the idea was to have the upper all-glass stories disappear, members felt the stark contrast between the small masonry base and the much larger upper glass section was almost shocking and gave the appearance of two totally unrelated buildings.

The committee agreed it was not necessary for the developer to abandon the glass in its entirety, but it would be important for the developer to integrate masonry that would replicate the architecture of the original building in at least the first 6 stories.

The developer was not able to make a commitment at this time to address this concern.

The committee also asked for details regarding what the developer is willing to contribute to the maintenance or improvement of McCarren Park. The developer was not able to provide us with details at this point. Mary Salig-Husain confirmed that the Parks Department is willing to work with the developer as the application moves forward.

Several members asked for a commitment to preserve the “Royal Lace Paperworks” sign. The developer agreed to preserve and incorporate the sign.

Recommendation:

The developer was not able to commit to addressing the committee’s architectural concerns; could not provide us with any details regarding any commitment toward the park; and was not able to commit to not using fossil fuels for heating and air-conditioning.

The committee voted to deny the application unless the following conditions are met.

- 1- The developer will change the current architectural design to integrate masonry that replicates the architecture of the original building in at least the first six floors.
- 2- The developer will agree to contribute substantial sustained funds to McCarren Park pursuant to a community benefit agreement with or approved by the Parks Department. The funds would be used by the Parks Department specifically for McCarren Park to augment monies normally received by the park through public funding.
- 3- The “Royal Lace Paperworks” sign will be incorporated into the building’s façade.
- 4- The two Manhattan Avenue properties, which are not included in the building being evaluated, will not be included in this re-zoning.
- 5- There will be a preference for local businesses and commercial tenants that will provide retail diversity.
- 6- The developer will provide 35% affordable units.
- 7- The developer will not use fossil fuels for heating and air conditioning.
- 8- The developer will consider using passive house technology for further reducing its carbon footprint.
- 9- The committee recommends the developer and the city explore the feasibility of incorporating a vertical forest architectural device.

Vote – 10 yes, 0 no, 4 abstain

February 8, 2022

TRANSPORTATION COMMITTEE
REPORT

TO: Chairperson Dealice Fuller
and CB #1 Board Members
FROM: Mr. Eric Bruzaitis, Committee Chair
RE: Committee Report from Thursday, January 27th Meeting

The Transportation Committee met Thursday, January 27th, 2022 (CALLED TO ORDER: 6:32 PM; ADJOURNED: 9:05 PM) via Webex virtual meeting platform.

A quorum was met.

ATTENDANCE:

Present: Bruzaitis; Weiser; Argento; Elkins; Kuonen; Odomirok; Nieves; Vega; Breitner*; Kelterborn*.

Absent: Drinkwater; Goldstein; Lebovits; Costa*.

AGENDA

1. **MTA/NYCTA/NYCDOT Update on Lorimer Station Construction and Lorimer St Traffic Routing.**

Mr. Andrew Inglesby, Joe O'Donnell and Brennan Ortiz for MTA; Ms Katherine McSpiritt and Mr. Chris Alecsandroc of contracting partner Judlau;

Mr Joe O'Donnell of MTA presented a power point detailing the status of the construction progress and staging for the installation of ADA accessible elevators. The presentation also included updates on Grand St Station and Metropolitan Ave. (Presentation attached).

Committee Questions:

Mr. Bruzaitis:

Asked to clarify that the full closure of Lorimer St is a new condition, and that it will be all times rather than opening up the street when work is not happening. Also asked for clarification that Judlau will relocate garbage from both residents and businesses on pick-up days to the corners for DSNY.

Mr. Inglesby/Mr. O'Donnel:

It was explained that because of the large main that runs under Lorimer Street, a four week full closure

is necessary to accommodate crane staging. It may not take the full four weeks.

Judlau has committed to relocating garbage on pickup days.

Ms Mary Odomirok:

Has the conflict over the siting of the stairs on the south side of Lorimer St between Conselyea and Metropolitan been resolved?

Mr. Inglesby/Mr. O'Donnel: Yes. The stairs will utilize the existing emergency stairs on the southwest corner of Metropolitan Ave and Lorimer St.

Ms Karen Nieves:

What are the areas of fencing for the project, and what type of fencing is being installed? There have been recent incidents of sexual assaults and robberies on other locations of Metropolitan Ave where the larger green wooden panels were installed. Also lighting is an issue.

Mr. O'Donnel/Ms. Katherine McSpirtt:

Reviewed the area where the fencing will go and pedestrian access. There will be both chain link and green privacy fencing, to both obscure unsightly construction, but also to manage dust control.

The fencing can be replaced if issues arise. But MTA/Judlau will continue to work with the community to install additional lighting to address concerns.

Business information will also be posted to inform the public that businesses obscured by the fencing are open.

Mr. Gerry Esposito, District Manager:

Asked for clarification on security at the location.

Mr. Inglesby/Mr. Alecsandroc:

Noted that the site will be chained and padlocked non working hours. No security guards will be stationed at this time.

Mr. Simon Wiser:

Off topic renewed his concerns with the MTA bus drivers are still ignoring the layover area at Lynch St. in favor of Lee Ave for their convenience. The traffic backups continue to be a problem. The discussion has been going on a long time and there must be a resolution.

Mr. Inglesby:

Was not prepared to discuss this issue, but will continue to reach out to Mr. Wiser.

Mr. Bruzaitis will include it on the agenda for a future committee meeting and follow up with Mr. Inglesby and Mr. Wiser via email in advance of that meeting.

Public Comments:

Ms. Lisa Summa:

Reiterated lighting concerns and mentioned that Ms. Melissa Morales, owner of Pomp & Circumstance

restaurant, has been leaving their exterior lights on to improve safety. There have also been graffiti tagging on basement doors since the fencing has gone up. There is a concern with rodent control, since people have been disposing of garbage in the construction site. Garbage is piling up at the corners and cant be left in front of properties because it blocks the sidewalk. Lastly, there is still a request for vibration monitoring for the duration of the project.

restaurant Melissa Morales leaving lights on for safety.

Mr. Inglesby/Mr. O'Donnell/Ms. McSpiritt:

Mr. Inglesby has spoken to Ms. Morales and the lighting is being addressed. MTA is also working on the graffiti issue as well as monitoring the vermin situation. MTA will reach out to DSNY to ensure timely pickup at the Lorimer St location. Ms. McSpiritt

Sanitation: We're leaving at the corner. Wednesday is an issue. DSNY is late with pickups.

Due to ongoing conversations, basement inspections and monitors have not happened yet. However, Judlau will be follow up shortly with the collection of residential consent forms to allow for the inspections.

Ms. Niurka Tallarico:

Is a resident of 589 Lorimer. Has experienced problems with garbage piling up and other buildings storing garbage in front of her building. She is also very concerned with the lighting and feels very unsafe at night. Also asked about side street parking, the orange barriers make it unclear where parking is allowed.

Mr. Inglesby:

Restated MTA's commitment to resolving the lighting issue. Has spoken to Ms. Tallarico and will continue to reach out to her and her neighbors regarding the garbage. There will be no parking on Lorimer St between Devoe and Conselyea, but other areas will be have parking adjustments throughout the project.

Mr. Kevin La Cherra:

Asked for clarification on flood resiliency since only the Lorimer Station was mentioned in the presentation. Newly released flood maps suggest that Metropolitan and Union Aves could be more vulnerable to flooding.

Ms. McSpiritt/Mr. Alecsandroc:

The new elevators have built in resiliency. Grand St Station is upland of flood zones. And although Union Ave is lower than Lorimer, the elevator will sit on a higher curb and will have a gasketed door to reduce vulnerability.

2. **NYC DOT Update on Meeker Avenue Project.**

Ms Ronda Messer, Mr. Craig Baerwald, NYC DOT.

Mr. Baerwald detailed the work that has been completed and projections for the near future:

Concrete work at McGuinness, North Henry, Monitor and Kingsland has been completed and will mirror the final work at pending locations.

North Henry signal work is largely done. Other signal work is ongoing.

Planned east to west work is still planned with some tweaks to accommodate the logistical needs. Paint was laid down for the bike path from McGuinness to Kingsland, however additional “truffled” texture treatments will be completed this spring. Some markings between Sutton St and Graham Ave will need to be completed.

Intersection markings will be completed once signal work is done.

Work is being done now but other work will restart mid April or sooner weather permitting. 2020 work was a late start. 2021 will have a full season to complete the next stages. The work is very labor intensive with many moving parts, but NYCDOT is committed to moving forward in a timely manner and will keep in contact with the committee.

Committee Comments:

Ms. Bronwyn Breitner:

Raised concerns regarding the crossing times at Humboldt St and Meeker Ave. The understanding from previous presentations was that signal timing would not be increased since installation of bollards and bulbouts would shorten crossing times. However, this intersection continues to be treacherous, particularly crossing northbound. Also lighting seems to still be inadequate.

Mr. Baerwald/Ms. Messer:

The timing at this location remains tricky. Some left turn improvements should resolve some of these issues. (Ms. Breitner noted that even with left turn tweaks, the situation is problematic).

Lighting has been replaced with LEDs and repaired where necessary. A more robust lighting upgrade is outside the scope of this project and will be addressed at a future date. It will be necessary to bid out a separate contract to upgrade the lighting.

Mr. T. Willis Elkins:

Asked if count-down clocks were being installed at the intersections and what is the timeline if so.

Mr. Baerwald stated that they are going in through out the corridor, and that some of that installation started prior to major work with Signals Department. Mr. Baerwald and Ms. Messer will follow up to get a clearer timeline.

Mr. Paul Kelterborn:

Asked for clarification on the locations for jersey barriers and whether they are just being installed in the Meeker roadbed, or will they also be under the BQE. He has noticed parking in that bike lane already.

Mr. Baerwald: Roadbed will have concrete jersey barriers, but flexible deliniators will be installed under the BQE. This will be done for maintenance access. He will follow up on the possibility of more jersey barriers along the corridor.

Public Comment:

Mr. Elliot Drabble stated his support for the project and improved safety and asked about the completion timeline, as well as the Kosciusko Bridge/Sutton Pl connection.

