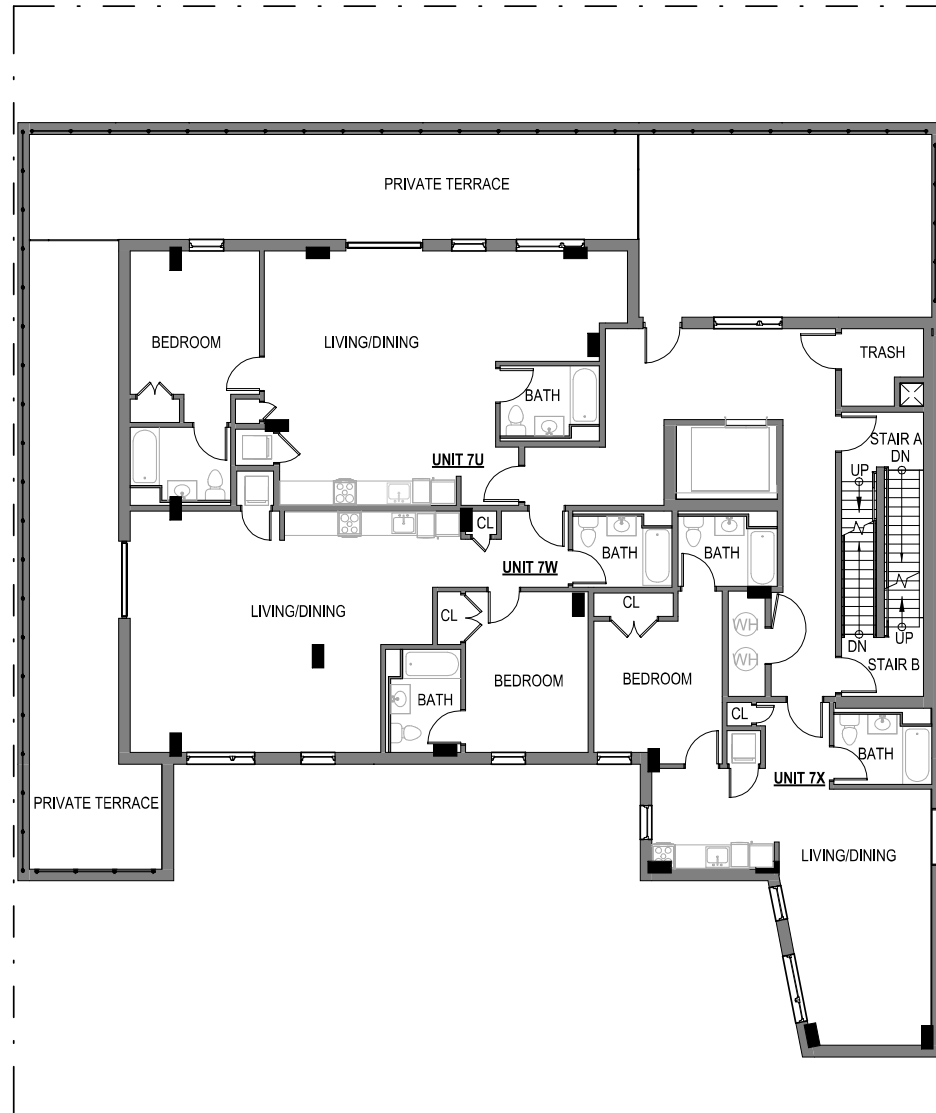
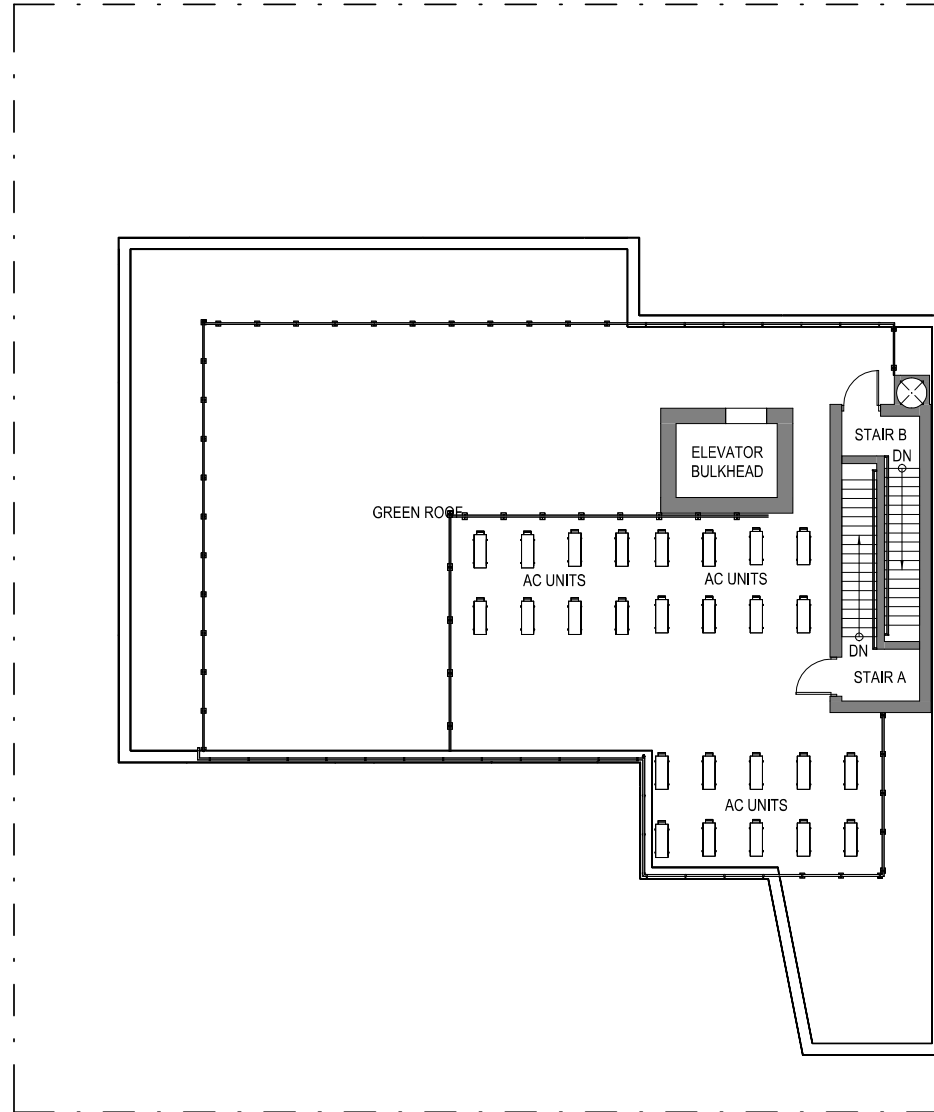




① SEVENTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

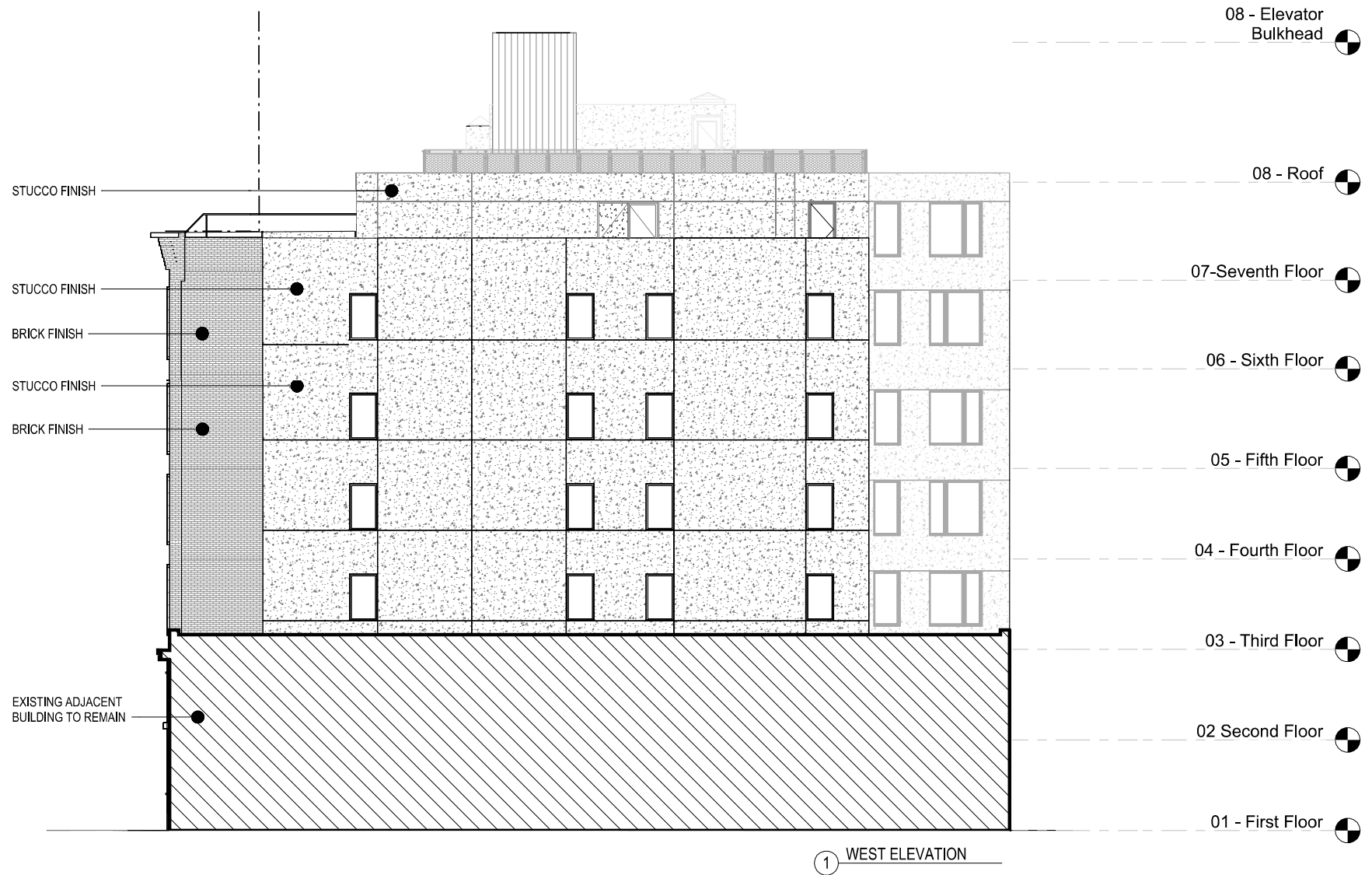


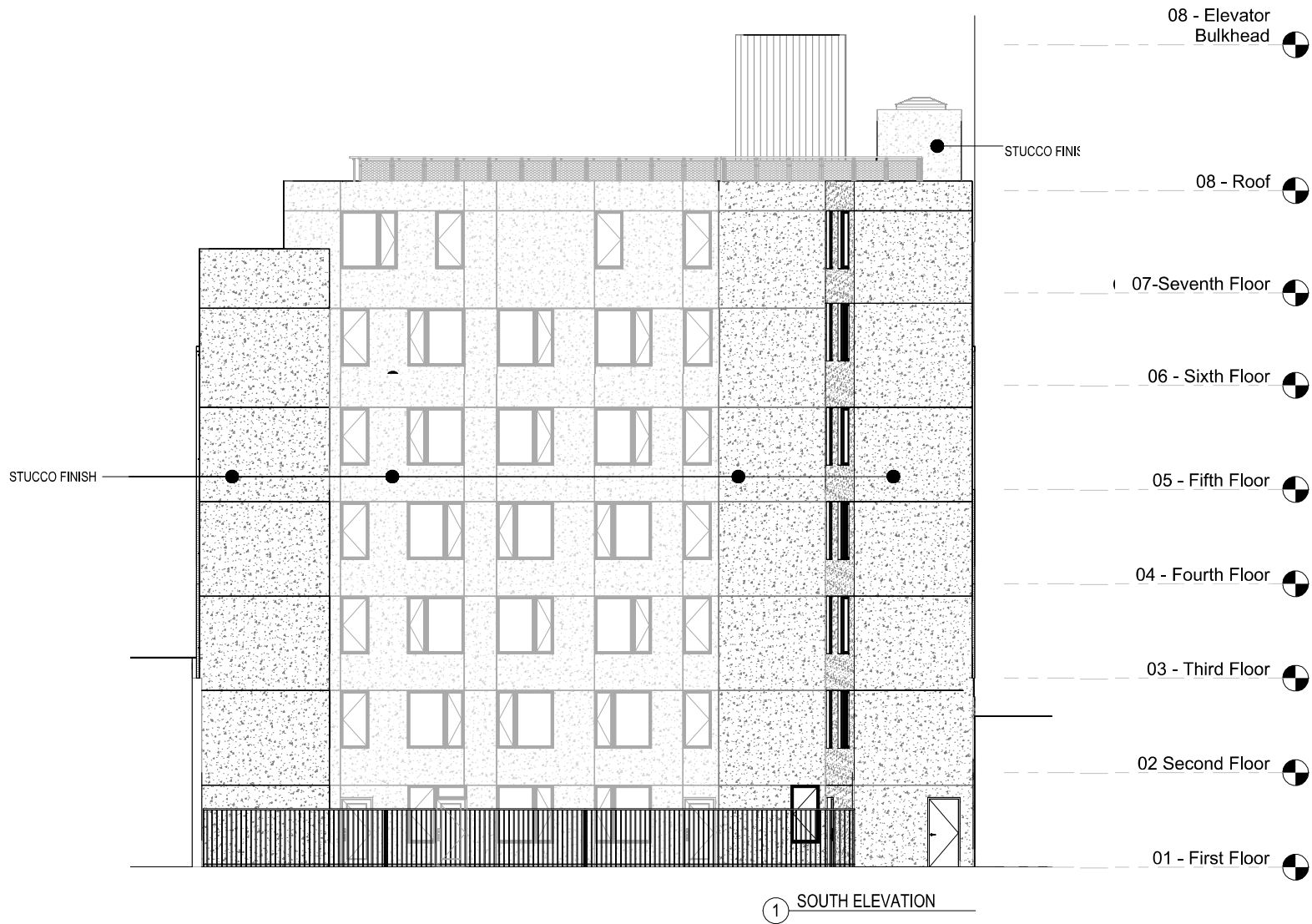


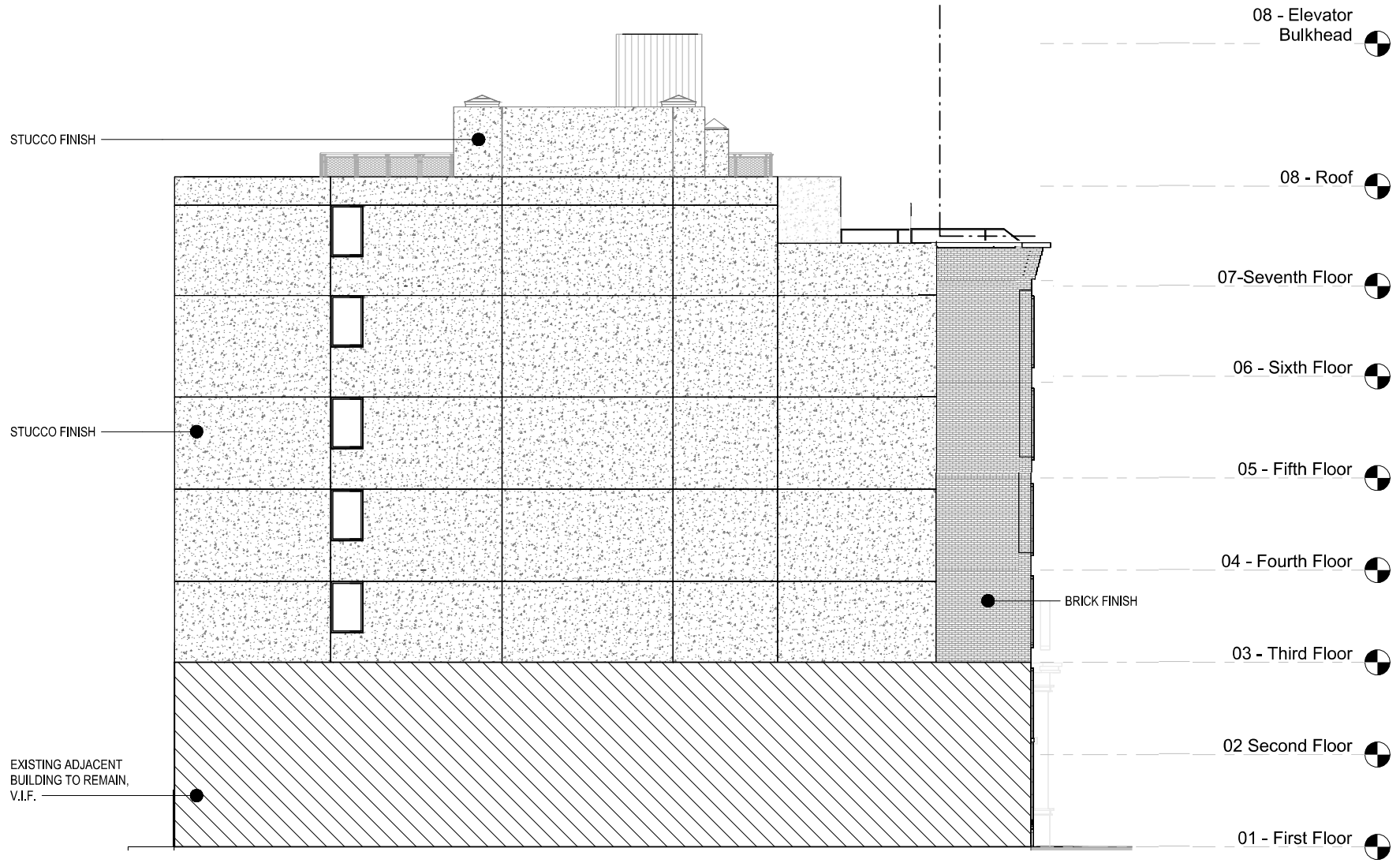
① ROOF PLAN
SCALE: 3/32" = 1'-0"



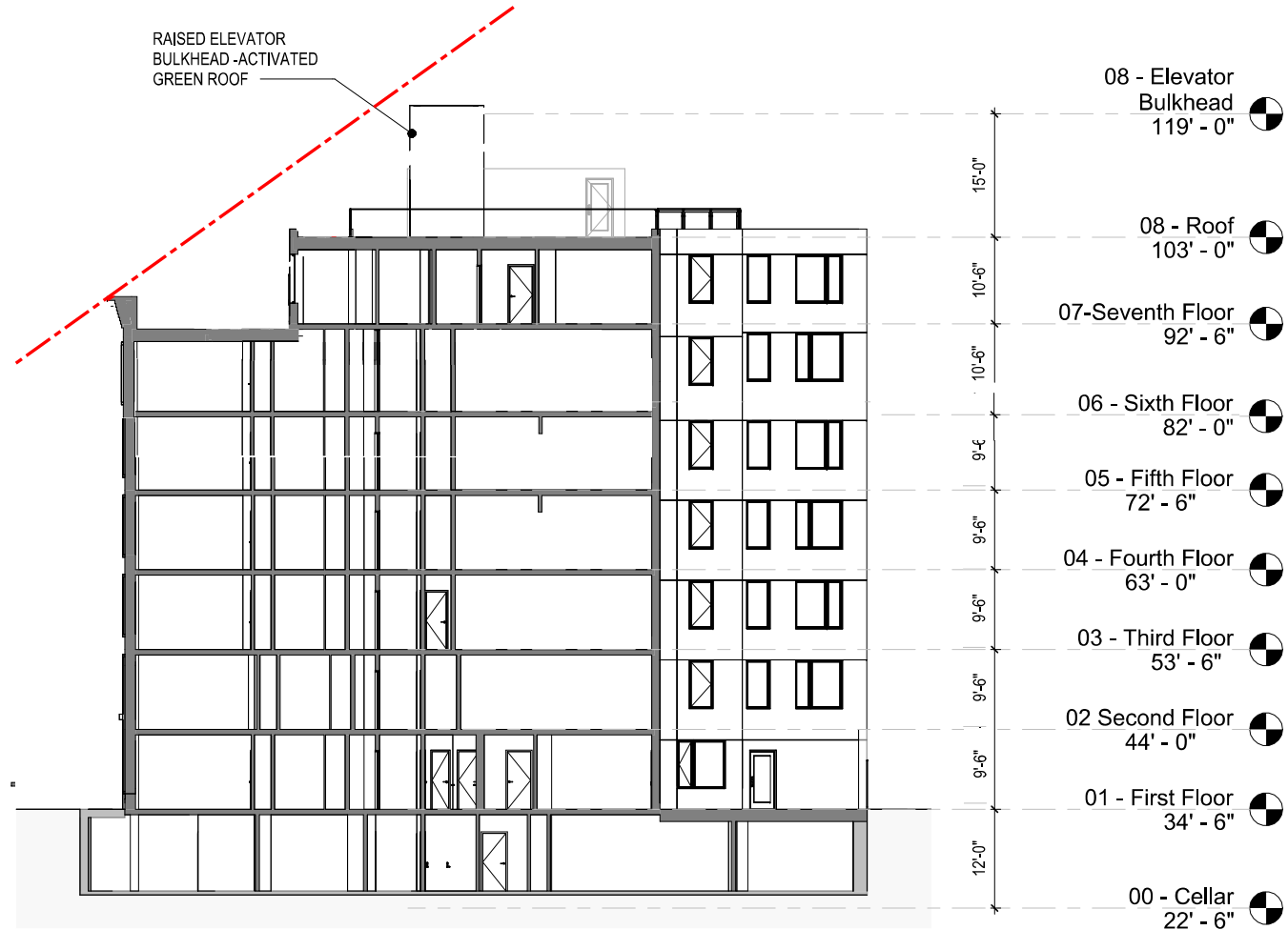








① EAST ELEVATION



1 BUILDING SECTION N/S



ULURP, CALENDAR OR REFERENCE # _____
APPLICANT: _____
LOCATION: _____
REQUEST: _____

COMMUNITY BOARD NO. 1 QUESTIONNAIRE FOR LAND USE ITEMS

**Please complete this questionnaire and return to District Manager Johanna Pulgarin at
CB #1's Headquarters, 435 Graham Avenue, Brooklyn, New York 11211.
Feel Free to contact the Board's Office at (718) 389-0009
If you have any questions or require additional information**

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

1. For Ownership:

a) Who are the owners? 144 Greenpoint Avenue LLC

b) If a corporation, who are the principles? _____

c) What kind of a corporation? _____

2. For Developers:

a) Who is the developer if it is different than the owner? _____

b) What is their experience with this type of development? _____
Completed multiple housing projects of similar scale in CB1

c) Is there a sponsor(s) of the project (i.e.. a CBO, NYC Housing Partnership, NYCHA?)

3. Financing:

d) What is the cost of the project? _____

e) How is it financed? _____

f) Will there be tax abatements? Subsidies

485x affordable housing

3. Land

a) What information can be provided about the land? Who owns the land? 144 Greenpoint Avenue LLC

b) What is the condition, status and uses on the property and the zoning? Use groups? _____

c) Has there been an environmental assessment or scope of an impact statement prepared for the proposed action? _____

d) Will the land be purchased? What is the cost of the land? _____
When was the property purchased? 1/23/25 What was the cost? _____

e) Will demolition be needed to clear the land? Partial demolition

f) Is the project in a special district? Historic District? Is it in an Urban Renewal Area? _____
Greenpoint Historic Distric

g) Will unused development rights be utilized or sold (i.e. air rights)? _____

5. Construction:

a) What type of construction will be used (i.e. rehab/new) and methods (i.e. pre-form cast concrete, brick) Reinforced concrete struture

b) What is the time frame of the work (i.e. begin/end, etc.)? June 2026- December 2027

c) Who will be doing the work (i.e. firm, sweat equity, student interns)? _____

6. Project Information:

a) Describe the project in terms of the proposed use(s) such as retail, office, commercial, loft, community facility, etc.)? Residential

- b) If the project is residential, how many dwelling units are proposed and what is the number of bedrooms mix? What are the unit sizes? 60 units, 33 studios and 27 1 bedrooms

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

- d) Will there be financing for the units? What are the terms? _____

- e) Who is the lender? _____

7. Marketing:

- a) How will the project be marketed? Advertised? _____

- b) If newspaper, which ones? _____

- c) When will the projects be marketed (before, during or after construction)? _____

- d) What will be the outreach? _____

8. Project Characteristics:

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

- b) Will the project be handicap accessible? Explain specifics: _____
Yes

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

9. Open Space/Parking Amenities:

- a) Will there be open space provided with the project? What type (i.e. rear yard, park, and waterfront)?
Will there be public access? There will be a rear yard and rooftop terrace. There is no public access

- b) Will there be landscaping? Fencing? Street tree planting? _____

- c) Will parking be provided for (indoor, outdoor, on-street)? Will a waiver be requested? _____
There is no on-site parking in accordance with the as of right zoning codes

- d) What amenities, if any, will be incorporated with the project? How were they developed and with who
(i.e. tenants, residents, community group)? There will be bicycle parking, workout gym and rooftop
recreation space.

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

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

**12. In addition to the BSA's Environmental Report for similar document). Please provide the following
information:**

- a) List previous industrial uses and processes: _____

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

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

d) List any proposed remediation: _____

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

PREPARED BY: Jason Giller _____ TITLE: . Head of Development

SIGNATURE: Jason Giller _____ DATE: 4/13/2026

CONTACT#(516) 695-7864 _____ FAX#() _____

EMAIL: JASON@DURENY.COM _____

Community Board #1

Supplemental Land Use Application Information

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

A. Project size

Commercial: (sq ft)	0
Manufacturing (sq ft)	0
Residential (sq ft)	35,506 ZSF
Total (sq ft)	44,547 GSF
Height (feet)	69'-6"
Height (stories)	7

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

8. Residential projects

	# of units	# affordable
0 bedroom (studio)	33	
1 bedroom	27	
2 bedroom		
3 bedroom		
4 bedroom		
Total units	60	

Market-rate units

Rental or condo? Rental
 Estimated cost/rent psf _____
 (market rate units only)

Affordable units

Rental or condo? Rental
 Distribution of affordability by% of **AMI**

C. Open space

	required	proposed
Total area		
Publicly accessible		

What are the hours of accessibility for the publicly-accessible open space?

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

D. Parking

Parking - number of spots, number required by zoning

	required	proposed
# of spaces	0	0

E. Environmental

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

F. Additional information

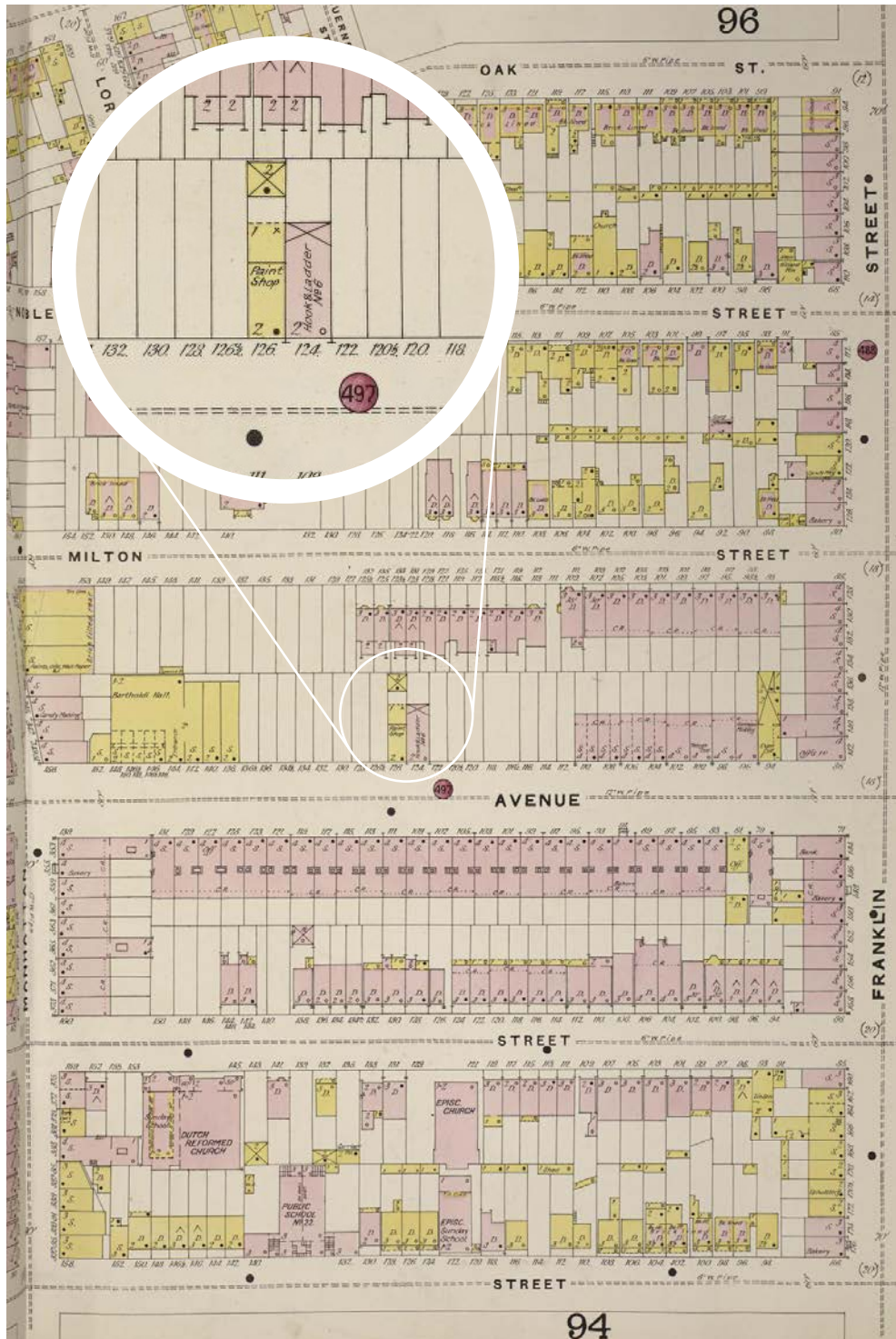
- For all projects, please provide the following information:
- Draft or final EAS/EIS (pdf and one hard copy)
- 15 copies of power point presentation (11 x 17) to meeting
- Copies of power point presentation, architectural plans and renderings (pdf)
- NYS DEP signoff or status letter (waterfront sites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

122-124 Greenpoint Avenue
Brooklyn, NY

Greenpoint Historic District

Block 2563 / Lot 23 and 25
Proposed Ten Unit Residential Building with
Commercial space at the ground floor
Zoning District C2-4/R6A

Part 1 - Context



1887 Sanborn Map

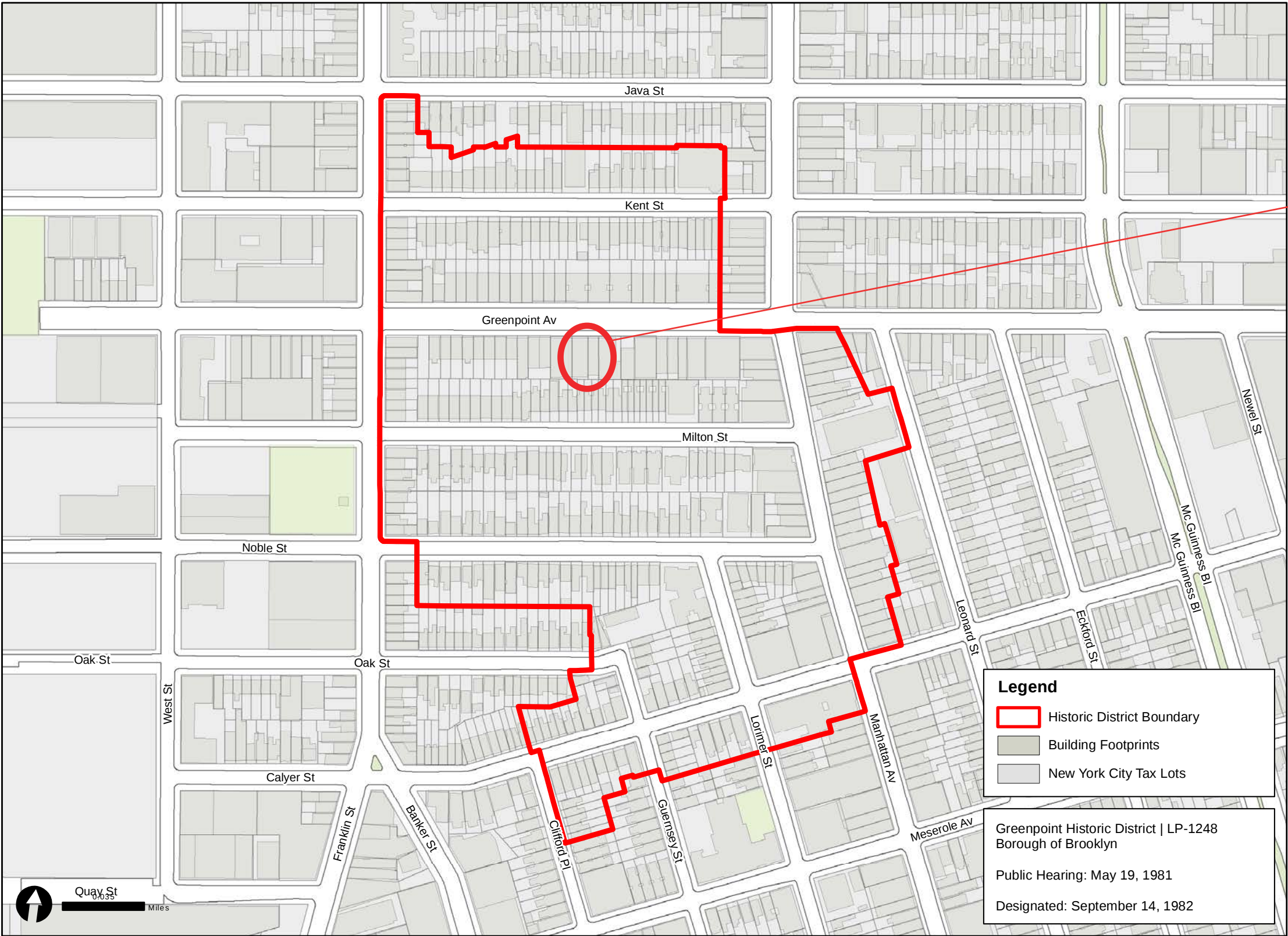
SANBORN MAP



1916 Sanborn Map



1942 Sanborn Map



Project Site

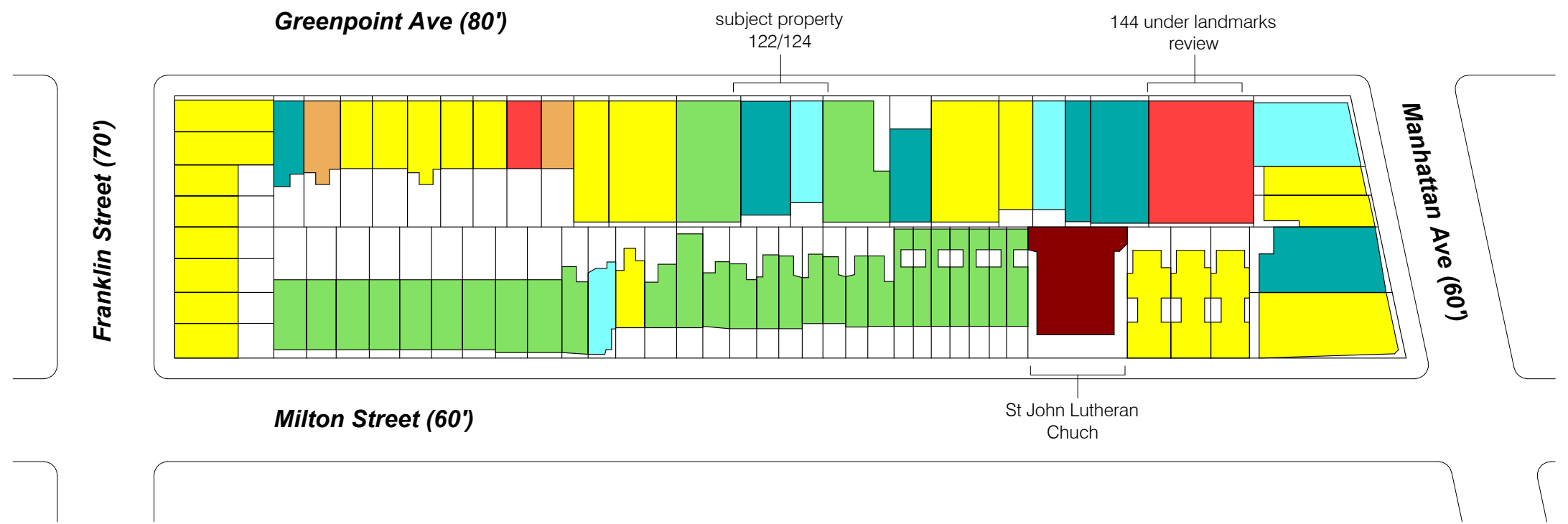
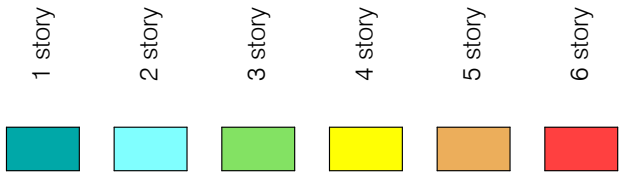
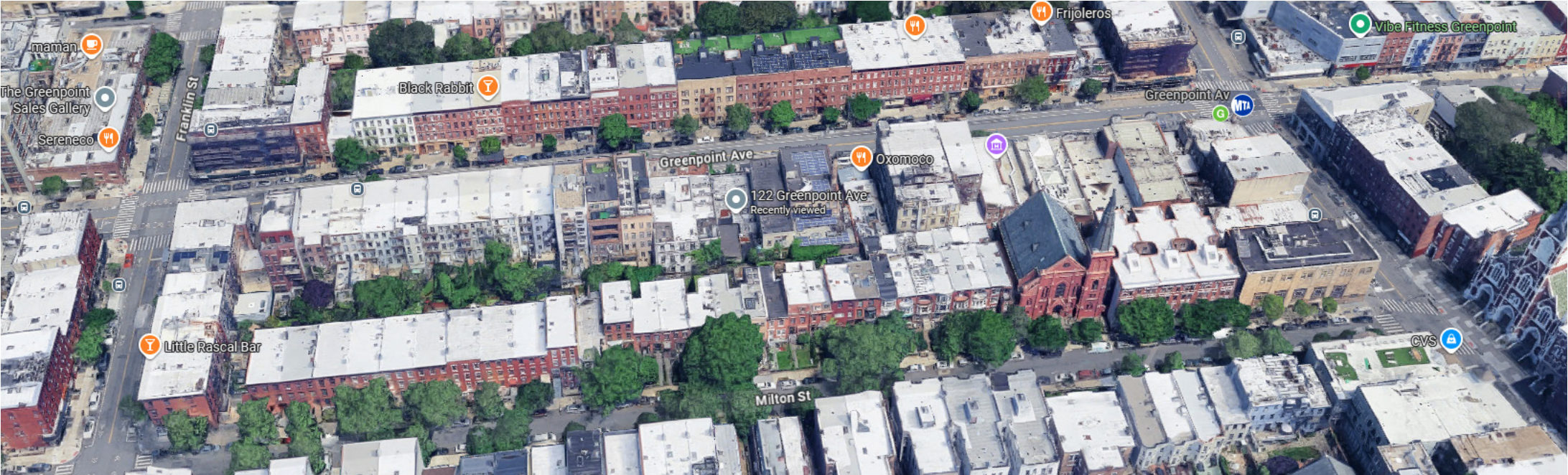
Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 1.31.2019



street wall lacks uniformity between subject site and Manhattan Ave; building typology and style also varies greatly



street wall between subject site and Franklin street becomes more cohesive with a general brick materiality and four story mixed use building type with ground floor retail





