



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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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

## COMBINED PUBLIC HEARING AND BOARD MEETING APRIL 12, 2022 VIA WEBEX

### PUBLIC HEARING

#### ROLL CALL

Chairperson Ms. Dealice Fuller called the meeting to order at 6:01 PM. She asked that the District Manager call the roll. It was announced that 19 members were present.

1<sup>st</sup> item on the agenda was as follows:

**NYC DEPARTMENT OF TRANSPORTATION**-In response to safety concerns received from the community and NYPD 90<sup>th</sup> precinct, the NYC DOT Pedestrian Unit began studying the intersection of Broadway at Flushing Ave and Graham Ave for street improvements. This multi-modal, Vision Zero intersection is bustling with pedestrians and street activity as there is direct access to multiple bus lines and the J and M trains. At this time the Pedestrian Unit would like to share the proposed redesign with the community prior to implementation of these changes. Presenters: Lauren Martin  
**\* For information and comment only, No Vote of the Community Board is Required.** (See attached)

2<sup>nd</sup> was a BSA Application # 2022-17-A

*Item 2022-17-A* – A request for a determination by the Board of Standards and Appeals that, prior to December 20, 2021, the effective date of a zoning text amendment, the Owner of 27 Stewart Avenue (Block 2994, Lot 75) BSA Cal. No 2022-17- acquired a common law vested right to complete construction of a substantially completed 9-story hotel. Presenter: Paul J. Proulx, Carter Ledyard & Milburn LLP (see attached presentation made by Nick Liberis) (see attached presentation)

Referred to the May 2, 2022 Land Use committee meeting for review and recommendation from the Committee for a vote on the committee's recommendation to be held on May 10, 2022.

Ms. Debra Smith spoke that she was outraged at the attitude of the applicant, disrespectful.

Mr. Andrew Roberts said he was a resident of the area and would be happy to see any development at the site.

The 3<sup>rd</sup> Item:

Bedford Avenue Associates LLC, dba Moxy Williamsburg, 361 Bedford Avenue, (New, Application & Temporary Retail Permit, liquor, wine, beer, cider) The application is for a hotel at the location. Referred by Mr. Thomas Burrows, SLA Review & DCA Committee Chair. Presenter: Max Bookman, Esq, Pesetsky and Bookman, P.C.

Moxy Hotel 361 Bedford Avenue 215 key hotel, 11 story hotel with Terrace. Will attend the SLA Review & DCA Committee later this month.

The 4<sup>th</sup> item on the agenda at the behest of the transportation committee is the playstreet for P.S.84. There were no speakers on this item.

**Public Section:**

1. Nicole Szblack spoke in opposition to the bar 211 Nassau Avenue.
2. Thomasz Szablak opposed to this bar adjacent to his house.
3. Renata Szablak- No Show
4. Theresa Szablak-No Show
5. Doug Strittmatter- No show
6. Carol Strittmatter- opposed to the bar to many bars in the area.
7. Marzena Wolert-opposed to the bar 4 bars within 500 feet.
8. Vincent Wolert- opposed to the bar
9. Erik Weese- Area is overwhelmed with bars, opposed the bar.
10. Barbara Wolert- No Show
11. Beatrice Wolert- No Show
12. Meghan McInerney- opposed the taqueria and their business operations. Patrons bring alcohol And cannabis to the outdoor area.
13. Paul Baumann-opposes the operations of taqueria.

Councilman Restler spoke about the incident on the subway's in Sunset Park and the community Board member review process. He thanked and wished all a Happy Easter and Passover. 103 Lee and 840 Lorimer would soon be coming before the city council with Neighborhood benefits. His office is also doing a dog run survey.

**LIQUOR LICENCES**

**NEW**

1. An Entity to be Formed by Yehonatan Hadar, dba TBD, 94 North 13 th Street, (New application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern)
2. Bar at 66 Greenpoint, Bar at 66 Greenpoint, 66 Greenpoint Avenue, (New, liquor, wine, beer, cider, bar, tavern)
3. Bushwick Grind LLC, dba Bushwick Grind, 63 Whipple Street, (New Application and Temporary Retail Permit, wine, beer, cider, bar, tavern)



4. Corp to be Formed by Bernard Alex Torres, dba TBD, 78 Kingsland Avenue, (New, liquor, wine, beer, cider, Cabaret with 600 or More patron Capacity)
5. D & J Grocery Spanish Food Inc., 927 Grand Street, (New Application and Temporary Retail Permit, beer, cider, rest)
6. Dorian Grays Brooklyn LLC, 949 Grand Street, (New, liquor, wine, beer, cider, bar, tavern)
7. Entity to Be Formed by Forrest Dein, dba Juneshine, 98 Berry Street, (New, liquor, wine, beer, cider, bar, tavern)
8. FMW LLC, dba Dennon's, 1041 Flushing Avenue, (New, liquor, wine, beer, cider, bar, tavern)
9. Fried Rice Bros EV LLC, dba Fan Fried Rice Bar, 740 Driggs Avenue, (New Application and Temporary, wine, beer, cider, rest)
10. Isla & Co. Williamsburg LLC, dba Isla & Co., 55 Wythe Avenue, (New Application, liquor, wine, beer, cider, rest)
11. Hudson Table BK LLC, dba Hudson Table, 88 Withers Street, (Method of Operation, liquor, wine, beer, cider, catering facility, private events only)
12. Joanna Zelewski, dba TBD, 694 Manhattan Avenue, (New, liquor, wine, beer, cider, rest)
13. Lambdabk Inc., 1031 Grand Street, (Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern)
14. Lemons & Olives Inc., 98 South 4<sup>th</sup> Street, (New, liquor, wine, beer, cider, catering facility, private events only)
15. New York Event Inc., dba The Garden Carver, 187 Grand Street, (New, application and Temporary Retail Permit, wine, beer, cider, rest)
16. Padel Haus LLC, dba Padel Haus, 307 Kent Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, venue for Padel)
17. OK Williamsburg LLC, dba Kru, 190 North 14<sup>th</sup> Street Fl 1, (New, liquor wine, beer, cider, rest)
18. Redd's Tavern Inc., 511 Grand Street, (Corporate Change, liquor, wine, beer, cider, bar, drinking place)
19. Vantage Point Hospitality LLC, 1 Oak Street, (New application and Temporary Retail Permit, liquor, wine, beer, cider, legitimate theater, or concert hall) **Amended adding Temporary Permit.**

## **RENEWAL**

1. 123ULLC, dba SugarBurg, 519 Metropolitan Avenue, (Renewal, liquor, wine, beer, cider, rest, bar)
2. 64 Dobbin Street Corp, dba Dobbin Street Corp., 64 Dobbin Street, (Renewal, liquor, wine, beer, cider, catering facility, Private Event only)
3. 664 Driggs Avenue LLC, dba Woodhul Winebar, 644 Driggs Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
4. Cup of Nachos LLC, dba Oxomoco, 128 Greenpoint Avenue, (Renewal, liquor, wine, beer, cider, rest)
5. DOC Wine Bar 1 St Ave INC., dba DOC Wine Bar, 83 North 7<sup>th</sup> Street, (Renewal, liquor, wine, beer, cider, rest)
6. DDT Williamsburg Corp., dba BIA Bar & Grill, 67 South 6 Street, (Renewal, liquor, wine, beer, cider, rest)
7. DM Hope Alliance Inc., dba De Mole, 2 Hope Street, (Renewal, liquor, wine, beer, cider, rest)

8. Hah Restaurant Group LLC, dba Ringolevio, 490 Humboldt Street, (Renewal, liquor, wine, beer, cider, rest)
9. Haku Ten Inc., dba Amami Sushi, 57 Nassau Avenue Store 2, (Renewal, liquor, wine, beer, cider, rest)
10. Howard Project LLC, dba Le Fanfare, 1103 Manhattan Avenue, (Renewal, liquor, wine, beer, cider, rest)
11. Kokomo Restaurant LLC, 65 Kent Avenue, (Renewal, liquor, wine, beer, cider, rest)
12. Jemanya Corp, dba Favela, 57 South 5<sup>th</sup> Street A.K.A 404 Wythe Avenue, (Renewal, liquor, wine, beer, cider, rest)
13. La Locanda Inc., 432 Graham Avenue, (Renewal, liquor, wine, beer, cider, rest)
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15. Niran Restaurant Corp, 925 Manhattan Avenue, (Renewal, wine, beer, cider, rest)  
Nights & Weekends BK Corp, dba Nights & Weekends, 627 631 Manhattan Avenue, (Renewal, liquor, wine, beer, cider, rest)
16. Now and Then NYC Inc., dba Now and Then NYC, 290 Meserole Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
17. Pink Metal LLC, dba Pink Metal, 253 Bushwick Avenue, (Renewal, liquor, wine, beer, cider, rest)
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22. Uncle Thien Hospitality LLC, dba DI AN DI, 68 Greenpoint Avenue, (Renewal, liquor, wine, beer, cider, rest)

Chair Fuller Asked for the for the second Roll Call to open the board meeting The District Manager advised that there were 32 members present.

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### **BOARD MEETING**

#### **MOMENT OF SILENCE**

#### **APPROVAL OF THE AGENDA**

Chair Fuller asked for approval of the agenda. Mr. Gross made a motion to approve the agenda as written. The motion was seconded by Ms. Kaminski. The vote was as follows: 32 “Yes”, 0 “No”, 0“Abstentions”

#### **APPROVAL OF THE MINUTES**

Chair Fuller asked for the approval of the minutes. Mr. Gross made a motion to approve as written, the Combined Public Hearing & Board Meeting of March 8, 2022. The motion was seconded by Mr. Vega. The Minutes were approved. The vote was as follows: 32 "YES"; 0 "NO"; 0 "ABSTENTONS".

#### **PUBLIC SESSION**

1. Debra Scott spoke about dog cleanup issues at the Newtown barge park. Mary Salig-Husain indicated that no dogs are allowed at park and the enforcement will continue to address this issue.
2. Rachel Hutt- No show

3. Chris Hamilton- No Show

4. Sara O' Brien- Grow NYC free event this Saturday (see flyer)

5. Kyle Gorman- From DOT, open Street program Berry Street Open Street Design Workshop at a location to be determined, on Saturday May 14, 2022, Time: 12:00PM- 4:00PM

### COMMITTEE REPORTS

- SLA Review & DCA Committee – Mr. Thomas Burrows read from his report (attached) and called for approval of his report and stated. 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 Ms. Bamonte. The vote was as follows: 19 "YES"; 1 "NO"; 6 "ABSTENTIONS". Motion carried.
- Women's Issue- Ms. Janice Peterson is absent report as written attached.
- Land Use Committee- Ms. Del Teague read from her report (attached) Motion was made by Mr. Vega and seconded by Ms. Barros. The vote was as follows: 24 "Yes", 0" No", 1, "ABSTENTIONS". Motion carried.
- Transportation Committee- Mr. Eric Bruzaitis read from his report (Attached)
  1. Ask Department of Sanitation for overnight cleaning signs on the South side of Kingsland Avenue from North Henry Street to Greenpoint Avenue
  2. Study for Maspeth and Olive intersection as stated.
  3. Base renewal Go Car Corp and United Limo C/M SVC. Corp
  4. Ratification P.S. 84 playstreet application (approved by Executive Board)

The motion was made by Mr. Vega seconded by Ms. Denny-Horowitz. The vote was as follows: 25"YES"; 0 "NO"; 0 "ABSTENTIONS". Motion carried.

PARKS DEPARTMENT MINUTE – Ms. Salig -Husain Spoke about her report that was distributed. (See Attached).

Simon Weiser asked for a closure of the Lynch Street Park at 9:00 PM.


OLD BUSINESS- None

NEW BUSINESS- Mr. Torres spoke about the opening of the Little League at Francis Sternberg Park on April 23, 2022.

### ADJOURNMENT

Meeting was Adjourned at 9:16 PM.

Respectfully submitted,

  
Sonia Iglesias  
Recording Secretary



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

March 24, 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 --- April 12, 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=e0c4561b3f8d518806bdc4198dd2969d4>

**Event Number:** 2330 842 2478

**Event Password:** rDkm3wmtD56

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

**Access code:** 2330 842 2478

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

<https://www1.nyc.gov/site/brooklyncb1/meetings/speaker-request-form.page>

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

## **PUBLIC HEARING**

### **AGENDA**

**1. NYC DEPARTMENT OF TRANSPORTATION**-In response to safety concerns received from the community and NYPD 90<sup>th</sup> precinct, the NYC DOT Pedestrian Unit began studying the intersection of Broadway at Flushing Ave and Graham Ave for street improvements. This multi-modal, Vision Zero intersection is bustling with pedestrians and street activity as there is direct access to multiple bus lines and the J and M trains. At this time the Pedestrian Unit would like to share the proposed redesign with the community prior to implementation of these changes. Presenters: Lauren Martin & Dan Wagner. 15 Minutes

**\* For information and comment only, No Vote of the Community Board is Required.**

**2. PRESENTATION**- *Item 2022-17-A* – A request for a determination by the Board of Standards and Appeals that, prior to December 20, 2021, the effective date of a zoning text amendment, the Owner of 27 Stewart Avenue (Block 2994, Lot 75) BSA Cal. No 2022-17- acquired a common law vested right to complete construction of a substantially completed 9-story hotel. Presenter: Paul J. Proulx, Carter Ledyard & Milburn LLP

**3. PRESENTATION**- Bedford Avenue Associates LLC, dba Moxy Williamsburg, 361 Bedford Avenue, (New, Application & Temporary Retail Permit, liquor, wine, beer, cider) The application is for a hotel at the location. Referred by Mr. Thomas Burrows, SLA Review & DCA Committee Chair. Presenter: Max Bookman, Esq, Pesetsky and Bookman, P.C.

**4. PS. 84 PLAY STREET**- **On South 1<sup>st</sup> Street between Berry Street and Wythe Avenue.** for public review and ratification by the full board. Referred by Eric Bruzaitis, Transportation Committee Chair by Comments from the public regarding PS. 84 Play Street Speakers are limited to (1) minute each. All persons who wish to speak during this portion of the meeting must register using the link: <https://www1.nyc.gov/site/brooklyn1/meetings/speaker-request-form.page> . This was approved by the Executive Board on March 23, 2022.

### **5. LIQUOR LICENSES**

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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 March 08, 2022
5. **PUBLIC SESSION** (Reserved for the Public’s expression. Board Members will not be allowed to speak.) **NOTE** --- All persons who wish to speak during this portion of the meeting **must: Register (by 2P.M.) using the link:**  
<https://www1.nyc.gov/site/brooklyn1/meetings/speaker-request-form.page>

Each scheduled participant for this session will have an allowance of two (2) minutes [time permitting.] (No questions will be entertained. Speakers are requested to submit their

testimony in writing)

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

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

1. Board P/H DATE: 1st Call @ 6:01 PM
2. Board meeting 2nd Call @ 7:52 PM
3. Approval of agenda
4. Approval Minutes
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:	19	32			
TIME:	6:50	7:52			

324 324  
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 0 ASS 0 ASS



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*SLA Committee report  
motion by SACROVSKI  
2<sup>nd</sup> by BAMONTE to accept*

**BOARD MEETING AND PUBLIC HEARING** DATE: 4/12/22

	YES	NO	ABS		Yes	NO	ABS
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BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Time: \_\_\_\_\_ Tally: 19 YES 1 NO 6 ABS \_\_\_\_\_ RECUSAL



**COMMUNITY BOARD NO. 1**

435 GRAHAM AVENUE – BROOKLYN, NY 11211

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FAX: (718) 389-0098

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



114 Kingsland Ave  
 Land use vote on denial  
 motion by Vega  
 and by BARROS

2020-858Z

**BOARD MEETING AND PUBLIC HEARING**

DATE: 4/12/22

	YES	NO	ABS		Yes	NO	ABS
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Time: \_\_\_\_\_ Tally: 24 YES ~~0~~ NO 1 ABS \_\_\_\_\_ RECUSAL



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*TRANSPORTATION COMMITTEE MOTIONS  
 plus Exec Bd Ratification  
 Vega motions  
 Katy Dewey Amended 2nd*

**BOARD MEETING AND PUBLIC HEARING** DATE: 4/12/22

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Time: \_\_\_\_\_ Tally: 25 YES  NO  ABS \_\_\_\_\_ RECUSAL \_\_\_\_\_





# Broadway at Flushing Ave and Graham Ave

Brooklyn CB 1

April 12, 2022



# Project Background

## Broadway at Flushing Ave and Graham Ave



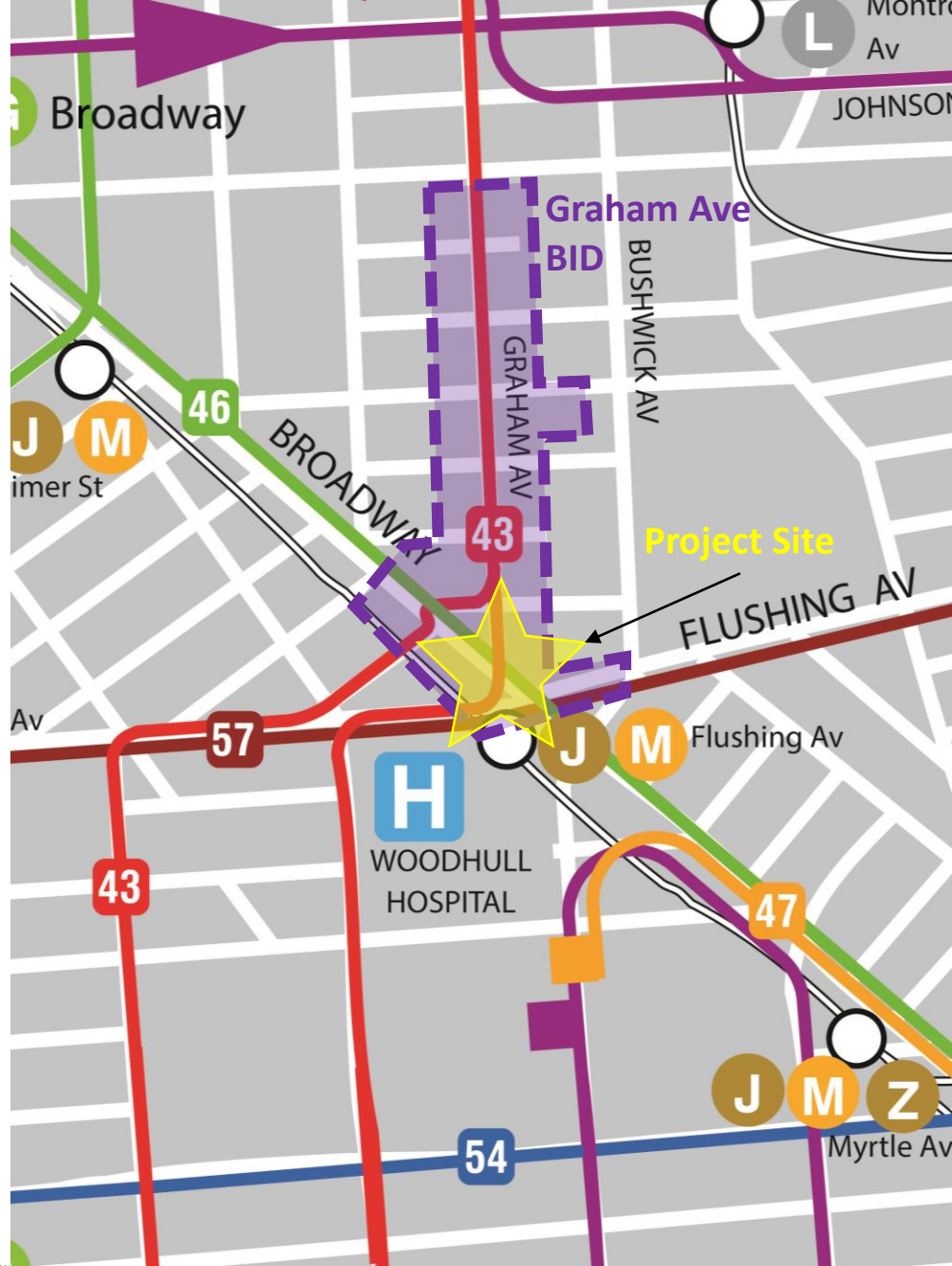
Community and NYPD requests for safety improvements at Broadway, Flushing, and Graham Ave



# Project Area

## Broadway at Flushing Ave and Graham Ave

- Intersection of three major vehicular corridors
- Mixed commercial and residential uses
- Multi-Modal transit hub with access to the bus lines B43, B57, B46, J and M trains
- Within the Graham Ave BID
- Adjacent to Woodhull Hospital



# Safety Data

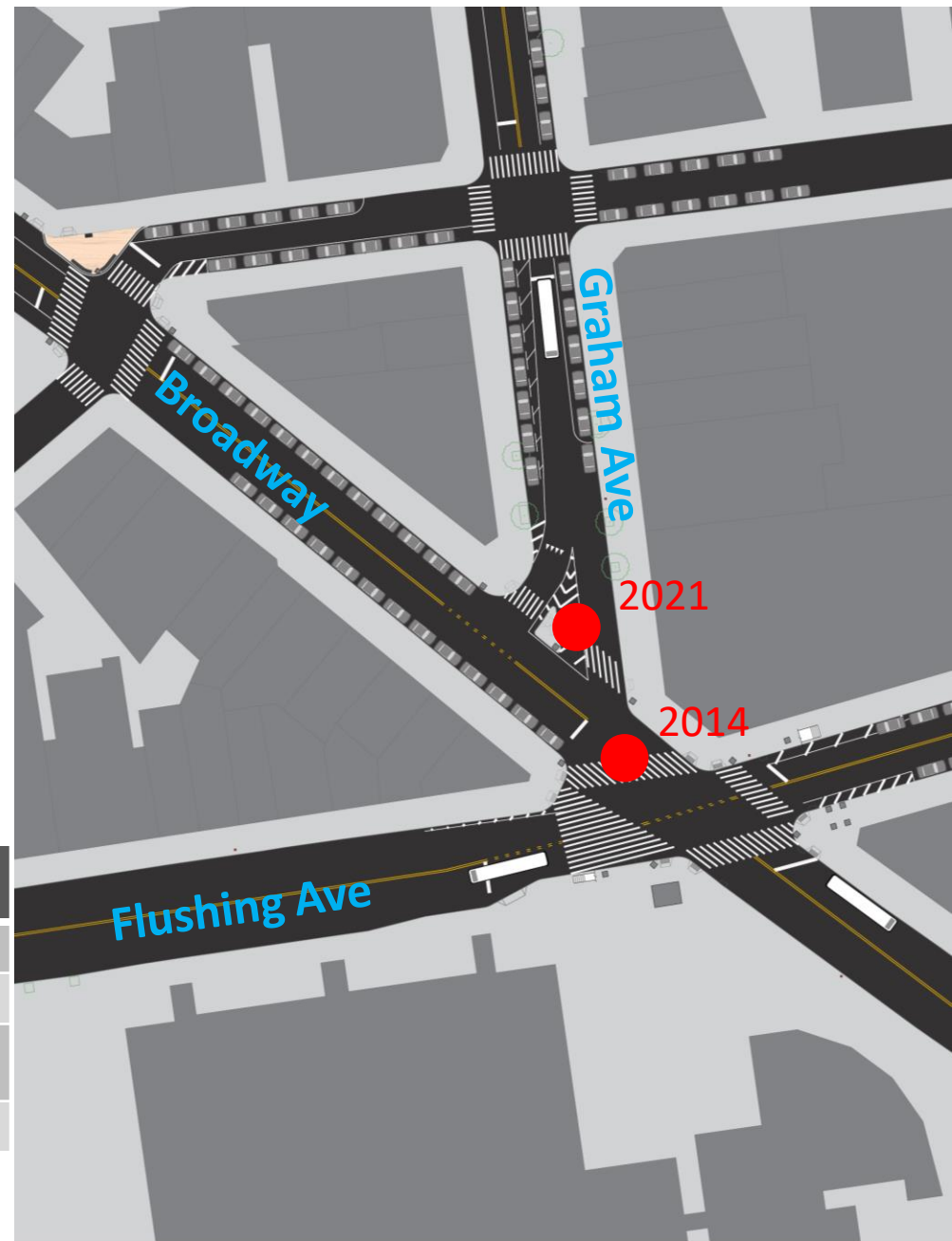
- Broadway, Flushing, and Graham Ave are all Vision Zero Priority Corridors
- Pedestrian fatalities in 2014 and 2021

**Broadway, Flushing Ave and Graham Ave, BK**  
Injury Summary, 2015-2019 (5 years)

	Total Injuries	Severe Injuries	Fatalities	KSI
Pedestrian	26	2	2*	4*
Bicyclists	5	1	0	1
Motor Vehicle Occupant	32	0	0	0
<b>Total</b>	<b>78</b>	<b>3</b>	<b>0</b>	<b>3</b>

KSI: Killed or Severely Injured

\* Includes data from 2014-2021



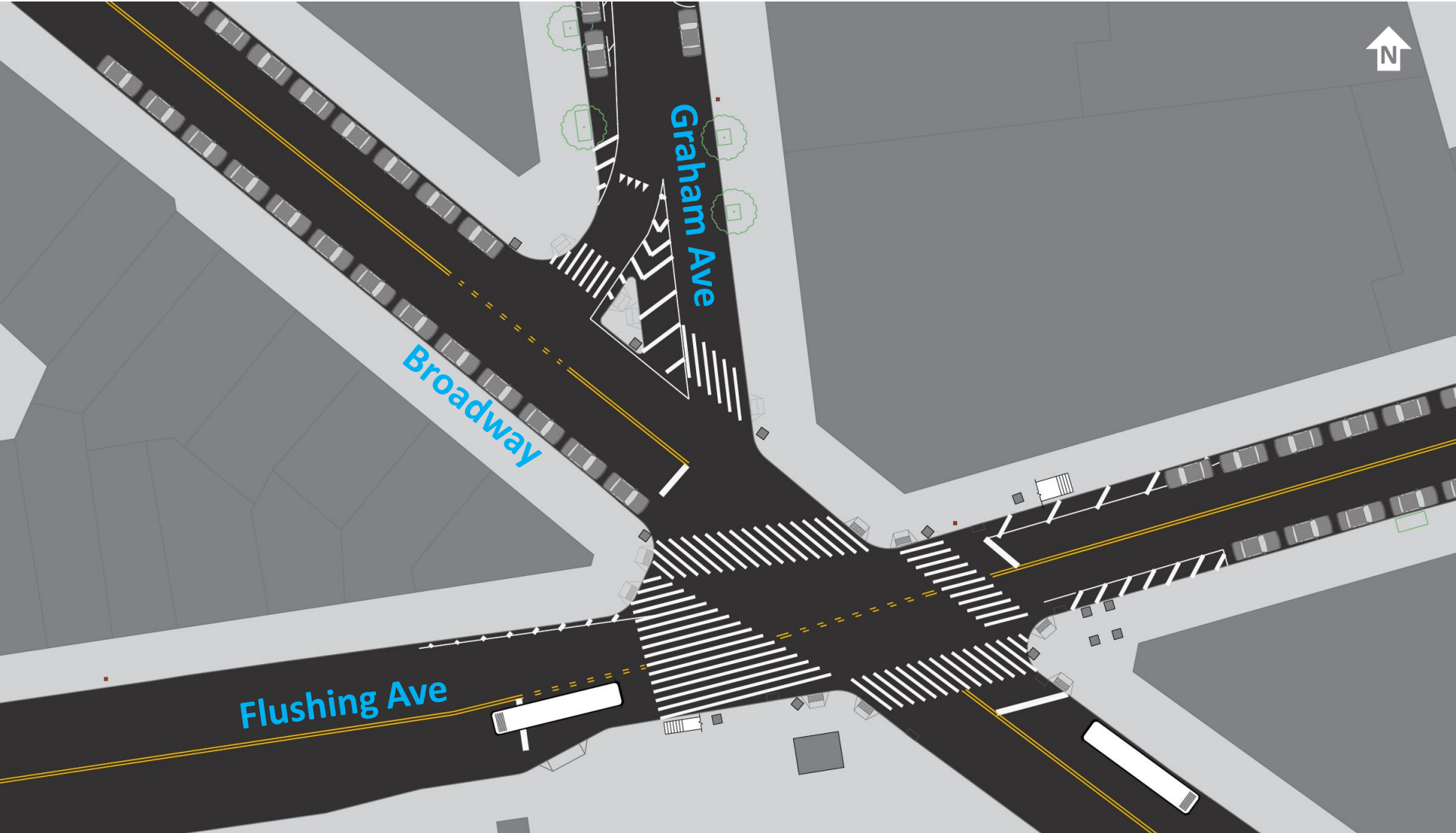
● Location of pedestrian fatality

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# Existing Conditions



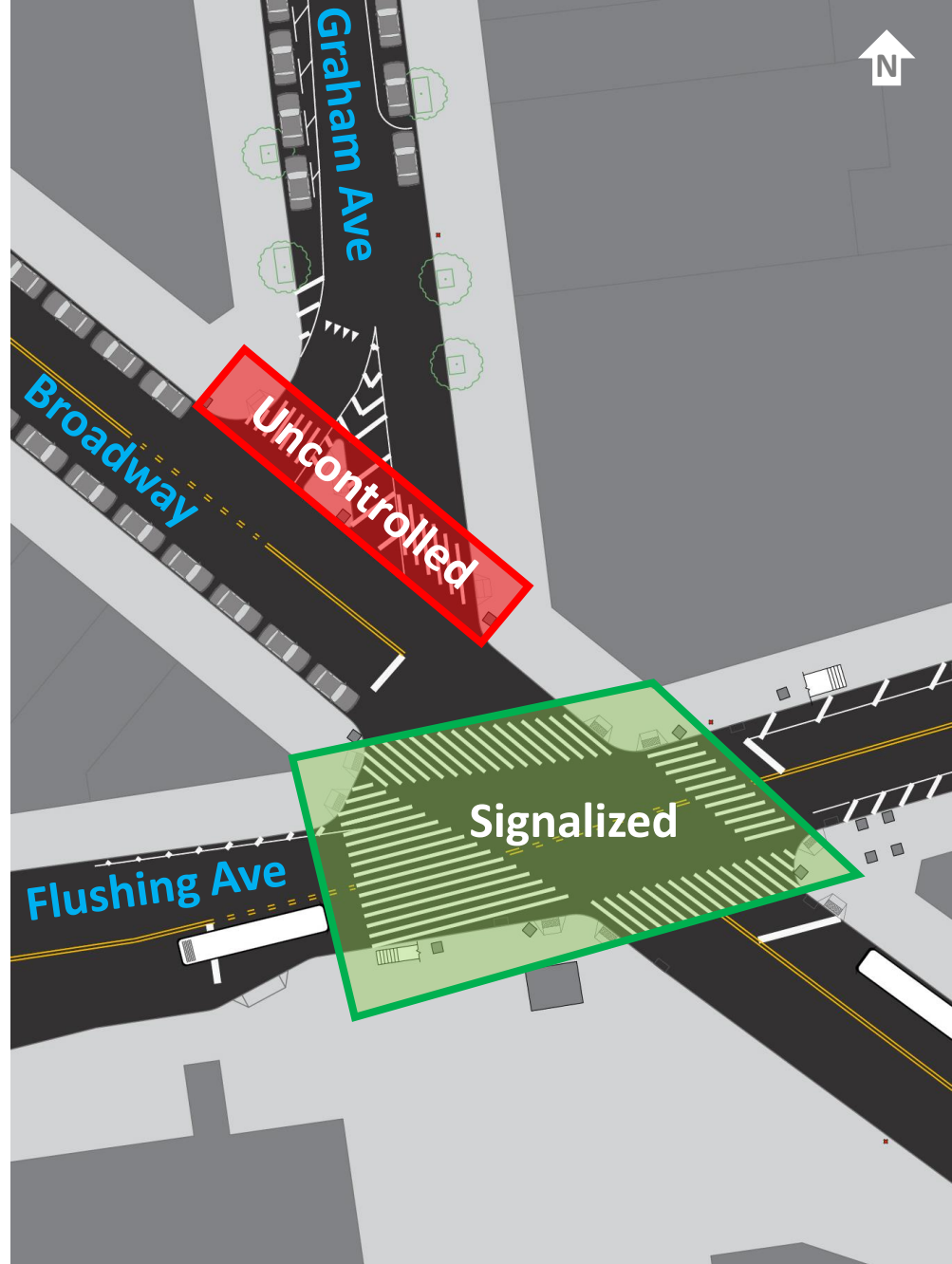
# Existing Conditions





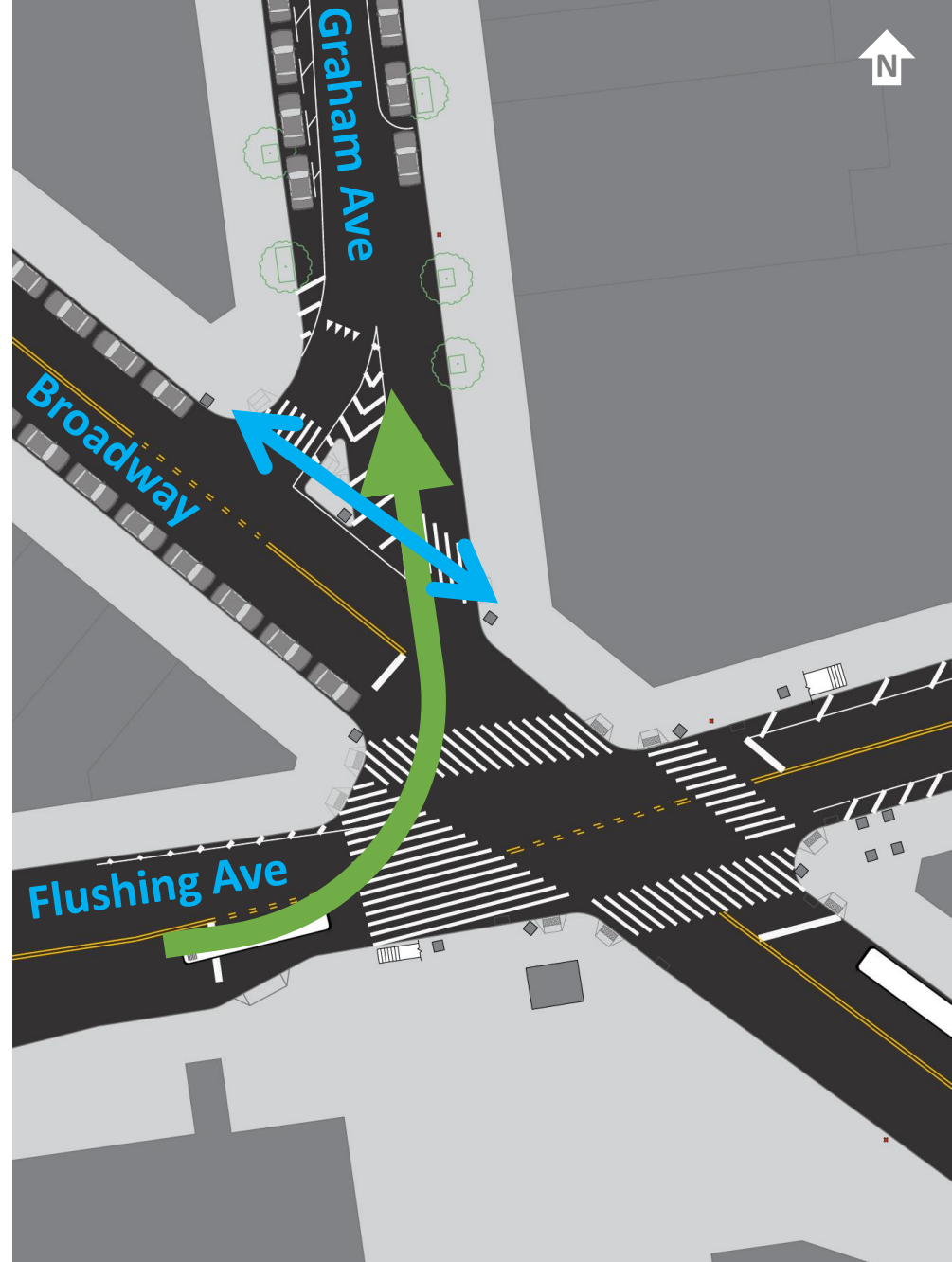
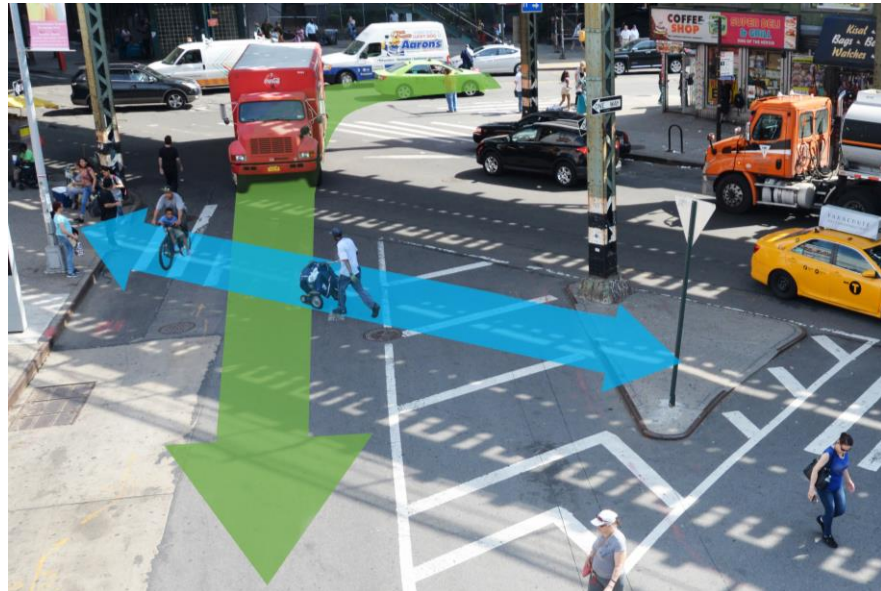
# Existing Conditions

Graham Ave is not part of the signalized intersection



# Existing Conditions

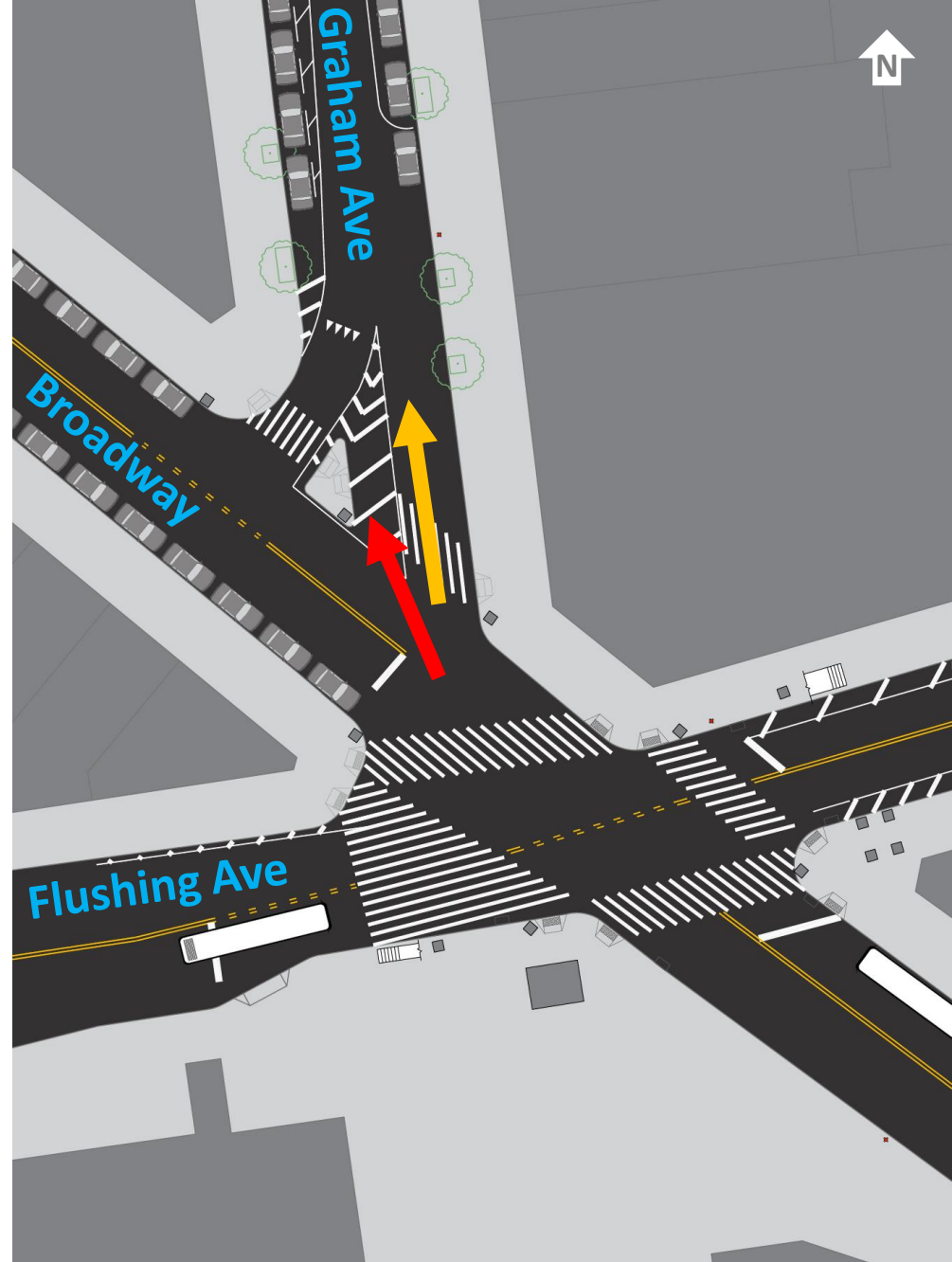
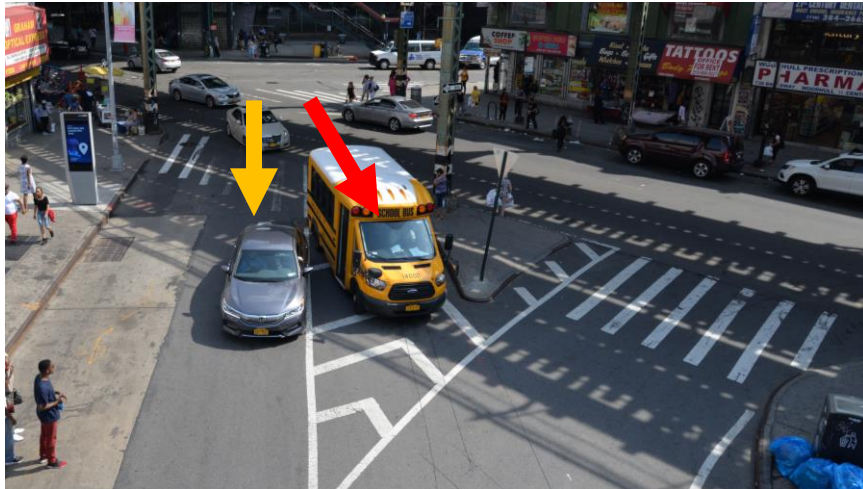
- Left turns from westbound Flushing Ave to northbound Graham Ave are direct, creating conflict point with pedestrians on Broadway
- Recessed crosswalk limits both driver and pedestrian visibility



# Existing Conditions

## Wide slip lane

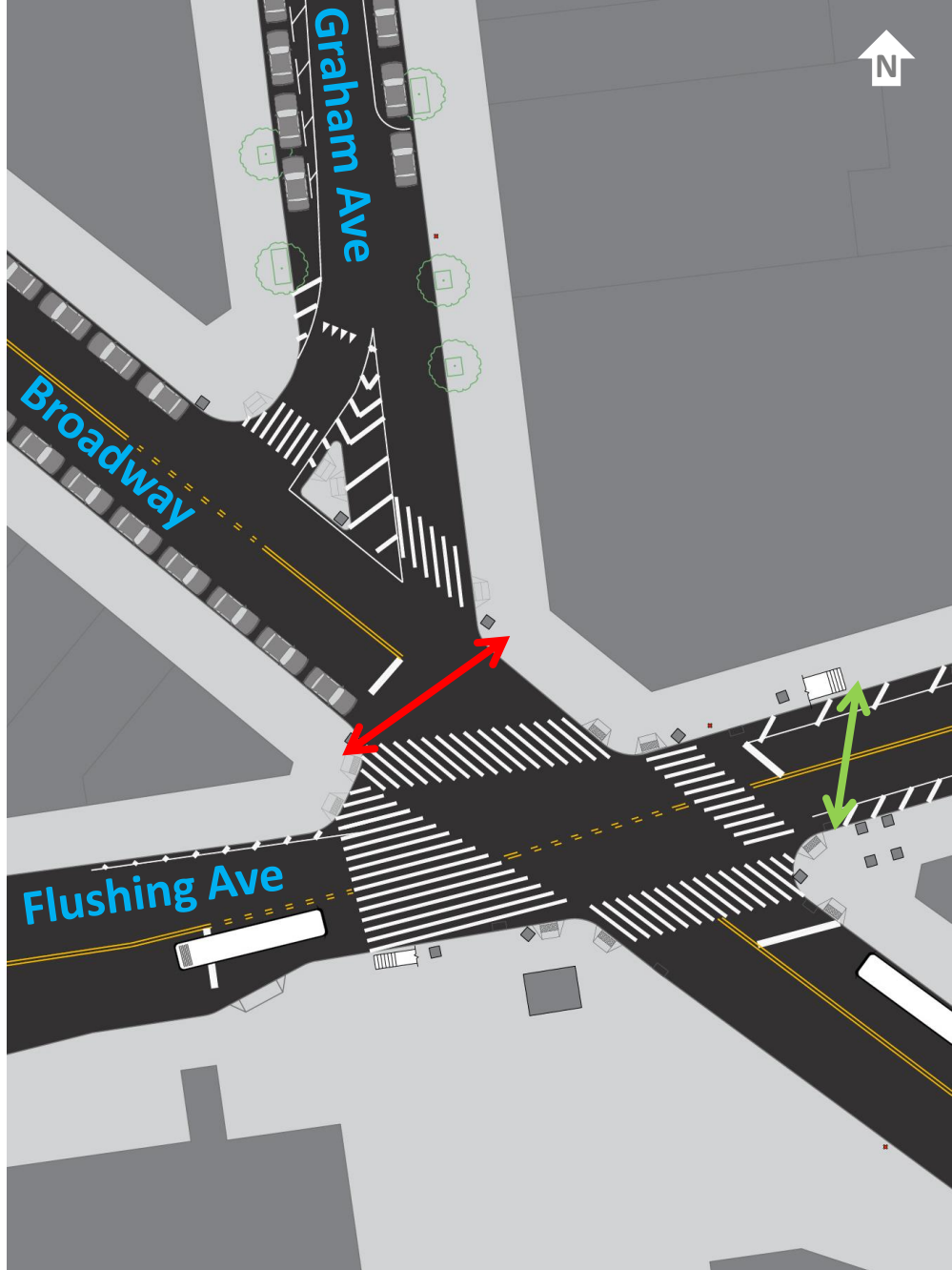
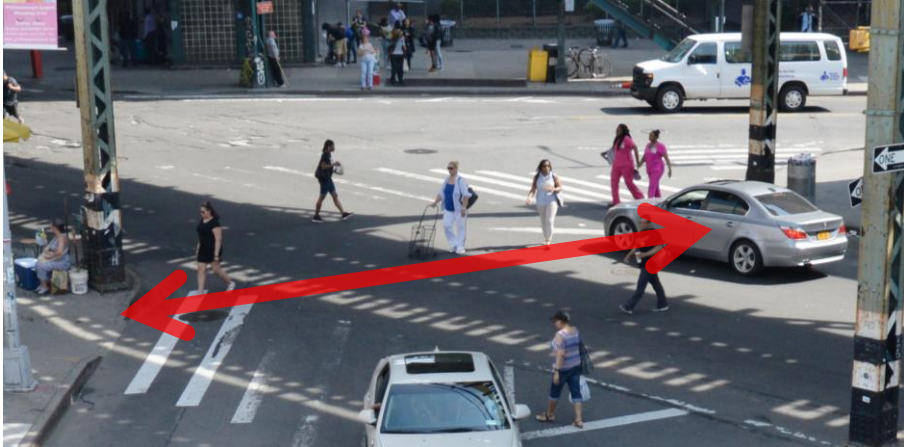
- Multiple vehicles making the soft left turn at the same time