Mr. Baerwald noted that there is not a hard completion timeline, but DOT hopes to finish some time at the end of 2023. The team is still working on the bridge to street connection and will be addressed more fully once signal work is complete.

Ms. Maria Natale noted that the issue of the metered parking had not been addressed and that despite thousands of signatures in opposition, the metered parking is still being introduced. She referred to a DOT survey that never included the relocation of parking and recommended that people should be encouraged to park under the BQE and that there should be better sanitation. The metered parking is not a benefit to the community and that idling cars looking for parking will increase. As this is a residential area, meters are an inappropriate burden on the community. She also asked when the additional metered parking will be in effect. Mr. Bruzaitis asked that she forward the survey to which she referred to the board email for the record. (Following the meeting Ms. Natale sent the North Brooklyn Transportation Study. It should be noted that the recommendation from that study did not account for the full scope for the new project which was drafted well after the study was completed).

Mr. Baerwald stated that the meters are not part of the work he is specifically supervising. Ms. Messer noted that the hours for metered parking had been reduced and that the meters will be installed in the parking fields as the project progresses.

Ms. Meryl LaBorde specifically asked for the timeline for the K Bridge to Morgan work completion; measures being taken to address flooding under the BQE from the highway; and how exactly has the North Henry signal timing changed.

Mr. Baerwald stated that the K Bridge/Morgan work will start in the spring. He has been in contact State DOT regarding storm water runoff. There has been asphalt channeling into the catch basins, but understands that the issue persists and they are looking at it. There is the possibility that catch basins need to be cleared and the problem areas will be looked at. Lastly, the full change to North Henry timing will not be completed until the majority of the phase 1 corridor is completed, because the timing must be consistent.

Mr. Sasha Aickin supports the meters and that he would like to see parking removed in favor of bike lanes.

Erica Matechak referenced a New York Times article that stated that the city must install additional infrastructure to assist the visually impaired. How will this be incorporated into the Meeker Ave project.

Mr. Baerwald is not aware of specific Audible Pedestrian Signal (APS) for this project, however he has had conversations with signals about the issue. He will update the committee at a future meeting.

Ms. Chris Trotta accused NYCDOT of lying about the DSNY stating that they would not clean under the BQE. She asked if handicapped parking will be exempt from the meters. She noted that the board should be ashamed to have voted for this project because it is a regressive tax on working people.

Ms. Messer noted that alternate side parking currently exists. DOT never stated that DSNY would not clean if there are bike lanes. It is the position of NYCDOT that they will take over the cleaning from DSNY as part of the project. Handicapped placards, regardless of where a vehicle is registered, are uniformly exempt from metered parking throughout NYC.

*Ms. Trotta, following her allocated two minute comment period, was muted and ejected from the meeting for inappropriate interruptions and abusive comments.

Mr. Kevin LaCherra thanked the committee for supporting the Meeker Avenue project. Asked if there would be additional controls at Monitor St. He is concerned about the status of the connection exiting the K Bridge and that it will not be resolved until the end of the project. Followed up on the flooding question and whether state assembly and senate representatives should be included to resolve runoff. Asked if there were any considerations being made for the BP gas station at McGuinness and Meeker, noting that the many curb cuts there are problematic. Asked about the possibility of concrete “wheel stops” being installed to segregate the bike lane in lieu of jersey barriers.

Mr. Baerwald stated that they are still looking at Monitor St for additional controls. The K Bridge connection is being worked on and DOT will not say one section of the project is open or closed, rather they will insure there is a fluid connection. Both Mr. Baerwald and Ms. Messer agreed that involving state elected officials to address the flooding issue would be useful. Ms. Messer noted that since the gas station is private property, and DOB is responsible for approving curb cuts, it is a more difficult issue to resolve, but not impossible. Mr. Baerwald noted it is outside the scope of the project but can be looked at once the McGuinness work is finalized. Mr. Baerwald stated that “wheel stops” would be installed where perpendicular parking is in place, however they cannot be installed along the bike lane for several reasons. Flex deliniators, which can be maintenance intensive along a traffic corridor, the volume and use under the BQE makes them a better option.

Mr. Bruzaitis:

MOTION: COMMUNITY BOARD 1 TO REDRAFT THE LETTER OPPOSING METERED PARKING UNDER THE BQE TO MAYOR ERIC ADAMS; COMMISSIONER OF THE NYC DEPARTMENT OF TRANSPORTATION, YDANIS RODRIGUEZ; DIRECTOR OF THE NYC OFFICE OF MANAGEMENT & BUDGET, JACQUES JIHA; COMMISSIONER OF THE NYC DEPARTMENT OF FINANCE, PRESTON NIBLACK; CITY COUNCIL MEMBER, JENNIFER GUTIEREZ AND CITY COUNCIL MEMBER LINCOLN RESTLER.

SECOND: Mr. William Vega

IN FAVOR: Bruzaitis; Weiser; Argento; Elkins; Odomirok; Nieves; Vega; Breitner*; Kelterborn*

OPPOSED: Kuonen; Kelterborn*

ZERO ABSTENTIONS.

*Non-board members

3. **NYC DOT Update on Wythe Ave, Williamsburg Street West/Penn Street Bike Lane Safety improvements.**

Mr. Shawn Macias, Mr. Hayes Lord, NYCDOT

Mr. Hayes Lord, NYCDOT was recognized.

Mr. Lord noted that the work began in the fall of 2020 and that jersey barriers were installed in December. There have also been flexible deliniators and barrels installed to alert drivers to the jersey barriers. "Quick Curb" is scheduled to be replace the delineators, as well as green paint and signage set to be installed in the near future. The quick curb installation is not weather sensitive and is expected to be installed in the next 30 day.

Committee Comments:

Mr. Bruzaitis stated that the item was placed on the agenda following several incidents of drivers driving up onto the new barriers. He noted that he was happy to see them go in, and was disappointed that some drivers are not respecting the road treatments.

Mr. Simon Wisner disagreed with Mr. Bruzaitis' comments and stated that drivers cannot see the the jersey barriers until it is too late, that it is difficult for for those making the left turn from Williamsburg St West, and that DOT took too much space for the bike lane when installing the barriers.

Ms. Kuonen thanked DOT for the barriers because it makes conditions safer. She noted that the bike lane is not larger, but the accidents occur when vehicles are moving too fast through the turn. She also encouraged the committee and DOT to go back to the Wythe Ave/BQE plan to improve safety conditions. Enforcement is needed.

Mr. Lord noted that there are issues with vehicles not being used to the new pattern, and admitted that street markings are faded and need to be redone. Other issues are that many vehicles, particularly tractor trailers are making wide illegal turns and that they are riding up on the barriers as a consequence.

Ms. Messer stated that typically, DOT waits until painting season, but since the new pattern is an issue, they are looking at a window in advance where temperatures/conditions will allow them to lay down new markings. She has recently witnessed delivery trucks parked in the bike lane and that enforcement is an issue.

Mr. Bruzaitis asked if there were any plans to revisit the Wythe plan.

Ms. Messer noted that while Mr. Hayes was not involved in that plan, and she was not prepared for this update, there have been site inspections and discussions about this location. As discussed at previous meetings, there is a state DOT component and that some of the measures suggested by the committee and community are cost prohibitive at this time.

Mr. Bruzaitis stated that the committee would revisit the plan at a future meeting.

Ms. Kuonen:

MOTION: COMMUNITY BOARD 1 TO DRAFT A LETTER TO THE NYPD 90TH PRECINCT TO INCREASE ENFORCEMENT OF ILLEGAL PARKING AND STANDING ON WYTHE AVENUE FROM WILLIAMSBURG STREET WEST TO PENN STREET

SECOND: Mr. William Vega.

PASSED UNANIMOUSLY WITHOUT OBJECTION OR OBSTENTION.

*Ms. Breitner and Mr. Ketlerborn voting in favor as non-board members.

4. **Old Business.**

Mr. Paul Kelterborn*

MOTION: COMMUNITY BOARD 1 TO DRAFT A LETTER TO NYCDOT COMMISSIONER YDANIS RODRIGUEZ TO REQUEST A COMMUNITY BASED REDESIGN OF GRAND STREET TO INCLUDE A PHYSICALLY PROTECTED BIKE.

SECOND: Ms. Bronwyn Breitner

PASSED UNANIMOUSLY WITHOUT OBJECTION OR OBSTENTION.

*Ms. Breitner and Mr. Ketlerborn voting in favor as non-board members.

Ms. Bronwyn Breitner*

MOTION: MOTION: COMMUNITY BOARD 1 TO DRAFT A LETTER TO NYCDOT TO INCLUDE THE FOLLOWING IMPROVEMENTS TO THE MEEKER AVENUE PLAN:

- IMPROVED SIGNAL TIMING FOR SAFER PEDESTRIAN CROSSING
- MORE EFFECTIVE STORM WATER MANAGEMENT UNDER THE BQE
- UPGRADED LIGHTING
- A PHYSICALLY PROTECTED BIKE LANE
- TRAFFIC CONTROLS AT MONITOR STREET AND MEEKER AVENUE
- INCLUSION OF AUDIBLE PEDESTRIAN SIGNALS

SECOND: Mr. William Vega

PASSED UNANIMOUSLY WITHOUT OBJECTION OR OBSTENTION.

*Ms. Breitner and Mr. Ketlerborn voting in favor as non-board members.

Ms. Kuonen noted that there was another incident where decorum was broken and a community member was harassed. She stated that the issue should be taken to the Executive Committee and the chair or co-chair should be given the hosting controls to prevent abusive behavior.

Mr. Elkins and Ms. Nieves requested that the committee take up the abuses occurring on Kingsland Avenue behind the water treatment plant. Mr. Bruzaitis agreed that the item would be taken up at a future meeting.

Ms. Breitner reminded the committee that we have discussed including former council member Stephen Levin and current council member Lincoln Restler to address the issue of NYCDOT's deference to federal traffic warrants for signals. Mr. Bruzaitis stated this is an issue he is historically been vocal about and agreed to include it at a future committee meeting.