Historic Photo of 1880-1909
Hook and Ladder No. 6



1940s Tax Photo



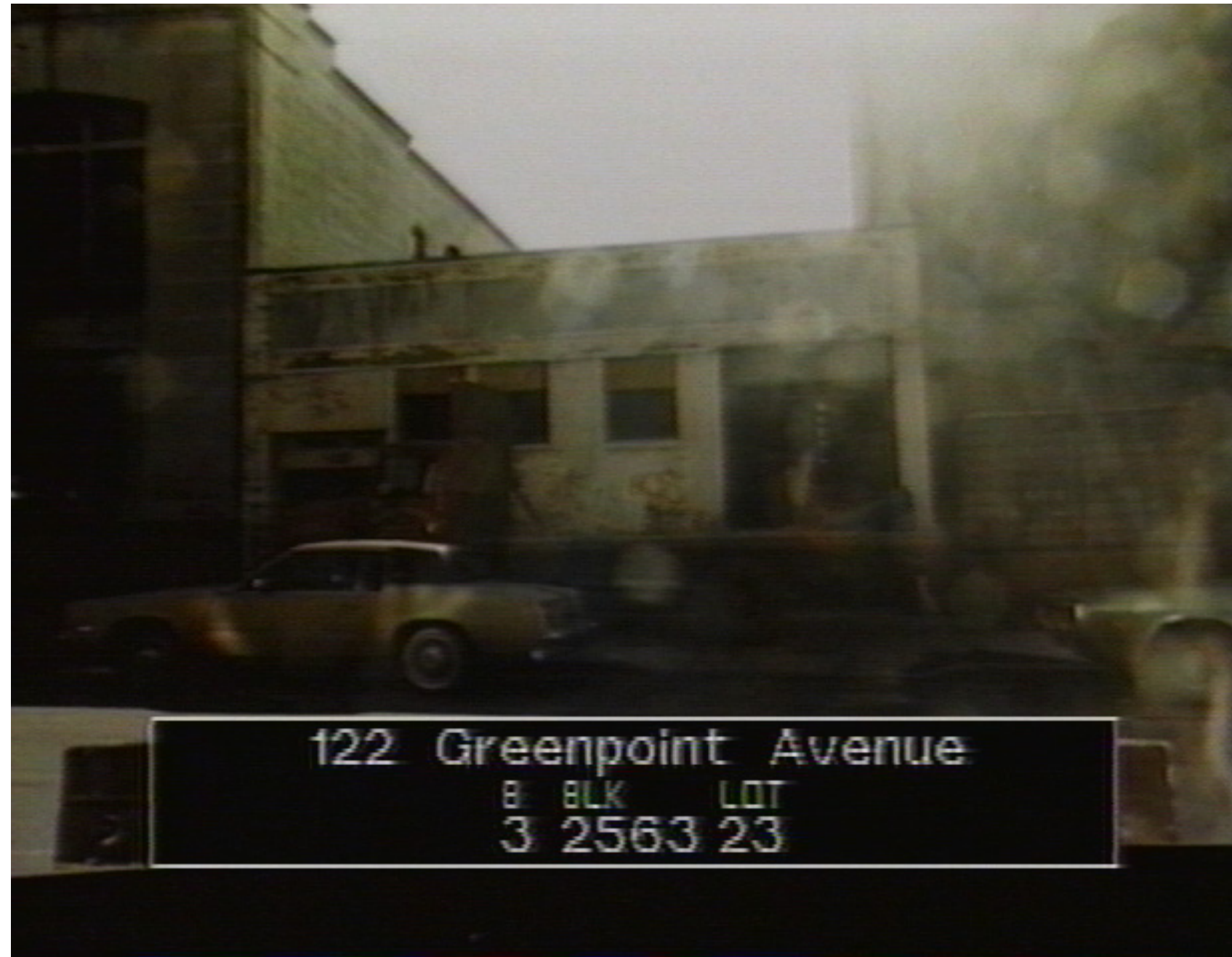
1980s Tax Photo

Hook and Ladder Company No. 6 went into active operation in 1869. An Italianate brick building was finished constructed around 1880 and was in use until around 1909 when it was replaced by the limestone clad building currently occupying the site.

HISTORIC PHOTO



1940s Tax Photo



1980s Tax Photo

122 Greenpoint Avenue to be demolished under a separate demolition permit. Building contains no historic significance or detailing. Per landmarks designation report the original wood shed was replaced

HISTORIC PHOTO



CURRENT PHOTO OF PROJECT SITE



CURRENT PHOTO OF PROJECT SITE



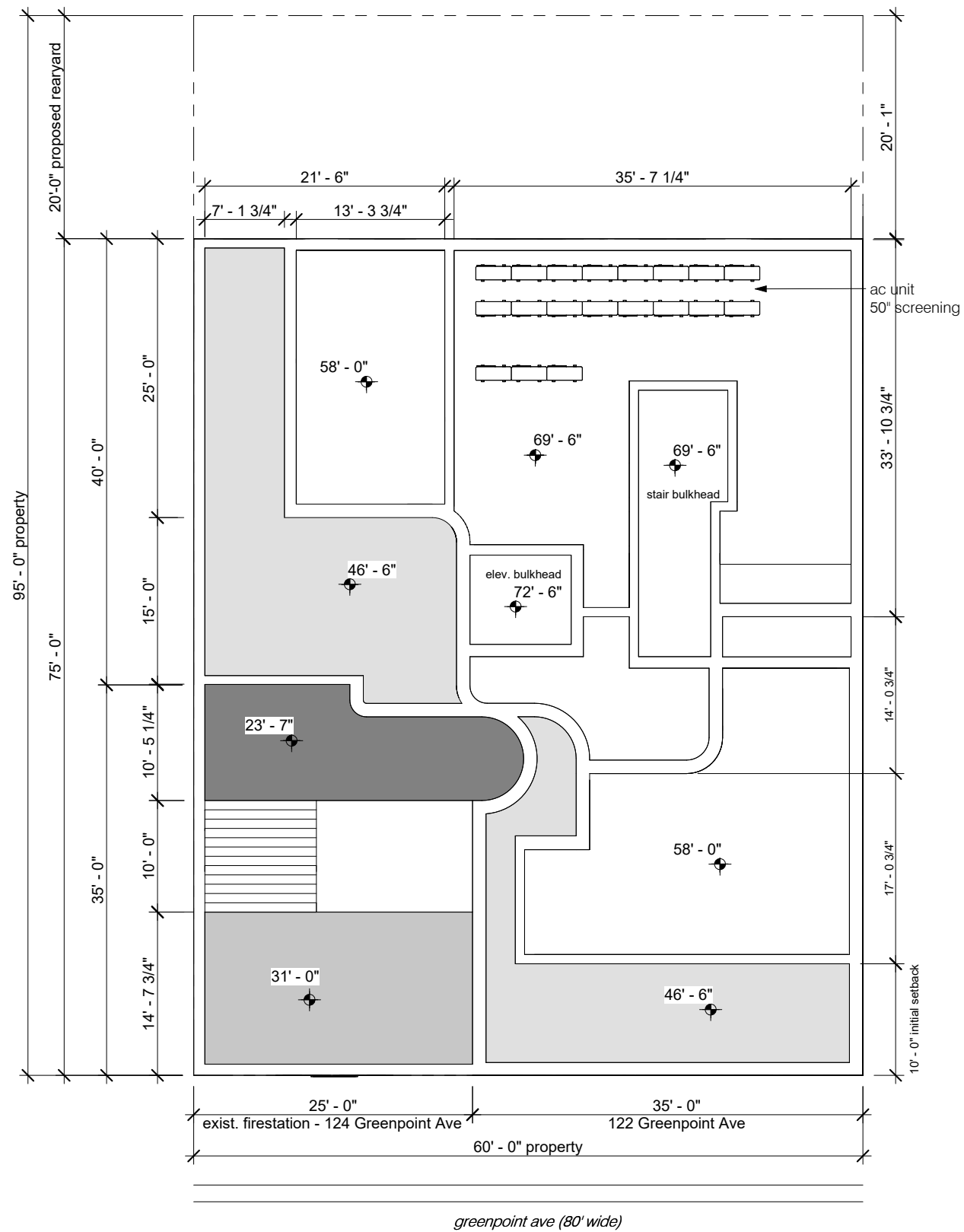
CURRENT PHOTO OF PROJECT SITE



Rear of 144 Greenpoint (firestation). Facade will be demolished at rear of site. Rear facade contains no existing historical detailing or significance.

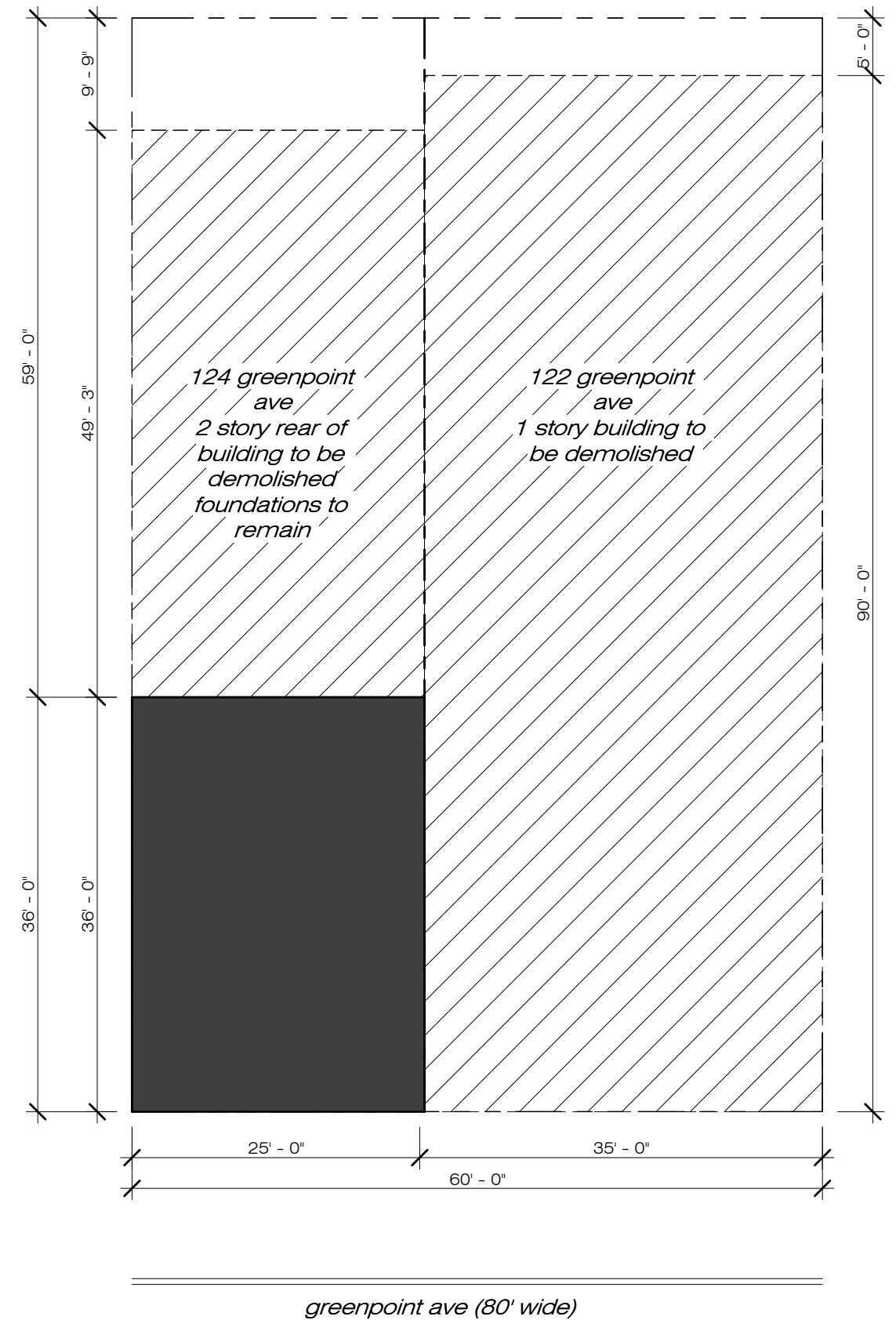
CURRENT PHOTO OF PROJECT SITE

Part 2 - Design Proposal

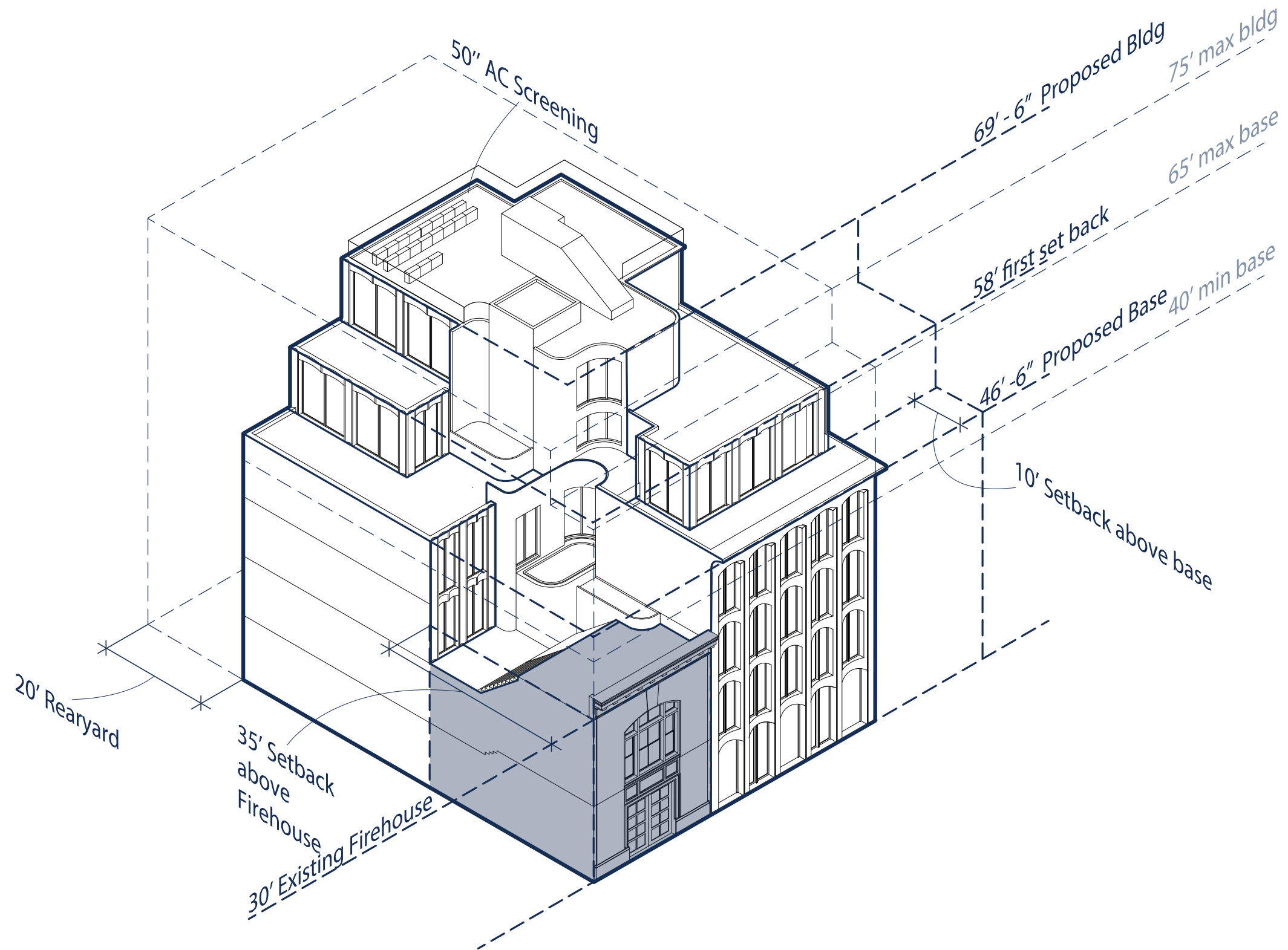


Proposed Site Plan

PROPOSED ZONING SITE PLAN

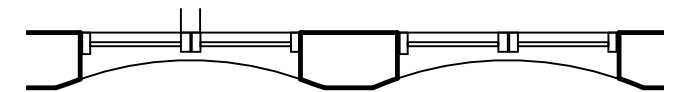
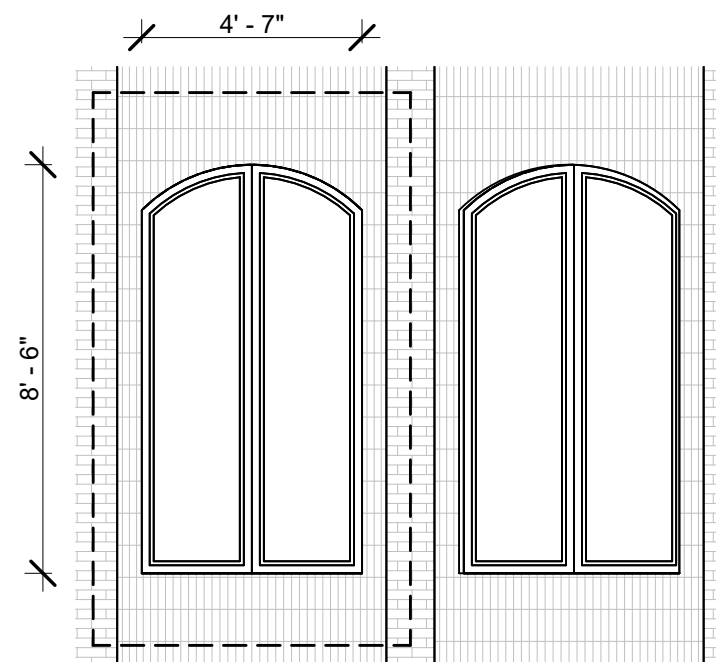
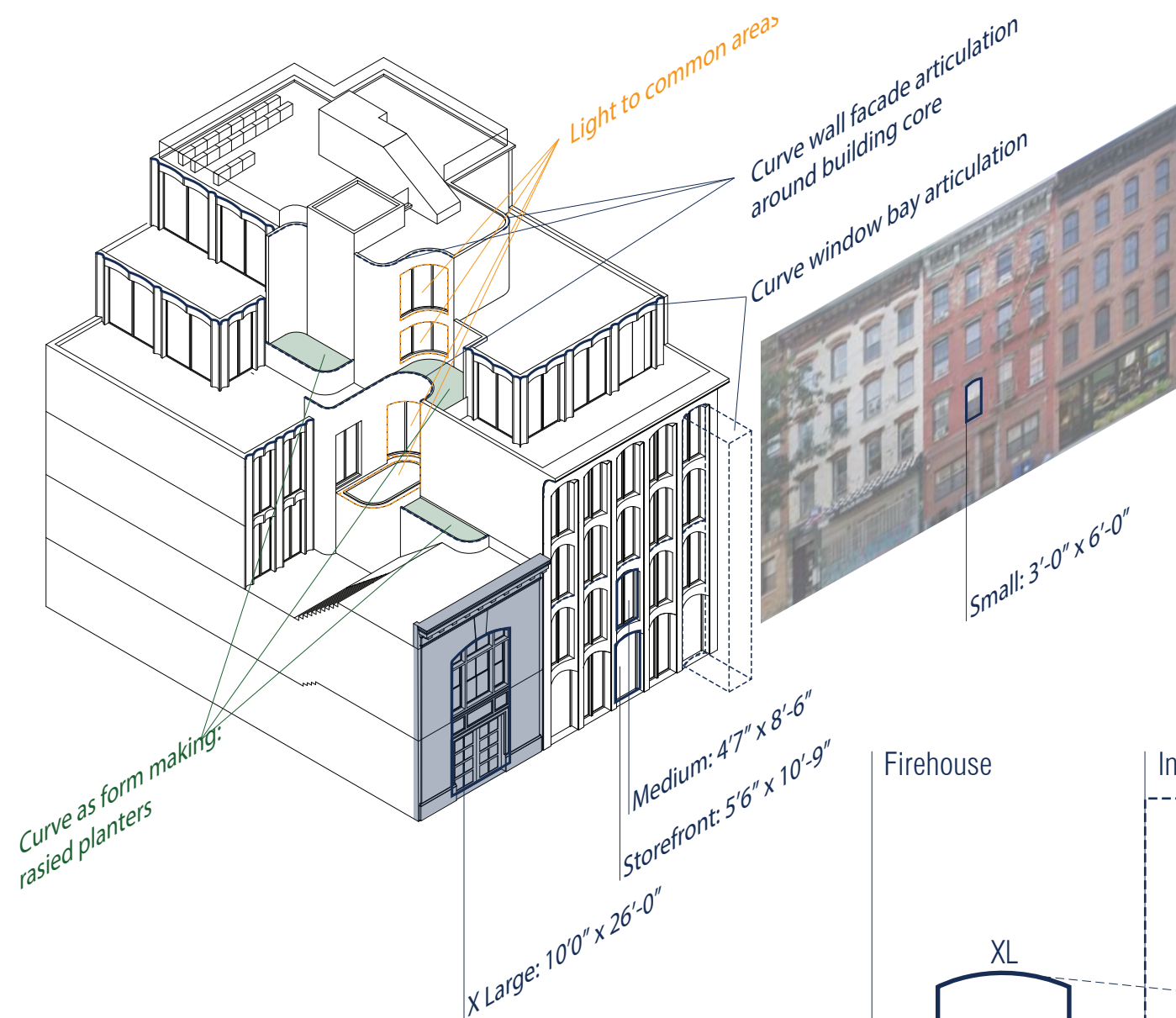


Demolition Site Plan

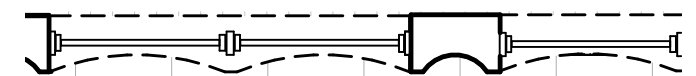


ZONING AXON
SCALE : NTS

PROPOSED ZONING AXON



Brick facade Window
- 50 % facade: brick + 50 % facade: window



Offset Facade Window
- Concave facade articulation mimics segmented arches
- Provide depth/ shadow/ detail to facade

Firehouse

Infill lot

Typical lot along Greenpoint Avenue



Windows at new facade with segmented arch to march the firestation and properties further down block.

Scale of arch shifts become an inbetween size scaled down from firehouse and up from typical window opening

FACADE STRATEGY





greenpoint ave.

Aluminum and brick
facade components at
setbacks

Bronze anodized
alum. clad windows

Existing
limestone facade
to be repaired,
resurfaced as
required, paint
removed

New Steel windows
at existing
opening to match
existing

Brick facade w/
arched windows and
cornice; arches to
tie into geometry
of firestation
arches and arches
from windows
elsewhere on
street

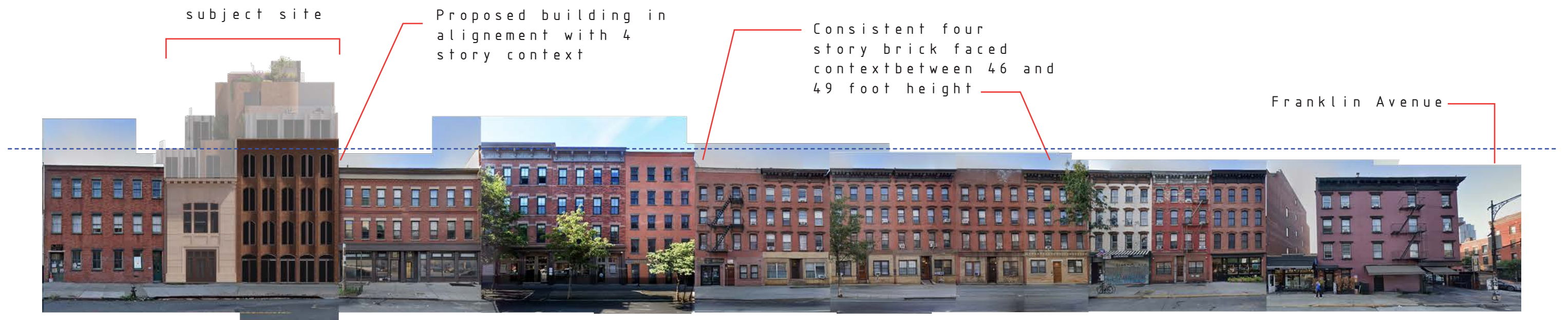
New Apartment
entry door to
match firestation
doors

Storefront Entry
Glazing

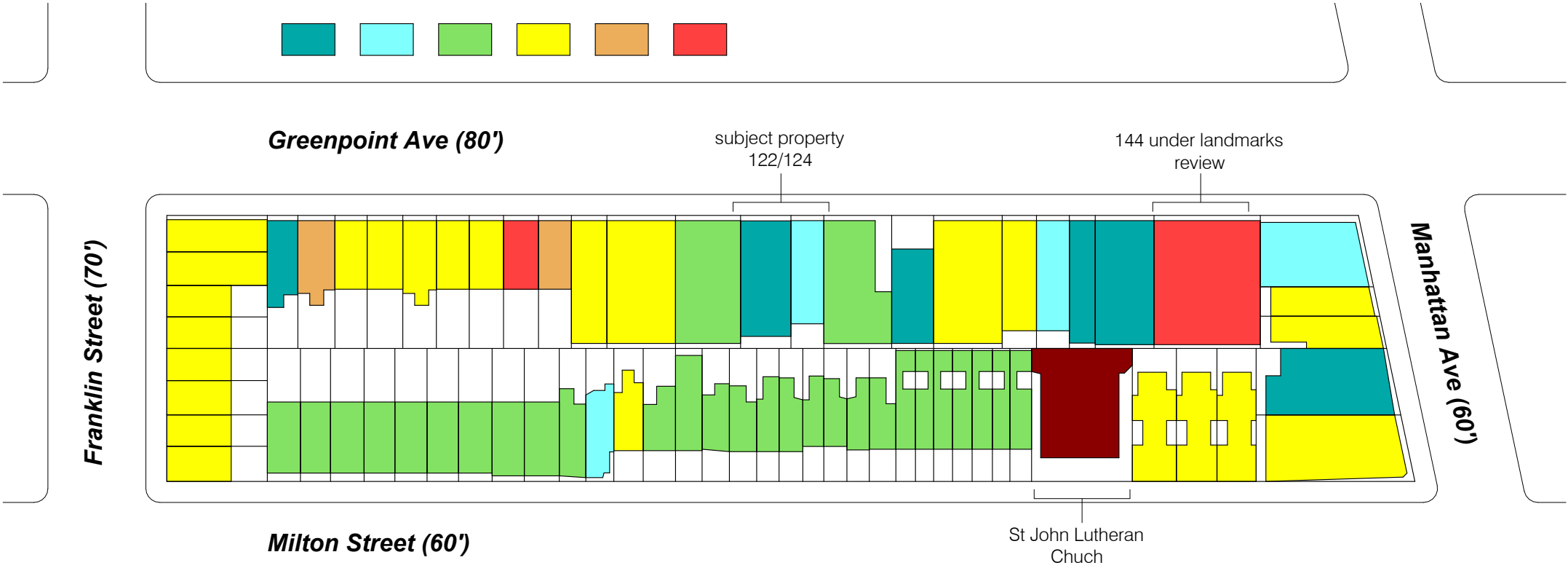
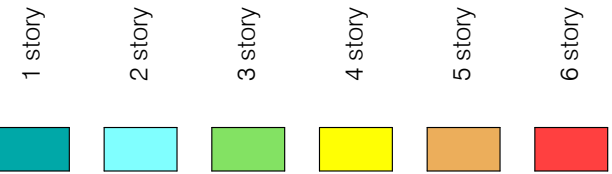
STREETSCAPE STRATEGY



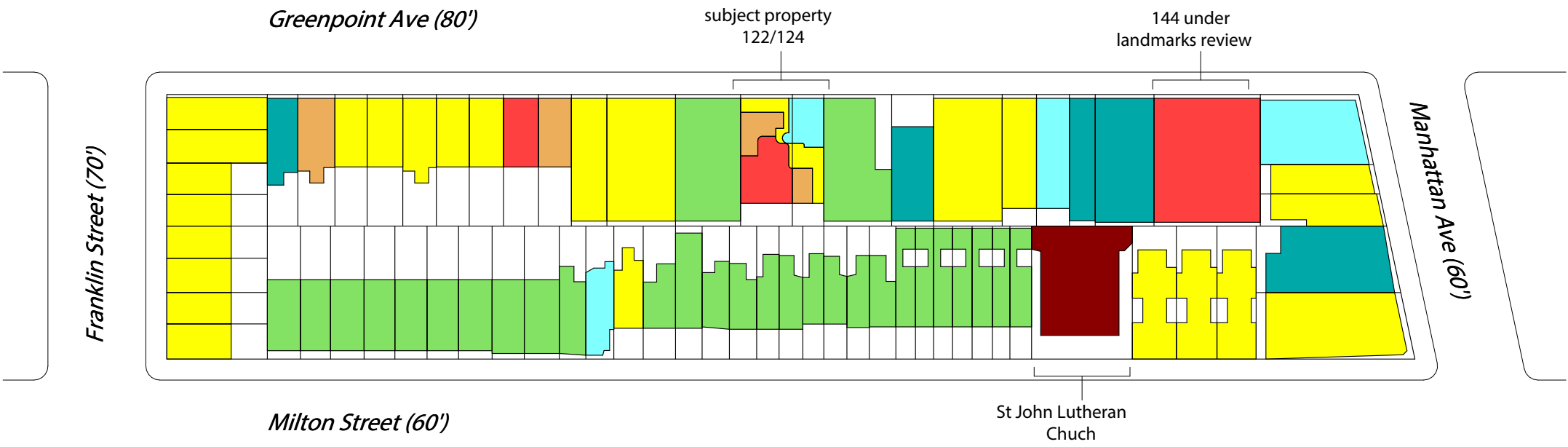
street wall lacks uniformity between subject site and Manhattan Ave; building typology and style also varies greatly



street wall between subject site and Franklin street becomes more cohesive with a general brick materiality and four story mixed use building type with ground floor retail