# Existing Conditions

## Pedestrian desire lines



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## Proposed Design

# 2

# Toolkit



Concrete Sidewalk Extensions



Traffic Regulations



Curb Regulations



Street Markings



Hoop Racks



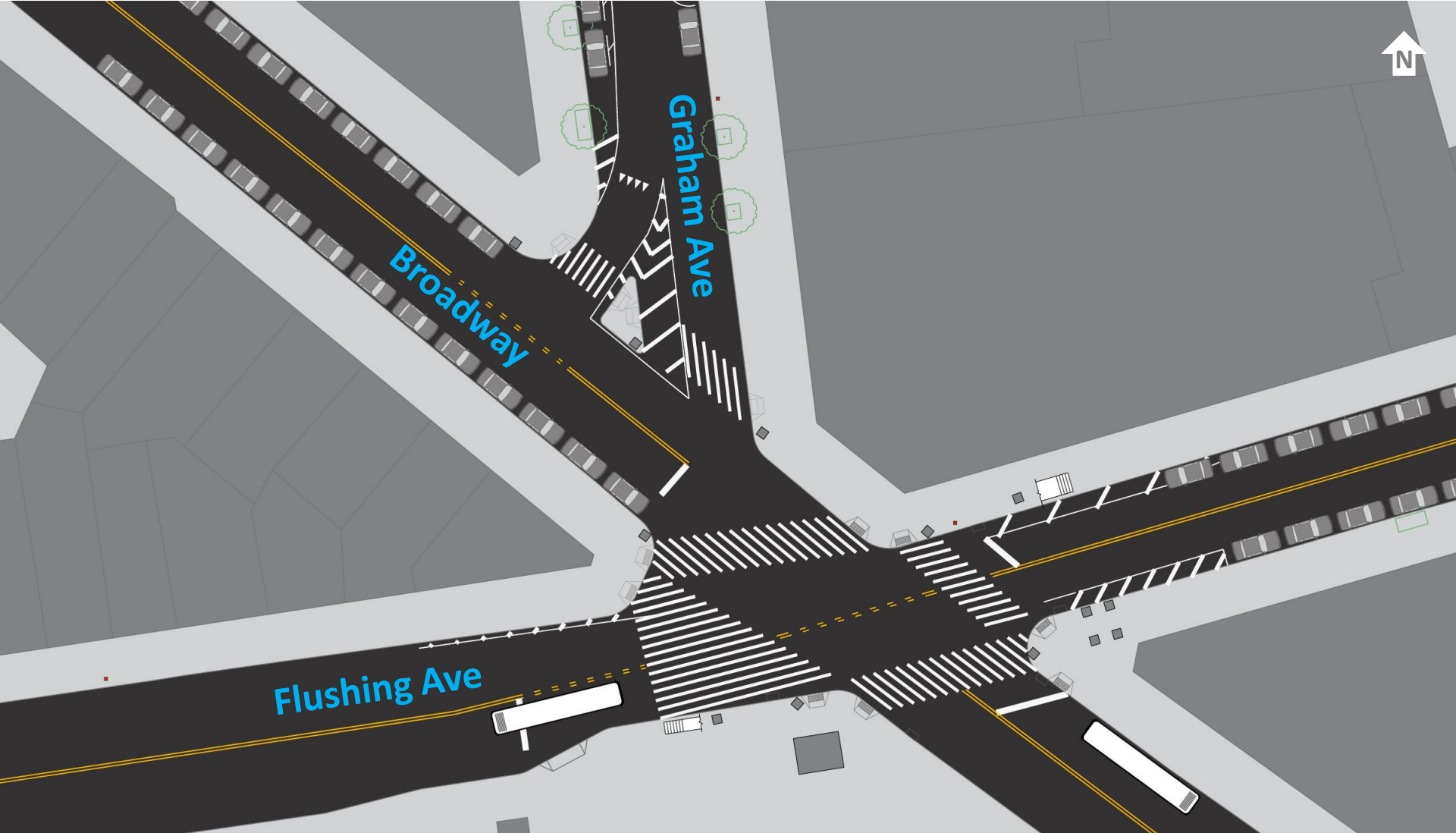
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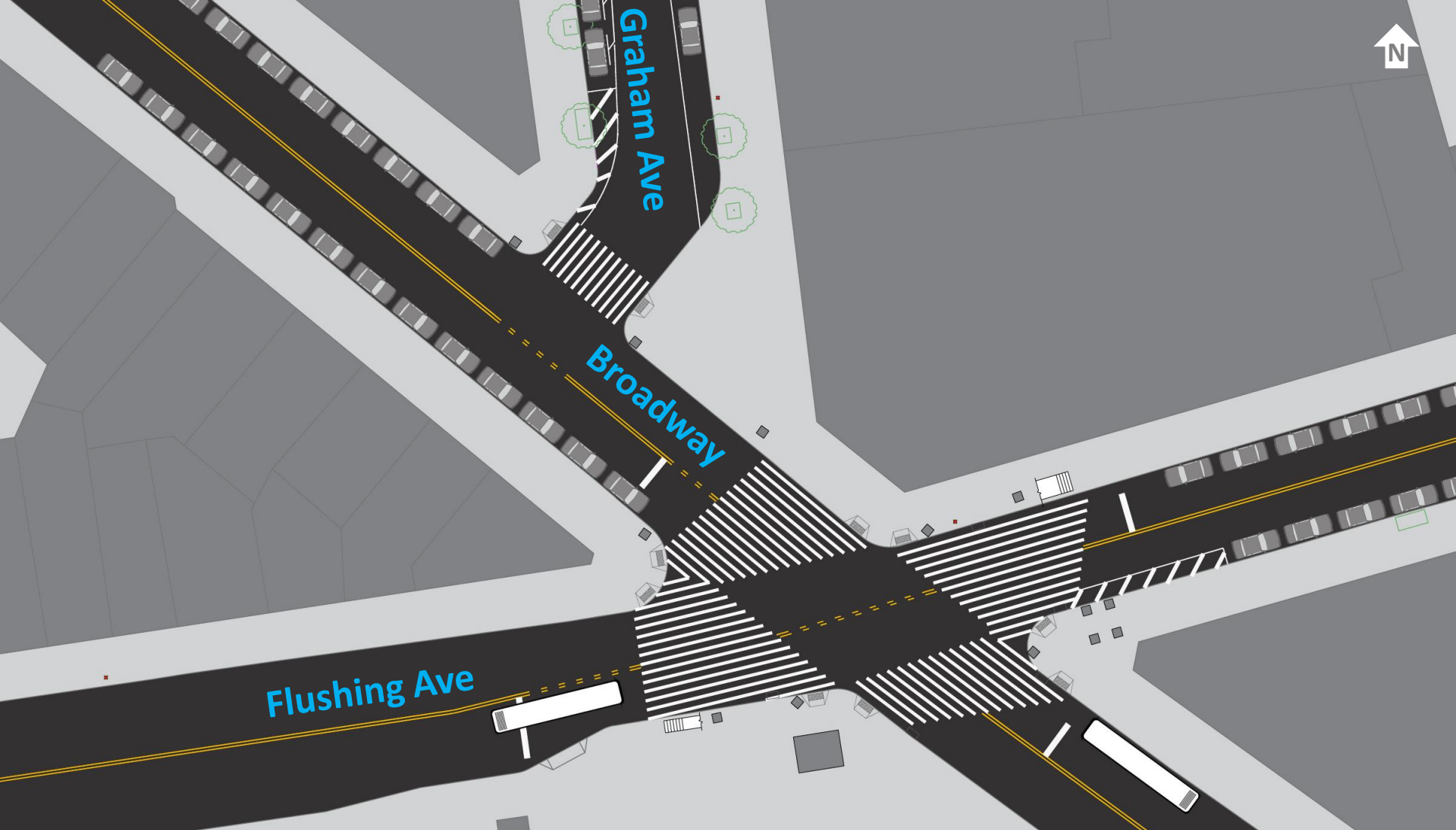
City Bench



# Existing Conditions

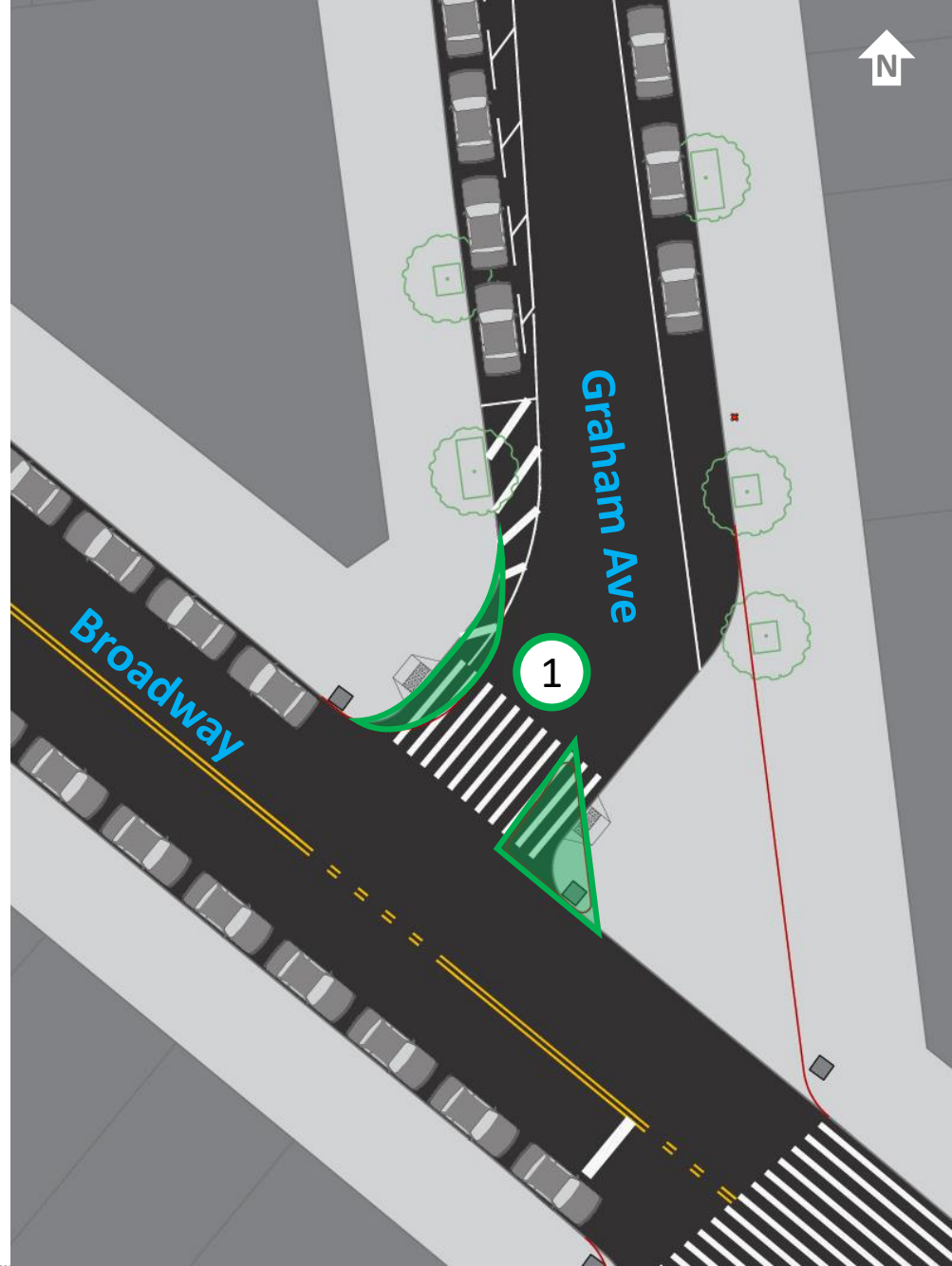


# Proposed Design



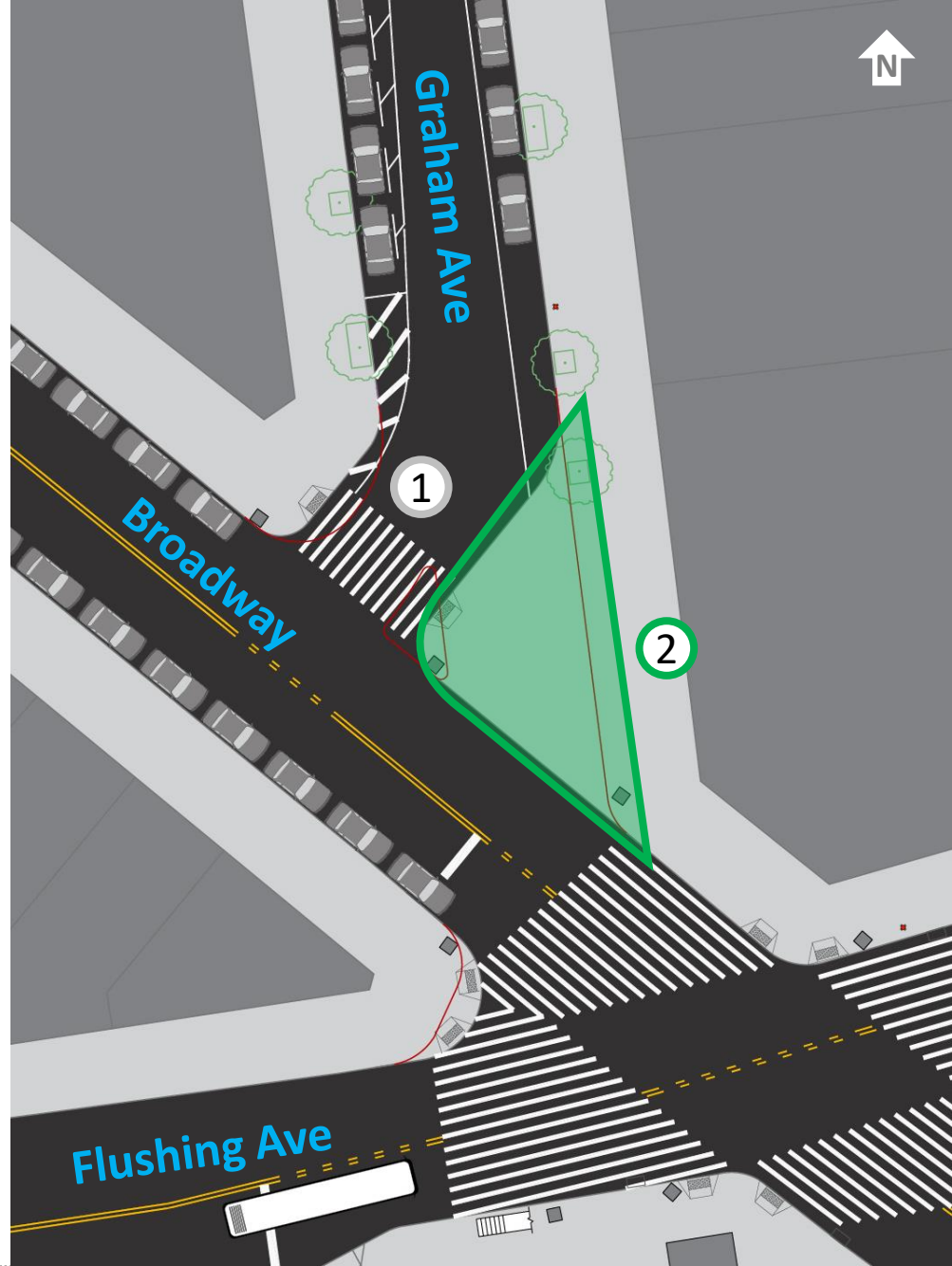
# Proposed Design

- 1 Remove existing concrete to expand the northern slip of Graham Ave



# Proposed Design

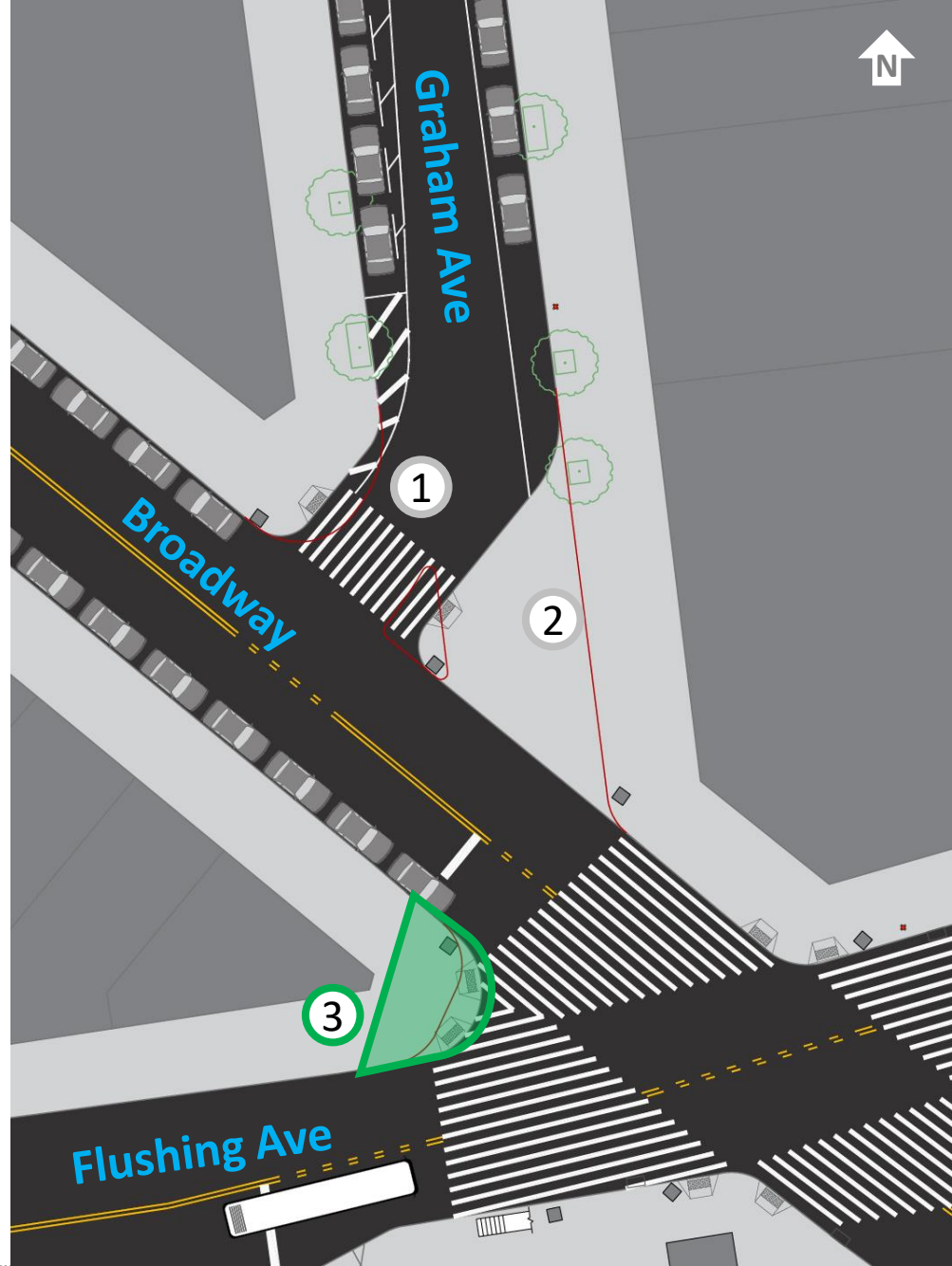
- 1 Remove existing concrete to expand the northern slip of Graham Ave
- 2 Close the southern slip of Graham Ave with a concrete sidewalk extension





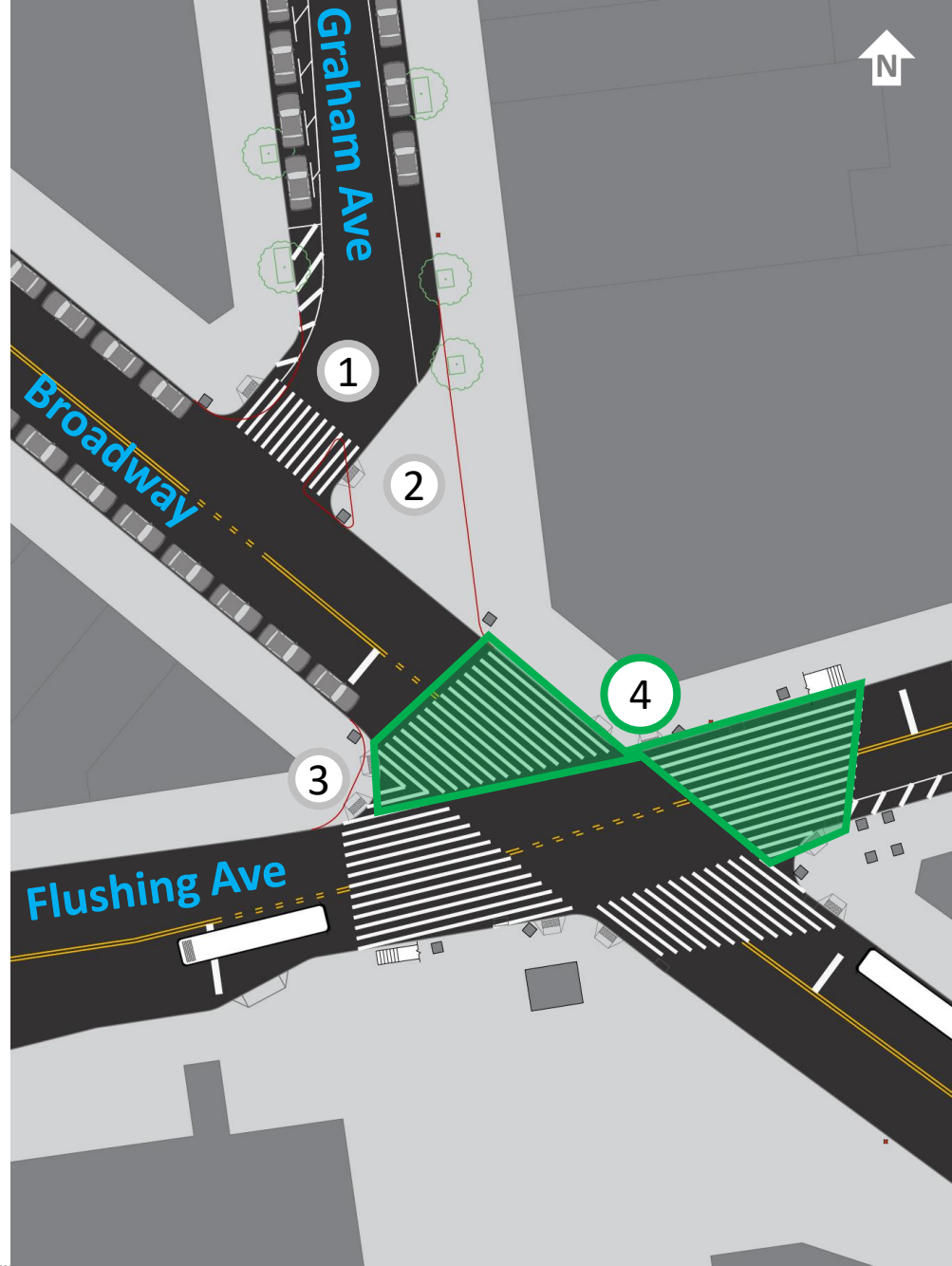
# Proposed Design

- 1 Remove existing concrete to expand the northern slip of Graham Ave
- 2 Close the southern slip of Graham Ave with a concrete sidewalk extension
- 3 Build a concrete sidewalk extension on the NW corner of Broadway and Flushing Ave



# Proposed Design

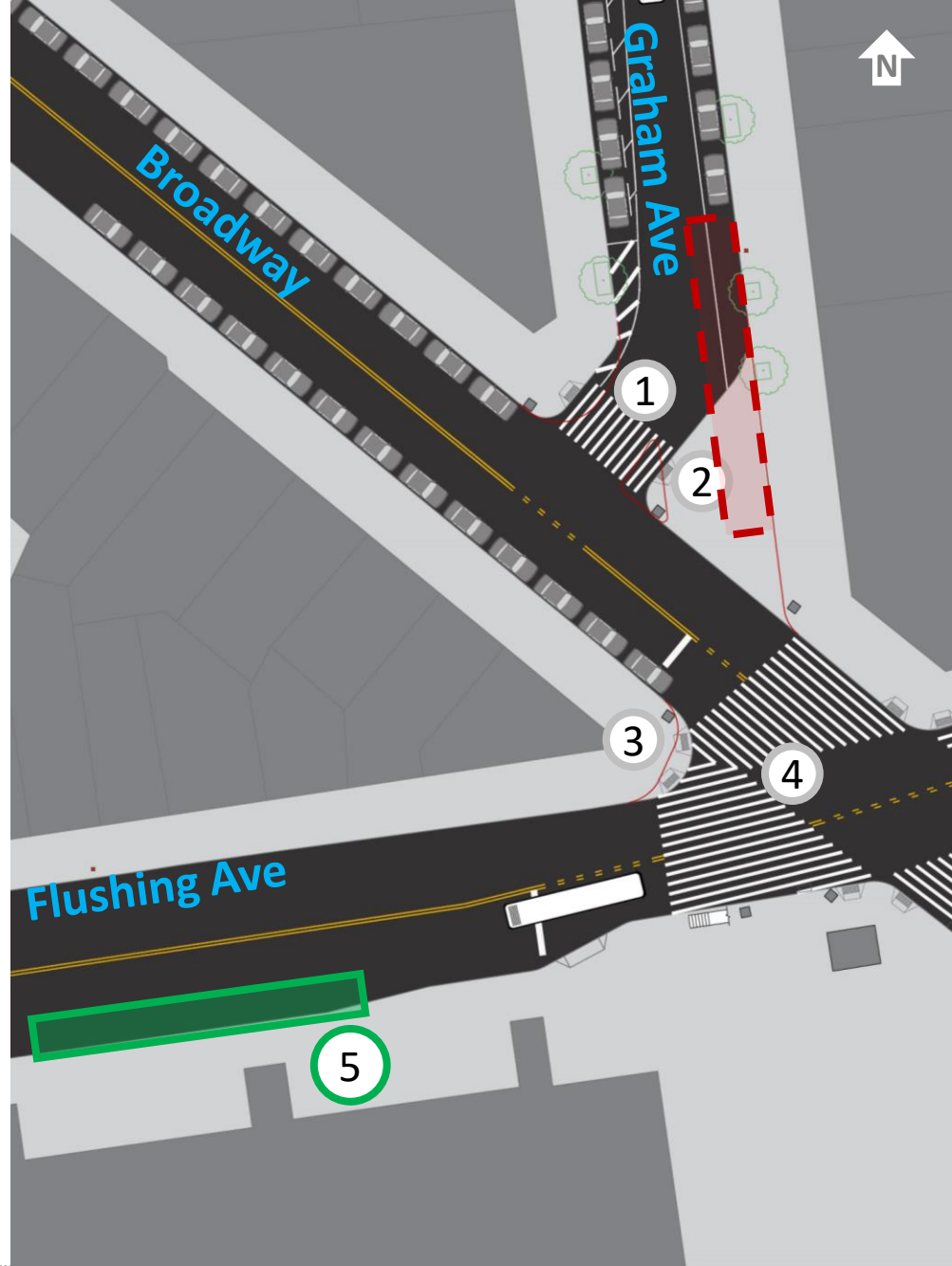
- 1 Remove existing concrete to expand the northern slip of Graham Ave
- 2 Close the southern slip of Graham Ave with a concrete sidewalk extension
- 3 Build a concrete sidewalk extension on the NW corner of Broadway and Flushing Ave
- 4 **Flare crosswalks to accommodate pedestrian desire lines**



# Proposed Design

- 1 Remove existing concrete to expand the northern slip of Graham Ave
- 2 Close the southern slip of Graham Ave with a concrete sidewalk extension
- 3 Build a concrete sidewalk extension on the NW corner of Broadway and Flushing Ave
- 4 Flare crosswalks to accommodate pedestrian desire lines
- 5 **Combine B43 bus stop with the B57 stop on the south curb of Flushing Ave**

\*all proposed changes involving bus operations have been agreed upon by MTA





# Graham Ave - Existing





# Graham Ave – Proposed Rendering



# Benefits

- Shorter, safer crossing distances
- Widened crossings to subway stairs
- Improved accessibility
- Clarified vehicular movements





# Thank You!

## Questions?



NYCDOT



nyc\_dot



nyc\_dot



NYCDOT

# Appendix

## Parking loss/gain

-1 space on the west curb of  
Graham Ave

+2 on east curb of Graham Ave

Net gain of 1 parking spot

# Appendix

## Traffic Volumes





# **BSA APPLICATION SUPPLEMENT**

INITIAL SUBMISSION | MARCH 2022

## **01\_Renderings**

02\_Site Survey and Plot Plan

03\_Zoning Information

04\_Building Plans

05\_Diagrams - Completed Construction and Remediation to Date

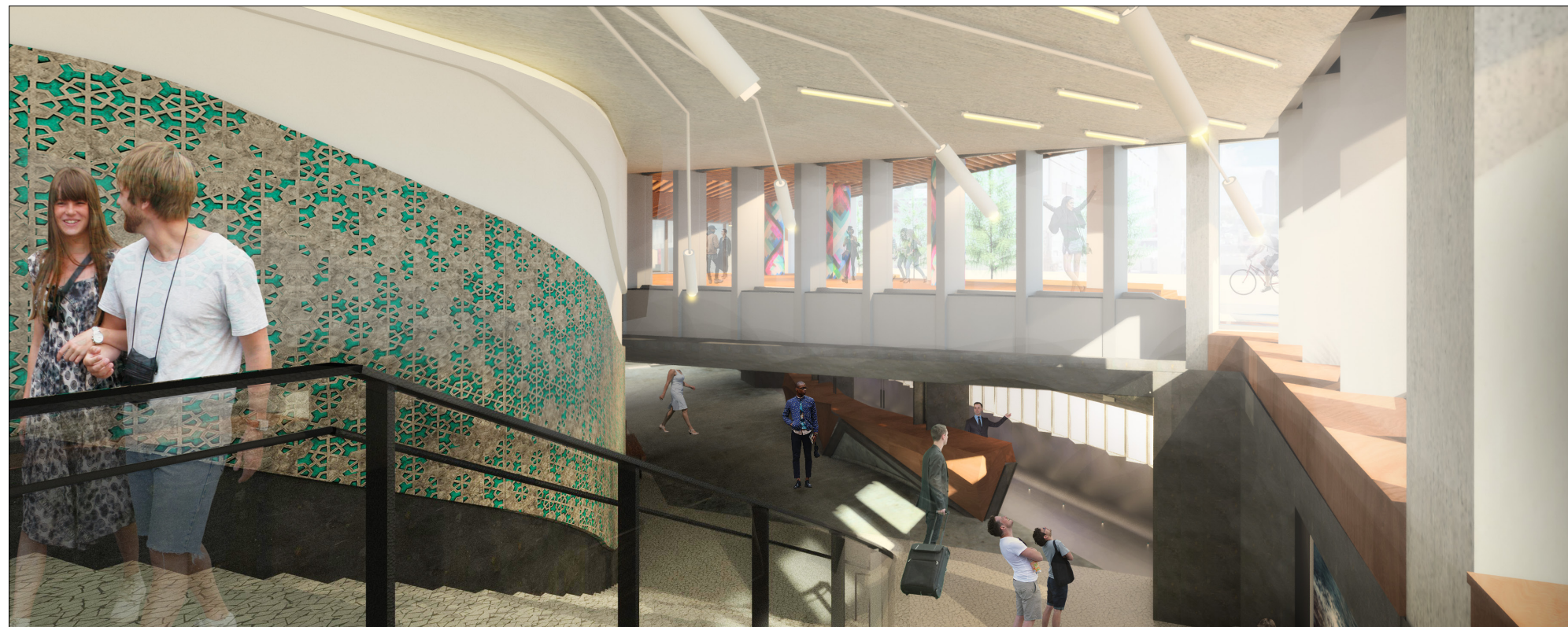
06\_Environmentally Responsible Building Design Features

07\_Timeline of Construction Activity























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01\_Renderings

**02\_Site Survey and Plot Plan**

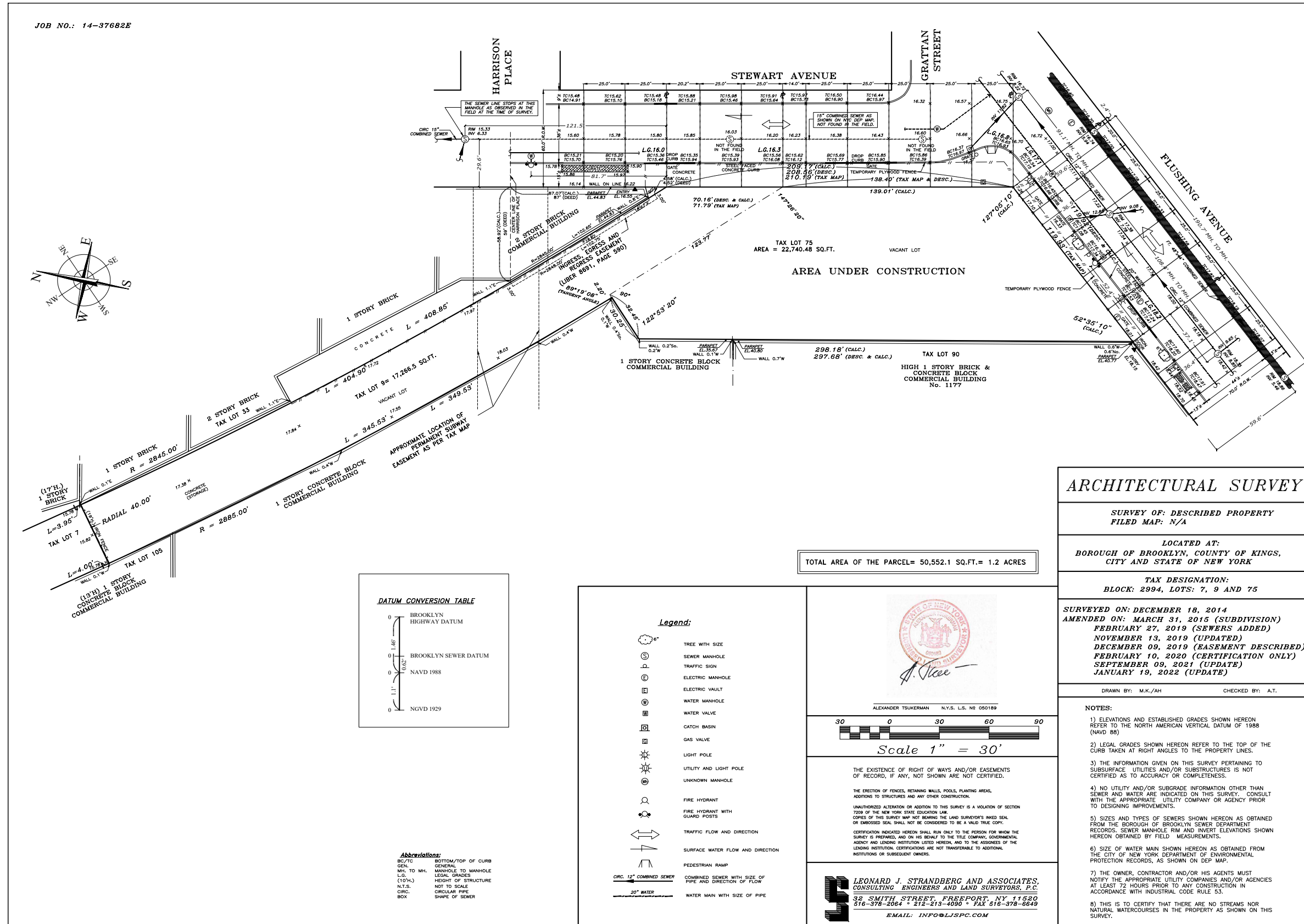
03\_Zoning Information

04\_Building Plans

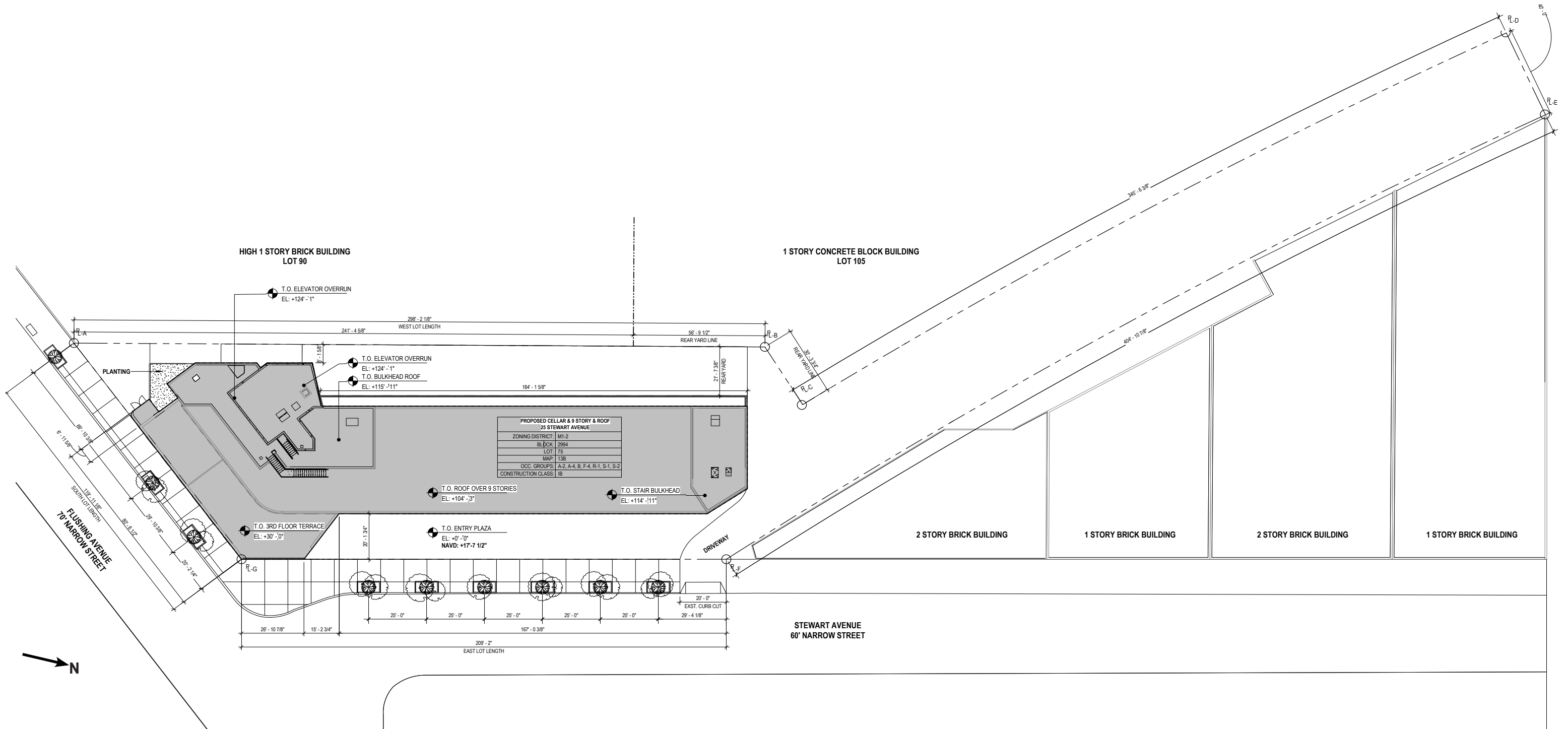
05\_Diagrams - Completed Construction and Remediation to Date

06\_Environmentally Responsible Building Design Features

07\_Timeline of Construction Activity







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01\_Renderings

02\_Site Survey and Plot Plan

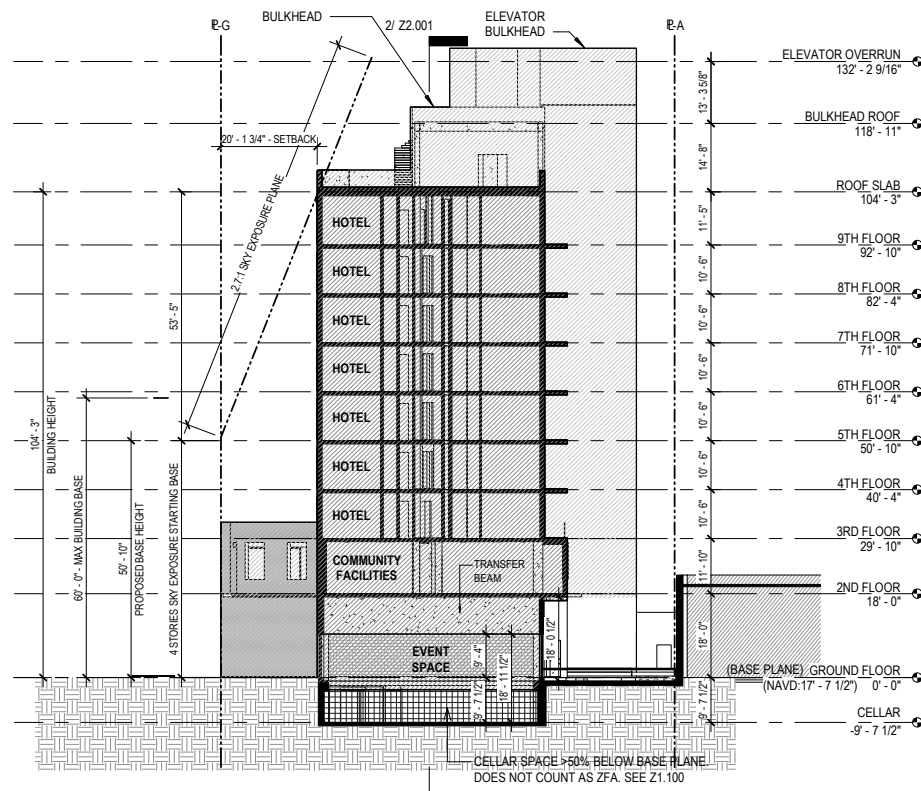
**03\_Zoning Information**

04\_Building Plans

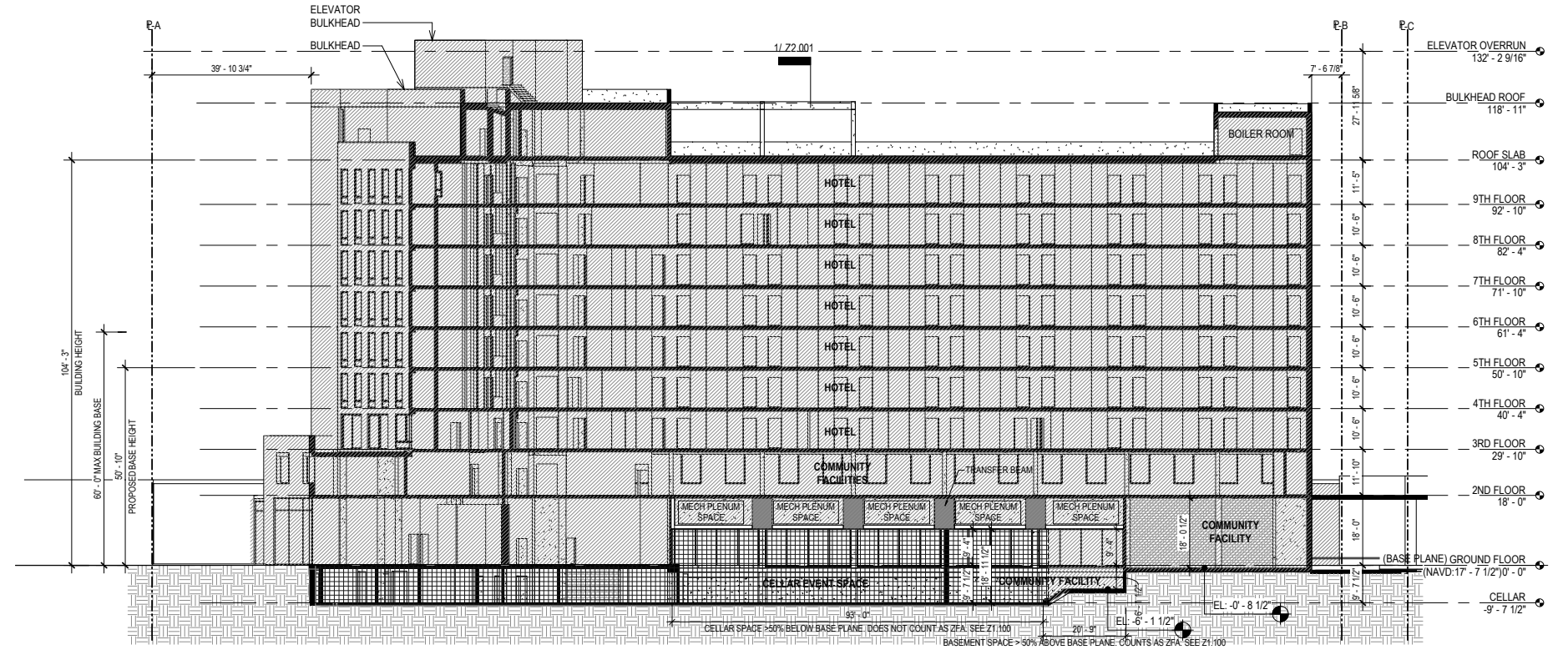
05\_Diagrams - Completed Construction and Remediation to Date

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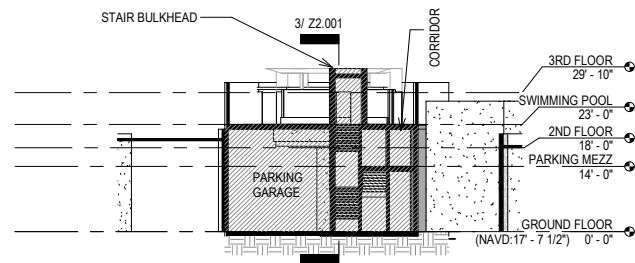
07\_Timeline of Construction Activity



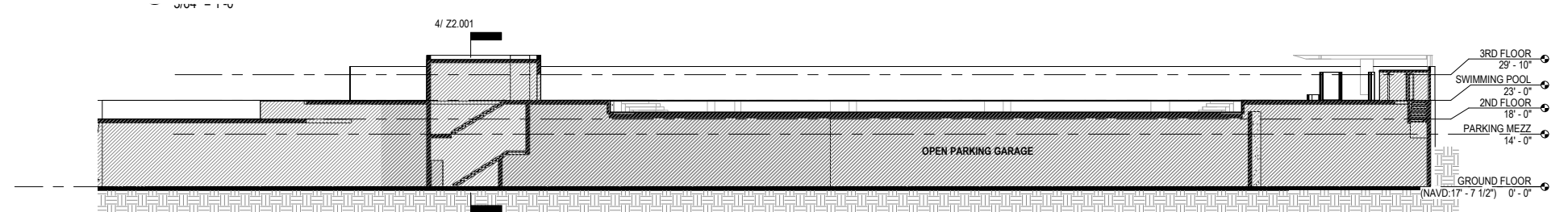
1 ZONING SECTION A  
3/64" = 1'-0"