5. **New Business.**

NONE

MOTIONS OF THE TRANSPORTATION COMMITTEE
JANUARY MEETING

Mr. Bruzaitis:

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SECOND: Mr. William Vega

IN FAVOR: Bruzaitis; Weiser; Argento; Elkins; Odomirok; Nieves; Vega; Breitner*; Kelterborn*

OPPOSED: Kuonen; Kelterborn*

ZERO ABSTENTIONS.

*Non-board members

Ms. Kuonen:

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SECOND: Mr. William Vega.

PASSED UNANIMOUSLY WITHOUT OBJECTION OR OBJECTION.

*Ms. Breitner and Mr. Kelterborn voting in favor as non-board members.

Mr. Paul Kelterborn*

MOTION: COMMUNITY BOARD 1 TO DRAFT A LETTER TO NYCDOT COMMISSIONER YDANIS RODRIGUEZ TO REQUEST A COMMUNITY BASED REDESIGN OF GRAND STREET TO INCLUDE A PHYSICALLY PROTECTED BIKE.

SECOND: Ms. Bronwyn Breitner

PASSED UNANIMOUSLY WITHOUT OBJECTION OR OBJECTION.

*Ms. Breitner and Mr. Kelterborn voting in favor as non-board members.

Ms. Bronwyn Breitner*

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- INCLUSION OF AUDIBLE PEDESTRIAN SIGNALS

SECOND: Mr. William Vega

PASSED UNANIMOUSLY WITHOUT OBJECTION OR OBSTENTION.

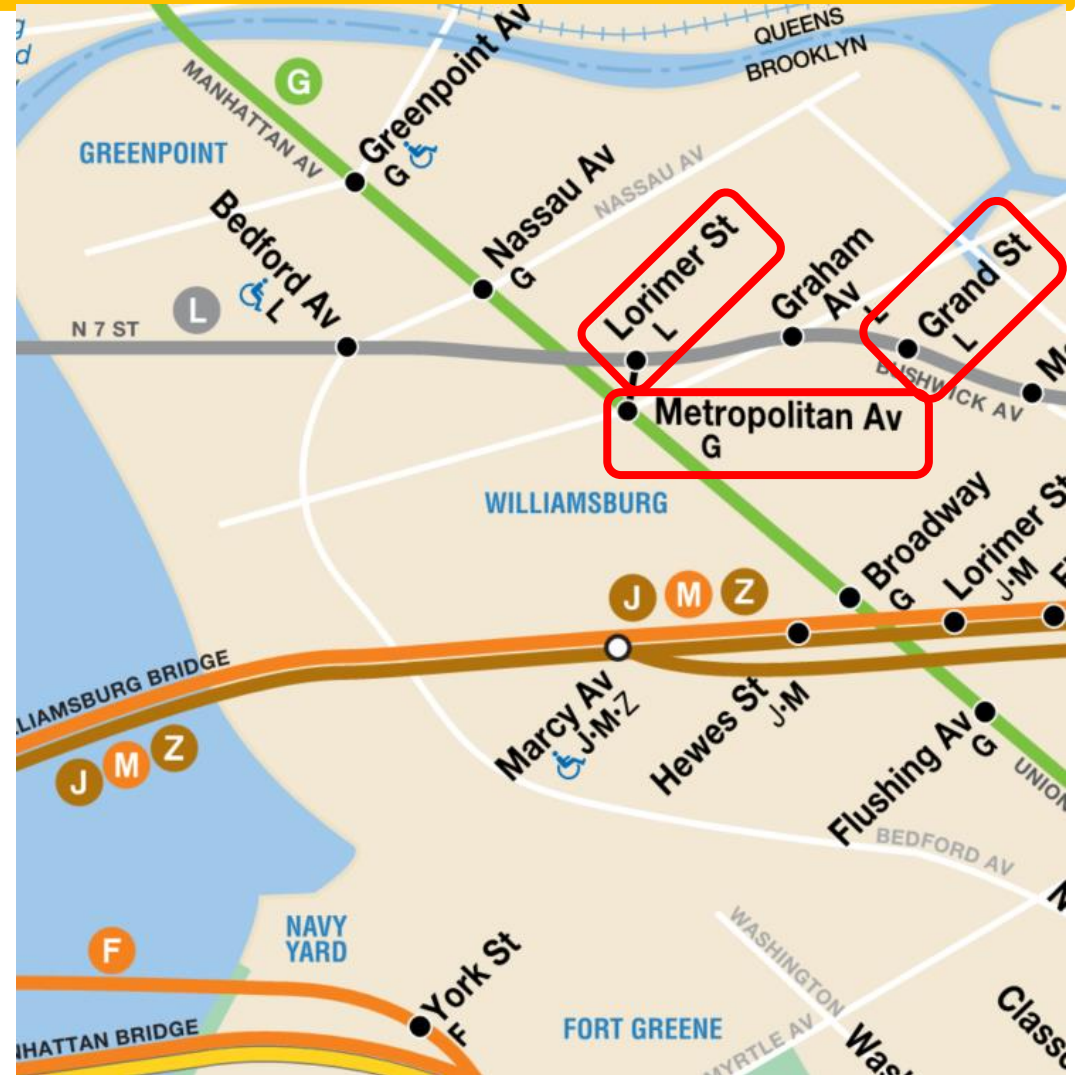
*Ms. Breitner and Mr. Ketlerborn voting in favor as non-board members.



January 2022 Update: Accessibility Upgrades at Lorimer Street, Metropolitan Avenue, and Grand Street Stations

Project Intent

- ADA Accessibility – part of a larger project at 8 stations throughout NYC
- Long-term flood resiliency upgrades
 - Metropolitan & Lorimer only
- Structural rehabilitation
- Systems upgrades
- Design-build contract awarded December 31st, 2020
- Completion: July 2023

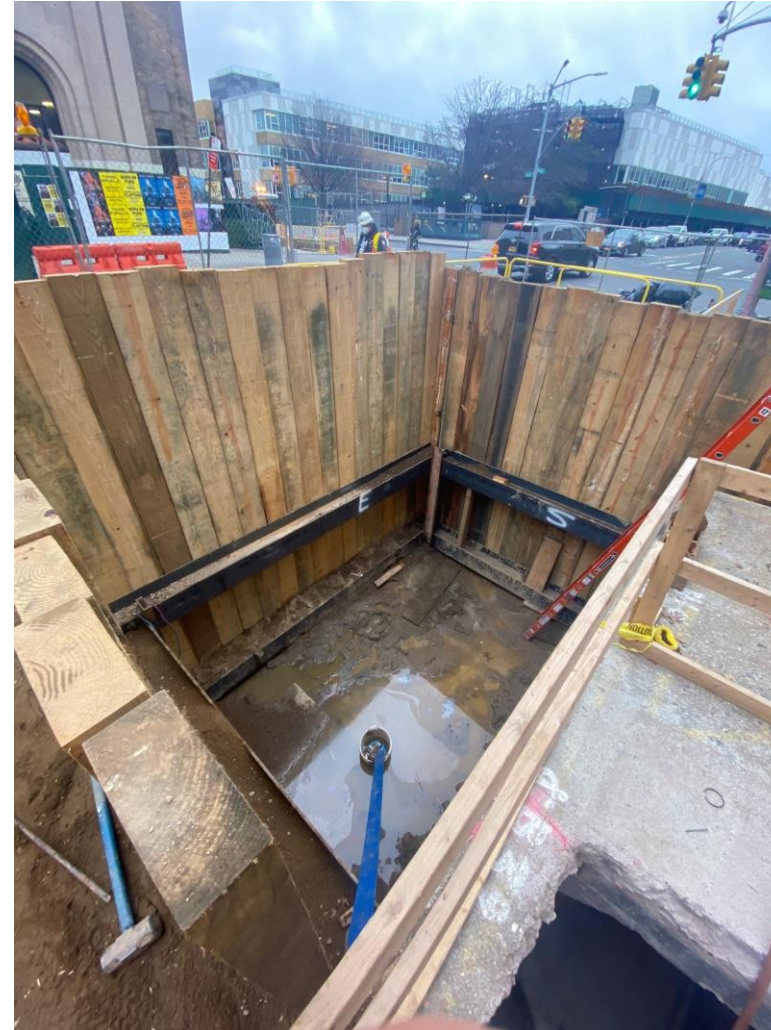


Progress

- All stations
 - Design work
 - Test pits
 - Work zone setups (on street, and barricades inside stations)
 - Demolition inside the stations
- Grand Street Station
 - Utility work – water main, ConEd, ECS
 - Excavation for southbound elevator on Bushwick Ave
 - Conduit installation
- Metropolitan Avenue Station
 - Demolition inside the station
 - National Grid relocations ongoing
- Lorimer Street Station
 - Relocation of fare equipment
 - National Grid gas relocation
 - Redesign due to community concerns and value engineering has set back progress of work. Completion date remains the same.