block plan existing



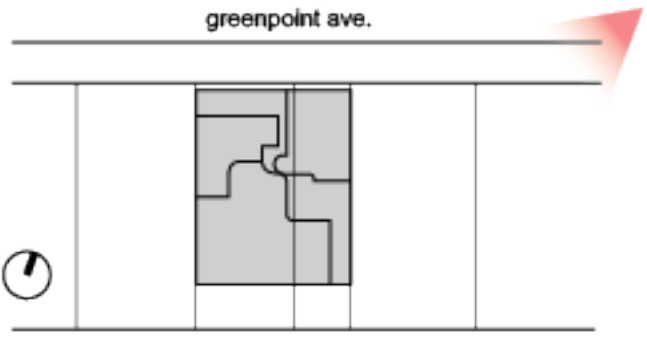
block plan proposed

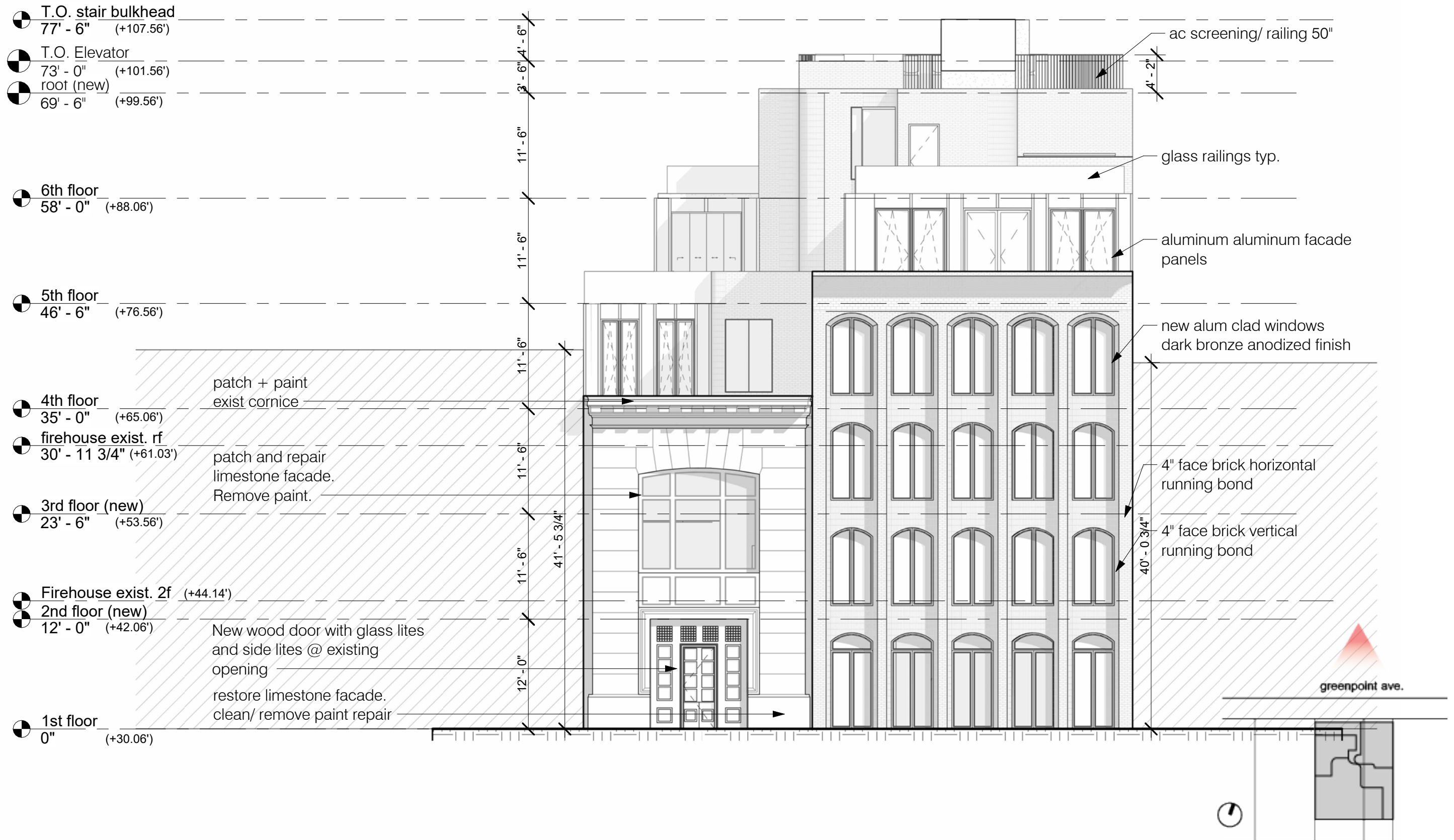
BLOCK PLAN



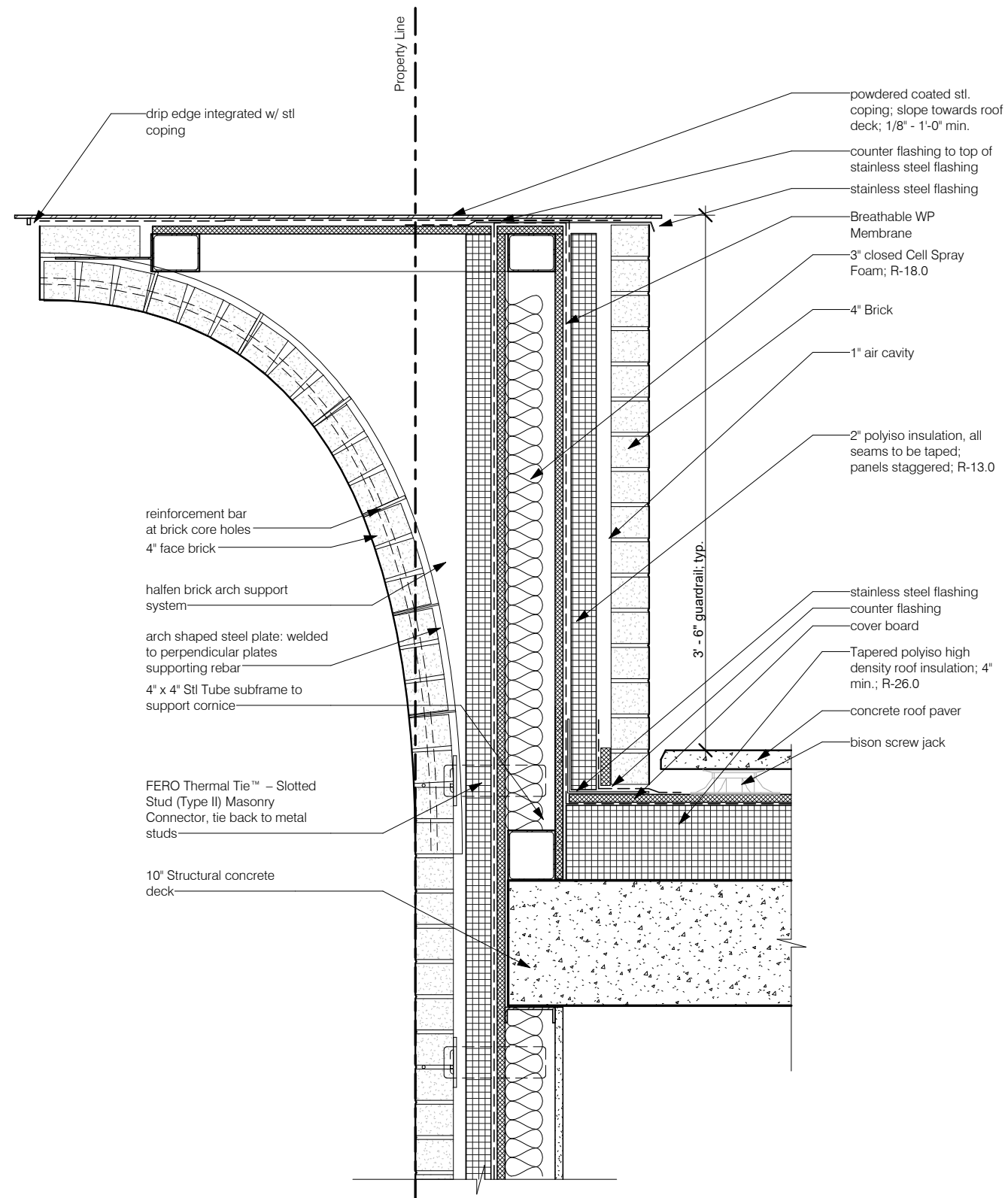




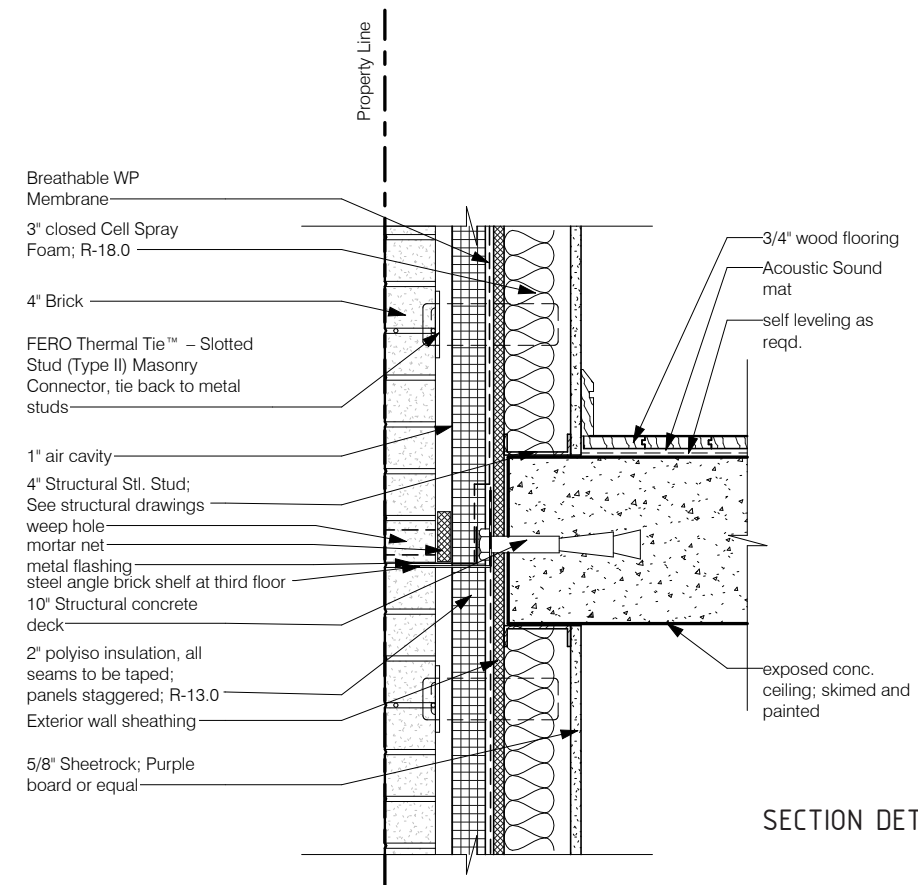




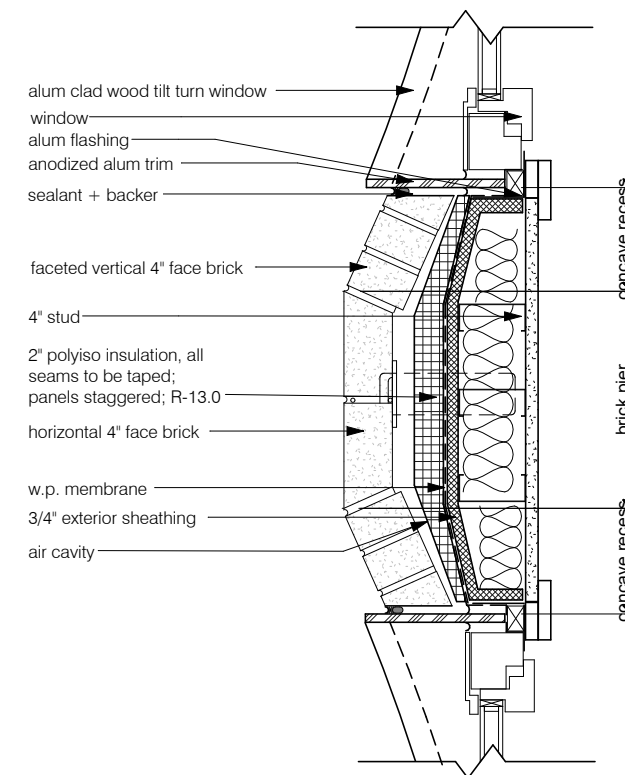
PROPOSED FRONT/NORTH ELEVATION



SECTION DETAIL @ BRICK FACADE



SECTION DETAIL @ BRICK FACADE



PLAN DETAIL @ BRICK PIER

DETAIL @ BRICK FACADE

- T.O. stair bulkhead
77' - 6"
- T.O. Elevator
73' - 0"
- root (new)
69' - 6"

- 6th floor
58' - 0"

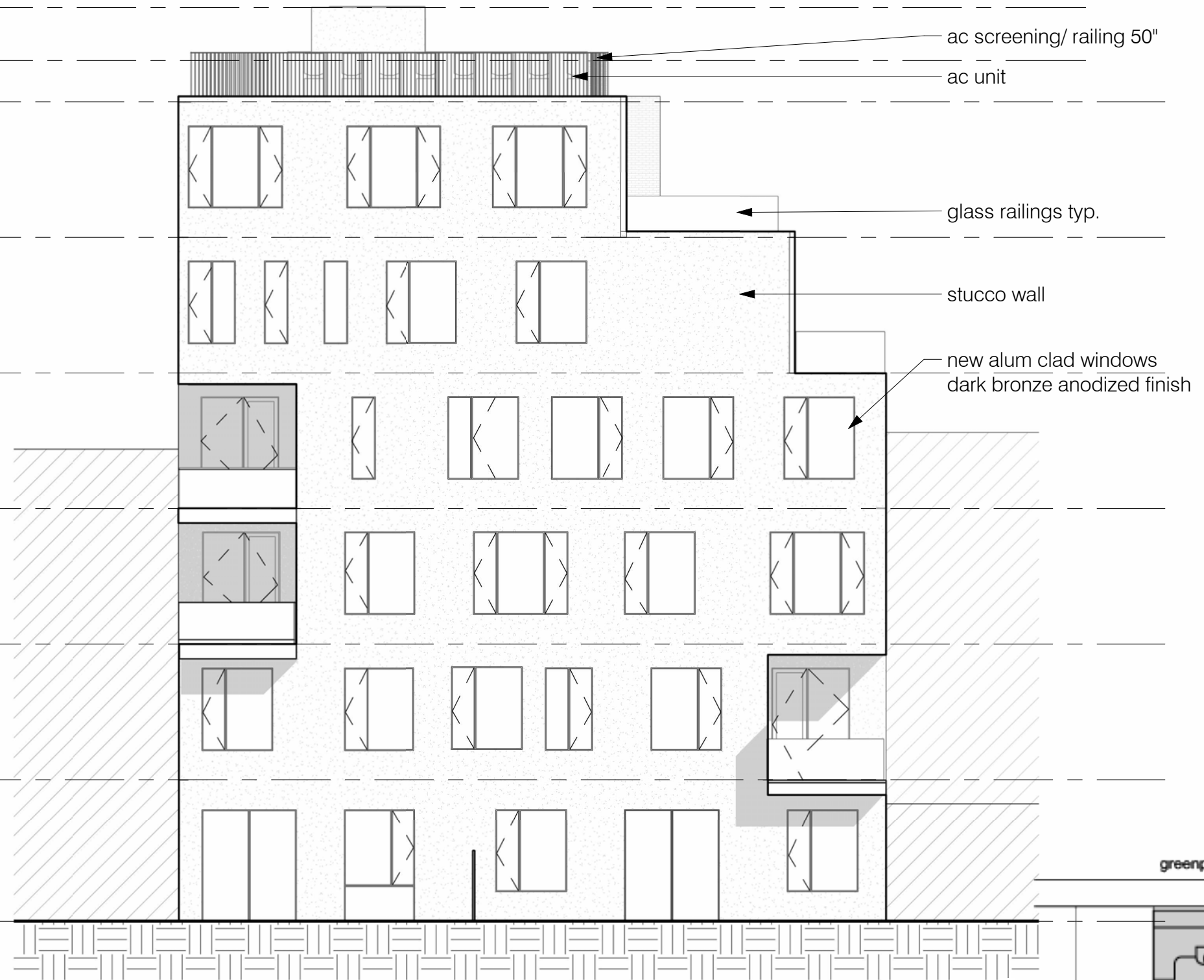
- 5th floor
46' - 6"

- 4th floor
35' - 0"

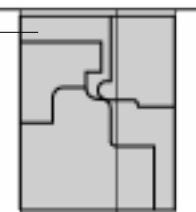
- 3rd floor (new)
23' - 6"

- 2nd floor (new)
12' - 0"

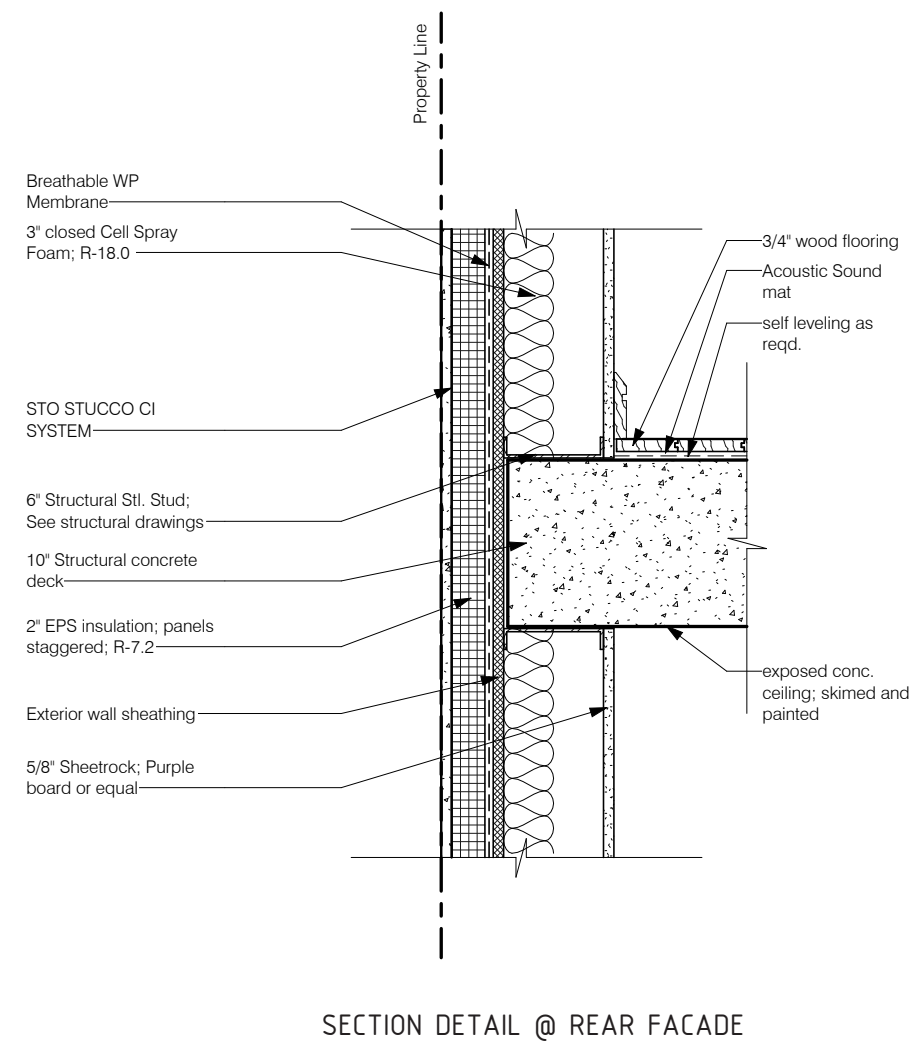
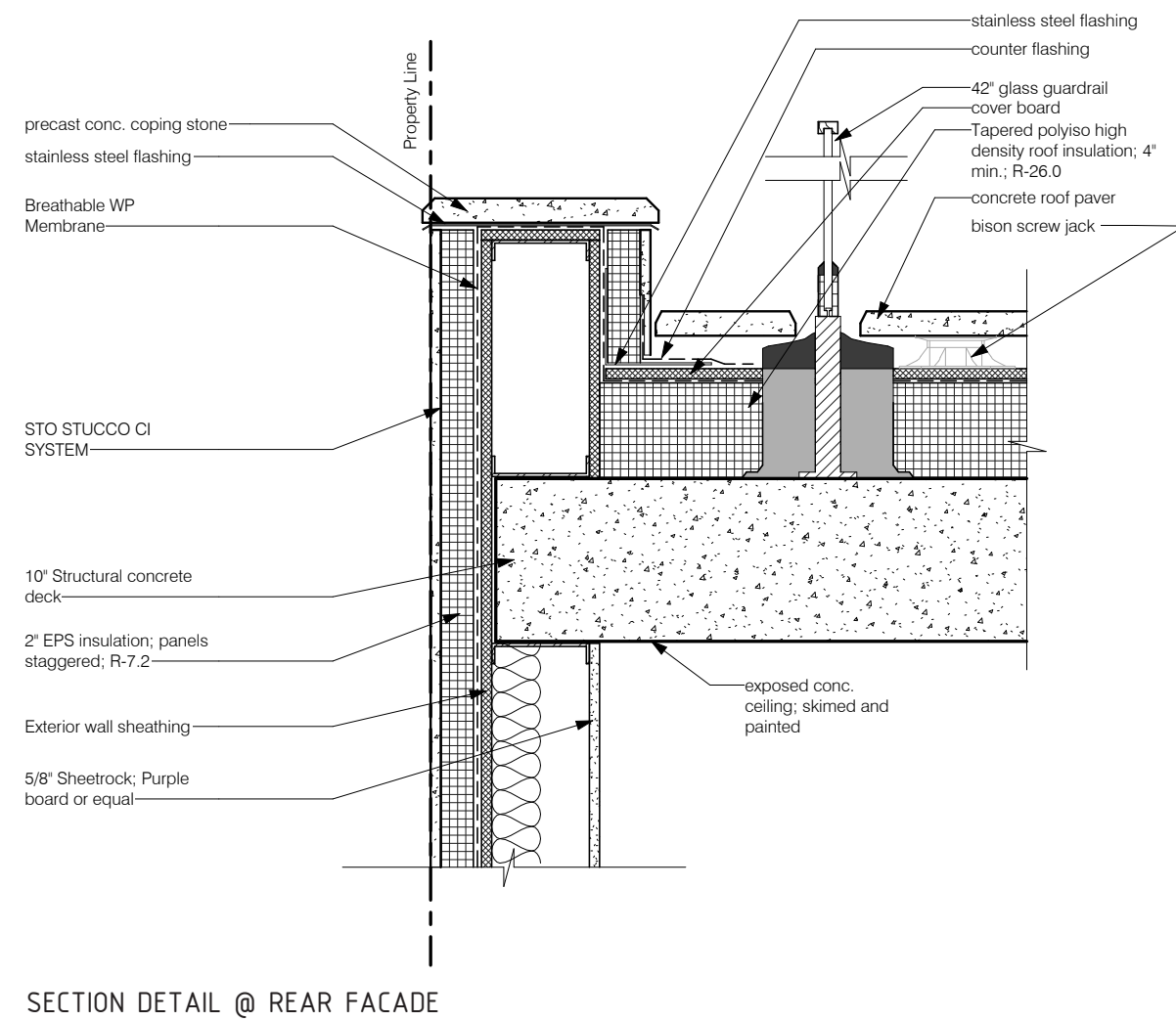
- 1st floor
0"

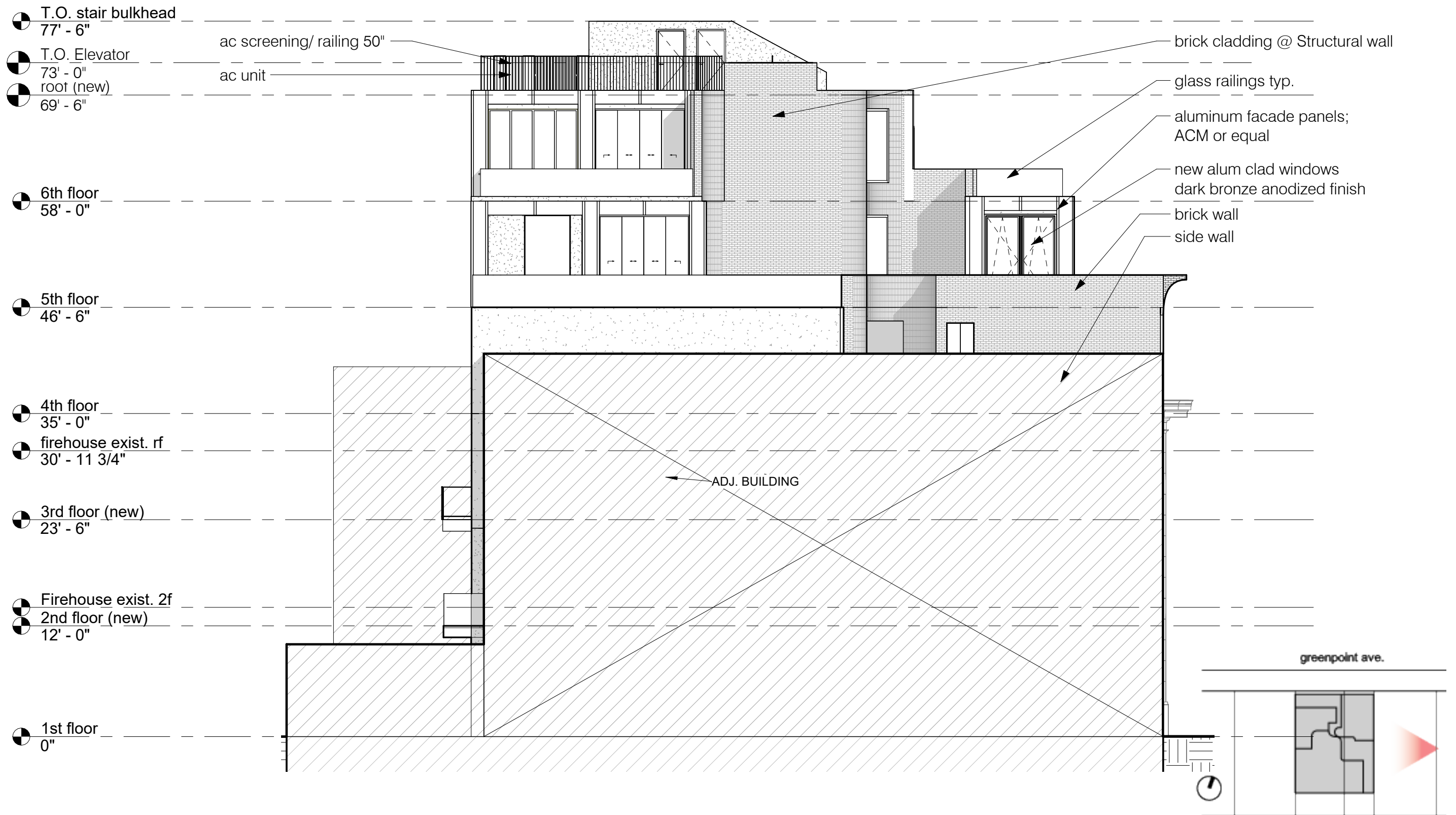


greenpoint ave.

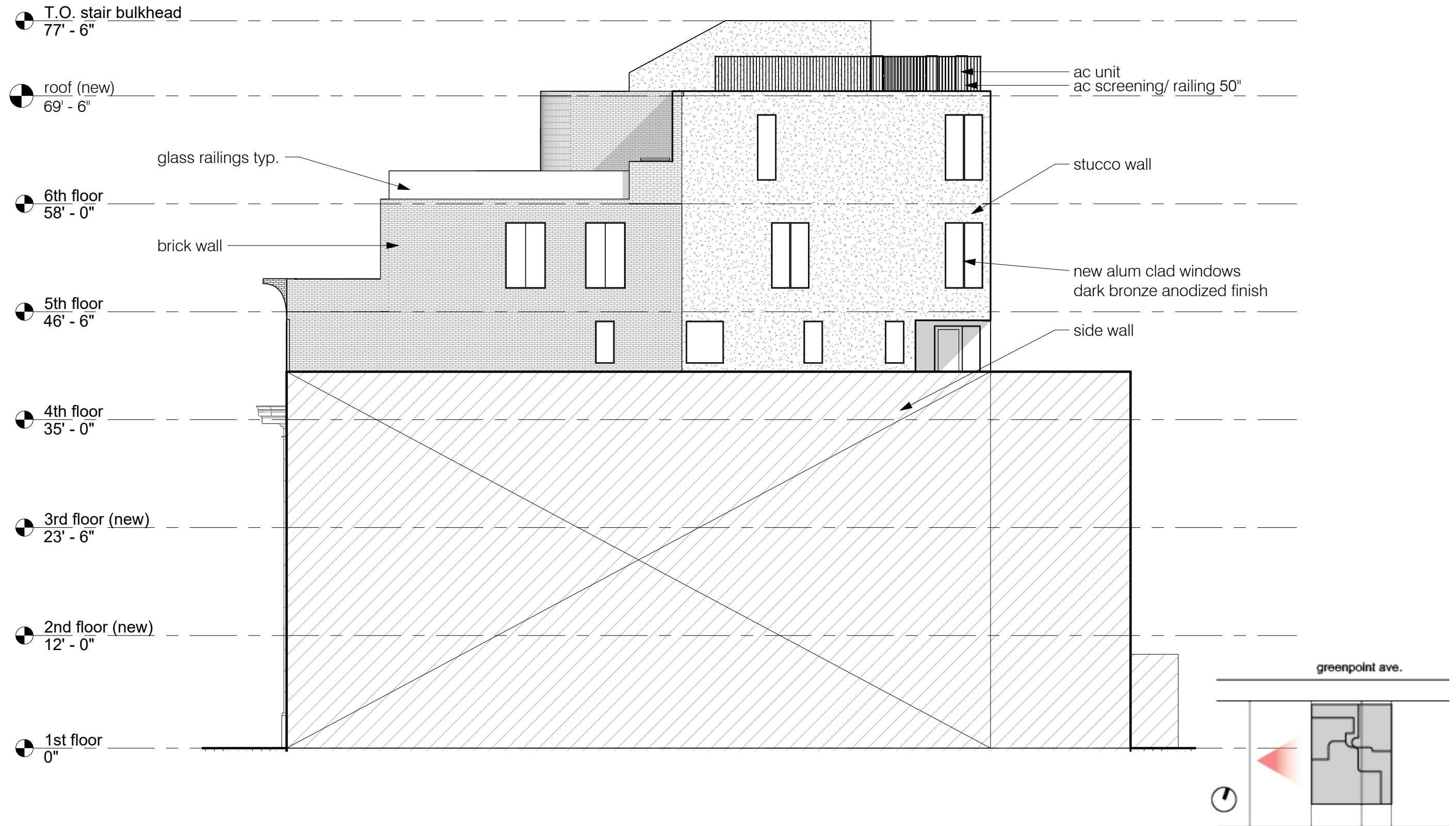


PROPOSED REAR/SOUTH ELEVATION

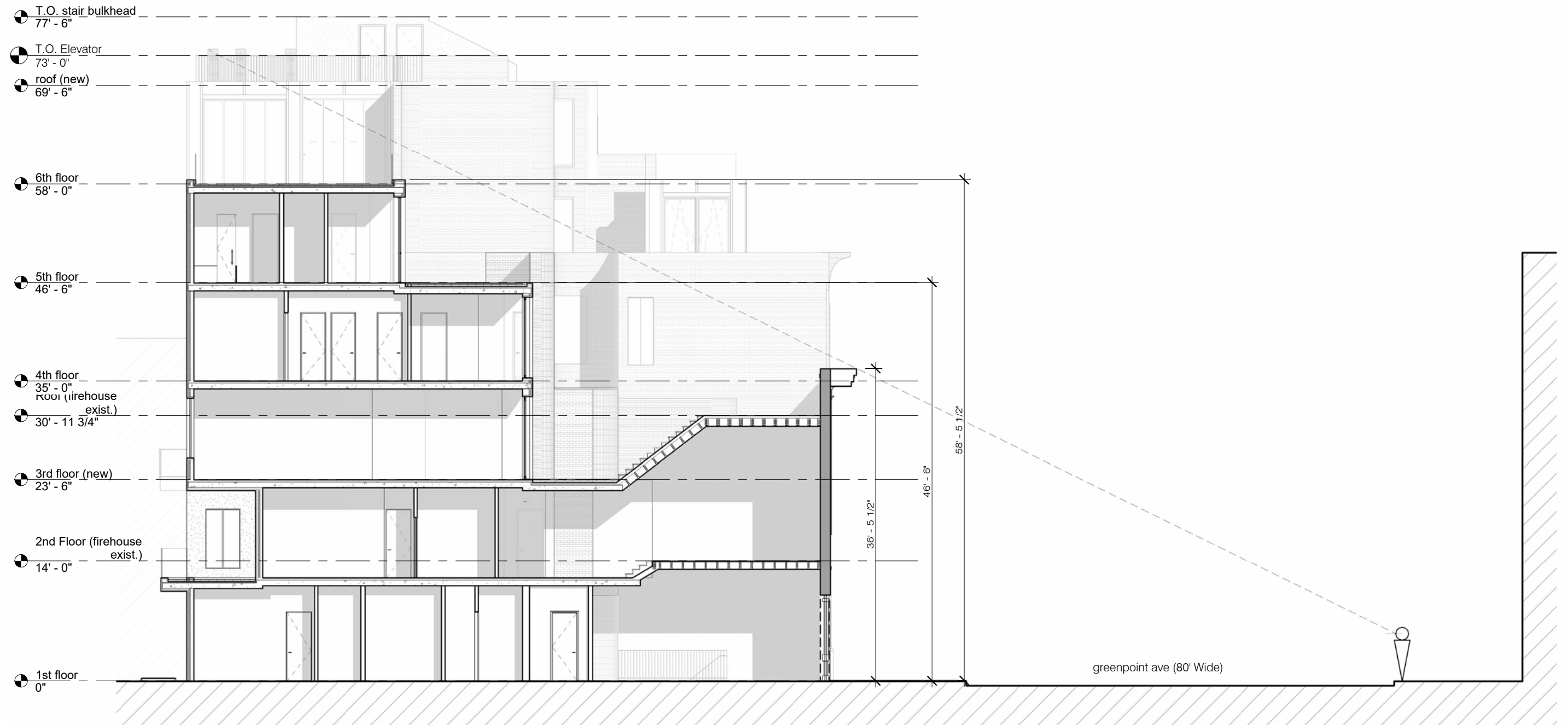




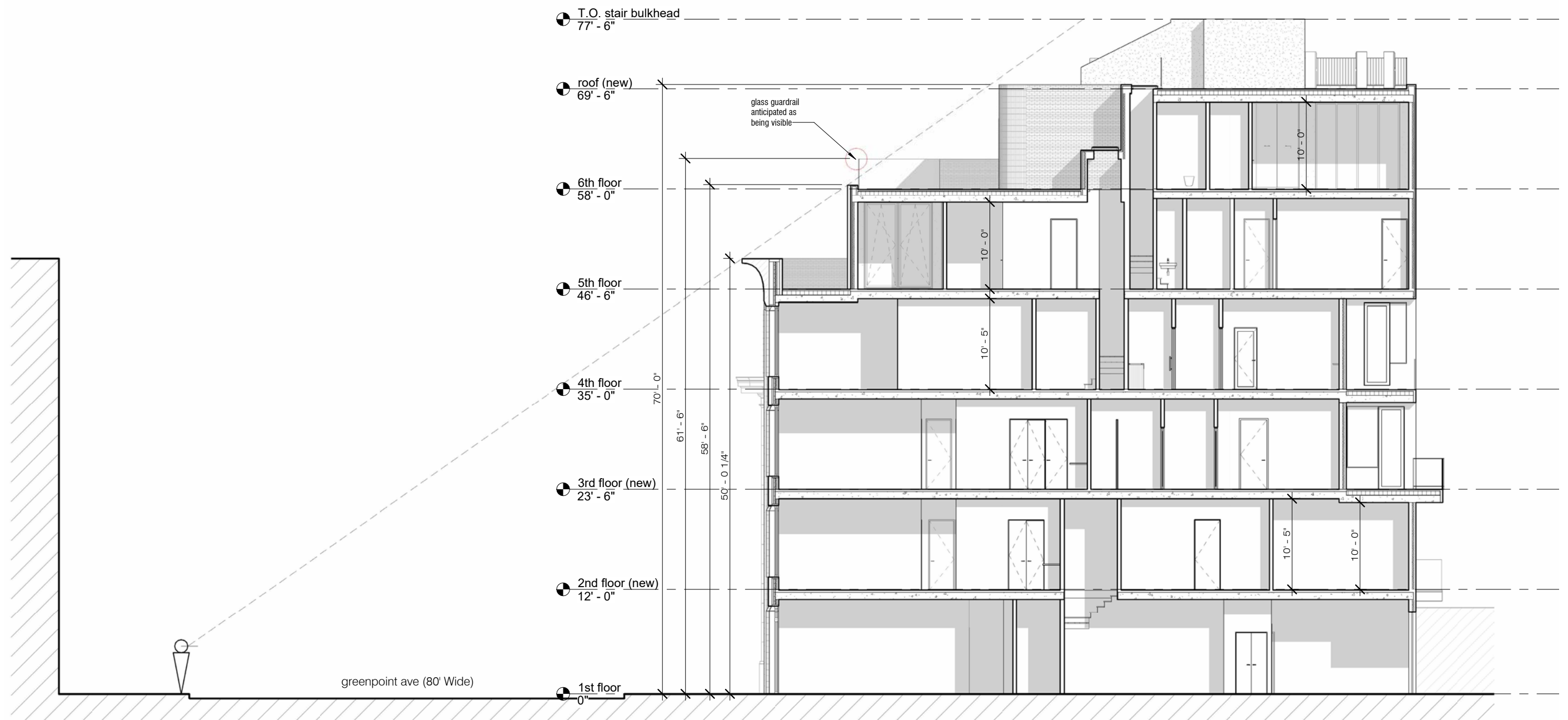
PROPOSED SIDE/EAST ELEVATION



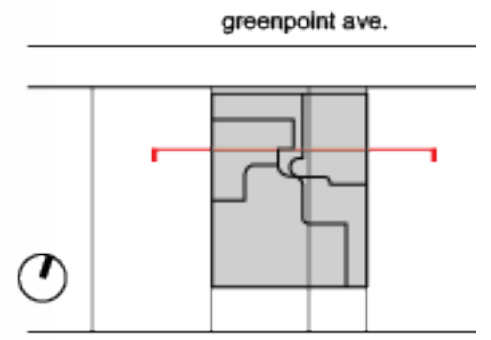
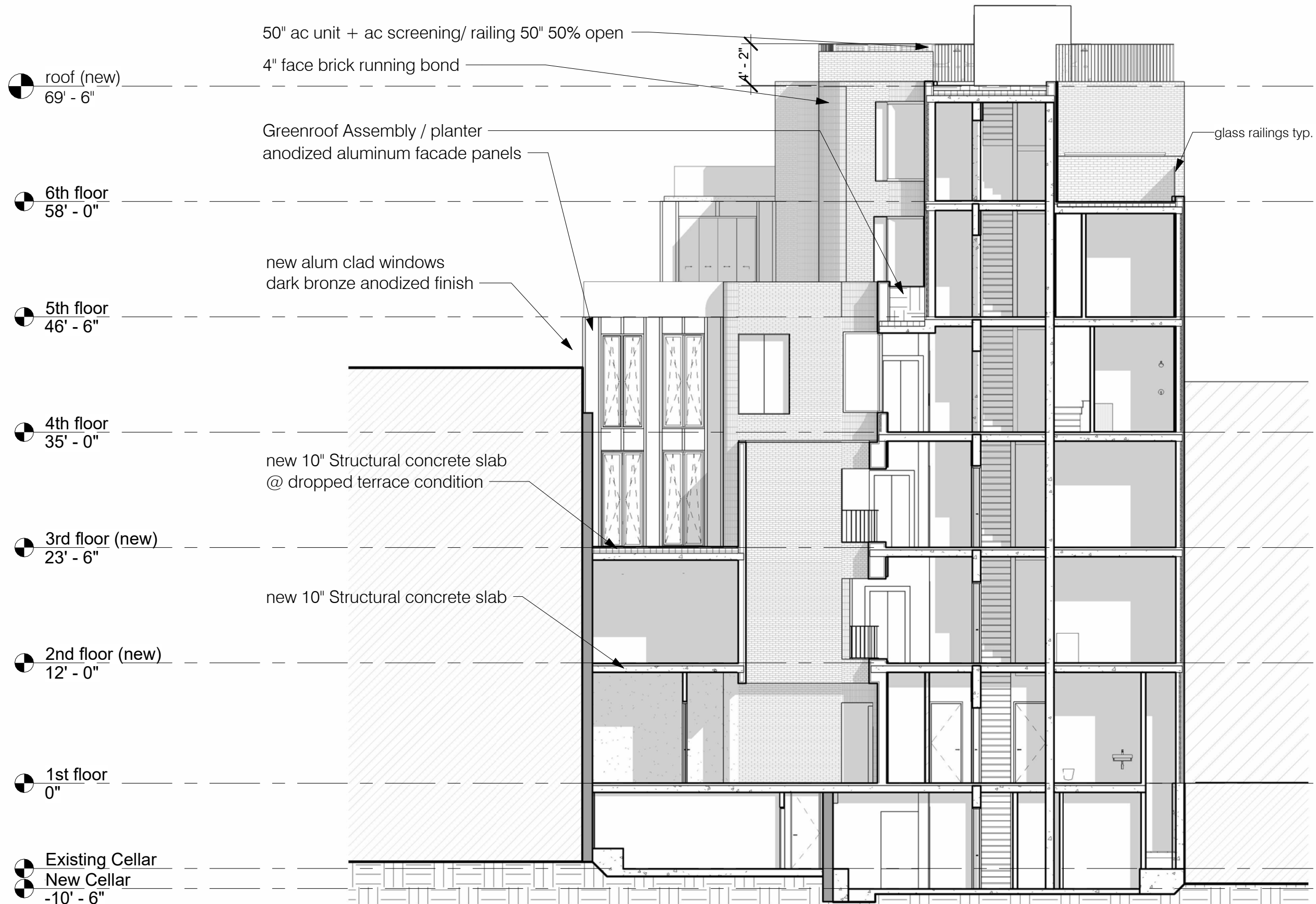
PROPOSED SIDE/WEST ELEVATION



SIGHT LINE



SIGHT LINE



PROPOSED EAST/WEST SECTION

● T.O. stair bulkhead
77' - 6"

● T.O. Elevator
73' - 0"
● root (new)
69' - 6"

ac screening/ railing 50" 50% open

4' - 2"

50" ac unit

glass railings typ.