2 ZONING SECTION B  
3/64" = 1'-0"



4 ZONING SECTION C  
3/64" = 1'-0"



3 ZONING SECTION D  
3/64" = 1'-0"

GENERAL SITE DATA [2]							ZONING LOT AREA
BOROUGH	BLOCK	LOT	BASE ZONING DISTRICT	OVERLAY ZONING DISTRICT	ZONING MAP SECTION	COMMUNITY DISTRICT	
BROOKLYN	2994	75	M1-2		13b	1	40,007 SF
<input checked="" type="checkbox"/> TRANSIT ZONE <input type="checkbox"/> COASTAL ZONE		<input type="checkbox"/> FRESH ZONE (Tax) <input type="checkbox"/> FLOOD ZONE-2007		<input type="checkbox"/> HISTORIC DISTRICT <input type="checkbox"/> FLOOD ZONE-2015		<input type="checkbox"/> E-DESIGNATION	
ZR SECTION & DESCRIPTION [3]			PERMITTED / REQUIRED [4]	PROPOSED [5]	COMPLIANCE	NOTE	
<b>USE REGULATIONS</b>							
42-10	PERMITTED USE GROUPS		4A,4B, 4C, 5, 6C, 6E, 7A, 9A, 12B	4A, 4B, 5A, 5B	Complies		
<b>BULK REGULATIONS (FLOOR AREA REGULATIONS)</b>							
43-12	MAXIMUM MANUFACTURING OR COMMERCIAL USES FAR	2.00	80,014 SF	2.00 79,995 SF	Complies	See sheet Z1.100 To Z1.106	
24-11	MAXIMUM COMMUNITY FACILITY USES FAR	4.80 [6]	192,033.6 SF	0.47 18,756 SF	Complies	See sheet Z1.100 To Z1.106	
	TOTAL FAR			98,751 SF			
<b>BULK REGULATIONS (YARD REGULATIONS)</b>							
123-652	MINIMUM FRONT YARD		0 FT	0.0 FT	Complies		
123-652	MINIMUM SIDE YARD		0 FT	0.0 FT	Complies	See sheet Z2.001	
23-47	MINIMUM REAR YARD		20 FT	20.0 FT	Complies		
<b>BULK REGULATIONS (HEIGHT &amp; SETBACK REGULATIONS)</b>							
43-43	INITIAL SETBACK DISTANCE		20 FT	20'-1 3/4"	Complies	See sheet Z2.001	
43-43	MAX. BASE HEIGHT		60' OR 4 STORIES, WHICHEVER IS LESS	50'-10"	Complies		
43-43	SKY EXPOSURE PLANE		2.7 TO 1	2.7 TO 1	Complies		
<b>PARKING &amp; LOADING REGULATIONS</b>							
44-21	REQUIRED OFF-STREET PARKING (COMMUNITY FACILITIES)	1 PER 300 SF	62 SPACES	62 SPACES	Complies	See sheet Z1.105	
44-21	REQUIRED OFF-STREET PARKING (COMMERCIAL) (HOTEL-SLEEPING )	1 PER 8 HOTEL ROOMS	240 HOTEL ROOMS / 8 = 30 SPACES	30 SPACES	Complies		
	REQUIRED OFF-STREET PARKING (COMMERCIAL) (HOTEL- BANQUET HALLS & EATING OR DRINKING PLACES )	1 PER 8 PERSONS	616 SF / 15 SF PER OCCUPANT = 41 41 OCCUPANT / 8 = 5 SPACES	5 SPACES	Complies		
	REQUIRED OFF-STREET PARKING (TOTAL )		97 SPACES	97 SPACES	Complies		
44-52	REQUIRED OFF-STREET LOADING BERTHS (HOTELS, OFFICES, OR COURTHOUSE M1-2)	NONE - FIRST 25,000 SF 1 - NEXT 75,000 SF 1 - NEXT 200,000 SF 1 - EACH ADDITIONAL 300,000 SF	1 BERTHS (TOTAL FLOOR AREA 98,751 = 1 LOADING BERTH REQUIRED)	1 BERTHS	Complies	See sheet Z2.001	
44-60 36-70	REQUIRED BICYCLE STORAGE (COMMERCIAL)	1 PER 10,000 SF	8 SPACES				
	REQUIRED BICYCLE STORAGE (COMMUNITY FACILITY)	1 PER 10,000 SF	2 SPACES				
	REQUIRED BICYCLE STORAGE (TOTAL)		10 SPACES	5 SPACES	Complies	See sheet A1.002	
25-83	SIZE OF BICYCLE PARKING SPACE	6 SF /SPOT	10 SPOTS x 6 SF/SPOT = 60 SF	153 SF	Complies	See sheet A1.002	
<b>URBAN DESIGN REGULATIONS</b>							
26-41	REQUIRED STREET TREES	1 PER 25 LF	329' / 25' = 13 TREES	1 EXISTING TREE 9 TREES TO BE PLANTED 3 TREES TO BE PAID INTO FUND 13 TOTAL STREET TREES	Complies	See sheet Z2.001 Subject to parks department approval	



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01\_Renderings

02\_Site Survey and Plot Plan

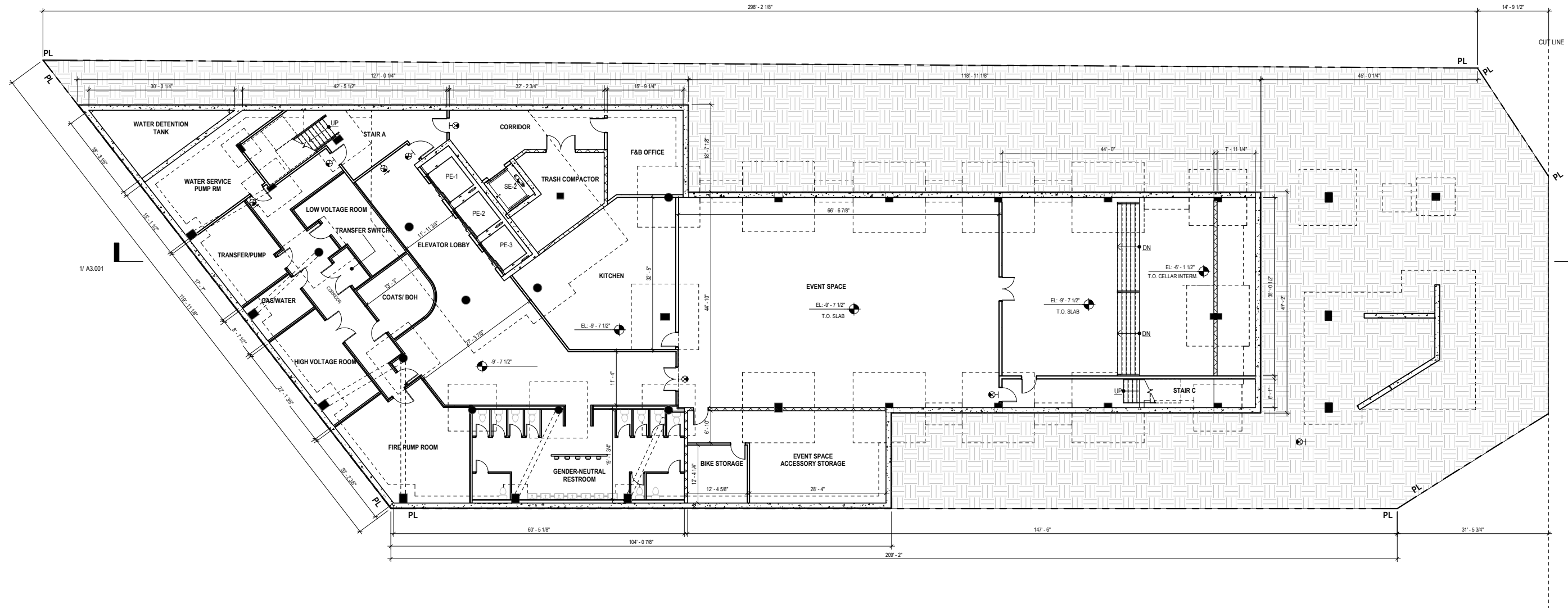
03\_Zoning Analysis and Diagrams

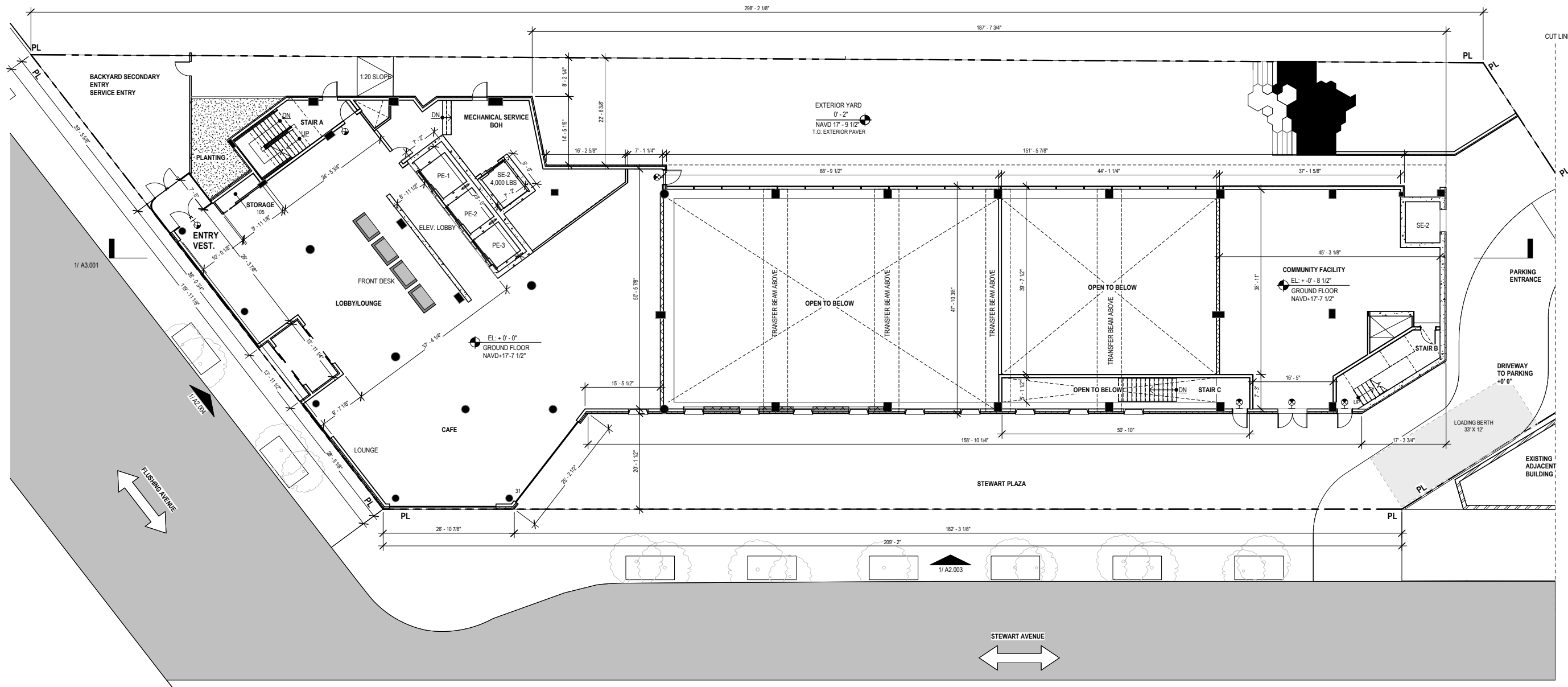
**04\_Building Plans**

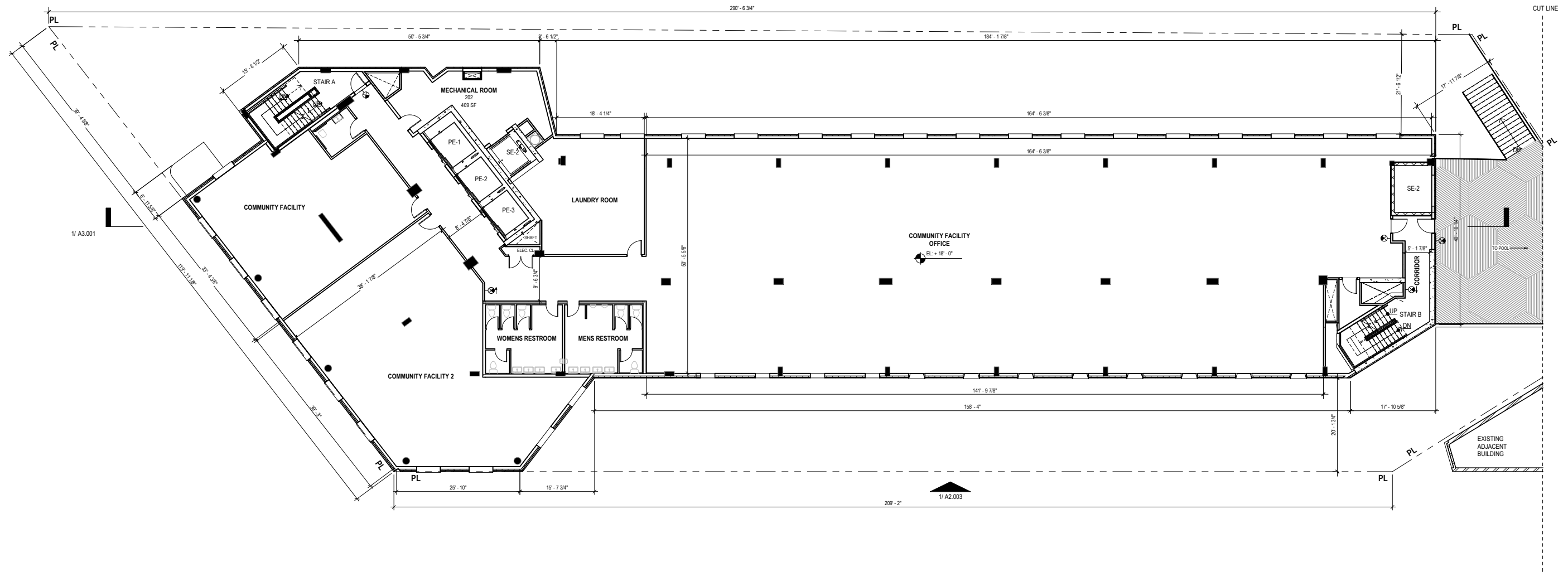
05\_Diagrams - Completed Construction and Remediation to Date

06\_Environmentally Responsible Building Design Features

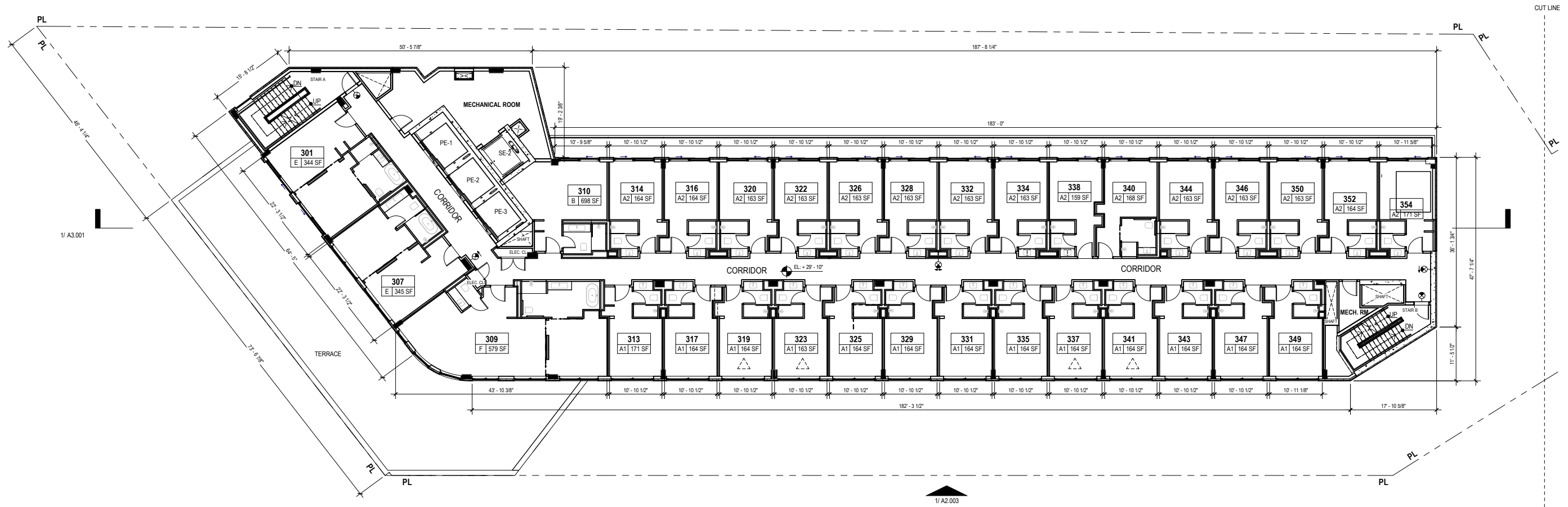
07\_Timeline of Construction Activity

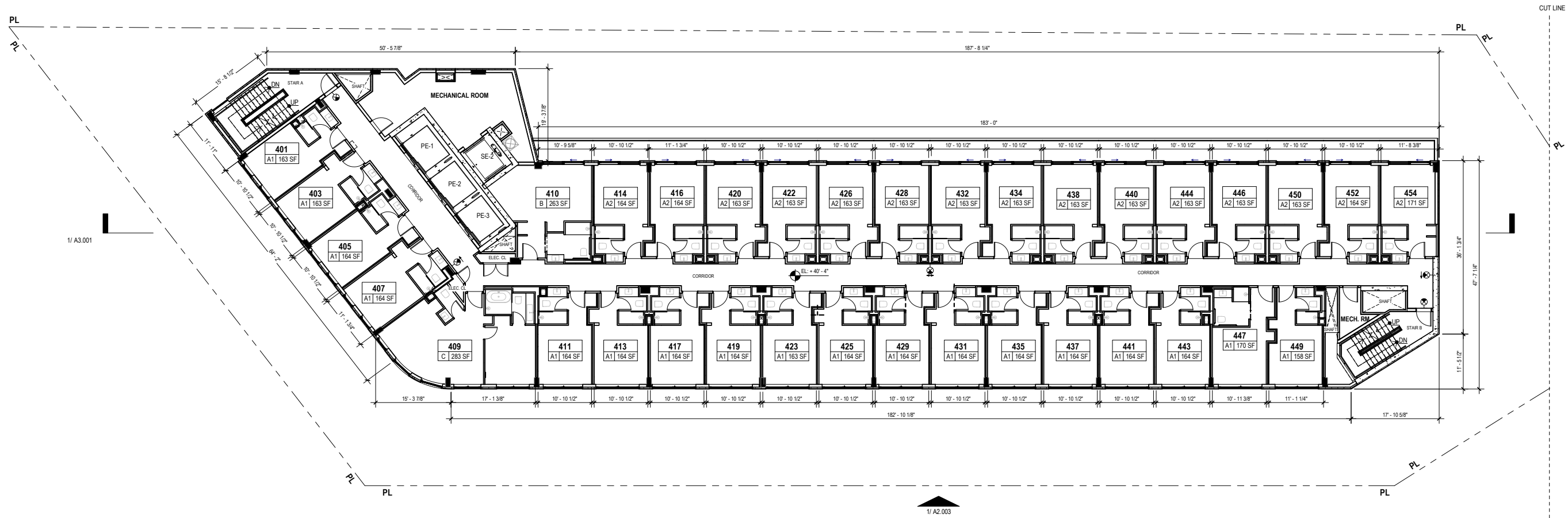


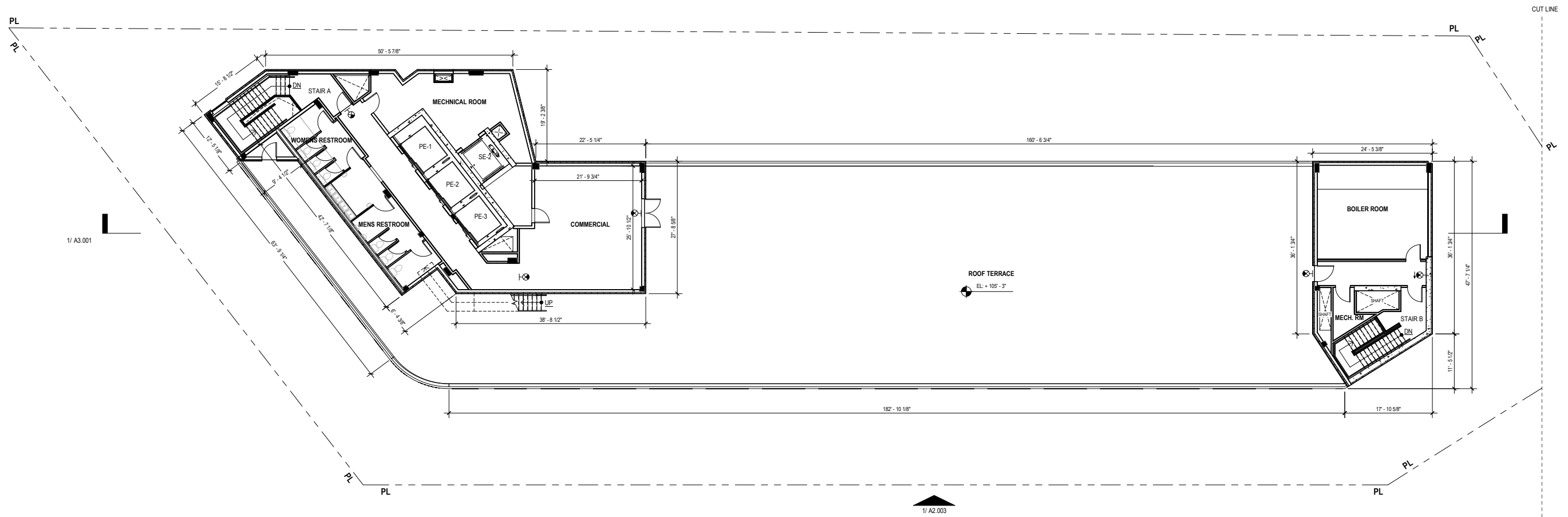




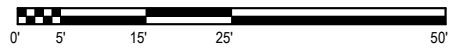
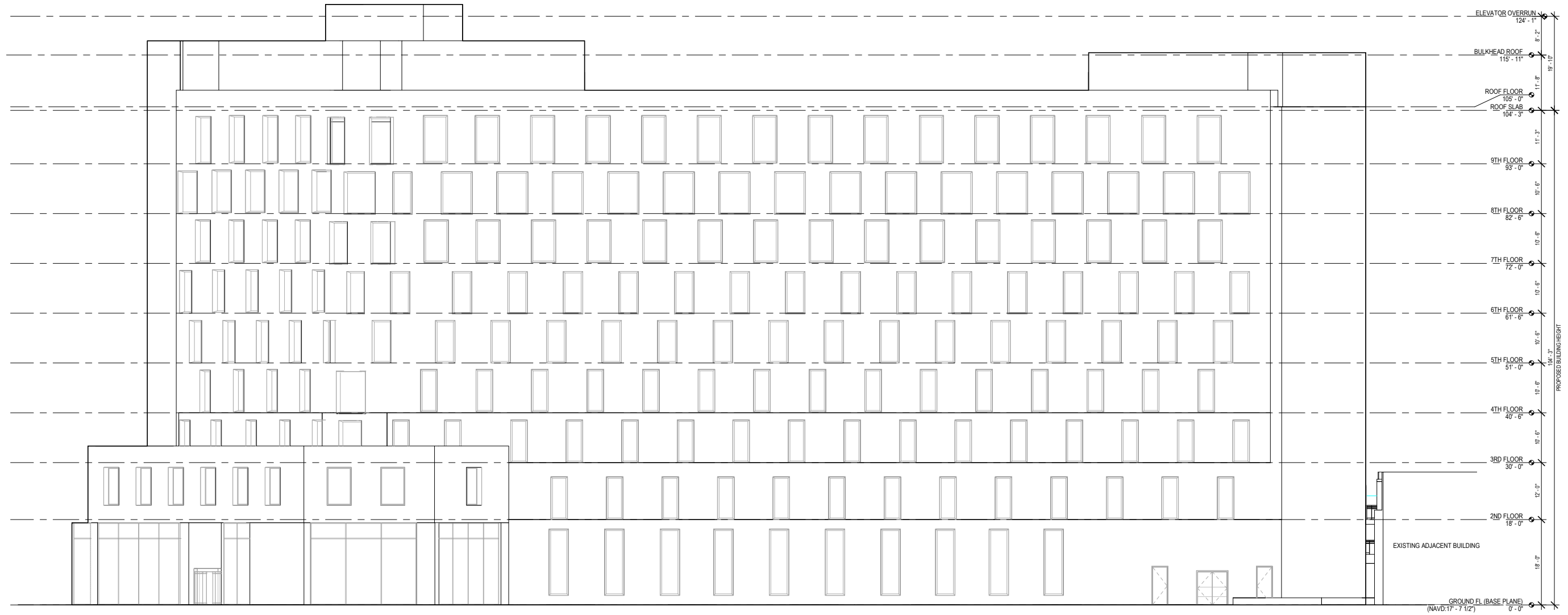


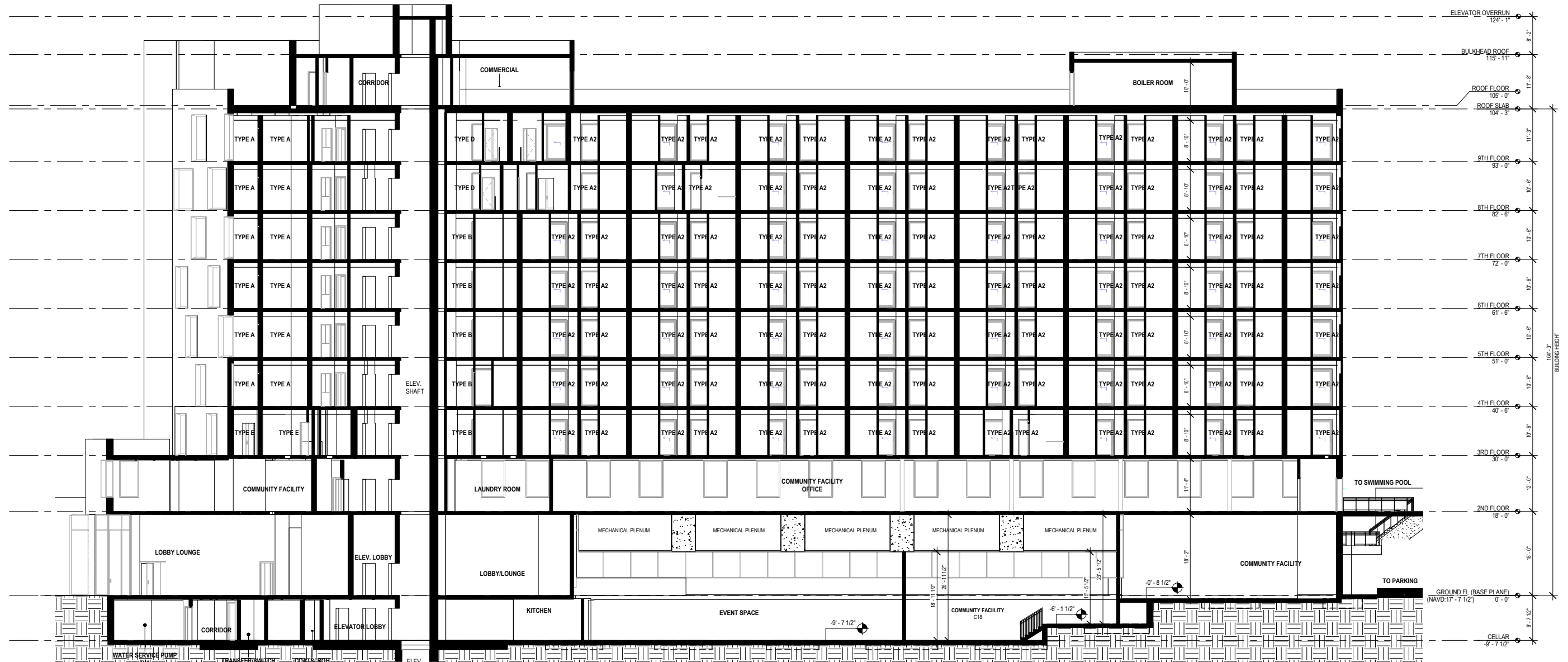












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01\_Renderings

02\_Site Survey and Plot Plan

03\_Zoning Information

04\_Building Plans

**05\_Diagrams - Completed Construction and Remediation to Date**

06\_Environmentally Responsible Building Design Features

07\_Timeline of Construction Activity



Section	CY / Tons	% Complete	Weighted Completion %
Section 1	1,100 / 1,540	100%	12.8%
Section 2	680 / 952	100%	8%
Section 3	2,557 / 3,580	86%	25.5%
Section 4 Phase 1	2,600 / 3,640	97%	29.3%
Section 4 Phase 2	1,968 / 2,755	0%	0%
Section 5	720 / 1008	100%	8.4%
<b>Total Excavation</b>	<b>9,625 / 13,475</b>		
<b>Excavated to date</b>	<b>7,217 / 10,104</b>		<b>75%</b>

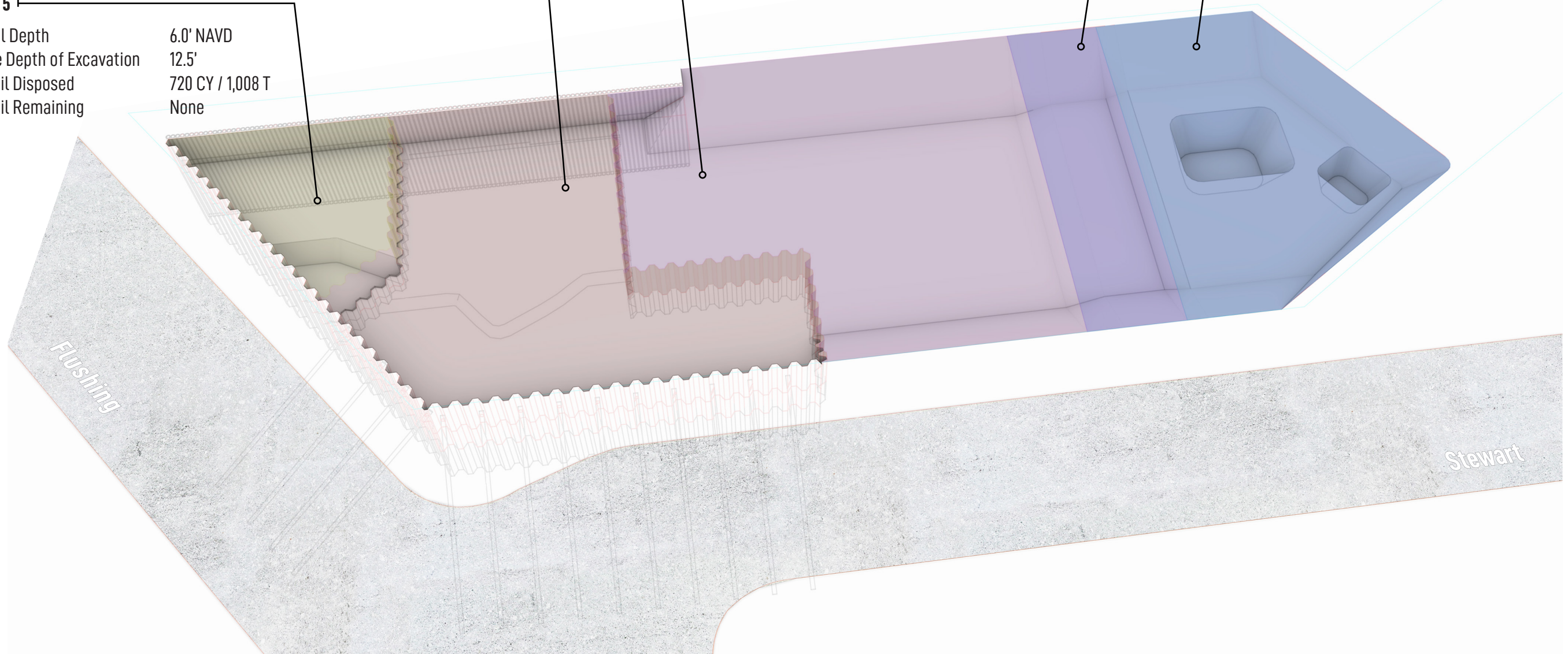
**Section 4 - Phase 1 (Phase 2 to follow)**  
 Terminal Depth 5.5' NAVD  
 Average Depth of Excavation 13'  
 Total Soil Disposed 2,520 CY / 3,528 T  
 Total Soil Remaining est. 80 CY / 112 T

**Section 3**  
 Terminal Depth 5.5' NAVD  
 Average Depth of Excavation 13'  
 Total Soil Disposed 2,197 CY / 3,076 T  
 Total Soil Remaining est. 360 CY / 504 T





**Section 2**  
 Terminal Depth 9.0' NAVD  
 Average Depth of Excavation 8.5'  
 Total Soil Disposed 680 CY / 952 T  
 Total Soil Remaining None

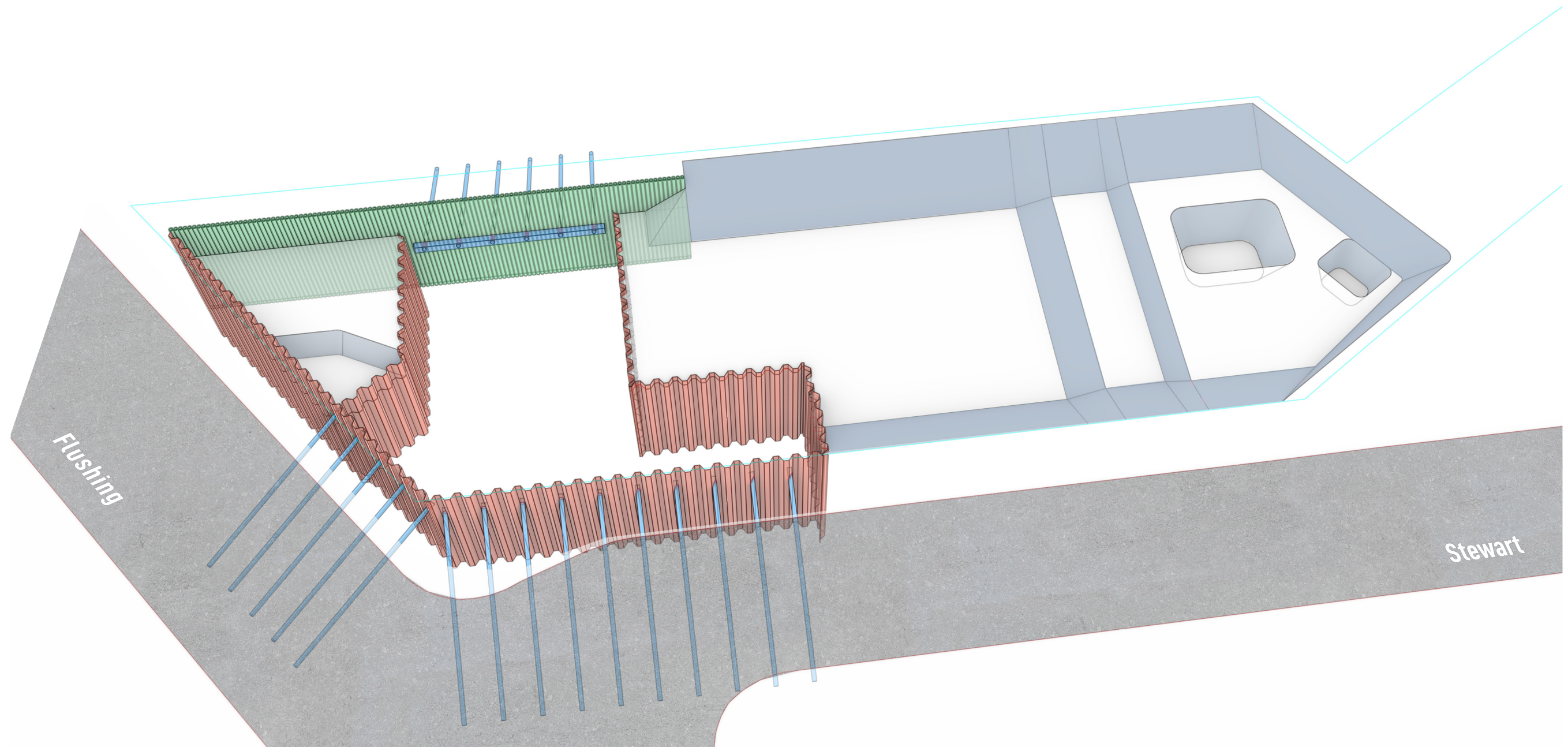
**Section 1**  
 Terminal Depth 12.5' NAVD  
 Average Depth of Excavation 6.0'  
 Total Soil Disposed 1,100 CY / 1,540 T  
 Total Soil Remaining None

**Section 5**  
 Terminal Depth 6.0' NAVD  
 Average Depth of Excavation 12.5'  
 Total Soil Disposed 720 CY / 1,008 T  
 Total Soil Remaining None





Type	Percent Complete
 Grouted 35' 13.375" Tangent Piles - 114 Piles	100%
 1:1.5 Angle of Repose Safe Slope	100%
 35'-45' Long AZ26 Sheetpiles - 392' Linear Feet	100%
 26 x 45' Long Tiebacks including Wales and Bracing	100%





Section	Vol. % Complete	Weighted %	Hotspot Remediation
Grid No.1	63%	15%	Complete
Grid No.2	57%	16%	Incomplete
Grid No.3	100%	15%	N/A
Grid No.4	78%	17%	Incomplete
Grid No.5	100%	13%	Complete
<b>Total</b>		<b>76%</b>	

**Grid No.1**  
 Volume of Soil 2,226 CY  
 Contamination Hotspots Yes  
 Terminal Excavation Depth 19.5'  
 % Remediated by Volume 63%

**Grid No.2**  
 Volume of Soil 2,606  
 Contamination Hotspots Yes  
 Terminal Excavation Depth 21'  
 % Remediated by Volume 57%

**Grid No.3**  
 Volume of Soil 1,453 CY  
 Contamination Hotspots No  
 Terminal Excavation Depth 13'  
 % Remediated by Volume 100%

**Grid No.4**  
 Volume of Soil 2,064 CY  
 Contamination Hotspots Yes  
 Terminal Excavation Depth 21'  
 % Remediated by Volume 78%

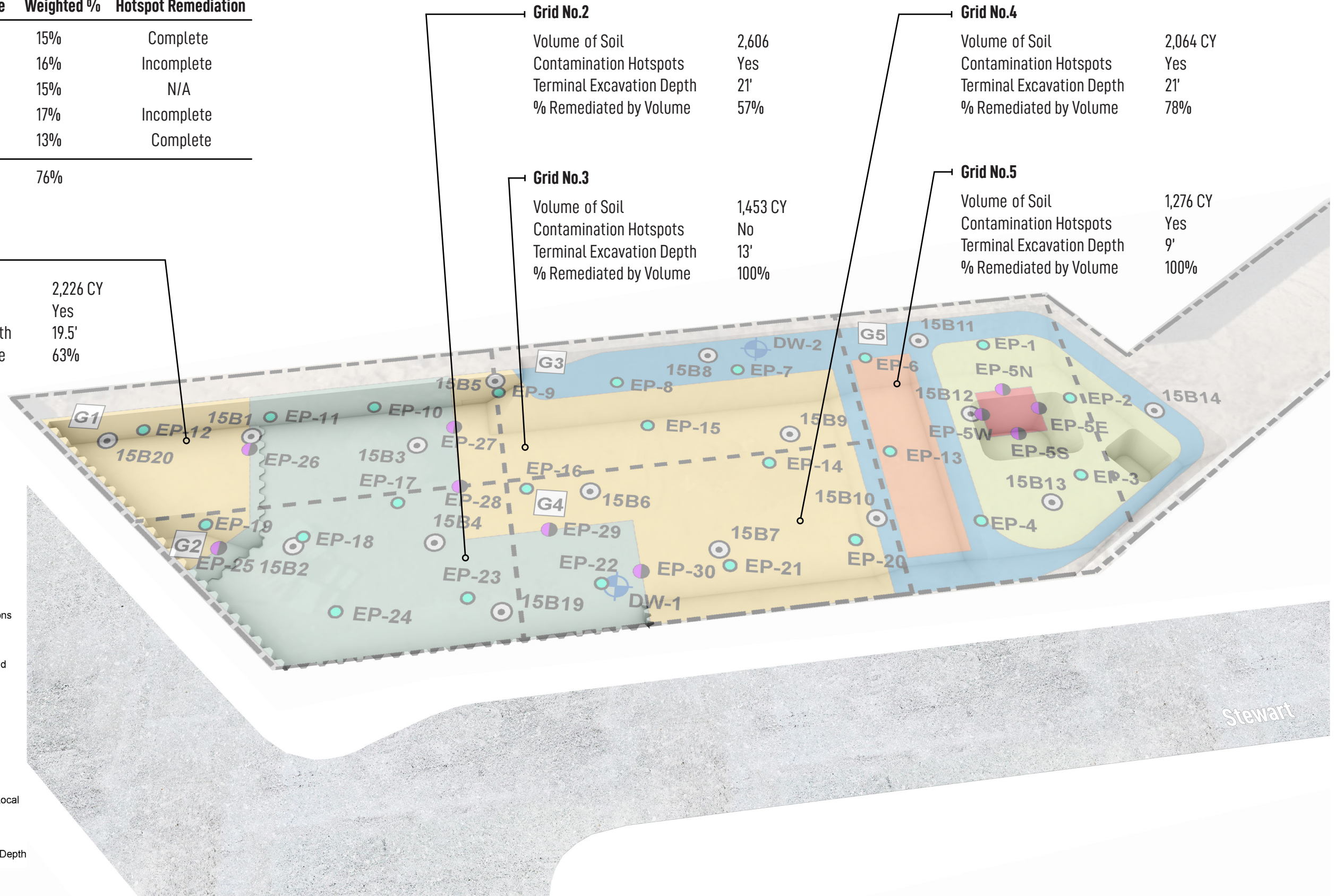
**Grid No.5**  
 Volume of Soil 1,276 CY  
 Contamination Hotspots Yes  
 Terminal Excavation Depth 9'  
 % Remediated by Volume 100%

**Legend**

- Soil/Groundwater Sample Location
- RI Borings (EBC)
- Endpoint Sample Locations (EBC)
- Sidewall Sample Locations
- Property Line
- Soil Characterization Grid

**Excavation Depths**

- Excavation 5.5 ft
- Excavation 9 ft
- Excavation 12 ft
- Excavation 12.5 ft
- Excavation 20.5 ft with Local Deeper Excavation to 22 ft at 15B19
- Excavation Varies 3 ft to Proposed Development Depth





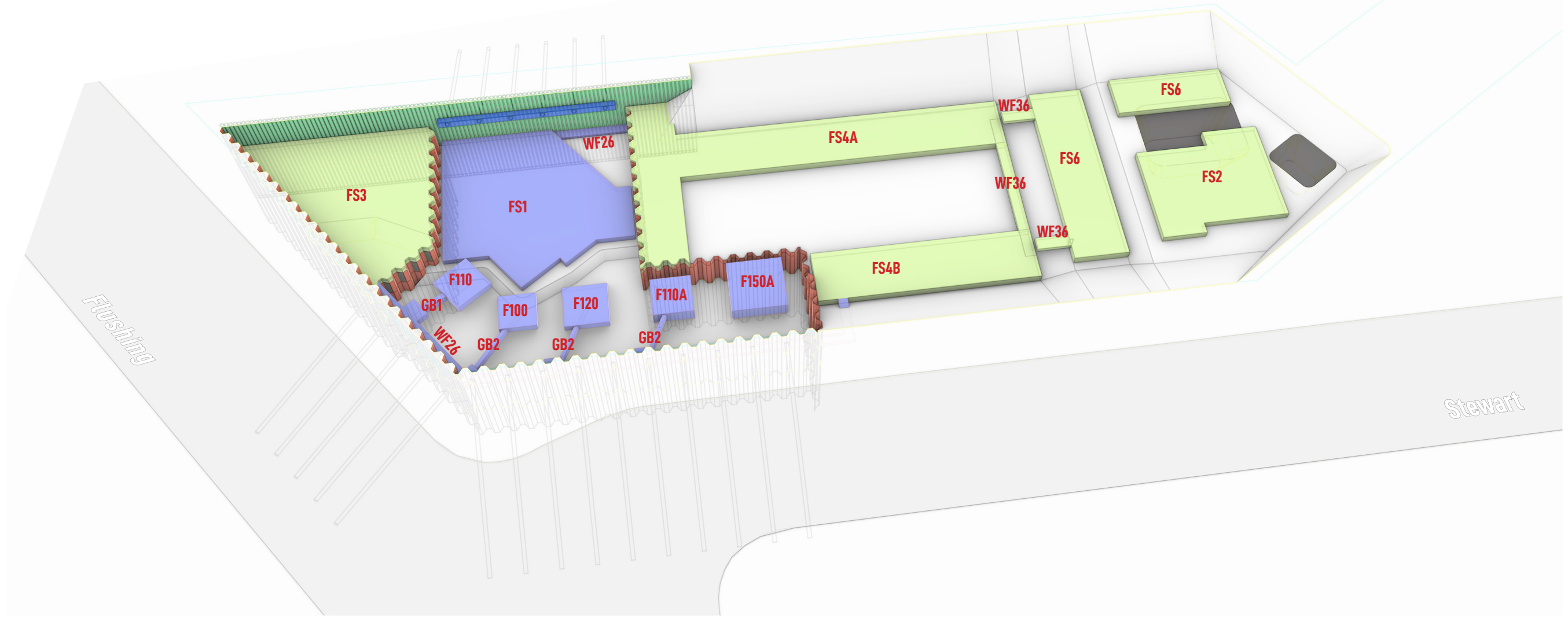
05\_Construction Progress Diagrams\_Footings Work Scope\_78% Complete

	TYPE	DEPTH	VOL. CF	VOL. CY	% OF TOTAL
POURED	FS2	2'-0"	2001.4	74.1	6.48%
	FS3	2'-0"	3654.7	135.4	11.84%
	FS4A	2'-6"	5223.9	193.5	16.93%
	FS4B	2'-6"	2268.8	84.0	7.35%
	FS5	2'-6"	2100.0	77.8	6.80%
	FS6	2'-0"	780.0	28.9	2.53%
	WF36	1'-0"	31.9	1.2	0.10%
	WF36	1'-0"	31.9	1.2	0.10%
	WF36	1'-0"	89.5	3.3	0.29%
	FLOWFILL	VARIES	7873.9	291.6	25.51%
<b>TOTAL POURED</b>				<b>891</b>	<b>77.95%</b>
<b>TOTAL UNPOURED</b>				<b>252</b>	<b>22.05%</b>
<b>TOTALS</b>			<b>30,862.1</b>	<b>1,143.0</b>	<b>100.00%</b>