Grand Street Station – Next 6 Months

- Bushwick Avenue
 - Excavation for elevator
 - Jet grouting
- Grand Street
 - Water main relocation
 - Excavation for elevator
 - Jet grouting, sheet piles
- Inside Station
 - Platform edge replacement
 - Electrical work
 - Build new rooms behind barricades



Metropolitan Avenue Station – Next 6 Months

- Union Avenue
 - National Grid gas relocation
 - Excavation for elevators
 - Work zone setup
 - Jet grouting and excavation
- Inside Station
 - Demolition for and installation of new stairs
 - ADA Boarding areas
 - Electrical work
 - Structural steel installation



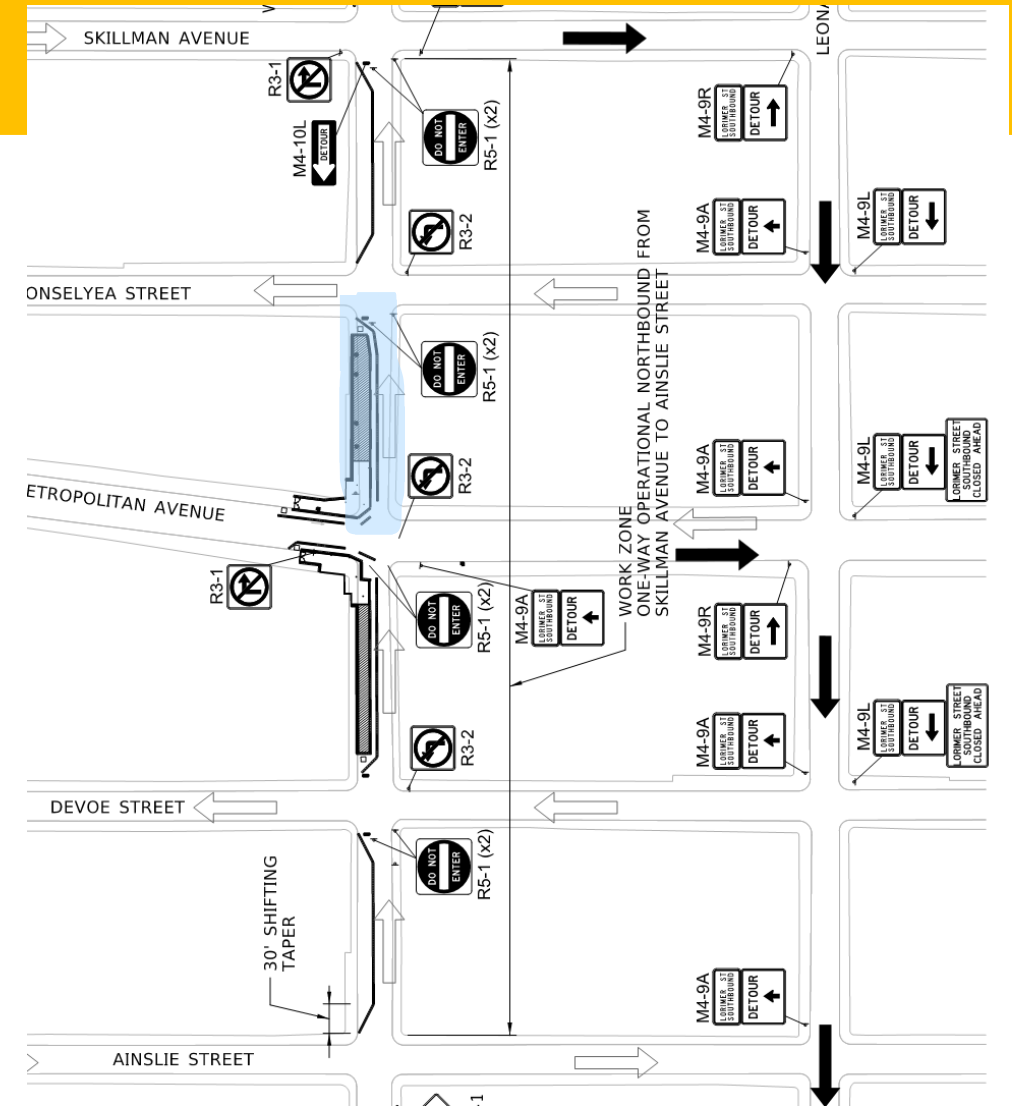
Lorimer Street Station – Next 6 Months

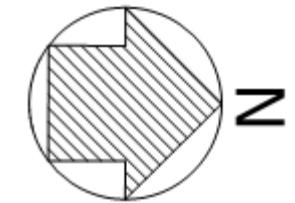
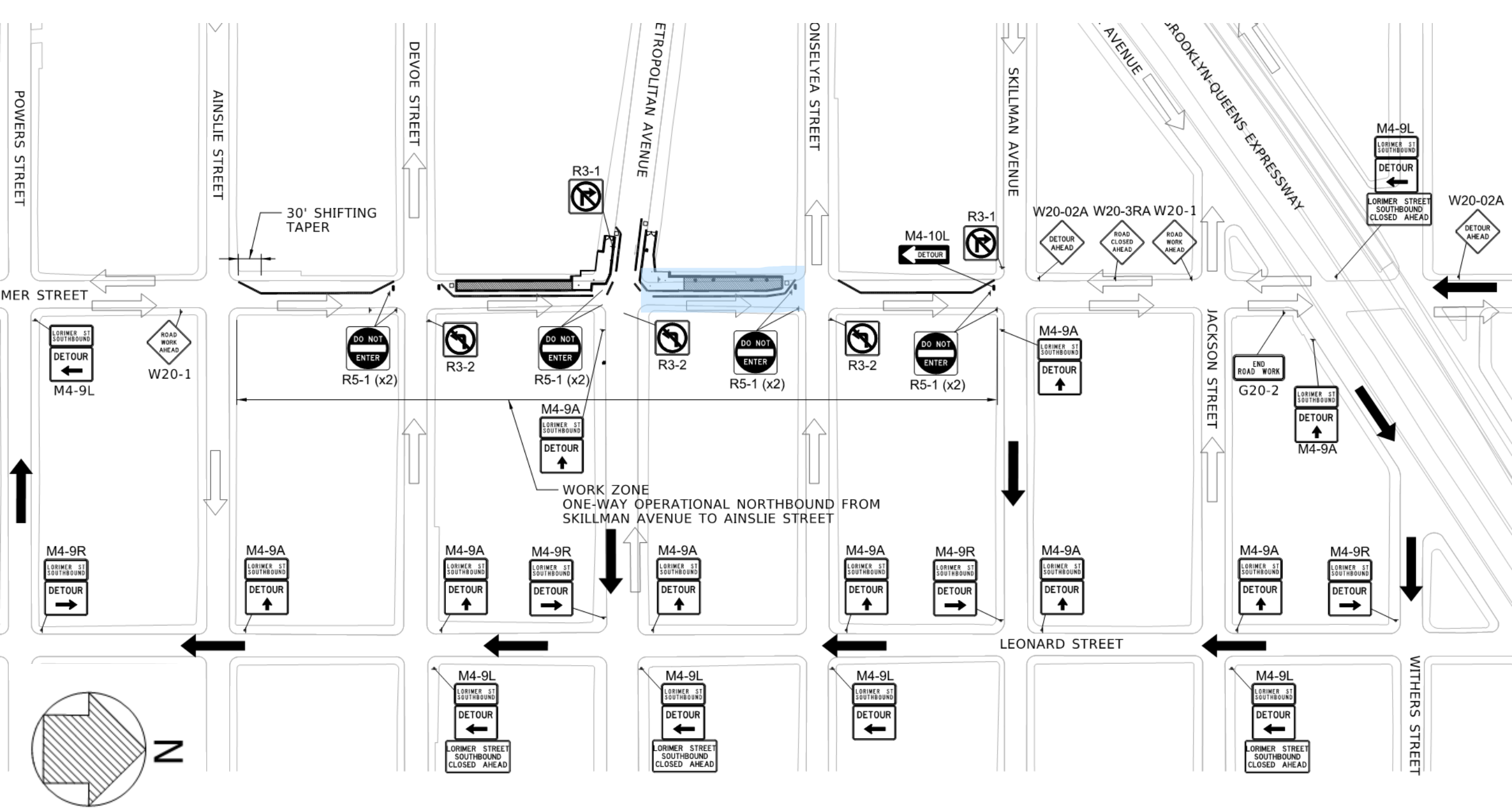
- Lorimer Street
 - Excavation for elevator
 - Work zone setup
 - Jet grouting, large excavation
- Metropolitan Ave
 - Excavation for elevators
- Inside Station
 - Demolition for and installation of new stairs
 - ADA Boarding areas
 - Electrical work
 - Structural steel installation



Lorimer Street Station

- Lorimer Street One-Way Operation
 - Northbound only from Ainslie St to Skillman Ave
 - January 2022-Spring 2023
- Full street closure
 - for 4 weeks, approximately in February/March 2022
- Necessary due to:
 - narrow street
 - large excavation
 - Material and equipment





WORK ZONE
ONE-WAY OPERATIONAL NORTHBOUND FROM
SKILLMAN AVENUE TO AINSLIE STREET

30' SHIFTING
TAPER

LEONARD STREET

JACKSON STREET

SKILLMAN AVENUE

ONSELYEA STREET

ETROPOLITAN AVENUE

DEVOE STREET

AINSLIE STREET

POWERS STREET

WITHERS STREET

BROOKLYN-QUEENS EXPRESSWAY

W20-02A W20-3RA W20-1

M4-9L
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LORIMER STREET
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CLOSED AHEAD