● 6th floor
58' - 0"

10" concrete slab + roof pavers

stucco finish

● 5th floor
46' - 6"

● 4th floor
35' - 0"

side wall

● 3rd floor (new)
23' - 6"

New 10" Structural concrete slab

● 2nd floor (new)
12' - 0"

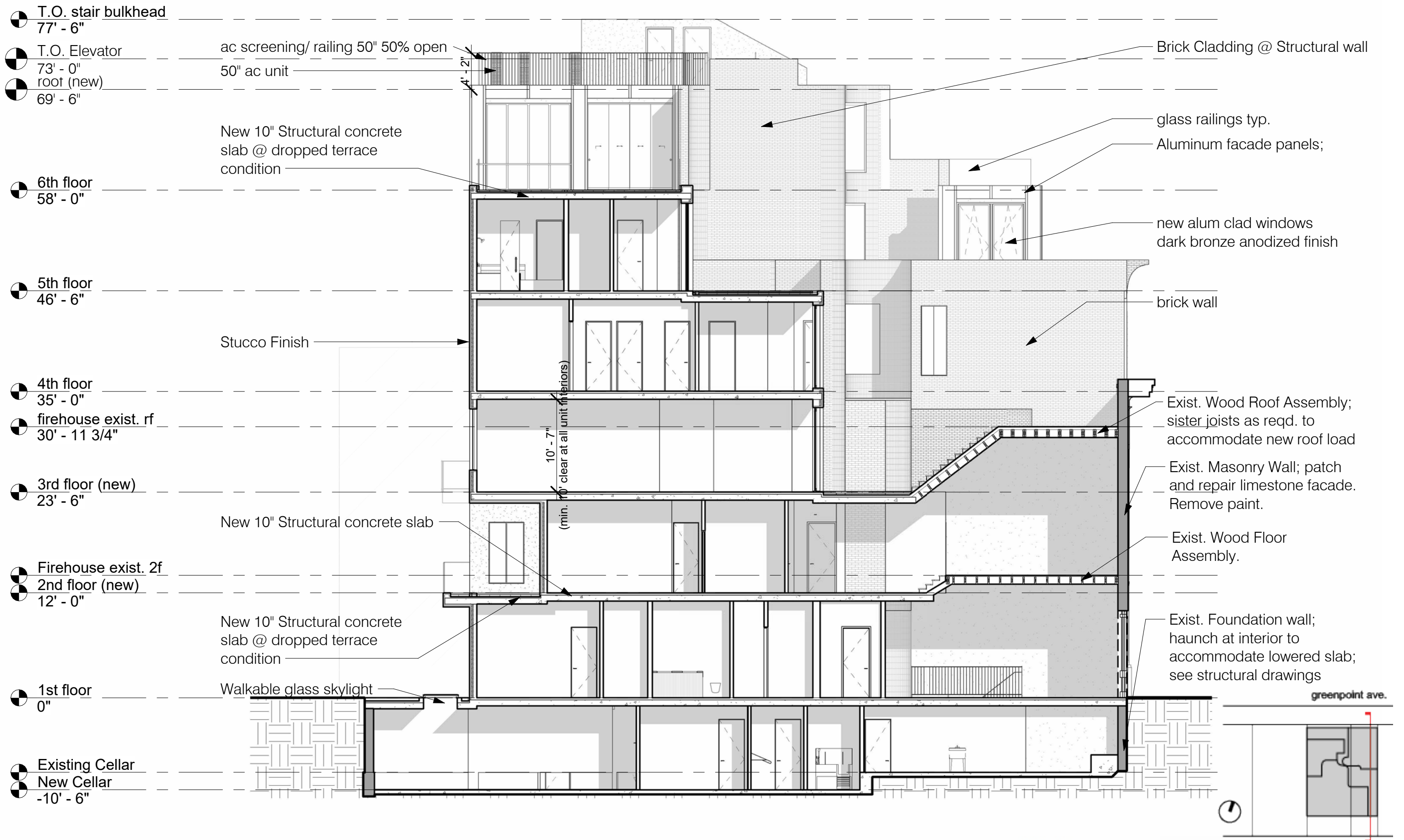
● 1st floor
0"

exist. foundation wall; haunch at
interior to accommodate lowered
slab; see structural drawings

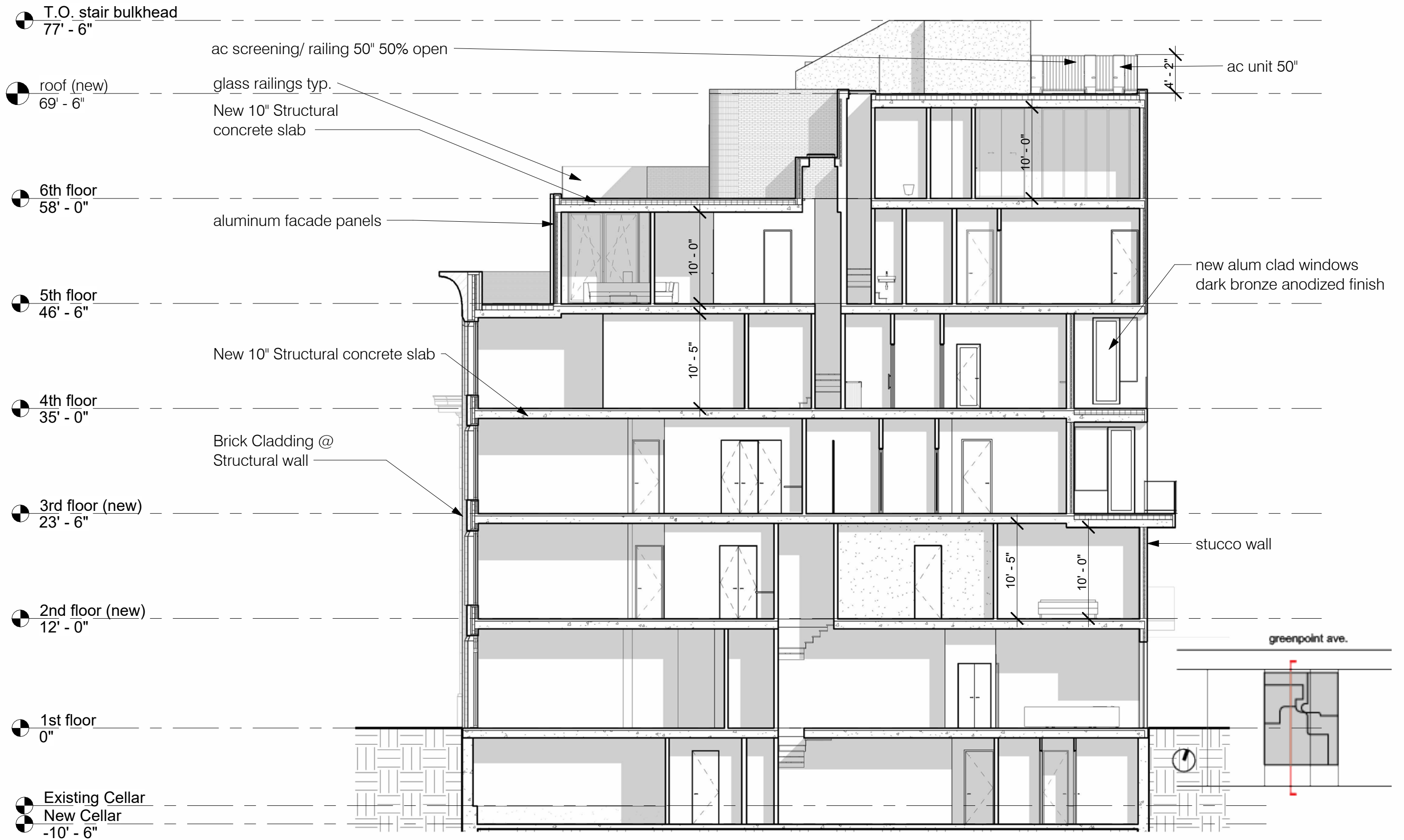
● Existing Cellar
● New Cellar
-10' - 6"

greenpoint ave.

PROPOSED EAST/WEST SECTION



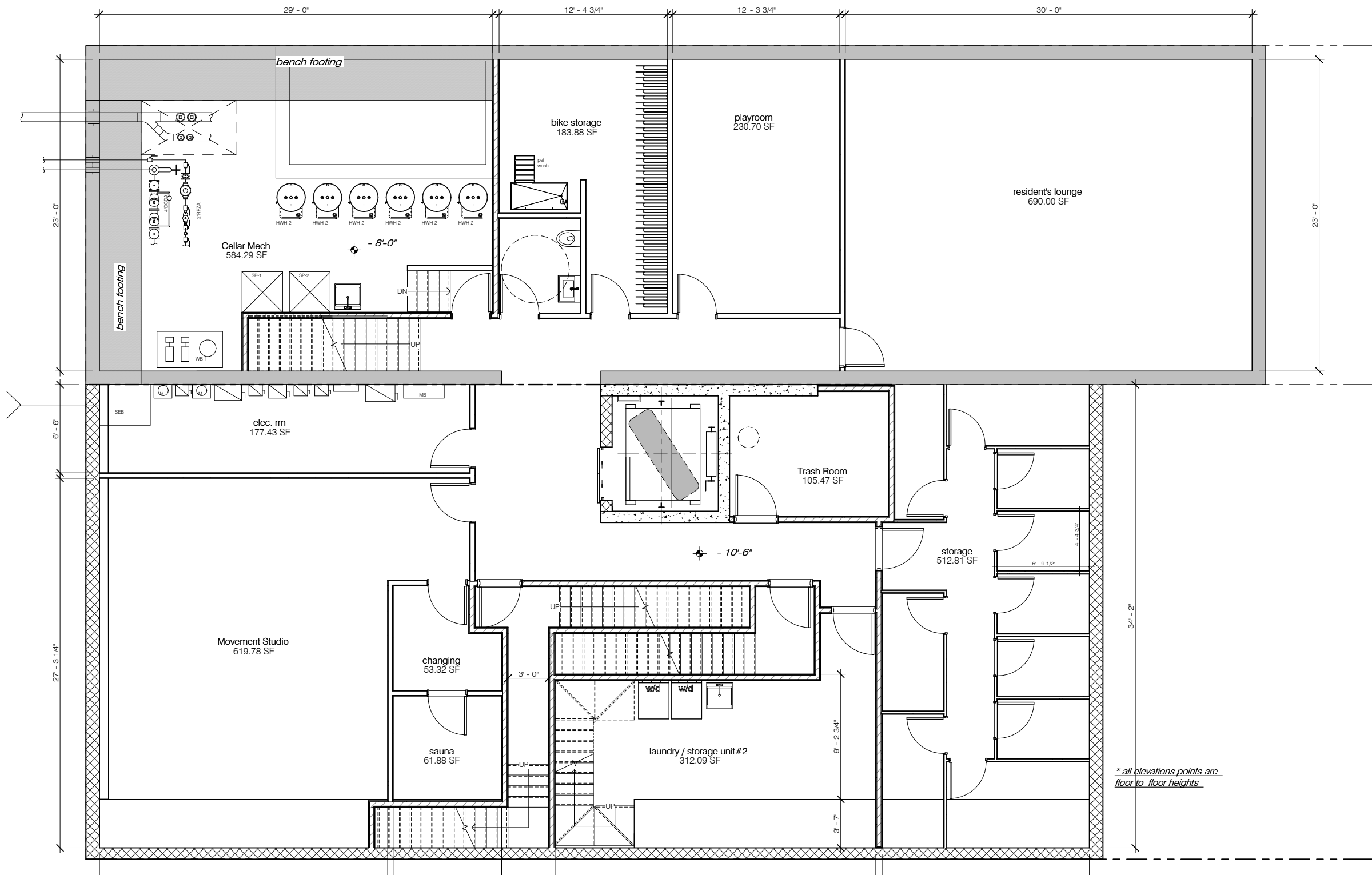
PROPOSED SOUTH/NORTH SECTION



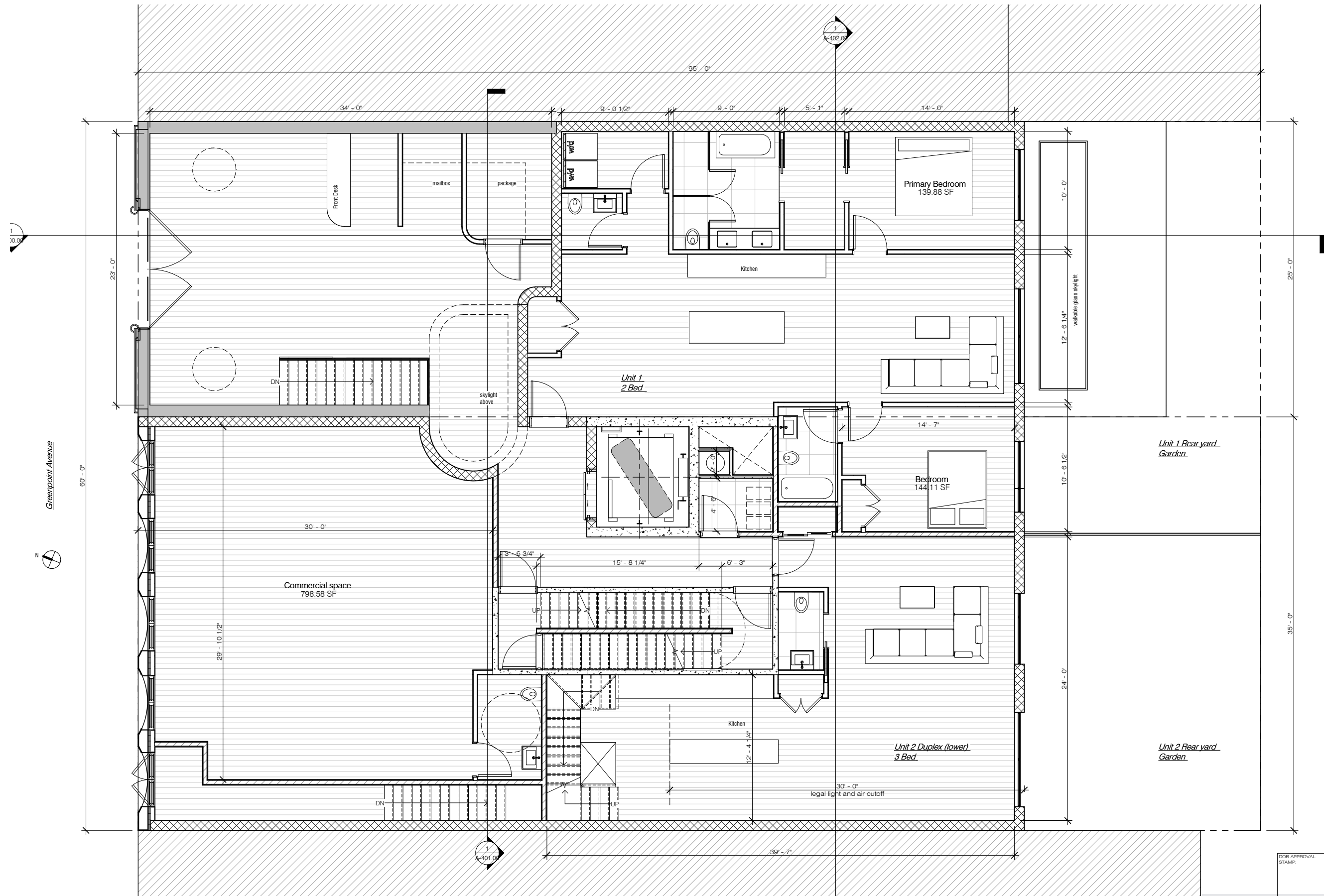
PROPOSED SOUTH/NORTH SECTION



NEW ENTRY DOOR TO REFLECT ORIGINAL FIREHOUSE DOOR



PROPOSED CELLAR FLOOR PLAN



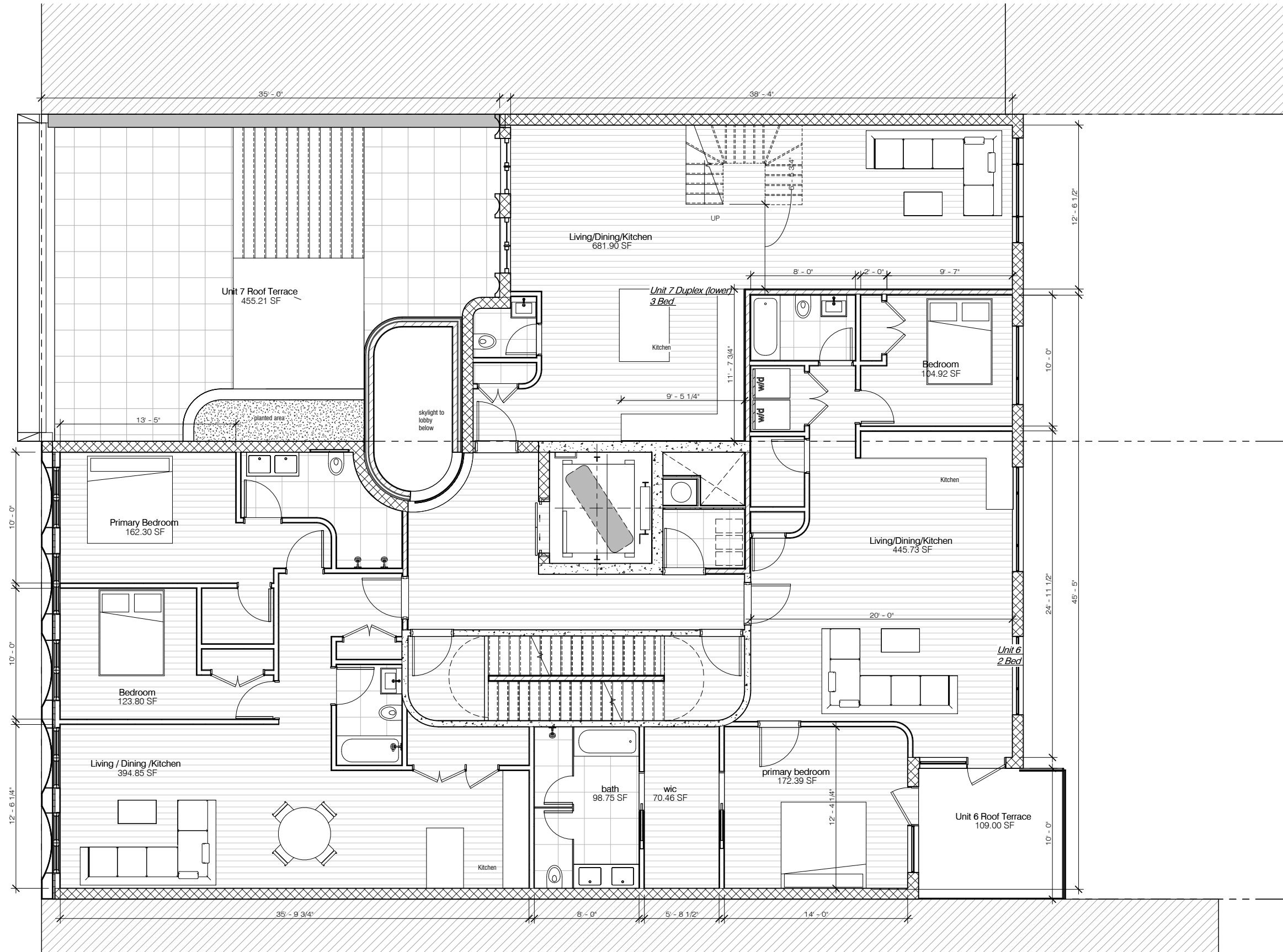
PROPOSED 1st FLOOR PLAN

OperA
Studio | ARCHITECTURE

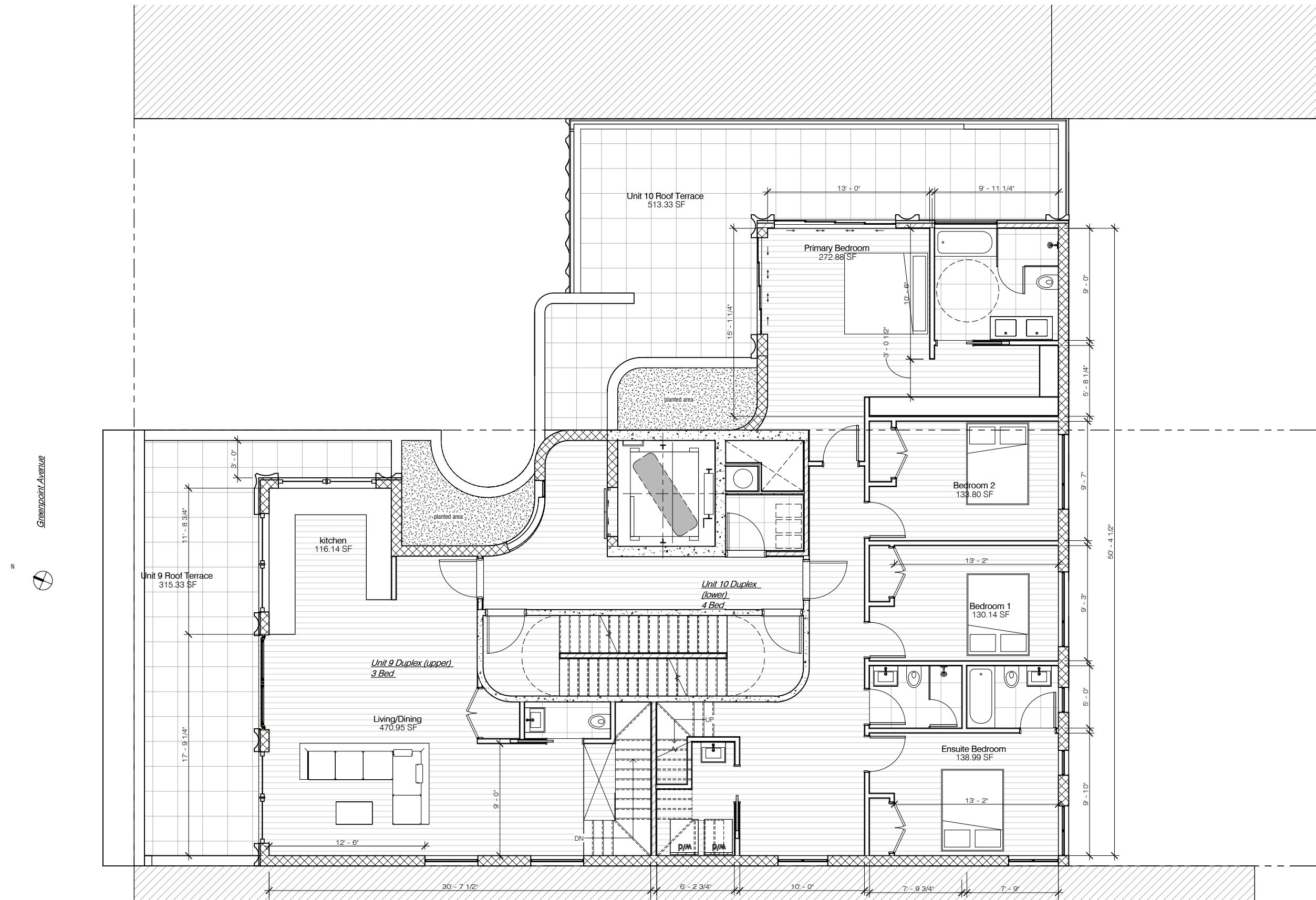
122-124 Greenpoint Ave

02.17.2026

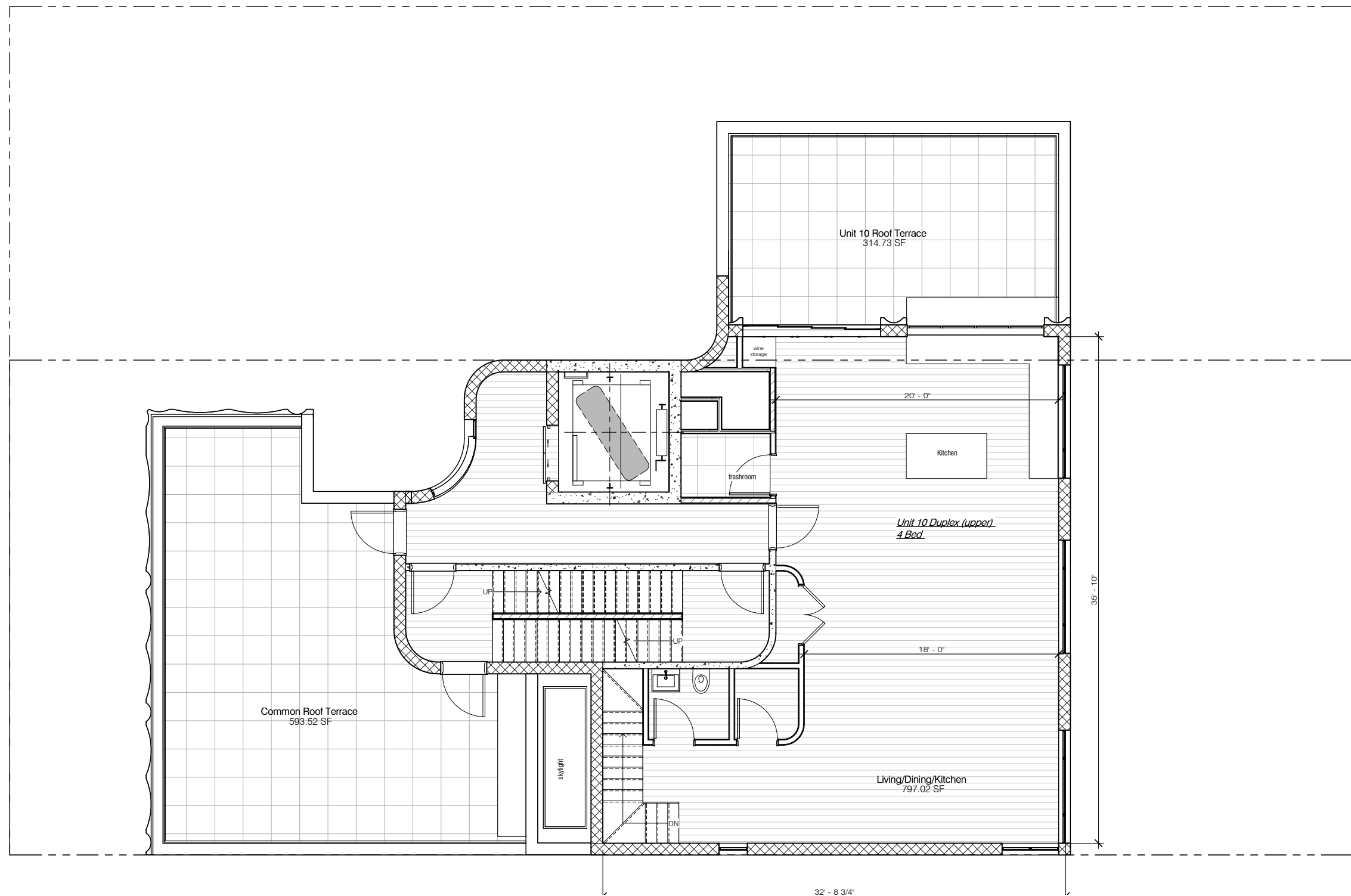




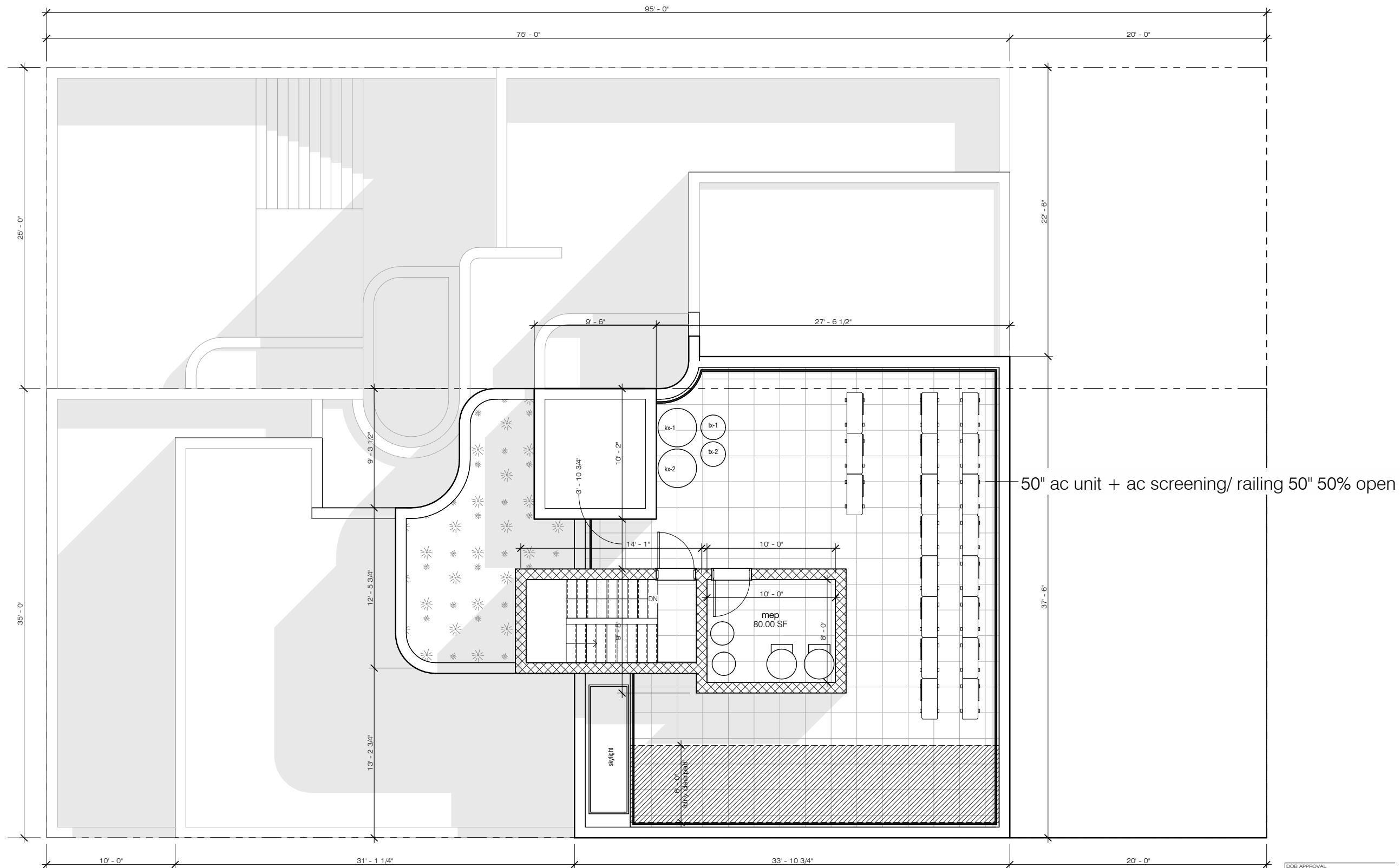
PROPOSED 3rd FLOOR PLAN



DOB APPROVAL
STAMP:



PROPOSED 6th FLOOR PLAN



PROPOSED ROOF PLAN



STREETSCAPE STRATGEY

Proposed new building
at 144 Greenpoint
Avenue

subject site

Manhattan Avenue



street wall lacks uniformity between subject site and Manhattan Ave; building typology and style also varies greatly

subject site

Proposed building in
alignment with 4
story context

Consistent four
story brick faced
context between 46 and
49 foot height

Franklin Avenue



street wall between subject site and Franklin street becomes more cohesive with a general brick materiality and four story mixed use building type with ground floor retail



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

April 14, 2026

COMMITTEE REPORT

Joint Parks & Waterfront and Women's Issues Committees

TO: Chairperson Fuller and CB1 Board Members

FROM: Philip Caponegro, Parks & Waterfront Committee Chair
Janice Peterson, Women's Issues Committee Chair

RE: Committee Report from March 25, 2026

The Joint Committees met in the Evening of March 25, 2026, at 6:00 PM Location: Bushwick Inlet Park Office, 86 Kent Avenue. Brooklyn, NY. 11249

Members of the Parks & Waterfront Committee

(Caponegro, Chair; Horowitz. Co-Chair; Brooks; Carbone; Chesler; Goldstein; Mrowiec; Kelterborn; Peterson; Friedman; Sabel; Carter*; Kumarasamy* (* Non board member)
(7 Members constitutes a quorum for this committee)

Members of the Women's Issues Committee

(Peterson, Chair; Aguilar; Bamonte; Carbone; Horowitz; Kaminski; Leanza; Sabel; Brunschwiler*; Pool*; Raymond*; Spiroff*. (* Non board member)
(7 Members constitutes a quorum for this committee)

ATTENDANCE

Parks & Waterfront Committee:

Present: Caponegro (Chair), Horowitz (Co- Chair), Brooks, Chesler, Love, Kelterborn, Peterson, Friedman, Sabel.

Absent: Brooks, Carbone, Goldstein, Mrowiec, Carter*, Kumarasamy* (*Non-Board Member)

(9 Members Present a Quorum was achieved)

Women's Issues Committee:

Present: Peterson (Chair), Bamonte, Aguilar, Horowitz, Sabel, Brunschwiler*, Pool*. (*Non-Board Member)

Absent: Carbone, Kaminski, Leanza, Raymond*, Spiroff*. (*Non-Board Member)

(7 Members Present a Quorum was achieved)

1. Motion made by Steve Chesler, second by Katie Denny-Horowitz

1. The community wants a new timeline to expedite work on opening the pool, Spring of 2027 opening is unacceptable
2. The community wants monthly updates on all construction work to the pool & sidewalk vault.
3. As the pool work moves forward, the community wants improvements made to the entire facility. (Equipment, Programing, Bathroom facilities)
4. When work is completed, we want regular scheduled air quality test preformed.

The vote was as follows:

Parks committee: 8 "YES", 0 "NO", 0 "ABSTENTIONS"

Women's Issue Committee 7 "YES", 0 "NO", 0 "ABSTENTIONS"

2. Motion made by Bella Sabel, second Paul Kelterborn

When all work is completed & Metropolitan pool reopens the community would like to see an expansion of Woman's Swim Hours:

Total of 12 Hours a week (10 Total Daily A.M. Hours) 2 Evening Swim Hours

The extra hours will not interfere with any existing Lap swimming time.

The vote was as follows:

Parks committee: 8 "YES", 0 "NO", 0 "ABSTENTIONS"

Women's Issue Committee 7 "YES", 0 "NO", 0 "ABSTENTIONS"



Metropolitan Recreation Center and Pool

CB1 Update
March 25, 2026

Parks



Air Quality, Ozone & Mechanical Equipment

- Ozone is a naturally occurring gas that exists in the atmosphere with elevated levels at ground level and indoor buildings when outdoor temperatures increase and air quality is poor.
- Elevated ozone is a respiratory irritant that can cause coughing, throat irritation, chest pain and breathing difficulties upon extended exposure
- Mechanical equipment filters fresh air and ventilates indoor air to maintain safe ozone levels in facilities.
- Failure of the dehumidification mechanical equipment at Met Recreation Center reduced this systems ability to adequately maintain safe air quality levels.

Metropolitan Pool Timeline

December 2024	Elevated ozone levels detected; facility closed
Summer 2025	Short term, limited upgrades completed; facility failed re-test
Summer 2026	Anticipated start of de-humidifier replacement
Fall 2026	Anticipated start: filter plant and sidewalk reconstruction
Fall 2027	Anticipated construction completion; rec center reopens
Spring 2028	Anticipated start: roof reconstruction; rec center to remain open during construction

Phase 1 – Short-term limited upgrades

Work Scope

- Mobilized in house forces to provide fresh air into the natatorium and adjacent offices.
- Installed a new heat pump air conditioning units in the lobby, exercise room and dance room that improve indoor air temperatures.
- Work Completed June 2025

Result

- Improvements did not improve air quality enough to pass July 2025 re-testing. Center remains closed and testing agency will not re-test until larger improvements in Phase 2 are complete.

Phase 2 – Dehumidifier Replacement Fully Funded 2024

Work Scope

- Complete replacement of dehumidifier system.