	TYPE	DEPTH	VOL. CF	VOL. CY	% OF TOTAL
UN-POURED	FS1	2'-0"	4087.8	151.4	13.25%
	F100	2'-0"	100.0	3.7	0.32%
	F110	2'-0"	242.0	9.0	0.78%
	F110A	4'-0"	484.0	17.9	1.57%
	F120	2'-0"	288.0	10.7	0.93%
	F150A	4'-0"	900.0	33.3	2.92%
	WF26	1'-0"	543.4808	20.1	1.76%
	WF26	1'-0"	57.66795	2.1	0.19%
	GB1	2'-0"	26.54741	1.0	0.09%
	GB2	2'-0"	29.99675	1.1	0.10%
	GB2	2'-0"	23.98796	0.9	0.08%
	GB2	2'-0"	22.73427	0.8	0.07%
	<b>TOTAL UNPOURED</b>				<b>252</b>

**LEGEND**

- POURED
- UNPOURED
- FLOWFILL



	VOL. CY	% OF TOTAL
TOTAL POURED	138	60%
TOTAL UNPOURED	91	40%
<b>TOTALS</b>	<b>229</b>	<b>100%</b>

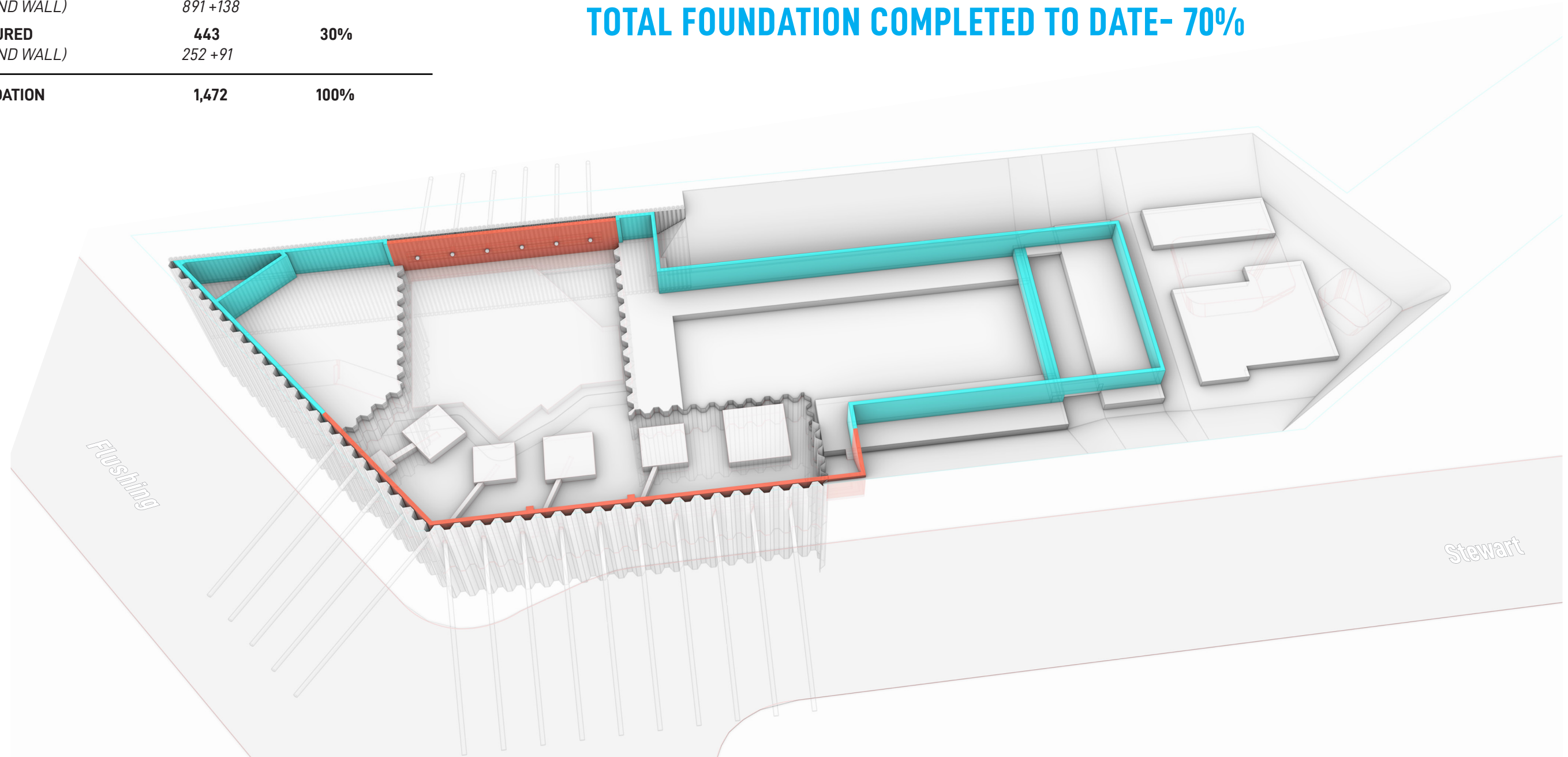
**LEGEND**

■ POURED

■ UNPOURED

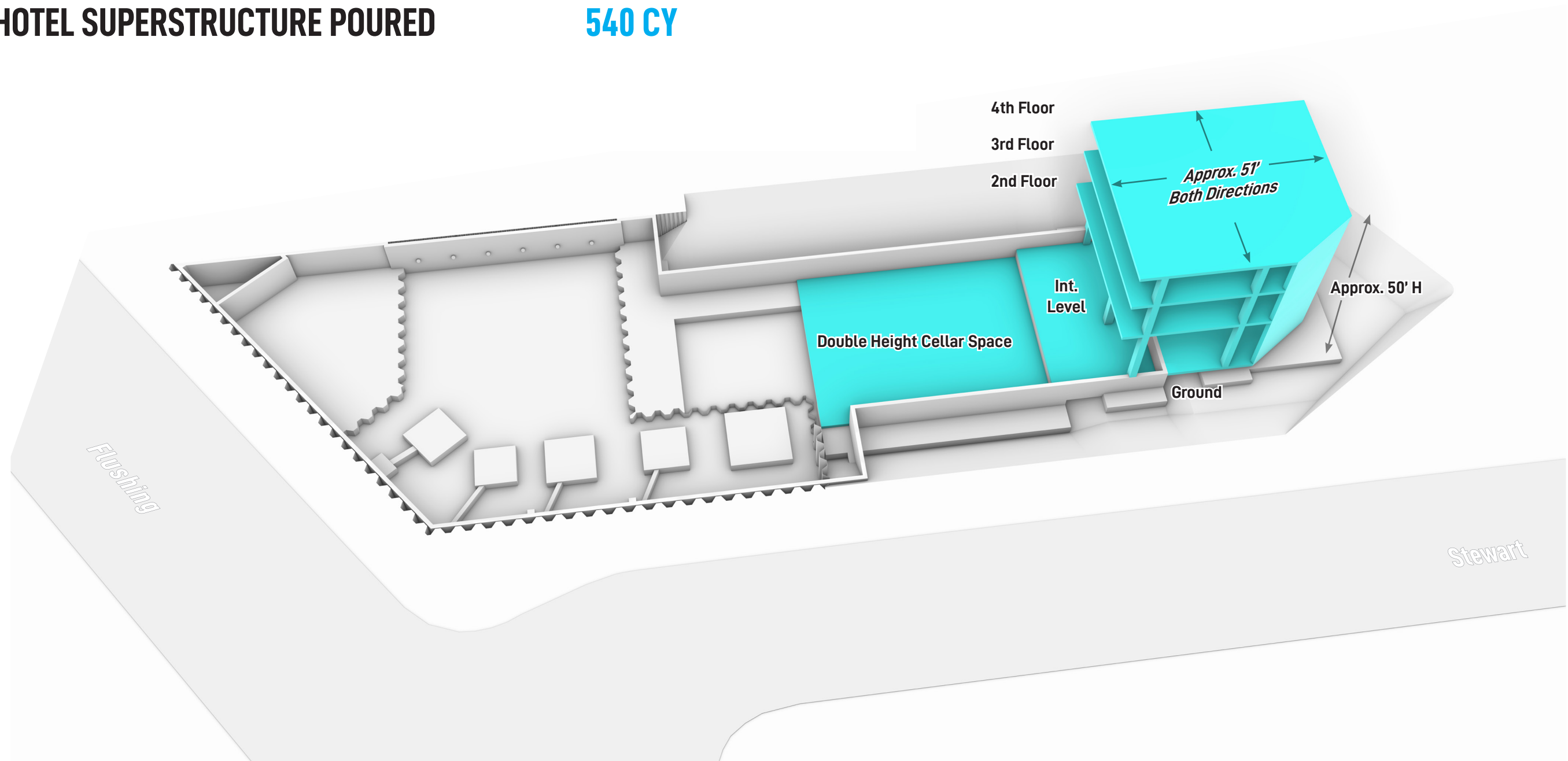
	VOL. CY	% OF TOTAL
<b>TOTAL POURED FOUNDATION</b> <i>(FOOTINGS AND WALL)</i>	<b>1,029</b> 891 + 138	<b>70%</b>
<b>TOTAL UNPOURED</b> <i>(FOOTINGS AND WALL)</i>	<b>443</b> 252 + 91	<b>30%</b>
<b>TOTAL FOUNDATION</b>	<b>1,472</b>	<b>100%</b>

**TOTAL FOUNDATION COMPLETED TO DATE- 70%**



**TOTAL HOTEL SUPERSTRUCTURE POURED**

**540 CY**





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01\_Renderings

02\_Site Survey and Plot Plan

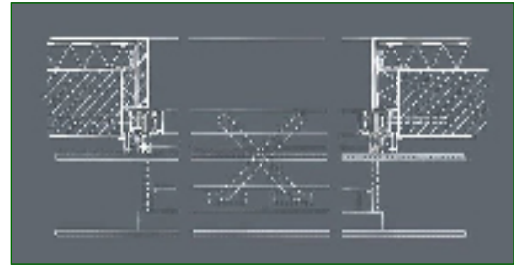
03\_Zoning Information

04\_Building Plans

05\_Diagrams - Completed Construction and Remediation to Date

**06\_Environmentally Responsible Building Design Features**

07\_Timeline of Construction Activity



Super-Insulated Exterior Walls



Urban Solar Installation



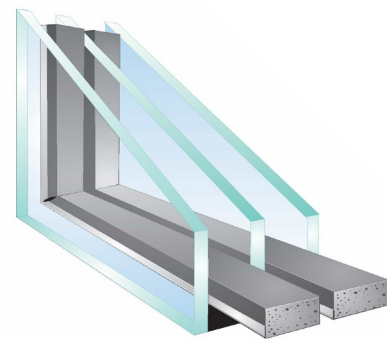
Planting as Passive Solar



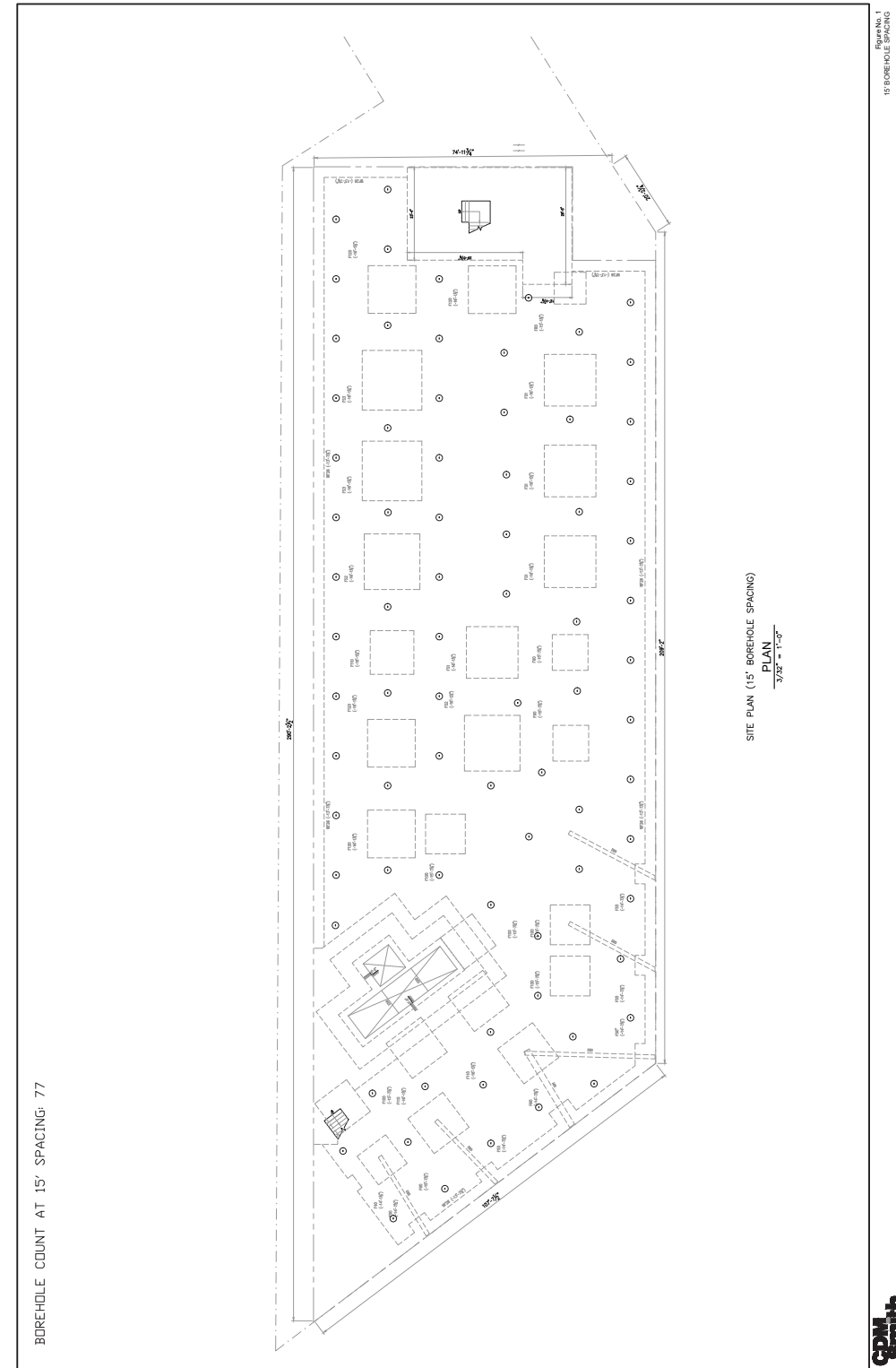
Green Roofing



High-efficiency HVAC



Low - U Value Glazing



Geothermal Borefield Layout

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**07\_Timeline of Construction Activity**



## 07\_Timeline of Construction Activity

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Dates	Activity
11/11/2021	1st official day-House Keeping & Excavation Logistics
11/12/2021	Excavation
11/13/2021	Removal of concrete pavement 70CY est. , Excavation
11/14/2021	Site Safety & Excavation
11/15/2021	Surveying
11/16/2021	Removal of concrete pavement 80CY est. , Excavation
11/17/2021	Removal of concrete pavement 60CY est. , Excavation
11/18/2021	Excavation
11/19/2021	Excavation
11/20/2021	No activity
11/21/2021	No activity
11/22/2021	SOE Mobilization
11/23/2021	Drilling 1st pile along Flushing Avenue, Excavation
11/24/2021	Drilling piles along Flushing Avenue, Excavation
11/25/2021	Drilling piles along Flushing Avenue, Excavation
11/26/2021	Vibrating sheet piles along Stewart Avenue, removal of 640CY contaminated soil, Drilling tangent piles and guide wall install along adjacent property on Flushing Ave
11/27/2021	Tangent piles drilled along adjacent property and corner of flushing drilled,
11/28/2021	Drilling Tangent piles along adjacent property.
11/29/2021	500CY contaminated soil removed, drilling tangent piles along adjacent property.
11/30/2021	Vibrating sheet piles along Stewart Avenue, Tangent Piles drilled along adjacent property.
12/1/2021	Vibrating Sheet piles along Flushing Avenue, Drilling Tangent piles along adjacent property
12/2/2021	Vibrating Sheet piles along Flushing Avenue, Drilling Tangent piles along adjacent property
12/3/2021	200CY contaminated soil removed, Drilling Tangent piles along adjacent property.
12/4/2021	along 200 ft away from flushing avenue inside the site vibration sheet piles, Drilling Tangent piles adjacent property,
12/5/2021	1000CY Contaminated soil remove, drilling tangent piles along adjacent property.
12/6/2021	Tangent piles drilled along adjacent property, Site Safety
12/7/2021	200CY contaminated soil removed, Drilling Tangent piles along adjacent property. Excavation, Foundation
12/8/2021	1440CY contaminated soil removed, drilling tangent piles along adjacent property, Foundation-Slab on grade footing, form work , rebar placement, concrete 180CY
12/9/2021	Drilling Tangent piles along adjacent property. Foundation-Footing 2nd slab on grade (form work & rebar placement )
12/10/2021	900CY contaminated soil removed, Footing 2nd slab on grade (form work, and rebar placement)
12/11/2021	Drilling Tangent Piles along adjacent property, Footing 2nd slab on grade(Rebar Placement) Sheet piles vibrated along flushing avenue
12/12/2021	800CY contaminated soil removed , Drilling Tangent piles along adjacent property, Foundation installation of shear walls, and columns )
12/13/2021	200CY concrete pour for Footing slab on grade
12/14/2021	Superstructure phase 1, form work , rebar placement, reshores, from ground to 2nd floor, Tieback installation along piles, rebar placement for additional footings
12/15/2021	Concrete pour 100CY 2nd floor slab, erection of 3rd fl deck, reshore, formwork, rebar placement, continuation of rebar placement along footings, tie back installation
12/16/2021	Sidewalk shed partially installed, 150CY concrete pour shear walls and 3rd floor slab, rebar placement footings, erection of 4th floor columns, walls, floor slab,
12/17/2021	Foundation - Footing( rebar placement ) concrete pour. Rebar placement and form work stairs from 1st to 2nd , continuation of 4th floor erection .
12/18/2021	concrete placement footings, and 4th floor slab, foundation walls
12/19/2021	Site safety & demobilization .
12/20/2021	Site safety & demobilization , & Concrete placement foundation walls south west corner. Mud slab rat slab est 108CY



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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Website: [www.nyc.gov/brooklyncb1](http://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

**Revised**  
April 12, 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 March 22, 2022

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The SLA Review & DCWP Committee met via WebEx at 6:30pm on March 22, 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, Dybanowski, Solano and Weiser, Daly\*

Absent: Foster, Sofer, Torres, Cohen\*, Daly\* (\*Non-Board member)

Board members: Miceli

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## LIQUOR LICENSES

### NEW:

1. 180 Franklin LLC, dba Bar Americano, 180 Franklin Street, (New Application & Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern) A community agreement was reached with the Greenpoint Coalition and the applicant will remove outdoor space from the application form. Committee recommends **Approval**.
2. 759 Richard's Corp, 759 Grand Street, (New Application, liquor, wine, beer, cider) Item has been **Postponed** for applicant to complete a new application and to repost.
3. 905 Lorimer F & B LLC, 905 Lorimer Street, (New application & Temporary Retail Permit, liquor, wine, beer, cider, rest) Applicant was to have better outreach to Lorimer Street residents and to work with Committee members Bachorowski and Dybanowski. Outdoor space removed from application and additional signatures provided. Committee recommends **Approval**.
4. 211 Reserve LLC, dba TBD, 211 Nassau Avenue, (New Application & Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern) Large community opposition to this application, claims of misleading information to neighbors, no need for additional license in this area. Applicant requested **Postponement**.
5. AI Sushi NY INC., dba Mizu Sushi, 311 Bedford Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, rest) No appearance by applicant. Committee recommends **Denial**.
6. Aquae Inc., dba Taco Edition, 800 Grand Street, (New Application & Temporary Retail Permit, wine, beer, cider, bar, tavern) Committee recommends **Approval**.
7. Bedford Avenue Associates LLC, dba Moxy Williamsburg, 361 Bedford Avenue, (New Application & Temporary Retail Permit, liquor, wine, beer, cider, Hotel) All new hotels must present to Community Board. This application preceded the date of the law change. Committee recommends that Chair request the applicant to be on next Full Board meeting agenda. **Postponed** to present to Full Community Board.
8. Biblio Inc. dba Midnights, 149 North 6<sup>th</sup> Street, (Corporate Change, liquor, wine, beer, cider, rest) No action. Application approved at prior meeting.
9. Cafe Estereo LLC, dba TBD, 1145 Manhattan Avenue, (New Application, liquor, wine, beer, cider, bar/tavern) Numerous community members in attendance in opposition to application. Meetings had been occurring with Greenpoint Coalition which ended. Community concerned about noise, crowds, hours of operation, too many bars, no outreach to community. Motion to recommend **Denial** based on community opposition, violation of 500' rule of too many bars and no community need. (5 in favor of motion, 2 abstention)
10. Corp to be Formed by James Jeramillo, dba Tu Mama Bar & Grill, 198 Randolph Street, (New Application & Temporary Retail Permit, liquor, wine, beer, cider) Application **withdrawn** by applicant.
11. Dawson Stellberger or Entity to be Formed, dba TBD, 154 Scott Avenue, (New Application, & Temporary Retail Permit, liquor wine, beer, cider, club) No appearance by applicant. Committee recommends **Denial**.



12. Element 88 C2 Holding LLC, dba TBD, 369 Leonard Street, (New Application & Temporary Retail Permit, liquor, wine, beer, cider, rest) with additional outreach to Withers Street neighbors including Board members Leanza and Bamonte. **Postponed**
13. Eso Cafe LLC, dba TBD, 149 North 9<sup>th</sup> Street, (New Application & Temporary Retail Permit, rest) Reduce outdoor hours and increase outreach including to Board member Mary Odomorik. Committee recommends **Approval** with additional outreach.
14. Family Negocio Corp, dba Koko's, 588 Grand Street, (New Application, liquor, wine, beer, cider) Committee recommends **Approval**.
15. Hand Stuff LLC, dba Nicky's Unisex, 90 South 4<sup>th</sup> Street, (Method of operation Changer, Renewal, liquor wine, beer, cider, bar, tavern) Committee recommends **Denial**.
16. LFG Pizza LLC, dba TBD, 305 Bedford Avenue, (New Application & Temporary Retail Permit, wine, beer, cider, pizzeria) Previously approved, 7/27/21. Renew application. Committee recommends **Approval**.
17. Palenque Home Made Colombian Food Inc., dba Palenque, 298 Graham Avenue, (New, liquor, wine, beer, cider, rest) Committee recommends **Approval**.
18. Planta Brooklyn, dba Planta, 320 Wythe Avenue, (New Application & Temporary Retail Permit, liquor, wine, beer, cider, rest) Committee recommends **Approval** with additional outreach.
19. M & M Sports Bar Corp, dba TBD, 140 Graham Avenue, (New Application & Temporary Retail Permit, liquor wine, beer cider, bar tavern) 2:00am Closing Hour. Committee recommends **Approval**.
20. Valencia's Cafe Wine & Tapas Inc., 130 Grand Street Space C, (New, wine, beer, cider, bar, tavern) Committee recommends **Approval**.
21. Vantage Point Hospitality LLC, dba Skyline, 1 Oak Street, (New Application & Temporary Retail Permit, liquor wine, beer, cider, legitimate theater or concert hall) Applicant requested **Postponement**.
22. Vantage Point Hospitality LLC, dba Area 53, 616 Scholes Street, (New Application & Temporary Retail Permit, wine, beer, cider, recreation facility, exhibition hall) Previously denied for No Show. Committee recommends **Approval**.
23. Varvata Spa Corp., dba TBD, 67 Ingraham Street, (New, liquor, wine, beer, cider, bar, tavern) **Withdrawn** by applicant.
24. Williamsburg Molino LLC, dba For All Things Good Williamsburg, 314 Grand Street, (Temporary Retail Permit, wine, beer, cider, rest) No appearance by applicant. Committee recommends **Denial**.
25. X-Golf Brooklyn LLC, 56 North 9<sup>th</sup> Street, (New, Application & Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern) Applicant requests **Postponement**.

**RENEWAL:**

1. 4th Floor Project LLC, dba Otis, 18 Harrison Place, (Renewal, liquor, wine, beer, cider, rest)
2. 51 Kent Café Inc., dba Kent Ale House, 51 Kent Avenue, (Renewal, liquor, wine, beer, cider, rest)

3. 80 Wythe LLC & JNF LLC, dba Wythe Hotel, 80 Wythe Avenue, (Renewal, liquor, wine, beer, cider, hotel)
4. 189 Bedford Tacos LLC, dba Dos Toros, 189 Bedford Avenue, (Renewal, liquor, wine, beer, cider, rest)
5. 260 Meserole Rest Corp, dba 3 Dollar Bill, 260 Meserole Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
6. Asbury Greenpoint LLC, dba The Springs, 224 Franklin Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
7. Brooklyn Flea LLC, 90 Kent Avenue #1210 East River State Park, (Renewal, liquor, wine, beer, cider, bar, tavern)
8. Caribbean Sports Bar & Grilling, 244 Grand Street, (Renewal, liquor, wine, beer, cider, tavern)
9. Days of Joy Inc., Nights of Joy, 667 675 677 Lorimer Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
10. Ella Hospitality LLC, dba Meadowsweet, 149 Broadway, (Renewal, liquor, wine, beer, cider, rest)
11. Fly Trap Productions Inc., dba Zablocki's, 107 North 6<sup>th</sup> Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
12. Nassau Kyoto Japanese Sushi Inc., dba Kyoto Sushi, 161 Nassau Avenue, (Renewal, wine, beer, cider, rest)
13. Nineteen Twenty Four Inc. dba Roberta's, 43 Bogart Street AKA 271 Moore Street, Moore & Wythe Streets, (Renewal, liquor, wine, beer, cider, rest)
14. Tabemen Inc, dba Wanpaku, 621 Manhattan Avenue, (Renewal, liquor, wine, beer, cider, rest)
15. Que Bonita Inc., dba The Narrows, 1037 Flushing Avenue, (Renewal, liquor, wine, beer, cider, rest)
16. Winson Foods LLC, dba Win Son, 159 Graham Avenue, (Renewal, liquor, wine, beer, cider, rest)
17. VOE Hospitality Group LLC, dba Gentle Perch, 112 Graham Avenue, (Renewal, liquor, wine, beer, cider, rest)
18. XXXVII Inc., dba Hudson Restaurant, 340 Bedford Avenue, (Renewal, 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.**

**PREVIOUSLY POSTPONED ITEMS:**

1. 291 Kent Restaurant Inc. dba Blend, 291 Kent Avenue, (New, liquor, wine/beer, cider, rest) Postponed from 2/22/22. Hours of Operation changed: TH, FR & SA are now 11:00am – 2:00pm. Committee recommends **Approval** with these changes.

2. A. Hernandez on behalf of an entity to be determined, 157 Wythe Avenue, (New wine, beer, cider, bar, tavern) Postponed from 2/22/22. Applicant now known as Sushi Nozawa. Beer & Wine only. Amend p.4 of application. Committee recommends **Approval** with amendment.

3. An entity to be formed by Moonrise Ventures, dba Williamsburg Market, 103 North 3<sup>rd</sup> Street, (New, liquor, wine, beer, cider, food hall) Large operation with new operators and new method of operation. Application was postponed on 2/22/22 to allow time to make presentation to full community board. Walkthrough of location was conducted, additional outreach to community with reposting and mailing to tenants was completed. Committee recommends **Approval**.

4. F & Raw Studios LLC, dba TBD, 70 Scott Avenue, (New, liquor, wine, beer, cider, night club) Capacity over 500 requires full board presentation. Postponed from 2/22/22. Applicant did not appear. Applicant did make a full presentation to the Community Board on March 8, 2022 and had broad community support. Committee recommends **Approval**

5. Garlic Knots 364 I LLC, dba Emmy Squared, 364 Grand Street, (Corporate Change, liquor, wine, beer, cider, rest) No appearance by applicant. Applicant requests **Postponement**

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

**WHEN: Tuesday, April 26, 2022**  
**TIME: 6:30 PM (Meeting will end at 9:00 PM)**  
**WHERE: Via WebEx**

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# COMMUNITY BOARD No. 1

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COUNCILMEMBER, 33rd CD

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

April 12, 2022

## COMMITTEE REPORT

### WOMEN'S ISSUES COMMITTEE

TO: Chairperson Dealice Fuller  
And CB#1 Board Members

FROM: Janice Peterson, Committee Chair  
Women's Issues Committee

RE: Committee Meeting held via WebEx  
On March 14, 2022

### ATTENDANCE

Bozena Kaminsky\*, Tish Cianciotta,\* Lisa Bamonte,\* Diana Reyna, Deb Spiroff, Jennifer Gutierrez, Anna Bessendorf, Katie Denny Horowitz\*, Heather, Kristina Napatarski, Lisa Bloodgood, Marie Aragona, Bella Sabel  
\*,Francoise Olivas,Victoria Cambranes, Laura Hoffman, Jane Pool,

This Women's Issues Committee meeting was held ,on 3/14/2022, in honor of International Women's Day and Women's History Month. We are celebrating the fact that councilwomen in NYC are now more than 50% of the total members. Jan Peterson, chair of the Women's Issues Committee, stated that when she came to Williamsburg in 1969 the only elected women were the two district leaders' females.

The most important issue is now that women have power and most women say they are feminists, what issues are women advocating for and how are they organizing to implement them.? The purpose of this evening is to begin to build a women's agenda for Williamsburg/Greenpoint. Diana Reyna, former city councilwoman and Deputy Brooklyn Borough President, facilitated the dialogue. She talked about why she cares about women's issues and how he had to struggle to run for political office and balance being a mother,

wife, caregiver and do her political job. She was raised by a single mother who had to put her into infant childcare in a home. She worked hard to develop daycare, senior centers, moderate income housing.

Diane introduced our new city councilwoman Jennifer Gutierrez, who immigrated from Colombia. She showed us her new baby and Maria Aragona, now a judge, discussed some of the petty larceny issues she sees in her court room. Youth are getting arrested for stealing toothpaste. and small basic supplies. Tommy Torres raised concerns about the effect of marijuana on youth and their wellbeing. Jennifer cautioned everyone on the difference of legal and illegal marijuana. She stated that NY State could regulate where legal marijuana could go or not. Jane Pool brought up the serious health issues in our community created by the air pollution and the oil slick etc in the Hudson and Newtown Creek, she mentioned the clean air campaign being led by El Puente and said that we should link up.

Jennifer Gutierrez discussed the major cuts in the NYC budget /. Covid had a serious impact on the economic situation in NYC. She has fought to require that .5% of the budget goes to elder care----food insecurity, health care, housing, recreation and caregiving. Jan mentioned that care-givers are organizing and fighting for a raise. Everyone said that it is an important issue to support as women need to be paid more and that the care economy needs to get the resources necessary. This will lead to budget justice.

Jennifer put forth the idea that the women's agenda include money for research or reporting on the facts of the different priorities that they fund for women. We need effective monitoring and evaluation, so we use our resources well.

Bella spoke about the women's swim at the Metropolitan pool which currently offers 3 and a half hours of time instead of the former,5, and 8 hours they were given. Jan mentioned that the women still have to pay a full cost of membership even though they only can use 3 1/2 hours a week Councilwoman Gutierrez offered to meet with the women's swim group and offered her support for more hours. The Women's Swim wants 10 hours a week with two hours dedicated to evening swim for young and older women. One evening for working women and the pool reopened on Sunday for young girls and older women. Tish, Jan, jane, and Bella will follow up on planning this meeting.

Besides the pool other Parks and Recreation issues for women emerged. Women are being asked to join co-ed sports events but are not being trained to play these sports. The parks often do not have open Park Houses with ladies room nor are they opened on sunday . Laura Hoffman highlighted Barge Park and then Transmitter Park with no functioning bathrooms. This creates a hostile environment and singles out women and the poor.

Victoria Cambranes brought up the violence of all forms that women face- particularly when they run for political office as she did----online harassment, the threats like stalking, that men are facing in McGoldrick park. She stated that a major problem is that there is no definition of violence in the city, state and federal level. It is not in any code. She promoted the idea that this needs

to change and policies established, Debra Spiroff spoke about the need for women, good men and the local politicians to stand up against the way Francoise and Victoria were treated recently. Francoise was asked at a political meeting to explain how she could run for office when she had a young child. Victoria was threatened physically for daring to run for office. Debra said that no matter what you think of their politics you must pledge to prevent and stop such behavior. Marie Aragona said that her career was threatened.

Debra and Laura Hoffman recommended that a set of basic agreements or a code of conduct must be created and that the women's issues committee should adopt it for its meetings and circulate it, Jan hoped that Debra and Laura would develop a rough draft and get feedback from committee members at our next meeting.

We have another important issue we face at the women's issues committee meeting, That is the idea of confidentiality. Our committee members talk personally and bring up issues that often could cause them some embarrassment and discomfort. Gerry stated that all meetings are taped, and no one is informed about this unless the chair brings it up, We need to caution everyone. We must do more thinking about how to handle this issue as we do not want to limit who can speak.

Jan stated that we did not discuss the serious public housing issues the people living there are facing. We want to set up a meeting with public housing leaders and NYCHA so we can all learn about RAD and what the situation is in addition affordability is not a sufficient word since many people( largely women living there are facing) cannot afford to live in "affordable' housing. This needs to be discussed more as women are the key constituencies not able to afford the rents in our community.

Bozena Kaminsky brought up the meeting Neighborhood women held with Polish women leaders regarding the UN Habitat World Urban Forum that will be held in Poland in June and thanked the support from the community board1 which wrote a letter against Russian Aggression in Ukraine. See how the Ukranian women were taking their children and aged out of Ukraine was heartwarming. We discussed wearing blue and yellow ribbons. Bozena made 50 ribbons and took them to small businesses on Manhattan Avenue.

It would be great if we all wore the ribbons and decorated our houses.





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April 12, 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 April 4, 2022

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The Committee met in the Evening of April 4, 2022, at, 6:30 PM Via WEBEX.

**ATTENDANCE**

Present: Teague, Viera; McKeever; Chesler; Weidberg; Vega; Andrews\*; Kantin\*; Kawochka\*;  
(\*non-board member)

Absent: Drinkwater; Indig; Kaminski; Lebovits; Miceli; Rabbi Niederman; Nieves; Sofer;  
Solano; Weiser; Berger\*; Naplatarski\*; Stone\* (\*non-board member)

(Nine members were present)

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**-1- 114 Kingsland LLC, BSA Calendar # 2020-85BZ- Applicant Eric Palatnik, P.C.**

Elyse Foadare presented.

This is an application for a variance in an M1-1 district to build a 4-story 8-unit market-rate residential building. The district has been zoned M1-1 since 1961. The site had contained a residential building that burned down in the 1960's. Currently the site is being used as a parking lot.

The applicant came before the Committee approximately a year ago, at which time the committee suggested that the applicant consider either providing some commercial use or affordability. The applicant now returns without making any changes to the original plan, stating incorporation of our requests was not financially feasible.

The applicant claims it has met the five requirements of uniqueness in that the site is 25' in length; there is no possibility of a reasonable return by conforming to as- of- right use; it conforms with character of the neighborhood; there is no self-created hardship; and the requested variance is the minimum needed.

The committee members asked for clarification of how the applicant calculated its financial information which calculated that even with the variance there would be an annual profit of only \$26,047. The committee pointed out that the information presented lacked detail. However, the presenter was not prepared to give any additional information.

The committee also pointed out that the proffered building was out of scope with the surrounding buildings. The members expressed concern that allowing the variance would just plant seeds for a ripple effect of further gentrification without the community benefits of jobs or some affordable housing.

**Recommendation:**

The present committee members agreed unanimously to have me recommend denial of the application because of the following:

-1- The building does not conform to the character of the area, which consists primarily of one and two-story buildings. It is out of scope with the surrounding buildings and would not provide any affordability or other community benefit that might justify the requested increase in density and height. Furthermore, the projected excavation (of undisclosed depth) is a potential source of damage to the adjacent buildings.

-2- The applicant did not prove that the requested variance is the minimal variance required.

-3- The applicant did not prove that there is no reasonable possibility of a reasonable return with strict compliance to the current zoning with a smaller building that is in character with the surrounding buildings, or with some affordability that might justify a building with so much density.

**-2- Pre-certification meeting with Councilmember Ressler and applicant for 30 Franklin Street**

**Committee members present – Ms. Teague, Ms. McKeever, Mr. Chesler.**

As promised, Councilmember Ressler set up a pre-certification meeting on Zoom to allow us to interact with the applicant on this application to re-zone 13 lots (4 owned by the applicant) from M1-1 to M1-2 with the goal of creating a new Industrial Business Initiative Area (IBIA). This re-zoning would allow owners to apply for a special permit to develop under the IBIA requirements.

If the re-zoning is approved this applicant will seek a special permit to develop a 6 story, plus cellar, industrial/commercial, retail building, with the IBIA required light industry spaces. It will be 95 feet tall to allow for tall industrial space. The applicant explained that the current zoning has high parking requirements that would not be present under the new zoning. In addition, the new zoning would require the applicant to develop according to the plans presented when certified. If the applicant wants to change those plans, it must apply for a new permit.

The applicant is investigating the possibility of using geothermal technology and possibly have a green roof which might also act as an event space.

The committee members and other individuals present asked how committed the applicant is to use geothermal technology. The applicant stated it is very committed. The applicant explained to do so it will have to dig down 400 – 500 feet and super-insulate the building. There was a lot of encouragement from the people in attendance for the use of geothermal technology.

The committee members, joined by others present, strongly discouraged using the roof as an event space. We cautioned the applicant that it would likely meet with strong opposition to a roof-top event space.

Several individuals questioned the need for the proposed height. We also asked, given the current existence of empty commercial and light industrial spaces, why the applicant was confident that it would be successful in getting tenants for this building. The applicant stated that the plan involves providing more affordable space than some of the earlier special permit buildings.

**Discussion by committee members at the committee meeting**

Committee members agreed we should ask for a requirement of affordable industrial and commercial space in requests for special permits that come before us. We also agreed use of geothermal techniques by future applicants is an exciting idea that should be explored. We discussed the many problems caused by roof-top event spaces. In addition, we agreed it is worthwhile to continue the discussion of whether the applicant needs the density currently being requested.





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COUNCILMEMBER, 34th CD

April 12, 2022

## COMMITTEE REPORT Transportation Committee

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

**FROM:** Mr. Eric Bruzaitis, Committee Chair

**RE:** Transportation Committee Report from March 10, 2022

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The Committee met in the Evening of March 10, 2022, (CALLED TO ORDER: 6:34 PM; ADJOURNED: 9:01 PM) via Webex virtual meeting platform.

### ATTENDANCE

Present: Bruzaitis; Weiser; Argento; Elkins; Kuonen; Nieves; Vega; Breitner\*; Kelterborn\*; Costa\*  
(\*non-board member)

Absent: Drinkwater; Goldstein; Lebovits; Weiser; Odomirok

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## AGENDA

### 1. Kingsland Avenue (Greenpoint Avenue to Dead End of North Henry),

Discussion on the safety, enforcement and Infrastructure conditions of the industrial section of Kingsland Avenue. Kingland has been plagued with overnight storage of trucks and abandoned vehicles. Since the Newtown Creek Nature walk park has been completed, schools and pedestrian/bike traffic has increased and this is a safety concern for all. Due to the safety concerns and lack of consistent enforcement this street needs a redesign and capital improvement project.

94<sup>th</sup> Precinct; Office of Assemblywoman Emily Gallagher; Office of Councilman Lincoln Restler; Office of State Senator Julia Salazar; NYCDOT, invited to attend.

NYPD 94<sup>th</sup> Precinct: Deputy Inspector Kathleen Fahey; NCO Officer Alejandro Montalvo; Community Affairs Officer David Molina.

DSNY: Ms. Teresa Cunningham.

DOT: Ronda Messer, Claudette Workman.

Assemblymember Emily Gallagher's Office: Mr. Andrew Epstein.

Councilmember Lincoln Restler's Office: Ms. Vanessa Nutter.

Stakeholders: Broadway Stages, Alloco Recycling, Metro Fuel Oil representatives were in attendance.

Mr. Elkins made a presentation on the dangerous conditions for all road users at the North end of Kingsland Avenue. The presentation detailed existing conditions and uses of businesses, NYC agencies and community organizations. He noted the lack of adequate signage and stop controls, parking and street markings which has turned this stretch of Kingsland Avenue into a free-for-all of truck storage and hazardous conditions. These hazards effect area workers, pedestrians and field trips visiting the nature walk, as well as regular road users.

(Presentation attached)

#### Committee Concerns:

- Mr. Elkins and Ms. Nieves, when asked about lane/parking arrays by Mr. Preston Johnson of the DOT Bike unit:

There is a lot of space for both parking and travel lanes, so there needs to be an assessment of usage. Would like another onsite meeting for moving forward with design supported by stakeholders.

Angle is better to stop car dumping and to prevent trucks from parking. Parking is needed on the Newtown Creek side of street, but overnight restrictions also needs to be in place.

- Ms. Nieves reinforced the need for Alloco to have space dedicated to truck queuing. Resurfacing is overdue for this area.
- Jersey barriers contribute to illegally parked trucks, but removal before a plan is set would likely add to the problem.
- More Lighting is needed on the South Side of Kingsland
- There is confusion about the marked gas line that runs along the Jersey barriers. Since DOT did not install the barriers, they must contact National Grid to determine any conflicts before barriers are removed and resurfacing is completed.
- 94<sup>th</sup> Precinct must step up enforcement on illegally parked trucks until resurfacing happens.
- Resurfacing should be coordinated with Bikes Team.
- Ms. Nieves insisted that any plan must account for truck queuing into the Alloco Recycling facility. Some of the yellow barriers were placed by them, and other existing Jerseys are left over from DSNY transfer station.

- There are specific concerns about the large number of pedestrians, workers, joggers and school groups visiting the Nature Walk. And there is a request to have 94<sup>th</sup> Pct on site for safer escorts until the redesign is finished. Board Member Ms. Deny-Horowitz also requested this for under the K-Bridge Park.
- Ms. Nieves stated that having ONLY 1 “heavy-tow” is ridiculous for the whole city. The community has waited 5 months to have a truck towed in the past. It is a city-wide problem, but concentrated in IBZ because they can get away with it.
- Elected officials need to secure more funds for more heavy tow vehicles. Fines also need to be increased to force bad companies to feel the pain...and not absorb the cost, instead of renting a lot.

NYCDOT:

- Ms. Messer has brought concerns from previous walk-thru to appropriate teams for action. DOT Bikes will have a presentation.
- Ms. Messer has reached out to NYC DEP regarding the gas line. She will follow up with National Grid. And Deputy Cms Workman will schedule an infrastructure survey before resurfacing and will organize a walk-thru with Ms. Messer and stakeholders.
- DSNY needs to request to DOT for Overnight Cleaning signage.

Mr. Andrew Epstein for Assemblywoman Gallagher:

- Following the Fall 2021 site walk-thru, his office has been looking at capital projects funding for these improvements. The process is slow and bureaucratic, and would require cost estimates to move forward.

94<sup>th</sup> Precinct, Deputy Inspector Fahey:

- Has been having this discussion since she has been at 94<sup>th</sup>. If we are moving children thru this space we must be extra safe. School trips should reach out to 94<sup>th</sup> to have a cruiser on site during the trip. Jersey barrier is the biggest problem and removal will lead to improvements. Conditions lack of signs and markings makes enforcement difficult.
- 100+ summonses and 100+ B summonses (moving violation) were issued in 2021.
- October 21, a request for No Standing signage was submitted. Currently, with no signage to instruct parking regulations, tickets are written, but are dismissed because officers cant return in 3hrs to check, and NYPD has no defense since there is no clear signage.
- There are a limited number of “heavy-tow” trucks available, and storage is inadequate.

DSNY, Ms. Teresa Cunningham:

- Did not have an objection to Night Time parking regulation signs, but has not seen the request from NYPD. She will look more closely into the history of the Jersey barrier placements. She stated that she believes that the request needs to come from the

Community Board.

- She will also follow-up to attempt to discover when the Jersey barriers were actually installed.

Public:

- Mr. Kevin LaCherra: Is often in this location for nature walk. With increased use injury or fatality is inevitable. Jurisdiction in this area is problematic. If Jersey barriers were placed on Humboldt Street DOT would remove them. Targeted enforcement of illegally parked trucks and mass towing will send a message.
- Mr. Mike Brant of Broadway Stages stated that he would rather see car parking across from the Metro Fuel facility, on the right-fork of Kingsland.

**MOTION: Ms. Karen Nieves**

**Community Board 1 to draft a letter to DSNY for Overnight Cleaning Signage on the South side of Kingsland Avenue from North Henry Street to Greenpoint Avenue.**

**SECOND: Mr. William Vega**

**APPROVED UNANIMOUSLY WITHOUT ABSTENTIONS.**

Since this meeting, there has been one on site meeting with DOT, NCA, Evergreen and other stakeholders. Additionally, Ms. Ronda Messer from NYC DOT hosted a Zoom stakeholders meeting with Mr. Preston Johnson from the DOT Bike Unit. There is a draft proposal for the area that was shared with the group. Unfortunately, that proposal was not ready in time for the April 12<sup>th</sup> full board meeting. However, as a follow up to this discussion, the proposal will be presented at the April 14<sup>th</sup> Transportation Committee meeting for review.

With the indulgence of Chair Fuller and the Executive Committee, the Transportation Committee requests that the presentation for this area be placed on the May 10th full board agenda, and pending committee review April 14<sup>th</sup> be voted on by the Full Board so that work can begin as soon as possible this Spring or early Summer, 2022.

## **2. Friends of Cooper Park Olive/Maspeth Intersection Redesign Proposal.**

Mr. Paul Kelterborn, Friends of Cooper Park.

Mr. Kelterborn detailed the current conditions and road uses around Cooper Park. He noted that despite speed bumps being installed, Maspeth Avenues connection from Morgan Avenue to Metropolitan Avenue (indirectly) results in illegal truck traffic and excessive speeding along the corridor.

The proposal focused on several possible improvements at the Northwest corner of the park to make conditions safer for pedestrians and other road users to access the park, or who transit the area in general.

Mr. Kelterborn noted past proposals and the addition of stop controls at the T-intersection



of Kingsland Avenue and Maspeth Avenue, which have been helpful. However, at the corner of Olive Street, problems persist. And, rather than additional signage, that can be ignored, a more robust street treatment that would raise the roadbed to the level of the sidewalk would help to make a strong deterrent to speeding and other visibility hazards at this location.

Committee:

- Is there a precedent for raised crosswalks in NYC?
- There is sidewalk plantings that also obscure visibility of Eastbound traffic approaching the intersection from Maspeth Avenue.
- Ms. Kuonen appreciated the ingenuity and said that coalition support would be key to getting this proposal implemented. She would also like to see this included in the Community Board 1 District Needs Statement.
- Mr. Vega noted the many close calls he has personally witnessed in this area. He is a member of Friends of Cooper Park, and often sees these dangerous conditions. This is an opportunity to be pro-active rather than reactive.
- Ms. Breitner noted that her children attended the Montessori School on Olive and agreed that conditions there are dangerous. She also asked about additional striping and signage.
- Mr. Kelterborn noted that this is a coalition driven plan. Stop signs have been part of the discussion from the beginning and hasn't been approved.
- District Manager Esposito suggested that since there is no NYC precedent for a proposal of this type, the committee should request wider neck-downs along the corridor He is concerned that the raised intersection could result in “launching” of vehicles over the raised intersection.

Public

- Mr. Kevin LaCherra stated that there are solutions that can be implemented now, and asked for a DOT commitment for “light-touch” treatments.
- Ms. Sarah Sheffield is a resident of Maspeth Avenue and has witnessed constant speeding. She noted that the corner is also very dangerous. She supports the proposal.

NYC DOT

- There are pilots scheduled in different parts of the city for raised crosswalk, but there is no precedent for raised crosswalks in NYC at this time.
- DOT cannot make a commitment without engineering studies.

**MOTION: Mr. Bruzaitis**

**Community Board 1 to draft a letter to NYC DOT to support a study of the Maspeth Avenue & Olive Street intersection to implement resourced for neck-downs and other treatments to improve pedestrian crossings and motorist/bicycle visibility. As well as, consideration of a community plan to raise the roadbed at this intersection to the level of the crosswalk.**

**SECOND: Mr. William Vega**

**APPROVED UNANIMOUSLY WITHOUT ABSTENTIONS.**

3. **Base Renewal Licenses:**

- United limo C/M SVC. Corp
- Go Car Corp (dispatch office location change)

**MOTION: Mr. William Vega**

**Brooklyn Community Board 1 to send a Letter of No Objection to NYC T&LC for base renewal for United Limo C/M SVC. Corp & dispatch office location change for Go Car Corp.**

**SECOND: Ms. Karen Nieves**

**APPROVED UNANIMOUSLY WITHOUT ABSTENTIONS.**

4. **Old Business.**

Ms. Kuonen asked that the Wythe Avenue BQE Exit be placed on a future agenda. She also asked that a walk-thru be scheduled sometime in May that includes stakeholders from the local community.

Mr. Bruzaitis stated that he will follow up to see what dates work and when it will be appropriate to bring it back to the agenda at a future meeting.

5. **New Business.**

Ms. Kuonen asked for a stakeholder meeting regarding agenda item #1 prior to full board presentation.

NOTE: As noted above, this meeting has happened, and the item will be addressed at the April meeting for further stakeholder review.

Ms. Kuonen asked that the District Needs Statement for Transportation issues be included on the next committee agenda.

District Manager Esposito reminded the committee that the traffic light at the intersection of Graham Avenue and Richardson Street was approved in August 2021, however the board office has not received notification on when the light will be installed.

Deputy Cms. Claudette Workman stated that she would be in touch with the office with an update on this item.

Ms. Katie Deny-Horowitz asked that safety conditions for Under the K-Bridge Park be included on the next Transportation Committee agenda.

Mr. Kevin LaCherra informed the committee that Assemblymember Emily Gallagher has secured Left & Right turn treatments on McGuinness Boulevard for Green Street and Nassau Avenue, as well as Humboldt & Bayard Streets. Treatments should be installed this Spring.

Ms. Kuonen asked when in person meetings will resume, and that the small conference room is not appropriate as long as COVID remains a public health concern. District Manger Esposito stated that he is in discussion with several public venues that may be able to host committee meetings if Governor Hochul mandates a return to in-person public meetings.

**NOTE: PS 84 had requested a Play Street for South 1<sup>st</sup> Street between Berry Street and Wythe Avenue due to the reconstruction of William Sheridan Playground. The playground is used by the school for recess and will not be accessible for the near future. The application was not able to be reviewed at the last Transportation Committee meeting due to insufficient public notice. The PS 84 PTA and Principle appeared before the March Executive Committee meeting and based on a poll of the members of the Transportation Committee siting no objections, was granted temporary approval for the Play Street. The PTA has collected signatures in support of the Play Street in the interim (attached).**

**The Transportation Committee would like to recommend Full Board approval for the use of South 1<sup>st</sup> Street for recess & recreation by PS 84 until the completion of the work at William Sheridan Playground.**

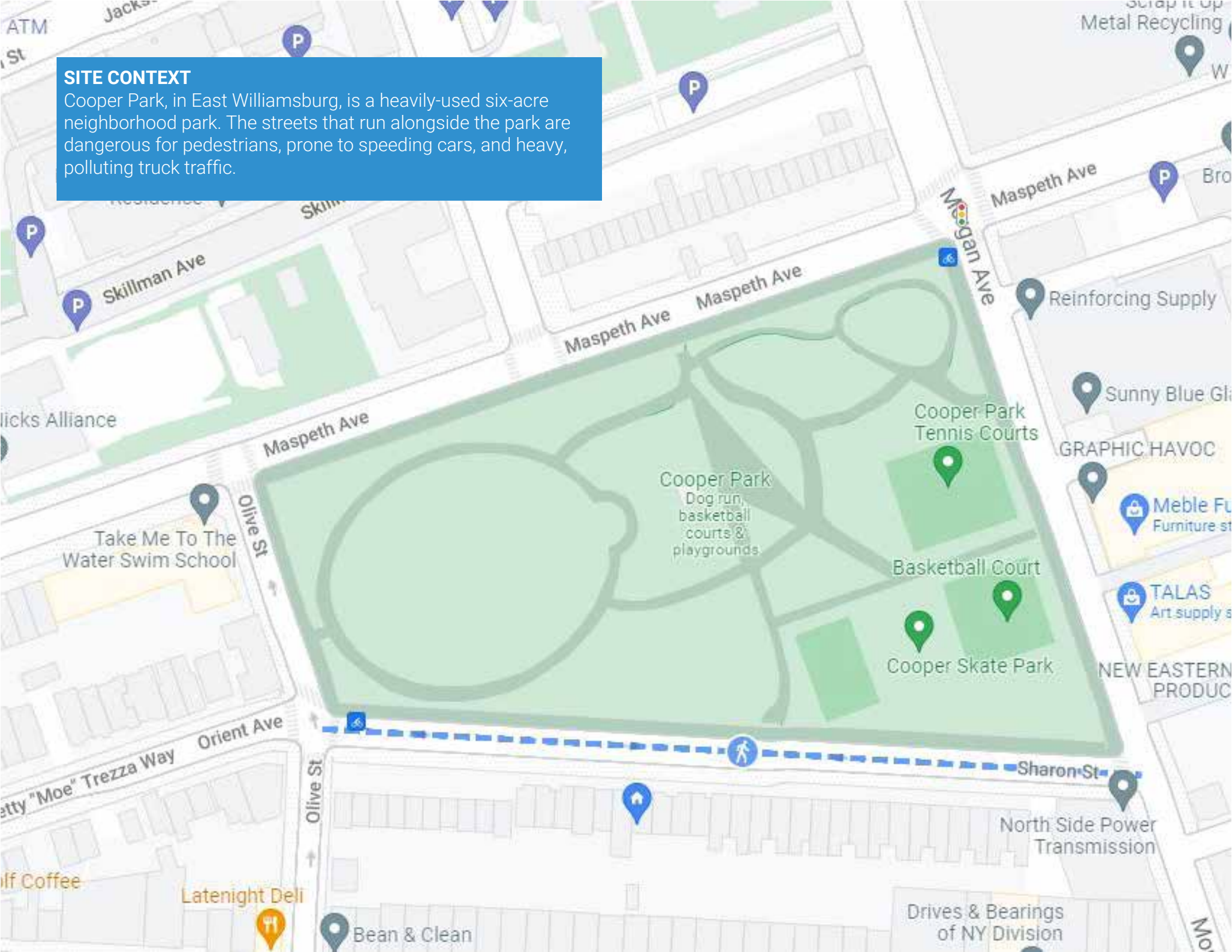
# Olive Street & Maspeth Avenue Street Safety Proposal



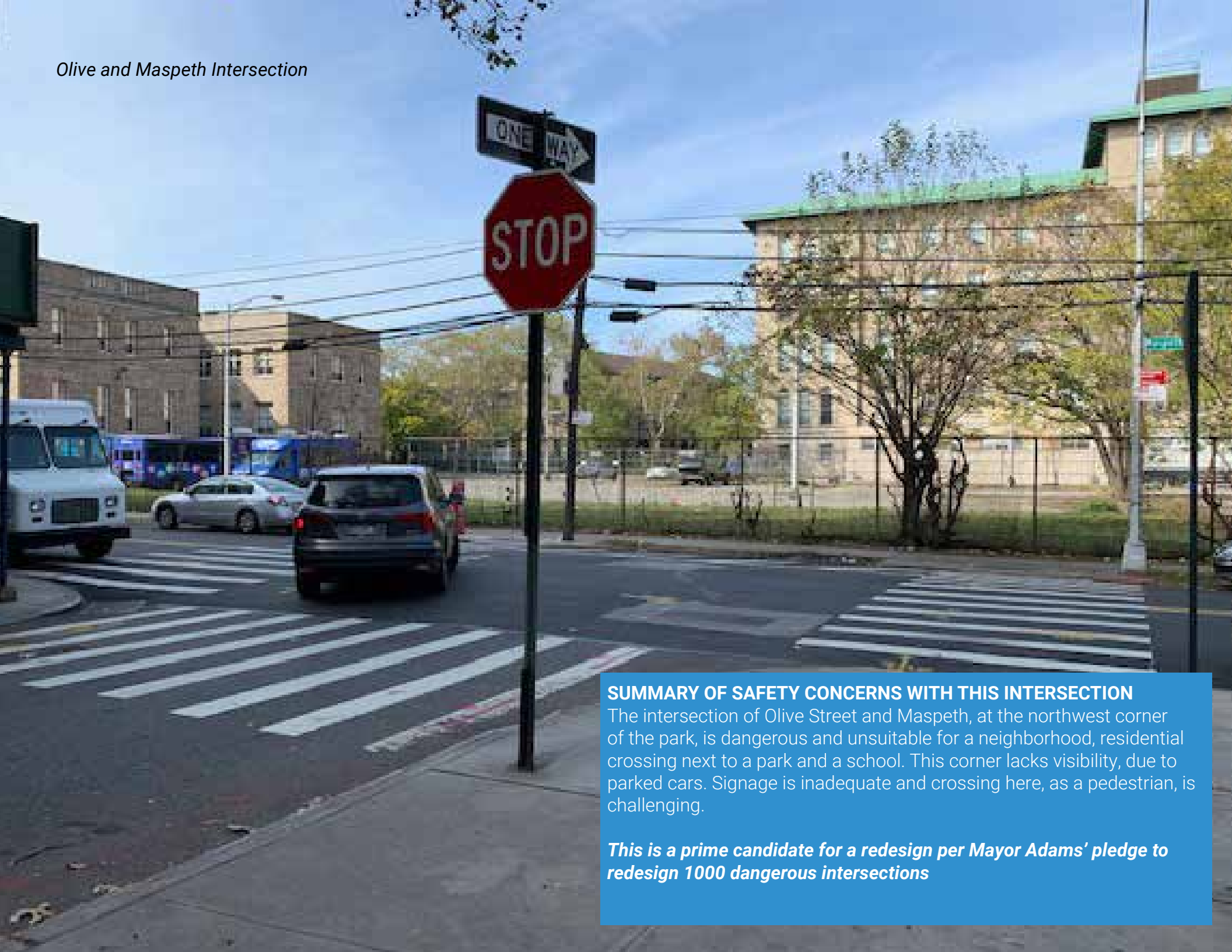


## SITE CONTEXT

Cooper Park, in East Williamsburg, is a heavily-used six-acre neighborhood park. The streets that run alongside the park are dangerous for pedestrians, prone to speeding cars, and heavy, polluting truck traffic.



## Olive and Maspeth Intersection

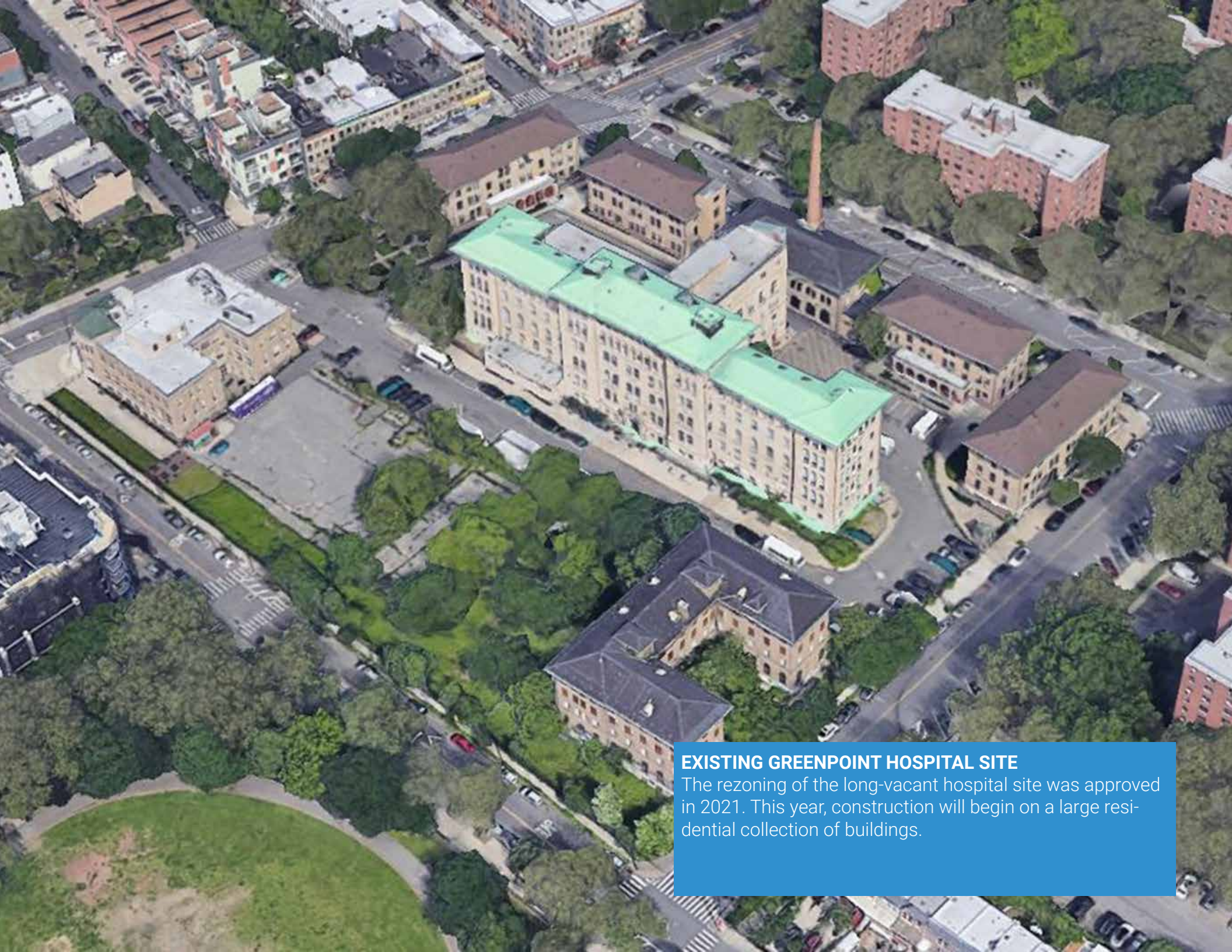


### **SUMMARY OF SAFETY CONCERNS WITH THIS INTERSECTION**

The intersection of Olive Street and Maspeth, at the northwest corner of the park, is dangerous and unsuitable for a neighborhood, residential crossing next to a park and a school. This corner lacks visibility, due to parked cars. Signage is inadequate and crossing here, as a pedestrian, is challenging.

***This is a prime candidate for a redesign per Mayor Adams' pledge to redesign 1000 dangerous intersections***





**EXISTING GREENPOINT HOSPITAL SITE**  
The rezoning of the long-vacant hospital site was approved in 2021. This year, construction will begin on a large residential collection of buildings.



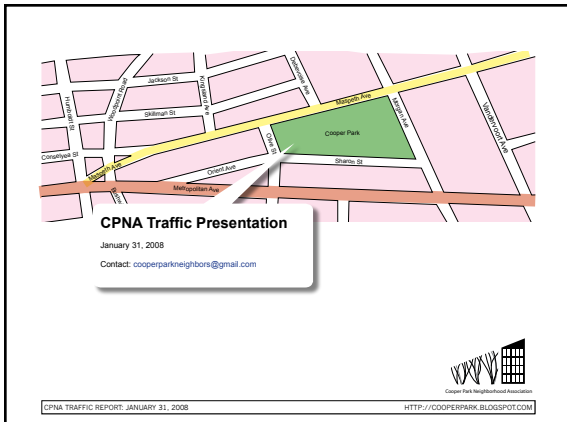
An aerial architectural rendering of the Cooper Park Commons residential development. The image shows a cluster of multi-story brick buildings with various roof colors (blue, green, brown). The buildings are surrounded by streets with cars, trees, and a large green lawn in the bottom left corner. The text 'COOPER PARK COMMONS' is visible in the top left corner.

COOPER PARK COMMONS

**SUMMARY OF THE COMING RESIDENTIAL DEVELOPMENT**


When complete, Cooper Park Commons, will include 557 new units of housing, and a 200-bed shelter. Safe access to the park will be an even greater concern than for the several thousand people, hundreds of families, who will be calling this area home.





**WHO IS CPNA?**

The Cooper Park Neighborhood Association (CPNA) is a community organization dedicated to improving the quality of life in the area surrounding Cooper Park in Williamsburg, Brooklyn. Our group is made up of a large number of homeowners and residents from this area

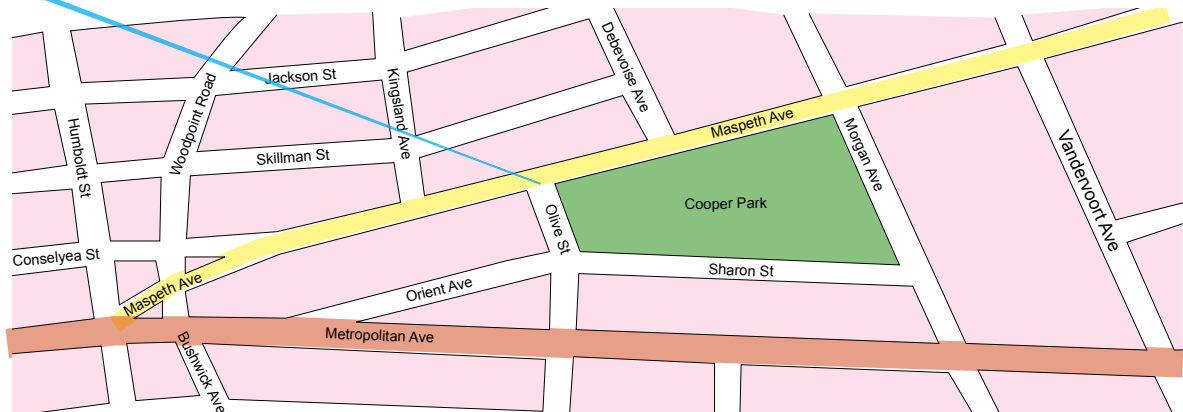


CPNA TRAFFIC REPORT: JANUARY 31, 2008 [HTTP://COOPERPARK.BLOGSPOT.COM](http://cooperpark.blogspot.com)

**2008 TRAFFIC PRESENTATION**

Neighborhood residents have been requesting and advocating for street safety improvements at least since 2008. This study from 13 years ago examined a long stretch of the treacherous Maspeth corridor and made suggestions for how it could be made safer.

**6 INTERSECTION: OLIVE STREET @ MASPETH AVE**



**ISSUE(S)**

In the middle of our neighborhood is Cooper Park, a 6-acre oasis for visitors from all over. At the corners of the park, pedestrians, many of them small kids on their own, face fast-moving and unchecked vehicle traffic that is not safe.

At Olive Street, traffic is heading South, typically having bypassed Metropolitan Ave in favor of the fewer number of stops on Maspeth Ave.

- the “T” @ Maspeth Ave: visibility for pedestrians and vehicles is limited by parked cars, buildings, and dumpsters, causing drivers to squeeze halfway into Maspeth Ave before they can see if the coast is clear

**RECOMMENDATION(S)**

- **Paint all crosswalks**
- **Put up “no parking here to curb” signs, limiting parking at the corner and increasing visibility**
- **Install sidewalk buildouts at the southwest and southeast corners of intersection**
- **Put up Playground signage**

## INTRODUCTION

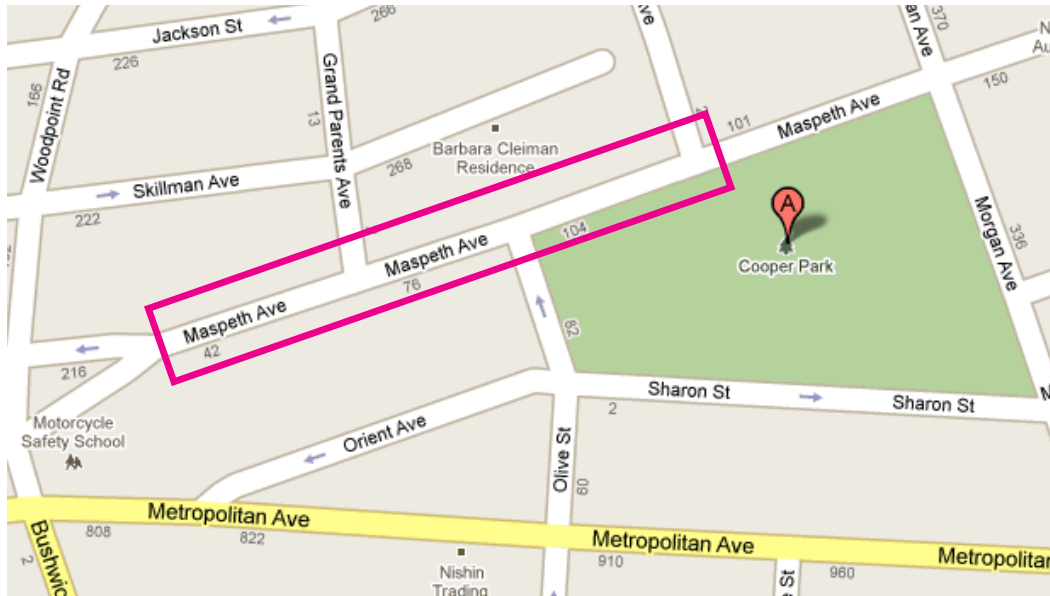
Anyone familiar with the neighborhood surrounding Cooper Park knows how much this area has changed over the past decade, with areas of densely mixed residential/industrial properties shifting to almost exclusively residential in just a few short years.

As a further neighborhood improvement, we'd ask the city to explore the idea of placing the utilities along the north side of Maspeth Avenue underground.

The relocation would:

- eliminate potential dangers to sidewalk pedestrians
- allow for more extensive tree planting and future greening of the streetscape
- give pedestrians more room
- provide for a cleaner streetscape


## OVERVIEW/AREA OF FOCUS: WILLIAMSBURG, BROOKLYN



Revised February 18, 2010

## HISTORY OF ACTIVISM AROUND STREET SAFETY IN THIS NEIGHBORHOOD

Another document from that period proposed moving utilities underground to allow for an enhanced public realm.



**CPNA**  
Cooper Park Neighborhood Association

**IMPROVED PEDESTRIAN SAFETY:  
MASPETH AVENUE (WILLIAMSBURG BROOKLYN)**  
REVISED FEBRUARY 18, 2010


**INTRODUCTION** Revised February 18, 2010

Anyone familiar with the neighborhood surrounding Cooper Park knows how much this area has changed over the past decade, with areas of densely mixed residential/industrial properties shifting to almost exclusively residential in just a few short years. The latest addition to our community is the Camp Montessori school, which is scheduled to open in February at Olive Park, 100 Maspeth Ave, located on the SW corner of Olive St & Maspeth Ave. We are hoping that this new nearby of school children directly in contact with the park will help lend more urgency to specific traffic recommendations that we have been asking for through the CBI & DOT since early 2008.

**Our goal in this proposal is to slow down and reduce the vehicle traffic in the area due to children and residents crossing the streets to use Cooper Park and the Montessori School.**

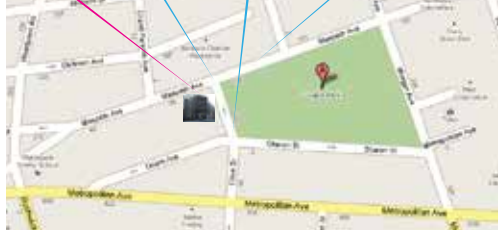
The enclosed ideas were developed in visioning meetings held over the past several years with local residents. They should provide a clear idea of the types of changes we are looking for on Maspeth Ave and the surrounding streets as we look to provide increased safety for the children at our new school, and the kids who use the park days in and day out. Thank you in advance for your time and attention to the residents of this community.

Sincerely,  
CPNA



Page 2 CPNA Maspeth Ave/School Safety

**OVERVIEW OF ISSUES** Revised February 18, 2010



- NEW: Montessori School**  
+ 100 Maspeth Ave (Olive Park)  
• Opening Feb. 2010
- Olive St. @ Maspeth**  
• High volume of traffic  
• Traffic study conducted May 08  
• Four stop signs  
• Hard to see around parked vehicles  
• Hard to see around/over obscure traffic  
• No marking for pedestrian crossing
- Olive St. @ Orient/Sharon**  
• Four stop signs  
• Hard to see around parked vehicles  
• Hard to see around/over obscure traffic  
• No marking for pedestrian crossing
- Maspeth Ave Traffic flow**  
• Significant traffic volume including trucks at peak hours  
• Traffic flow 70 mph, without stop Morgan Ave - Montessori School along a heavily used park

Page 3 CPNA Maspeth Ave/School Safety

**1. OLIVE ST. @ MASPETH AVE** Revised February 18, 2010

JAN 2010



Looking east, viewpoint of pedestrian crossing Olive



Vehicle entering Maspeth Ave from Olive, blocking crosswalk  
Parked cars on N. side of Maspeth obscuring view for pedestrians crossing to the park



Looking south

Page 4 CPNA Maspeth Ave/School Safety

**3. MASPETH AVE (BETWEEN OLIVE ST & DEBOISE AVE)** Revised February 18, 2010



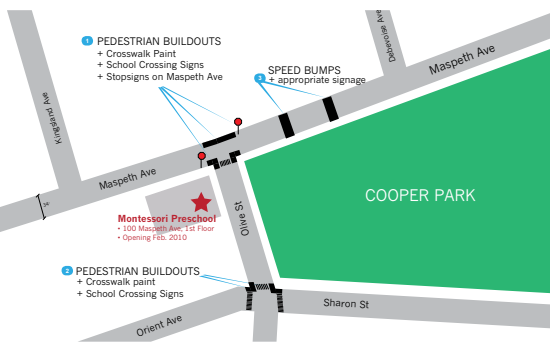
Maspeth Ave- looking east from Olive St  
• Park on south side  
• Parking lot/proposed GREC site on north side



Maspeth Ave- looking west from Deboise Ave

Page 6 CPNA Maspeth Ave/School Safety

**OUR RECOMMENDATIONS** Revised February 18, 2010



- PEDESTRIAN BUILDOUTS**  
+ Crosswalk Paint  
+ School Crossing Signs  
+ Stop signs on Maspeth Ave
- SPEED BUMPS**  
+ appropriate signage
- PEDESTRIAN BUILDOUTS**  
+ Crosswalk paint  
+ School Crossing Signs

Page 7 CPNA Maspeth Ave/School Safety

**2008 SAFETY REQUEST FROM CB1** Revised February 18, 2010

October 2008  
Janette Sadik-Khan, Commissioner  
New York City Department of Transportation  
40 Worth Street  
New York, NY 10013

Dear Commissioner Sadik-Khan:

As the Greenpoint-Williamsburg community continues to grow, we are experiencing more vehicular traffic than ever before, and most of our curbside parking spaces are usually occupied. When cars are parked in those curbside spaces closest to intersections, neither motorists nor pedestrians can see well enough before venturing into an intersection.

Following a serious accident at Berry Street and North 8th Street a few years ago, which involved three cars (one of which plowed through the front of Teddy's Bar and Grill), an all-way stop was installed and "daylighting" (removing/prohibiting parking at the curbside spaces nearest to an intersection) was implemented at that intersection. It is noticeably safer there now, and many community residents have caught on that daylighting is a simple but effective measure against accidents. Many have made individual requests for "daylighting" specific corners in CB1's district - most recently at Calyer Street and Lorimer Street in Greenpoint, and at Monitor Street and Hausman Street in Greenpoint, among numerous others - because they believe that giving up the equivalent of one car parking space is a small price to pay for enhanced visibility.


**In order to prevent further accidents and enhance pedestrian, cyclist and motorist safety, we request that DOT "daylight" all intersections in the community with a one-way/all-way stop sign, yield sign, or schoolchildren crossing sign.**

We are pleased to work with DOT to make our streets safer for the Greenpoint-Williamsburg community. Thank you for your attention to this matter.

Sincerely,  
Mieszko Kalita  
Public Safety Committee  
Teresa Toru/Transportation Committee

Page 9 CPNA Maspeth Ave/School Safety

**2008: RESPONSES TO CPNA TRAFFIC PROPOSALS** Revised February 18, 2010



Page 10 CPNA Maspeth Ave/School Safety

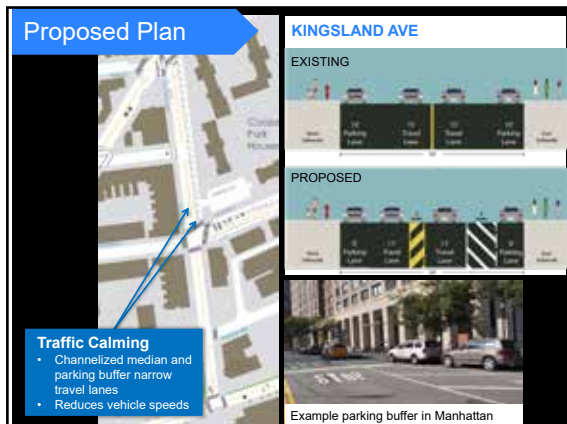
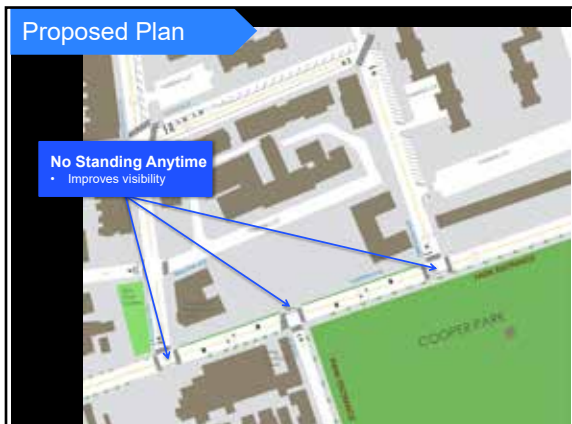
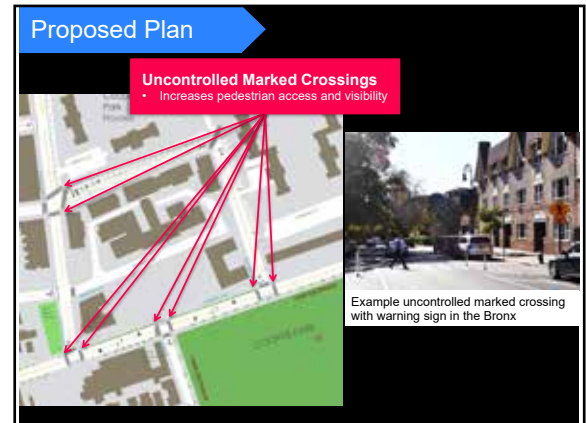
**Cooper Park Neighborhood Association (CPNA):**  
Here is a community organization dedicated to improving the quality of life in the area surrounding Cooper Park in Williamsburg, Brooklyn (cross streets: Morgan Ave, Olive St, Sharon St, and Maspeth Ave).

**CONTACT:**  
EMAIL: cooperparkneighbors@gmail.com  
BLOG: http://cooperpark.blogspot.com  
Gmail GROUP: http://groups.google.com/group/cooperpark  
WEB (to come): http://cooperpark.org

Page 11 CPNA Maspeth Ave/School Safety

**2010 PEDESTRIAN SAFETY PLAN**  
This 2010 plan made suggestions for curb bumpouts at Olive/Maspeth so that pedestrians would be more visible and could see any oncoming traffic.





## 2015 DOT IMPROVEMENT PLAN

The DOT took action in 2015 and made some minor adjustments to the streets. They weren't sufficiently robust to address aggressive driving and Olive/Maspeth remains unsafe.

November 19, 2019

Chauhan Workman  
Brooklyn Deputy Borough Commissioner  
NYC Department of Transportation  
14 Canal St 4120  
Brooklyn, NY 11241

Dear Deputy Commissioner Workman,

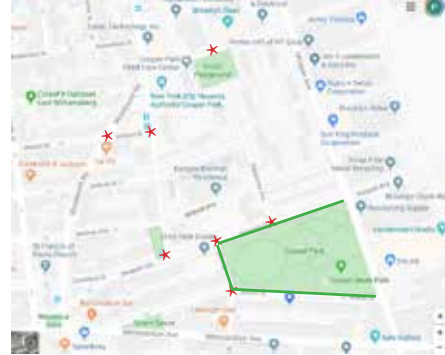
We want to express our gratitude for your attendance at our meeting on October 24, 2019 to discuss street safety in the area around Cooper Park and Cooper Park Houses. As we discussed, and as was very apparent to all of us in attendance, our streets are not functioning well and they present dangers every single day to pedestrians, cyclists, children, seniors, skateboarders and others who rely on them.

On the following pages, we have summarized the main points of our discussion for your reference. One overarching concern is that parked cars around Cooper Park obscure visibility of pedestrians, children, seniors, and people trying to use crosswalks. One suggestion would be to remove portions of the street parking alongside Cooper Park on one side of Manhattan, Sharon Street, and Olive Street. The houses on Manpath have driveway and private parking. The Sharon Street houses have parking in the rear alley or in their front yards. Olive Street is a short stretch and parking on both sides makes navigation difficult for large vehicles. If parking were reduced or eliminated on one side of these three streets encircling Cooper Park, then the sidewalks could be enlarged per the DOT plaza program and activated as public space. This would in effect expand the border of Cooper Park, providing more enjoyable, usable space for neighborhood residents.

We look forward to working with DOT, providing further information or clarification as needed, and having a follow-up meeting if we can help further illustrate the safety hazards that we see on a daily basis. Our priority is safe and accessible public space for all of our community and a more livable neighborhood; we look forward to working with you and your team toward this goal.

Sincerely,

Caring Montessori School  
Coneyden Street Block Association  
Cooper Park Houses Residents Council Inc.  
Friends of Cooper Park  
GREC  
Manpath Avenue Homeowners Association  
Neighborhood Women of Williamsburg/Overbrook  
School Settlement Association  
Sharon Street Block Association  
St. Nick's Alliance



Neighborhood Map  
★ Location of concern  
■ Requested park buffer

**LOCATION**  
Olive Street at Sharon and Sharon Streets

**CONCERNS**  
Cars traveling north on Olive Street tend to roll through this intersection. This is probably due to the fact that Sharon and Olive are one way in opposite directions, so there is no cross traffic. However, there is significant pedestrian circulation at this location.

**REQUEST**  
Safety improvements for pedestrians on Sharon Street Street, perhaps more visible crosswalks and better signage to clarify that cars must yield to pedestrians



**LOCATION**  
Olive Street between Metropolitan and Manpath Ave

**CONCERNS**  
With parking on both sides, this street is too narrow for large vehicles to maneuver. Trucks try to turn from Metropolitan onto Olive and get stuck or scrape against parked cars.

**REQUEST**  
Eliminate parking spaces at corners and provide more space for pedestrians. Consider removing parking along the Cooper Park (east) side of Olive Street.



**LOCATION**  
Olive Street at Manpath Ave

**CONCERNS**  
Crossing at this intersection is dangerous for all users.  
Cars on Olive Street merge out into the intersection to the west of Manpath is clear.  
Vehicle traffic does not stop for people in the crosswalk.

**REQUEST**  
Safety improvements for pedestrians, perhaps by removing parking spaces at the intersection and providing curb extensions to provide for safety and visibility for pedestrians.  
More clear signage that cars must yield to pedestrians.  
Three-way stop sign.



**LOCATION**  
Kingsland Ave at Manpath Ave

**CONCERNS**  
Very dangerous intersection.  
Vehicles do not stop for pedestrians in crosswalks.

**REQUEST**  
Safety improvements for pedestrians, perhaps by removing parking spaces at the intersection and providing curb extensions to provide for safety and visibility for pedestrians.  
More clear signage that cars must yield to pedestrians.  
Traffic light signal or three-way stop sign.



**LOCATION**  
Jackson Street at Kingsland Ave

**CONCERNS**  
Cars speed on Kingsland

Cars do not stop for pedestrians in crosswalk and \*importantly\*, this is a frequent crossing for children going to and from school.

Cars regularly double park

**REQUEST**  
Safety improvements for pedestrians, perhaps by traffic calming or bicycle lanes to encourage cars to drive more slowly and cautiously.

More clear signage that cars must yield to pedestrians

Signalling study

**LOCATION**  
Kingsland Ave at Wilbur Street

**CONCERNS**  
Carb out is not accessible for seniors and those with disabilities.

**REQUEST**  
Construction of a proper curb cut to allow seniors and people with disabilities to be able to navigate this sidewalk.



**LOCATION**  
Kingsland Ave at Wilbur Street

**CONCERNS**  
Carb out is not accessible for seniors and those with disabilities.

**REQUEST**  
Construction of a proper curb cut to allow seniors and people with disabilities to be able to navigate this sidewalk.



**LOCATION**  
First Street at Debevoise Ave

**CONCERNS**  
This street presents a difficult crossing.

Cars speed on First Street

**REQUEST**  
Construction of traffic calming and clear crosswalks to improve safety for pedestrians.



**LOCATION**  
Cable Stations, various

**CONCERNS**  
We are excited to have expanded Cable service in our neighborhood but concerned that the streets are not safe for cyclists.

**REQUEST**  
Improved safety measures, wherever possible including bicycle lanes.



**LOCATION**  
Kingsland Street and Woodpoint Avenue

**CONCERNS**  
Spending traffic on Woodpoint Avenue  
Poor visibility for pedestrians  
Crossing Woodpoint safely is difficult.

**REQUEST**  
Curb extensions to shorten the crossing distance might help.



**LOCATION**  
Debevoise Ave at Manpath Ave

**CONCERNS**  
Dangerous intersection  
Cars rarely stop for pedestrians  
Cars speed on Manpath  
Trucks illegally traverse Manpath, which is not a truck street.

**REQUEST**  
Construction of traffic calming and safety measures to improve pedestrian crossings between Debevoise and Cooper Park.  
Curb extensions or removing parking spaces at the intersection would help improve visibility and safety.

# 2019 GREC TRANSPORTATION SAFETY COMMITTEE

Several years later, GREC submitted a letter to DOT summarizing a number of continuing safety problems on our streets.





## 2019 NEIGHBORHOOD WALKTHROUGH

DOT representatives joined us for a walkthrough of the problem areas, including many areas along Maspeth Avenue





### **2021 KINGSLAND AND MASPETH TRAFFIC SIGNAL**

One positive outcome of the Cooper Park Commons rezoning, and thanks to sustained pressure from then-Councilmember Reynoso, was the installation of an all-way stop at the corner of Kingsland/Maspeth. This has helped somewhat with traffic calming at this corner.



## SHARON STREET OPEN STREET

The Open Street across the park on Sharon Street has been fairly successful in improving safety for pedestrians and park users, and in improving access to the park.







TIM  
K

פּרֵי  
- YIDDISH

TAHITIAN

ДОТТАГІ  
DOTTAGH CHECHEN

FREUND/FREUNDIN  
GERMAN

KAIBIGAN  
TAGALOG (FILIPINO)

DRAUDZENE/DRAUGS  
LATVIAN

KAMARÁT/KAMARÁT  
SLOVAK

VRIEND  
FREENDT DUTCH/AFRIKAANS

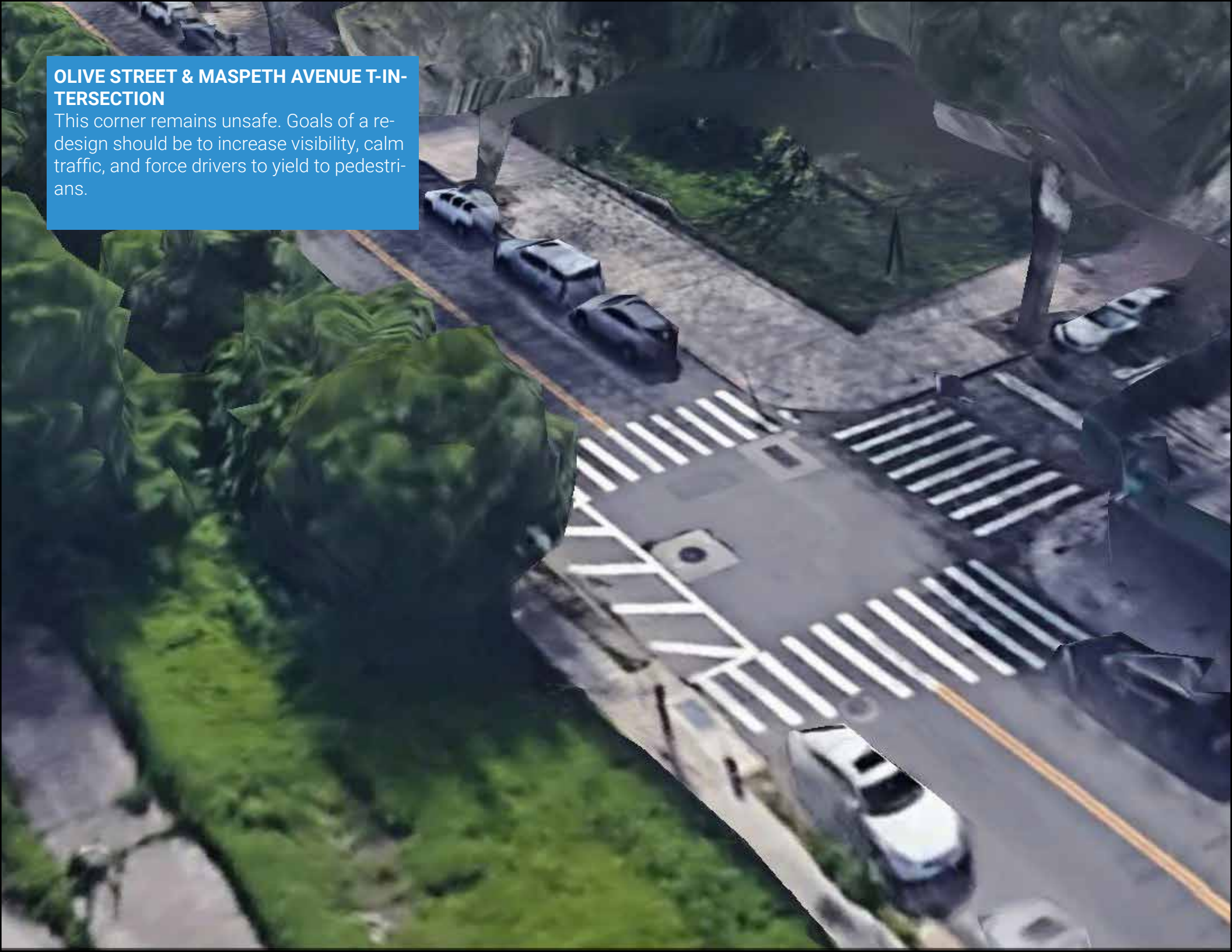
DRAUGAS/DR  
LITHUANIAN

חֵבֶר/חֵבֶר  
KHAVER/KAVERA - HEBREW



## **OLIVE STREET & MASPETH AVENUE T-INTERSECTION**

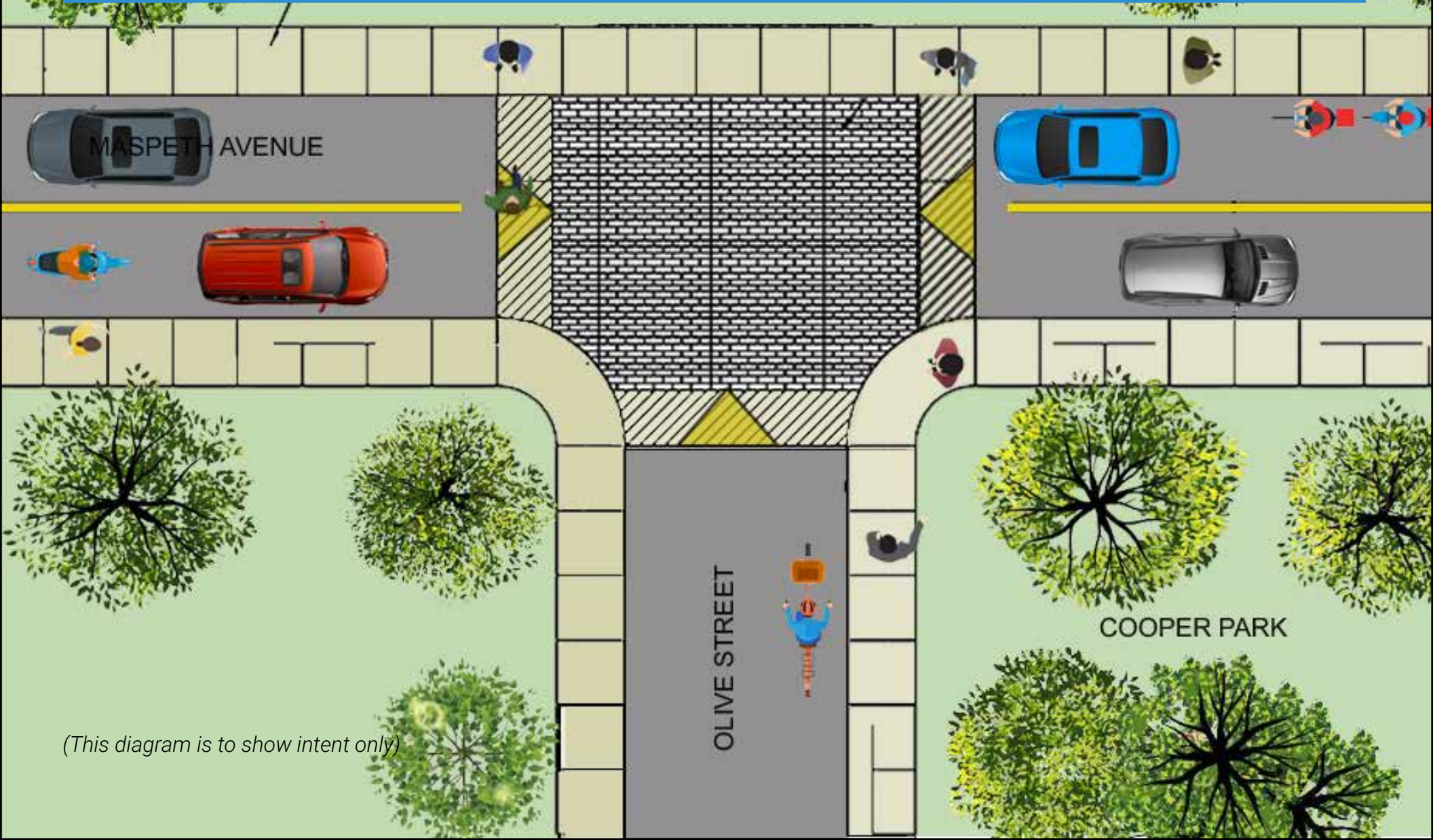
This corner remains unsafe. Goals of a re-design should be to increase visibility, calm traffic, and force drivers to yield to pedestrians.





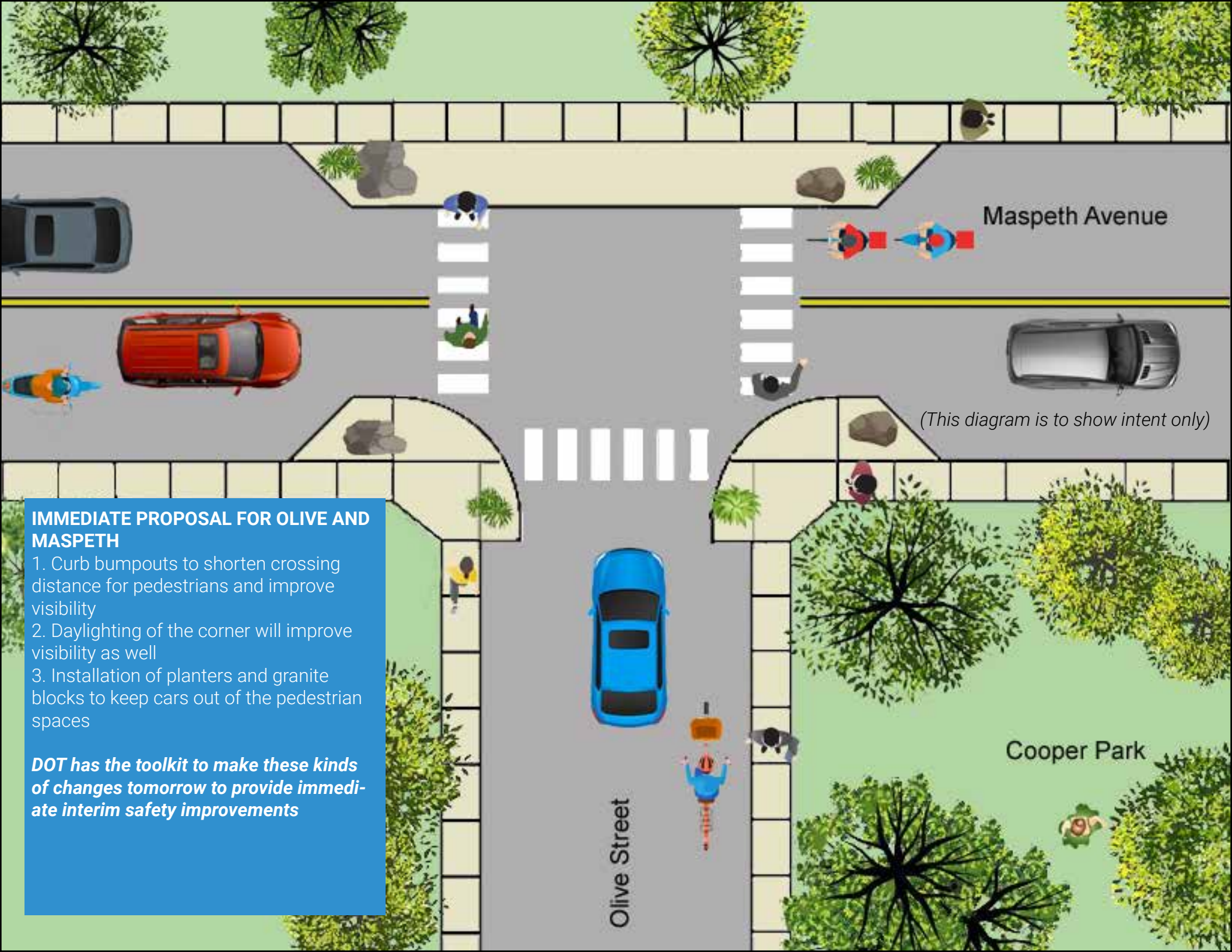
## RAISED INTERSECTION PROPOSAL FOR OLIVE AND MASPETH

1. Raise the entire intersection to the height of the sidewalk to create the safest possible crossing from CPC to Cooper Park
2. Use different materials or colors to clearly differentiate the intersection.
3. Cars and trucks will be forced to slow down and give way at this crossing.
4. This will create a gateway to the park for Cooper Park Commons.



*(This diagram is to show intent only)*





Maspeth Avenue

*(This diagram is to show intent only)*

Cooper Park

Olive Street

**IMMEDIATE PROPOSAL FOR OLIVE AND MASPETH**

- 1. Curb bumpouts to shorten crossing distance for pedestrians and improve visibility
- 2. Daylighting of the corner will improve visibility as well
- 3. Installation of planters and granite blocks to keep cars out of the pedestrian spaces

*DOT has the toolkit to make these kinds of changes tomorrow to provide immediate interim safety improvements*





Example above from Cambridge MA  
(corner of Oxford and Eustis)



DIVISION STREET & 7th STREET  
PREFERRED CONCEPT

## SAMPLE IMAGES

Top Left: Temp materials, planters, surface treatment, to designate increased pedestrian space

Bottom Left: Raised intersection

Top Right: Schematic drawing of a raised intersection

Bottom Right: Rendering of a raised crosswalk which redefines the hierarchy of pedestrians vs vehicles

Bottom Center: Example from Cambridge MA



March 10, 2022

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

Dear Commissioner Rodriguez:

For the last 15 years, the community around Cooper Park in East Williamsburg has been diligently advocating for safety improvements on our streets, including at the intersection of Olive Street and Maspeth Avenue at the northwest corner of the park. Despite its adjacency to a popular park and a preschool, and its heavy use by families and children, this corner remains an unsafe and dangerous crossing.

The Friends of Cooper Park proposes that this intersection be redesigned as a *raised intersection* to make it safer for all users. Traffic calming is desperately needed all along the Maspeth corridor and safe streets will be even more vital as the Greenpoint Hospital is redeveloped into hundreds of new units of housing. Cooper Park will be the front yard of the new Cooper Park Commons, with thousands of new residents. This community deserves to be able to cross the street safely.

Mayor Adams has pledged to redesign 1,000 intersections across New York City during his first year of office. **The Maspeth/Olive intersection should be included in the first wave of safety improvements.**

Design and planning of this new intersection will take time but the DOT has the quick-build resources in its toolkit to immediately bring traffic calming interventions to this corner of the park. By daylighting the corner, painting bumpouts, and installing planters and granite blocks, the DOT can rapidly create a safer environment for our neighborhood until the larger vision is realized.

I stand with the Cooper Park community in calling on the DOT to prioritize this intersection for a redesign to enhance the safety and quality of life of this growing neighborhood.



Sincerely,

Debra Benders, Cooper Park Resident Council  
Clay Burch, BK Scrap Shuttle  
Christine Carrig, Carrig Montessori School  
Maritza Davila, NY Assemblywoman, District 53  
Kim Fraczek, Sane Energy Project  
Colleen Grant, North Brooklyn Open Space Stewards  
Steven Garrelts, Maspeth Avenue Homeowners Association  
Jennifer Gutierrez, NYC Councilmember, District 34  
Katie Denny Horowitz, North Brooklyn Parks Alliance  
Paul Kelterborn, Friends of Cooper Park  
Abigail Koffler, Cooper Park Community Fridge  
Kevin LaCherra, North Brooklyn Mutual Aid  
Gina Magid, Sharon Street Neighbors  
Samy Nemir Olivares, District Leader AD53  
Michael Rochford, St. Nicks Alliance  
Luz Rosero, United Neighbors Organization UNO  
Julia Salazar, State Senator 18th District  
Juan Ignacio Serra, Transportation Alternatives North Brooklyn Chapter  
Clara Smith, North Brooklyn Open Streets Community Coalition  
Corey Williams, Red Shed Community Garden





## Urban Street Design Guide

PURCHASE GUIDE

GUIDE NAVIGATION



### Raised Intersections

Raised intersections create a safe, slow-speed crossing and public space at minor intersections.

Similar to speed humps and other vertical speed control elements, they reinforce slow speeds and encourage motorists to yield to pedestrians at the crosswalk.



Raised Intersections reinforce slow speeds and encourage motorists to yield to pedestrians at the crosswalk.



#### RECOMMENDATIONS

- 1 Raised intersections are flush with the sidewalk and ensure that drivers traverse the crossing slowly. Crosswalks do not need to be marked unless they are not at grade with the sidewalk. ADA-compliant ramps and detector strips are always required.
- 2 Bollards along corners keep motorists from crossing into the pedestrian space. Bollards protect pedestrians from errant vehicles. [+ More Info](#)
- 3 Where two 1-way streets intersect, there will be two corners around which no drivers turn. This can be designed with the smallest constructible radius (approximately 2 feet) as long as a 40-foot fire truck can make the turn without encroaching upon the sidewalk.

## Raised Intersection

Usage: Pilot



An entire intersection raised above the level of the surrounding roadways. The intersection is typically raised to sidewalk height.



Raised intersection: Cambridge, Massachusetts (Credit: Cara Seiderman)



Raised intersection: London, United Kingdom (Note: for illustrative purposes only)

### Benefits

- Vertical deflection at entry to intersection encourages reduced vehicle speeds
- Improves drivers' awareness of presence of pedestrian crossings
- Visually turns intersection into a pedestrian-oriented zone
- Enhances access for people with ambulatory disabilities by providing level crossing
- Encourages motorists to yield to pedestrians

### Geometry

#### Introduction

#### General Guidelines

#### Roadways & Lanes

- Conventional Bike Lane
- Protected Bike Lane
- Two-Way Bike Lane
- Grade-Separated Bike Lane
- Bus Lane
- Shared Street
- Pedestrian Plaza

#### Sidewalks & Raised Medians

- Full Sidewalk
- Ribbon Sidewalk
- Pedestrian Ramp
- Curb Extension
- Mid-Block Narrowing
- Bus Bulb
- Bus Boarding Island
- Raised Median
- Pedestrian Safety Island
- Median Barrier

#### Traffic Calming

- Lane Narrowing & Lane Removal
- Raised Speed Reducer
- Gateway



Contact:  
Renee Wallace, Communication Specialist  
Town of Greenwich Department of Public Works  
renee.wallace@greenwichct.org  
(203) 622-7871



**FOR IMMEDIATE RELEASE:**

**Town of Greenwich Department of Public Works Wins Award for Greenwich Avenue and Elm Street Intersection Improvement Project**

**Greenwich, CT., January 12, 2022** – Town of Greenwich Department of Public Works received the Achievement in Civil Engineering (ACE) Award from the Connecticut Society of Civil Engineers (CSCE) for the Greenwich Avenue and Elm Street Intersection Improvement Project. The award recognizes exemplary projects that showcase engineering expertise and innovation.



Completed in June 2021, the [Greenwich Avenue and Elm Street Intersection Improvement Project](#) was created to improve safety and accessibility in an intersection heavily trafficked by both vehicles and pedestrians, and revitalize an iconic shopping and dining destination in the heart of central Greenwich. Jason Kaufman, P.E., Senior Civil Engineer and Project Manager implemented Complete Streets design to improve the safety of the intersection, and to make the street more convenient and comfortable everyone – including pedestrians, people with disabilities, bicyclists, motorists, dog walkers, and baby carriage users.

Complete Streets elements used in this project which improve safety and accessibility include:

- Curb extensions – decreases pedestrian crossing distance and time across Greenwich Avenue by 40 percent.
- Raised intersection – improves visibility between pedestrians and motorists, while slowing the speed of vehicles as they proceed through the intersection.
- Two ADA compliant accessible parking spaces – provides access to the sidewalk from the parking space, never requiring a person with a disability to go into the roadway.
- Level pathway – the newly raised intersection makes it easier for those who have disabilities to travel. Ramps are no longer needed to access the sidewalk.
- Relocated lights – closer to crosswalks to better illuminate pedestrians.

The Greenwich Avenue and Elm Street Improvement Project also aesthetically revitalized the area by adding new green areas with planting beds and decorative crosswalks. Additional project features include replaced sidewalks, relocated lighting and drainage, lining of the drainage and sanitary sewer lines to further extend their lifespan, reduction in impervious areas, and new bike racks and benches.

“We are very proud that the Greenwich Avenue and Elm Street Intersection Improvement Project not only benefits our community but is also recognized as leading example in the industry. Our department will continue to strive to design and build infrastructure that increases safety and is more accessible for all.” – Jim Michel, P.E., Deputy Commissioner of Town of Greenwich Department of Public Works.

The [Department of Public Works](#) is committed to providing a variety of services that are of vital importance to the town and residents of Greenwich, CT. This includes but is not limited to highway/roadway maintenance, sewer management, stormwater management, waste disposal and recycling, building inspection and the improvement of public infrastructure.

Follow Greenwich Public Works on Facebook, Instagram and Twitter to receive important information, updates and the latest initiatives from the department.



Contact:  
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(203) 622-7871

###

# Raised Intersection



### DESCRIPTION:

A raised intersection refers to a roadway intersection that is entirely elevated above the travel way. It is essentially a speed table for the entire intersection. They are constructed with ramps on all vehicle approaches and often include textured materials on the flat, elevated section. Typically, they are raised to the level of the sidewalk or slightly below it, creating a pedestrian area that includes the sidewalk and crosswalks.

### APPLICATION:

For neighborhood streets, raised intersections are best suited for intersections with substantial pedestrian activity. A raised intersection may not be appropriate if the street is a bus or emergency route. Detectable warnings need to be included for those with vision impairment.

### Advantages

- Enhances the pedestrian environment and increases safety at the intersection
- Eliminates need for curb ramps
- Can calm two streets at once
- Can have positive aesthetic value

### Disadvantages

- Impacts to drainage need to be considered in design
- Textured pavement materials can make it difficult for vision impaired to identify detectable warnings
- Less effective in reducing speeds than speed humps, speed tables, or raised crosswalks
- They are expensive

## Effectiveness Scorecard

	Speed	
	Volume	
	Cut-through	
	Crashes	
	Emergency Vehicle	
	Pedestrian	
	Bicycle	
	Noise	
	Cost	\$\$\$

Very Good Good Fair  
 Poor Not Applicable

### Quick Glance



the pedestrian from the driver. All of the signalized intersection, the HAWK signal location, and the RRFB mid-block crossing in the study area are recommended to have high-visibility crosswalks across Miami Avenue. All of the side streets in the study area are recommended to have high-visibility crosswalks across them.

### • Raised Intersection

A raised intersection is a vertical speed control element that manages traffic speeds and reinforce pedestrian-friendly safe speeds. These devices are appropriate along low-speed roads (25



Figure 10 – Raised Intersection

mph), such as Miami Avenue. With low volumes at non-peak times along Miami Avenue, speeding will occur. Raised intersections and crosswalks will provide vertical speed control to align travel speed to the posted speed limit by making it physically uncomfortable to speed through the corridor. Because of the reduced speed, reaction time will be aligned to the posted speed limit of 25 mph. A raised intersection is proposed at the Miami Avenue and Dawson Road intersection.

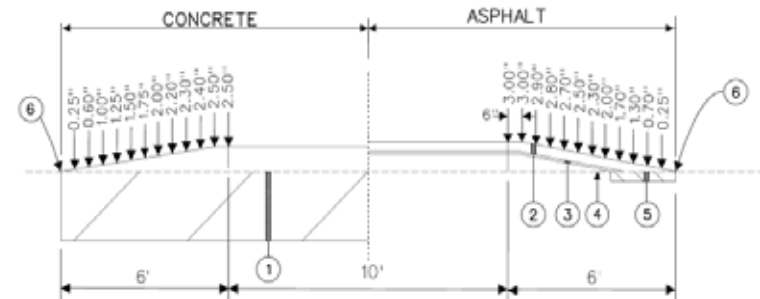


Figure 11 – Raised Intersection Profile





# Kingsland Avenue

Prepared by  
Newtown Creek Alliance  
Evergreen Exchange  
March 2022

Allocco Recycling Ltd 1

482

Google

Map

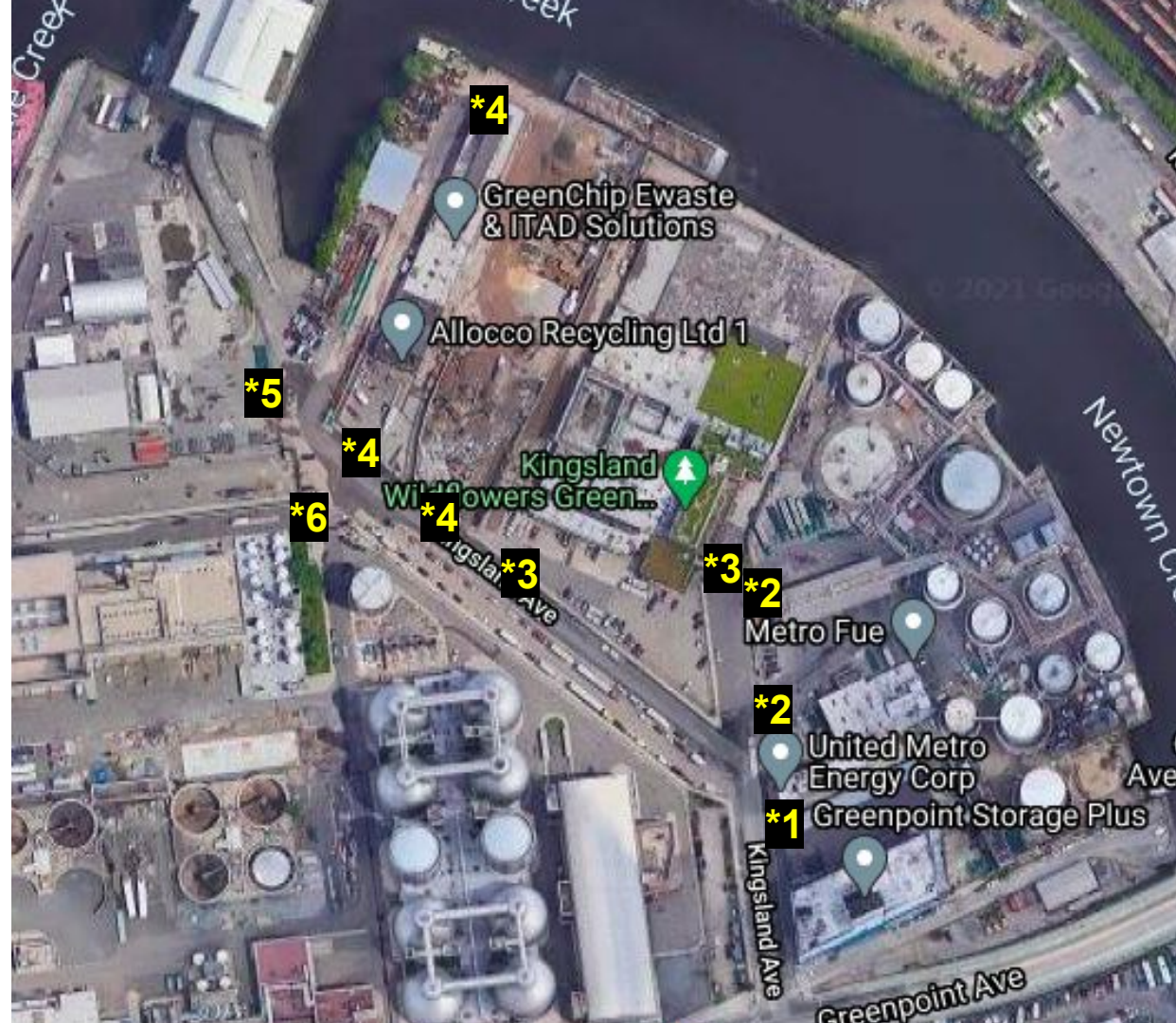




## Current Businesses / Agency Egress

1. Greenpoint Storage Plus
2. United Metro Fuels
3. Broadway Stages
4. Allocco Recycling
5. DSNY
6. DEP (no longer in use)

In addition to industrial traffic (18-wheelers, production trailers, fuel trucks, dump trucks, box trucks, u-hauls) there is a large amount of private vehicle use given the remoteness of the area.



**Kingsland Wildflowers .**

**Nature Walk .**

**DSNY .**

**Allocco .**

**DEP .**

**Broadway Stages .**

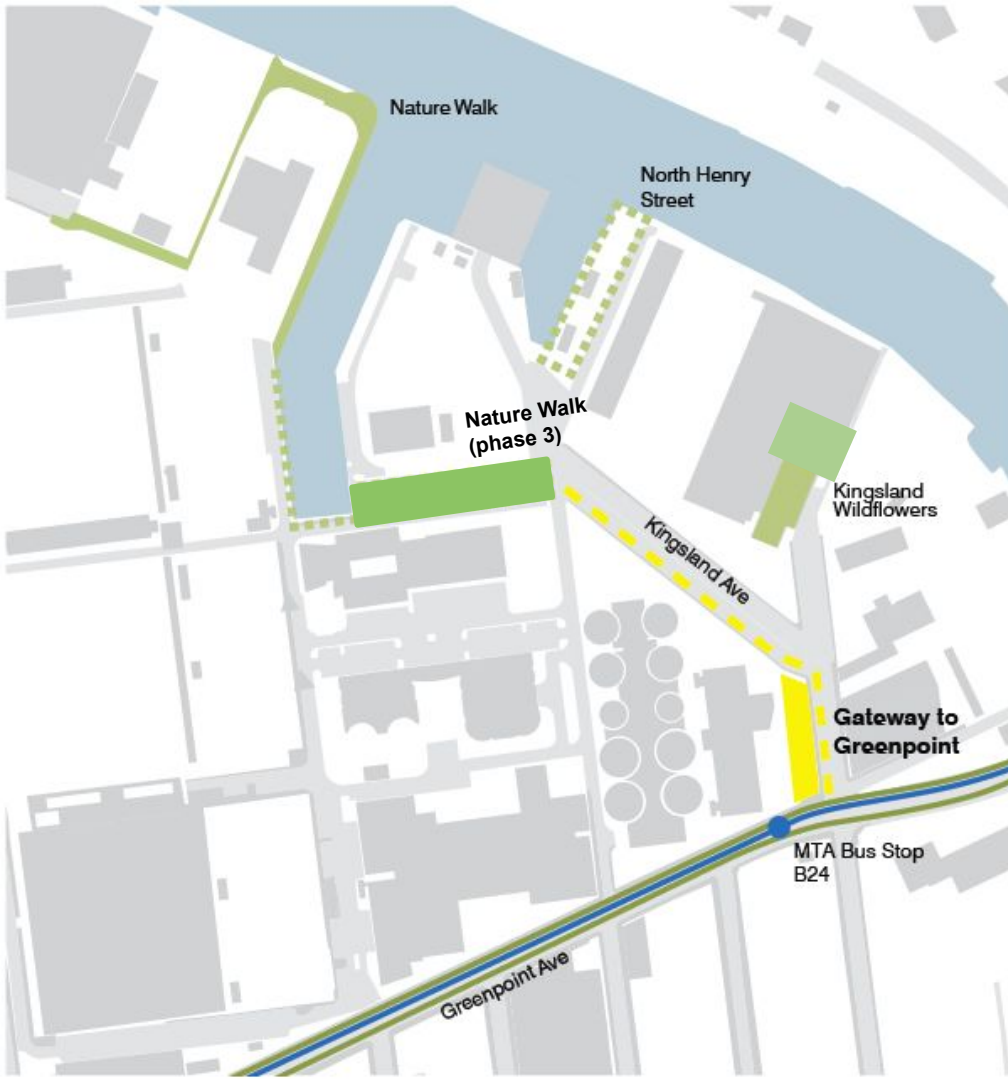
**United Metro .**

**Gateway to Greenpoint .**

**Storage Plus .**







## Open Space / Restoration Projects

**Newtown Creek Nature Walk Phase 3:**  
Opened April 2021. Bringing pedestrians, bicyclists, runners, and school groups through Kingsland Ave.

**Kingsland Wildflowers at Broadway Stages:**  
25,000 sq green roof and community center. Regularly host field trips, public events, festivals, etc.

**Gateway to Greenpoint:**  
Currently working with DEP on interim public use. Site to be cleared by summer 2022.

**North Henry Street Salt Marsh:**  
NCA has MOU with EDC/DSNY to pursue shoreline restoration, and secured funding via NYS DEC. Construction to begin 2023.



## Current Conditions (General)

- + Line of jersey barriers separates the approx. 80' wide street
- + North side is heavily used by Allocco and Broadway Stages
- + South side has no parking regs, is mostly used for illegal warehousing and repairing of trucks



502 Kingsland Ave  
New York

Google

Street View - Oct 2020



## Current Conditions (Intersection)

- + 4 way stop with lack of signs
- + Gradual turn promotes speed
- + No crosswalk
- + Very poor visibility due to large trucks



524 Kingsland Ave  
New York

Google

Street View



## Current Conditions (North side)

- + Heavy 2-way truck traffic 6 days/week
- + Narrow and uninviting sidewalk
- + Dust mitigation operations (water) used daily





## Current Conditions (South side)



- + No serious parking enforcement
- + Used for long term commercial vehicle parking
- + Abandoned vehicles

## Current Conditions (South side)



- + Poor drainage on the street
- + Narrow sidewalks
- + Box truck parking creates uninviting pedestrian experience





Stakeholders have been engaging the agencies (DOT, DEP, DSNY, and NYPD) for many years as increased shared use of the space and issues have grown.

October 2021 walkthrough with Assemblymember Gallagher, Agencies and Stakeholders.

## Recommendations

Improve south side of the street to better serve pedestrians and bicyclists visiting the Nature Walk

Reconfigure parking to better serve local businesses and visitors (including parking regs)

Improve pedestrian crossing and slow traffic at the Kingsland turn/intersection

Better plan for maintenance of the north side of the street to reflect heavy truck use



*Entrance to Nature Walk Phase 3*







# COMMUNITY BOARD No. 1

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COUNCILMEMBER, 33rd CD

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

March 24, 2022

## EXECUTIVE BOARD

TO: CB#1 Board Members

FROM: Chairperson Dealice Fuller

RE: Executive Board Meeting Held on March 24, 2022

---

The Executive Board met on Wednesday, March 24, 2022, at 6:30 PM Via WEBEX.

### ATTENDANCE:

Present: Fuller; Chairperson; Weiser; Teague; Barros ;Viera; Iglesias; Caponegro

Absent: none

(A quorum was present)

---

Chair Fuller called the Executive Board meeting to order.

Dinayomi Fernandez, Parent Coordinator PS. 84 asked the committee to consider an open street on South 1<sup>st</sup> Street, between Berry Street & Wythe Avenue Play Street use from 10:00 AM- 2:15 PM because the playground is under construction until March 2023, Principal Rodriguez and Jessamyn Lee spoke in favor of the playstreet, Councilmember Gutierrez spoke in favor, Marian Alexander representing Councilmember Restler spoke in favor.

Motion by Ms. Viera and seconded by Ms. Teague. The vote was as follows: 6 “Yes” Weiser; Teague; Barros;Viera; Iglesias Caponegro, 0 “NO”; 0 “ABS” to approve with ratification to take place on April 12, 2022, Board meeting.



The committee reviewed the agenda items for the April 12<sup>th</sup> Board meeting and set the agenda for the virtual meeting.

The committee discussed the issues facing the board with the possible return to in person meetings. (See attached agenda)

Motion made by Mr. Weiser and seconded by Ms. Iglesias to send a letter to Governor Hochul that we be allowed to continue with virtual meetings. The vote was as follows: 6 “Yes”, Weiser; Teague; Barros; Viera; Iglesias; Caponegro; 0 “NO”; 0 “ABS”

Meeting was Adjourned.

DF/



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COUNCILMEMBER, 34th CD

March 24, 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 --- April 12, 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=e0c4561b3f8d518806bdc4198dd2969d4>

**Event Number:** 2330 842 2478

**Event Password:** rDkm3wmtD56

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

**Access code:** 2330 842 2478

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

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

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



## **PUBLIC HEARING**

### **AGENDA**

**1. NYC DEPARTMENT OF TRANSPORTATION**-In response to safety concerns received from the community and NYPD 90<sup>th</sup> precinct, the NYC DOT Pedestrian Unit began studying the intersection of Broadway at Flushing Ave and Graham Ave for street improvements. This multi-modal, Vision Zero intersection is bustling with pedestrians and street activity as there is direct access to multiple bus lines and the J and M trains. At this time the Pedestrian Unit would like to share the proposed redesign with the community prior to implementation of these changes. Presenters: Lauren Martin & Dan Wagner. 15 Minutes

**\* For information and comment only, No Vote of the Community Board is Required.**

**2. PRESENTATION**- *Item 2022-17-A* – A request for a determination by the Board of Standards and Appeals that, prior to December 20, 2021, the effective date of a zoning text amendment, the Owner of 27 Stewart Avenue (Block 2994, Lot 75) BSA Cal. No 2022-17- acquired a common law vested right to complete construction of a substantially completed 9-story hotel. Presenter: Paul J. Proulx, Carter Ledyard & Milburn LLP

**3. PRESENTATION**- Bedford Avenue Associates LLC, dba Moxy Williamsburg, 361 Bedford Avenue, (New, Application & Temporary Retail Permit, liquor, wine, beer, cider) The application is for a hotel at the location. Referred by Mr. Thomas Burrows, SLA Review & DCA Committee Chair. Presenter: Max Bookman, Esq, Pesetsky and Bookman, P.C.

**4. PS. 84 PLAY STREET**- **On South 1<sup>st</sup> Street between Berry Street and Wythe Avenue.** for public review and ratification by the full board. Referred by Eric Bruzaitis, Transportation Committee Chair by Comments from the public regarding PS. 84 Play Street Speakers are limited to (1) minute each. All persons who wish to speak during this portion of the meeting must register using the link: <https://www1.nyc.gov/site/brooklyn1/meetings/speaker-request-form.page> . This was approved by the Executive Board on March 23, 2022.

### **5. LIQUOR LICENSES**

#### **NEW**

1. An Entity to be Formed by Yehonatan Hadar, dba TBD, 94 North 13 th Street, (New application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern)
2. Bar at 66 Greenpoint, Bar at 66 Greenpoint, 66 Greenpoint Avenue, (New, liquor, wine, beer, cider, bar, tavern)
3. Bushwick Grind LLC, dba Bushwick Grind, 63 Whipple Street, (New Application and Temporary Retail Permit, wine, beer, cider, bar, tavern)
4. Corp to be Formed by Bernard Alex Torres, dba TBD, 78 Kingsland Avenue, (New, liquor, wine, beer, cider, Cabaret with 600 or More patron Capacity)
5. D &J Grocery Spanish Food Inc., 927 Grand Street, (New Application and Temporary Retail Permit, beer, cider, rest)

6. Dorian Grays Brooklyn LLC, 949 Grand Street, (New, liquor, wine, beer, cider, bar, tavern)
7. Entity to Be Formed by Forrest Dein, dba Juneshine, 98 Berry Street, (New, liquor, wine, beer, cider, bar, tavern)
8. FMW LLC, dba Dennon's, 1041 Flushing Avenue, (New, liquor, wine, beer, cider, bar, tavern)
9. Fried Rice Bros EV LLC, dba Fan Fried Rice Bar, 740 Driggs Avenue, (New Application and Temporary, wine, beer, cider, rest)
10. Isla & Co. Williamsburg LLC, dba Isla & Co., 55 Wythe Avenue, (New Application, liquor, wine, beer, cider, rest)
11. Hudson Table BK LLC, dba Hudson Table, 88 Withers Street, (Method of Operation, liquor, wine, beer, cider, catering facility, private events only)
12. Joanna Zelewski, dba TBD, 694 Manhattan Avenue, (New, liquor, wine, beer, cider, rest)
13. Lambdabk Inc., 1031 Grand Street, (Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern)
14. Lemons & Olives Inc., 98 South 4<sup>th</sup> Street, (New, liquor, wine, beer, cider, catering facility, private events only)
15. New York Event Inc., dba The Garden Carver, 187 Grand Street, (New, application and Temporary Retail Permit, wine, beer, cider, rest)
16. Padel Haus LLC, dba Padel Haus, 307 Kent Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, venue for Padel)
17. OK Williamsburg LLC, dba Kru, 190 North 14<sup>th</sup> Street Fl 1, (New, liquor wine, beer, cider, rest)
18. Redd's Tavern Inc., 511 Grand Street, (Corporate Change, liquor, wine, beer, cider, bar, drinking place)
19. Vantage Point Hospitality LLC, 1 Oak Street, (New application and Temporary Retail Permit, liquor, wine, beer, cider, legitimate theater, or concert hall) **Amended adding Temporary Permit.**

## **RENEWAL**

1. 123ULLC, dba SugarBurg, 519 Metropolitan Avenue, (Renewal, liquor, wine, beer, cider, rest, bar)
2. 64 Dobbin Street Corp, dba Dobbin Street Corp., 64 Dobbin Street, (Renewal, liquor, wine, beer, cider, catering facility, Private Event only)
3. 664 Driggs Avenue LLC, dba Woodhul Winebar, 644 Driggs Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
4. Cup of Nachos LLC, dba Oxomoco, 128 Greenpoint Avenue, (Renewal, liquor, wine, beer, cider, rest)
5. DOC Wine Bar 1 St Ave INC., dba DOC Wine Bar, 83 North 7<sup>th</sup> Street, (Renewal, liquor, wine, beer, cider, rest)
6. DDT Williamsburg Corp., dba BIA Bar & Grill, 67 South 6 Street, (Renewal, liquor, wine, beer, cider, rest)
7. DM Hope Alliance Inc., dba De Mole, 2 Hope Street, (Renewal, liquor, wine, beer, cider, rest)



8. Hah Restaurant Group LLC, dba Ringolevio, 490 Humboldt Street, (Renewal, liquor, wine, beer, cider, rest)
9. Haku Ten Inc., dba Amami Sushi, 57 Nassau Avenue Store 2, (Renewal, liquor, wine, beer, cider, rest)
10. Howard Project LLC, dba Le Fanfare, 1103 Manhattan Avenue, (Renewal, liquor, wine, beer, cider, rest)
11. Kokomo Restaurant LLC, 65 Kent Avenue, (New, liquor, wine, beer, cider, rest)
12. Jemanya Corp, dba Favela, 57 South 5<sup>th</sup> Street A.K.A 404 Wythe Avenue, (Renewal, liquor, wine, beer, cider, rest)
13. La Locanda Inc., 432 Graham Avenue, (Renewal, liquor, wine, beer, cider, rest)
14. Media 5 Co. LLC, dba Northern Bell, 612 Metropolitan Avenue, (Renewal, liquor, wine, beer, cider, rest)
15. Niran Restaurant Corp, 925 Manhattan Avenue, (Renewal, wine, beer, cider, rest)  
Nights & Weekends BK Corp, dba Nights & Weekends, 627 631 Manhattan Avenue, (Renewal, liquor, wine, beer, cider, rest)
16. Now and Then NYC Inc., dba Now and Then NYC, 290 Meserole Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
17. Pink Metal LLC, dba Pink Metal, 253 Bushwick Avenue, (Renewal, liquor, wine, beer, cider, rest)
18. Santiago & Arlo Corp., dba Friducha Mexican Restaurant, 946 Manhattan Avenue, (Renewal, liquor wine, beer, cider, rest)
19. Taqueria Mexico 2000 Corp, 131 Grans Street, (Renewal, wine, beer, cider, rest)
20. The Black Squirrel Crew LLC, dba Mika, 25 29 Thames Street, (Renewal, wine, beer, cider, bar, tavern)
21. Two Hands Williamsburg LLC, dba Two Hands, 266 Kent Avenue, (Renewal, liquor, wine, beer, cider, rest)
22. Uncle Thien Hospitality LLC, dba DI AN DI, 68 Greenpoint Avenue, (Renewal, liquor, wine, beer, cider, rest)

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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 March 08, 2022
5. **PUBLIC SESSION** (Reserved for the Public’s expression. Board Members will not be allowed to speak.) **NOTE** --- All persons who wish to speak during this portion of the meeting **must: Register (by 2P.M.) using the link:**  
<https://www1.nyc.gov/site/brooklyn1/meetings/speaker-request-form.page>

Each scheduled participant for this session will have an allowance of two (2) minutes [time permitting.] (No questions will be entertained. Speakers are requested to submit their

testimony in writing)

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

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



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COUNCILMEMBER, 34th CD

March 24, 2022

The Honorable Kathy Hochul  
Governor of New York State  
NYS Capitol Building  
Albany, New York 12224

Dear Governor Hochul:

On September 2, 2021, Executive order S.50001/A.40001 was issued by you suspending Article 7 of the Public Officers Law. The suspension allowed to “the extend necessary to permit any public body to meet and take such actions authorized by the law without permitting in public in-person access to meetings and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such processing and that such meetings are recorded and later transcribed.

In the spirit of the order and in interest of public safety, Brooklyn Community Board #1 modified its operations to support virtual meetings, it has been noted that community boards have reported increased participation from the public even in the midst of the pandemic. Since shifting to remote, board members were able to safely perform their duties and continue the business of our respective districts while keeping meetings open and accessible to the public.

But the sunseting of the executive order on April 15, 2022, will create significant logistical challenges for community boards. Due to continued Omicron variant-related cases.

Brooklyn Community Board #1 requests your assistance in extending your Executive Order and/or amending the Open Meeting Law to allow Community Boards the use of a virtual platform. So that we may remain with safety of virtual meetings. Brooklyn Community Board #1 provided seamless service to our constituents throughout the pandemic. We intend to continue doing the work to ensure



our constituents are able to participate in the matters that affect their lives---but we must do it safely. We look forward to your response and thank you in advance for your consideration and assistance.

Sincerely,

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

Dealice Fuller  
Chairperson

Cc: Hon. Andrea Stewart, Cousins, President Pro Temp Majority Leader NYS Senate  
Hon. Carl E. Heastie, Speaker of the NYS Assembly  
Hon. Brian Kavanagh, Senator  
Hon. Julia Salazar, Senator  
Hon. Emily Gallagher, Assemblywoman  
Hon. Carolyn B. Maloney, Congresswoman  
Hon. Nydia Velazquez, Congresswoman

## Community Board 1 Monthly Parks Update – April 2022



### **Peace Gorilla coming to Newtown Barge Park summer 2022**

Parks, along with Greenpoint-based artist Noa Bornstein, are excited to announce the installation of Peace Gorilla at Newtown Barge Park summer 2022.

Peace Gorilla stands for and promotes peaceful coexistence and respect between all peoples and species. The sculpture is mounted on a low concrete base inscribed with the word ‘friend’ in 90 languages—beginning with the six official languages of the UN--all learned or verified with speakers of the languages over the last year. The sculpture was cast at Bedi-Makky Foundry on India Street in Greenpoint. We are very excited to welcome this sculpture, and local artist Noa Bornstein, to Newtown Barge Park this summer!

### **McCarren Park Recreation Center – Updated schedule**

The project to reconstruct the roof and exterior masonry walls at the McCarren Recreation Center will **now begin mid-May**. The project, which will be complete by fall 2024, will not affect pool operations and the recreation center will remain open for the duration of construction, although some areas will be closed for short periods, but no areas will be closed for the entire construction period.

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

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

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

- Bartlett Playground – construction began fall 2020 and will be complete spring 2022.
- Bushwick Inlet Park: 50 Kent – construction began spring 2021 and will be complete spring 2022.
- LaGuardia Playground – phase 2 playground construction began spring 2021 and will be complete spring 2022.
- William Sheridan Playground – construction likely began March 2022 and will be complete spring 2023.

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

- Box Street Park – in design. Demolition of structures on site anticipated to begin after the relocation of the MTA Paratransit vehicles.
- Bushwick Inlet Park: Motiva –construction estimated to begin fall 2022 and be complete fall 2023.
- Cooper Park Comfort station –construction estimated to begin spring 2022 and be completed fall 2023.
- Epiphany Playground – construction estimated to start fall 2022 and be complete fall 2023.
- Ericsson Playground – in design.
- Frost Playground – construction anticipated to begin spring 2023 and be complete spring 2024.
- Marcy Green – construction anticipated to begin spring 2022 and be complete spring 2023.
- McCarren Park natural turf softball fields –construction anticipated to begin spring 2022 and completed spring 2023.
- McCarren Recreation Center – reconstruction of roof and exterior masonry walls anticipated to begin May 2022 and be completed fall 2024.
- McGolrick Park Paths – construction estimated to begin spring 2022 and be completed spring 2023.
- Sarah J.S. Tompkins Garnet Playground – construction estimated to begin spring 2023 and be complete spring 2024.
- Sternberg Park – painted linework on synthetic turf to be completed spring 2022.
- Ten Eyck Plaza – construction anticipated to begin spring 2022 and be complete spring 2023.

**There are no projects awaiting a scope meeting.**





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*The Gorilla*

PEACE GORILLA  
 "SHALOM, SALAAM, TOMODACHI"  
 "HELLO, PEACE, FRIEND..."

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THE GREAT WALL OF PEACE  
A MESSAGE OF HOPE AND FRIENDSHIP  
FOR THE CHILDREN OF THE WORLD  
BY THE GREAT WALL OF PEACE FOUNDATION  
1985

FACE YOUR FEAR  
SALAAM, TOH  
PEACE, FRIEND

ABOKI/ABOKIYA	ابوكيا	AMIC/AMIGA	AMICA/AMICO	AMIGO/AMIGA	AMIKO
ARABIC	ARABIC	CATALAN	ITALIAN	SPANISH	ESPANOL
ARKADAŞ	ارکاداښ	BAN	BARAT	BENE RMIGUA	BONDÚ
ARABIC - TURKISH	ARABIC - TURKISH	Vietnamese	HUNGARIAN	CAPORIO DE LA OBERA	BUNJUI
CARA	CARAID	친구	دوست	دوست	دوست
CHINESE	CHINESE	KOREAN	RUSSIAN	RUSSIAN	RUSSIAN





ABOKI/ABOKIYA HAIKHA	أَبُوكَ ABOKI/ABOKIYA	AMIC/AMIGA CATALAN	AMICO/AMICO ITALIAN	AMIGO/AMIGA SPANISH	AMIGO/AMIGA PORTUGUESE	AMIKO ESPANOL	DOST DO STIM SERBIAN	ДОСТ DOST/DO STIM	DOŠT DOST/DO STIM	DOST/DO STIM SERBIAN	DRAUDZENE/DRAUGS LATVIAN	DRAUGAS/DRAUGE LITHUANIAN	FRIEND ENGLISH	دوست ARABIC	دوست PERSIAN	ДОСТ RUSSIAN	KOLA CROATIAN
ARKADAŞ TURKISH	آرَكَادَش URDU	BAN VIETNAMESE	बन्धु HINDI	BARAT HUNGARIAN	BENE RMIGUA CATALAN	BONDŪ SANSKRIT	BUNJI WALPURI	दोस्त URDU	دوست PERSIAN	दोस्त HINDI	DOŠT SERBIAN	FREUND/FREUNDIN GERMAN	FRIEND ENGLISH	دوست ARABIC	دوست PERSIAN	ДОСТ RUSSIAN	KOLA CROATIAN
CARA INDONESIAN	CARAIID INDONESIAN	دوست URDU	دوست PERSIAN	दोस्त HINDI	दोस्त HINDI	BUNJI WALPURI	दोस्त HINDI	दोस्त HINDI	दोस्त HINDI	दोस्त HINDI	DOST/DO STIM SERBIAN	DRAUDZENE/DRAUGS LATVIAN	DRAUGAS/DRAUGE LITHUANIAN	FRIEND ENGLISH	دوست ARABIC	دوست PERSIAN	ДОСТ RUSSIAN





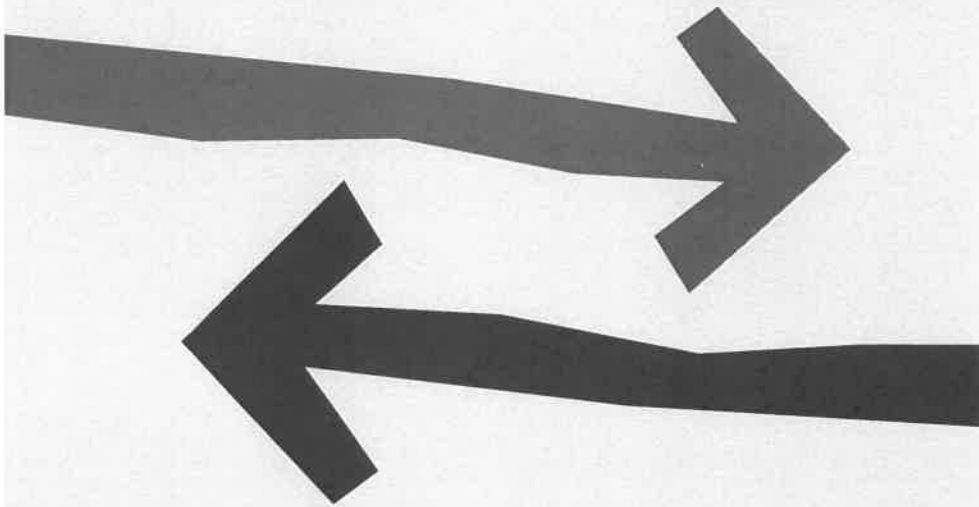
PEACE GORILLA  
HELLO, SALAAM, TOKU ODACHI  
FRIEND

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AMICA/AMICO ITALIAN  
AMIGO/AMIGA AMIGU/AMIGA PORTUGUESE  
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BONDÚ ROHINGYA  
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KAMARÁT/KA SLOVAK  
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DOST DO'STIM UZBEK  
FREUND/FREUNDIN GERMAN  
KAMARÁT/KA SLOVAK



# STOP'N' SWAP<sup>®</sup>

Face covering are strongly encouraged



**Saturday, April 16\***

**12pm - 3pm**

**McCarren Park Basketball Court  
Berry St b/t N12th & N13th Sts  
Williamsburg, Brooklyn**

\*Outdoor event, subject to cancellation due to inclement weather. Visit [grownyc.org/swap](https://grownyc.org/swap) for updates

## **It's free!**

Give away items you no longer need or take home something new-to-you! You don't have to bring something to take something.

## **What to bring:**

### **✓ Yes**

Clean, reusable, portable items such as clothing, housewares, electronics, books, and toys.

### **⊘ No**

Furniture, large items, expired or open food, unsealed personal care products, medicine, dirty or ripped clothing, fabric scraps, incomplete toys and games, non-working electronics, tube TVs, magazines, or sharp objects.

**GROW**<sup>N  
Y  
C</sup>

zero waste programs  
funded by  
**NYC** sanitation

[recycle@grownyc.org](mailto:recycle@grownyc.org)  
212-788-7900 ext. 277  
[grownyc.org/swap](https://grownyc.org/swap)





**Contact:**  
Catherine Crawford,  
(718) 809.1603; [ccrawford@grownyc.org](mailto:ccrawford@grownyc.org)  
Jon Klar,  
(212) 788.7989 ext 277; (646) 530.0381; [jklar@grownyc.org](mailto:jklar@grownyc.org)

## **Stop 'N' Swap® Returns to Williamsburg**

**April 12th, 2022, Brooklyn, NY** – GrowNYC is pleased to announce the return of their free community reuse events. Rather than send perfectly good items to a landfill, participants can bring reusable items to share with others, and score gently used clothing, books, housewares and other things in need of a new home. “Reuse is one of the best ways to conserve natural resources, prevent waste and pollution, and save money,” said David Hurd, Director of GrowNYC’s Zero Waste Programs.

Since 2007, GrowNYC’s Stop ‘N’ Swap program has developed a regular following among thrifty and environmentally conscious New Yorkers. “The average NYC household discards about 2,000 pounds of waste a year. By reusing through events like Stop ‘N’ Swap, NYC residents can take part in diverting some of the 2.5 million tons of refuse disposed of each year, keeping them out of landfills and incinerators,” said Marcel Van Ooyen, GrowNYC President and CEO. “In fact, it’s a triple-win; in addition to economic and environmental benefits, they also build community as New Yorkers come out and meet their neighbors.”

**WHAT: Free Stop ‘N’ Swap Community Reuse Event**

**WHEN: Saturday, April 16th, 12pm – 3pm**

**WHERE: McCarren Park Basketball Court, Berry St between N12th and N13th St, Brooklyn**

The public is invited to bring clean, portable items to share with those who can use them. No one is required to bring something to take something — you can simply show up with a bag and see what’s free for the taking. Books, toys, fashionable clothing, housewares, and electronics are just some of the offerings.

Anything leftover at the end of the day is donated or recycled. Furniture and other large items are not accepted at the swap. This is an outdoor event and is subject to postponement or cancellation.

**More information:** [www.GrowNYC.org/swap](http://www.GrowNYC.org/swap)

##

GrowNYC serves 3 million New Yorkers each year, providing opportunities to make NYC truly livable - a place where every person can enjoy a healthier life. GrowNYC’s Zero Waste Programs are funded by the NYC Department of Sanitation. Learn more at [www.grownyc.org/swap](http://www.grownyc.org/swap).





# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

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

Website: [www.nyc.gov/brooklyncb1](http://www.nyc.gov/brooklyncb1)

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



**SIMON WEISER**  
FIRST VICE-CHAIRMAN

**DEL TEAGUE**  
SECOND VICE-CHAIRPERSON

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**DEALICE FULLER**  
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**GERALD A. ESPOSITO**  
DISTRICT MANAGER

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

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

April 20, 2022

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

**RE: Maspeth Avenue**

Dear Commissioner Bray,

Community Board #1 voted at our last meeting held on April 12, 2022, to request that the New York City Department of Transportation study the corridor of Maspeth Avenue & Olive Street Intersection.

The study should specifically consider the community proposal from the Friends of Cooper Park (attached with FCP community support letter) to raise the roadbed at the intersection of Maspeth Avenue and Olive Street to the level of the sidewalk. In addition, Community Board #1 requests that the study include neck-downs and other treatments along the corridor to improve pedestrian crossing and visibility for both motorists and cyclists.

These intersections are heavily used by people crossing to access Cooper Park as well as the Carrig Montessori School on Olive Street. Additionally, the study should consider that the future Cooper Park Commons project that will add significantly to the pedestrian volumes of Maspeth Avenue and the use of Cooper Park.

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



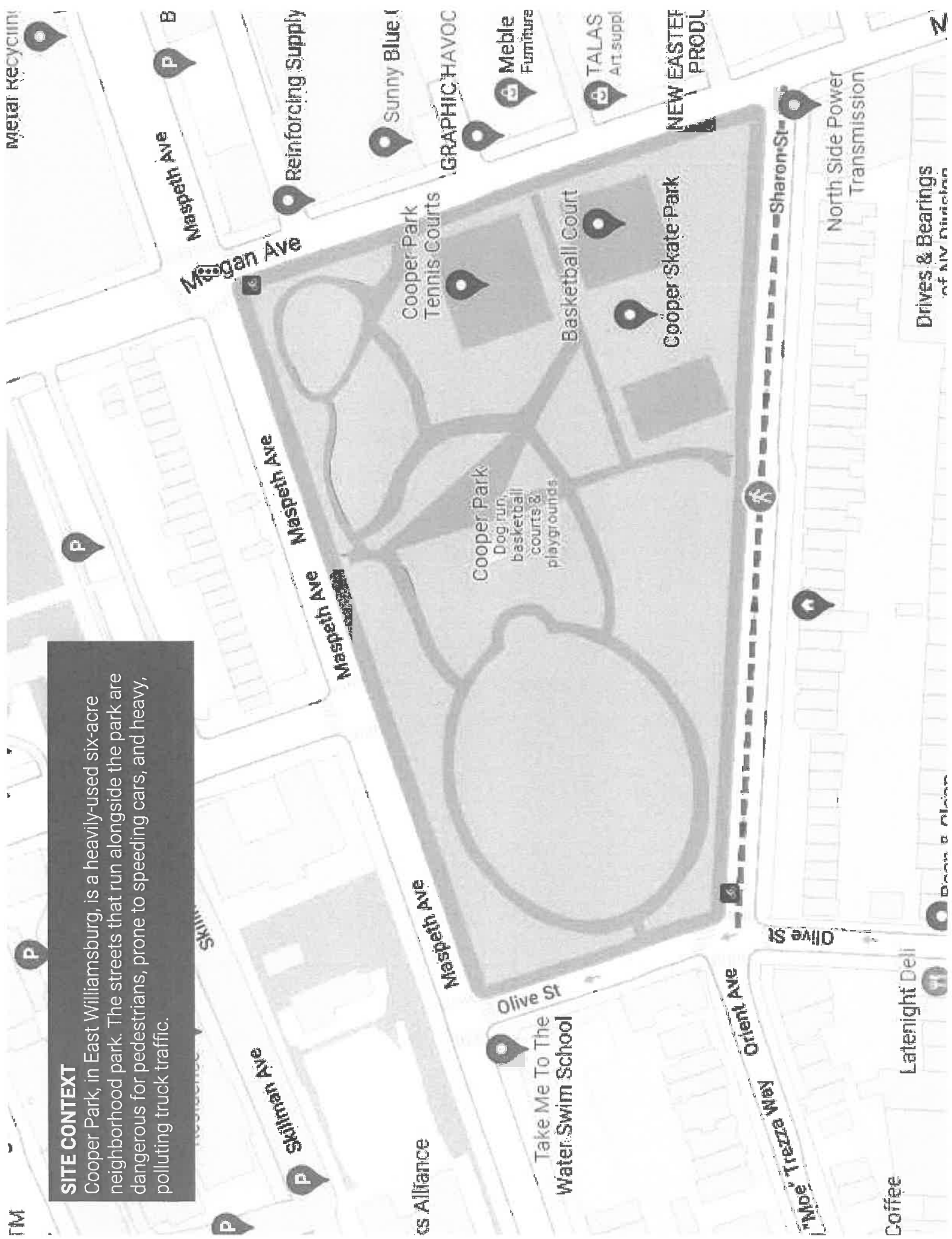
# Olive Street & Maspeth Avenue Street Safety Proposal





### SITE CONTEXT

Cooper Park, in East Williamsburg, is a heavily-used six-acre neighborhood park. The streets that run alongside the park are dangerous for pedestrians, prone to speeding cars, and heavy, polluting truck traffic.





## Olive and Maspeth Intersection



### **SUMMARY OF SAFETY CONCERNS WITH THIS INTERSECTION**

The intersection of Olive Street and Maspeth, at the northwest corner of the park, is dangerous and unsuitable for a neighborhood, residential crossing next to a park and a school. This corner lacks visibility, due to parked cars. Signage is inadequate and crossing here, as a pedestrian, is challenging.

***This is a prime candidate for a redesign per Mayor Adams' pledge to redesign 1000 dangerous intersections***



An architectural rendering of the Cooper Park Commons residential development. The image shows a dense cluster of multi-story apartment buildings with a mix of architectural styles, including modern glass-fronted structures and older brick buildings. The buildings are situated on a city block with streets, sidewalks, and trees. A large, curved road or driveway is visible in the foreground, leading towards the buildings. The overall scene is a detailed perspective view of the proposed development.

**COOPER PARK COMMONS**

**SUMMARY OF THE COMING RESIDENTIAL DEVELOPMENT**

When complete, Cooper Park Commons, will include 557 new units of housing, and a 200-bed shelter. Safe access to the park will be an even greater concern than for the several thousand people, hundreds of families, who will be calling this area home.



**CPNA Traffic Presentation**  
January 31, 2008  
Contact: cooperparkneighbors@gmail.com

CPNA TRAFFIC REPORT: JANUARY 31, 2008  
COOPER PARK NEIGHBORHOOD ASSOCIATION  
[HTTP://COOPERPARK.BLOGSPOT.COM](http://cooperpark.blogspot.com)

**WHO IS CPNA?**

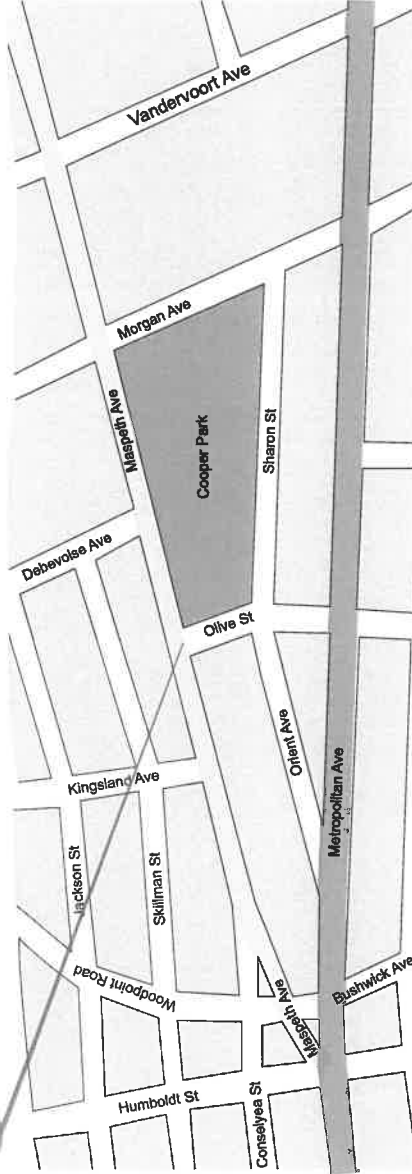
The Cooper Park Neighborhood Association (CPNA) is a community organization dedicated to improving the quality of life in the area surrounding Cooper Park in Williamsburg, Brooklyn. Our group is made up of a large number of homeowners and residents from this area.

CPNA TRAFFIC REPORT: JANUARY 31, 2008  
COOPER PARK NEIGHBORHOOD ASSOCIATION  
[HTTP://COOPERPARK.BLOGSPOT.COM](http://cooperpark.blogspot.com)

**2008 TRAFFIC PRESENTATION**

Neighborhood residents have been requesting and advocating for street safety improvements at least since 2008. This study from 13 years ago examined a long stretch of the treacherous Maspeth corridor and made suggestions for how it could be made safer.

**6 INTERSECTION: OLIVE STREET @ MASPETH AVE**



**ISSUE(S)**

In the middle of our neighborhood is Cooper Park, a 6-acre oasis for visitors from all over. At the corners of the park, pedestrians, many of them small kids on their own, face fast-moving and unchecked vehicle traffic that is not safe.

At Olive Street, traffic is heading South, typically having bypassed Metropolitan Ave in favor of the fewer number of stops on Maspeth Ave.

• the "T" @ Maspeth Ave: visibility for pedestrians and vehicles is limited by parked cars, buildings, and dumpsters, causing drivers to squeeze halfway into Maspeth Ave before they can see if the coast is clear

**RECOMMENDATION(S)**

- Paint all crosswalks
- Put up "no parking here to curb" signs, limiting parking at the corner and increasing visibility
- Install sidewalk bulbouts at the southwest and southeast corners of intersection
- Put up Playground signage



## INTRODUCTION

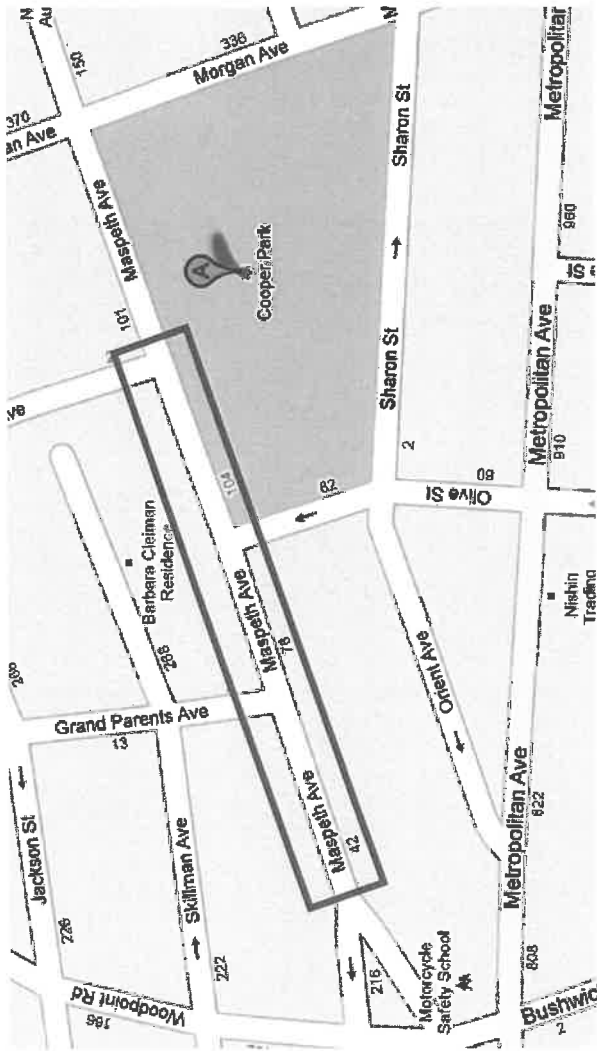
Anyone familiar with the neighborhood surrounding Cooper Park knows how much this area has changed over the past decade, with areas of densely mixed residential/industrial properties shifting to almost exclusively residential in just a few short years.

As a further neighborhood improvement, we'd ask the city to explore the idea of placing the utilities along the north side of Maspeth Avenue underground.

The relocation would:

- eliminate potential dangers to sidewalk pedestrians
- allow for more extensive tree planting and future greening of the streetscape
- give pedestrians more room
- provide for a cleaner streetscape

## OVERVIEW/AREA OF FOCUS: WILLIAMSBURG, BROOKLYN



Revised February 18, 2010

## HISTORY OF ACTIVISM AROUND STREET SAFETY IN THIS NEIGHBORHOOD

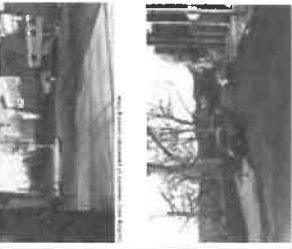
Another document from that period proposed moving utilities underground to allow for an enhanced public realm.





# IMPROVED PEDESTRIAN SAFETY: MASPETH AVENUE (WILLIAMSBURG BROOKLYN) REVISED FEBRUARY 18, 2010

1. OLIVE ST. @ MASPETH AVE  
JAN 2010



Page 1

## 2008 SAFETY REQUEST FROM CBI

October 2008  
Dear Commissioner  
New York City Department of Transportation  
New York, NY 10013

Dear Commissioner Sakis-Kanias:  
As the Greenpoint-Williamsburg community continues to grow, we are experiencing more vehicular traffic than ever before, and most motorists are not driving responsibly. This is especially true for the area around the intersection of Olive St. and Maspeth Ave. This intersection is a major thoroughfare and has a high volume of traffic. The area around this intersection is a residential neighborhood with many children and elderly residents. We are requesting that you take the following actions to improve pedestrian safety at this intersection:  
1. Install pedestrian crossing signs at the intersection of Olive St. and Maspeth Ave.  
2. Install a one-way street sign on Olive St. pointing north.  
3. Install a yield sign on Maspeth Ave. at the intersection with Olive St.  
4. Install a speed limit sign on Maspeth Ave. at the intersection with Olive St. indicating a 25 mph speed limit.  
5. Install a pedestrian crossing sign on Maspeth Ave. at the intersection with Olive St. indicating a pedestrian crossing ahead.  
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10. Install a pedestrian crossing sign on Olive St. at the intersection with Maspeth Ave. indicating a pedestrian crossing ahead.

We are pleased to work with DOT to make our streets safer for the Greenpoint-Williamsburg community. Thank you for your attention to this matter.  
Sincerely,  
Michael V. Caramazza  
Chairman  
Greenpoint-Williamsburg Community Board  
Theresa Tran (Transportation Committee)

Page 2

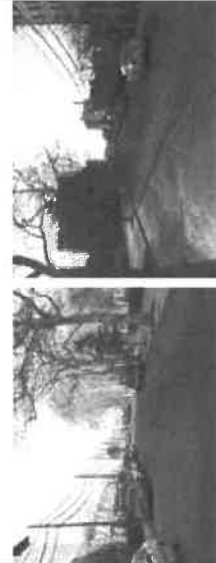
## INTRODUCTION

As a result of the traffic volume increase in the Cooper Park area, the CPNA has been working on various projects to improve pedestrian safety. These projects include the installation of pedestrian crossing signs, the installation of speed bumps, the installation of crosswalk paint, and the installation of school crossing signs. The CPNA is requesting that you take the following actions to improve pedestrian safety at this intersection:  
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CPNA

Page 3

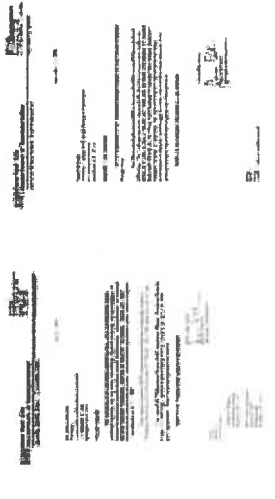
## 3. MASPETH AVE (BETWEEN OLIVE ST. & DEBOWISE AVE)



Maspeth Ave. looking west from Olive St. (November 2008)

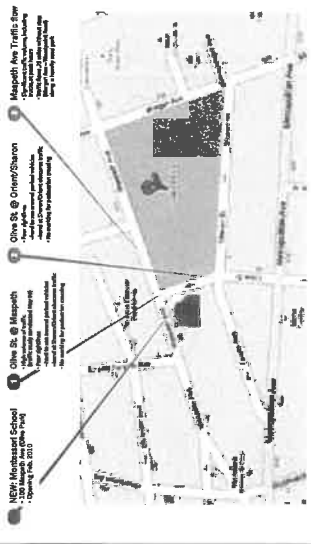
Page 4

## 2008 RESPONSES TO CPNA TRAFFIC PROPOSALS



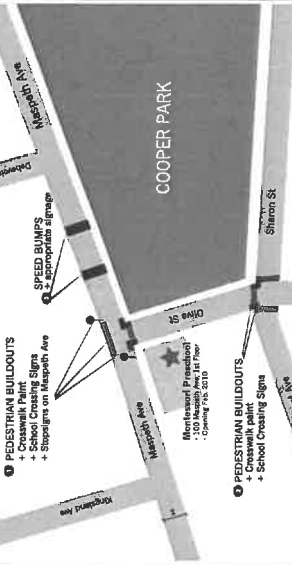
Page 5

## OVERVIEW OF ISSUES



Page 6

## OUR RECOMMENDATIONS



Page 7

## CONTACT

Cooper Park Neighborhood Association (CPNA):  
Email: cpna@cooperpark.org  
Phone: (718) 981-1234  
Website: www.cooperpark.org  
CPNA (for more): www.cooperpark.org

Page 8

# 2010 PEDESTRIAN SAFETY PLAN

This 2010 plan made suggestions for curb bumpouts at Olive/Maspeth so that pedestrians would be more visible and could see any oncoming traffic.



## Maspeth Ave & Kingsland Ave

### Pedestrian Improvements

2015

CB 1 Combined Public Hearing & Board Meeting, February 10, 2015  
Pedestrian Projects Group

## Project Area

- Community District 1
- High-density residential with some retail shops
- Significant peak urban traffic
- Cooper Park Houses, Cooper Park, Montessori Park, Montessori school, community garden and community center
- B24 bus stops on Kingsland Ave and Maspeth Ave; Graham Ave L. station west of project area

## Background

- Numerous community complaints of speeding on Maspeth Avenue
- During January 2014 speed study, 47% of vehicles were speeding along Maspeth Ave
- 2 speed humps installed on Maspeth Ave between Olive St and Kingsland Ave and Olive St and Debevoise Ave in June 2014

## Existing Conditions

- High pedestrian volumes
- Limited access to Cooper Park
- Wide travel lanes
- Poor visibility
- High speeds

Existing speed humps

## Proposed Plan

- New marked crosswalks
- Increased visibility
- Traffic calming through narrowed travel lanes
- Stop controls to prevent vehicle and pedestrian conflicts
- Net increase in parking spots

## Proposed Plan

- Uncontrolled Marked Crossings
- Increases pedestrian access and visibility

Example uncontrolled marked crossing with warning sign in the Bronx

## Proposed Plan

- No Standing Anytime
- Improves visibility

## Proposed Plan

KINGSLAND AVE

EXISTING

PROPOSED

- Traffic Calming
- Channelized median and parking buffer narrow travel lanes
- Reduce vehicle speeds

Example parking buffer in Manhattan

www.nyc.gov/dot

Thank You

**2015 DOT IMPROVEMENT PLAN**  
The DOT took action in 2015 and made some minor adjustments to the streets. They weren't sufficiently robust to address aggressive driving and Olive/Maspeth remains unsafe.



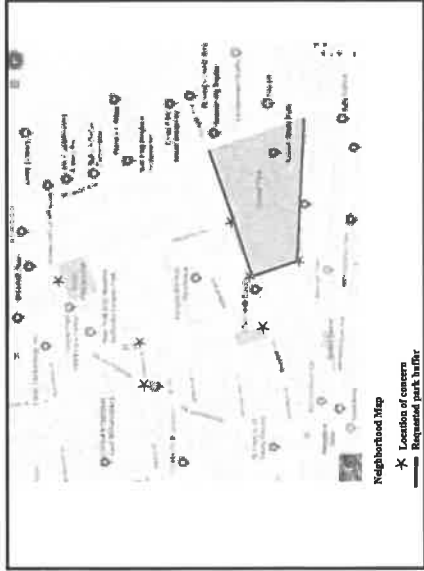
November 13, 2019

Charlotte-Mecklenburg Transportation Department  
 10000 Park Road  
 Charlotte, NC 28226

Dear Mayor, Councilmembers, and Commissioners:

On behalf of the Greater Charlotte Transportation Department, I am writing to you today regarding the safety of our streets. As you know, safety is our top priority. We are committed to ensuring that every person who drives, walks, or bikes on our streets does so safely. We are committed to ensuring that every person who drives, walks, or bikes on our streets does so safely. We are committed to ensuring that every person who drives, walks, or bikes on our streets does so safely.

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**LOCATION**  
 Jackson Street at Kingland Avenue

**CONCERNS**  
 Safety concerns for pedestrians and bicyclists crossing Kingland Avenue at Jackson Street. Concerns include lack of crosswalk markings, poor lighting, and narrow sidewalks.

**REQUEST**  
 Request for improved crosswalk markings, better lighting, and wider sidewalks.

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 Request for improved crosswalk markings, better lighting, and wider sidewalks.

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## Olive and Maspeth Intersection

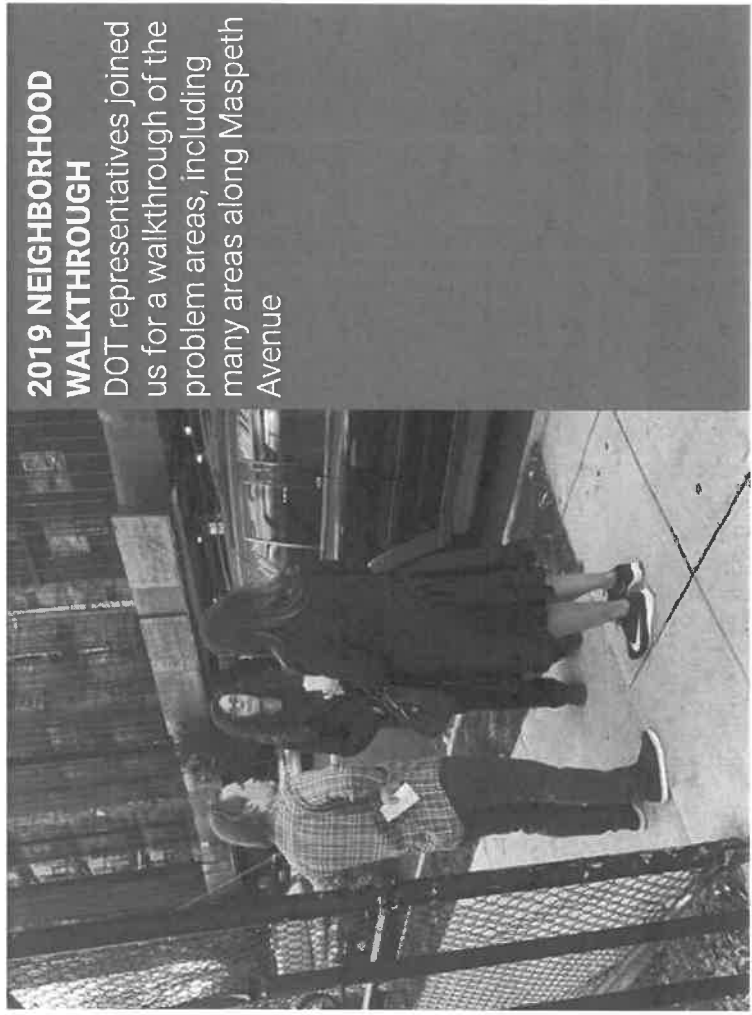


### **SUMMARY OF SAFETY CONCERNS WITH THIS INTERSECTION**

The intersection of Olive Street and Maspeth, at the northwest corner of the park, is dangerous and unsuitable for a neighborhood, residential crossing next to a park and a school. This corner lacks visibility, due to parked cars. Signage is inadequate and crossing here, as a pedestrian, is challenging.

***This is a prime candidate for a redesign per Mayor Adams' pledge to redesign 1000 dangerous intersections***





**2019 NEIGHBORHOOD WALKTHROUGH**  
DOT representatives joined us for a walkthrough of the problem areas, including many areas along Maspeth Avenue





### **2021 KINGSLAND AND MASPETH TRAFFIC SIGNAL**

One positive outcome of the Cooper Park Commons rezoning, and thanks to sustained pressure from then-Councilmember Reynoso, was the installation of an all-way stop at the corner of Kingsland/Maspeth. This has helped somewhat with traffic calming at this corner.



## SHARON STREET OPEN STREET

The Open Street across the park on Sharon Street has been fairly successful in improving safety for pedestrians and park users, and in improving access to the park.



An aerial, black and white photograph of a T-intersection. A road from the left meets a road from the bottom. A crosswalk with white stripes is visible on the road from the left. A car is driving on the road from the bottom. The surrounding area is mostly dark, suggesting trees or shadows.

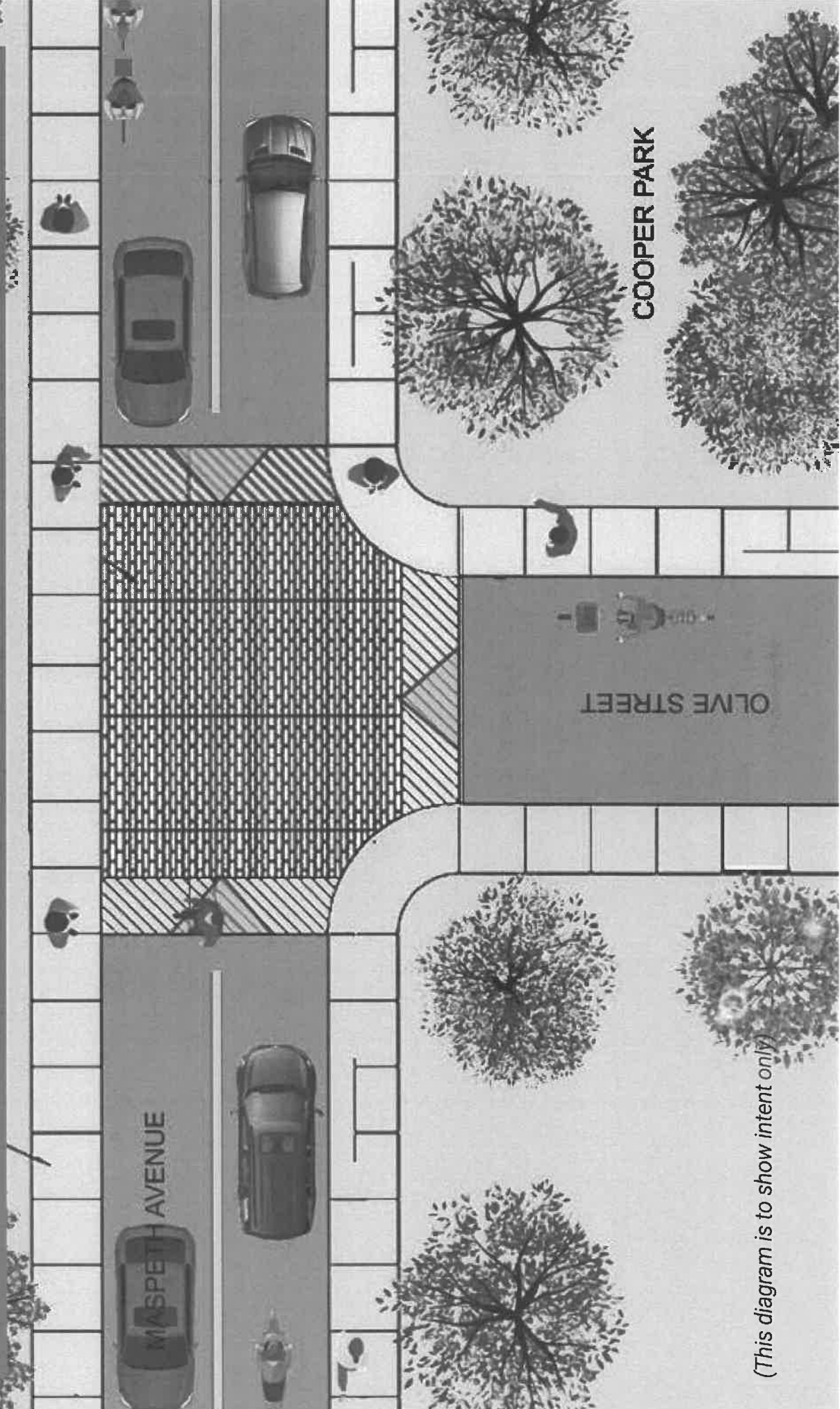
## **OLIVE STREET & MASPETH AVENUE T-INTERSECTION**

This corner remains unsafe. Goals of a re-design should be to increase visibility, calm traffic, and force drivers to yield to pedestrians.

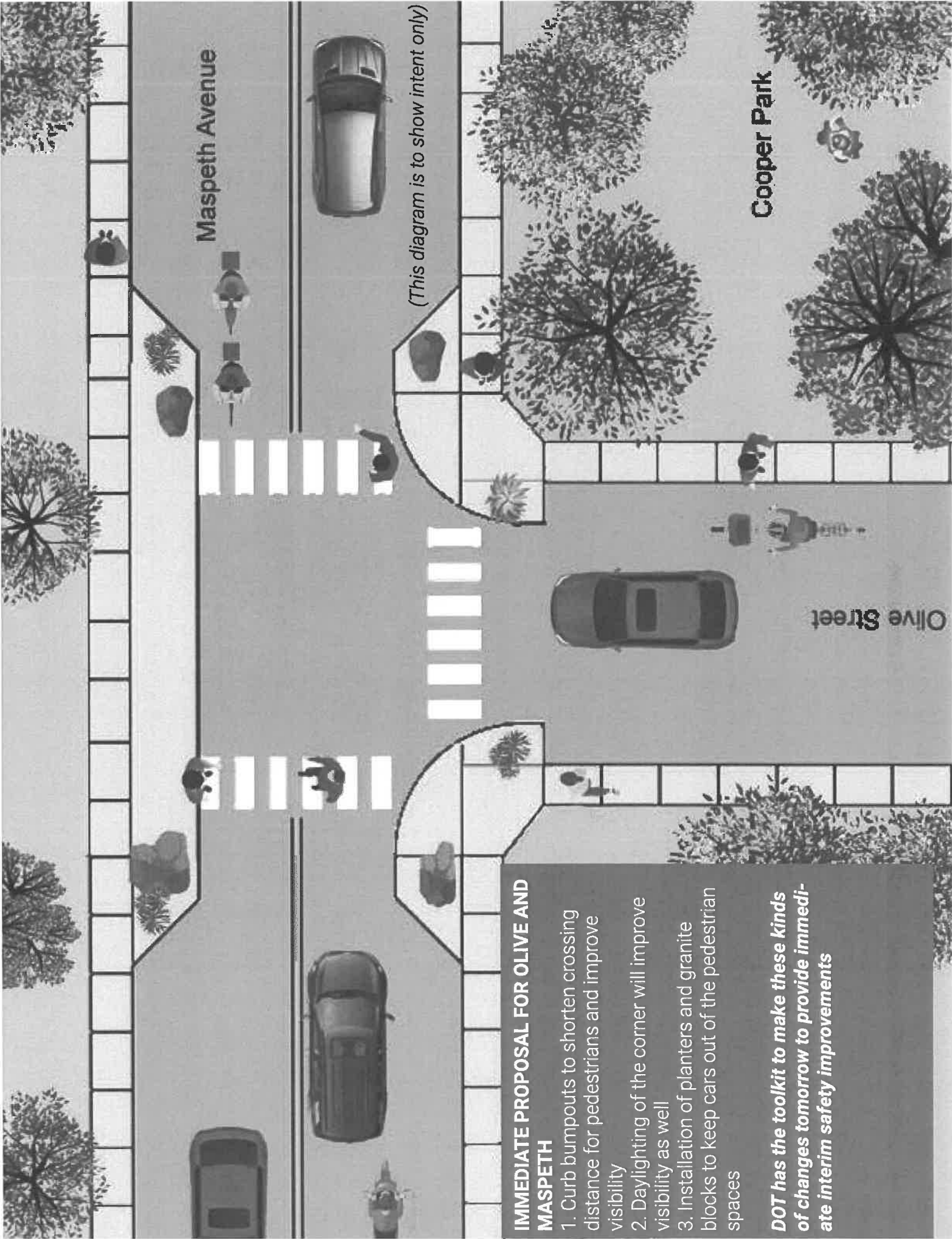


### **RAISED INTERSECTION PROPOSAL FOR OLIVE AND MASPETH**

1. Raise the entire intersection to the height of the sidewalk to create the safest possible crossing from CPC to Cooper Park
2. Use different materials or colors to clearly differentiate the intersection.
3. Cars and trucks will be forced to slow down and give way at this crossing.
4. This will create a gateway to the park for Cooper Park Commons.



*(This diagram is to show intent only)*



(This diagram is to show intent only)

**IMMEDIATE PROPOSAL FOR OLIVE AND MASPETH**

1. Curb bumpouts to shorten crossing distance for pedestrians and improve visibility
2. Daylighting of the corner will improve visibility as well
3. Installation of planters and granite blocks to keep cars out of the pedestrian spaces

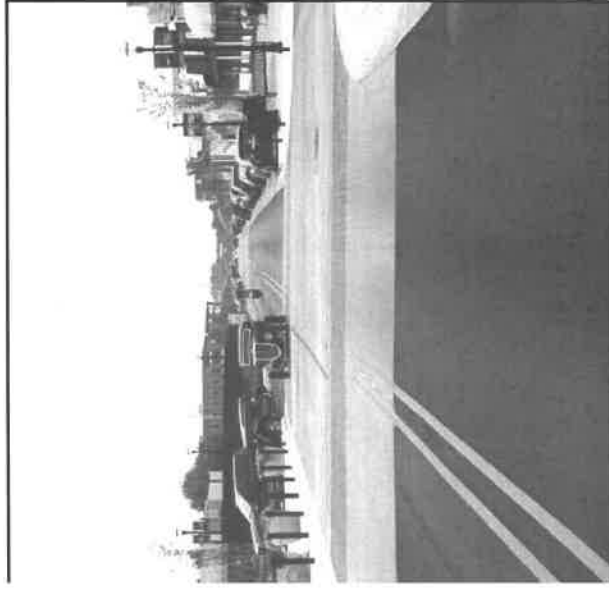
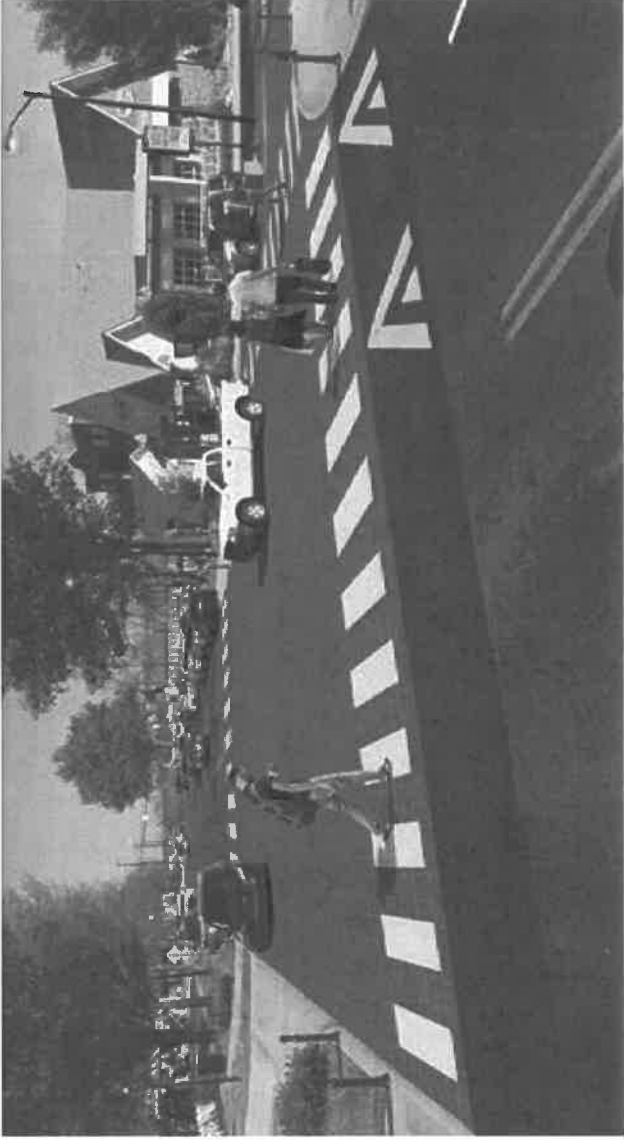
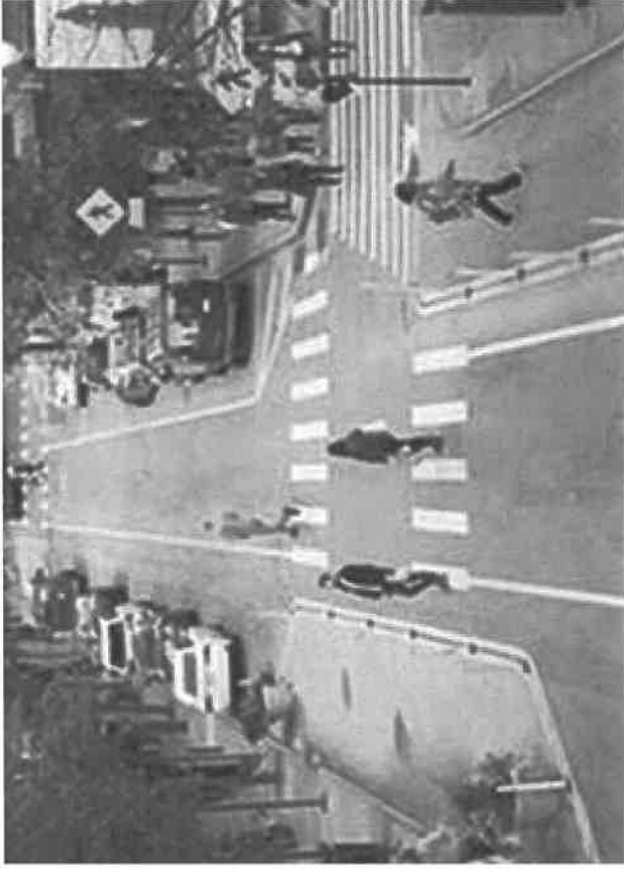
***DOT has the toolkit to make these kinds of changes tomorrow to provide immediate interim safety improvements***

Maspeth Avenue

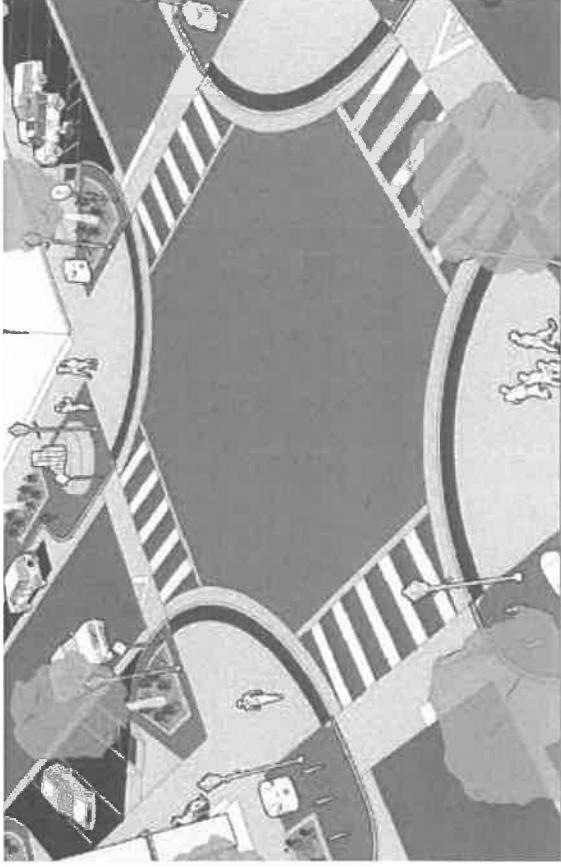
Olive Street

Cooper Park





Example above from Cambridge MA  
(corner of Oxford and Eustis)



## SAMPLE IMAGES

- Top Left: Temp materials, planters, surface treatment, to designate increased pedestrian space
- Bottom Left: Raised intersection
- Top Right: Schematic drawing of a raised intersection
- Bottom Right: Rendering of a raised crosswalk which redefines the hierarchy of pedestrians vs vehicles
- Bottom Center: Example from Cambridge MA



March 10, 2022

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

Dear Commissioner Rodriguez:

For the last 15 years, the community around Cooper Park in East Williamsburg has been diligently advocating for safety improvements on our streets, including at the intersection of Olive Street and Maspeth Avenue at the northwest corner of the park. Despite its adjacency to a popular park and a preschool, and its heavy use by families and children, this corner remains an unsafe and dangerous crossing.

The Friends of Cooper Park proposes that this intersection be redesigned as a *raised intersection* to make it safer for all users. Traffic calming is desperately needed all along the Maspeth corridor and safe streets will be even more vital as the Greenpoint Hospital is redeveloped into hundreds of new units of housing. Cooper Park will be the front yard of the new Cooper Park Commons, with thousands of new residents. This community deserves to be able to cross the street safely.

Mayor Adams has pledged to redesign 1,000 intersections across New York City during his first year of office. **The Maspeth/Olive intersection should be included in the first wave of safety improvements.**

Design and planning of this new intersection will take time but the DOT has the quick-build resources in its toolkit to immediately bring traffic calming interventions to this corner of the park. By daylighting the corner, painting bumpouts, and installing planters and granite blocks, the DOT can rapidly create a safer environment for our neighborhood until the larger vision is realized.

I stand with the Cooper Park community in calling on the DOT to prioritize this intersection for a redesign to enhance the safety and quality of life of this growing neighborhood.



Sincerely,

Debra Benders, Cooper Park Resident Council  
Clay Burch, BK Scrap Shuttle  
Christine Carrig, Carrig Montessori School  
Maritza Davila, NY Assemblywoman, District 53  
Kim Fraczek, Sane Energy Project  
Colleen Grant, North Brooklyn Open Space Stewards  
Steven Garreits, Maspeth Avenue Homeowners Association  
Jennifer Gutierrez, NYC Councilmember, District 34  
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Gina Magid, Sharon Street Neighbors  
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Julia Salazar, State Senator 18th District  
Juan Ignacio Serra, Transportation Alternatives North Brooklyn Chapter  
Clara Smith, North Brooklyn Open Streets Community Coalition  
Corey Williams, Red Shed Community Garden





# Urban Street Design Guide

GUIDE NAVIGATION

PURCHASE GUIDE

Select Language |



- About
- Process
- Geometry
- Materials
- Lighting
- Furniture
- Landscape
- Programming
- Plant Finder

## aised Intersection

ge: Pilot



An entire intersection raised above the level of the surrounding roadways. The intersection is typically raised to sidewalk height.



aised Intersection, Cambridge, Massachusetts (Credit: Cars Seiderman)

### enefits

- Vertical deflection at entry to intersection encourages reduced vehicle speeds
- Improves drivers' awareness of presence of pedestrian crossings
- Visually turns intersection into a pedestrian-oriented zone
- Enhances access for people with ambulatory disabilities by providing level crossing
- Encourages motorists to yield to pedestrians

## Geometry

### Introduction

### General Guidelines

### Roadways & Lanes

- Conventional Bike Lane
- Protected Bike Lane
- Two-Way Bike Lane

### Grade-Separated Bike Lane

- Bus Lane
- Shared Street
- Pedestrian Plaza

### Sidewalks & Raised Medians

- Full Sidewalk
- Ribbon Sidewalk
- Pedestrian Ramp
- Curb Extension
- Mid-Block Narrowing
- Bus Bolt
- Bus Boarding Island

### Raised Median

- Pedestrian Safety Island
- Median Barrier

### Traffic Calming

- Lane Narrowing & Lane Removal
- Raised/Speed Reducer
- Gateway

## Raised Intersections



Raised intersections create a safe, slow-speed crossing and public space at minor intersections.

Similar to speed humps and other vertical speed control elements, they reinforce slow speeds and encourage motorists to yield to pedestrians at the crosswalk.

Similar to speed humps and other vertical speed control elements, they reinforce slow speeds and encourage motorists to yield to pedestrians at the crosswalk.

Circle & Ribbon/ Full Sidewalk Intersection



Raised intersections reinforce slow speeds and encourage motorists to yield to pedestrians at the crosswalk



### RECOMMENDATIONS

- Raised intersections are flush with the sidewalk and ensure that drivers traverse the crossing slowly. Crosswalks do not need to be marked unless they are set at grade with the sidewalk. ADA-compliant ramps and bollards along corners keep motorists from crossing into the pedestrian space. Bollards protect pedestrians from errant vehicles. + More Info
- Where two 3-way streets intersect, there will be two corners around which no drivers turn. This can be designed with the smallest constructible radius (approximately 2 feet) as long as a 60-foot fire truck can

**FOR IMMEDIATE RELEASE:**

**Town of Greenwich Department of Public Works Wins Award for Greenwich Avenue and Elm Street Intersection Improvement Project**

Greenwich, CT., January 12, 2022 - Town of Greenwich Department of Public Works received the Achievement in Civil Engineering (ACE) Award from the Connecticut Society of Civil Engineers (CSCE) for the Greenwich Avenue and Elm Street Intersection Improvement Project. The award recognizes exemplary projects that showcase engineering expertise and innovation.



Completed in June 2021, the Greenwich Avenue and Elm Street Intersection Improvement Project was created to improve safety and accessibility in an intersection heavily trafficked by both vehicles and pedestrians, and revitalize an iconic shopping and dining destination in the heart of central Greenwich. Jason Kaufman, P.E., Senior Civil Engineer and Project Manager implemented Complete Streets design to improve the safety of the intersection, and to make the street more convenient and comfortable everyone - including pedestrians, people with disabilities, bicyclists, motorists, dog walkers, and baby carriage users.

Complete Streets elements used in this project which improve safety and accessibility include:

- Curb extensions - decreases pedestrian crossing distance and time across Greenwich Avenue by 40 percent.
- Raised intersection - improves visibility between pedestrians and motorists, while slowing the speed of vehicles as they proceed through the intersection.
- Two ADA compliant accessible parking spaces - provides access to the sidewalk from the parking space, never requiring a person with a disability to go into the roadway.
- Level pathway - the newly raised intersection makes it easier for those who have disabilities to travel. Ramps are no longer needed to access the sidewalk.
- Relocated lights - closer to crosswalks to better illuminate pedestrians.

The Greenwich Avenue and Elm Street Improvement Project also aesthetically revitalized the area by adding new green areas with planting beds and decorative crosswalks. Additional project features include replaced sidewalks, relocated lighting and drainage, lining of the drainage and sanitary sewer lines to further extend their lifespan, reduction in impervious areas, and new bike racks and benches.

"We are very proud that the Greenwich Avenue and Elm Street Intersection Improvement Project not only benefits our community but is also recognized as leading example in the industry. Our department will continue to strive to design and build infrastructure that increases safety and is more accessible for all." - Jim Michel, P.E., Deputy Commissioner of Town of Greenwich Department of Public Works.

The Department of Public Works is committed to providing a variety of services that are of vital importance to the town and residents of Greenwich, CT. This includes but is not limited to highway/roadway maintenance, sewer management, stormwater management, waste disposal and recycling, building inspection and the improvement of public infrastructure.

Follow Greenwich Public Works on Facebook, Instagram and Twitter to receive important information, updates and the latest initiatives from the department.



Contact:  
Renee Wallace  
Town of Greenwich Department of Public Works  
Communication Specialist  
renee.wallace@greenwichct.org  
(203) 622-7871

###





# Raised Intersection

## DESCRIPTION:

A raised intersection refers to a roadway intersection that is entirely elevated above the travel way. It is essentially a speed table for the entire intersection. They are constructed with ramps on all vehicle approaches and often include textured materials on the flat, elevated section. Typically, they are raised to the level of the sidewalk or slightly below it, creating a pedestrian area that includes the sidewalk and crosswalks.

## APPLICATION:

For neighborhood streets, raised intersections are best suited for intersections with substantial pedestrian activity. A raised intersection may not be appropriate if the street is a bus or emergency route. Detectable warnings need to be included for those with vision impairment.



## Advantages

- Enhances the pedestrian environment and increases safety at the intersection
- Eliminates need for curb ramps
- Can calm two streets at once
- Can have positive aesthetic value

## Disadvantages

- Impacts to drainage need to be considered in design
- Textured pavement materials can make it difficult for vision impaired to identify detectable warnings
- Less effective in reducing speeds than speed humps, speed tables, or raised crosswalks
- They are expensive

## Effectiveness Scorecard

	Speed	
	Volume	
	Cut-through	
	Crashes	
	Emergency Vehicle	
	Pedestrian	
	Bicycle	
	Noise	
	Cost	

Very Good  
 Good  
 Fair  
 Poor  
 Not Applicable

## Quick Glance

the pedestrian from the driver. All of the signalized intersection, the HAWK signal location, and the RRFB mid-block crossing in the study area are recommended to have high-visibility crosswalks across Miami Avenue. All of the side streets in the study area are recommended to have high-visibility crosswalks across them.

## • Raised Intersection

A raised intersection is a vertical speed control element that manages traffic speeds and reinforces pedestrian-friendly safe speeds. These devices are appropriate along low-speed roads (25 mph), such as Miami Avenue. Raised intersections and crosswalks will provide vertical speed control to align travel speed to the posted speed limit by making it physically uncomfortable to speed through the corridor. Because of the reduced speed, reaction time will be aligned to the posted speed limit of 25 mph. A raised intersection is proposed at the Miami Avenue and Dawson Road intersection.

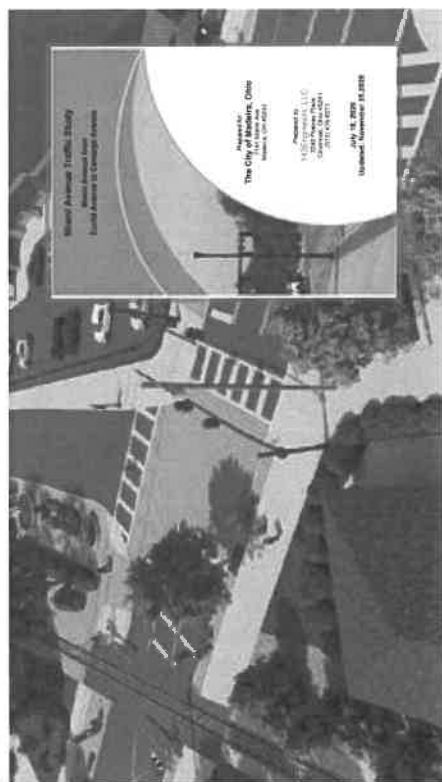


Figure 10 – Raised Intersection

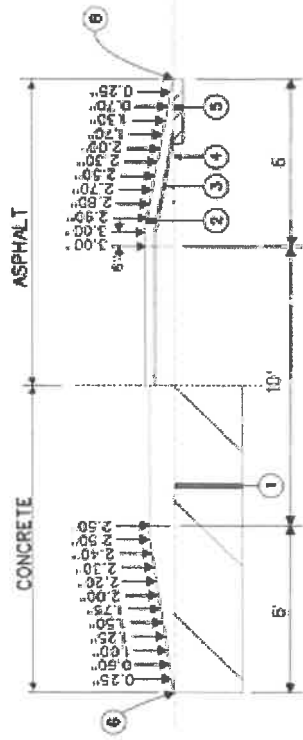


Figure 11 – Raised Intersection Profile





March 10, 2022

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

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Corey Williams, Red Shed Community Garden



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

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

Website: [www.nyc.gov/brooklyncb1](http://www.nyc.gov/brooklyncb1)

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



**SIMON WEISER**  
FIRST VICE-CHAIRMAN

**DEL TEAGUE**  
SECOND VICE-CHAIRPERSON

**GINA BARROS**  
THIRD VICE-CHAIRPERSON

**MARIA VIERA**  
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**SONIA IGLESIAS**  
RECORDING SECRETARY

**PHILIP A. CAPONEGRO**  
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**DEALICE FULLER**  
CHAIRPERSON

**GERALD A. ESPOSITO**  
DISTRICT MANAGER

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

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

April 20, 2022

Commissioner Jessica S. Tisch  
NYC Department of Sanitation  
125 Worth Street, Room 720  
7<sup>th</sup> Floor  
New York, NY 10013

## RE: Kingsland Avenue Overnight Cleaning

Dear Commissioner Tisch,

Community Board #1 voted at our last meeting held on April 12, 2022, to request that the New York City Department of Sanitation install Overnight Street Cleaning on the South side of Kingsland Avenue from North Henry Street to Greenpoint Avenue.

This section of Kingsland Avenue is within the Industrial Business Zone, and is currently being considered for an extensive re-design by NYC DOT to begin this summer. Overnight Street Cleaning, in addition to the re-design, is necessary to achieve a resolution to several enforcement issues in this area.

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  
NYCDOT Borough Commissioner Keith Bray  
Deputy Inspector Kathleen Fahey, NYPD 94th Precinct





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

April 20, 2022

Acting Commissioner Ryan Wanttaja  
NYC TLC  
33 Beaver Street  
New York, NY 10004

Dear Acting Commissioner Wanttaja:

At Brooklyn Community Board No. 1's regular meeting held on April 12, 2022 the Transportation Committee submitted a written report (attached). The committee has recommended support for a TLC base license, Go Car Corp to be allowed to move the taxi dispatch office to 670 Flushing Avenue #219, Brooklyn NY 11206. Please be advised that the CB#1 board members voted to support the recommendation to approve the following TLC to move the dispatch Office:

Go Car Corp  
616 Grand Street, Brooklyn, NY 11211  
License #B01231

The vote of the board was as follows: 25 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller  
Chairperson

DF/  
Attachment: 1



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COUNCILMEMBER, 33rd CD

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

April 12, 2022

## COMMITTEE REPORT Transportation Committee

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

**FROM:** Mr. Eric Bruzaitis, Committee Chair

**RE:** Transportation Committee Report from March 10, 2022

---

The Committee met in the Evening of March 10, 2022, (CALLED TO ORDER: 6:34 PM; ADJOURNED: 9:01 PM) via Webex virtual meeting platform.

### ATTENDANCE

Present: Bruzaitis; Weiser; Argento; Elkins; Kuonen; Nieves; Vega; Breitner\*; Kelterborn\*; Costa\*  
(\*non-board member)

Absent: Drinkwater; Goldstein; Lebovits; Weiser; Odomirok

---

### AGENDA

#### 1. Kingsland Avenue (Greenpoint Avenue to Dead End of North Henry),

Discussion on the safety, enforcement and Infrastructure conditions of the industrial section of Kingsland Avenue. Kingland has been plagued with overnight storage of trucks and abandoned vehicles. Since the Newtown Creek Nature walk park has been completed, schools and pedestrian/bike traffic has increased and this is a safety concern for all. Due to the safety concerns and lack of consistent enforcement this street needs a redesign and capital improvement project.

94<sup>th</sup> Precinct; Office of Assemblywoman Emily Gallagher; Office of Councilman Lincoln Restler; Office of State Senator Julia Salazar; NYCDOT, invited to attend.



NYPD 94<sup>th</sup> Precinct: Deputy Inspector Kathleen Fahey; NCO Officer Alejandro Montalvo; Community Affairs Officer David Molina.

DSNY: Ms. Teresa Cunningham.

DOT: Ronda Messer, Claudette Workman.

Assemblymember Emily Gallagher's Office: Mr. Andrew Epstein.

Councilmember Lincoln Restler's Office: Ms. Vanessa Nutter.

Stakeholders: Broadway Stages, Alloco Recycling, Metro Fuel Oil representatives were in attendance.

Mr. Elkins made a presentation on the dangerous conditions for all road users at the North end of Kingsland Avenue. The presentation detailed existing conditions and uses of businesses, NYC agencies and community organizations. He noted the lack of adequate signage and stop controls, parking and street markings which has turned this stretch of Kingsland Avenue into a free-for-all of truck storage and hazardous conditions. These hazards effect area workers, pedestrians and field trips visiting the nature walk, as well as regular road users.

(Presentation attached)

#### Committee Concerns:

- Mr. Elkins and Ms. Nieves, when asked about lane/parking arrays by Mr. Preston Johnson of the DOT Bike unit:

There is a lot of space for both parking and travel lanes, so there needs to be an assessment of usage. Would like another onsite meeting for moving forward with design supported by stakeholders.

Angle is better to stop car dumping and to prevent trucks from parking. Parking is needed on the Newtown Creek side of street, but overnight restrictions also needs to be in place.

- Ms. Nieves reinforced the need for Alloco to have space dedicated to truck queuing. Resurfacing is overdue for this area.
- Jersey barriers contribute to illegally parked trucks, but removal before a plan is set would likely add to the problem.
- More Lighting is needed on the South Side of Kingsland
- There is confusion about the marked gas line that runs along the Jersey barriers. Since DOT did not install the barriers, they must contact National Grid to determine any conflicts before barriers are removed and resurfacing is completed.
- 94<sup>th</sup> Precinct must step up enforcement on illegally parked trucks until resurfacing happens.
- Resurfacing should be coordinated with Bikes Team.
- Ms. Nieves insisted that any plan must account for truck queuing into the Alloco Recycling facility. Some of the yellow barriers were placed by them, and other existing Jerseys are left over from DSNY transfer station.

- There are specific concerns about the large number of pedestrians, workers, joggers and school groups visiting the Nature Walk. And there is a request to have 94<sup>th</sup> Pct on site for safer escorts until the redesign is finished. Board Member Ms. Deny-Horowitz also requested this for under the K-Bridge Park.
- Ms. Nieves stated that having ONLY 1 “heavy-tow” is ridiculous for the whole city. The community has waited 5 months to have a truck towed in the past. It is a city-wide problem, but concentrated in IBZ because they can get away with it.
- Elected officials need to secure more funds for more heavy tow vehicles. Fines also need to be increased to force bad companies to feel the pain...and not absorb the cost, instead of renting a lot.

NYCDOT:

- Ms. Messer has brought concerns from previous walk-thru to appropriate teams for action. DOT Bikes will have a presentation.
- Ms. Messer has reached out to NYC DEP regarding the gas line. She will follow up with National Grid. And Deputy Cms Workman will schedule an infrastructure survey before resurfacing and will organize a walk-thru with Ms. Messer and stakeholders.
- DSNY needs to request to DOT for Overnight Cleaning signage.

Mr. Andrew Epstein for Assemblywoman Gallagher:

- Following the Fall 2021 site walk-thru, his office has been looking at capital projects funding for these improvements. The process is slow and bureaucratic, and would require cost estimates to move forward.

94<sup>th</sup> Precinct, Deputy Inspector Fahey:

- Has been having this discussion since she has been at 94<sup>th</sup>. If we are moving children thru this space we must be extra safe. School trips should reach out to 94<sup>th</sup> to have a cruiser on site during the trip. Jersey barrier is the biggest problem and removal will lead to improvements. Conditions lack of signs and markings makes enforcement difficult.
- 100+ summonses and 100+ B summonses (moving violation) were issued in 2021.
- October 21, a request for No Standing signage was submitted. Currently, with no signage to instruct parking regulations, tickets are written, but are dismissed because officers cant return in 3hrs to check, and NYPD has no defense since there is no clear signage.
- There are a limited number of “heavy-tow” trucks available, and storage is inadequate.

DSNY, Ms. Teresa Cunningham:

- Did not have an objection to Night Time parking regulation signs, but has not seen the request from NYPD. She will look more closely into the history of the Jersey barrier placements. She stated that she believes that the request needs to come from the



Community Board.

- She will also follow-up to attempt to discover when the Jersey barriers were actually installed.

Public:

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Since this meeting, there has been one on site meeting with DOT, NCA, Evergreen and other stakeholders. Additionally, Ms. Ronda Messer from NYC DOT hosted a Zoom stakeholders meeting with Mr. Preston Johnson from the DOT Bike Unit. There is a draft proposal for the area that was shared with the group. Unfortunately, that proposal was not ready in time for the April 12<sup>th</sup> full board meeting. However, as a follow up to this discussion, the proposal will be presented at the April 14<sup>th</sup> Transportation Committee meeting for review.

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- Go Car Corp (dispatch office location change)

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**NOTE: PS 84 had requested a Play Street for South 1<sup>st</sup> Street between Berry Street and Wythe Avenue due to the reconstruction of William Sheridan Playground. The playground is used by the school for recess and will not be accessible for the near future. The application was not able to be reviewed at the last Transportation Committee meeting due to insufficient public notice. The PS 84 PTA and Principle appeared before the March Executive Committee meeting and based on a poll of the members of the Transportation Committee siting no objections, was granted temporary approval for the Play Street. The PTA has collected signatures in support of the Play Street in the interim (attached).**

**The Transportation Committee would like to recommend Full Board approval for the use of South 1<sup>st</sup> Street for recess & recreation by PS 84 until the completion of the work at William Sheridan Playground.**





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FAX: (718) 389-0098

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

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COUNCILMEMBER, 33rd CD

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

April 20, 2022

Acting Commissioner Ryan Wanttaja  
NYC TLC  
33 Beaver Street  
New York, NY 10004

Dear Acting Commissioner Wanttaja:

At Brooklyn Community Board No. 1's regular meeting held on April 12, 2022, the Transportation Committee submitted a written report (attached). The committee has recommended support for a TLC base license renewal regarding United Limo C/M Svc. Corp. Please be advised that the CB#1 board members voted to support the recommendation to approve the following base license and its renewal:

United Limo C/M Svc. Corp.  
208 Ross Street, Brooklyn, NY 11211  
License #B01009

The vote of the board was as follows: 25 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller  
Chairperson

DF/  
Attachment: 1



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April 12, 2022

## COMMITTEE REPORT Transportation Committee

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

**FROM:** Mr. Eric Bruzaitis, Committee Chair

**RE:** Transportation Committee Report from March 10, 2022

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The Committee met in the Evening of March 10, 2022, (CALLED TO ORDER: 6:34 PM; ADJOURNED: 9:01 PM) via Webex virtual meeting platform.

### ATTENDANCE

Present: Bruzaitis; Weiser; Argento; Elkins; Kuonen; Nieves; Vega; Breitner\*; Kelterborn\*; Costa\*  
(\*non-board member)

Absent: Drinkwater; Goldstein; Lebovits; Weiser; Odomirok

---

### AGENDA

#### 1. Kingsland Avenue (Greenpoint Avenue to Dead End of North Henry),

Discussion on the safety, enforcement and Infrastructure conditions of the industrial section of Kingsland Avenue. Kingland has been plagued with overnight storage of trucks and abandoned vehicles. Since the Newtown Creek Nature walk park has been completed, schools and pedestrian/bike traffic has increased and this is a safety concern for all. Due to the safety concerns and lack of consistent enforcement this street needs a redesign and capital improvement project.

94<sup>th</sup> Precinct; Office of Assemblywoman Emily Gallagher; Office of Councilman Lincoln Restler; Office of State Senator Julia Salazar; NYCDOT, invited to attend.



NYPD 94<sup>th</sup> Precinct: Deputy Inspector Kathleen Fahey; NCO Officer Alejandro Montalvo; Community Affairs Officer David Molina.

DSNY: Ms. Teresa Cunningham.

DOT: Ronda Messer, Claudette Workman.

Assemblymember Emily Gallagher's Office: Mr. Andrew Epstein.

Councilmember Lincoln Restler's Office: Ms. Vanessa Nutter.

Stakeholders: Broadway Stages, Alloco Recycling, Metro Fuel Oil representatives were in attendance.

Mr. Elkins made a presentation on the dangerous conditions for all road users at the North end of Kingsland Avenue. The presentation detailed existing conditions and uses of businesses, NYC agencies and community organizations. He noted the lack of adequate signage and stop controls, parking and street markings which has turned this stretch of Kingsland Avenue into a free-for-all of truck storage and hazardous conditions. These hazards effect area workers, pedestrians and field trips visiting the nature walk, as well as regular road users.

(Presentation attached)

#### Committee Concerns:

- Mr. Elkins and Ms. Nieves, when asked about lane/parking arrays by Mr. Preston Johnson of the DOT Bike unit:

There is a lot of space for both parking and travel lanes, so there needs to be an assessment of usage. Would like another onsite meeting for moving forward with design supported by stakeholders.

Angle is better to stop car dumping and to prevent trucks from parking. Parking is needed on the Newtown Creek side of street, but overnight restrictions also needs to be in place.

- Ms. Nieves reinforced the need for Alloco to have space dedicated to truck queuing. Resurfacing is overdue for this area.
- Jersey barriers contribute to illegally parked trucks, but removal before a plan is set would likely add to the problem.
- More Lighting is needed on the South Side of Kingsland
- There is confusion about the marked gas line that runs along the Jersey barriers. Since DOT did not install the barriers, they must contact National Grid to determine any conflicts before barriers are removed and resurfacing is completed.
- 94<sup>th</sup> Precinct must step up enforcement on illegally parked trucks until resurfacing happens.
- Resurfacing should be coordinated with Bikes Team.
- Ms. Nieves insisted that any plan must account for truck queuing into the Alloco Recycling facility. Some of the yellow barriers were placed by them, and other existing Jerseys are left over from DSNY transfer station.

- There are specific concerns about the large number of pedestrians, workers, joggers and school groups visiting the Nature Walk. And there is a request to have 94<sup>th</sup> Pct on site for safer escorts until the redesign is finished. Board Member Ms. Deny-Horowitz also requested this for under the K-Bridge Park.
- Ms. Nieves stated that having ONLY 1 “heavy-tow” is ridiculous for the whole city. The community has waited 5 months to have a truck towed in the past. It is a city-wide problem, but concentrated in IBZ because they can get away with it.
- Elected officials need to secure more funds for more heavy tow vehicles. Fines also need to be increased to force bad companies to feel the pain...and not absorb the cost, instead of renting a lot.

NYCDOT:

- Ms. Messer has brought concerns from previous walk-thru to appropriate teams for action. DOT Bikes will have a presentation.
- Ms. Messer has reached out to NYC DEP regarding the gas line. She will follow up with National Grid. And Deputy Cms Workman will schedule an infrastructure survey before resurfacing and will organize a walk-thru with Ms. Messer and stakeholders.
- DSNY needs to request to DOT for Overnight Cleaning signage.

Mr. Andrew Epstein for Assemblywoman Gallagher:

- Following the Fall 2021 site walk-thru, his office has been looking at capital projects funding for these improvements. The process is slow and bureaucratic, and would require cost estimates to move forward.

94<sup>th</sup> Precinct, Deputy Inspector Fahey:

- Has been having this discussion since she has been at 94<sup>th</sup>. If we are moving children thru this space we must be extra safe. School trips should reach out to 94<sup>th</sup> to have a cruiser on site during the trip. Jersey barrier is the biggest problem and removal will lead to improvements. Conditions lack of signs and markings makes enforcement difficult.
- 100+ summonses and 100+ B summonses (moving violation) were issued in 2021.
- October 21, a request for No Standing signage was submitted. Currently, with no signage to instruct parking regulations, tickets are written, but are dismissed because officers cant return in 3hrs to check, and NYPD has no defense since there is no clear signage.
- There are a limited number of “heavy-tow” trucks available, and storage is inadequate.

DSNY, Ms. Teresa Cunningham:

- Did not have an objection to Night Time parking regulation signs, but has not seen the request from NYPD. She will look more closely into the history of the Jersey barrier placements. She stated that she believes that the request needs to come from the



Community Board.

- She will also follow-up to attempt to discover when the Jersey barriers were actually installed.

Public:

- Mr. Kevin LaCherra: Is often in this location for nature walk. With increased use injury or fatality is inevitable. Jurisdiction in this area is problematic. If Jersey barriers were placed on Humboldt Street DOT would remove them. Targeted enforcement of illegally parked trucks and mass towing will send a message.
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**HON. JENNIFER GUTIERREZ**  
COUNCILMEMBER, 34th CD

April 13, 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 April 12, 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. 180 Franklin LLC, dba Bar Americano, 180 Franklin Street, (New Application & Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern) A community agreement was reached with the Greenpoint Coalition and the applicant will remove outdoor space from the application form. 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: 19 "Yes", 1 "No", 6 "Abstentions"

2. 759 Richard's Corp, 759 Grand Street, (New Application, liquor, wine, beer, cider) Item has been **Postponed** for applicant to complete a new application and to repost.

The committee voted unanimously to postpone the application.  
The board members voted to support the recommendation to POSTPONE the

application.

The vote was: 19"Yes", 1"No", 6"Abstentions"

3. 905 Lorimer F & B LLC, 905 Lorimer Street, (New application & Temporary Retail Permit, liquor, wine, beer, cider, rest) Applicant was to have better outreach to Lorimer Street residents and to work with Committee members Bachorowski and Dybanowski. Outdoor space removed from application and additional signatures provided. Committee recommends **Approval**.

The board members voted to support the recommendation to APPROVE the application The vote was: 19 "Yes", 1 "No", 6"Abstentions".

4. 211 Reserve LLC, dba TBD, 211 Nassau Avenue, (New Application & Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern) Large community opposition to this application, claims of misleading information to neighbors, no need for additional license in this area. 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: 19"Yes", 1"No", 6"Abstentions"

5. AI Sushi NY INC., dba Mizu Sushi, 311 Bedford Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, rest) No appearance by applicant. 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: 19"Yes", 1"No", 6"Abstentions"

6. Aquae Inc., dba Taco Edition, 800 Grand Street, (New Application & Temporary Retail Permit, wine, beer, cider, bar, tavern) Committee recommends **Approval**.

The board members voted to support the recommendation to APPROVE the application The vote was: 19"Yes", 1 "No", 6 "Abstentions".

7. Bedford Avenue Associates LLC, dba Moxy Williamsburg, 361 Bedford Avenue, (New Application & Temporary Retail Permit, liquor, wine, beer, cider, Hotel) All new hotels must present to Community Board. This application preceded the date of the law change. Committee recommends that Chair request the applicant to be on next Full Board meeting agenda. **Postponed** to present to Full Community Board. The committee voted unanimously to postpone the application.

The board members voted to support the recommendation to POSTPONE the Application. The vote was: 19"Yes", 1"No", 6"Abstentions"



8. Biblio Inc. dba Midnights, 149 North 6<sup>th</sup> Street, (Corporate Change, liquor, wine, beer, cider, rest) No action. Application approved at prior meeting.

9. Cafe Estereo LLC, dba TBD, 1145 Manhattan Avenue, (New Application, liquor, wine, beer, cider, bar/tavern) Numerous community members in attendance in opposition to application. Meetings had been occurring with Greenpoint Coalition which ended. Community concerned about noise, crowds, hours of operation, too many bars, no outreach to community. Motion to recommend **Denial** based on community opposition, violation of 500' rule of too many bars and no community need. (5 in favor of motion, 2 abstention)

The Committee voted unanimously to deny the application.  
The board members voted to support the recommendation to DENY the application. The Vote was: 19 "Yes", 1 "No", 6 "Abstentions"

10. Corp to be Formed by James Jeramillo, dba Tu Mama Bar & Grill, 198 Randolph Street, (New Application & Temporary Retail Permit, liquor, wine, beer, cider) Application **withdrawn** by applicant.

11. Dawson Stellberger or Entity to be Formed, dba TBD, 154 Scott Avenue, (New Application, & Temporary Retail Permit, liquor wine, beer, cider, club) No appearance by applicant. 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: 19 "Yes", 1 "No", 6 "Abstentions"

12. Eso Cafe LLC, dba TBD, 149 North 9<sup>th</sup> Street, (New Application & Temporary Retail Permit, rest) Reduce outdoor hours and increase outreach including to Board member Mary Odomorik. Committee recommends **Approval** with additional outreach.

The board members voted to support the recommendation to APPROVE with additional outreach. The vote was: 19 "Yes", 1 "No", 6 "Abstentions"

13. Family Negocio Corp, dba Koko's, 588 Grand Street, (New Application, liquor, wine, beer, cider) Committee recommends **Approval**.

The board members voted to support the recommendation to APPROVE the application. The vote was: 19 "Yes", 1 "No", 6 "Abstentions".

14. Hand Stuff LLC, dba Nicky's Unisex, 90 South 4<sup>th</sup> Street, (Method of operation Changer, Renewal, liquor wine, beer, cider, bar, tavern) 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: 19“Yes”, 1“No”, 6“Abstentions”

15. LFG Pizza LLC, dba TBD, 305 Bedford Avenue, (New Application & Temporary Retail Permit, wine, beer, cider, pizzeria) Previously approved, 7/27/21. Renew application. Committee recommends **Approval**.

The board members voted to support the recommendation to APPROVE the Application. The vote was: 19"Yes", 1 "No",6 "Abstentions".

16. Palenque Home Made Colombian Food Inc., dba Palenque, 298 Graham Avenue, (New, liquor, wine, beer, cider, rest) Committee recommends **Approval**.

The board members voted to support the recommendation to APPROVE the Application. The vote was: 19"Yes", 1 "No",6 "Abstentions".

17. Planta Brooklyn, dba Planta, 320 Wythe Avenue, (New Application & Temporary Retail Permit, liquor, wine, beer, cider, rest) Committee recommends **Approval** with additional outreach.

The board members voted to support the recommendation to APPROVE with additional outreach .The vote was: 19"Yes", 1 "No",6 "Abstentions".

19. M &M Sports Bar Corp, dba TBD, 140 Graham Avenue, (New Application & Temporary Retail Permit, liquor wine, beer cider, bar tavern) 2:00am Closing Hour. Committee recommends **Approval**.

The board members voted to support the recommendation to APPROVE the application. The vote was: 19"Yes", 1 "No",6 "Abstentions".

20. Valencia’s Cafe Wine & Tapas Inc., 130 Grand Street Space C, (New, wine, beer, cider, bar, tavern) Committee recommends **Approval**.

The board members voted to support the recommendation to APPROVE the application The vote was: 19"Yes", 1 "No",6 "Abstentions".

21. Vantage Point Hospitality LLC, dba Skyline, 1 Oak Street, (New Application & Temporary Retail Permit, liquor wine, beer, cider, legitimate theater or concert hall) 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: 19"Yes", 1 "No", 6"Abstentions



22. Vantage Point Hospitality LLC, dba Area 53, 616 Scholes Street, (New Application & Temporary Retail Permit, wine, beer, cider, recreation facility, exhibition hall) Previously denied for No Show. Committee recommends **Approval**.

The board members voted to support the recommendation to APPROVE the application The vote was: 19"Yes", 1 "No",6 "Abstentions".

23. Varvata Spa Corp., dba TBD, 67 Ingraham Street, (New, liquor, wine, beer, cider,bar, tavern) **Withdrawn** by applicant.

24. Williamsburg Molino LLC, dba For All Things Good Williamsburg, 314 Grand Street, (Temporary Retail Permit, wine, beer, cider, rest) No appearance by applicant. 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: 19"Yes", 1"No", 6"Abstentions"

25. X-Golf Brooklyn LLC, 56 North 9<sup>th</sup> Street, (New, Application & Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern) Applicant requests Postponement.

The committee voted unanimously to postpone the application.

The board members voted to support the recommendation to POSTPONE the Application. The vote was: 19"Yes", 1"No", 6"Abstentions"

### **RENEWAL:**

1. 4th Floor Project LLC, dba Otis, 18 Harrison Place, (Renewal, liquor, wine, beer, cider, rest)
  2. 51 Kent Café Inc., dba Kent Ale House, 51 Kent Avenue, (Renewal, liquor, wine, beer, cider, rest)
  3. 80 Wythe LLC & JNF LLC, dba Wythe Hotel, 80 Wythe Avenue, (Renewal, liquor, wine, beer, cider, hotel)
  4. 189 Bedford Tacos LLC, dba Dos Toros, 189 Bedford Avenue, (Renewal, liquor, wine, beer, cider, rest)
  5. 260 Meserole Rest Corp, dba 3 Dollar Bill, 260 Meserole Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
- Asbury Greenpoint LLC, dba The Springs, 224 Franklin Street, (Renewal, liquor, wine, beer, cider, bar, tavern)

6. Brooklyn Flea LLC, 90 Kent Avenue #1210 East River State Park, (Renewal, liquor, wine, beer, cider, bar, tavern)
7. Caribbean Sports Bar & Grilling, 244 Grand Street, (Renewal, liquor, wine, beer, cider, tavern)
8. Days of Joy Inc., Nights of Joy, 667 675 677 Lorimer Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
9. Ella Hospitality LLC, dba Meadowsweet, 149 Broadway, (Renewal, liquor, wine, beer, cider, rest)
10. Fly Trap Productions Inc., dba Zablocki's, 107 North 6<sup>th</sup> Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
11. Nassau Kyoto Japanese Sushi Inc., dba Kyoto Sushi, 161 Nassau Avenue, (Renewal, wine, beer, cider, rest)
12. Nineteen Twenty Four Inc. dba Roberta's, 43 Bogart Street AKA 271 Moore Street, Moore & Wythe Streets, (Renewal, liquor, wine, beer, cider, rest)
13. Tabemen Inc, dba Wanpaku, 621 Manhattan Avenue, (Renewal, liquor, wine, beer, cider, rest)
14. Que Bonita Inc., dba The Narrows, 1037 Flushing Avenue, (Renewal, liquor, wine, beer, cider, rest)
15. Winson Foods LLC, dba Win Son, 159 Graham Avenue, (Renewal, liquor, wine, beer, cider, rest)
16. VOE Hospitality Group LLC, dba Gentle Perch, 112 Graham Avenue, (Renewal, liquor, wine, beer, cider, rest)
17. XXXVII Inc., dba Hudson Restaurant, 340 Bedford Avenue, (Renewal, 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: 19 "YES"; 1 "NO"; 6 "ABSTENTIONS".

**PREVIOUSLY POSTPONED ITEMS:**

1.291 Kent Restaurant Inc. dba Blend, 291 Kent Avenue, (New, liquor, wine/beer, cider, rest) Postponed from 2/22/22. Hours of Operation changed: TH, FR & SA are now 11:00am – 2:00pm. Committee recommends **Approval** with these changes.

The board members voted to support the recommendation to APPROVE with these changes. The vote was: 19 "Yes", 1 "No", 6 "Abstentions".



2.. A. Hernandez on behalf of an entity to be determined, 157 Wythe Avenue, (New wine, beer, cider, bar, tavern) Postponed from 2/22/22. Applicant now known as Sushi Nozawa. Beer & Wine only. Amend p.4 of application. Committee recommends **Approval** with amendment. The board members voted to support the recommendation to APPROVE with amendment. The vote was: 19"Yes", 1 "No",6 "Abstentions".

3. An entity to be formed by Moonrise Ventures, dba Williamsburg Market, 103 North 3<sup>rd</sup> Street, (New, liquor, wine, beer, cider, food hall) Large operation with new operators and new method of operation. Application was postponed on 2/22/22 to allow time to make presentation to full community board. Walkthrough of location was conducted, additional outreach to community with reposting and mailing to tenants was completed. Committee recommends **Approval**.

The board members voted to support the recommendation to APPROVE.  
The vote was: 19"Yes", 1 "No",6 "Abstentions".

4. F & Raw Studios LLC, dba TBD, 70 Scott Avenue, (New, liquor, wine, beer, cider, night club) Capacity over 500 requires full board presentation. Postponed from 2/22/22. Applicant did not appear. Applicant did make a full presentation to the Community Board on March 8, 2022, and had broad community support. There may have been confusion regarding need to reappear. Committee recommends **Approval**.

The board members voted to support the recommendation to APPROVE.  
The vote was: 19"Yes", 1 "No",6 "Abstentions".

5. Garlic Knots 364 I LLC, dba Emmy Squared, 364 Grand Street, (Corporate Change, liquor, wine, beer, cider, rest) The committee voted unanimously to postpone the application.

The board members voted to support the recommendation to POSTPONE the Application. The vote was: 19"Yes", 1"No", 6"Abstentions

6. Element 88 C2 Holding LLC, dba TBD, 369 Leonard Street, (New Application & Temporary Retail Permit, liquor, wine, beer, cider, rest)  
The committee voted unanimously to postpone the application.

The board members voted to support the recommendation to POSTPONE the Application. The vote was: 19"Yes", 1"No", 6"Abstentions

---

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

**WHEN:** Tuesday, April 26, 2022  
**TIME:** 6:30 PM (Meeting will end at 9:00 PM)  
**WHERE:** Via WebEx

Working for a Better Williamsburg-Greenpoint.

Sincerely,

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

Dealice Fuller  
Chairperson





# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

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Website: [www.nyc.gov/brooklyncb1](http://www.nyc.gov/brooklyncb1)

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



**SIMON WEISER**  
FIRST VICE CHAIRMAN

**DEL TEAGUE**  
SECOND VICE-CHAIRPERSON

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MEMBER-AT-LARGE

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**GERALD A. ESPOSITO**  
DISTRICT MANAGER

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

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

**Revised**  
April 12, 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 March 22, 2022

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The SLA Review & DCWP Committee met via WebEx at 6:30pm on March 22, 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, Dybanowski, Solano and Weiser, Daly\*

Absent: Foster, Sofer, Torres, Cohen\*, Daly\* (\*Non-Board member)

Board members: Miceli

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## LIQUOR LICENSES

### NEW:

1. 180 Franklin LLC, dba Bar Americano, 180 Franklin Street, (New Application & Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern) A community agreement was reached with the Greenpoint Coalition and the applicant will remove outdoor space from the application form. Committee recommends **Approval**.
2. 759 Richard's Corp, 759 Grand Street, (New Application, liquor, wine, beer, cider) Item has been **Postponed** for applicant to complete a new application and to repost.
3. 905 Lorimer F & B LLC, 905 Lorimer Street, (New application & Temporary Retail Permit, liquor, wine, beer, cider, rest) Applicant was to have better outreach to Lorimer Street residents and to work with Committee members Bachorowski and Dybanowski. Outdoor space removed from application and additional signatures provided. Committee recommends **Approval**.
4. 211 Reserve LLC, dba TBD, 211 Nassau Avenue, (New Application & Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern) Large community opposition to this application, claims of misleading information to neighbors, no need for additional license in this area. Applicant requested **Postponement**.
5. AI Sushi NY INC., dba Mizu Sushi, 311 Bedford Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, rest) No appearance by applicant. Committee recommends **Denial**.
6. Aquae Inc., dba Taco Edition, 800 Grand Street, (New Application & Temporary Retail Permit, wine, beer, cider, bar, tavern) Committee recommends **Approval**.
7. Bedford Avenue Associates LLC, dba Moxy Williamsburg, 361 Bedford Avenue, (New Application & Temporary Retail Permit, liquor, wine, beer, cider, Hotel) All new hotels must present to Community Board. This application preceded the date of the law change. Committee recommends that Chair request the applicant to be on next Full Board meeting agenda. **Postponed** to present to Full Community Board.
8. Biblio Inc. dba Midnights, 149 North 6<sup>th</sup> Street, (Corporate Change, liquor, wine, beer, cider, rest) No action. Application approved at prior meeting.
9. Cafe Estereo LLC, dba TBD, 1145 Manhattan Avenue, (New Application, liquor, wine, beer, cider, bar/tavern) Numerous community members in attendance in opposition to application. Meetings had been occurring with Greenpoint Coalition which ended. Community concerned about noise, crowds, hours of operation, too many bars, no outreach to community. Motion to recommend **Denial** based on community opposition, violation of 500' rule of too many bars and no community need. (5 in favor of motion, 2 abstention)
10. Corp to be Formed by James Jeramillo, dba Tu Mama Bar & Grill, 198 Randolph Street, (New Application & Temporary Retail Permit, liquor, wine, beer, cider) Application **withdrawn** by applicant.
11. Dawson Stellberger or Entity to be Formed, dba TBD, 154 Scott Avenue, (New Application, & Temporary Retail Permit, liquor wine, beer, cider, club) No appearance by applicant. Committee recommends **Denial**.



12. Element 88 C2 Holding LLC, dba TBD, 369 Leonard Street, (New Application & Temporary Retail Permit, liquor, wine, beer, cider, rest) with additional outreach to Withers Street neighbors including Board members Leanza and Bamonte. **Postponed**
13. Eso Cafe LLC, dba TBD, 149 North 9<sup>th</sup> Street, (New Application & Temporary Retail Permit, rest) Reduce outdoor hours and increase outreach including to Board member Mary Odomorik. Committee recommends **Approval** with additional outreach.
14. Family Negocio Corp, dba Koko's, 588 Grand Street, (New Application, liquor, wine, beer, cider) Committee recommends **Approval**.
15. Hand Stuff LLC, dba Nicky's Unisex, 90 South 4<sup>th</sup> Street, (Method of operation Changer, Renewal, liquor wine, beer, cider, bar, tavern) Committee recommends **Denial**.
16. LFG Pizza LLC, dba TBD, 305 Bedford Avenue, (New Application & Temporary Retail Permit, wine, beer, cider, pizzeria) Previously approved, 7/27/21. Renew application. Committee recommends **Approval**.
17. Palenque Home Made Colombian Food Inc., dba Palenque, 298 Graham Avenue, (New, liquor, wine, beer, cider, rest) Committee recommends **Approval**.
18. Planta Brooklyn, dba Planta, 320 Wythe Avenue, (New Application & Temporary Retail Permit, liquor, wine, beer, cider, rest) Committee recommends **Approval** with additional outreach.
19. M & M Sports Bar Corp, dba TBD, 140 Graham Avenue, (New Application & Temporary Retail Permit, liquor wine, beer cider, bar tavern) 2:00am Closing Hour. Committee recommends **Approval**.
20. Valencia's Cafe Wine & Tapas Inc., 130 Grand Street Space C, (New, wine, beer, cider, bar, tavern) Committee recommends **Approval**.
21. Vantage Point Hospitality LLC, dba Skyline, 1 Oak Street, (New Application & Temporary Retail Permit, liquor wine, beer, cider, legitimate theater or concert hall) Applicant requested **Postponement**.
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23. Varvata Spa Corp., dba TBD, 67 Ingraham Street, (New, liquor, wine, beer, cider, bar, tavern) **Withdrawn** by applicant.
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25. X-Golf Brooklyn LLC, 56 North 9<sup>th</sup> Street, (New, Application & Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern) Applicant requests **Postponement**.

**RENEWAL:**

1. 4th Floor Project LLC, dba Otis, 18 Harrison Place, (Renewal, liquor, wine, beer, cider, rest)
2. 51 Kent Café Inc., dba Kent Ale House, 51 Kent Avenue, (Renewal, liquor, wine, beer, cider, rest)

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18. XXXVII Inc., dba Hudson Restaurant, 340 Bedford Avenue, (Renewal, 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.**



**PREVIOUSLY POSTPONED ITEMS:**

1. 291 Kent Restaurant Inc. dba Blend, 291 Kent Avenue, (New, liquor, wine/beer, cider, rest) Postponed from 2/22/22. Hours of Operation changed: TH, FR & SA are now 11:00am – 2:00pm. Committee recommends **Approval** with these changes.

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4. F & Raw Studios LLC, dba TBD, 70 Scott Avenue, (New, liquor, wine, beer, cider, night club) Capacity over 500 requires full board presentation. Postponed from 2/22/22. Applicant did not appear. Applicant did make a full presentation to the Community Board on March 8, 2022 and had broad community support. Committee recommends **Approval**

5. Garlic Knots 364 I LLC, dba Emmy Squared, 364 Grand Street, (Corporate Change, liquor, wine, beer, cider, rest) No appearance by applicant. Applicant requests **Postponement**

---

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

**WHEN: Tuesday, April 26, 2022**  
**TIME: 6:30 PM (Meeting will end at 9:00 PM)**  
**WHERE: Via WebEx**

---



250 Broadway, 29<sup>th</sup> Floor  
 New York, NY 10007  
 Phone: (212) 386-0009  
 Web: www.nyc.gov/bsa

BSA APPLICATION NO.: \_\_\_\_\_  
 COMMUNITY BOARD NO.: \_\_\_\_\_  
 BOROUGH: \_\_\_\_\_

## Community Board Recommendation Report

### I. Identification *(Information from the application)*

Applicant(s) Information:	Property Information:
	Address:
	Block:                      Lot(s):

### II. Project Description

### III. Recommendation of Community Board

Date of Recommendation:

Recommendation submitted by:	Community Board
Recommendation	Vote
Approve	_____ In Favor
Approve with Modifications/Conditions	_____ Against
Disapprove	_____ Abstaining
Recommendation Waived	_____ Number of Community Board Members

### IV. Conditions/Comments

*Summarize the reasons for the Community Board Recommendation or attach a copy of the full report, if necessary*

Is there a minority report?      NO      YES *(If yes, summarize on attached copy)*

<i>Name of CB officer completing this form</i>	<i>Title</i>	<i>Date</i>

Return completed form to the Board of Standards and Appeals and any attachments by either:

E-mail (recommended) form along with attachments to: [submit@bsa.nyc.gov](mailto:submit@bsa.nyc.gov) or via mail to the Chairperson of the NYC Board of Standards and Appeals





# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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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

April 12, 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 April 4, 2022

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The Committee met in the Evening of April 4, 2022, at, 6:30 PM Via WEBEX.

**ATTENDANCE**

Present: Teague, Viera; McKeever; Chesler; Weidberg; Vega; Andrews\*; Kantin\*; Kawochka\*;  
(\*non-board member)

Absent: Drinkwater; Indig; Kaminski; Lebovits; Miceli; Rabbi Niederman; Nieves; Sofer;  
Solano; Weiser; Berger\*; Naplatarski\*; Stone\* (\*non-board member)

(Nine members were present)

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**-1- 114 Kingsland LLC, BSA Calendar # 2020-85BZ- Applicant Eric Palatnik, P.C.**

Elyse Foladare presented.

This is an application for a variance in an M1-1 district to build a 4-story 8-unit market-rate residential building. The district has been zoned M1-1 since 1961. The site had contained a residential building that burned down in the 1960's. Currently the site is being used as a parking lot.

The applicant came before the Committee approximately a year ago, at which time the committee suggested that the applicant consider either providing some commercial use or affordability. The applicant now returns without making any changes to the original plan, stating incorporation of our requests was not financially feasible.

The applicant claims it has met the five requirements of uniqueness in that the site is 25' in length; there is no possibility of a reasonable return by conforming to as- of- right use; it conforms with character of the neighborhood; there is no self-created hardship; and the requested variance is the minimum needed.

The committee members asked for clarification of how the applicant calculated its financial information which calculated that even with the variance there would be an annual profit of only \$26,047. The committee pointed out that the information presented lacked detail. However, the presenter was not prepared to give any additional information.

The committee also pointed out that the proffered building was out of scope with the surrounding buildings. The members expressed concern that allowing the variance would just plant seeds for a ripple effect of further gentrification without the community benefits of jobs or some affordable housing.

**Recommendation:**

The present committee members agreed unanimously to have me recommend denial of the application because of the following:

-1- The building does not conform to the character of the area, which consists primarily of one and two-story buildings. It is out of scope with the surrounding buildings and would not provide any affordability or other community benefit that might justify the requested increase in density and height. Furthermore, the projected excavation (of undisclosed depth) is a potential source of damage to the adjacent buildings.

-2- The applicant did not prove that the requested variance is the minimal variance required.

-3- The applicant did not prove that there is no reasonable possibility of a reasonable return with strict compliance to the current zoning with a smaller building that is in character with the surrounding buildings, or with some affordability that might justify a building with so much density.

**-2- Pre-certification meeting with Councilmember Ressler and applicant for 30 Franklin Street**

**Committee members present – Ms. Teague, Ms. McKeever, Mr. Chesler.**

As promised, Councilmember Ressler set up a pre-certification meeting on Zoom to allow us to interact with the applicant on this application to re-zone 13 lots (4 owned by the applicant) from M1-1 to M1-2 with the goal of creating a new Industrial Business Initiative Area (IBIA). This re-zoning would allow owners to apply for a special permit to develop under the IBIA requirements.

If the re-zoning is approved this applicant will seek a special permit to develop a 6 story, plus cellar, industrial/commercial, retail building, with the IBIA required light industry spaces. It will be 95 feet tall to allow for tall industrial space. The applicant explained that the current zoning has high parking requirements that would not be present under the new zoning. In addition, the new zoning would require the applicant to develop according to the plans presented when certified. If the applicant wants to change those plans, it must apply for a new permit.



The applicant is investigating the possibility of using geothermal technology and possibly have a green roof which might also act as an event space.

The committee members and other individuals present asked how committed the applicant is to use geothermal technology. The applicant stated it is very committed. The applicant explained to do so it will have to dig down 400 – 500 feet and super-insulate the building. There was a lot of encouragement from the people in attendance for the use of geothermal technology.

The committee members, joined by others present, strongly discouraged using the roof as an event space. We cautioned the applicant that it would likely meet with strong opposition to a roof-top event space.

Several individuals questioned the need for the proposed height.

We also asked, given the current existence of empty commercial and light industrial spaces, why the applicant was confident that it would be successful in getting tenants for this building. The applicant stated that the plan involves providing more affordable space than some of the earlier special permit buildings.

**Discussion by committee members at the committee meeting**

Committee members agreed we should ask for a requirement of affordable industrial and commercial space in requests for special permits that come before us. We also agreed use of geothermal techniques by future applicants is an exciting idea that should be explored. We discussed the many problems caused by roof-top event spaces. In addition, we agreed it is worthwhile to continue the discussion of whether the applicant needs the density currently being requested.