W20-02A
DETOUR AHEAD

M4-9A
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DETOUR

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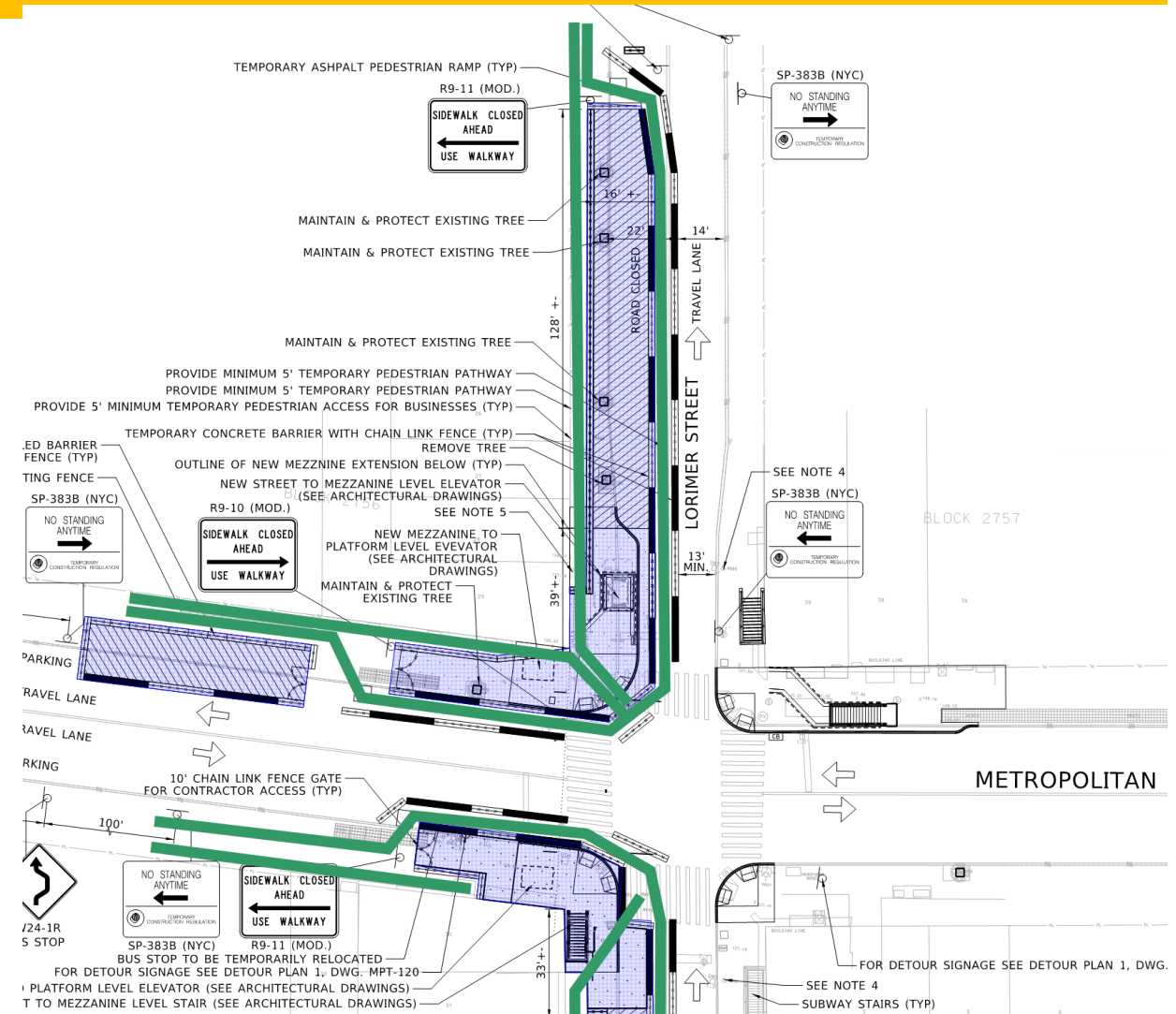
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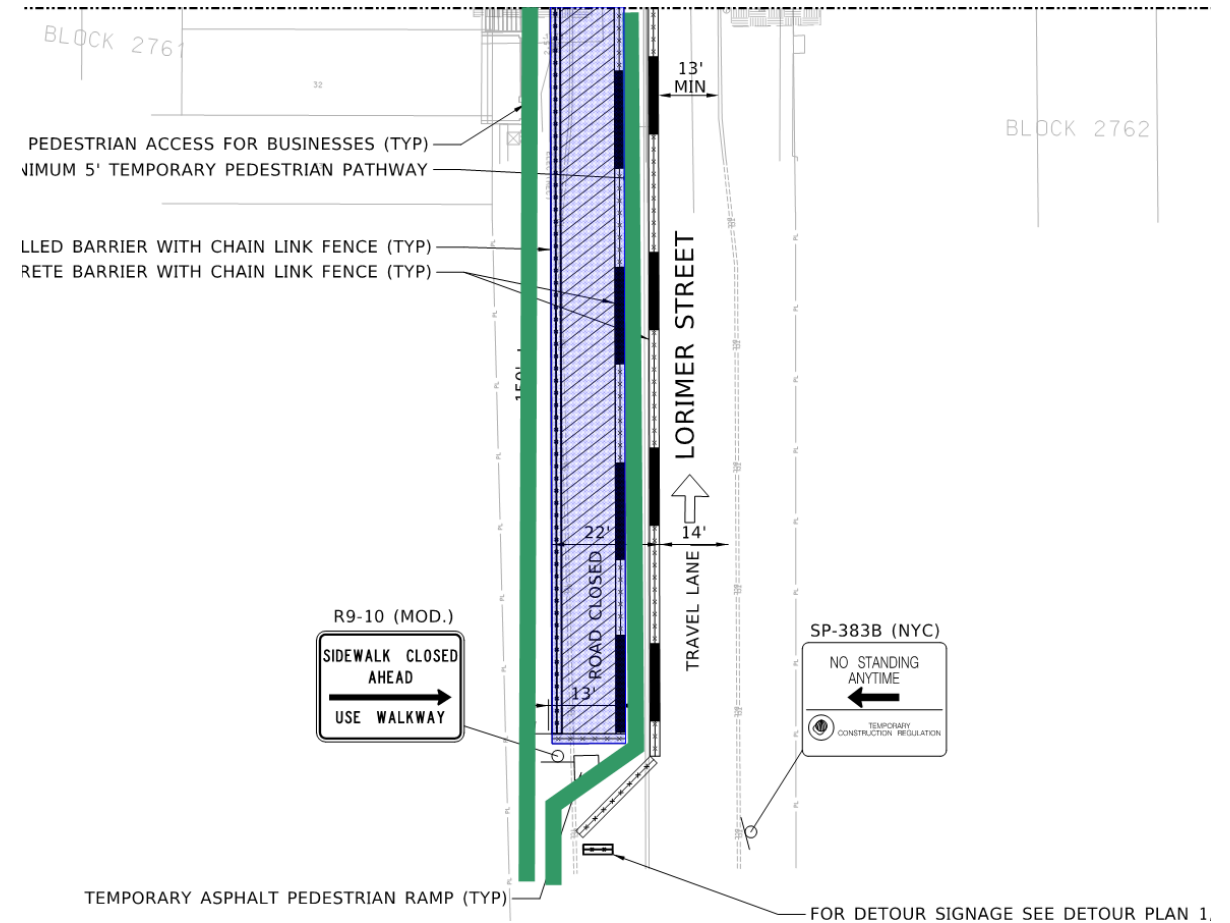
Lorimer Street Station – One-Way Operation

- Safety
 - OSHA, DOT, MTA guidelines to be followed
 - Support of excavation, crane design, rigging all stamped by a Professional Engineer and approved by Designer of Record
- Access for pedestrians, businesses, deliveries, residences:
 - 5' minimum passageway to be accessible at all times



Lorimer Street Station – One-Way Operation

- Sanitation
 - DSNY has been notified, Judlau to remove any refuse missed by sanitation on collection days
 - Rodent/vector control: area to be baited per MTA standards/approved plan
- Emergency Vehicles
 - Emergency services notified of one-way operation
 - During full closure, emergency services will be able to access hydrants and all buildings



Lorimer Street Station – One-Way Operation

- MTA Bus

- B48 will detour along Union Av between Meeker Ave and Grand St
- B24 will not stop at Lorimer St in both directions. Customers will be directed to nearby stops on Union Ave and Leonard St



Public Communication

- Project email address: 8stations@ohlina.com / 8stations@ohla-usa.com
 - Distribute Construction Bulletins and Newsletters
 - Receive and respond to complaints and issues from the public
- Project Hotline: 929-313-3541
 - Receive and respond to non-emergency complaints and issues from the public
- MTA Community Relations Representative
 - Andrew Inglesby: Andrew.Inglesby@nyct.com

Questions/Comments?

Re: Site C224315 1036 Manhattan Avenue

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

Wed 2/9/2022 2:43 PM

To: Zheng, Wendi Y (DEC) <Wendi.Zheng@dec.ny.gov>; beei@health.ny.gov <beei@health.ny.gov>

**Ms. Wendi Zang, NYS DEC
Ms. Jacquelyn Nealon, NYS DOH**

Dear Ms. Zang and Ms. Nealon,

Kindly be advised that at last evening's meeting of Community Board # 1, Brooklyn. Our members voted unanimously to support the following resolution regarding the above referenced property.

" That the State NYSDEC and NYSDOSH reach out to residents in the vicinity of the project and advise them that this Interim Remedial Measure is starting and provide agency contact information pertinent to the remediation".

Thank you for your attention to this matter.
Working for a safer Greenpoint/Williamsburg

Sincerely,
Dealice Fuller, Chair
Community Board # 1, Brooklyn

cc: Senator Julia Salazar
Assembly Member Emily Gallagher

Re: 16 Dupont street 22CVCP034K

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

Wed 2/9/2022 2:41 PM

To: wquinones@dep.ny.gov <wquinones@dep.ny.gov>; Schawla@dep.nyc.gov <Schawla@dep.nyc.gov

**Mr. William Quinones, NYCOER
Mr. Shiminder Chawla, NYCOER**

Dear Mr. Quinones and Mr. Chawla,

Kindly be advised that at last evening's meeting of Community Board # 1, Brooklyn. Our members voted unanimously to support the following resolution regarding the above referenced property.

" That air monitors be placed in the local parks to protect all users, especially playing children in Greenpoint Playground and Newtown Barge Park" Both are located directly across the street from the subject location.

Thank you for your attention to this matter.
Working for a safer Greenpoint/Williamsburg
Sincerely,
Dealice Fuller, Chair

cc: Senator Julia Salazar
Assembly Member Emily Gallagher



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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DEL TEAGUE
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GERALD A. ESPOSITO
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 9, 2022

Hon. Eric L. Adams
Mayor,
City Of New York
City Hall
New York, NY 10007

Dear Mayor Adams,

Under the current NYC construction code (attached) outside agencies are prohibited from posting on a Department of Buildings (DOB) required "Sign Holder".

We have had recent discussions with the NYS Department of Environmental Conservation and NYC Office of Environmental Remediation where we feel that the postings of the DEC information will be extremely valuable to workers/visitors of the site.

We ask that you initiate an action to allow the DEC and other City, State and Federal agencies that will allow them to avail themselves to the use of these posting boards for site specific information.

This recommendation was approved at our last Community Board #1 meeting held on February 8, 2022.

Thank you for your consideration, this will allow vital information to be shared with the Community.

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson

Enclosure

cc: Councilman James F. Gennaro, Environmental Committee Chair

Menu



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Select ▼

- Inspection Units
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Construction Site Signage Requirements

Signs on Temporary Protective Construction Structures

Protective structures such as construction fences, scaffolds and sidewalk sheds have specific signage requirements and prohibitions.