Current Status

- Pending contract award; anticipated start Summer 2026
- Recreation center can be retested upon completion of capital project

Phase 3 – Pool Filter Plant & Sidewalk Vault Reconstruction

Work Scope

- Replacement of the pool filtration system to ensure uninterrupted operation of the pool.
- Sidewalk vault along Bedford Avenue will be reconstructed to address structural deficiencies identified by Parks Engineers.

Current Status

- Pending contract bid opening; anticipated start fall 2026
- Anticipated completion late 2027 – Facility Opens!



**Thank You!
Questions?**

Ilan Kutok, Chief of Operations

Parks



COMMUNITY BOARD No. 1

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CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

April 14, 2026

COMMITTEE REPORT

Housing & Public Housing Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Rabbi David Niederman, Housing & Public Housing Committee Chair

RE: Housing & Public Housing Committee Report from March 16, 2026

The Committee met on the evening of March 16, 2026, at 6:00 PM at the Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Avenue), Brooklyn, NY 11211.

Members of the Housing & Public Housing Committee

Rabbi Niederman, Chair; Cabrera, Co-Chair; Aguilar; Drinkwater; Foster; Goldstein; Gross; Friedman; Ho; Isaacs; Kawaguchi; Peterson; Capone*; Donato*; Williams* (*) *Non-Board Member*

ATTENDANCE

Present: Cabrera, Co-Chair; Aguilar; Foster; Goldstein; Gross; Isaacs; Peterson; Friedman; Williams* (*) *Non-Board Member*

Absent: Rabbi Niederman, Chair; Drinkwater; Ho; Kawaguchi; Capone*; Donato* (*) *Non-Board Member*

Eight members constitute a quorum for this committee; a quorum was achieved.

AGENDA

1. Updates Regarding Williamsburg Houses:

Presenters:

- Susan L. Camerata, Principal/Chief Financial Officer, Wave Crest Management
- Brian Honan, Executive Vice President, Intergovernmental Affairs, NYCHA
- Lucas Greer, President, Williamsburg Houses Residents Association

Ms. Camerata, Mr. Honan, Mr. Greer, and tenants of Williamsburg Houses attended the meeting to continue discussions on ongoing concerns raised in previous meetings.

Response to November 28 Letter

Ms. Camerata reported that an independent environmental firm, **AKRF**, conducted a comprehensive review of construction work completed over the past three years. The report, released on the day of the meeting, addressed the issues outlined in the November 28 letter.

- Overall findings indicated **no major environmental issues**.
- Air quality testing related to reported odors was conducted over one week, with **no odors detected**.
- Tenants requesting transfers were offered relocation options; however, some declined.

She emphasized that Wave Crest remains committed to addressing tenant concerns and is available for follow-up discussions after members review the report.

Violations and Environmental Concerns

Steve Chesler, Chair of the Environmental Protection Committee, referenced violations identified in prior correspondence, including:

- Mold-related issues
- Boiler system concerns
- Petroleum bulk storage violations

Ms. Camerata clarified:

- The **DEC and DOB conducted inspections** in response to odor complaints.
- While no odors were detected during inspections, **violations were issued**.
- All violations have since been **resolved using approved vendors**.
- A previously decommissioned underground tank is now **fully compliant and environmentally safe**.

Committee members requested further details on **air monitoring methods**, including whether testing was conducted inside apartments, particularly in those where tenants reported health concerns.

Water, Odor, and Maintenance Issues

Ms. Camerata stated that:

- Only **one apartment reported brown water** in the past 60 days.
- Additional **filters were installed** to address water quality concerns.

However:

- A tenant reported **no improvement in odors or health conditions**, stating the smell has worsened.
- Other residents confirmed **ongoing issues with brown water and strong odors**.

Co-Chair **Iris Cabrera** raised concerns regarding apartment transfers:

- Transfers offered were **not wheelchair accessible**.
- Tenants require **medical documentation** to secure ADA-compliant units.
- Out of approximately **1,600 apartments, only 49 are ADA-accessible**.

Mr. Honan committed to working with tenants to:

- Identify residents occupying ADA units who may not require them
- Improve allocation of accessible housing

Sanitation and Maintenance Concerns

Residents raised concerns about:

- Inconsistent **porter cleaning practices**
- Poor maintenance of **basements and compactors**
- Recurring sanitation issues despite interventions

Actions discussed:

- Water lines have been **jettied** and treated with enzymes
- Ongoing maintenance is critical to prevent recurring issues
- The TA President requested **weekly cleaning of grounds and compactors**

Ms. Camerata agreed to:

- Instruct supervisors to **inspect porter performance regularly**
- Issue notices to tenants on **proper garbage disposal**, emphasizing shared responsibility

Mr. Greer is developing a **tenant information packet** and plans to conduct **door-to-door outreach**.

Property Meld System

Tenants reported ongoing difficulties with the **Property Meld ticketing system**.

- Wave Crest believes the system is functioning effectively
- Tenants disagreed, citing usability issues

Next steps:

- Wave Crest will collaborate with the Tenant Association to provide **training on the system**
- Tenants will be guided on how to obtain and track **work order numbers**

2. Updates to Section 8th Programs:

Mr. Brian Honan provided updates on Section 8th processes:

Recertification Options

Tenants can complete recertifications without visiting an office:

1. **Online Portal/App**
 - Upload documents
 - Receive automatic confirmation
2. **Customer Contact Center (CCC)**
 - Complete recertification via phone with assistance

NYCHA confirmed that **no in-person recertification services** will be provided at Williamsburg Houses.

Current Issues Identified

- Tenants are adjusting to **rent recalculations** when income changes
- **Restoration delays** are causing case closures
- Proposal to meet with **Robert Tessarero** (overseas Section 8 for the development)
- **Inspection issues:**
- Letters are not consistently delivered
- Inspectors are missing scheduled appointments

Additional NYCHA Updates

- **Borinquen Plaza:**
- Heat has been restored to all buildings
- Two buildings still lack cooking gas
- Residents provided with hot plates and slow cookers
- NYCHA is working with **National Grid** to restore service
- Ongoing concerns:
- Noise violations
- Dogs off leash
- Garbage enforcement

Mr. Honan will attend the **next Tenant Association meeting**.

Iris

3/16/26

Williamsburg Pact LLC
170 Froehlich Farm Blvd
Woodbury, NY 11797

To the Members of Community Board 1:

RE: CB1 Letter of November 28th, 2025

We are writing in response to your letter sent on November 28, 2025 concerning Williamsburg Houses. We value your engagement and take the health and safety of the residents of our buildings very seriously. In response to the specific concerns raised, we hired one of the most respected environmental companies in New York, AKRF, to review the concerns to determine whether the serious health issues cited could be related to our property, and what further actions we could take to make Williamsburg House an even healthier place to live.

We are providing the report in full, for informational purposes. We do encourage you to read the full report, since it describes i) actions taken (both prior to the complaints and afterwards), ii) status of the issues, and iii) conclusions and recommendations. The report reviews i) boiler systems and air quality, ii) water discoloration reports, iii) odor complaints, and iv) asbestos containing materials and lead based paint. The report does not find any health hazards or material deficiencies with regards to these items.

The report does produce several recommendations, and we assure the Community Board that we will follow these proactive measures designed to support tenants and ensure that Williamsburg continues to be safe, healthy, and well-maintained.

Given the comprehensive rehabilitation that was completed between 2022 and 2024 which included every building and the 21 acres of grounds at Williamsburg Houses, we are not surprised by these findings. The work onsite fixed everything at the property after decades of neglect including: all major systems, kitchens, bathrooms, interior finishes, health and safety measures, accessibility, heating and boilers, cooling, windows, roof, trash disposal, potable water plumbing, sanitary and storm plumbing and transformed the site and grounds as well as the perception of the site within the community. We completed over \$100MM of construction related to plumbing and boiler upgrades alone, not including other work. The construction was so extensive that residents were temporarily relocated to other units within Williamsburg Houses, during the renovation of their buildings and then moved back to their new units once they were completed, which was completed at no cost to the residents either out of pocket or via increased rental payments.

The 20-building complex spans 21 acres, covering 10 City blocks (merged into 4 super blocks) and contains over 1,600 units with an estimated 3,000 individuals. The magnitude of the benefits that these improvements have given to the community cannot be easily quantified but anecdotal stories from residents about improved lives and improved opportunities are frequent. For this work we feel a sense of immense pride paired with continued responsibility. We acknowledge the heart-breaking challenges that some residents continue to face in their lives around health and know that Williamsburg Houses is providing an affordable and healthy home of incredibly high quality but it is not a cure-all and the health challenges of these residents do not have any link to the buildings. The many physical improvements we completed in 2024 have resulted in an immeasurable improvement in quality of life of the 3,000 residents of Williamsburg Houses, and has made Williamsburg Houses a wonderful place to call home.

After reviewing the attached report, please let us know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Susan Camerata", with a stylized flourish extending from the end.

Susan Camerata

NYCHA WILLIAMSBURG HOUSES
BROOKLYN NEW YORK

Findings in Response to Community Board No. 1

Re: Ongoing Concerns with Boilers, Wastewater, and Faucet Water at Williamsburg Houses

Prepared for:

Williamsburg Pact LLC
170 Froehlich Farm Boulevard
Woodbury NY 11797

Prepared by:

akrf

440 Park Avenue South, 7th Floor
New York, New York 10016
212-696-0670

MARCH 2026

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FIGURES

- Figure 1 – Site Location
Figure 2 – Williamsburg Houses Site Map

1.0 INTRODUCTION

The purpose of this report is to summarize the actions taken by the Williamsburg Pact LLC, in connection with the Williamsburg Houses property in Brooklyn, New York, related to the property's ongoing preventative maintenance, with consideration to reporting related to lead-based paint (LBP) and asbestos-containing material (ACM), water quality and air quality for the tenants at the property. The Williamsburg Houses property (the Site) is a 20-building complex spanning across 21 acres, that covers 10 City blocks that have been merged into four super-blocks, identified as Block 3024, Lot 1; Block 3025, Lot 46; Block 3026, Lot 1; and Block 3027, Lot 1. The Site location is shown on Figure 1, and the Williamsburg Houses Site Map is provided as Figure 2. A letter received from the Community Board Number 1 (CB No.1) dated November 28, 2025 (re: Ongoing Problems with Boilers, Wastewater and Faucet Water at the Williamsburg Houses) outlined various concerns based on tenant complaints of odors and water quality issues, and inspection reports from the New York City Department of Buildings (DOB) related to boiler maintenance. A summary of the concerns from tenants is provided below with a technical assessment of each related to risk evaluation and control, where applicable. An overview of preventative maintenance measures and a technical assessment of boiler conditions is also provided below related to boiler maintenance, updates to the plumbing infrastructure, and assessment of risk posed by ACM and LBP within the 20 structures that comprise the Site.

2.0 SUMMARY OF PREVENTATIVE MAINTENANCE

2.1 Boiler Inspections, Repairs, and Maintenance

All central heating boilers serving the Williamsburg Houses complex were replaced between 2022 and 2024 as part of a comprehensive mechanical systems upgrade. In conjunction with the boiler replacements, associated supply and return piping within the interconnecting utility tunnels was removed and replaced, and building-level distribution components, including radiators and their branch piping, were upgraded. All in-unit radiators were replaced. All newly installed piping systems were insulated in accordance with applicable New York City Mechanical Code requirements to minimize thermal loss, prevent condensation, and maintain system efficiency.

Boiler rooms and associated fuel tank rooms in Buildings 4, 7, 12, and 17 are equipped with sump basins and sump pump systems. These systems are designed as engineered safeguards to collect and discharge incidental water accumulation, including condensate, boiler blowdown, and minor leaks, thereby preventing equipment damage and flooding conditions. Williamsburg Pact LLC personnel have reported no history of boiler room flooding events at Williamsburg Houses in recent years.

Adequate combustion air and ventilation are critical for safe boiler operation, particularly to ensure proper dilution and exhaust of combustion byproducts such as carbon monoxide (CO) and other flue gases. Each boiler room across the complex is equipped with mechanical louvers to provide code-compliant combustion air and ventilation, supporting proper draft, and safe combustion conditions.

The DOB boiler inspections were conducted on October 1, 2025 identified two conditions:

- 188 Ten Eyck Walk (Building 12): Indications of corrosion on the boiler jacket associated with a potential leak at the blend pump supply line.
- 200 Ten Eyck Walk (Building 17): Evidence of leakage at an oil selector valve within the boiler room.

It is noted that DOB has the authority to take the most extreme measures to protect health and safety, including evacuating buildings. These identified issues are were not considered to pose risk

to health or safety for tenants in the building, and as such, the DOB did not implement those emergency measures.

In response, to the DOB violations, the Williamsburg Pact LLC retained Bain Mechanical Services on October 2, 2025, to perform a follow-up inspection and conduct necessary maintenance. A licensed technician conducted a comprehensive visual assessment of each boiler room and associated equipment. Gas piping to the boiler pilots and main burners was evaluated using an electronic combustible gas leak detector, and all tested lines were confirmed to be free of leaks.

The technician also utilized a calibrated carbon monoxide detector to independently verify ambient CO levels within the boiler rooms and to confirm proper functionality of the permanently installed CO monitoring devices on the boiler equipment. All measured CO concentrations were 0 ppm at the time of inspection. Each boiler is equipped with an integrated gas detection and safety control system capable of alarming and/or interlocking the burner in the event that oxygen levels, carbon monoxide, carbon dioxide, or flue gas parameters deviate from established safe operating thresholds. There have been no reports of this alarm being initiated and this interlocking function to be triggered, however all supers at the Site are trained on how to inspect and reset boilers in the event of occurrence, and should it require response, a technician would facilitate any repairs as applicable.

Additionally, Bain Mechanical performed a full combustion analysis under both low-fire and high-fire operating conditions. This analysis included measurement of fuel-to-air ratios, excess oxygen, stack temperature, and flue gas constituents to evaluate combustion efficiency, burner performance, and emissions compliance across the boiler's modulation range. The results of the combustion testing confirmed proper burner tuning, safe operation, and compliance with applicable performance and environmental standards. No deficiencies were identified during the combustion analysis or subsequent inspection.

As part of the modernization that took place between 2022 and 2024, each boiler is equipped with an integrated gas detection and safety control system capable of alarming and/or interlocking the burner in the event that oxygen levels, carbon monoxide, carbon dioxide, or flue gas parameters deviate from established safe operating thresholds.

The New York State Department of Environmental Conservation (NYS DEC) inspected the boiler room at 200 Ten Eyck Walk on September 4, 2025. Due to reports of odors by tenants, the inspector utilized a photoionization detector (PID) and a multi-gas meter to screen the air. There were no evident odors reported at the time of the inspection, and the NYS DEC concluded there were no detections of concern.

2.2 Updates to Plumbing Infrastructure and Site Rehabilitation

Williamsburg Houses underwent many aboveground improvements as part of the 2022-2024 comprehensive rehabilitation new plantings, tree maintenance, mulching, removal of fencing, new playgrounds with installation of a splash pad, windows and air conditioning units, new seating, new bicycle storage, an art garden, tenant planting beds, new basketball courts, comprehensive repairs to foot paths and adjacent public sidewalks, new code-compliant waste enclosure and trash pick procedures, lighting, and new security. It is noted however that City water and sewer infrastructure adjacent to the 10 city blocks that now comprise these 4 super-blocks was not included in the work and was not in the projects jurisdiction.

Between 2022 and 2024, the plumbing and boiler infrastructure throughout the Williamsburg Houses complex underwent a comprehensive capital rehabilitation costing more than \$100MM. All above-cellar domestic water, sanitary, and storm drainage piping systems were removed and replaced in kind, including vertical risers, horizontal distribution piping, and associated branch connections. The domestic cold and hot water distribution systems, and hot water storage systems

within each of the 20 buildings were fully replaced from the point of entry through the vertical risers and tenant distribution branches. In addition, the central hot water heating systems were replaced, inclusive of supply and return piping, valves, and associated components.

The sanitary drainage and vent systems above the cellar slab were replaced in their entirety, as were the storm water leaders and roof drain piping above the cellar floor. The only sanitary and storm piping not replaced as part of this scope was limited to buried, below-slab building drains and site piping. Below grade site sewer and stormwater lines were investigated using camera scoping and all material deficiencies in the system to the storm main were repaired. Domestic hot water distribution piping located within interconnecting utility tunnels was also fully replaced with new code-compliant materials.

Each building was equipped with new backflow prevention assemblies (reduced pressure zone devices) installed at the domestic water service entry points to protect against potential cross-connection and back-siphonage, consistent with applicable New York City Plumbing Code requirements. All newly installed piping systems were insulated in accordance with current energy conservation and mechanical code standards to control condensation, thermal loss, and system integrity.

Given the full replacement of above-grade potable water, sanitary, hot water storage tanks and systems, and storm systems, the probability of water quality degradation or cross-contamination originating from the interior building plumbing infrastructure is substantially eliminated. Additionally, the specific mechanical equipment that was subject to the DOB violations described above is not related to the potable water system in any way.

The site-wide upgraded code-compliant systems incorporate modern materials, properly vented drainage design, and code-compliant backflow protection, thereby substantially reducing the potential for internal sources of potable water impairment or sewer gas migration within the buildings.

2.3 Summary of Air Monitoring Services

On September 4, 2025, the NYS DEC responded to complaints of an unidentified odor by tenants in Building #17; however, following a thorough Site inspection and screening of indoor air for potential sources of sewer gas, including hydrogen sulfide (H₂S) and volatile organic compounds (VOCs), NYSDEC was unable to identify a source for the odor.

Since the reported odor was intermittent, and as further confirmation of NYCDEC's conclusion that there was air quality issue, AKRF proposed conducting indoor air monitoring in Building #17 over a one-week period between October 2 and 9, 2025. During the week-long monitoring period, AKRF remotely monitored two fixed air monitoring stations, including one in a utility room that contained the house sewer trap (Station #1), and one in an adjacent stairwell leading up to the 1st floor (Station #2). Each fixed air monitoring station was equipped with multi-gas meters to continuously monitor indoor air for H₂S, VOCs, carbon monoxide (CO), oxygen (O₂), and lower explosive limit (LEL). The air monitoring data did not show any H₂S (sewer gas), VOCs, CO, or LEL limit readings above background ambient air concentrations at Station #1, and only minor VOC detections between 0.21 and 0.29 parts per million above background concentrations were recorded intermittently at Station #2. The trace-level detections, based on available data, do not represent a concern, do not require further action, and do not pose risk to resident health and safety.

On October 9, 2025, AKRF also conducted a visual inspection for evidence of staining and screened the air quality within the exterior accessways for Building #17 with the multi gas meter. No evidence of staining was observed within the accessways, and no H₂S, VOCs, CO, or LEL readings were detected above background ambient air concentrations which do not require further action, and do not pose risk to resident health and safety. In addition, the NYS DEC did not identify odors

at the time of their inspection, nor were detections a cause for concern when screening the air at the time of the inspection.

2.4 Review of Work Related to Asbestos-Containing Material (ACM)

Airtek Environmental, LLC (Airtek), a New York State Department of Labor-licensed inspection and monitoring firm (NYSDOL License #28638) performed asbestos monitoring, air sampling, and clearance testing services at the Williamsburg Houses development to support asbestos abatement activities conducted across multiple buildings and work areas, related to removal of asbestos-containing materials (ACM). These services were provided by Airtek to ensure that ACM abatement work complied with applicable federal, New York State, and New York City asbestos regulations. Airtek conducted project monitoring during asbestos abatement activities performed by licensed asbestos abatement contractors, including field inspections, air monitoring, and visual assessments of regulated work areas. Following the completion of abatement work, clearance air sampling and inspections were performed (as required by the project scope) to verify that ACM had been properly removed and that work areas met regulatory clearance criteria prior to re-occupancy. Asbestos monitoring, inspections, and clearance activities performed by Airtek were conducted in accordance with applicable regulatory requirements, including New York State Department of Labor Industrial Code Rule 56 (NYSDOL ICR 56), New York City Department of Environmental Protection (NYC DEP) asbestos regulations, and the U.S. Environmental Protection Agency (EPA) National Emission Standards for Hazardous Air Pollutants (NESHAP) for asbestos.

Airtek prepared and issued site-specific monitoring reports, inspection documentation, and re-occupancy letters for the buildings, work areas, and stair halls where services were performed. These documents provide detailed records of the monitoring and clearance activities and confirm that ACM abatement monitoring work was completed in accordance with regulatory requirements and accepted environmental consulting practices, and the air monitoring results were within the re-occupancy criteria of 0.01 fibers per cubic centimeters of air (<0.01 f/cc). Overall, the services performed by Airtek supported regulatory compliance and verified that asbestos abatement activities at Williamsburg Houses were properly monitored and achieved required clearance standards.

TDL Services, Inc. (TDL), a NYSDOL-licensed abatement firm (NYSDOL License #78631), performed removal and disposal of ACM throughout the buildings. TDL provided notice of completion letters for various work areas stating that removals were completed in full compliance with relevant NYC DEP, NYS DOL, and Occupational Safety and Health Administration (OSHA) rules and regulations, and that the abatement waste was transported by a licensed hauler and disposed of at an approved landfill.

The NYC DEP issued Asbestos Project Completion Forms (Form ACP21) for work areas throughout the property, acknowledging that project completion forms and project monitor's reports had been received for completion of the projects.

2.5 Review of Work Related to Lead-Based Paint (LBP)

Paradigm Environmental Services, Inc. (Paradigm) and ALC Environmental Consulting Management Training (ALC) conducted lead-based paint (LBP) evaluations and clearance services at the Williamsburg Houses residential complex between January 2023 and October 2024. The work was performed to support ongoing rehabilitation and abatement activities and to ensure compliance with applicable federal, state, and local regulations governing lead hazards in residential housing.

The scope of work included lead-based paint inspections and post-abatement clearance testing across multiple buildings and stair halls throughout the property. The LBP evaluation and clearance

activities were conducted in accordance with the 2012 HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (Chapters 7 and 15) as well as New York City Local Laws 31 and 66, which regulate the identification and control of lead-based paint hazards in residential buildings.

Lead inspections and clearance sampling were performed by EPA-certified Lead Inspectors. These professionals conducted required field evaluations and verified that the dust wipe samples were below the NYC standard and that the work areas successfully met the regulatory clearance criteria and were considered clear.

Following completion of work throughout the complex, Paradigm Environmental and ALC Environmental Consulting issued individual inspection reports or clearance documentation confirming that testing requirements were satisfied. The closeout letter indicates that all inspections, testing, and documentation associated with the project were completed in accordance with applicable regulatory requirements. Supporting attachments provide a detailed record of inspection and clearance dates by building and stair hall, documenting the progression of work across the site.

Overall, the services confirmed that lead-related evaluation and clearance requirements were met for the project areas addressed, supporting the safe completion of rehabilitation and abatement activities at the Williamsburg Houses development.

3.0 SUMMARY OF TENANT COMPLAINTS

Based on our review of the documentation provided, Williamsburg Pact LLC and its service partners have addressed environmental and building system concerns with a high level of priority and professional diligence. The management team has established procedures to promptly evaluate and address resident complaints, with the objective of resolving issues in a timely, technically sound, and compliant manner. The DOB boiler violations, specifically, were addressed within 24 hours and additional testing was promptly ordered in relation to complaints about air quality, as well as immediate confirmation that there was no risk of water quality contamination from the site. All tenant concerns are documented and tracked through a centralized Work Order (WO) management system, which enables systematic review, assignment, and follow-up. Reported conditions are investigated by qualified maintenance personnel and supervisory staff to verify that building systems are functioning as designed and that conditions within the buildings remain safe and fully operational for residents.

The CB No. 1 letter references tenant reports of brown, foamy, or bubbling water observed at sinks, bathtubs, and shower fixtures under both wet-weather and dry-weather conditions. The letter also cites complaints of rotten egg-type odors, particularly during rain events, as well as reports of sewage-related odors. In addition, concerns were raised regarding boiler maintenance and the potential for air quality impacts associated with carbon monoxide and other combustion byproducts. Finally, the letter notes tenant-reported health concerns allegedly associated with ongoing construction-related activities within the complex.

3.1 Reports of Water Discoloration

The CB No. 1 letter references tenant reports of brown, foamy, or bubbling water observed at sink faucets, bathtubs, and shower fixtures during both wet-weather and dry-weather conditions. A review of the Work Order (WO) tracking system indicates a total of 20 service requests over the past 12 months related to water discoloration, odor at plumbing fixtures, or similar water quality concerns. These reports are distributed across multiple buildings within the 20-building complex and are not concentrated within any single structure. The highest frequency in an individual building was four (4) WOs at 223 Ten Eyck Walk (Building 16).

Temporal analysis of the reported incidents does not indicate a seasonal or weather-related trend. Five (5) reports were logged in Quarter 1, six (6) in Quarter 2, four (4) in Quarter 3, and five (5) in Quarter 4, reflecting a relatively uniform distribution throughout the year.

The primary concern raised in the letter is whether boiler-related conditions identified during the DOB inspection could contribute to potable water quality issues. The domestic potable water system and the boiler and heating systems are separate, closed-loop systems with no designed cross-connection. As previously noted, all above-grade domestic water, sanitary, and storm systems were replaced between 2022 and 2024, and each building is equipped with code-compliant backflow prevention assemblies. The upgraded infrastructure utilizes modern piping materials and incorporates properly vented drainage systems and cross-connection controls, thereby preventing the commingling of boiler system water with potable water serving tenant fixtures. Additionally, the specific mechanical equipment that was subject to the DOB violations described above is not related to the potable water system.

Given the limited number of reported incidents, 20 WOs over a 12-month period across approximately 20 buildings and 1,600 apartments, combined with the absence of a spatial or temporal trend, and the recent full replacement of the above-grade plumbing infrastructure and all potable water infrastructure between the City main and residents taps, it is substantially impossible that the reported discoloration or odor originates from within the interior building systems. Should any water quality concern be attributable to upstream conditions within the municipal service line, such conditions would be outside the operational control of Williamsburg Pact LLC. Nevertheless, Williamsburg Pact LLC has committed to continue to respond to all tenant-reported water quality concerns in accordance with established maintenance and environmental health protocols.

3.2 Reports of Odors

The CO Board No.1 letter references tenant reports of rotten egg-type and sewage-like odors within the complex, with several complaints indicating that the odors were more pronounced during or immediately following rain events.

From an environmental and building systems perspective, odors described as “rotten egg” are commonly associated with H₂S, a colorless gas characterized by a distinct sulfurous odor at low concentrations and, at elevated levels, may cause mucous membrane irritation, headaches, or other acute symptoms. In typical urban environments, detections are most frequently associated with sewer gas migration rather than combustion-related sources.

Within buildings, hydrogen sulfide intrusion is often linked to deficiencies in plumbing venting, dried or compromised trap seals, deteriorated sanitary piping, or other failures in aging plumbing infrastructure. However, as previously noted, the above-grade sanitary and vent systems throughout the Williamsburg Houses complex were replaced between 2022 and 2024. These upgrades included new vent stacks and drainage piping designed and installed in accordance with current New York City Plumbing Code requirements, substantially reducing the likelihood that systemic sewer gas intrusion is attributable to interior plumbing deficiencies.

The reported correlation between odor events and rainfall is significant. The New York City sewer network operates as a combined sewer system in many areas, including Brooklyn, where sanitary sewage and stormwater runoff share common conveyance infrastructure. Heavy rainfall can create surcharge conditions within the sewer system. This can result in the release of sewer gases at manholes, catch basins, and other system interfaces, particularly in low-lying or densely developed areas.

Additionally, the complex is located approximately 0.6 miles from industrial and solid waste management operations situated along Newtown Creek. Waste transfer and wastewater-related activities can intermittently generate nuisance odors, particularly under certain weather conditions

(e.g., high humidity, low wind, etc.), which may contribute to nuisance odors in the surrounding neighborhood.

Based on the recent comprehensive upgrades to the interior plumbing infrastructure and the reported association with rain events, it is technically more plausible that the described odors are associated with external sewer system or nearby off-site sources rather than deficiencies within the buildings' internal plumbing systems or boiler systems. We also note that there could be very specific external factors that could cause odors for specific residents at specific times, or the addition of new plants, new sod, and site-wide mulching which were all part of the site-wide transformation and beautification between 2022-2024.

Williamsburg Pact LLC has confirmed they will continue to investigate site-specific odor complaints as they are reported, and is responsive to residents who have health related "reasonable accommodation" requests, which could include the types of medical symptoms described in the letter.

3.3 Air Quality Related to Boiler Conditions

The CB No. 1 letter references tenant concerns regarding potential flue gas leakage and carbon monoxide (CO) releases associated with boiler conditions, particularly in response to the DOB violations issued on October 1, 2025.

Carbon monoxide is a known byproduct of incomplete combustion and is inherently generated during boiler operation. For this reason, modern boiler systems are designed with multiple engineered safeguards to prevent unsafe combustion conditions and to detect, alarm, and mitigate any deviation from normal operating parameters. Across the Williamsburg Houses complex, each boiler was installed between 2022 and 2024 and is equipped with integrated combustion safety controls and permanently installed CO detection systems within the boiler rooms. These monitoring systems are designed to continuously measure ambient conditions and initiate alarms and/or burner shutdown sequences if preset thresholds are exceeded, thereby preventing the development of hazardous concentrations.

In addition to active detection systems, boiler rooms are provided with dedicated combustion air and ventilation through mechanical louvers designed in accordance with applicable code requirements. These provisions ensure adequate oxygen supply for complete combustion and promote sufficient air exchange to dilute and disperse any incidental flue gas accumulation and in doing so, is designed to prevent the potential for combustion byproducts to accumulate within the mechanical spaces

Following the DOB inspection on October 1, 2025, a qualified mechanical services contractor responded on October 2, 2025, to perform a comprehensive assessment of the boiler systems. The comprehensive scope of services and corresponding findings are outlined in Section 2.1. Furthermore, additional DEC representatives conducted further air quality assessments during the September 4, 2025 inspection, which did not reveal any risks within the building.

Based on the presence of safety controls, code-compliant ventilation, and the results of the post-inspection evaluation, the boiler systems are designed and maintained to prevent conditions that would result in hazardous indoor air quality impacts to occupants.

Williamsburg Pact LLC has confirmed they will continue to investigate site-specific odor complaints as they are reported. Additionally, Williamsburg Pact LLC offers onsite relocation to residents who have health-related "reasonable accommodation" requests, which could include the types of medical symptoms described in the letter.

4.0 CONCLUSIONS AND RECOMMENDATIONS

Based on a review of maintenance records, capital improvement documentation, Work Order (WO) data, air monitoring results, follow-up inspections performed in response to the NYS DEC inspection from September 4, 2025, and follow-up inspections performed in response to the October 1, 2025 NYC DOB boiler observations, the following conclusions are supported:

Boiler Systems and Air Quality

The central boiler systems serving the Williamsburg Houses complex were comprehensively replaced between 2022 and 2024 and are equipped with combustion safety controls, carbon monoxide (CO) detection systems, and ventilation for boiler systems. Follow-up inspection and combustion analysis conducted on October 2, 2025 confirmed proper functioning, absence of gas leaks, and zero (0 ppm) ambient CO readings in the boiler rooms at the time of evaluation. Based on the design of the systems and post-inspection findings, the boilers are operating within safe and compliant parameters and do not present evidence of hazardous indoor air quality impacts to residents. In addition, the NYC DOB inspection findings were resolved within 1 day of identification.

Water Discoloration Reports

A total of 20 WOs related to water discoloration or odor were recorded over a 12-month period across approximately 20 buildings and 1,600 apartments, with no identifiable spatial or seasonal trend. The domestic potable water, sanitary, and storm systems above the cellar slab were fully replaced between 2022 and 2024, and each building is protected by backflow prevention assemblies. The domestic water system and boiler systems are separate closed-loop systems with no cross-connection. Based on these factors, it is unlikely that reported discoloration originates from the interior building plumbing infrastructure.

Odor Complaints

Tenant reports of rotten egg-type odors, particularly during rain events, are consistent with intermittent hydrogen sulfide (H₂S) associated with combined sewer system surcharge conditions rather than systemic plumbing failures. Replacement of sanitary and vent piping significantly reduces the likelihood of chronic interior sewer gas migration. Supplemental indoor air monitoring conducted in Building #17 did not identify H₂S, VOCs, CO, or LEL readings above background levels. The episodic nature of the complaints and their association with rainfall suggest that external sewer infrastructure or off-site sources are more plausible contributors. In addition, the NYS DEC determined that intermittent odor issues are not creating hazardous conditions for tenants, and conducted screening the day of their inspection without hazardous detections.

ACM and LBP Reports

Based on the documented LBP and ACM evaluation, monitoring, and abatement activities conducted at Williamsburg Houses, the potential risk to tenants associated with these hazards appears to have been appropriately managed. LBP inspections, abatement support, and post-abatement clearance testing were conducted in accordance with applicable regulatory requirements, including the HUD Guidelines and New York City lead laws, with certified inspectors verifying that treated areas met clearance standards following remediation. Similarly, ACM abatement activities were performed under regulatory oversight with project monitoring, air sampling, and clearance inspections conducted in accordance with New York State Industrial Code Rule 56, NYC DEP regulations, and EPA requirements. Clearance documentation and monitoring records indicate that areas were properly evaluated following abatement activities to confirm that airborne fiber concentrations and residual contamination were within acceptable limits prior to re-occupancy. Based on these documented activities and regulatory compliance measures, the risk of ongoing

exposure to ACM and LBP hazards for tenants associated with the completed abatement work is considered low.

Overall, the available data do not support the presence of systemic mechanical, plumbing, or boiler-related conditions that would result in sustained water quality degradation or any conditions that would contribute to hazardous indoor air quality within the Williamsburg Houses complex.

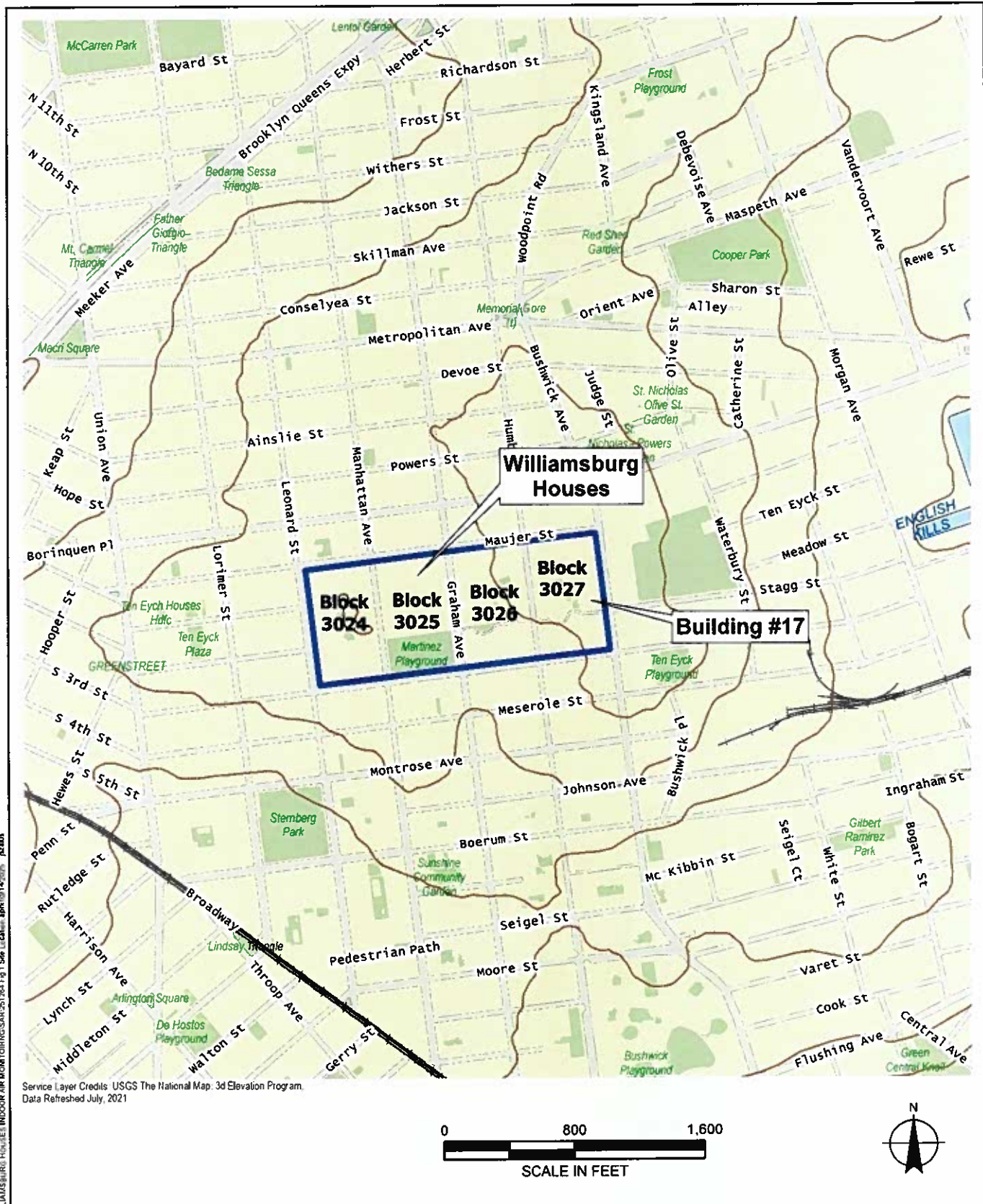
Recommendations

While current findings indicate that building systems are functioning as designed and within regulatory requirements, the following proactive measures are recommended to further support tenants and continued environmental compliance:

1. Preventative Maintenance: Maintain routine boiler inspection, combustion analysis, and gas detection in accordance with NYC DOB requirements.
2. Ongoing Work Order Trend Analysis: Continue centralized tracking and quarterly review of WOs related to water quality, odors, and air quality concerns to identify any emerging spatial or temporal patterns.
3. Response to Water Discoloration Complaints: When discoloration complaints arise, implement flushing. If patterns suggest an external source, coordinate with the New York City Department of Environmental Protection (NYCDEP) regarding potential distribution system influences.
4. Odor Investigation Protocol: For odor complaints associated with rain events, consider documenting conditions and, if recurrent in a specific area, conduct screening for hydrogen sulfide to further characterize conditions. If off-site sources are suspected, coordinate with appropriate municipal agencies.

FIGURES

© 2025 AKRF. O. Projects 051754 - WILLIAMSBURG HOUSES. INDOOR AIR MONITORING SAR-251754-Fig 1 Site Location. 10/14/2025. pdf.aks



akrf

440 Park Avenue South, New York, NY 10016

NYCHA Williamsburg Houses
Brooklyn, New York

SITE LOCATION

DATE
10/14/2025
PROJECT NO.
251264
FIGURE
1

Williamsburg Houses Site Map



Building Number



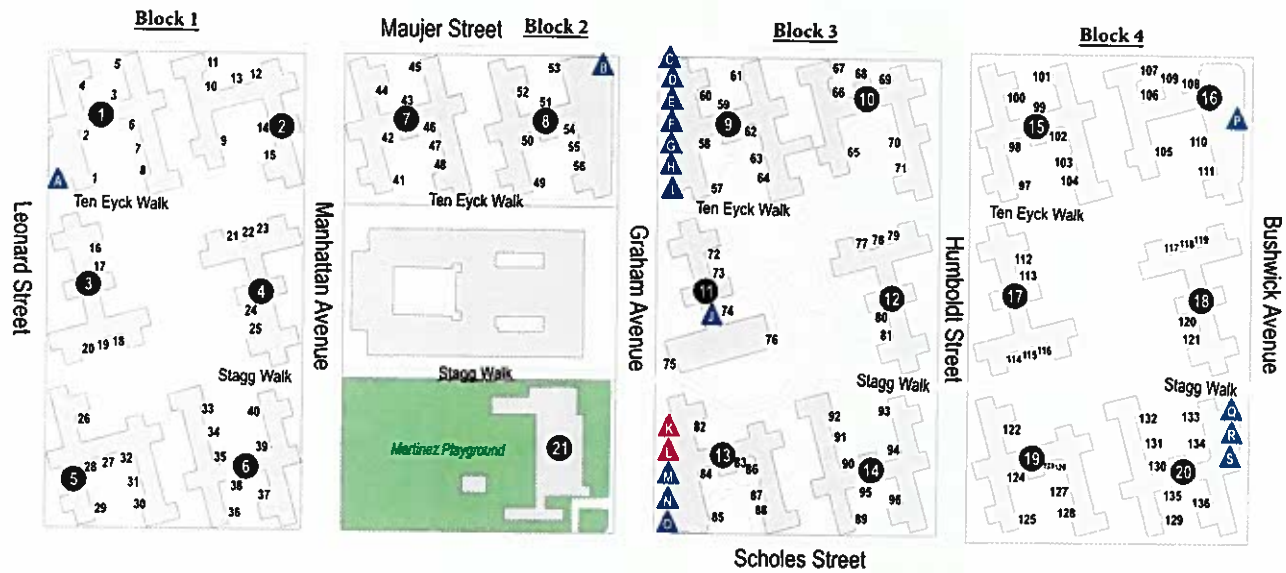
Stairhall Number



Retail Location



Field Office



Building #	Stairhall #	Address
1 178 Leonard Street	1	87 TEN EYCK WALK
	2	89 TEN EYCK WALK
	3	92 MAUJER STREET
	4	90 MAUJER STREET
	5	94 MAUJER STREET
	6	91 TEN EYCK WALK
	7	93 TEN EYCK WALK
	8	95 TEN EYCK WALK
2 108 Maujer Street	9	109 TEN EYCK WALK
	10	110 MAUJER STREET
	11	108 MAUJER STREET
	12	114 MAUJER STREET
	13	112 MAUJER STREET
	14	111 TEN EYCK WALK
	15	113 TEN EYCK WALK
	16	90 TEN EYCK WALK
3 101 Stagg Walk	17	92 TEN EYCK WALK
	18	101 STAGG WALK
	19	99 STAGG WALK
	20	97 STAGG WALK
	21	110 TEN EYCK WALK
	22	112 TEN EYCK WALK
	23	114 TEN EYCK WALK
	24	123 STAGG WALK
4 125 Stagg Walk	25	125 STAGG WALK
	26	88 STAGG WALK
	27	95 SCHOLES STREET
	28	93 SCHOLES STREET
	29	91 SCHOLES STREET
	30	101 SCHOLES STREET
	31	99 SCHOLES STREET
	32	97 SCHOLES STREET
5 93 Scholes Street	33	106 STAGG WALK
	34	108 STAGG WALK
	35	110 STAGG WALK
	36	111 SCHOLES STREET
	37	115 SCHOLES STREET
	38	113 SCHOLES STREET
	39	112 STAGG WALK
	40	114 STAGG WALK
6 106 Stagg Walk	41	123 TEN EYCK WALK
	42	125 TEN EYCK WALK
	43	126 MAUJER STREET
	44	124 MAUJER STREET
	45	128 MAUJER STREET
	46	127 TEN EYCK WALK
	47	129 TEN EYCK WALK
	48	131 TEN EYCK WALK
7 123 Ten Eyck Walk	49	143 TEN EYCK WALK
	50	145 TEN EYCK WALK
	51	144 MAUJER STREET
	52	142 MAUJER STREET
	53	140 MAUJER STREET
	54	147 TEN EYCK WALK
	55	149 TEN EYCK WALK
	56	151 TEN EYCK WALK

Building #	Stairhall #	Address
9 160 Maujer Street	57	161 TEN EYCK WALK
	58	163 TEN EYCK WALK
	59	162 MAUJER STREET
	60	160 MAUJER STREET
	61	164 MAUJER STREET
	62	165 TEN EYCK WALK
	63	167 TEN EYCK WALK
	64	169 TEN EYCK WALK
10 176 Maujer Street	65	183 TEN EYCK WALK
	66	180 MAUJER STREET
	67	178 MAUJER STREET
	68	182 MAUJER STREET
	69	184 MAUJER STREET
	70	185 TEN EYCK WALK
	71	187 TEN EYCK WALK
	72	164 TEN EYCK WALK
11 164 Ten Eyck Walk	73	166 TEN EYCK WALK
	74	168 TEN EYCK WALK
	75	188 STAGG WALK
	76	181 STAGG WALK
	77	186 TEN EYCK WALK
	78	188 TEN EYCK WALK
	79	190 TEN EYCK WALK
	80	197 STAGG WALK
12 188 Ten Eyck Walk	81	199 STAGG WALK
	82	180 STAGG WALK
	83	165 SCHOLES STREET
	84	163 SCHOLES STREET
	85	161 SCHOLES STREET
	86	167 SCHOLES STREET
	87	169 SCHOLES STREET
	88	171 SCHOLES STREET
13 214 Graham Avenue	89	181 SCHOLES STREET
	90	182 STAGG WALK
	91	180 STAGG WALK
	92	178 STAGG WALK
	93	186 STAGG WALK
	94	184 STAGG WALK
	95	183 SCHOLES STREET
	96	185 SCHOLES STREET
14 186 Stagg Walk	97	197 TEN EYCK WALK
	98	199 TEN EYCK WALK
	99	198 MAUJER STREET
	100	196 MAUJER STREET
	101	200 MAUJER STREET
	102	201 TEN EYCK WALK
	103	203 TEN EYCK WALK
	104	205 TEN EYCK WALK
15 196 Maujer Street	105	219 TEN EYCK WALK
	106	216 MAUJER STREET
	107	214 MAUJER STREET
	108	220 MAUJER STREET
	109	218 MAUJER STREET
	110	221 TEN EYCK WALK
	111	223 TEN EYCK WALK

Building #	Stairhall #	Address
17 200 Ten Eyck Walk	112	200 TEN EYCK WALK
	113	202 TEN EYCK WALK
	114	211 STAGG WALK
	115	213 STAGG WALK
	116	215 STAGG WALK
	117	222 TEN EYCK WALK
	118	224 TEN EYCK WALK
	119	226 TEN EYCK WALK
18 222 Ten Eyck Walk	120	233 STAGG WALK
	121	235 STAGG WALK
	122	196 STAGG WALK
	123	199 SCHOLES STREET
	124	197 SCHOLES STREET
	125	195 SCHOLES STREET
	126	201 SCHOLES STREET
	127	203 SCHOLES STREET
19 195 Scholes Street	128	205 SCHOLES STREET
	129	215 SCHOLES STREET
	130	218 STAGG WALK
	131	216 STAGG WALK
	132	214 STAGG WALK
	133	222 STAGG WALK
	134	220 STAGG WALK
	135	217 SCHOLES STREET
20 219 Scholes Street	136	219 SCHOLES STREET
	137	195 GRAHAM AVENUE
	138	MARTINEZ PLAYGROUND
	139	
	140	
	141	
	142	
	143	
21 Park	144	
	145	
	146	
	147	
	148	
	149	
	150	
	151	

Building #	Retail/Commercial Spaces
1	174-190 Leonard Street
2	229 - 247 Graham Avenue
3	250-254 Graham Avenue
4	248 Graham Avenue
5	246 Graham Avenue
6	244 Graham Avenue
7	242 Graham Avenue
8	240 Graham Avenue
9	238 Graham Avenue
10	222 Graham Avenue
11	214 Graham Avenue
12	212 Graham Avenue
13	210 Graham Avenue
14	208 Graham Avenue
15	202-206 Graham Avenue
16	122-138 Bushwick Avenue
17	177 Bushwick Avenue
18	176 Bushwick Avenue
19	178 Bushwick Avenue



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COUNCILMEMBER, 34th CD

April 14, 2026

COMMITTEE REPORT

Capital Budget Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Ms. Gina Barros, Committee Chair
Mr. Lloyd Feng, Committee Co-Chair

RE: Capital Budget Committee Report from March 12, 2026

The Committee met on the evening of March 12, 2026, at the District Office at 435 Graham Avenue (Corner of Frost Street), Brooklyn, NY 11211 at 6:00 P.M.

ATTENDANCE

Present: Barros, Chair; Feng, Co-Chair; LaBorde; Teague

Absent: Gross; Peterson

Four members constitute a quorum for this committee; a quorum was achieved.

Also Attended:

Taina Guarda and Cameron Chapman from the New York City Independent Budget Office, Community Engagement Specialists.

Three members of the community: Ghaznavi, Garcia, and Acevedo

Johana Pulgarin, in her capacity as District Manager

Jimmy Guan. Community Associate

AGENDA

1. Review and Response to the Preliminary Budget and Agencies' Responses to the District Needs Statement for FY 2027 (The Brooklyn Community Board One Response is also known as a Letter of Comments.)

2. Discussion on the Next Steps in the Process

Ms. Barros summarized that on October 21, 2025, Brooklyn Community Board One voted to approve its District Needs Statement for FY 2027, which was subsequently submitted to the Mayor's Office of Management and Budget Community Board Unit, on time, October 31. The statement prioritized 38 Capital and 44 Expense, District Needs Request Items. The Preliminary Budget Register for FY 2027 was released late this year, on February 16, instead of in January. As a result, the agencies' responses were also released late, on March 6.

Discussion:

The Committee reviewed the responses of the City Agencies documented in the Register of Community Board Requests for the Preliminary Budget and provided its response, documented in the Letter of Comment. (See attached Letter of Comment.) The Committee responded to each Agency Response individually. Note that the Letter of Comment is sent to the Elected Officials, and then divided by Agencies to be sent to the individual Agency.

The Letter of Comments is organized by Agencies, with the District Request Items priorities that address the needs of our diverse community. Brooklyn Community Board One district comprises Brooklyn's two most northern communities: Greenpoint and Williamsburg. The 2020 census reported a diverse population of over 179,000 people. This figure is undercounted as our Board sees more people moving into the district.

The Committee reviewed the District Needs Request Items for the following 16 Agencies.

Department of Housing Preservation & Development.
Department of Housing Authority/NYCHA
Department of Parks and Recreation
Department of Transportation and Infrastructure
Department of Environmental Protection
Department of Sanitation
Department of Education
Department of Youth and Community Development
Fire Department
Mayor's Office of Management and Budget
Police Department
Department of Health and Mental Hygiene
Department for the Aging
Department of Homeless Services
Department of Buildings
Department of Small Business Services

It was agreed that there was a meaningful improvement this year in agencies' responses. The responses in the FY 2027 Preliminary Budget Register were more substantive, and we acknowledge that. In previous years, a significant share of responses consisted of a single line — "the agency does not support and cannot accommodate" — with no further explanation. That placed the full burden of understanding the agency's position entirely on the community board, with nothing to work from. However, the committee agreed that we needed greater accountability and transparency. When an agency tells a community board to follow up, the response should say who to contact, where to reach them, and how. When an agency claims a request has been completed, it should say what was done, when, and at what cost. When an agency claims it does not support and will not accommodate with no further explanation, it is not acceptable.

The Committee members' responses are detailed in the Letter of Comment. However, the following was highlighted in the discussion. The Committee agreed that Housing is a critical issue for our district. We support all efforts to fund Truly affordable housing and implement programs to meet the many needs of our residents. The committee agreed that Parks and Open Spaces continue as a priority for our district. We support funding expenses and capital projects to expand and maintain these green areas.

Committee members and members of the public who attended were outraged that, for many years, OMB's response to the request of increasing the Community Boards Budget has been, "The Agency does not support it and cannot accommodate it." The reason given was that, as of the FY 2027 Preliminary Budget, each Community Board's budget is being maintained.

It was agreed that this response reveals a disconnect in recognizing the valuable work of the Community Board District office's three-person staff. The Committee's discussion decided that our Response should clarify why increased funding is requested, specifying the increased responsibilities and workload of the three-person staff on the Community Board.

- The Liquor Licenses review committee has had to review each month between 40 and 70 new and renewed liquor licenses, including backyard use and outdoor dining. This includes a review of the outdoor dining applications and outdoor sheds. The Cannabis Committee has had to address the community's concern about the proliferation of illegal cannabis stores. Some are near playgrounds and schools. This has contributed to a sustained increase in community concerns about how noise and crowds affect quality of life.
- The ULURP committee has continually fought for increased housing affordability in new and existing developments. These committee meetings needed to be scheduled and overseen for Public Comments.

- Also, due to the growing population in Williamsburg and Greenpoint, the number of people seeking assistance from the community board has increased. Compared to city agencies with large staffs, the community board has a staff of three: the District Manager, Assistant District Manager, and Community Associate. They are expected to work on a flexible schedule, which sometimes extends to 10 p.m. due to full board and committee meetings. They have worked on improving outreach efforts for the District Needs Statement.
- At the Brooklyn Borough Board Meeting on March 3rd, 2026, in accordance with the Open Meetings Law (OML), recommendations were made to allow for hybrid and virtual meetings. The Proposed Amendments #1 to the Resolution involved the State of New York, the Mayor of New York City, and the City Council providing increased funding to the Community Boards to ensure they have the necessary technology, staffing, and resources to support fully virtual and private meetings. This would allow all members of the community to participate, including parents with young children, persons with disabilities, and those with mobility challenges. It would also allow meetings to continue during outbreaks of disease, shortened daylight hours, and other weather-related issues.

The Committee disagreed with the Department of Homeless Services' Agency Response to District Needs Request Item #1, which calls for increased funding for Mental Health Programs that serve homeless individuals living in shelters and on the street. The Agency's asserts that this request has already been completed, citing that the Homeless Services budget has more than doubled over the past few years.

Yet, in response, members of the community present informed that they find no evidence that this request has been adequately fulfilled. On the contrary, they expressed concern about an increase in the number of homeless people living on the streets in South Williamsburg. This appears to be the result of drug addictions, and more homeless people moving in from other locations of the city or state. We therefore do not see how this program was completed.

The Committee and community members who attended disagreed with the Parks and Recreation Agency's Response to District Needs Request Item #1, (Expense,) Expand Contract for Tree Pruning. **The Agency's response was; "does not support and cannot accommodate."**

The request for more frequent city tree pruning has been brought to the community board's attention both in written concerns and at public hearings. The industry-standard tree-pruning schedule of every 7 years does not accommodate the need for more frequent pruning or the number of requests. Larger trees, in particular, are overgrown and pose potential public safety hazards. These trees obstruct street lights, have hanging branches, interfere with pedestrian walks, and encroach on neighboring properties. Community members present at the committee meeting indicated that there is no evidence that trees on their block have ever been pruned.

The Committee disagreed with the Department of Parks and Recreation, District Needs Request Item #2: Expense, Increase funds for additional hours for women's swim time at the Metropolitan Pool. The Agency Response was, "We have accommodated women's only swim time at Metropolitan Pool to the extent we are able." This Request has been consistently raised before the Community Board, both through formal written submissions and during public hearings, reflecting how important it is and the community's concern, especially from women who use the pool.

The Committee disagreed with the Health and Hospital Corporation Agency's response to District Needs Request Item #2, Expense, to allocate funds to domestic violence services and programs that incorporate mental health services. The Agency Response was that they cannot accommodate, but "that the system has been working closely with DSS on partnerships to support individuals dealing with trauma and challenges associated with domestic violence." We are advocating that the agency allocate increased funding.

During this discussion, Taina Guarda and Cameron Chapman from the New York City Independent Budget Office, Community Engagement Specialists brought to our attention that the Mayor's Office new Committee on Engagement (OME) staff may have limited familiarity with the community board's work and the formal role we play in the city's civic infrastructure. We agreed we wanted to understand how OME defines its mandates and how it intends to work alongside the community boards. We decided to invite OME to present at the full board community board meeting. We felt this would be a constructive first step toward working together and for OMB to understand the reasons we request an increase in funding for the community boards.

New Business item regarding the Citywide Statement on District Needs.

Ms. Barros informed the Committee that a Facility Proposal for public comment is located in our BK01 district. The facility proposal is to relocate several NYPD facilities to a single location on a city-owned property at 151 Maujer Street, Brooklyn. This site was formerly a DOHMH clinic and is now vacant. NYPD, OMB, and DCAS have been in conversation about this project. There were no public comments on this Facility Proposal.

The Statement on the Preliminary Budget, (FY) 2027/ Letter of Comments

The Charter required that a Letter of Comment on the Preliminary Budget be submitted to elected officials by March 25. Due to the timing of this year's process, this deadline did not align with the Community Board's Full Board meeting scheduled for April 14.

As previously noted, the Preliminary Budget Register for FY 2027 was released later than usual, on February 16. Consequently, agencies' responses were also delayed, becoming available on March 6, just days before the Capital Budget Committee meeting on March 12. This compressed timeline limited the Board's ability to review and act through its standard meeting schedule. Accordingly, a request was made for the Executive Committee to review and approve the Letter of Comment at its March 18 meeting. With a quorum present, the Executive Committee was authorized to act on behalf of the full Board to ensure the Letter was submitted on time to elected officials and the Mayor's Office.

It was understood that this action is subject to ratification by the Full Board at its April 14 meeting, at which time a formal vote will be taken to affirm the Executive Committee's approval.



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COUNCILMEMBER, 34th CD

March 23, 2026

Hon. Zohran Mamdani
Mayor of the City of New York
City Hall
New York, NY 10007

Re: Statement on the Preliminary Budget (FY) 2027/Letter of Comments

Dear Mayor Mamdani

Brooklyn Community Board 1 (CB1), representing the communities of Williamsburg and Greenpoint, appreciates the opportunity to submit our comments on Mayor Zohran Mamdani's release of New York City's \$127 billion Preliminary Budget for Fiscal Year 2027. We acknowledge that Mayor Mamdani's preliminary budget identified a \$12 billion deficit, which the administration reported was reduced to \$5.4 billion through agency-revised revenue projections and state support. Given these budget deficits, it is now more important than ever to establish communication with the Mayor's office, city council, and community agencies to collaboratively address our district's needs.

To give a direct response to this year's Register on the Statement of District Needs FY 2027 over what CB1 received in prior budget cycles, there was a meaningful improvement in agencies' responses. In previous years, a significant share of responses consisted of a single line — "the agency does not support and cannot accommodate" — with no further explanation. That placed the full burden of understanding the agency's position entirely on the community board, with nothing to work from. The responses in the FY 2027 Preliminary Budget Register are, in the aggregate, more substantive, and we acknowledge that.

However, we want more accountability and transparency. When an agency tells a community board to follow up, the response should say who to contact, where to reach them, and how. When an agency claims a request has been completed, it should say what was done, when, and at what cost. This request provides conditions for an honest conversation.

We are calling on OMB and DCP to commit to the following six concrete, achievable requests:

1. When an agency tells a community board to "contact us directly," it must provide a named contact — not a general website or main phone line
2. Cost estimates for every request, whether supported or not
3. Documentation for every "already completed" designation — what was done, when, at what cost
4. Accountability for when an agency claims credit for something a community group did independently
5. Specific contact information for any response requiring follow-up—for the public's benefit, not just ours
6. Transparency about what guidance, if any, OMB gives agencies for writing responses — because right now we have no idea if any standard exists

Our District Needs Statement/Letter of Comments, as requested by OMB, is organized by Agency, with District Needs priorities that address the needs of our diverse community. CB1 submitted **82 total budget requests** across 18 agencies for FY 2027: **38 capital** and **44 expense** requests. The tables below analyze agency response patterns across seven distinct response categories identified in the Register.

Only 13% of CB1's requests received a clear, affirmative accommodation

A combined 38% of all requests were declined in some form.

29% were left in an indefinite "supported but unfunded" Limbo (category B) – formally acknowledged but with no funding commitment, timeline, or cost estimate.

Letter of Comments Divided by Agencies in Word

Department of Housing Preservation & Development

Housing is a critical issue for our district, and we support efforts to fund truly affordable housing and implement programs to meet the many needs of our residents.

Seven District Needs Requests Items were submitted. Two District Needs Requests Items received support, and five were completed.

District Needs Request Item #1: (Capital) Provide more housing for low-income households. Fund Construction and Rehabilitation of Subsidized/Affordable Housing. The neighborhoods of Greenpoint and Williamsburg have critical housing needs. Allocating funds to provide affordable housing in the district remains a vital concern of CB#1. Adequate subsidies are essential to ensure the balanced development of our community. We do not want to see any public housing lost.

Agency Response: Thank you for this request. We agree that your district needs additional affordable housing. HPD will continue to use all available resources.

District Needs Request Item #2: (Capital) Provide more housing for medium-income households. Reinstate funding for the Greenpoint Williamsburg Tenant Legal Fund (\$2 million),

including anti-harassment provisions per the Administration Points of Agreement regarding the Greenpoint- Williamsburg waterfront rezoning.

Agency Response: This request was completed

District Needs Request Item #3: (Capital) Provide more housing for medium-income households.

Agency Response: Thank you for this request. We agree that your district needs additional affordable housing. HPD will continue to use all available resources.

HPD Agency Response to the following District Needs Request Items (Expense) was that it was completed.

District Needs Request Item #1: (Expense Budget) Provide, expand, or enhance rental subsidies programs. Increase Funding for Subsidies to Lower Rents for Senior Citizens to Reduce Homelessness.

District Needs Request Item #2: Other expense budget request for HPD
Create a New Fund for the Affordable Housing and Infrastructure Fund (\$10 Million) Created Under the Administration's Points of Agreement Regarding the Greenpoint-Williamsburg Waterfront Rezoning. Explanation: A new fund is requested. The Affordable Housing and Infrastructure Fund (\$10 Million) was created under the Administration's Points of Agreement regarding the Greenpoint- Williamsburg waterfront rezoning. Proceeds from this fund will be available only to development parcels that use the waterfront inclusionary housing program referenced in the agreement and participate in the esplanade transfer program (as noted in the agreement's Open Space section). Funds will be used to partially offset site-specific infrastructure costs.

District Needs Request Item #3: Reinstate funding for the Greenpoint Williamsburg Tenant Legal Fund (\$2 million), including anti-harassment provisions per the Administration's Points of Agreement regarding the Greenpoint- Williamsburg waterfront rezoning.

District Needs Request Item #4: Increase allocation for rehabilitation loan programs. The neighborhood of Greenpoint and Williamsburg has critical housing needs. The allocation of funds for affordable housing in the district remains a vital concern for CB#1. Adequate subsidies must be allocated to ensure the balanced development of our community.

When an agency tells a community board that its request has been completed, that statement should be verifiable. **CB1 asks that OMB require agencies to document any "completed" designation with specifics: what was funded, when, in what amount, and through what budget line or program.**

Department of Housing Authority/NYCHA

District Needs Request Item #1: Upgrade NYCHA community facilities and Open Space. Redevelop the NYCHA Playground on Roebling Street and South 9th Street. This park is well-used by the community. The playground is aging and in need of upgrades to equipment and infrastructure.

Agency Response: Agency does not support and cannot accommodate:

(See Housing Authority Explanation in FY 2027 Preliminary Budget Register for details.)

District Needs Request Item #2. Renovate NYCHA community facilities. Replace sidewalks around Williams Plaza (aka Jonathan Williams Development/NCHA) from Division Avenue, South 9th Street, Broadway, Marcy Avenue, Roebling Street, Havemeyer Street. These sidewalks are in disrepair around the development.

Agency Response: Agency does not support and cannot accommodate. NYCHA can work with our partners to see if this is a possibility and provide a cost estimate.

CB1 ask that OMB require agencies to document an explanation with specifics.

Parks and Open Space

Department of Parks and Recreation

Parks and open spaces are a critical need for our district. We support funding for Expenses and Capital projects to expand and maintain our green areas.

Eighteenth District Needs Requests were submitted.

Two received support to accommodate:

District Needs Request Item #2: (Capital) Agency Response; Remediation and improvement to Bushwick Inlet Park are partially funded. Demolition of the CitiStorage building and Bayside fuel tanks has been completed, and construction of the Motiva site is expected to be complete in 2026.

District Needs Request Item #5: (Capital) Renovation of the McCarren Park Asphalt Field. Repair and restore the asphalt field to address the huge demand for active use, including soccer, pickleball, tennis, as well as a new dog run for McCarren Park.

Agency supports and can accommodate: The Agency has \$14.7 million in funding for the Capital Improvement to the Asphalt field at McCarren Park and will hold a community input meeting to inform the decision for the site by the end of this fiscal year.

13 received support, but cannot accommodate

((See Register of Community Board Budget Request for details.)

2 received **NO support** with no explanation as to why they could not be accommodated.

District Needs Request Item #1: (Expense) Forestry Services, including tree maintenance.

Explanation: Expand contracts for Tree Pruning. The industry-standard tree-pruning schedule of every 7 years does not accommodate the need for more frequent pruning or the number of requests. Larger trees, in particular, are overgrown and pose potential public safety hazards. These trees obstruct street lights, have hanging branches, interfere with pedestrian walks, and encroach on neighboring properties.

Agency Response: Agency does not support and cannot accommodate. (For specifics, see Register of Community Board Budget Requests for the Preliminary Budget Fiscal Year 2027.)

At the Capital Budget Committee Meeting on March 12 and at the Community Board Public hearing, it was requested that more frequent tree pruning be implemented due to safety hazards. Many members of the public are asking to meet with the Agency representative and the elected official about this problem. Who do we contact?

CB1 ask that OMB require agencies to document an explanation with specifics.

Transportation and Infrastructure/Department of Transportation

Twenty District Needs Requests were submitted.

Two received support to accommodate:

District Needs Request Item #2: NYCD DOT is studying potential improvements to Grand Street and Metropolitan Avenue and will provide updates as more information becomes available.

District Needs Request Item #9: We agree and will accommodate investigating this request. We're exploring the possibility of a SIP here in the near future.

Twelve received **No Support** with no explanation as to why they could not be accommodated.

(For specifics, see Register of Community Board Budget Requests for the Preliminary Budget Fiscal Year 2027.)

When an agency tells a community board that its request receives no support, that statement should be verifiable. **CB1 ask that OMB require agencies to document an explanation with specifics.**

Department of Environmental Protection

District Needs Request Item #1: (Capital) Supplement the Newtown Creek section of the Long Term Control Plan (LTCP) with additional measures to reduce the amount of raw sewage discharged into Newtown Creek beyond the LTCP plan, which will still allow hundreds of

millions of gallons of raw sewage to discharge into the creek annually. Increasing discharge into the East River should not be an option.

Agency Response: The agency did not support or stated it could accommodate.
Explanation in bold letters was, **PLEASE CONTACT THE AGENCY DIRECTLY AND PROMPTLY FOR MORE INFORMATION.**

District Needs Request Items; 1-4 (Expense)

Request Item #1 Clean catch basins: Catch basin cleaning should be maintained and increased to eliminate and prevent debris buildup, maximizing water drainage from streets during downpours and other rain events. Climate change has brought much heavier storms, flooding, and even flash flooding to NYC. Recent storms have illustrated the dangers of clogged catch basins.

Request Item #2: Fund a comprehensive study of stormwater management measures to help mitigate the increasing onslaught of cloudburst events that chronically cause severe flooding in homes and businesses on the street. Our district, to a large extent, is a waterfront community. There needs to be a deep investment in climate change mitigation measures. Harmful effects of climate change, for example, include flooding, increased groundwater levels from cloud-burst events, and rising sea levels.

Request Item #3: Supplement the Newtown Creek section of the Long Term Control Plan (LTCP) with additional measures to reduce the amount of raw sewage discharged into Newtown Creek beyond the LTCP plan, which will still allow hundreds of millions of gallons of raw sewage to discharge into the creek annually.

Request Item #4: An analysis should be done on streets south of the Newtown Creek Resource Recovery Facility that are flood-prone due to the absence of catch basins and their installation in those areas where they lack them.

The Department of Environmental Protection Agency Response to the Capital and Expense District Needs Request Items was that the Agency does not support or can accommodate them.

Explanation in bold letters was, PLEASE CONTACT THE AGENCY DIRECTLY AND PROMPTLY FOR MORE INFORMATION.

CB1 demands that OMB require all agency responses using this language to include a specific named contact: name, title, email, and phone number of the office or individual responsible for the subject matter of the request. A general agency website or main phone line does not satisfy this requirement.

Department of Sanitation

District Needs Request Item #1: Provide or expand community composting programs.

Our community supports the composting program. We request school educational composting programs and outreach educational resources for residents. Regular curbside organics collection will help reduce garbage hauling costs and lower greenhouse gas emissions by keeping organics and food scraps out of landfills.

Agency Response: Agency supports but cannot accommodate
Although the Department of Sanitation supports this request, due to fiscal constraints, the availability of funds is uncertain

Department of Education

District Needs Request Item #1: (Capital) The Department of Education Program is scheduled to upgrade schools in SD-14 to start or complete this year. Renovations to include Automotive Trades HS. Many of the district's schools are very old and require modernization, upgrades to their physical structures, and/or replacement of heating/cooling systems.

Agency Response: Agency does not support and cannot accommodate.

Explanation: Site scheduled for IPDVS,

District Needs Request Item #2: The principal of PS 250 George Lindsay has lobbied for this request. The plans for the school signs were approved, but the principal was told they did not have the funds. The signs and security cameras will improve communication with parents and students, and act as a security system that will be a deterrent and provide the school with another layer of security

Agency Response: The Request has been completed. Site scheduled for IPDVS.

Expense:

District Needs Request Item #1: (Expense) Other capital budget request for DOE: Middle School Request IS 50 needs air conditioners in the lunchroom, auditoriums, gymnasium, and nay classroom that doesn't have them.

Agency does not support or accommodate; **PLEASE CONTACT THE AGENCY DIRECTLY AND PROMPTLY FOR MORE INFORMATION.**

District Needs Request Item #2: Provide more funds for teaching resources such as classroom material. Fund New Science Labs for Schools (including middle schools)(District 14/Region 8) Located Within the Confines of Community Board No. 1 District. Explanation: New science labs are needed in the various schools in our District. The labs would provide new facilities or replace outdated ones and utilize modern equipment for instruction.

Agency Response: Agency does not support and cannot accommodate. **PLEASE CONTACT THE AGENCY DIRECTLY AND PROMPTLY FOR MORE INFORMATION.**

CB1 demands that OMB require all agency responses using this language to include a specific named contact: name, title, email, and phone number of the office or individual responsible for the subject matter of the request. A general agency website or main phone line does not satisfy this requirement.

Department of Youth and Community Development

District Needs Request Item #1: Provide, expand, or enhance after-school programs for elementary school students. (grades K-5)

Agency Response: This request has already been completed. DYCD has begun a three year 20,000 seat expansion of the COMPASS afterschool program.

Fire Department

Capital Budget

District Needs Request Item #1 Provide new facilities such as a firehouse or EMS station
A firehouse is greatly needed to serve the Northside and Waterfront community as a result of the closure of Engine 212 in 2003. The Greenpoint and Williamsburg communities are growing significantly in population and new businesses. With the increased waterfront development, there is a tremendous increase in the need for enhanced public safety. There is no firehouse to serve the North side community and the waterfront area. A new state-of-the-art facility that can house proper modern equipment (such as ladders for high-rise buildings) should be created to better service the community.

The agency supports, but cannot accommodate.

Explanation: FDNY is supportive of this request; however, the priority remains the maintenance/upkeep of existing facilities. FDNY assesses operational needs on a regular basis and will accommodate needs as best able to within existing budget.

Mayor's Office of Management and Budget

District Needs Request Item #1: We Strongly Recommend that Boards' Budgets be Increased. The 59 CBs Citywide Still Woefully Lack Adequate Funding. They need to be able to Hire Planners and Other Skilled Professionals to Evaluate Development Projects.

Explanation: Charter-mandated Community Boards are vital cogs in the City's operating process. Community Boards play a formal role in decisions on land use, have input on capital & expense budgets, & monitoring of service deliver-essentially servings as little "City Halls" for their communities. They are responsible sounding boards for the local elected officials and act in consultation with them. They provide constituents with an opportunity to have their voices heard on numerous issues

Agency Response: The Agency does not support and cannot accommodate. As of the FY 2027 Preliminary Budget, each Community Board's budget is being maintained.

At the Capital Budget Committee meeting on March 12th, committee members and the public were outraged that this has been OMB's response for many years. This reveals a disconnect in recognizing the work of the Community Board District. office.

We have highlighted the increased workload undertaken by the Community Board.

- The Liquor Licenses review committee has had to review each month between 40 and 70 new and renewed liquor licenses, including backyard use and outdoor dining. This includes a review of the outdoor dining applications and outdoor sheds. The Cannabis Committee has had to address the community's concern about the proliferation of illegal cannabis stores. Some are near playgrounds and schools. This has contributed to a sustained increase in community concerns about how noise and crowds affect quality of life.
- The ULURP committee has continually fought for increased true housing affordability in new and existing developments. These committee meetings needed to be scheduled and overseen for Public Comments.
- Also, due to the growing population in Williamsburg and Greenpoint, the number of people seeking assistance from the community board has increased. All the while, the Community Board District Office continues to be understaffed. Compared to city agencies with large staffs, the community board has a staff of three: the District Manager, Assistant District Manager, and Community Associate. They are expected to work on a flexible schedule, which sometimes extends to 10 p.m. due to full board and committee meetings. They have been expected to increase their work responsibilities, including taking on the creation of a new Cannabis Committee and improving outreach efforts for the District Needs submission process.
- At the Capital Budget Committee meeting, it came to our attention that the Mayor's Office of Mass Engagement (OME) staff may have limited familiarity with the community board's work and the formal role we play in the city's civic infrastructure. We therefore want to understand how OME defines its mandates, how it intends to work alongside the community boards. We are inviting OME to present to the Capital Budget Committee. This will be a constructive first step of working together and for OMB to understand the reason we request to increase funding for the community boards.
- At the Brooklyn Borough Board Meeting on March 3rd, in accordance with the Open Meetings Law (OML), recommendations were made to allow for hybrid and virtual meetings. The Proposed Amendments #1 to the Resolution involved the State of New York, the Mayor of New York City, and the City Council providing increased

funding to the Community Boards to ensure they have the necessary technology, staffing, and resources to support fully virtual and private meetings. This would allow all members of the community to participate, including parents with young children, persons with disabilities, and those with mobility challenges. It would also allow meetings to continue during outbreaks of disease, shortened daylight hours, and other weather-related issues.

Department of Small Business Services

District Needs Request Item #1: (Expense) Support of the Plaza Project at Moore Street Market

Agency Response: Agency supports and can accommodate.

Although the Plaza Project at Moore Street Market is managed by EDC, SBS supports the Graham Ave BID (the market is within the boundaries) through the Small BID Grant. The events that the Market host including their recent holiday pop-up markets, help bring foot traffic to the district and to the market.

District Needs Request Item #2: (Expense) Request a study of how NYC can encourage more green manufacturing in the IBZ that is safe for residents and blue highways.

Agency Response: This Request has already been completed.

Explanation: In December 2025, DCP published the first-ever NYC Industrial Plan, outlining a framework for the future of the industrial sector and industrial areas in NYC. The plan lays out a series of goals, including ways to support modern, efficient freight movement by investing in Blue Highway and to help businesses adopt green technology.

District Needs Request Item #3: (Expense) Request for an economic revitalization and visioning study. Location: Broadway Corridor.

Agency Response: Agency supports and can accommodate.

Explanation: This Fiscal Year, SBS awarded the Graham and Grand Street Bids an Avenue NYC grant, which will enable them to conduct an in-depth Commercial District Needs Assessment study, opportunities for commercial revitalization in the district, and execute programs and services accordingly.

SBS accepts grant applications from all neighborhood organizations. SBS will continue to promote grant programs when available and encourage local community boards to share

CB1 raises a distinct but related concern about responses that characterize a request as "supported and accommodated" when the accommodation is initiated by a community-based organization rather than the agency itself.

Tracking #201202726E (SBS — Broadway Corridor Economic Revitalization Study): The agency response states that SBS awarded the Graham and Grand Street BIDs an Avenue NYC grant enabling a Commercial District Needs Assessment (CDNA) and commercial revitalization study — framing this as the agency accommodating CB1's request. But CB1 has direct knowledge of how this came about: the Graham and Grand Street BIDs independently identified this grant opportunity, applied for it on their own initiative, and approached CB1 to provide a letter of support. SBS did not proactively direct resources toward CB1's district in response to this budget request. The BIDs did.

Had the BIDs not been organized, attentive, and proactive, this request would almost certainly not have been "accommodated." CB1 cannot know how many other "supported" responses in the Register depend on similar circumstances — a well-organized nonprofit, an attentive community group, or a fortunate coincidence of timing — rather than on agency initiative.

This matters because the Register is supposed to reflect agency responsiveness to community board priorities, not community self-help that happens to align with an existing grant program. An agency claiming accommodation credit for work it did not initiate in response to a community board request is a form of institutional free-riding on community capacity. It also creates a deeply inequitable dynamic: districts with well-resourced BIDs and organized nonprofits will appear to have their needs "accommodated" at higher rates than districts that lack that organizational infrastructure — regardless of actual agency performance.

CB1 demands that OMB and DCP develop clearer criteria for what constitutes genuine agency accommodation of a community board request, and that agency responses accurately distinguish between proactive agency action and the independent efforts of a community-based organization

Police Department

District Needs Request Item #1: (Capital) Provide surveillance (Argus) cameras
Install Surveillance Cameras for the Williamsburg Bridge (Roadways, Walkway and Bikeway). The Williamsburg Bridge is heavily used by vehicular traffic on its roadways and pedestrians/bike riders on the walkways. Enhanced security through surveillance cameras would increase public safety.

Agency Response: Agency does not support and cannot accommodate.

Explanation Argus cameras are funded via allocations from elected officials for use within their districts. Specific location recommendations should be provided to the local precinct commander for submission to the Information Technology Bureau once funding is allocated. The NYPD will attempt to accommodate specific locations' requests whenever funding is provided, but reserves the right to place cameras as appropriate due to current crime trends and operational needs.

District Needs Request Item #1 (Expense) Hire additional crossing guards

Provide Safe Street Crossing (NYPD Crossing Guard Post) at Jackson Street & Kingsland Avenue for Children Attending Various Local Schools and Programs/after-school programs. (St. Francis Developmental School, PS 132, St. Nicholas/Rosary Academy, IS 49 Campus, Grand Street Campus/Beacon Program, IS 126/Beacon Program, School Settlement House Association.

Agency supports but cannot accommodate. Explanation: Based on the latest budget, the NYPD has a specific budgeted headcount. The agency is working to fill vacancies to reach that headcount.

District Needs Request Item #2. Allocate more funding to hire an additional 4 police officers per precinct for the new Quality of Life (Q-teams).

Agency Supports but cannot accommodate.

(For specifics, see Register of Community Board Budget Requests for the Preliminary Budget Fiscal Year 2027.)

Transit Authority

District Needs Request Item #1: Repair or upgrade subway stations or other transit infrastructure

Explanation: 1. NYCT - Continuation of the Station upgrading program (G, L, J, M lines). Identify/fund subway train stations that will be upgraded with elevator access. 2. Improve lighting at the Hewes train, J/M lines station. There has been an increase in crime at this train station. 3. Fund the completion of elevators at the eight stations (out of 15 in CB1) that need them: Nassau Avenue, Broadway, and Flushing on the G Train. Graham Ave, Montrose Ave, and Morgan Ave on the L Train: Hewes St, and Lorimer St on the J/M/Z Trains. 4. Restore G Train service to Forest Hills in Queens and extend the train to ten cars. 5. Reopen closed subway entrances at: Broadway (G), particularly at the northern end of the station, the four corners of Montrose and Union Morgan Ave (L), the closed staircase at Harrison and Morgan 6. Flushing Ave (G). Reopen the entrance outside the Pfizer building and the Union/Walton entrance on the northern end of the platform.

Agency Response: Agency does not support and cannot accommodate.

Explanation: Please contact the agency directly and promptly for more information.

Department of Health and Mental Hygiene

District Needs Request Item #1 (Expense): Increase the staffing of outreach programs that handle education, testing, and counseling for addictions (i.e., drug abuse). There is a Mental Health Crisis in the Williamsburg and Greenpoint communities caused by drug overuse and abuse of drugs that has led to homelessness, domestic violence, and an increase in crime rates. More outreach and counseling are needed.

Agency Response: This request has already been completed.

Explanation: DOHMH would be happy to discuss harm reduction outreach and programming within our existing framework

District Needs Request Item #2 (Expense): Increase health and safety inspections, e.g. for restaurants and childcare programs

Explanation: Fund a comprehensive study of environmental health hazards, including air quality and asthma, to learn the cumulative effects on CB1. The study should include the DEP wastewater treatment plant. Community Board No. 1 has been impacted by many adverse environmental factors, including but not limited to air and traffic pollution, particulate matter, construction pollution (thousands of apartment building units constructed and under construction), widespread chemical contamination (three superfund sites, dozens of brownfield sites and one large-scale underground oil spill), and widespread lead-contaminated soil. A comprehensive study is needed to assess these impacts and develop resolutions, such as anti-asthma initiatives, to be implemented. The Study should include the DEP Newtown Creek Resource Recovery Facility

Agency Response: This request has already been completed.

(See Preliminary Budget Register FY 2027 for more specific Agency Explanation.)

District Needs Request Item #3 and Item #4 (Expense):

District Needs Request Item #3 (Expense): Programs must address Women's Physical and Emotional Health Issues. 1. More access to reproductive health services in all aspects. 2. There needs to be a data collection form from local hospitals on those who have. Been treated because of domestic violence. 3. There needs to be more infant childcare services.

Agency Response: This request has already been completed.

(See details of Response in the Register of Community Board Budget Request FY 2027.)

District Needs Request Item #5 (Expense):

Allocate funding for the Trap-Neuter (TNR) program targeting feral cats within the community through volunteer organizations. The program is managed by community volunteers and aims to humanely regulate free-roaming cat populations by preventing reproduction and stabilizing their numbers. It also fosters improved co-existence between cats and the community and offers vaccinations to enhance the welfare of the cats.

Agency Response: This request has already been completed.

(See details of Response in the Register of Community Board Budget Request FY 2027.)

District Needs Request Item #6 (Expense):

Community Board One requests that DOHMH advocate to the State to increase the reimbursement from 20% to 36% to align with counties throughout the rest of New York State.

Agency Response: This Request has been completed.
(See details of Response in the Register of Community Board Budget Request FY 2027.)

The Department of Mental Health Agency's response to all the District Needs Requests Items was that the Request was Completed.

CB1 response: When an agency tells CB1 that the request was completed and to "reach out to our office for more information," or to "submit a request through our standard process," " it must provide the name of that office, the correct division, the appropriate contact person or team, and the direct contact information. The same principle applies when agencies indicate they will follow up with CB1 — those commitments should include a named point of contact on the agency side so CB1 can hold them accountable.

CB1 demands that OMB establish a standard requiring all agency responses that involve follow-up action — whether by the community board or the agency — to include specific contact information: name, title, email, and direct phone number. This is a basic administrative standard that any well-run institution should be able to meet.

Department for the Aging

District Needs Request Item #1: (Expense) Increase home-delivery meal capacity.

Explanation: Increase Homecare Services and Homebound Meals funding, especially to provide these services to the frail and elderly following the Covid-19 Pandemic. The elderly have relied on their local senior citizen centers for daily social interaction, meals, counseling, and easy access to programs to combat depression and social isolation

Agency Response: Agency supports and can accommodate.

Explanation: NYC Aging reviews the HDM program quarterly to determine whether the need is growing.

District Needs Request Item #2: Funding for a new senior center program

Explanation: Request: Establish a Senior Center to Serve the South West Area of Williamsburg, Central to Division Avenue and Clymer Street/Continued Funding. Explanation: At the present time, accessible senior center services do not exist for the expanding senior citizen population of the west area of Williamsburg. Although we are aware of the current funding constraints for senior center services, the existing needs compel us to support the establishment of such a facility in the area between Division Avenue and Clymer Street.

Agency Response: Agency supports and can accommodate

Explanation: There will be an RFP for older Adult Centers in the FY 27 that might incorporate this need.

Department of Homeless Services

District Needs Request Item #1: Increase funding for Mental Health Programs that serve homeless individuals living in shelters and on the street.

Agency Response: This Request has already been completed.

Capital Budget Committee Response: Many members of the community have expressed concern about an increase in the homeless population living on the streets in South Williamsburg. This appears to be the result of drug addictions, and more homeless people moving in from other locations of the city or state. We therefore do not see how this program was completed.

When an agency tells a community board that its request has been completed, that statement should be verifiable. **CB1 demands that OMB require agencies to document any "completed" designation with specifics: what was funded, when, in what amount, and through what budget line or program.** Vague completion claims without supporting detail undermine the credibility of the Register and the trust of the communities it serves.

Brooklyn Public Library

District Needs Request Item #1 Extend library hours or expand and enhance library programs, Expand Funding for Library Operations - Brooklyn Public Library Branches with CD#1; (Fund Extended Days/Hours; Fund Computer Catalogue and Increase Book Budget). We are aware that the Brooklyn Public Library has, in the past, been underfunded relative to the other NYC library systems. We urge that this inequality be completely eliminated and that a fair proportion of the system's funds be allocated to CD1's four local branches. Public Libraries are for all age groups. For some people in the community, it is the only computer they can use. For children, it offers a free selection of a variety of books and also a quiet space to do their homework and study.

Agency Response: Agency supports but cannot accommodate

Explanation: Brooklyn Public Library supports increased operational funding and looks forward to working with library advocates to ensure dependable, equitable access to library services, including extended hours, technology, and collections.

Department of Buildings.

District Needs Request Item #1: Assign additional building inspectors (including expanding training programs). The number of building inspectors should increase in proportion to the increase in the huge building development that is now impacting our community. We will also need an increase in training programs to train inspectors to be skilled to do the job. The agency supports and can accommodate. The DOB will use the existing budget to train and hire new staff.

We have outlined the following Requests aimed at collaboration. This will be a constructive first step of working together and for OMB to understand the reason we request to increase funding for the community boards.

Request 1: "Contact the Agency Directly." Please Provide a Named Contact

A significant number of agency responses in the FY 2027 Register include language along the following lines: "Agency does not support and cannot accommodate. Explanation: PLEASE

CONTACT THE AGENCY DIRECTLY AND PROMPTLY FOR MORE INFORMATION."

This response pattern appears across three agencies and 8 total requests: the Department of Environmental Protection (5 requests — Tracking #201202703C, #201202708E, #201202709E, #201202710E, #201202711E), the Department of Education (2 requests — Tracking #201202706E, #201202707E), and the MTA/NYC Transit Authority (1 request — Tracking #201202736C). In every case, the response declines the request without explanation and redirects the community board to contact the agency — without telling the community board who to contact, through what channel, or regarding what specific aspect of the request.

This creates a practical problem that is not trivial. Community boards are volunteer-run bodies with limited staff. "Contact the agency" without a name, title, email address, or phone number means sending a message into an institutional void and waiting — sometimes for months — for a response that may never come, or that routes through multiple offices before reaching anyone with relevant knowledge. The opportunity cost is real. Every month spent tracking down the right contact is a month not spent on advocacy, planning, or constituent service.

CB1 also notes the formatting of this response. The instruction to contact the agency "DIRECTLY AND PROMPTLY" appears in all capital letters in the Register. Whether intentional or not, all-caps text conveys urgency. If the agency is signalling that the matter requires prompt follow-up on CB1's part, at the very least, it can tell us who to contact.

CB1 requests that OMB require all agency responses using this language to include a specific named contact: name, title, email, and phone number of the office or individual responsible for the subject matter of the request. A general agency website or main phone line does not satisfy this requirement.

Request 2: Include Cost Estimates for Supported and Unsupported Requests Alike

A recurring frustration across CB1's capital and expense budget requests is the absence of cost estimates in agency responses. Whether an agency says it supports a request or cannot accommodate it, knowing what the request would actually cost is essential information — for the community board, for elected officials conducting oversight, and for the public.

The DOT responses in this Register are instructive. DOT received 20 CB1 requests — the largest share of any single agency — and accommodated only 2 (10%). Of the remaining 18, 12 used near-identical boilerplate language citing internal safety data assessment processes, and 6 directed CB1 to alternative pathways such as 311 submissions. Not one of the 18 non-accommodations included a cost estimate for the requested work, a timeline for when the corridor might be prioritized, or an explanation of where it stands in DOT's capital planning queue. CB1 cannot determine from these responses whether each street was individually evaluated or whether a blanket policy response was applied uniformly. Without cost information,

there is no basis for CB1 or elected officials to push back, advocate for prioritization, or understand the scale of investment that would be required.

Cost estimates serve multiple functions. They allow community boards to understand the relative scale of what they are asking for and to prioritize accordingly. They allow elected officials to assess whether the gap between a request and funding is a rounding error or a fundamental budget constraint. They allow the public to evaluate agency claims that something "cannot be accommodated" — a \$50,000 restroom repair and a \$50 million capital reconstruction are both "unfunded," but they carry very different implications for advocacy strategy.

Without cost estimates, the Register functions as a list of yes/no answers rather than a planning document. Community boards are left with no basis for understanding how agency budgets work, what it would actually take to move a request forward, or how to calibrate their asks in future cycles.

CB1 requests that OMB require agencies to include a cost estimate — or a good-faith range — for every request they respond to, whether or not supported. Where an agency genuinely does not have a cost estimate available, it should state that explicitly and provide a timeline for when one can be produced.

Request 3: "Already Completed" Must Be Documented Specifically

Sixteen of CB1's 82 FY 2027 requests — fully **20% of the total** — were marked "Already Completed" in the Register. CB1's analysis found that in **zero of those 16 cases** did the response specify what was completed, when, at what cost, or through what budget line or program. This is not an occasional oversight. It is a systemic pattern.

The distribution is striking: DOHMH marked **all six** of its expense responses as "Already Completed" — a 100% rate — with no documentation provided for any of them. HPD marked five requests as completed. In several cases, the responses appear to reference related programs as substitutes for the specific thing CB1 asked for, without confirming the specific request was addressed.

Two examples illustrate the core concern:

1. **Tracking #201202732C (HPD — Greenpoint-Williamsburg Tenant Legal Fund):** CB1 requested reinstatement of the Tenant Legal Fund, including anti-harassment provisions per the Administration's Points of Agreement regarding the Greenpoint-Williamsburg waterfront rezoning. The agency response indicates that this matter "has been completed" and references the Anti-Harassment Program, but does not specify what was completed, whether the \$2 million reinstatement was fully funded, or whether the anti-harassment provisions are currently operational. CB1 cannot verify the claim of completion based on the information provided.

2. **Tracking #201202739E (HPD — Tenant Legal Fund, expense side):** The same issue applies. The response references completion in terms that do not allow CB1 or the public to independently verify the claim.

When an agency tells a community board that its request has been completed, that statement should be verifiable. The public should not have to take an agency's word for it, particularly on requests tied to specific funding commitments made as part of major land use agreements — agreements that the affected community fought hard for and has a direct interest in seeing honored.

CB1 demands that OMB require agencies to document any "completed" designation with specifics: what was funded, when, in what amount, and through what budget line or program. Vague completion claims without supporting detail undermine the credibility of the Register and the trust of the communities it is meant to serve.

Request 4: Specific Contacts for All Follow-Up, Not General Referrals

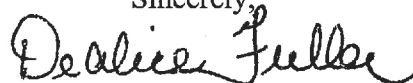
This demand extends the concern raised in Demand 1 beyond the "contact us directly" responses to the Register as a whole. Across multiple responses — including those that express support, note partial accommodation, or request follow-up — the Register directs community boards to general agency websites, main phone lines, or unnamed offices. This is not sufficient.

When an agency tells CB1 to "reach out to our office for more information," or to "submit a request through our standard process," or to "contact the relevant division," it must provide the name of that office, the correct division, the appropriate contact person or team, and the direct contact information. The same principle applies when agencies indicate that they will be following up with CB1 — those commitments should include a named point of contact on the agency side so CB1 can hold them accountable.

CB1 requests that OMB establish a standard requiring all agency responses that involve follow-up action — whether by the community board or the agency — to include specific contact information: name, title, email, and direct phone number. This is a basic administrative standard that any well-run institution should be able to meet.

Working for a Better Williamsburg-Greenpoint.

Sincerely,



Dealice Fuller
Chairperson

cc: Tania Uddin, Mayor's Office of Management and Budget



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

April 14, 2026

COMMITTEE REPORT Transportation Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Mr. Eric Bruzaitis, Committee Chair

RE: Transportation Committee Report from March 26, 2026

The Transportation Committee met the Thursday, March 26, 2026 (CALLED TO ORDER: 6:14 PM; ADJOURNED: 9:20 PM) at Swinging Sixties Senior Center, 211 Ainslie Street, Brooklyn, NY 11211.

Members of the Transportation Committee

(Bruzaitis, Chair; Kelterborn, Co-Chair; Drinkwater; Espinal; Goldstein; Itzkowitz; Kaminski; Klagsbald; LaBorde; Pferd; Sabel; Talati; Vega; Weiser; Breitner*; Radezky*. (*Non-Board Member)

(9 members constitute a quorum for this committee)

ATTENDANCE

Present: Bruzaitis; Kelterborn; Espinal; LaBorde; Pferd; Breitner*.

Absent: Drinkwater; Goldstein; Itzkowitz; Kaminski; Klagsbald; Sabel; Weiser, Radezky*
(*Non-Board Member)

(A Quorum was not met)

AGENDA

1. NYC DOT: UPDATE ON BROOKLYN WATERFRONT GREENWAY & COMMERCIAL STREET. PRESENTATION BY MS. MARIA MR. MICHAEL PEDRON.

- Mr. Michael Pedron of NYC DOT presented a plan (plan attached) for redesigning Commercial Street. The plan includes directional changes, a two-way bike lane, and other interventions. Committee members and the public in attendance mostly disapproved of the design as presented and requested that DOT come back with a better plan.

Committee & Board Members:

- Mr. Bruzaitis: Disappointed with the plan, its reliance on visioning sessions that were completed more than 10 years ago, raised concerns about the schedule and the 12 million dollar projected cost.
- Mr. Kelterborn: Stated that plan was underwhelming. Objected to the priority of vehicle storage and a wide driving lane rather than safety for residents and the public realm enhancements that the community has called for.
- Ms. Breitner: Concerned about the insufficiently wide bike lane, overall dated design concept, lack of green infrastructure, urged DOT to go back to the drawing board. Suggested that DOT implement a SIP which could be done in-house while it works on the longer-term capital plan.
- Mr. Pferd: Reminded the DOT that bike lane widths are insufficient, especially since cargo bikes are allowed to be 4' wide
- Ms. Espinal: Expressed approval of the project as planned and urged DOT to prioritize parking for cars
- Ms. Denny Horowitz: Questioned the reliance on outdated data sets and community input from over a decade ago.
- Mr. Chesler: Expressed concern about the need for more stormwater management and a plan that is based on old and stale data. Also asked for clarification about how loading zones would be provided for the GMDC.
- Ms. Foster: Stated opposition to bicycle riding which she believes takes us back in time and believes cars are the future. Supports parking. Urged the DOT to bring the plan to the full board.

Public Comments:

- Ms. Teresa Toro: Panned the plan. Asked for DOT to make it a true greenway with green infrastructure, bioswales, and the like. She suggested that DOT revisit the population

statistics that will show the area has changed in population density since DOT began working on this plan more than 10 years ago.

- Mr. Kevin Costa: Commented on the missed opportunities for creating an appropriate plan that also includes much-needed crosswalks, trash containerization, and more
 - Mr. Julio Rivas (Sen Gonzalez office): thanked everyone for engaging in this topic
 - Mr. Paul Benson: Not in favor. Asked for more safety and more green infrastructure
 - Mr. Nick Isaacson: Not in favor. More daylighting.
 - Mr. Zach Lider: Not in favor. Wants a better plan with more safety, more crosswalks.
 - Mr. Zach Lieder: Not in favor. Existing crosswalks are regularly blocked by vehicles. Concerned about dust mitigation during construction.
 - Mr. Brent Bonvenzi: Not in favor. Missing crosswalks, lack of daylighting, lack of water management
 - Mr. Santiago Lakatos: Not in favor. One-way driving lane is too wide and will encourage double parking. Asked for raised crosswalks.
 - Mr. Eamon Collins: Not in favor. Asked for a wider bike lane and questioned the large budget.
 - Ms. Rachel Smith: Not in favor. Requested better bike lanes and sidewalks to encourage more active mobility
 - Mr. Ben Garrett: Not in favor. Bike lanes are too narrow.
 - Mr. Hunter Armstrong: Not in favor. Urged DOT to be forward-looking and build the greenway to expected future capacity needs
 - Mr. Harrison Borges: Not in favor. Sidewalk widths and daylighting is insufficient
 - Mr. Kevin La Cherra: Not in favor. Suggested that the committee should reject the plan and ask for a SIP (safety improvement project) instead. Raised the point that the committee has requested information about Commercial Street plan every 3 months for years and DOT has been non-responsive.
 - Mr. Gregory Felix: Not in favor. Bike lanes need to be wider and more like Hudson River Park
 - Mr. Bailey Schweitzer: Not in favor. Sidewalks too narrow
 - Ms. Jeremy Hinsdale: Not in favor. Public space needs to be enhanced.
 - Ms. Wendy Carlock: Not in favor: Need wider sidewalks and bike lanes
- DOT will follow up and send list of stakeholder engagement meeting dates and activities to the board. DOT will also provide area parking inventory information, including all new parking garages for residential buildings, and curbside regulations.

MOTION (Ms.LaBorde):

Community Board 1 to draft a letter to NYC DOT rejecting the Commercial Street redesign plan as presented and request a pause on the project until a timely stakeholder meeting can be scheduled within the next 60 days of the letter's receipt. NYC DOT should incorporate a Safety Improvement Project (SIP) that befits the expected future population and community uses.

SECOND: Mr. Pferd.

AYE: 4

NAY: 1

MOTION PASSED WITHOUT ABSTENTIONS.

2. PRESENTATION: STREET CO-NAMING AT THE INTERSECTION OF BUSHWICK AVENUE AND STAGG STREET IN HONOR OF THE LEBRON BROTHERS, AN INTERNATIONALLY KNOWN AFRO-BORICUA SALSA BAND.

Presenter: Mr. Carlos LeBron.

- Mr. Carlos LeBron presented a street co-naming proposal for his uncles and father, known as The LeBron Brothers, founders of Brooklyn Salsa. (Presentation attached). Ms. Joceyln Lebron, Ms. Maisha Morales (President Los Sures), Ms. Debra Benders & Ms. Karen Leader (Cooper Park Residents Council) and Ms. Julia Amanda Foster (CB1) all spoke in support of the co-naming. Mr. Bruzaitis strongly supported the co-naming to cement the cultural historical legacy created by the residents of North Brooklyn.

MOTION (Mr. Bruzaitis):

Community Board 1 to draft a letter to Councilmember Jennifer Gutierrez in support of the co-naming of the intersection of Bushwick Avenue and Stagg Street in honor of The LeBron Brothers.

SECOND: Ms. Espinal.

MOTION PASSED WITHOUT OBJECTION OR ABSTENTION.

3. PRESENTATION AND DISCUSSION: CONDITIONS AND IMPROVEMENT OPPORTUNITIES ALONG KENT AVENUE AND THE BROOKLYN GREENWAY

Transportation Committee members will present observations from a recent committee walk through of Kent Avenue and the Brooklyn Greenway. The discussion will review

current conditions and identify potential opportunities for safety, circulation, and public realm improvements along the corridor. Presenter: Erin Drinkwater.

Mr. Kelterborn substituted for Erin Drinkwater and reported on the committee walk through of Kent Avenue, with focus on the Brooklyn Greenway. (Presentation attached). The committee discussed all the ways that the Greenway could be redesigned to better serve the community including wider sidewalks, more green infrastructure, wider bike lanes, consistent crosswalks and traffic signals, daylighting, loading zones and higher quality pedestrian space.

Committee and Board Members:

- Mr. Pferd spoke specifically about the dangers of trucks parked in the bike lanes.
- Mr. Chesler highlighted the need to design for future capacity and future stormwater demands
- Ms. LaBorde cited the upcoming World Cup and the expectation that sites like Domino Park will be hosting viewing parties. Public realm improvements should be made now to accommodate that use. She offered to draft an email for the district manager to send to DOT, to this effect.
- Ms. Denny Horowitz spoke in support of a better and safer design.

Public Comments:

- Ms. Teresa Tor, CB1 Alum and former Transportation Committee Chair, provided some historical context for how the city botched the implementation of a true greenway on Kent.
- Mr. Kevin Costa, CB1 Alum, spoke about the importance of the greenway for commuters and cargo bikes, not just leisure biking.
- Mr. Brent Bovenzi urged a comprehensive approach to design, citing failures of a piecemeal approach.
- Mr. Greg Felix spoke in support of a redesign.
- Mr. Paul Benson spoke in support.
- Kevin La Cherra reminded the committee that the majority of CB1 residents (70%) do not own cars and rely on walking, bicycling, and public transportation.
- John Rozmus expressed skepticism about the city's ability to provide adequate maintenance.

4. OLD BUSINESS.

- Austin Pferd asked for safety improvements to Kingsland Avenue, specifically between

Norman and Greenpoint, due to the expected influx in trucking in this location.

- Kevin Costa agreed that safety is needed on Kingsland.
- Kevin LaCherra asked for an update on the CB request for a redesign of Greenpoint Avenue. The district manager will contact DOT to find out.

5. **NEW BUSINESSES.**

None.

The next meeting of the Transportation Committee will be Thursday, April 23, 2026, at 435 Graham Avenue.

MOTIONS

MOTION (Ms.LaBorde):

Community Board 1 to draft a letter to NYC DOT rejecting the Commercial Street redesign plan as presented and request a pause on the project until a timely stakeholder meeting can be scheduled within the next 60 days of the letter's receipt. NYC DOT should incorporate a Safety Improvement Project (SIP) that befits the expected future population and community uses.

SECOND: Mr. Pferd.

AYE: 4

NAY: 1

MOTION PASSED WITHOUT ABSTENTIONS.

MOTION (Mr. Bruzaitis):

Community Board 1 to draft a letter to Councilmember Jennifer Gutierrez in support of the co-naming of the intersection of Bushwick Avenue and Stagg Street in honor of The LeBron Brothers.

SECOND: Ms. Espinal.

MOTION PASSED WITHOUT OBJECTION OR ABSTENTION.



Brooklyn Waterfront Greenway – Commercial St.

HWK1048E Capital Project Update

March 26, 2026



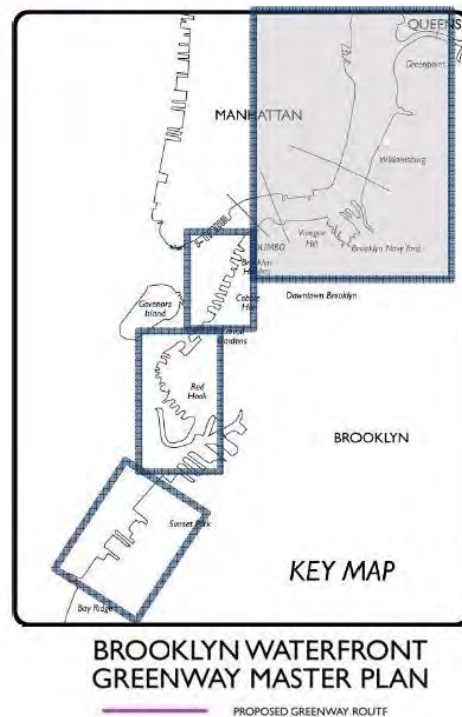
Background

1

Background

Project Location





BWG Implementation Plan

- Greenpoint and Williamsburg Waterfront
- Downtown Brooklyn Waterfront
- Red Hook Waterfront
- Sunset Park Waterfront



Greenpoint Williamsburg Open Space Master Plan

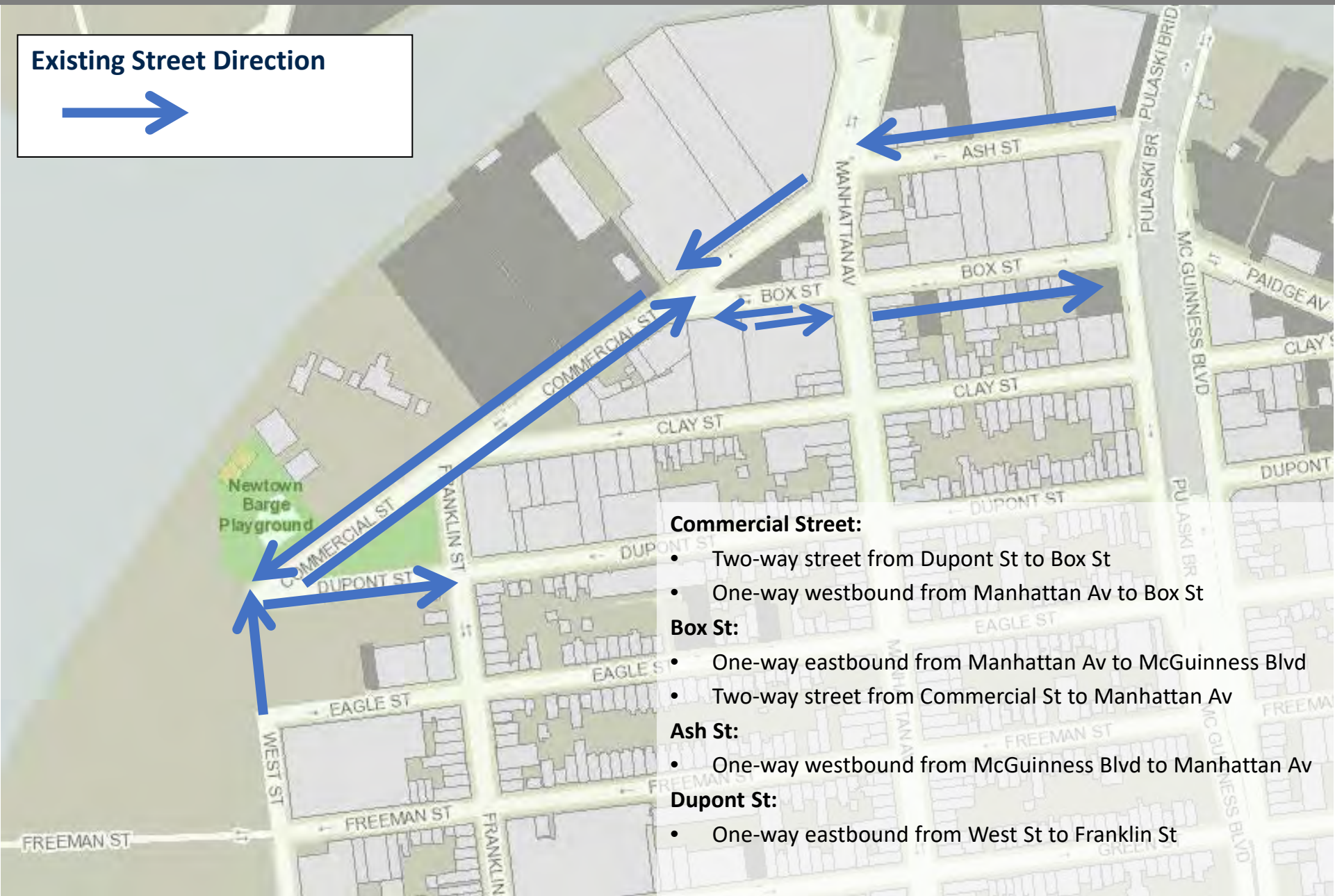


Existing Conditions & Proposal

2

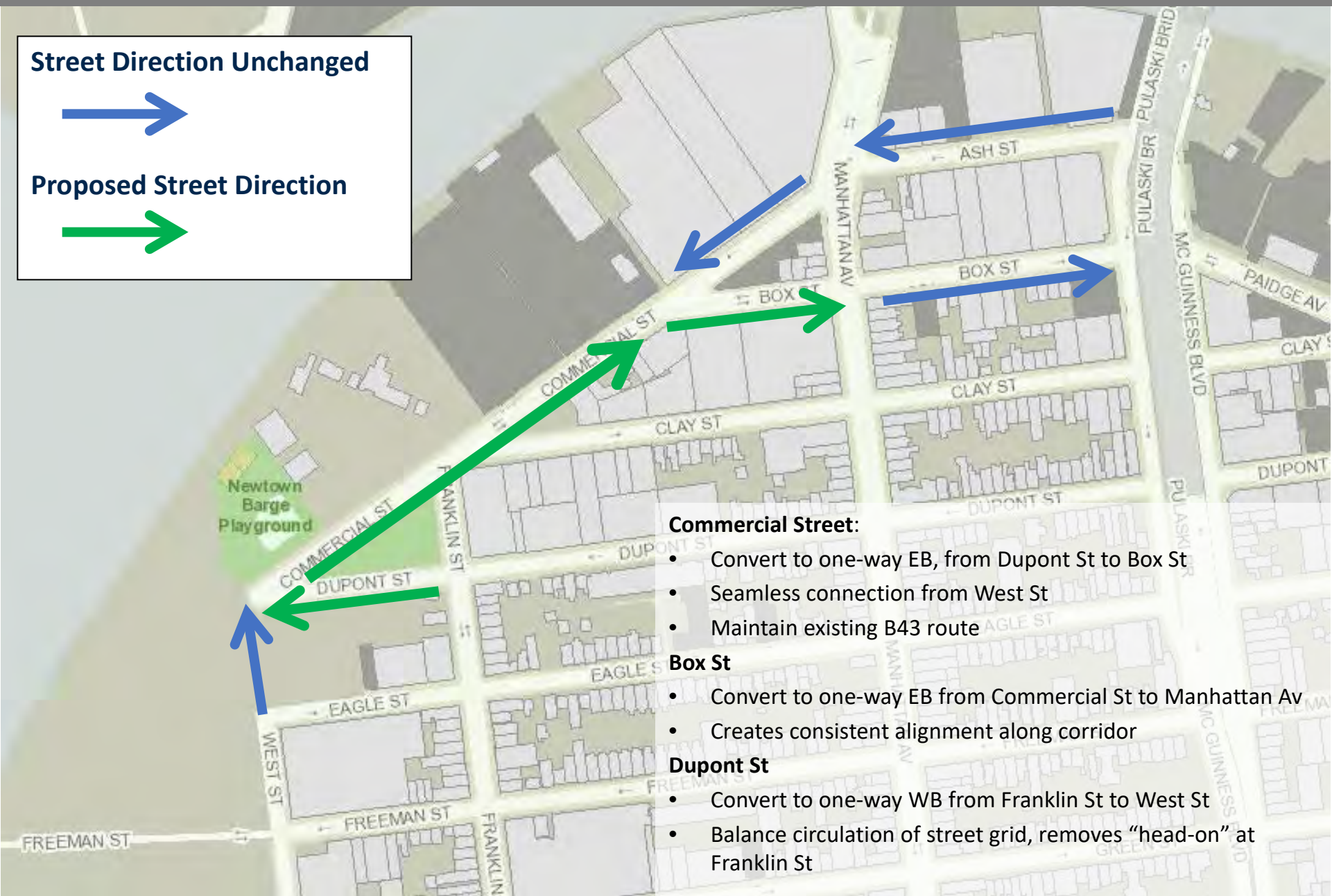
Existing Conditions & Proposal

Existing Street Directions



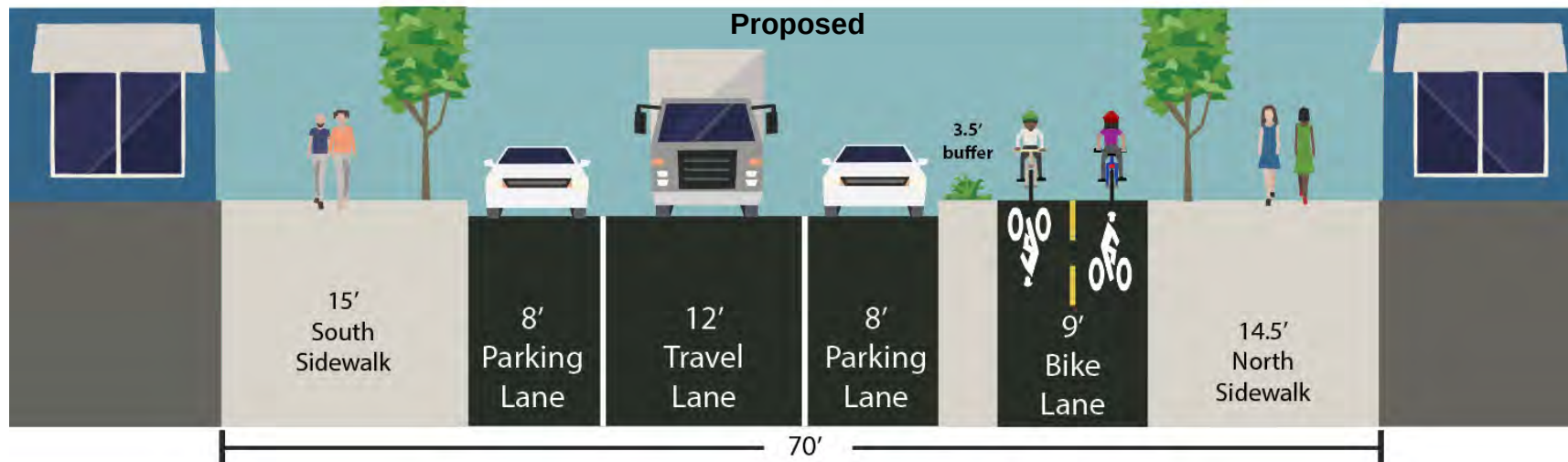
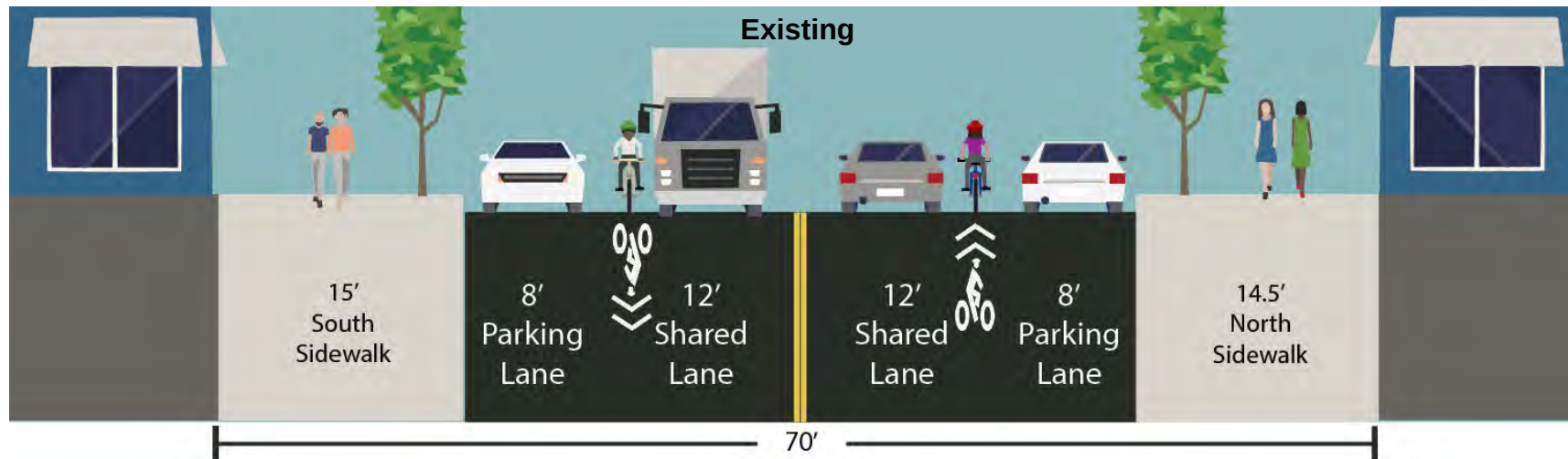
Existing Conditions & Proposal

Proposed Street Directions



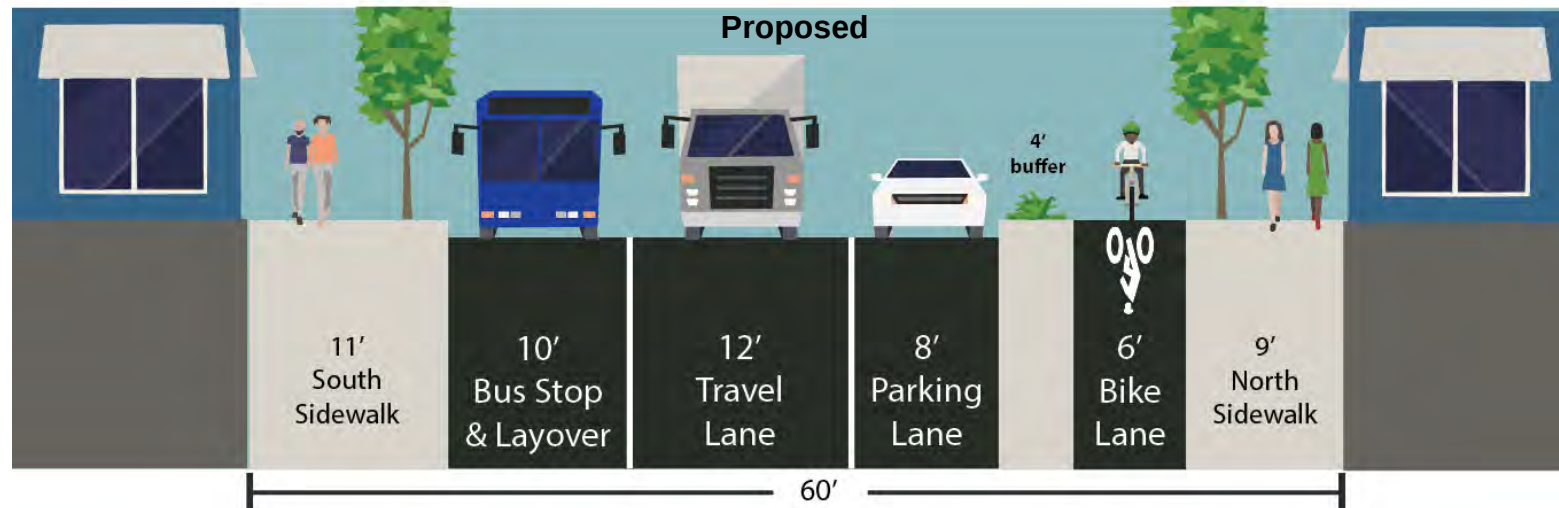
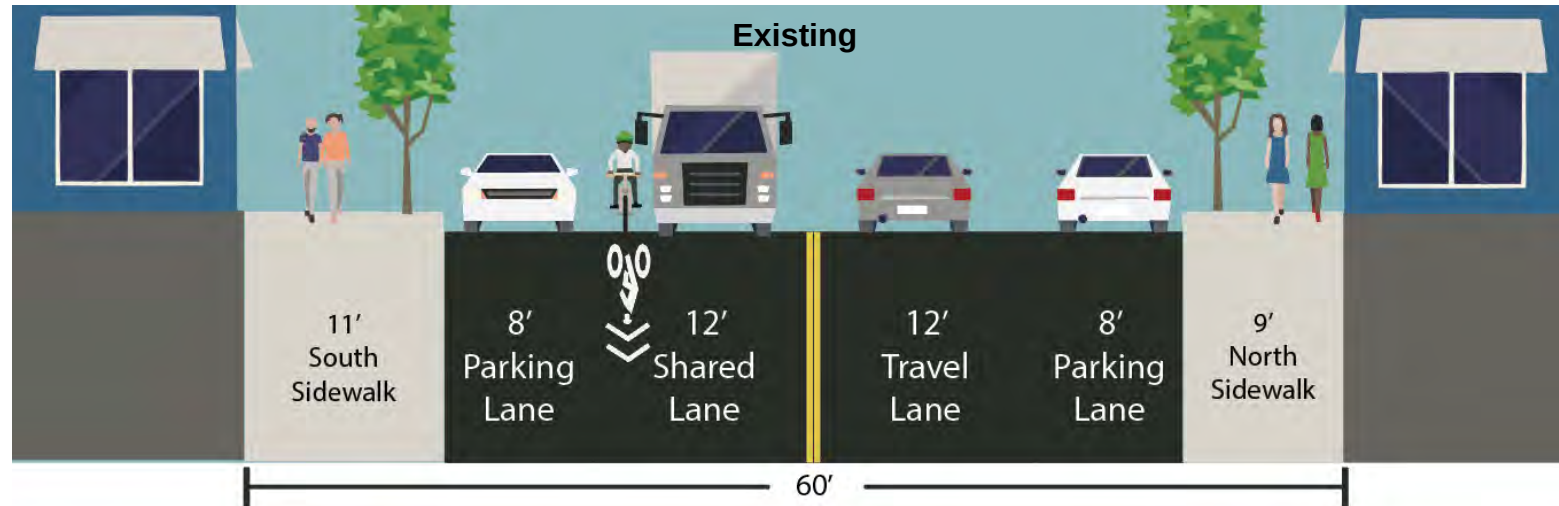
Commercial St

West St to Manhattan Av
(facing west)



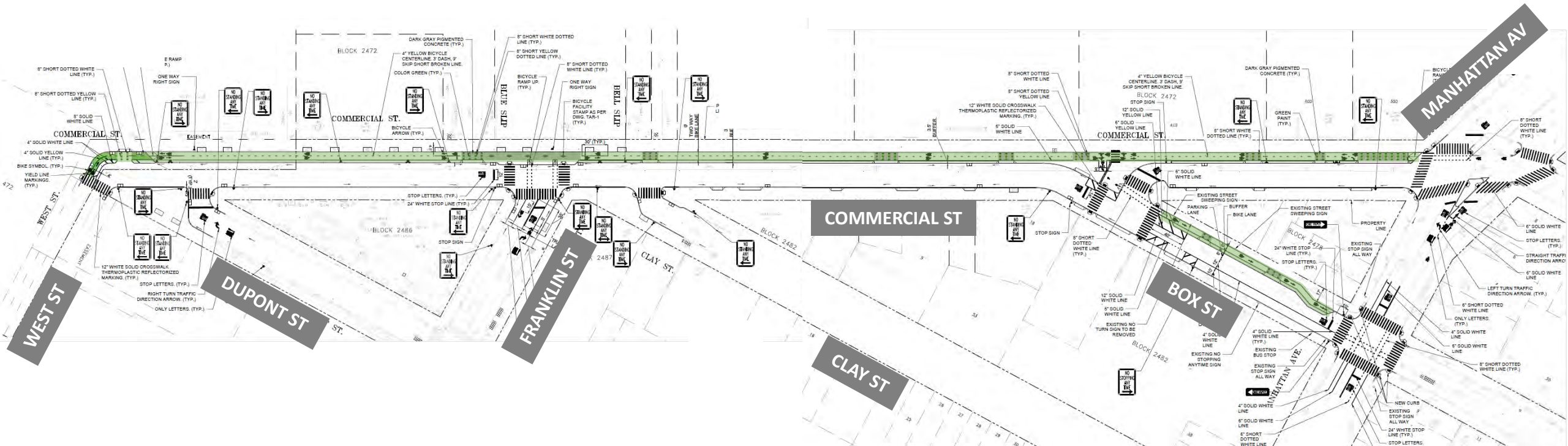
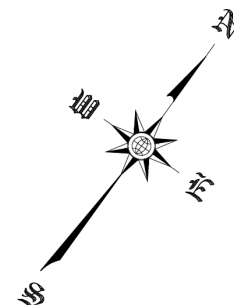
Box St

*Commercial St to Manhattan Av
(facing west)*



Proposed Site Plan

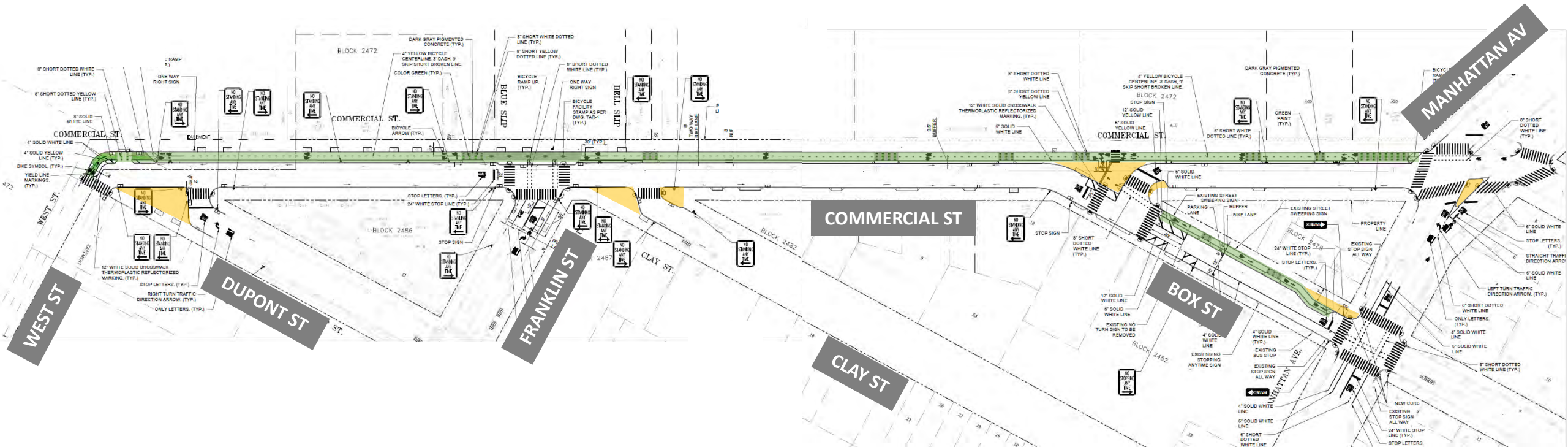
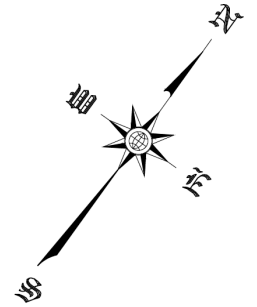
NEW Greenway (off-street bike path)



Proposed Site Plan

LEGEND

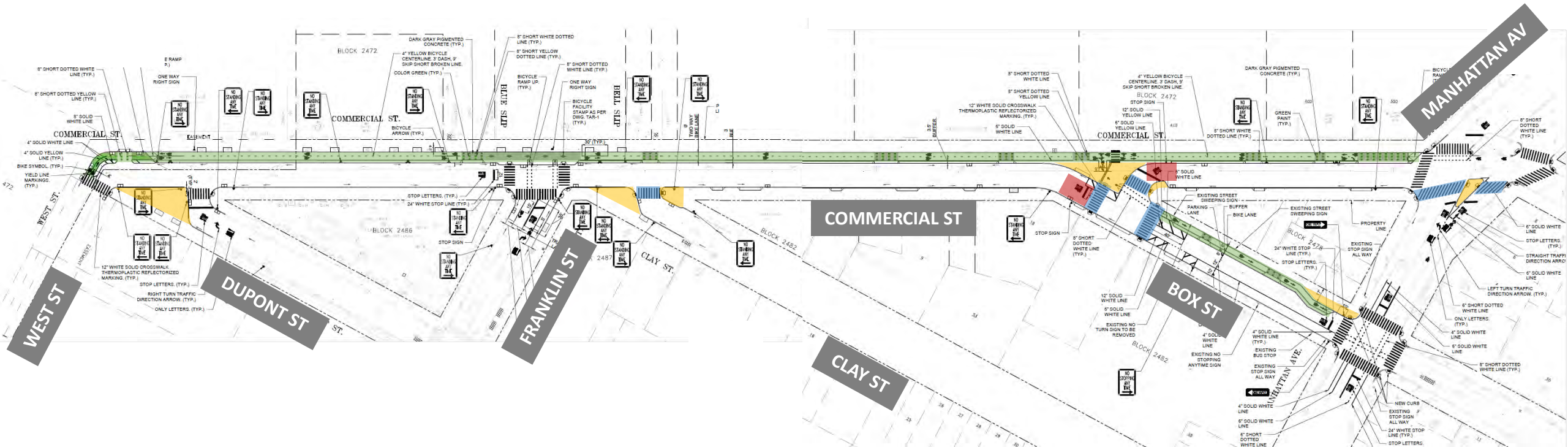
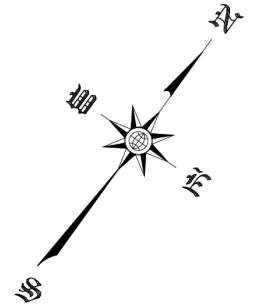
-  **NEW Greenway (off-street bike path)**
-  **NEW Sidewalk Extension**



Proposed Site Plan

LEGEND

-  **NEW** Greenway (off-street bike path)
-  **NEW** Sidewalk Extension
-  **NEW** Crosswalks
-  **NEW** Stop control



Overall Project Scope

Primary scope:

- 1-way conversions for vehicular traffic
- off-street greenway
- Stop control at Franklin St / Commercial St
- Pedestrian spaces / sidewalk extensions
- Accessibility upgrades
 - ADA-compliant pedestrian ramps
 - audible pedestrian signals
- Sewer and water main upgrades



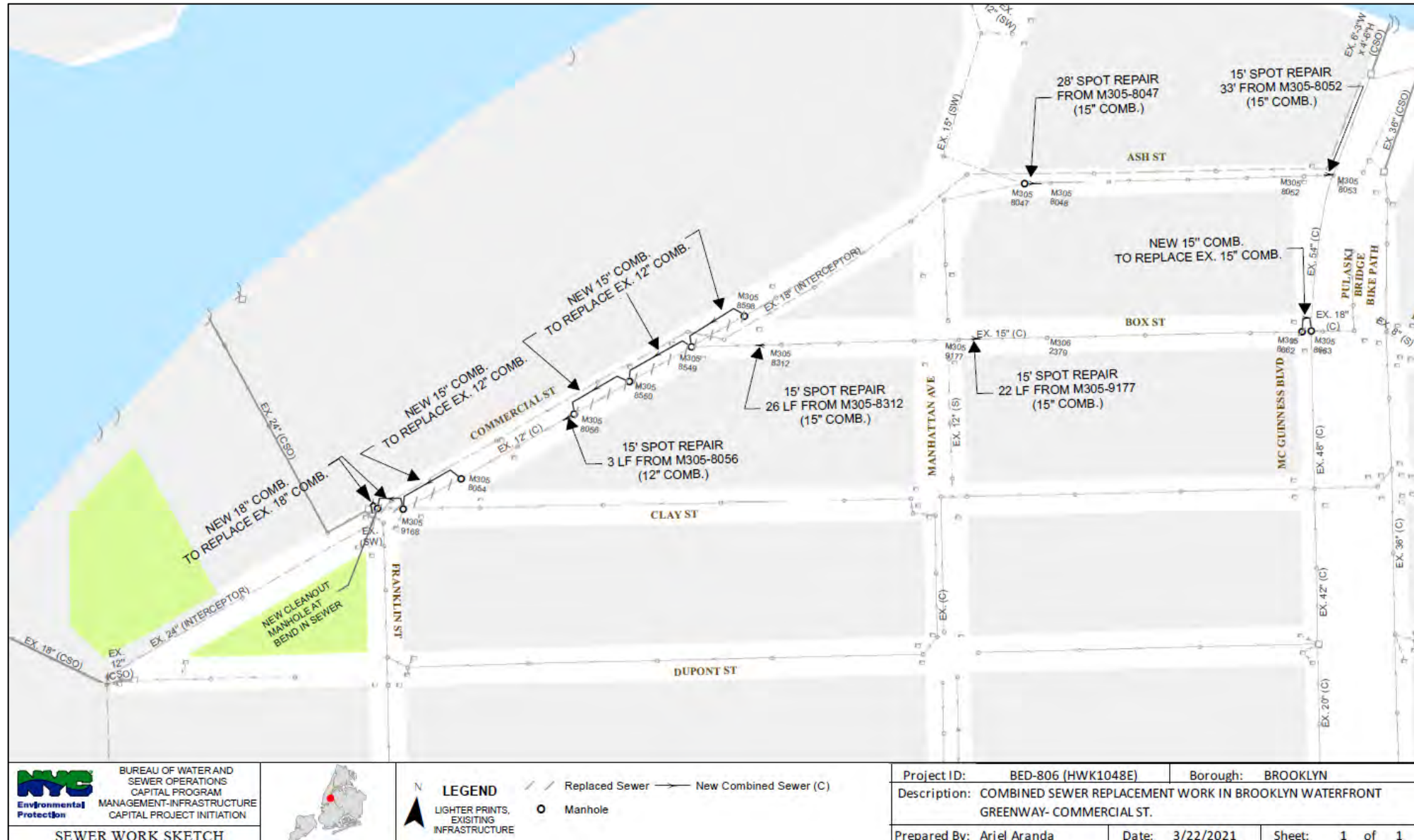
Precedent: Brooklyn Waterfront Greenway – Owl's Head Connector (2nd Av, Sunset Park)



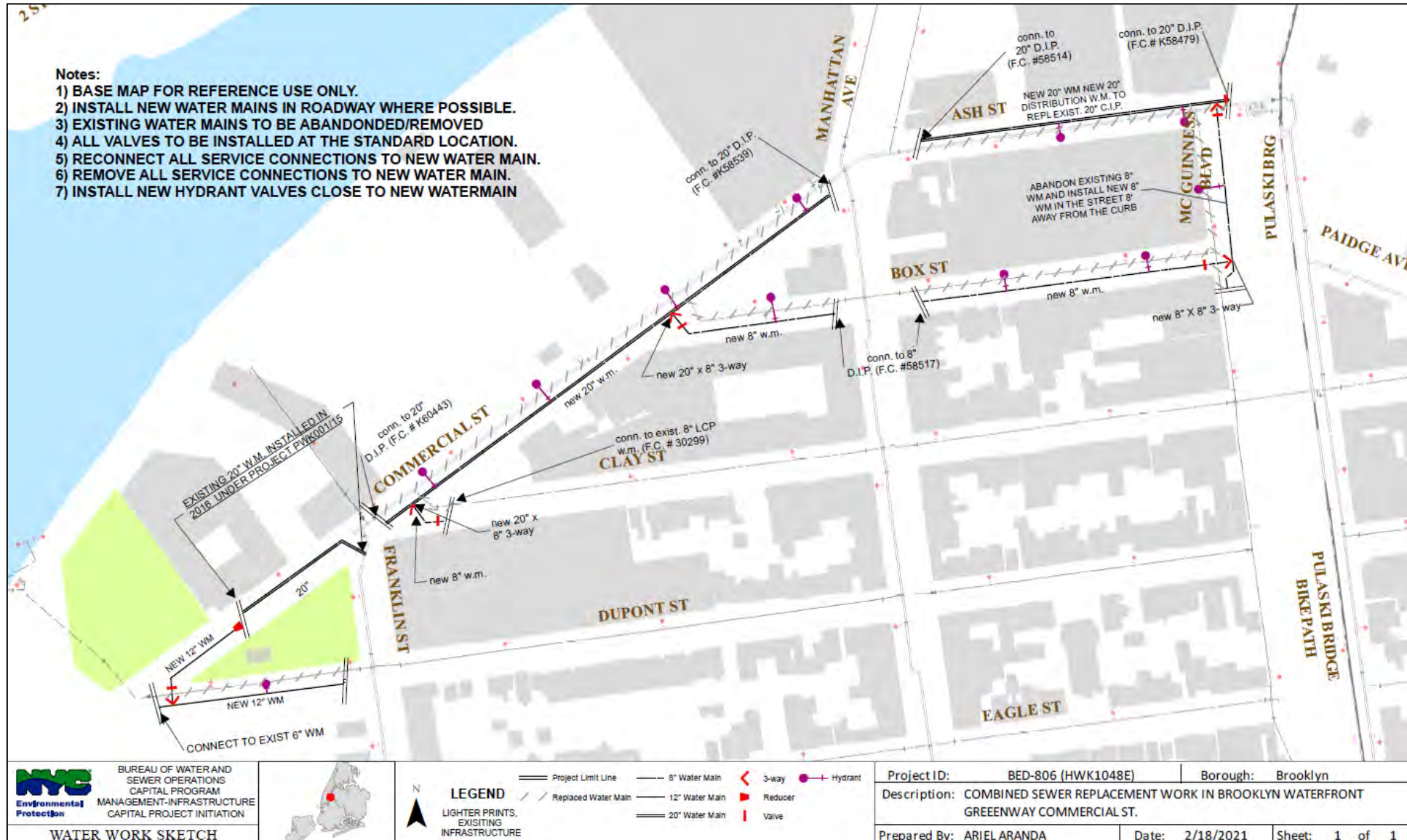
Additional landscaping and urban design features *to be analyzed and sited during final design phase:*

- Street trees and planted areas
- Street furniture:
 - WalkNYC wayfinding signs
 - Bike racks
 - Benches

Sewer replacement and repair



Water main replacement and repair



Schedule & Funding

3

Planning, Scoping – COMPLETE

- Workshops, Visioning, BWG Implementation Plan
- Traffic study
- Conceptual design
- Cost estimation

Preliminary Design – COMPLETE

- Topographic survey, including existing underground utilities
- Configuration and widths of greenway, sidewalks, parking lanes and travel lanes
- Vehicle turning movements
- Location of curblines

Final Design – ONGOING

- Grading and drainage
- Underground utilities
- Landscaping and green infrastructure
- Street lighting and traffic signals
- Materials, including ADA treatments

PROJECT SCHEDULE – MAJOR MILESTONES:

- Design Start – October 2021
- Design Completion – Spring 2027
- Construction Start – Spring 2028
- Construction Completion – Spring 2030

PROJECT FUNDING:

- Design (Mayoral) - \$867,000
- Design (Reso) - \$300,000
- Construction (CHIPS Funding) - \$9,003,000
- Resident Engineer Inspection (CHIPS Funding) - \$997,000
- Resident Engineer Inspection (Mayoral) - \$804,000
- *Total Project Funding - \$11,971,000*

Thank You!

Questions?



NYCDOT



nyc_dot



nyc_dot



NYCDOT

THE LEBRON BROTHERS

Pablo, Jose, Angel, Carlos and Frankie



The LeBron Brothers, a group of five sibling musicians whose journey is as compelling as their music, were born in Aguadilla, Puerto Rico. The family relocated to Stagg St & Bushwick Ave in Williamsburg, Brooklyn, where the brothers embarked on their musical journey. Their story began in humble circumstances, but their talent and dedication propelled them to international acclaim.

The LeBron Brothers are known for pioneering a unique blend of Latin rhythms with R&B and Soul (Boogaloo/Salsa), co-led by Angel Lebrón (bassist, arranger, chorus singer), José Lebrón (pianist, arranger, chorus singer), with key members Pablo (lead singer), Carlos (percussion, chorus singer), and Frankie (congas/percussion).

In 1969, Jose LeBron composed "Salsa y Control," a song widely credited with helping to define the genre we now know as "Salsa." Before that, Latin music was categorized into Mambo, Son Montuno, Guaracha, Guaguancó, Cha Cha Cha, and others, but lacked a unifying genre name. "Salsa Y Control" played a pivotal role in giving this music the name it now holds worldwide.

Even with the passing of Pablo and Frankie, the LeBron Brothers remain active today. They have been touring the world since the 80's and have cultivated a large and devoted fan base in South America, where they continue to sell out concerts and are recognized as one of the best international Salsa bands.

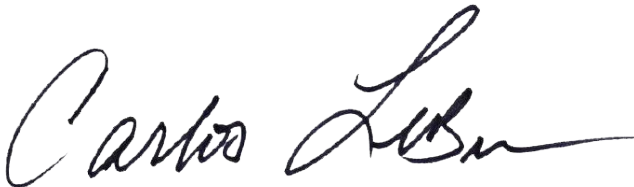
The LeBron Brothers Co-Naming Support

I am writing to express my heartfelt excitement regarding the co-naming initiative to honor The LeBron Brothers, the legendary Salsa band that radiated their musical talents from Stagg St. and Bushwick Ave. in Williamsburg, Brooklyn. The contributions of my father Angel and my uncles Pablo, Jose, Carlos, and Frankie have left an indelible mark on our musical landscape, creating a legacy that resonates with many.

As we move forward with the co-naming, I am proud to offer my support and it is a fitting tribute to commemorate the spirit of our music and to celebrate the unforgettable memories created by Pablo and Frankie, whose talents will forever be celebrated.

As young men and musicians who lived on Stagg St. and Bushwick Ave., this would be the primary location to honor their contribution to the Salsa and music industry. Thank you for your efforts in honoring our family's legacy. Please let me know if there are any further actions required to facilitate the process.

Warm regards,

A handwritten signature in black ink that reads "Carlos LeBron". The signature is fluid and cursive, with the first name "Carlos" written in a larger, more prominent script than the last name "LeBron".

Carlos LeBron



The LeBron Brothers Street Co-Naming Petition

5 young brothers moved from Auguadilla, PR and landed on Stagg St. in Williamsburg, Brooklyn where the brothers embarked on their music journey. What people don't know is that in 1969, their hit song "Salsa Y Control" played a pivotal role in the birth of a genre that everyone knows as "SALSA". Yes, the Genre Salsa was born in Williamsburg Brooklyn!

Please help us pay homage to The LeBron Brothers legacy as we get together to get a street co-named after them on the corner of Stagg St. and Bushwick Ave. and give them their flowers today. Thank you!

Please sign petition below:

NAME	ADDRESS	SIGNATURE	EMAIL
Billie Dura	500 W. 1st Ave Apt 4	[Signature]	hfo.11/11.11.11.11.11.11
Chaz Inzer	204 Schels St	[Signature]	yayoi.chaz@gmail.com
Yayoi Kanahito	204 Schels St	[Signature]	yayoi.chaz@gmail.com
Muna Abdelwahab	176 Bushwick ave	[Signature]	abdelwahabmuna@gmail.com
Antoine Vega	251 JAKES St	[Signature]	Heaven Leech P.A.C.
Reginald White	20 Devoorse Ave	[Signature]	Reggie6916@gmail.com



The LeBron Brothers Street Co-Naming Petition

NAME	ADDRESS	SIGNATURE	EMAIL
Elimar Guedez	Elimar.guedez.yanez@gmail.com	Elimar	5016 8th Ave
Janiyah Rodgers	201 Scholes St	Janiyah	Janiyahrodgers551@gmail.com
Junius Pearson	206 BUSHWICK AVE		movieducks@gmail.com
Felicia A. Robles	221 TEN Eyck WALK	Felicia Robles	fdicmidserv@aol.com
Amanda Martinez	149 Humboldt St St	Amanda Martinez	A.Martinez2207@Yahoo.com
Heaven Martinez	149 Humboldt St S	Heaven Martinez	Heaven.Martinez221@gmail.com
Maria Martinez	366 palmetto St	Maria Martinez	
Suseil Nazario	24 Humboldt street	Suseil Nazario	suseilnazario@gmail.com
Mayzabeth Lopez	91 boerum St 16 J	Mayzabeth Lopez	mayzabethLopez@gmail.com
Daniel Perez	181 Scholes St	Daniel Perez	
	166 Scholes St 20		



The LeBron Brothers Street Co-Naming Petition

NAME	ADDRESS	SIGNATURE	EMAIL
Strider	234 Meserole St		striderfschmitt@gmail.com
SMONEY	268 Meserole St		5046286@AOL.COM
Val	268 Meserole St		ksrexroad@gmail.com
Wynnan White			wynnanwhite@gmail.com
Ian Mercur	200 Meserole St		ianm47@gmail.com
Erin Delcher	269 Meserole St		EVOLTCHEZ@GMAIL.COM
Dee Murphy	269 Meserole St		"
Amanda Vick	255 McKibbin St		amannovick@gmail.com
Mike Barry	210 Scholes St		MRMILKEYAD@GMAIL.COM
ANTONIO CRAMAÑO	210 SCHOLES ST		ACRAMANO79@GMAIL.COM
HZEEL PERALTA	665 Bushwick Ave		HZEELSAIAZARX23@ICLOUD
Nicolas Fages	236 Stagg St		nicolas.fages01@gmail.com
Allison Jolimet	"		allison.jolimet@gmail.com
CHRISTINE PAN	198 Meserole St		x.christine.pan@gmail.com
Patricia	216 Stagg St		Vivian W 1991@HOTMAIL.COM



The LeBron Brothers Street Co-Naming Petition



NAME	ADDRESS	SIGNATURE	EMAIL
SAMAYIA RILLERA	196 MAUYER STREET	[Signature]	mrillera502@gmail.com
JOHNATHAN SMITH	201 PENNSYLVANIA AVE	[Signature]	thushunnp@aol.com
CHARLIE RILLERA	196 MAUYER STREET	CHARLIE	
BLAN RACON	220 STAGG ST	BLAN RACON	
TERESA OETRZ	176 MAUYER ST	TERESA OETRZ	N/A
TERESA OETRZ	183 MAUYER ST	[Signature]	
RICHIE WILSON	184 STAGG ST	[Signature]	
CHARYSE OWEEN	250 STAGG WALK	CHARYSE OWEEN	MRSbg1130@gmail.com
EILEEN MALAVE	199 SCHOLES ST	EILEEN MALAVE	
AN-LYAH BLOUNT	220 STAGG WALK	A. B.	
NESTOR SOLIZ	126 MAUYER ST.	[Signature]	
ANACIA HARTILL	126 MAUYER ST	[Signature]	
RICARDO NIEVES	3004 130th ST	12 NIEVES	
SANDRA SURITA	160 MAUYER ST	[Signature]	
RUTHLINE BERNARD	250 CLARKSON	[Signature]	



The LeBron Brothers Street Co-Naming Petition

5 young brothers moved from Auguadilla, PR and landed on Stagg St. in Williamsburg, Brooklyn where the brothers embarked on their music journey. What people don't know is that in 1969, their hit song "Salsa Y Control" played a pivotal role in the birth of a genre that everyone knows as "SALSA". Yes, the Genre Salsa was born in Williamsburg Brooklyn!

Please help us pay homage to The LeBron Brothers legacy as we get together to get a street co-named after them on the corner of Stagg St. and Bushwick Ave. and give them their flowers today. Thank you!

Please sign petition below:

NAME	ADDRESS	SIGNATURE	EMAIL
Ruth Davila	196 Stagg Walk	Ruth Davila	Staggwalkruth@gmail.com
Raquel Agosto	1166 Ten Eyck	Raquel	Raquel208@yahoo.com
Margal (Ameli)	178 Mayor St	Margal	
Markel	1103 Ten Eyck	Markel	
Melissa Rosa	1160 Mayor St	Melissa	MelissaMelissa@gmail.com
Carmen Moss	1166 Ten Eyck Walk	Carmen Moss	C.Moss1991@aol.com
Aretha Johnson	176 Clarkson Ave	Aretha Johnson	arethajohnsonpeterson@gmail.com
Gloria Muniz	97 Stagg Walk	Gloria Muniz	



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Please sign petition below:

NAME	ADDRESS	SIGNATURE	EMAIL
Lucas Greer	196 Stagg Walk		lucas345@gmail.com
Maribel Nuez	163 Tenack walk		
MANICREIZ DIAZ	130 Humboldt		
JUSTIN ENRIQUEZ			
Justin Enriquez	160 Majera st		JayJozeph@gmail
Sonia Rosa	233 Stagg Walk		sonia.rivera.sr3@gmail.com
Marilyn Brimfield	250 gramma ave		
MaryK Thomas	1684 Bergen St. Bklyn NY		



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Please sign petition below:

NAME	ADDRESS	SIGNATURE	EMAIL
Sheela Daniels	290 Frost St 4F	Sheela Daniels	sdan31.5d@gmail
V. Dale Martin	290 Frost St 1/2	Valerie B. Martin	vga11953@aol.com
JoAnn Cooper	290 Frost St 4E	Joann Cooper	
Patricia Burgess	290 Frost St 7C	Patricia Burgess	DarKnloudyPat@gmail
Charles Jones	290 Frost St 2H	Charles Jones	
Miriam Molina	290 Frost St 5F	Miriam Molina	
Ronald Bradley	290 Frost St 1H	Ronald Burtch Bradley	Ronald Bradley 0970@gmail.com
NATVIMADREZ	290 Frost St 10	NATVIMADREZ	



The LeBron Brothers Street Co-Naming Petition

NAME	ADDRESS	SIGNATURE	EMAIL
JF	290 Frost St 2B	R.F.	
Shindae Williams	417 Margin Ave	Shindae Williams	
Sonia Upford	290 Frost St 4B	Sonia Upford	
STACY MARQUEZ	290 Frost St 7E	Stacy Marquez	
Ronald Spears	295 Jackson St 2A	Ronald Spears	
CARMEN BARNES	290 Frost St 5F	Carm Barnes	
CHARIS MILLS	290 Frost TD	C. Mills	
Nathalie Zamer	290 Frost St	N Zamer	
Darlene Simmons	290 Frost St	D Simmons	
Ethel Miller	280 Frost St 3H	Ethel Miller	
P Massey	290 Frost St 2E	P Massey	
Sabrina Keith	290 Frost St 2F	S. Keith	
Linda Martineau	280 Frost St 2F	L Martineau	
Melody Henry	290 Frost St 2B	M Henry	
Nigeria Worsley	340 Frost St 7E	Nigeria Worsley	