- Construction Code §3301.9 contains the required signs to be posted at a construction or demolition site. Such signs include the fence project information panels and the sidewalk shed parapet panel. Construction and demolition projects excluded from displaying fence project information panels or sidewalk shed parapet panels must comply with Construction Code §3301.9.3 and 3301.9.4, respectively, and display the prescribed information. Such signs shall be maintained so that the sign remains legible, securely attached and free of sharp edges, protruding nails or similar hazards.
- Construction Code §3307.4.6 prohibits the posting of any sign, information, pictorial representation, business or advertising message to any protective structure other than required by law.
- Construction Code §3301.10 provides an exception to the above prohibition when a temporary structure obscures the view of a lawful, existing business sign. When that occurs, a temporary business sign may be posted on the protective structure in accordance with the following regulations:
 1. The temporary sign shall be securely fastened to the face of the protective structure at a location directly in front of such business storefront;
 2. No projecting temporary signs shall be permitted, and all temporary signs shall be limited to a maximum height of 4 feet (1219 mm), and when affixed

- to a sidewalk shed, shall not project above the parapet;
3. No temporary signs shall be permitted on the ends of any protective structure, unless the lawful and existing sign would otherwise be obscured from view by a deck or parapet of a sidewalk shed or bridge; and
 4. No temporary signs shall project below the deck of any sidewalk shed.

Note: *A temporary sign is a sign that is on display for 30 days or less. If the sign is on display for more than 30 days, a permit is required.*

Helpful Links

- Accessory Business Sign Webinar
- Installing a Sign
- Outdoor Advertising Registration Program
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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 9, 2022

Hon. Lincoln Restler
Council Member, CD 33rd
410 Atlantic Avenue
Brooklyn, NY 11217

Dear Council Member Restler,

Under the current NYC construction code (attached) outside agencies are prohibited from posting on a Department of Buildings (DOB) required "Sign Holder".

We have had recent discussions with the NYS Department of Environmental Conservation and NYC Office of Environmental Remediation where we feel that the postings of the DEC information will be extremely valuable to workers/visitors of the site.

We ask that you initiate an action to allow the DEC and other City, State and Federal agencies that will allow them to avail themselves to the use of these posting boards for site specific information.

This recommendation was approved at our last Community Board #1 meeting held on February 8, 2022.

Thank you for your consideration, this will allow vital information to be shared with the Community.

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson

Enclosure

cc: Councilman James F. Gennaro, Environmental Committee Chair

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DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 9, 2022

Hon. Jennifer Gutierrez
Council Member, CD 34th
244 Union Avenue, #1 A
Brooklyn, NY 11211

Dear Council Member Gutierrez,

Under the current NYC construction code (attached) outside agencies are prohibited from posting on a Department of Buildings (DOB) required "Sign Holder".

We have had recent discussions with the NYS Department of Environmental Conservation and NYC Office of Environmental Remediation where we feel that the postings of the DEC information will be extremely valuable to workers/visitors of the site.

We ask that you initiate an action to allow the DEC and other City, State and Federal agencies that will allow them to avail themselves to the use of these posting boards for site specific information.

This recommendation was approved at our last Community Board #1 meeting held on February 8, 2022.

Thank you for your consideration, this will allow vital information to be shared with the Community.

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson

Enclosure

cc: Councilman James F. Gennaro, Environmental Committee Chair

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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 9, 2022

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

RE: SLA APPLICATIONS

Dear Chairman Bradley:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1 held via WEBEX in the evening on February 8, 2022, the board members reviewed the SLA Review & DCA's Committee Report (attached) and the various recommendations made. Below are the actions taken:

LIQUOR LICENSES:

NEW:

- 1) 270 Meserole Rest Corp., dba TBD, 272 Meserole Street (New, liquor, wine, beer, cider, bar, tavern) Committee recommends **Approval**.
The committee voted unanimously to approve the application.
The board members voted to support the recommendation to APPROVE the application The vote was: 27 "Yes", 0 "No", 1 "Abstentions".
- 2) Berry Golf Club LLC, dba Cinderella Story, 8 Berry Street, (Corporate, Change, liquor, wine, beer, cider, rest)
Committee recommends **Approval**
The board members voted to support the recommendation to APPROVE the application The vote was: 27 "Yes", 0 "No", 1 "Abstentions".

3) Corp to be Formed, 232 Varet Street, (New, liquor, wine, beer, cider, bar, tavern)
Postponed at request of applicant

Applicant requested **Postponement**.

The committee voted unanimously to postpone the application.

The board members voted to support the recommendation to POSTPONE the application.

The vote was: 27 "Yes", 0 "No", 1 "Abstentions"

4) Don Pancho Villa Restaurant LTD, 189 Borinquen Place, (All night Permit) Off calendar, request was for New Year's Eve.

5) Edith's Eatery LLC, dba Edith's Eatery and Grocery, Expansion onto Municipal Property Not addressed by SLA Committee, no procedures or process for Community Board to review street structures.

6) New York Events Inc., dba The Garden Carver (plant-based cafe), 187 Grand Street, (New, Wine, beer, cider, rest) Applicant did not appear.

Committee recommends **Denial**.

The committee voted unanimously to denial the application.

The board members voted to support the recommendation to DENY the application.

The vote was: 27 "Yes", 0 "No", 1 "Abstentions".

7) Plant Based Pizza Williamsburg LLC, dba TBD, 235 Kent Avenue, (New, liquor, wine, beer, cider, rest) Applicant did not appear. Committee recommends **Denial**.

The committee voted unanimously to denial the application.

The board members voted to support the recommendation to DENY the application.

The vote was: 27 "Yes", 0 "No", 1 "Abstentions".

8) Room and Boards LLC, dba TBD, 132 Havemeyer Street, Store #2, (New, liquor, wine, beer, cider, bar) Committee recommends **Approval**.

The board members voted to support the recommendation to APPROVE the application

The vote was: 27 "Yes", 0 "No", 1 "Abstentions".

9) Samuel Neely Entity TBA, dba Super Burrito, 320, Bedford Avenue, (New, liquor, wine, beer, cider, rest) Additional petitions to be provided.

Committee recommends **Approval**.

The board members voted to support the recommendation to APPROVE the application

The vote was: 27 "Yes", 0 "No", 1 "Abstentions".

10) Silo Brooklyn LLC, dba Silo, 90 Scott Avenue, (New, liquor, wine, beer, cider, bar, tavern) Previously approved with different name, Streetloft,

Committee recommends **Approval**.

The board members voted to support the recommendation to APPROVE the application

The vote was: 27 "Yes", 0 "No", 1"Abstentions".

RENEWALS

- 1) 161 Grand St. Rest. Inc., dba Fresh Kills Bar, 161 Grand Street, (Renewal, liquor, wine, beer, cider, bar/tavern)
- 2) 301 Tavern Corp. dba General Public, 301 Ainslie Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
- 3) 451 Graham Avenue Corp, dba The Richardson, 451 Graham Avenue, (Renewal, liquor, wine, beer, cider, bar/tavern)
- 4) 559 Lorimer Corp., DbA Metropolitan, 559 Lorimer Street, (Renewal, liquor, wine, beer, cider, night club)
- 5) Aura Cocina & Bar Inc. dba Aura, 315 Meserole Street, (Renewal, liquor, wine, beer, cider, rest)
- 6) Bamonte Restaurant Corp., 32 Withers Street, (Renewal, liquor, wine, beer, cider, rest)
- 7) Bogart House LLC, dba Bogart House, 230 Bogart Street, (Renewal, liquor, wine, beer, cider, catering facility)
- 8) Brooklyn Ball Factory Inc., dba Brooklyn Ball Factory, 95 Montrose Avenue, (Renewal, wine, beer, cider, rest)
- 9) Café Mogador LLC, 133 Wythe Avenue, (Renewal, liquor, wine, beer, cider, rest)
- 10) Casa Ora LLC, 148 Meserole Street, (Renewal, liquor, wine, beer, cider, rest)
- 11) Dow Young Group Inc., dba The Commodore, 366 Metropolitan Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
- 12) Graham Central Café LTD, 442 Graham Avenue, (Renewal, wine, beer, cider, rest)
- 13) HTL Greenpoint LLC, dba The Moonlight Mile, 200 Franklin Street, Unit C1, (Renewal, liquor, wine, beer, cider, bar, tavern)
- 14) King Luke Inc. dba Marlow & Sons, 81 Broadway, (Renewal, liquor, wine, beer, cider, rest)
- 15) Lama 222 Corp. dba Tradesman, 222 Bushwick Avenue -Store, (Renewal, liquor, wine, beer, cider, tavern, bar)
- 16) POD BK F & B LLC & Great Food, Beer & Games LLC as Manager, dba Clinton Hall, 247 Metropolitan Avenue AKA 626 Driggs Avenue, (Renewal, liquor, wine, beer, cider, hotel)
- 17) St. Stanislaus Memorial Assn., 519 Leonard Street, (Renewal, liquor wine, beer, cider, American Legion Post)
- 18) Stephen W. Ehresman, dba The Turkey's Nest Inc., 94 Bedford Avenue, (Renewal, liquor, wine, beer, cider, bar)
- 19) Tasso Restaurant LLC, dba Baco & Abbracci, 204 Grand Street, (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 Approval of all Renewal applications.

**The board members voted to support APPROVAL OF THE RENEWALS.
The vote was as follows: 27“YES”; 0”NO”; 1“ABSTENTIONS”.**

Renewal licenses were posted at the Public Hearing of the Community Board and all members were encouraged to review the list and report any issues or concerns to the SLA Review Committee. The list was also provided to both the 90 and 94 Precincts of the NYPD. After review the Committee recommends Approval of all Renewal applications.

Items Previously Announced (Postponed)

- 1) Pizza Lobo Brooklyn, 1145 Manhattan Avenue, (New, liquor, wine, beer, cider, bar, tavern). Item previously postponed 10/21/21, 11/23/21 and 12/21/21 to address community concerns. Applicant did not appear. Committee recommends **Denial**.
The committee voted unanimously to deny the application.
The board members voted to support the recommendation to DENY the application.
The vote was: 27"Yes", 0 "No", 1 "Abstentions".
- 2) 180 Franklin LLC, dba Bar Americano, 180 Franklin Street, (New, liquor, wine, beer, cider, tavern) Item previously postponed 11/23/21 and 12/21/21 to meet with Greenpoint Coalition. Numerous speakers spoke in opposition to the application and a petition presented opposing the applicant. Community would like shorter hours (8:00am – 12:00am), no outdoor seating in the street (applicant suggested 75-80 seats), better community outreach and better use of landmark location. Committee recommends **Denial**.
The committee voted unanimously to deny the application.
The board members voted to support the recommendation to DENY the application. The vote was: 27"Yes", 0 "No", 1 "Abstentions".
- 3) Bushwick Triangle INC., 1277 Flushing Avenue, (New, liquor, wine, beer, cider, bar, tavern)
Committee recommends **Approval**.
The board members voted to support the recommendation to APPROVE the application The vote was: 27 "Yes", 0 "No", 1"Abstentions".
- 4) MQBK 1 LLC, dba Mighty Quinn’s BBQ, 62 South end Street, (New, liquor, wine, beer, cider, rest) Applicant did not appear.
Committee recommends **Denial**.
The committee voted unanimously to deny the application.
The board members voted to support the recommendation to DENY the application. The vote was: 27"Yes", 0 "No", 1 "Abstentions".
- 5) Taku New York Inc, 29 Greenpoint Avenue, (New, liquor, wine, beer, cider, rest) Applicant did not meet with Greenpoint Coalition. Applicant did not appear.
Committee recommends **Denial**.

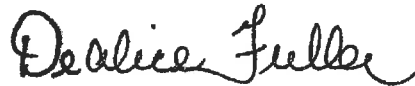
*The committee voted unanimously to deny the application.
The board members voted to support the recommendation to DENY the
application. The vote was: 27 "Yes", 0 "No", 1 "Abstentions".*

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

WHEN: Tuesday, February 22, 2022
TIME: 6:30 PM
WHERE: Via WEBEX

Working for a Better Williamsburg-Greenpoint.

Sincerely,



Dealice Fuller
Chairperson

DF/
Attachment



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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 08, 2022

COMMITTEE REPORT

SLA REVIEW AND DCWP COMMITTEE

TO: Chairperson Dealice Fuller
And CB#1 Board Members

FROM: Thomas J. Burrows, Committee Chair
SLA Review & DCWP Committee

RE: Committee Meeting held via WebEx
on January 25, 2022

The SLA Review & DCWP Committee met via WebEx at 6:30pm on January 25, 2022. Representatives of the Community Board and other Community Board members participated in the discussion and review of the applications. Applicants were advised that the meeting was to end at 9:00pm and those applications not reached would be postponed to the next Committee meeting. Prior to the meeting the List of New and Renewal applications that had been posted at the Public Hearing were provided to the 90 and 94 Precincts of the NYPD for their review.

ATTENDANCE:

Present: Burrows, Chair; Bachorowki, Co-Chair; Barros, Bruzaitis, Foster, Sofer, Solano and Weiser.

Absent: Dybanowski, Torres, Cohen* and Daly*(*non-Board member)

Board members: Miceli

LIQUOR LICENSES

NEW:

- 1) 270 Meserole Rest Corp., dba TBD, 272 Meserole Street (New, liquor, wine, beer, cider, bar, tavern) Committee recommends **Approval**.
- 2) Berry Golf Club LLC, dba Cinderella Story, 8 Berry Street, (Corporate Change, liquor, wine, beer, cider, rest) Committee recommends **Approval**.
- 3) Corp to be Formed, 232 Varet Street, (New, liquor, wine, beer, cider, bar, tavern) **Postponed** at request of applicant.
- 4) Don Pancho Villa Restaurant LTD, 189 Borinquen Place, (All night Permit) Off calendar, request was for New Year's Eve.
- 5) Edith's Eatery LLC, dba Edith's Eatery and Grocery, Expansion onto Municipal Property Not addressed by SLA Committee, no procedures or process for Community Board to review street structures.
- 6) New York Events Inc., dba The Garden Carver (plant-based cafe), 187 Grand Street, (New, wine, beer, cider, rest) Applicant did not appear. Committee recommends **Denial**.
- 7) Plant Based Pizza Williamsburg LLC, dba TBD, 235 Kent Avenue, (New, liquor, wine, beer, cider, rest) Applicant did not appear. Committee recommends **Denial**.
- 8) Room and Boards LLC, dba TBD, 132 Havemeyer Street, Store #2, (New, liquor, wine, beer, cider, bar) Committee recommends **Approval**.
- 9) Samuel Neely Entity TBA, dba Super Burrito, 320, Bedford Avenue, (New, liquor, wine, beer, cider, rest) Additional petitions to be provided. Committee recommends **Approval**.
- 10) Silo Brooklyn LLC, dba Silo, 90 Scott Avenue, (New, liquor, wine, beer, cider, bar, tavern) Previously approved with different name, Streetloft, Committee recommends **Approval**.

RENEWAL:

- 1) 161 Grand St. Rest. Inc., dba Fresh Kills Bar, 161 Grand Street, (Renewal, liquor, wine, beer, cider, bar/tavern)
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Renewal licenses were posted at the Public Hearing of the Community Board and all members were encouraged to review the list and report any issues or concerns to the SLA Review Committee. The list was also provided to both the 90 and 94 Precincts of the NYPD. After review, the Committee recommends Approval of all Renewal applications.

Items Previously Announced (Postponed)

- 1) Pizza Lobo Brooklyn, 1145 Manhattan Avenue, (New, liquor, wine, beer, cider, bar, tavern). Item previously postponed 10/21/21, 11/23/21 and 12/21/21 to address community concerns. Applicant did not appear. Committee recommends **Denial**.
- 2) 180 Franklin LLC, dba Bar Americano, 180 Franklin Street, (New, liquor, wine, beer, cider, tavern) Item previously postponed 11/23/21 and 12/21/21 to meet with Greenpoint Coalition. Numerous speakers spoke in opposition to the application and a petition presented opposing the applicant. Community would like shorter hours (8:00am – 12:00am), no outdoor seating in the street (applicant suggested 75-80 seats), better community outreach and better use of landmark location. Committee recommends **Denial**.
- 3) Bushwick Triangle INC., 1277 Flushing Avenue, (New, liquor, wine, beer, cider, bar, tavern)
Committee recommends **Approval**.
- 4) MQBK 1 LLC, dba Mighty Quinn's BBQ, 62 South end Street, (New, liquor, wine, beer, cider, rest) Applicant did not appear. Committee recommends **Denial**.

- 5) Taku New York Inc, 29 Greenpoint Avenue, (New, liquor, wine, beer, cider, rest)
Applicant did not meet with Greenpoint Coalition. Applicant did not appear.
Committee recommends **Denial**.

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

WHEN: Tuesday, February 22, 2022
TIME: 6:30 PM (Meeting will end at 9:00 PM)
WHERE: Via WebEx

Add Community Board Recommendation

Recommendation to be submitted for:

Broadway Triangle - Bartlett Crossing

(/projects/2020K0199) ULURP

This is a public application by HPD requesting a UDAAP designation and disposition of City-owned property to facilitate the development of a new nine-story rental residential building with approximately 29 units of affordable housing located at 29-31 Bartlett Street, located in CD 1 Williamsburg, Brooklyn.

Was a Quorum Present at your hearing(s)?

A quorum requires the presence of 20% of appointed board members, and not fewer than seven members.

Yes No **02/1/2022 | WEBEX**

Urban Development Action Area 220209HAK

Favorable ▼

Votes In Favor

27

Votes Against

0

Abstain

0

Total Members

28

Vote Location and Date for all actions

Vote Location

WEBEX

Vote Date

02/08/2022

Recommendation Comment for all actions.

Please see the attached.
Please note there was 1 Recusal Maria Viera.

Upload supporting documents

 Choose Files

 **_SKM_558e22020911170.pdf** (application/pdf)

Continue

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BROOKLYN BOROUGH PRESIDENT



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HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 8, 2022

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

TO: Chairperson Fuller and CB1 Board Members

FROM: Del Teague, Committee Chair

RE: Land Use Committee Report from February 1, 2022

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

ATTENDANCE

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

Absent: Drinkwater; Indig; Lebovits; Solano; Stone* (*non-board member)

(A quorum was present)

PUBLIC HEARING -

PRESENTATION: Broadway Triangle (Application No. C 220209 HAK)- This is a public application by HPD requesting a UDAAP designation and disposition of City-owned property to facilitate the development of a new nine-story rental residential building with approximately 29 units of affordable housing located at 29-31 Bartlett Street, located in CD 1 Williamsburg, Brooklyn. Presenters: Charlie Stewart, St. Nicks Alliance, Frank Lang, St. Nicks Alliance, Makeda Marshall-NeSmith, NYC Department of Housing Preservation and Development Frank Lang, Charlotte Stewart, and Makeda Marshall-NeSmith presented.

Tonight's presentation addressed the smallest building in the Broadway Triangle affordable housing development. There will be 29 units, ranging from 30% to 80% AMI. The breakdown of

Street and the northwesterly street line of Driggs Avenue, Manhattan Avenue, Driggs Avenue, and a line midway between Lorimer Street and Manhattan Avenue; and

4) changing from an M1-2/R6 District to a C4-5D District property bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (a measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, a line midway between Lorimer Street and Manhattan Avenue, Driggs Avenue, and Lorimer Street; as shown on a diagram (for illustrative purposes only) dated November 29, 2021, and subject to the conditions of CEQR Declaration E-650.

PRESENTATION:

Richard Lobel presented. This application includes 4 lots. The developer proposes to build a 10-story mixed use building, plus 25% or 30% MIH. The first three floors will contain Retail/commercial space. The remaining floors will contain 74 residential units, approximately 19 of which are affordable with a range of 60-80% AMI. There will be 28 parking spaces in the cellar and on the ground floor.

In response to the community's request for more green elements, the applicant has added street trees with engineered soils, a green roof, trees and green roofs on set-back terraces, and a vine element growing up the side of the building.

The developer has begun speaking to the Parks Department about the possibility of contributing to McCarren Park. No money amount or details of the use of any contribution have been discussed.

Statement by community residents

One resident spoke in opposition to the development, stating that it would further add to the increase in the cost of living and displacement that has occurred in the area because of the many market rate units and the businesses catering to the residents who can afford them.

The owner of the corner luncheonette was present. She stated she is not ready to make a statement but is listening and watching the progress of the application.

Discussion by committee members

Many members struggled with the architectural design finding it to be out of context and not sufficiently reminiscent of the historical character of the neighborhood. Although the designer stated the idea was to have the upper all-glass stories disappear, members felt the stark contrast between the small masonry base and the much larger upper glass section was almost shocking and gave the appearance of two totally unrelated buildings.

The committee agreed it was not necessary for the developer to abandon the glass in its entirety, but it would be important for the developer to integrate masonry that would replicate the architecture of the original building in at least the first 6 stories.

The developer was not able to make a commitment at this time to address this concern.

the apartments is as follows: 7 studios; 14 one bedroom; 8 two bedrooms. Three apartments will be reserved for formerly homeless persons.

In addition to landscaping and rear yard space, the building will be all- electric and will use passive house technology. There is a 1,300 sq. ft commercial space that the developers plan to lease to a non-profit group, possibly for a café' where some of the items that are served will be baked on premises.

COMMITTEE MEETING

AGENDA

-1- Broadway Triangle (Application No. C 220209 HAK)-

After the Public Hearing was closed, the committee voted to accept the application as presented.

Recommendation – Accept as presented.

14 – yes

0 -no

3 – recusals

-2 City Planning (C 210299 ZMK, 210300ZRK) 840 Lorimer Street, Brooklyn, NY 11222 -

The Project Area consists of the southern most tax lots of tax block 2679, bounded by Driggs Avenue to the south, Lorimer Street to the west and Manhattan Avenue to the east. The lots in the Project Area are lots 32, 34, 42 and 43. Lot 43 is the Development Site. (Applicant/Presenter: Mr. Richard Lobel, Sheldon Lobel PC, Ms. Amanda Iannotti, Sheldon Lobel PC, Sam Feigenbaum, Bienenfeld Architecture and Richard Bienenfeld, Bienenfeld Architecture)

• IN THE MATTER OF an application submitted by Zucker Enterprises, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 13a:

1) eliminating from within an existing R6A District a C2-4 District bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (a measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of 3 Driggs Avenue, Manhattan Avenue, Driggs Avenue, and a line midway between Lorimer Street and Manhattan Avenue;

2) eliminating a Special Mixed Use District (MX-8) bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (a measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, a line midway between Lorimer Street and Manhattan Avenue, Driggs Avenue, and Lorimer Street;

3) changing from an R6A District to a C4-5D District property bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (a measured along the street line) from the point of intersection of the northeasterly street line of Lorimer

The committee also asked for details regarding what the developer is willing to contribute to the maintenance or improvement of McCarren Park. The developer was not able to provide us with details at this point. Mary Salig-Husain confirmed that the Parks Department is willing to work with the developer as the application moves forward.

Several members asked for a commitment to preserve the “Royal Lace Paperworks” sign. The developer agreed to preserve and incorporate the sign.

Recommendation:

The developer was not able to commit to addressing the committee’s architectural concerns; could not provide us with any details regarding any commitment toward the park; and was not able to commit to not using fossil fuels for heating and air-conditioning.

The committee voted to deny the application unless the following conditions are met.

- 1- The developer will change the current architectural design to integrate masonry that replicates the architecture of the original building in at least the first six floors.
- 2- The developer will agree to contribute substantial sustained funds to McCarren Park pursuant to a community benefit agreement with or approved by the Parks Department. The funds would be used by the Parks Department specifically for McCarren Park to augment monies normally received by the park through public funding.
- 3- The “Royal Lace Paperworks” sign will be incorporated into the building’s façade.
- 4- The two Manhattan Avenue properties, which are not included in the building being evaluated, will not be included in this re-zoning.
- 5- There will be a preference for local businesses and commercial tenants that will provide retail diversity.
- 6- The developer will provide 35% affordable units.
- 7- The developer will not use fossil fuels for heating and air conditioning.
- 8- The developer will consider using passive house technology for further reducing its carbon footprint.
- 9- The committee recommends the developer and the city explore the feasibility of incorporating a vertical forest architectural device.

Vote – 10 yes, 0 no, 4 abstain

Add Community Board Recommendation

Recommendation to be submitted for:

840 Lorimer Street Rezoning **(/projects/2020K0259) ULURP**

This is a private application by Zucker Enterprise, LLC requesting a zoning map amendment to rezone a portion of Block 2679 from M1-2/R6 and R6A/C2-4 to C4-5D and a zoning text amendment to Appendix F to establish an MIH area to facilitate a 10-story, 84,000 square foot mixed-use development with 25,000 square feet of commercial space and 74 units (15 MIH) and 59,000 square feet of residential floor area at 840 Lorimer Street (Block 2679, Lot 32, 34, 42, 43) in Greenpoint, CD 1, Brooklyn.

Was a Quorum Present at your hearing(s)?

A quorum requires the presence of 20% of appointed board members, and not fewer than seven members.

Yes No **01/11/2022 | WEBEX**

Zoning Map Amendment C210299ZMK Zoning Text Amendment N210300ZRK

Would you like to submit a single recommendation for all actions?

Yes No, I will submit a recommendation for each action

Conditional Unfavorable ▼

Votes In Favor	Votes Against	Abstain	Total Members
23	1	8	32

Vote Location and Date for all actions

Vote Location	Vote Date
WEBEX	02/08/2022

Recommendation Comment for all actions.

Please see the attached.

Upload supporting documents

Choose Files

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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 8, 2022

COMMITTEE REPORT

Land Use, ULURP, Landmarks (subcommittee) Committee

TO: Chairperson Fuller and CB1 Board Members

FROM: Del Teague, Committee Chair

RE: Land Use Committee Report from February 1, 2022

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

ATTENDANCE

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

Absent: Drinkwater; Indig; Lebovits; Solano; Stone* (*non-board member)

(A quorum was present)

PUBLIC HEARING -

PRESENTATION: Broadway Triangle (Application No. C 220209 HAK)- This is a public application by HPD requesting a UDAAP designation and disposition of City-owned property to facilitate the development of a new nine-story rental residential building with approximately 29 units of affordable housing located at 29-31 Bartlett Street, located in CD 1 Williamsburg, Brooklyn. Presenters: Charlie Stewart, St. Nicks Alliance, Frank Lang, St. Nicks Alliance, Makeda Marshall-NeSmith, NYC Department of Housing Preservation and Development Frank Lang, Charlotte Stewart, and Makeda Marshall-NeSmith presented.

Tonight's presentation addressed the smallest building in the Broadway Triangle affordable housing development. There will be 29 units, ranging from 30% to 80% AMI. The breakdown of

the apartments is as follows: 7 studios; 14 one bedroom; 8 two bedrooms. Three apartments will be reserved for formerly homeless persons.

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COMMITTEE MEETING

AGENDA

-1- Broadway Triangle (Application No. C 220209 HAK)-

After the Public Hearing was closed, the committee voted to accept the application as presented.

Recommendation – Accept as presented.

14 – yes

0 -no

3 – recusals

-2 City Planning (C 210299 ZMK, 210300ZRK) 840 Lorimer Street, Brooklyn, NY 11222 -

The Project Area consists of the southern most tax lots of tax block 2679, bounded by Driggs Avenue to the south, Lorimer Street to the west and Manhattan Avenue to the east. The lots in the Project Area are lots 32, 34, 42 and 43. Lot 43 is the Development Site. (Applicant/Presenter: Mr. Richard Lobel, Sheldon Lobel PC, Ms. Amanda Iannotti, Sheldon Lobel PC, Sam Feigenbaum, Bienenfeld Architecture and Richard Bienenfeld, Bienenfeld Architecture)

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PRESENTATION:

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Recommendation:

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- 8- The developer will consider using passive house technology for further reducing its carbon footprint.
- 9- The committee recommends the developer and the city explore the feasibility of incorporating a vertical forest architectural device.

Vote – 10 yes, 0 no, 4 abstain



COMMUNITY BOARD No. 1

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HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 10, 2022

Commissioner Keith Bray
Brooklyn
NYC Department of Transportation
16 Court Street-Room 1620
Brooklyn, NY 11241

RE: Meeker Avenue Plan

Dear Commissioner Bray,

As a continuation to our letter of May 13, 2021. Community Board #1 voted at our last meeting held on February 8, 2022, to request the following:

1. That we retain the caveat from our May 13,2021 letter that the parking remain free at no cost to the community
2. Improved signal timing safer pedestrian crossing
3. More effective storm water management under the BQE
4. Upgraded lighting
5. A physically protected bike lane
6. Traffic controls at Monitor Street and Meeker Avenue
7. Inclusion of audible pedestrian signals

Your immediate attention to these issues will be greatly appreciated.

Working for a Safer Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson

cc: Mayor Eric L. Adams
Brooklyn Borough President Antonio Reynoso
Council Member Lincoln Restler
Council Member Jennifer Gutierrez
Assembly Member Emily Gallagher



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DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 9, 2022

Commissioner Ydanis Rodriguez
NYC Department of Transportation
55 Water Street, 9th Floor
New York, NY 10041

Dear Commissioner Rodriguez,

As you may be aware, the Grand Street corridor was quickly and hastily changed by the NYC Department of Transportation to accommodate the "L" train tunnel reconstruction.

When this project took another direction, the community was left with an unsafe effort that neither benefited the cyclist nor the merchants on this vital business corridor.

We, therefore call up on you to initiate a community based redesign of Grand Street that must include a physically protected Bike lane.

This resolution was approved at our last meeting of the board on February 8, 2022.

Thank you for your attention to this matter.

Working for a Safer Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson

cc: Brooklyn Borough President Antonio Reynoso
Council Member Jennifer Gutierrez
Brooklyn DOT Commissioner Keith Bray



COMMUNITY BOARD No. 1

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DISTRICT MANAGER

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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 9, 2022

Deputy Inspector Mark Vazquez
Commanding Officer
90th Precinct
211 Union Avenue
Brooklyn, NY 11211

Dear Deputy Inspector Vazquez,

Kindly be advised that at our last meeting of the board held on February 8, 2022, our members voted to ask you to provide/increase the enforcement of illegal parking/standing on Wythe Avenue from Williamsburg Street West to Penn Street.

Your attention to this corridor will be greatly appreciated

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson