



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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HON. ERIC L. ADAMS
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

MARIA VIERA
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

GERALD A. ESPOSITO
DISTRICT MANAGER

HON. STEPHEN T. LEVIN
COUNCILMEMBER, 33rd CD

HON. ANTONIO REYNOSO
COUNCILMEMBER, 34th CD

COMBINED PUBLIC HEARING AND BOARD MEETING DECEMBER 7, 2021 VIA WEBEX

PUBLIC HEARING

ROLL CALL.

Chairperson Ms. Dealice Fuller called the meeting to order at 6:04 PM. She requested District Manager Mr. Esposito to call the roll. It was noted that there were 23 members available for a quorum. Chairperson Ms. Fuller called on the first presentation to begin.

PRESENTATION: (Calendar # C 210312 ZMK) [RELATED N 210313 ZRK] 103 Lee Avenue, Brooklyn, NY 11211. IN THE MATTER OF an application submitted by Sbeny Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

- (1) eliminating from within an existing R6 District a C1-3 District bounded by Williamsburg Street East, Lee Avenue, and the southwesterly prolongation of a line midway between Keap and Hooper Streets;
- (2) changing from an R6 District to an R7X District property bounded by Williamsburg Street East, Keap Street and its southwesterly centerline prolongation, a line 100 feet northeasterly of Lee Avenue, and a line midway between Keap Street and Hooper Street and its southwesterly prolongation; and
- (3) establishing within the proposed R7X District a C2-4 District bounded by Williamsburg Street East, Keap Street and its southwesterly centerline prolongation, a line 100 feet northeasterly of Lee Avenue, and a line midway between Keap Street and Hooper Street and its southwesterly prolongation;

The proposed zoning map amendment seeks to rezone all of portions of seven (7) properties classified on the New York City (“the City”) tax maps as Block 2200, Lots 6 and 4 (p/o) and Block 2199, Lots 22, 33 (p/o), 39 (p/o), 43 (p/o) and 44 (p/o) (the “Project Area”) from R6 and R6/C1-3 to R7X/C2-4. Block 2200, Lot 6 and the portion of Lot 4, Block 2199, Lot 43 and Lot 44 in the proposed Project Area are currently zoned R6, while the Lots 33 (p/o) and 39 (p/o) on Block 2199 are zoned R6/C1-3. The proposed zoning text amendment seeks to amend Appendix F of the Zoning Resolution of the City of New York (“ZR”) to establish the Project Area as a Mandatory Inclusionary Housing Area (“MIH”). – Presentation by Applicant: Mr. Richard Lobel.

Mr. Lobel discussed the item and displayed various portions of the Powerpoint presentation (attached). He was joined at the presentation with Ms. Fayan Betan, from his firm. She provided the slides. There were two rezoning items in the proposal. He summarized the project and related the key parts of the proposal:

Project Summary

1. This application seeks a zoning map amendment to rezone Brooklyn Block 2200, Lot 6, p/o lot 4, Block 2199, Lot 22, p/o 33, p/o 39, p/o 43, and p/o 44 from the existing R6 and R6/C1-3 zoning districts to an R7X/C2-4 zoning district.
2. This application also seeks a zoning text amendment to amend Appendix F of the Zoning Resolution to establish the Project Area as a Mandatory Inclusionary Housing Area (“MIH”). The applicant proposes to map both MIH - Options 1 and 2.
3. The proposed actions would facilitate the development of a new 52,925 square foot (5.95 FAR) 8-story, mixed-use commercial and residential building with approximately 52 dwelling units, of which 16 would be affordable pursuant to Option 2. 15 parking spaces would be provided.

Proposed Development 103 Lee Avenue Block 2200, Lot 6:

- Number of Stories: 8-Story plus cellar.
- Floor Area / FAR: 52,925 sq .ft. / 5.95 FAR
45,139 sq. ft. / 5.07 FAR Residential
7,786 sq. ft. / 0.87 FAR Commercial
- Total Height: 84 Feet
- Setback: 15 feet at 8th floor
- Parking: 15 Vehicular Parking Spots
- Number of Units: 52 Dwelling units
- Number of Affordable Units: 16 Affordable units under Option 2.

Maps were included in the presentation. The proposed rezoning would span 2 blocks. The land use map demonstrates the rezoning has merit. Other blocks have commercial overlay, except for this block. The existing R6 doesn't meet the zoning for this site, as there is a wide space because of the BQE.

Mr. Lobel discussed the project with the board members. Questions were raised about the parking, unit sizes, outreach, and adjacent properties (i.e.-100 Lee Avenue). There were concerns about the unit sizes (1, 2 and 3 bedrooms), that there is a need for more greater sized units because of large family sizes (i.e.- 2 or more bedrooms). They had to do a lot of push and pulled to determine the unit sizes to be offered. It was related that regarding parking, they were providing 50% above what was required. The property is in a transit zone. Mr. Kevin Williams, spoke on behalf of the applicant, noting that the owner of 100 Lee Avenue is not a co-applicant for this 103 Lee Avenue proposal. This is why there is little information on the that site in this application. They have no knowledge on that site. They have been working on the 103 Lee Avenue application for almost three years. The application will go to the Land Use committee for review at its Monday, January 3, 2022 meeting, to be held at 6:30 PM via WEBEX.

PRESENTATION: NYC DEPARTMENT OF SANITATION (DSNY) - Return to Composting and Information on Leaf Collection - by Richard Day, Community Outreach Coordinator, Composting Programs and Partnerships, Bureau of Recycling & Sustainability, DSNY.

Mr. Day provided a Powerpoint presentation (attached). He spoke about "Curbside Composting" noting that it was resuming, He also related key points for "Fall Leaf Collection". DSNY was able to

partially restart curbside composting service in October 2021. They are working to bring back the service more efficiently, improved understanding of the participation in this voluntary program; improved communications with the public/customers. Residents are required to sign up for service (can call 311). To receive service, sufficient buildings are to sign up. They are working to add more food scrap drop off sites in district not yet eligible for curbside composting. The DSNY will be conducting outreach to recruit buildings and homes to sign up.

Reasons to compost: Food scraps, food soiled paper and yard waste comprise one third of all the trash New Yorkers throw away. It is okay to place plastic bags and BPI approved compostable items. However, human waste & animal waste, hygienic products, dirty diapers, foam, metal/glass/plastic recycling are not to go into these pails.

For Leaf Collection – collect leaves in paper lawn & leaf bags and set out the leaves for curbside service after 4 PM on Saturday (December 18). Any materials must be from a property owner, and not put out by hired professionals. Mr. Vega noted that he is a big fan for composting. He related that he called 311 and they had no idea about composting and signing people up. He had to speak to a supervisor to try and clarify the matter.

LIQUOR LICENSES:

Chairperson Ms. Fuller asked all to review the listing and provide comments. There were no comments at this time, and the items were referred to the SLA Review & DCA Committee for review.

NEW

- 1) 76 Ainslie OPCO LLC, dba Ainslie, 76 Ainslie Street, (expansion onto Municipal Property)
- 2) 544 Pizza Corp., dba TBD, 544 Manhattan, (New, liquor, wine, beer, cider, pizzeria, rest)
- 3) 620 Lorimer Street, dba TBD, 620 Lorimer Street, (New, liquor, wine, beer, cider, pizzeria)
- 4) AKO Bedford Inc., dba Enso Sushi, 117 Berry Street, (New, liquor, wine, beer, cider, rest)
- 5) Bushwick Beer Garden LLC, dba Rebel Café & Garden LLC, 2 Knickerbocker Avenue, (Corporate Change, liquor, wine, beer, cider, rest)
- 6) Café Group Inc, dba Mr. Bao, 208 Bedford Avenue, (New, wine, beer & cider, rest)
- 7) Cheeseboat LLC, 80 Berry Street, (Corporate Change, 80 Berry Street, (Corporate Change, liquor, wine, wine, beer, cider, rest)
- 8) Eris Evolution LLC, 167 Graham Avenue, (Corporate change, liquor, wine, beer, cider, bar, tavern)
- 9) James Gaskill or entity to be formed, TBD, 17 Meadow Street, (New, liquor, wine, beer, cider, event space)
- 10) Maison Provence Corp., 52 Havemeyer Street, (New, wine, beer, cider, rest)
- 11) MQBK 1 LLC, dba Mighty Quinn's BBQ, 62 South end Street, (New, liquor, wine, beer, cider, rest)
- 12) Norman Kingsland, 269 Norman Avenue, (New, Removal, liquor, wine, beer, cider, rest)
- 13) Rhymin & Thievin LLC, dba TBD, 595 Union Avenue, (New, liquor, wine, beer, cider, bar)
- 14) Sham 168 Inc. dba Dar 525, 168 Driggs Avenue, (New, wine, beer, cider, wine, beer, cider, rest)
- 15) S. Hager, on behalf of an entity TBD, 200 Kent Avenue, 3rd Floor, (New, liquor, wine, beer, cider, rest)
- 16) Taku New York Inc, 29 Greenpoint Avenue, (New, liquor, wine, beer, cider, rest)
- 17) Taqueria El Torito, Corp, 32 Varet Street, Store R, (New, liquor, wine, beer, cider)
- 18) Williamsburg Molino LLC, dba For all Things Good Williamsburg, 314 Grand Street, (New, wine, beer, cider, rest)

19) Xi An Town USA Inc., 165 Bedford Avenue, (New, Wine, beer, cider, rest)

RENEWAL

- 1) #1 pho Inc., dba Zenyai, 208 Grand Street, (Renewal, liquor, wine, beer, cider, rest)
- 2) 7 North 15th Street, dba Greenpoint Beer & Ale Co, 1150 Manhattan Avenue, (Renewal, liquor, wine, beer, cider, rest)
- 3) Bulbap Grill, 646 Manhattan Avenue, Renewal, 646 Manhattan, (Renewal, wine, beer, cider)
- 4) Charlotte Patisserie Inc, 596 Manhattan Avenue, (Renewal, wine, beer & cider, rest)
- 5) Dar 168 Inc., dba Dar 525, 168 Driggs Avenue, (Renewal, wine, beer, cider, rest)
- 6) Graham Restaurant, dba Sage, 100-301 Graham Avenue, (Renewal, liquor, wine, beer, cider, rest)
- 7) Matteo & Vida, Inc, dba Scalini GP, 659 Manhattan Avenue, (Renewal, liquor, wine, beer, cider, rest)
- 8) Norman Kingsland LLC, dba Norman Kingsland, 269 Norman Avenue, (Renewal, liquor, wine, beer, cider, rest/music venue/event space)
- 9) Terere Corp, dba Tabare Restaurant, 221 South 1st Street, (Renewal, liquor, wine, beer, cider, rest)
- 10) Urban Outfitters Inc. & East Hae Inc. (as co-licenses), dba East Hae, 98 North 6th Street, (Renewal, liquor, wine, beer, cider, rest)
- 11) Woodfire Collision LLC, dba Lilia Restaurant, 567 575 Union Avenue, (Renewal, liquor, wine, beer, cider, rest)
- 12) Zamaan Bar & Restaurant Inc., 349 Broadway, (Renewal, liquor, wine, beer, cider, rest)

BOARD MEETING

MOMENT OF SILENCE

Chairperson Ms. Fuller called for a moment of silence.

ROLL CALL

Chairperson Ms. Fuller requested a roll of board members. At 7:10 PM, there were 29 members answering the call, a sufficient number for a quorum.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

Ms. Foster made a motion to approve as written, the Combined Public Hearing & Board Meeting of November 9, 2021. The motion was seconded by Mr. Vega. The motion was unanimously carried.

PUBLIC SESSION

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

Ms. Maureen Boler, resident, spoke about the board's meetings, the public session, and the importance of implementing protocols for speaking and proper conduct at the meetings (i.e. - turning off microphones).

Ms. Joycelyn Ramnarain, spoke to advocate for "Bill Int 1660-2019". This bill would create a good food purchasing program and advisory board. The advisory board would conduct baseline assessments of each agency's food procurement processes, then develop and submit a five-year plan with one-year, three-year and five-year benchmarks. The term "value categories" means the five values that are the basis for the food procurement standards and goals included in the good food purchasing program, which are environmental sustainability, local economies, health, valued workforce and animal welfare.

COMMITTEE REPORTS

- **SLA Review & DCA Committee** – Mr. Burrows submitted a written report from the committee. The report is attached. He discussed the report and noted that there were new, postponed and renewal applications that were reviewed. Some of the applications were postponed due to time constraints at the meeting. He asked for a motion to approve the report as written. Ms. Iglesias made a motion to support the report as written. The motion was seconded by Mr. Bachorowski. A roll call vote was conducted. The vote was as follows: 28 "YES"; 0 "NO"; 0 "ABSTENTONS". The report was unanimously approved.
- **Environmental Protection Committee** – Mr. Chesler presented on the committee's report. After discussing the points in the report, he requested a vote on the document and for Sending two letters: (A.) Comments on the Equity Former MGP Site Remediation plans. (B.) Revival of the NCMC (letter to DEP Commissioner/Vincent Sapienza). Ms. McKeever made a motion to support the report as written and issue the two letters. The motion was seconded by Mr. Vega. A roll call vote was conducted. The vote was as follows: 26 "YES"; 0 "NO"; 0 "ABSTENTONS". The report and recommendations were unanimously approved.

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

ANNOUNCEMENTS: ELECTED OFFICIALS – Called in the order of signup.

Mr. Benjamin Solotaire, from Councilman Levin's office spoke. He said that they support having DEP reinstating and funding of the NCMC. They support the letter from the Environmental Committee. The Council Member's office will be sending a letter as well. Mr. Solotire noted this is his last CB#1 meeting representing Council Member Levin's Office. It has been a privilege working with the board over the last five years. He thanked all the board members for their hard work and wished all happy holidays.

Councilmember Steve Levin, spoke, thanking all for the last 12 years, working with CB#1. He felt that all here are friends. He lives on Green Street and will still be around. He is still dealing with River Ring and some other projects. With the River Ring project, he is working on senior housing and affordable units (200-250 additional units). Rabbi Niederman wished him well on behalf of the community. Chairperson Ms. Fuller thanked Councilman Levin for his work, wishing him and his family well. Councilmember Levin related that it was an honor serving with Chairperson Fuller.

Ms. Eliana Cohen, from Senator Kavanaugh's Office, spoke about the current work that they are

pursuing. They have attended the board meetings.

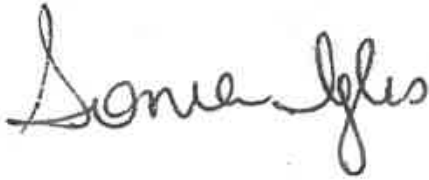
ADJOURNMENT

Chairperson Ms. Fuller asked if there was any old business or new business to raise. There wasn't any noted. Chairperson Ms. Fuller stated that the agenda was completed. She asked for a motion to adjourn.

Rabbi Niederman made a motion to adjourn the meeting. The motion was seconded by Ms. Cabrera. The motion was unanimously carried. The meeting was adjourned.

Chairperson Ms. Fuller wished all a "Happy and Healthy Holiday".

Respectfully submitted,

A handwritten signature in cursive script that reads "Sonia Iglesias". The signature is written in dark ink and is positioned above the typed name.

Sonia Iglesias
Recording Secretary

1. 1st Roll call DATE @ 6:04 P.M. (23)
2. 2nd Roll call @ 7:10 P.M. (29)
3. Approval of minutes 11/9/21
- 4.
5. 12/7/21

NAME	ROLL CALL 1ST	ROLL CALL 2ND	ROLL CALL 3RD	ROLL CALL 4TH	ROLL CALL 5TH
GINA ARGENTO			/		
BOGDAN BACHOROWSKI	/	/	/		
LISA BAMONTE	/	/	/		
GINA BARROS	/	/	/		
TEON BROOKS					
ERIC BRUZAITIS	/	/	/		
THOMAS J. BURROWS	/	/	/		
IRIS CABRERA	/	/	/		
PHILIP CAPONEGRO					
FRANK P. CARBONE		/	/		
STEPHEN CHESLER	/	/	/		
MICHAEL CHIRICHELLA	/	/	/		
THERESA CIANCIOTTA	/	/	/		
GIOVANNI D'AMATO	/	/	/		
ERIN DRINKWATER					
ARTHUR DYBANOWSKI					
T. WILLIS ELKINS					
JULIA AMANDA FOSTER	/	/	/		
DEALICE FULLER	/	/	/		
JOEL GOLDSTEIN					
JOEL GROSS	/				
KATIE DENNY HOROWITZ	/	/	/		
SONIA IGLESIAS	/	/	/		
MOISHE INDIG					
BOZENA KAMINSKI	/	/	/		
RYAN KUONEN					
YOEL LANDAU					
MARIE LEANZA					
ABRAHAM LEBOVITS					
YOEL LOW					
TRINA MCKEEVER	/	/	/		
SANTE MICELI	/	/	/		
TOBY MOSKOVITS					
MARTIN NEEDELMAN					
RABBI DAVID NIEDERMAN		/	/		
KAREN NIEVES		/	/		
MARY ODOMIROK		/	/		
JANICE PETERSON		/	/		
DANA RACHLIN	/	/	/		
BELLA SABEL					
ISAAC SOFER		/	/		
ROBERT SOLANO					
DEL E. TEAGUE	/	/	/		
TOMMY TORRES	/	/	/		
WILLIAM VEGA	/	/	/		
MARIA VIERA					
STEPHEN WEIDBERG	/		/		
SIMON WEISER		/	/		
TOTAL:	23	29			
TIME:	6:04pm	7:10			

~~NO~~
~~ABS~~



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Env. Protection motion
2 points of Action

BOARD MEETING AND PUBLIC HEARING DATE: 12/7/21

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RYAN KUONEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ABRAHAM LEOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEON BROOKS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THOMAS J. BURROWS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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MICHAEL CHIRICHELLA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DANA RACHLIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
T. WILLIS ELKINS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT SOLANO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOMMY TORRES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Time: _____ Tally: 26 YES 0 NO 0 ABS _____ RECUSAL



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*Note to Accept The
 SLA Report AS written*

BOARD MEETING AND PUBLIC HEARING DATE: 12/7/21

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RYAN KUONEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ABRAHAM LBOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THOMAS J. BURROWS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARTIN NEEDELMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
T. WILLIS ELKINS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT SOLANO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOMMY TORRES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	STEPHEN WEIDBERG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: _____ Tally: 28 YES 0 NO 0 ABS _____ RECUSAL



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

HON. ERIC L. ADAMS
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

MARIA VIERA
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

GERALD A. ESPOSITO
DISTRICT MANAGER

HON. STEPHEN T. LEVIN
COUNCILMEMBER, 33rd CD

HON. ANTONIO REYNOSO
COUNCILMEMBER, 34th CD

Press Release
For Immediate Release
11-9-2021

Brooklyn Community Board No. 1 Releases New Calendar For 2022-2023

Chairperson Ms. Dealice Fuller is pleased to announce that at the November 9, 2021 regular board meeting, the members of Brooklyn Community Board No. 1 voted unanimously to approve the calendar of combined public hearings and board meetings for 2022–2023. The following is a listing of dates when meetings are scheduled to meet:

Calendar 2022-2023 for Brooklyn CB#1's Combined Public Hearings & Board Meetings

2022

TUES. 1/11
TUES. 2/08
TUES. 3/08
TUES 4/12
TUES 5/10
TUES 6/14
TUES 7/12 *(If needed)*
TUES 8/09 *(If needed)*
TUES 9/13
TUES 10/11
WED 11/09
TUES 12/06

2023

TUES 1/10
TUES 2/07
TUES 3/14

Please check Brooklyn CB#1's website for any calendar updates and other pertinent information:
<https://www1.nyc.gov/site/brooklyn1/index.page>

###

POCKET SIZE CALENDAR



**CALENDAR 2022-2023 FOR
COMBINED PUBLIC HEARINGS
& BOARD MEETINGS**

2022

TUES. 1/11

TUES. 2/08

TUES. 3/08

TUES 4/12

TUES 5/10

TUES 6/14

TUES 7/12 (If needed)

TUES 8/09 (If needed)

TUES 9/13

TUES 10/11

WED 11/09

TUES 12/06

2023

TUES 1/10

TUES 2/07

TUES 3/14

ULURP, CALENDAR OR REFERENCE #: C210312ZMK, N210313ZRK
APPLICANT: Sheldon Lobel, P.C.
LOCATION: 103 Lee Avenue
REQUEST: Zoning and Text Map Amendments

COMMUNITY BOARD NO. 1 QUESTIONNAIRE FOR LAND USE ITEMS

**(Please complete this questionnaire and return to District Manager Gerald A. Esposito 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.)? ULURP

1. For Ownership:

- a) Who are the owners? SBENY HOLDINGS LLC
- b) If a corporation, who are the principles? _____
- c) What kind of a corporation? LLC

2. For Developers:

- a) Who is the developer if it is different than the owner? Mark Spitzer
- b) What is their experience with this type of development? 20 years of development
- c) Is there a sponsor(s) of the project (i.e. a CBO, NYC Housing Partnership, NYCHA?) No

3. Financing:

- a) What is the cost of the project? _____
- b) How is it financed? _____
- c) Will there be tax abatements? Subsidies? _____

4. Land:

a) What information can be provided about the land? Who owns the land? SBENY Holdings LLC

b) What is the condition, status and uses on the property and the zoning? Use groups? R6

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

d) Will the land be purchased? What is the cost of the land?
When was the property purchased? 2004 What was the cost? _____

e) Will demolition be needed to clear the land? No

f) Is the project in a special district? Historic District? Is it in an Urban Renewal Area? No

g) Will unused development rights be utilized or sold (i.e. air rights)? No

5. Construction:

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

b) What is the time frame of the work (i.e. begin/end, etc.)? _____

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

6. Project Information:

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

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? 52 units ranging in size from approx 594-991

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? yes, unknown at this time

e) Who is the lender? _____

7. Marketing:

a) How will the project be marketed? Advertised? Reside NY

b) If newspaper, which ones? _____

c) When will the projects be marketed (before, during or after construction)?
Towards completion and in compliance with MIH requirements.

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)? Yes

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

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

9. Open Space/Parking Amenities:

a) Will there be open space provided with the project? What type (i.e. rear yard, park, waterfront)? Will there be public access? Recreation Area

b) Will there be landscaping? Fencing? Street tree planting? yes

c) Will parking be provided for (indoor, outdoor, on-street)? Will a waiver be requested? Yes parking will be provided

d) What amenities, if any, will be incorporated with the project? How were they developed and with who (i.e. tenants, residents, community group)? _____

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

Yes

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

DOB to be resolved

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

a) List previous industrial uses and processes: None

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

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

d) List any proposed remediations: _____

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

PREPARED BY: Mark Spitzer/SLPC TITLE: _____

SIGNATURE: _____ DATE: _____

CONTACT # () _____ FAX # () _____

Community Board #1
Supplemental Land Use Application Information

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

A. Project size

Commercial: (sq ft)	<u>7,786</u>
Manufacturing (sq ft)	<u> </u>
Residential (sq ft)	<u>45,139</u>
Total (sq ft)	<u>52,925</u>
Height (feet)	<u>84'-2"</u>
Height (stories)	<u>8</u>

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

B. Residential projects

	Σ # of units	# affordable
0 bedroom (studio)	<u> </u>	<u> </u>
1 bedroom	<u> </u>	<u> </u>
2 bedroom	<u> </u>	<u> </u>
3 bedroom	<u> </u>	<u> </u>
\geq 4 bedroom	<u> </u>	<u> </u>
Total units	<u>52</u>	<u>16</u>

Market-rate units

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

Affordable units

Rental or condo?
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	11	15

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)

103 Lee Avenue Rezoning

ULURP Nos:
C210312ZMK and
N210313ZRK

Brooklyn Community Board 1
Full Board Meeting

December 7, 2021

Applicant Representative:
Sheldon Lobel, P.C.



Project Summary

1. This application seeks a zoning map amendment to rezone Brooklyn Block 2200, Lot 6, p/o lot 4, Block 2199, Lot 22, p/o 33, p/o 39, p/o 43, and p/o 44 from the existing R6 and R6/C1-3 zoning districts to an R7X/C2-4 zoning district.
2. This application also seeks a zoning text amendment to amend Appendix F of the Zoning Resolution to establish the Project Area as a Mandatory Inclusionary Housing Area (“MIH”). The applicant proposes to map both MIH Options 1 and 2.
3. The proposed actions would facilitate the development of a new 52,925 square foot (5.95 FAR) 8-story, mixed-use commercial and residential building with approximately 52 dwelling units, of which 16 would be affordable pursuant to Option 2. 15 parking spaces would be provided.

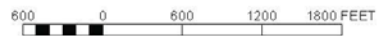
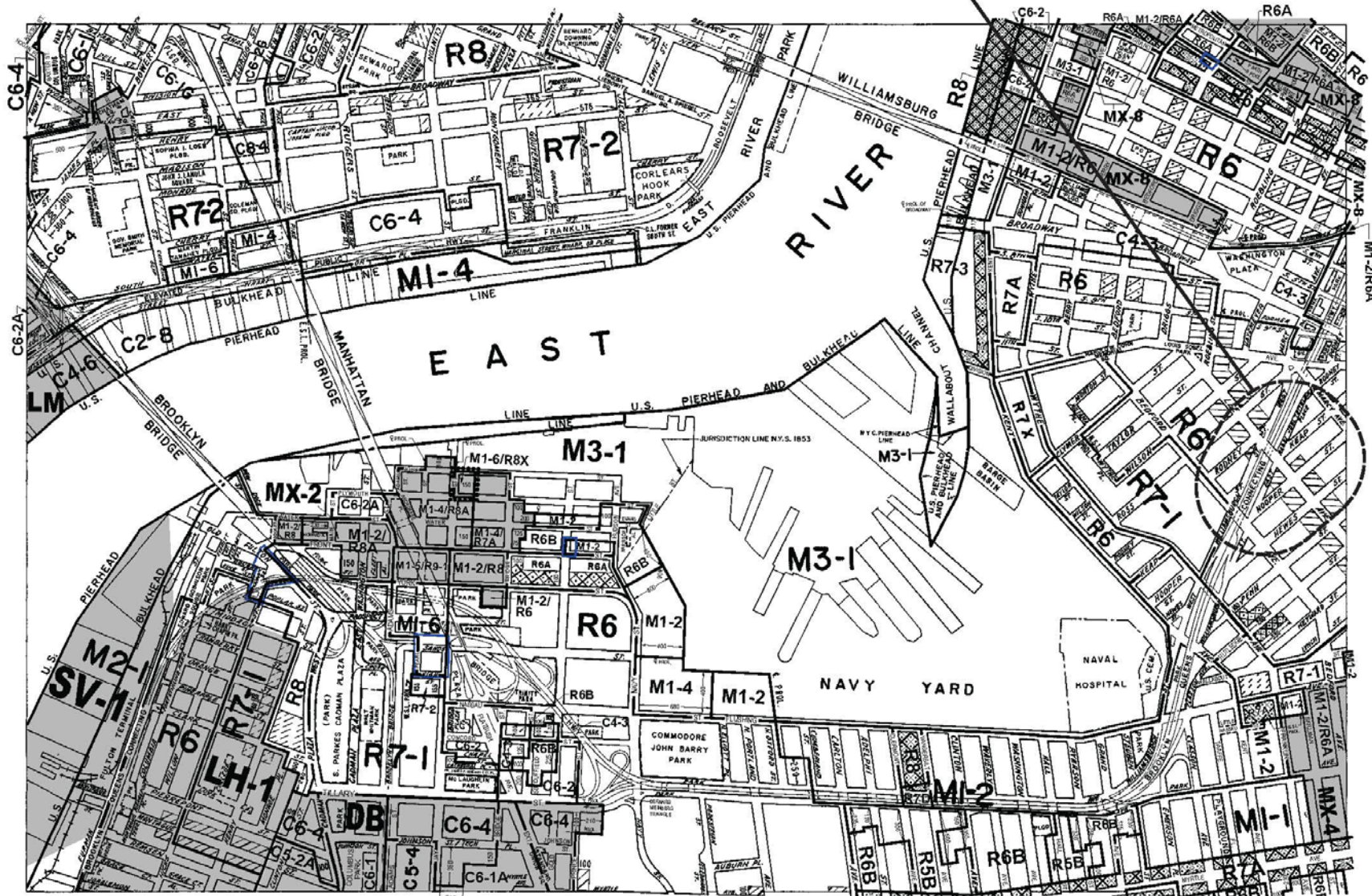
Proposed Development

103 Lee Avenue

Block 2200, Lot 6

Number of Stories	8-Story plus cellar
Floor Area / FAR	52,925 sqft / 5.95 FAR <ul style="list-style-type: none">• 45,139 sqft / 5.07 FAR Residential• 7,786 sqft / 0.87 FAR Commercial
Total Height	84 Feet
Setback	15 feet at 8 th floor
Parking	15 Vehicular Parking Spots
Number of Units	52 Dwelling units
Number of Affordable Units	16 Affordable units under Option 2

Proposed Project Area



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

12-20-2018 C 180344 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "d" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

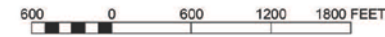
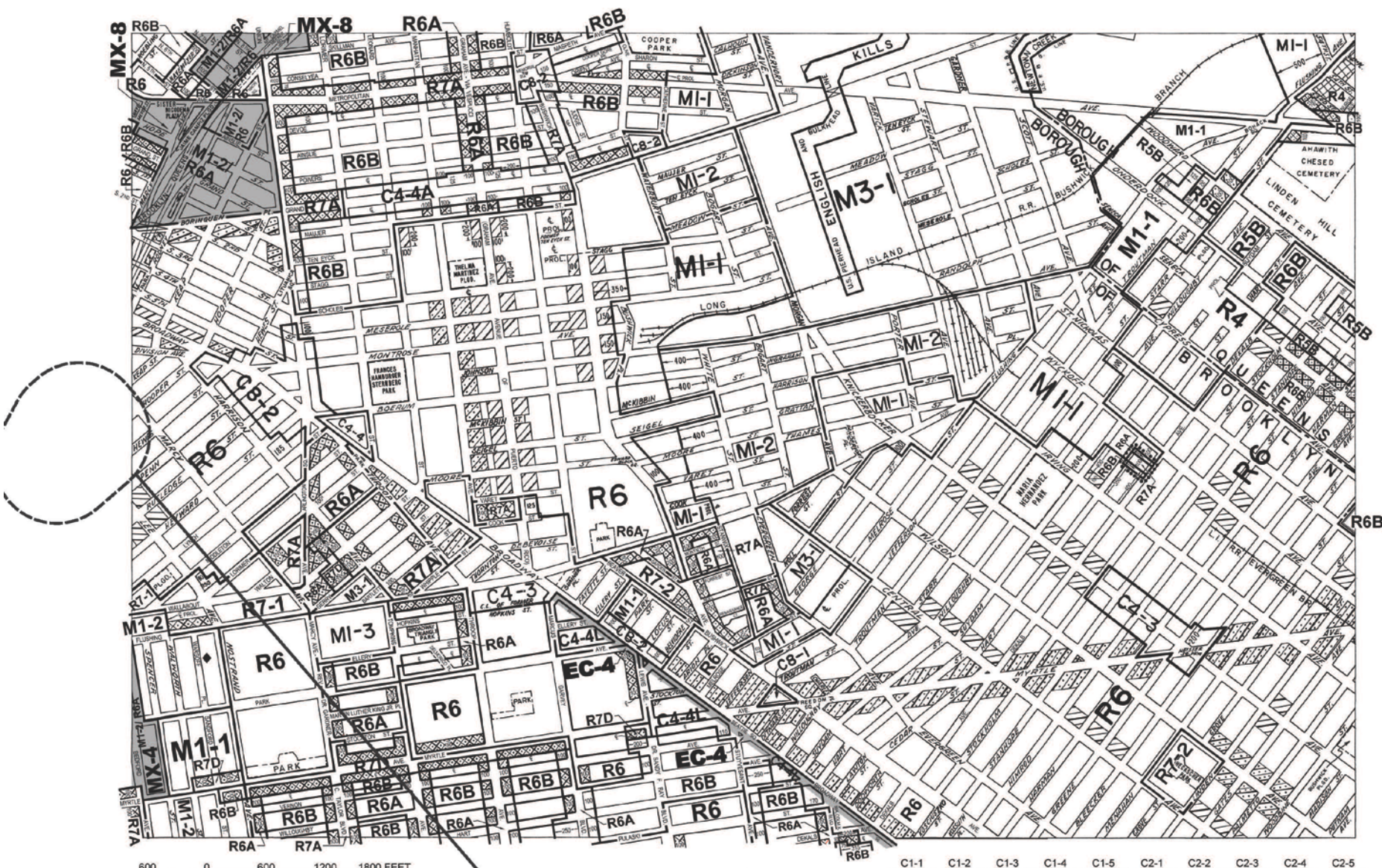
MAP KEY

12a	12c	13a
12b	12d	13b
16a	16c	17a

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ZONING MAP 12d

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.



Proposed Project Area

- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 9 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- AREA(S) REZONED

Effective Date(s) of Rezoning:

09-12-2018 C 180148 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

CITY MAP CHANGES:

◆ AS CORRECTED 02-19-2019

MAP KEY

12c	13a	13c
12d	13b	13d
16c	17a	17c

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP 13b

103 Lee Avenue, Brooklyn

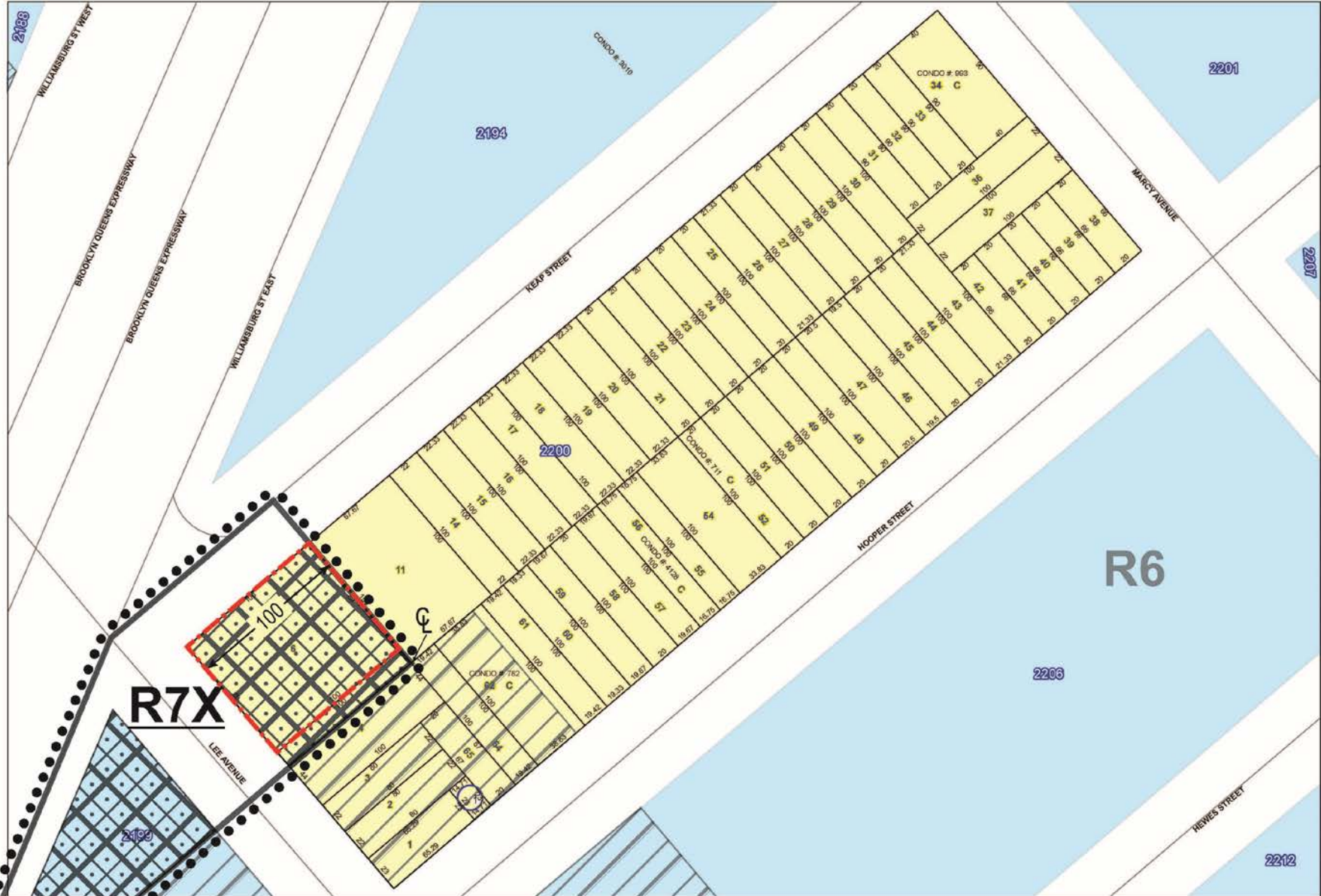


NYC Digital Tax Map

Effective Date : 10-16-2018 10:05:53
End Date : Current
Brooklyn Block: 2200

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- R6 Existing Zoning District
- Existing C1-3 Overlay
- R7X Proposed Zoning District
- Proposed C2-4 Overlay



103 Lee Avenue, Brooklyn

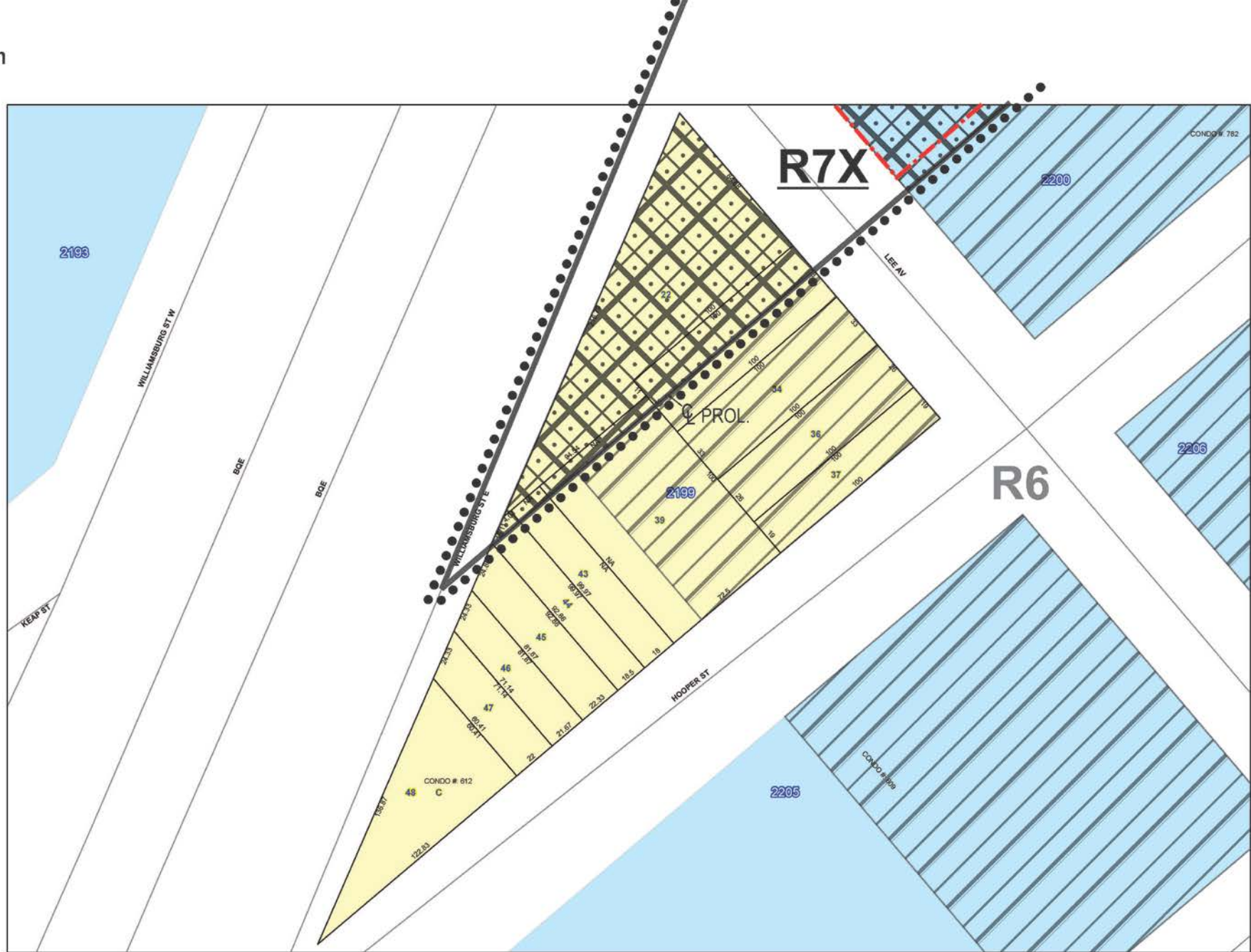


NYC Digital Tax Map

Effective Date : 12-05-2008 10:53:45
 End Date : Current
 Brooklyn Block 2199

Legend




- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- R6** Existing Zoning District
- Existing C1-3 Overlay
- R7X** Proposed Zoning District
- Proposed C2-4 Overlay



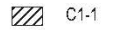
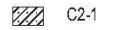
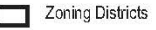
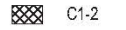
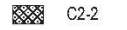

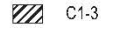
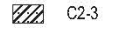
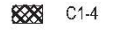
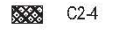
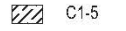
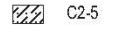
103 Lee Avenue, Brooklyn Area Map






Block: 2199, Lots: 22, 33 (p/o), 39 (p/o), 43 (p/o) & 44 (p/o);
Block: 2200, Lots: 4 (p/o), 6

Project Information

-  600' Radius
-  Development Site
-  Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

- | | | |
|---|---|---|
|  C-1-1 |  C-2-1 |  Zoning Districts |
|  C-1-2 |  C-2-2 |  Special Districts |
|  C-1-3 |  C-2-3 | |
|  C-1-4 |  C-2-4 | |
|  C-1-5 |  C-2-5 | |

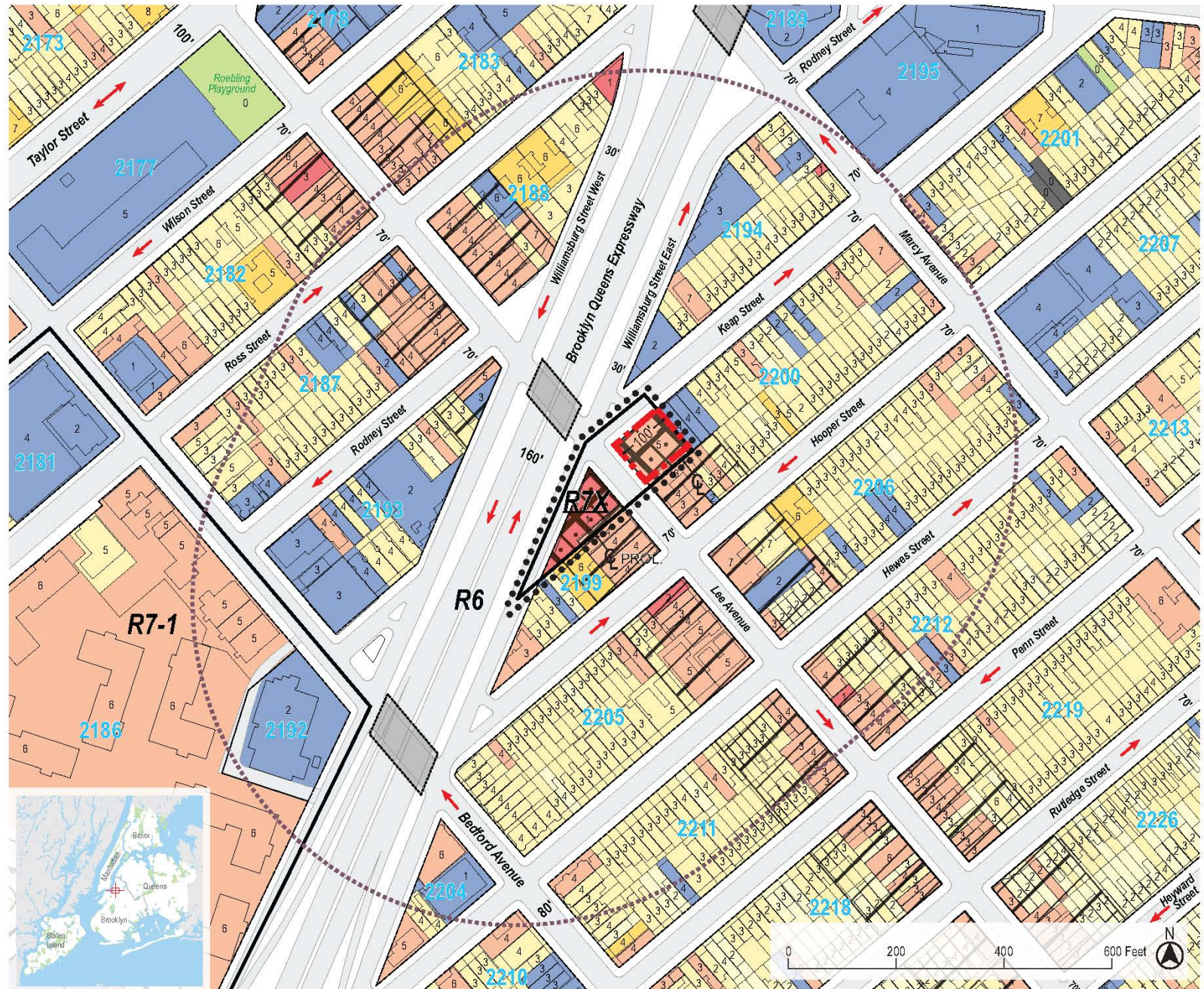
-  Subway Entries
-  5037 Block Numbers
-  Property Lines
-  5 Number of Floors
-  Elevated Rail Structure / Roadway Overpass

Land Uses

-  One & Two Family Residential Buildings
-  Multi-Family Residential Buildings (Walk-up)
-  Multi-Family Residential Buildings (Elevator)
-  Mixed Residential & Commercial Buildings
-  Commercial/Office Buildings
-  Industrial/Manufacturing
-  Transportation/Utility
-  Public Facilities & Institutions
-  Open Space
-  Parking Facilities
-  Vacant Land
-  No Data/Other

March 2020

Urban Cartographics





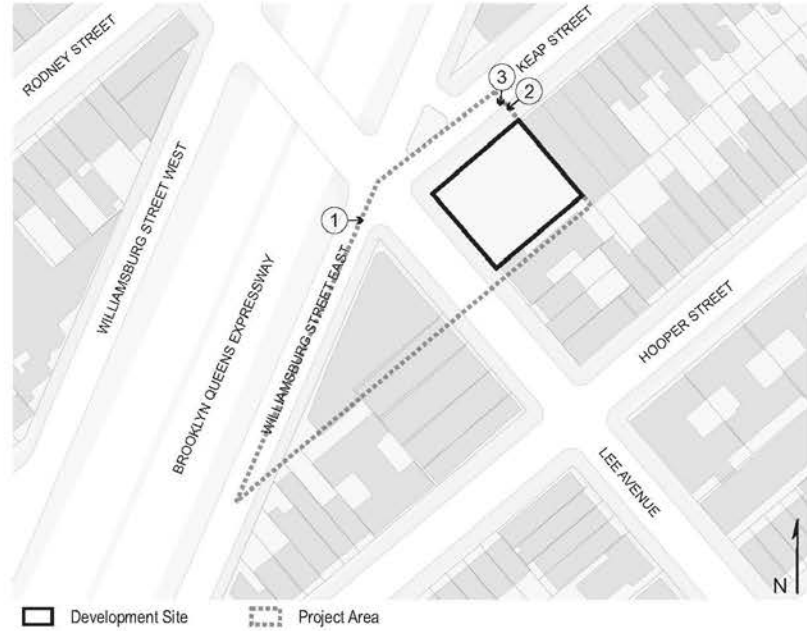
1. View of the Development Site facing east from the intersection of Lee Avenue, Williamsburg Street East, and Keap Street.



2. View of Keap Street facing southwest (Development Site at left).



3. View of the Development Site facing south from Keap Street.





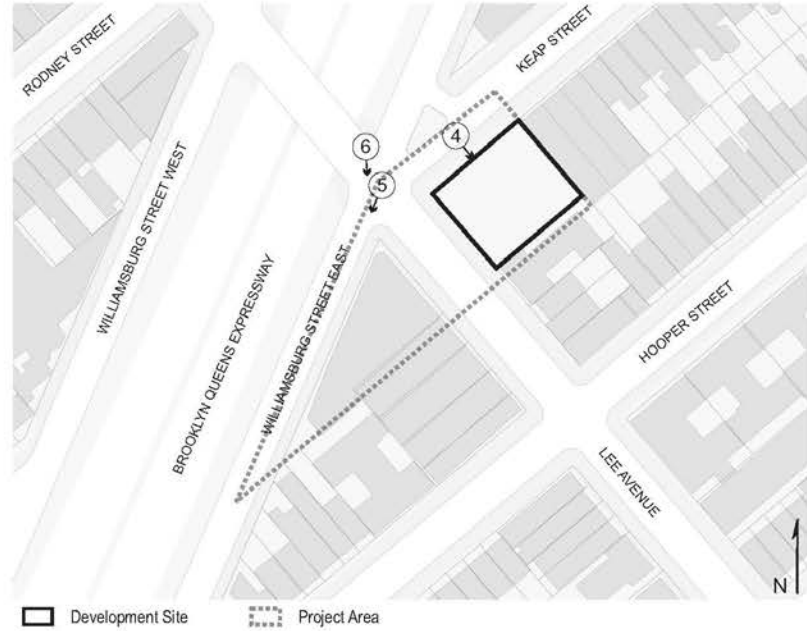
4. View of the Development Site facing southeast from Keap Street.



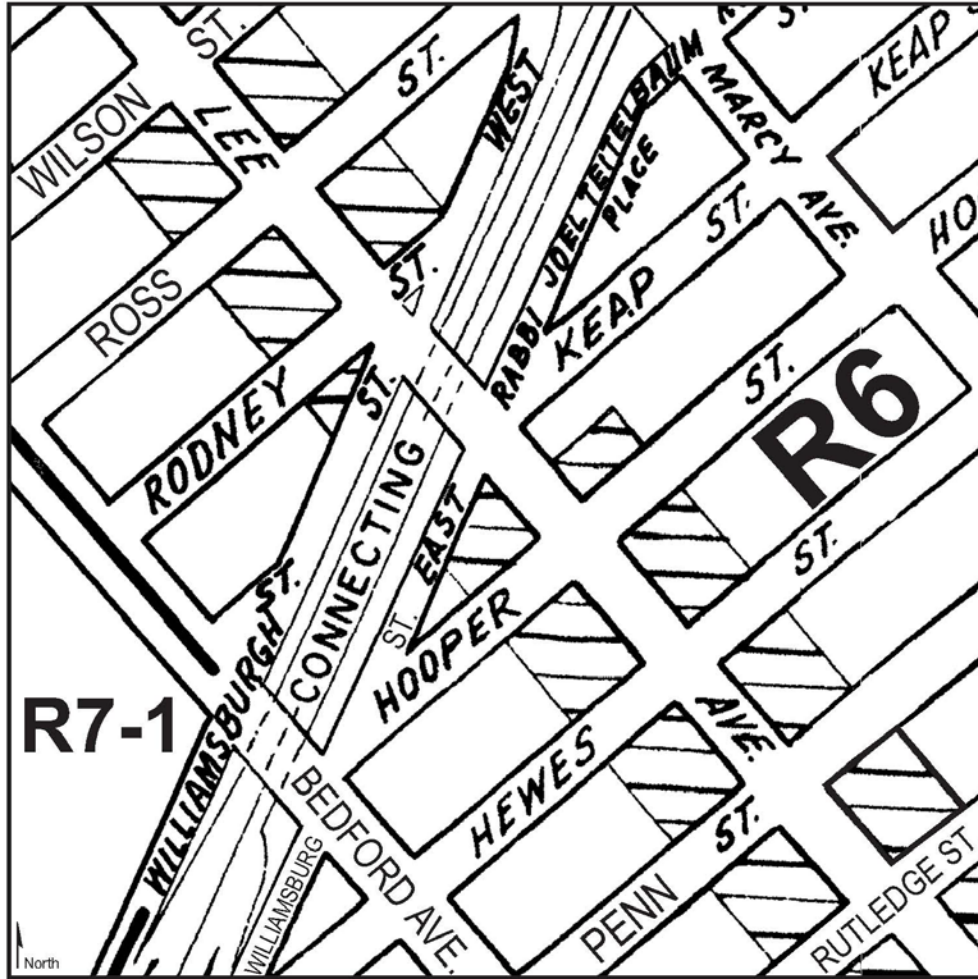
5. View of Williamsburg Street East facing southwest from Lee Avenue (Project Area at left).



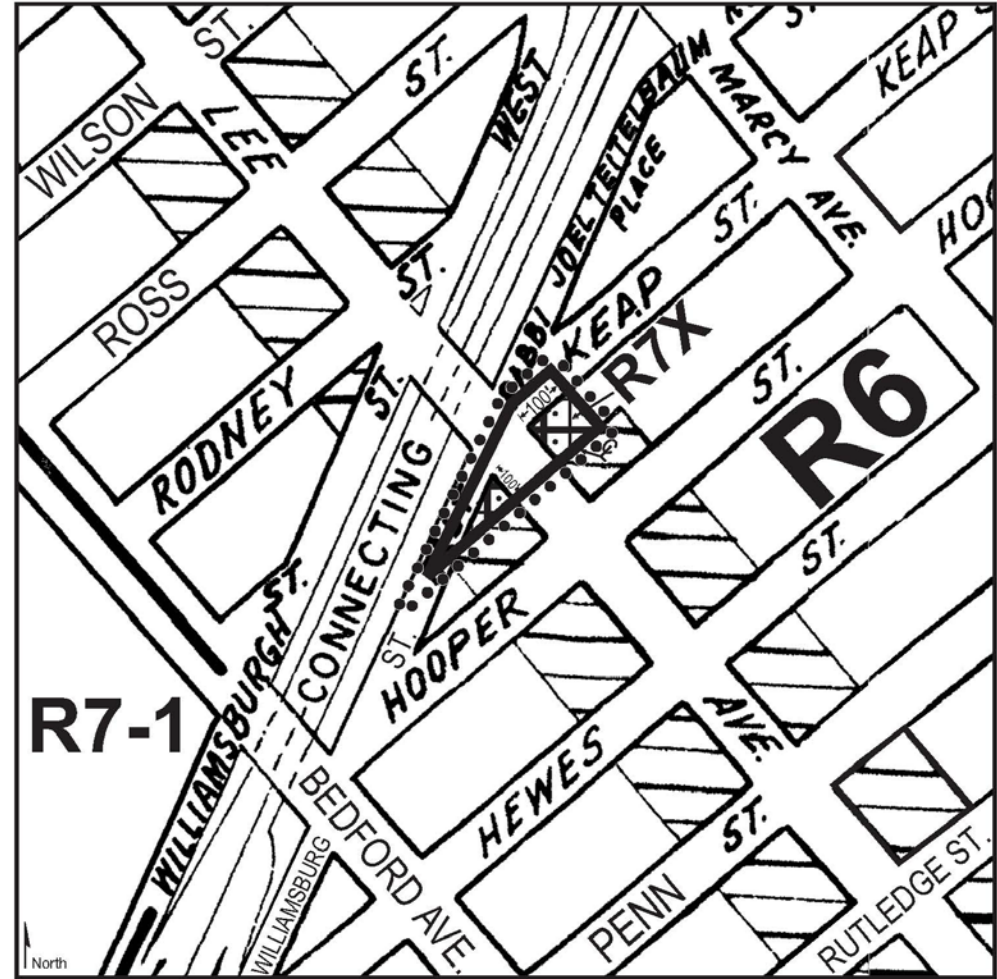
6. View of the Project Area facing south from the intersection of Lee Avenue, Williamsburg Street East, and Keap Street.



Zoning Change Map



Current Zoning Map (12d & 13b)



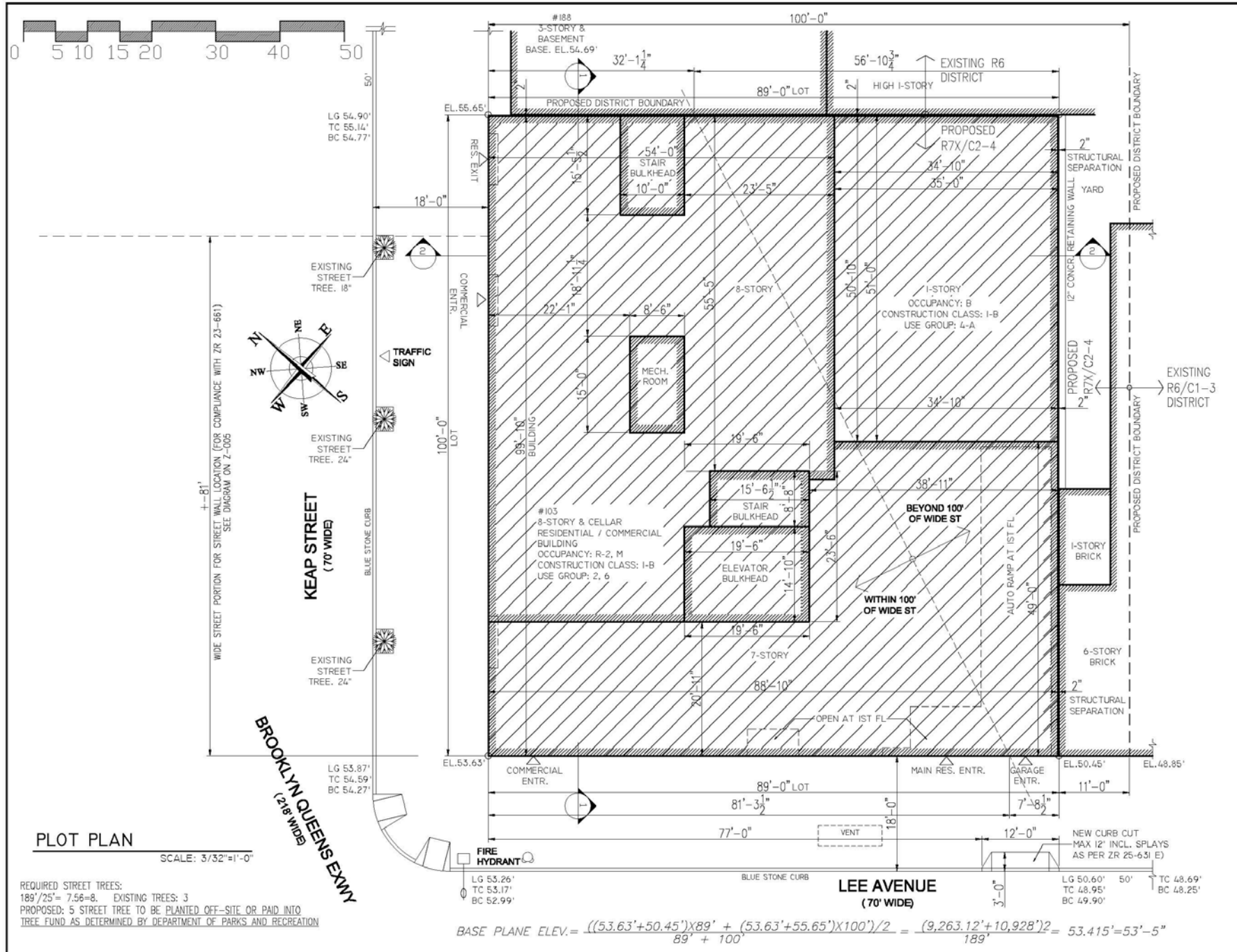
Proposed Zoning Map (12d & 13b) - Area being rezoned is outlined with dotted lines

Rezoning from R6 to R7X/C2-4
 Rezoning from R6/C1-3 to R7X/C2-4

C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.





It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter or issue in any way.

REVISIONS

#	Date	Description

RSLN
ARCHITECTURE PLLC
1732 East 12 Street
Brooklyn, NY 11229
Tel: 347 374 5654
Fax: 347 713 3158
RSLN@RSLNArchitecture.com

Architecture - Planning - Interior Design

ARCHITECT:
OWNER:
APPLICATION:

PROJECT NAME
NEW 7-STORY & CELLAR
COMMERCIAL / RESIDENTIAL BUILDING.
R7X/C2-4

PROJECT LOCATION
103 LEE AVENUE,
BROOKLYN NY 11211

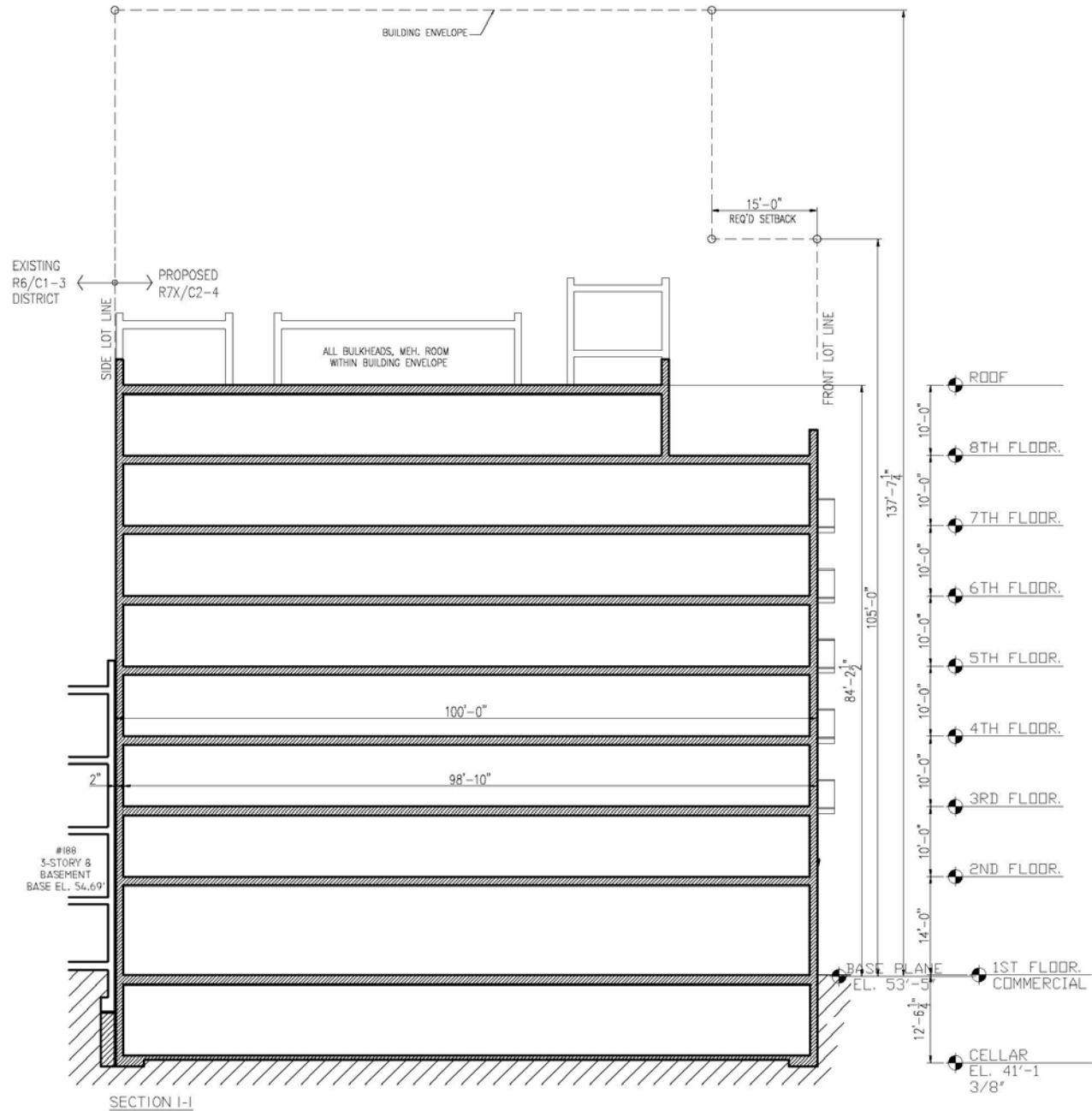
DRAWING TITLE
ZONING / PLOT PLAN

SCALE & SIGNATURE

DATE:	PROJECT NO.:
DRAWING BY:	CHECK BY:
DWG NO.:	

Z-001.00
CAD FILE NO. 1 OF 11

DOB/SCAN



MIN BASE HEIGHT: 60'. MAX BASE HEIGHT: 105'. PROPOSED BASE HEIGHT: 84'-2"
 MAX BUILDING HEIGHT: 145'. PROPOSED BUILDING HEIGHT: 84'-2"
 MAX NUMBER OF STORIES: 14. PROPOSED NUMBER OF STORIES: 8.

SECTION I-I

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter or issue in any way.

REVISIONS		
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ARCHITECT:
OWNER:
APPLICATION:

PROJECT NAME:
**NEW 7-STORY & CELLAR
COMMERCIAL / RESIDENTIAL BUILDING.
R7X/C2-4**

PROJECT LOCATION:
**103 LEE AVENUE,
BROOKLYN NY 11211**

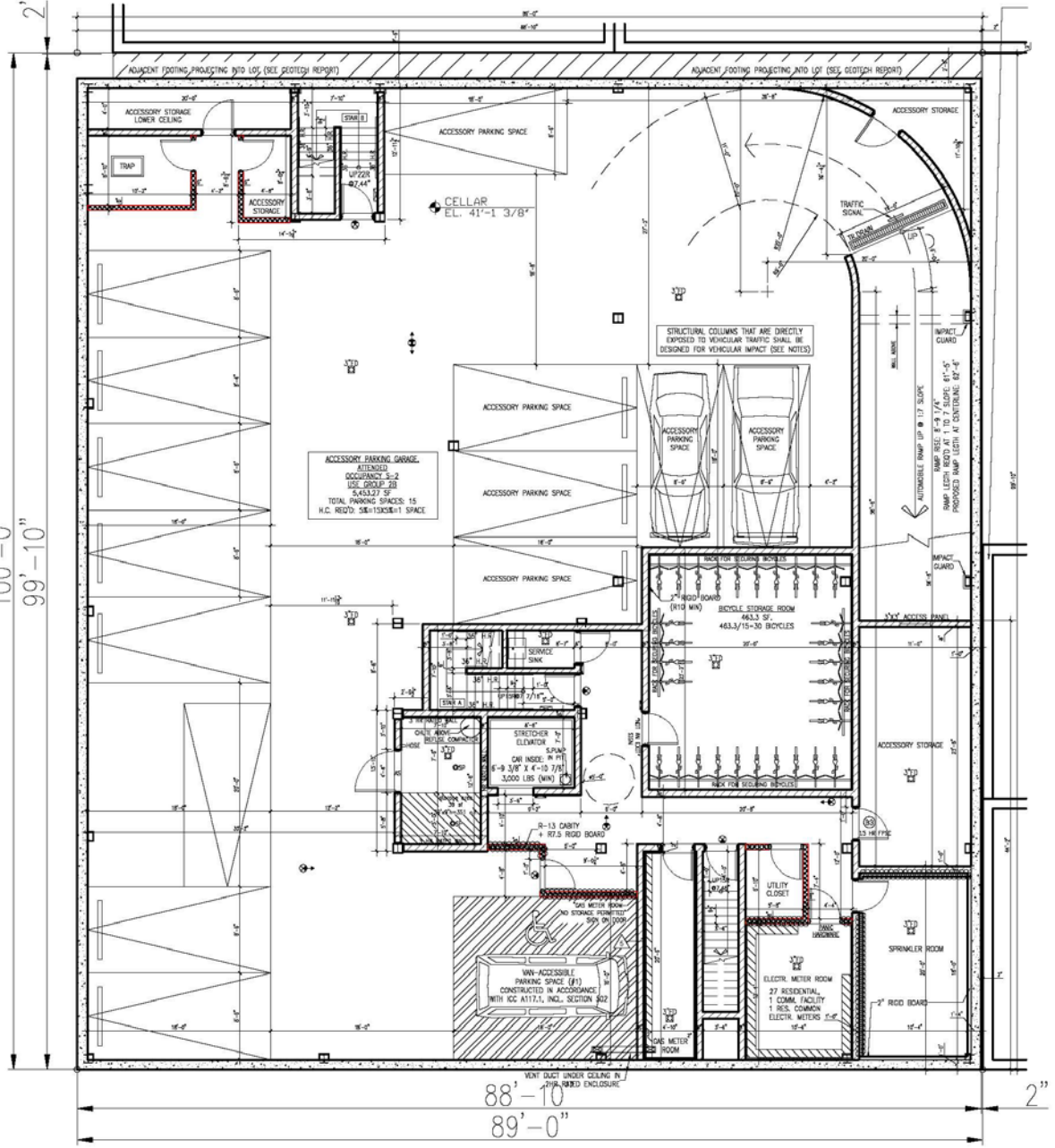
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HEIGHT DIAGRAM 1

SEAL & SIGNATURE	DATE:
	PROJECT No.:
	DRAWING BY:
	CHK BY:
	DWG No.:
	Z-004.00
	CAD FILE No.:
	4 OF 11

DOB: RSDAN

KEAP STREET (70' WIDE)

100'-0"
99'-10"



CELLAR FLOOR PLAN
SCALE: NTS

LEE AVENUE (70' WIDE)

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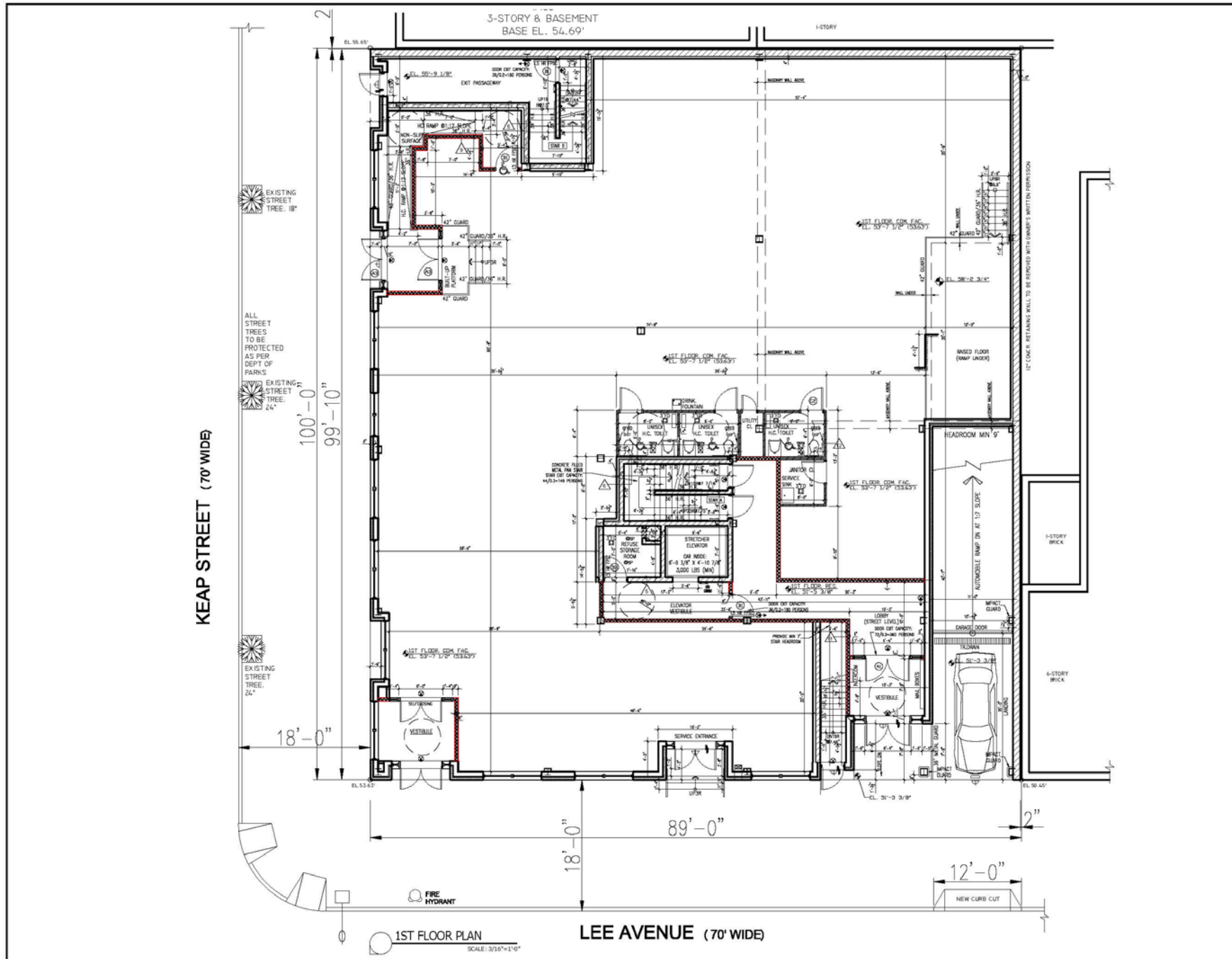
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DRAWING TITLE
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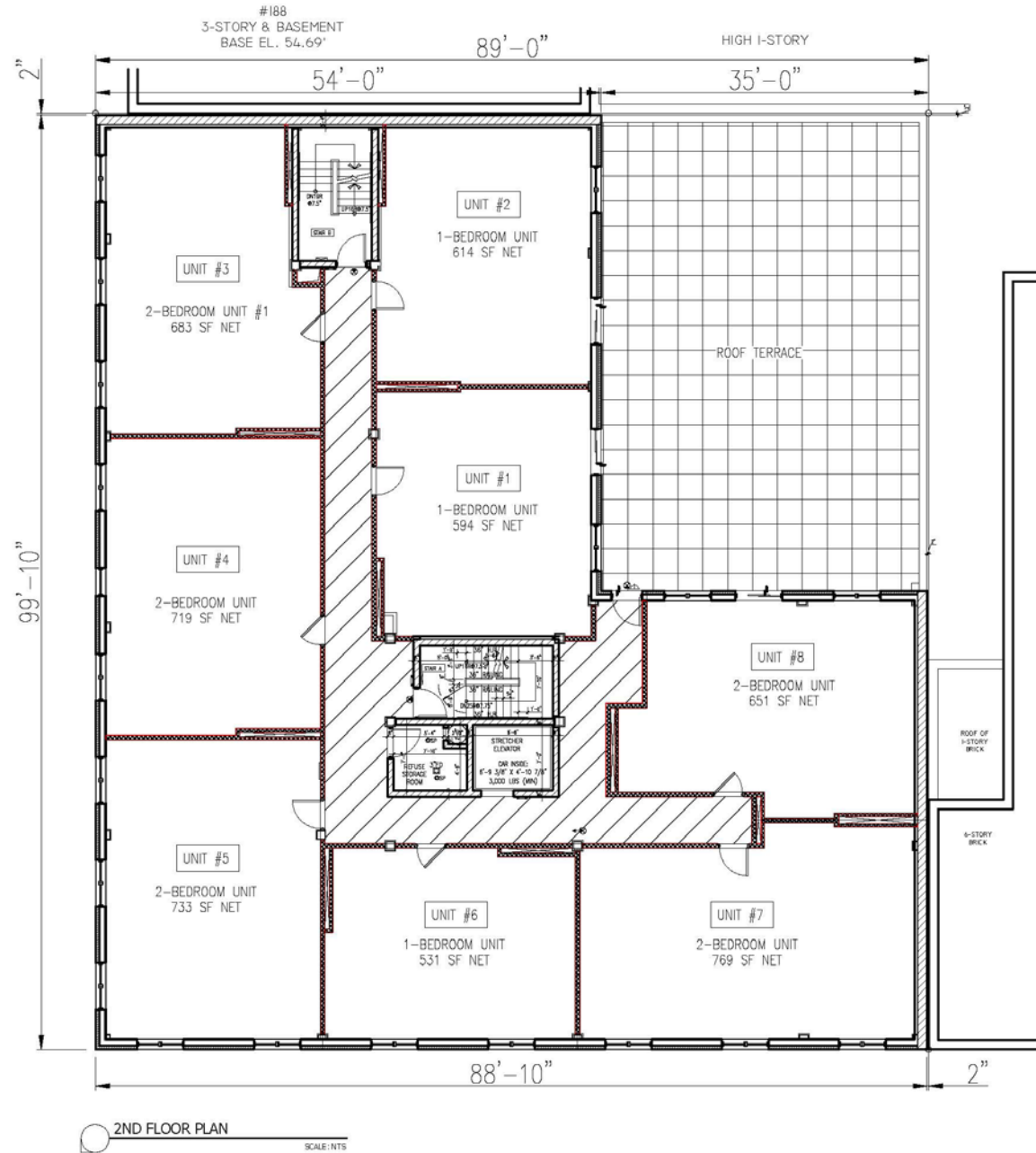
PROJECT NAME:
**NEW 7-STORY & CELLAR
COMMERCIAL / RESIDENTIAL BUILDING.
R7X/C2-4**

PROJECT LOCATION:
**103 LEE AVENUE,
BROOKLYN NY 11211**

DRAWING TITLE:
SCHEMATIC 1ST FLOOR PLAN

SEAL & SIGNATURE: _____ DATE: _____
PROJECT No: _____
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DWG No: _____
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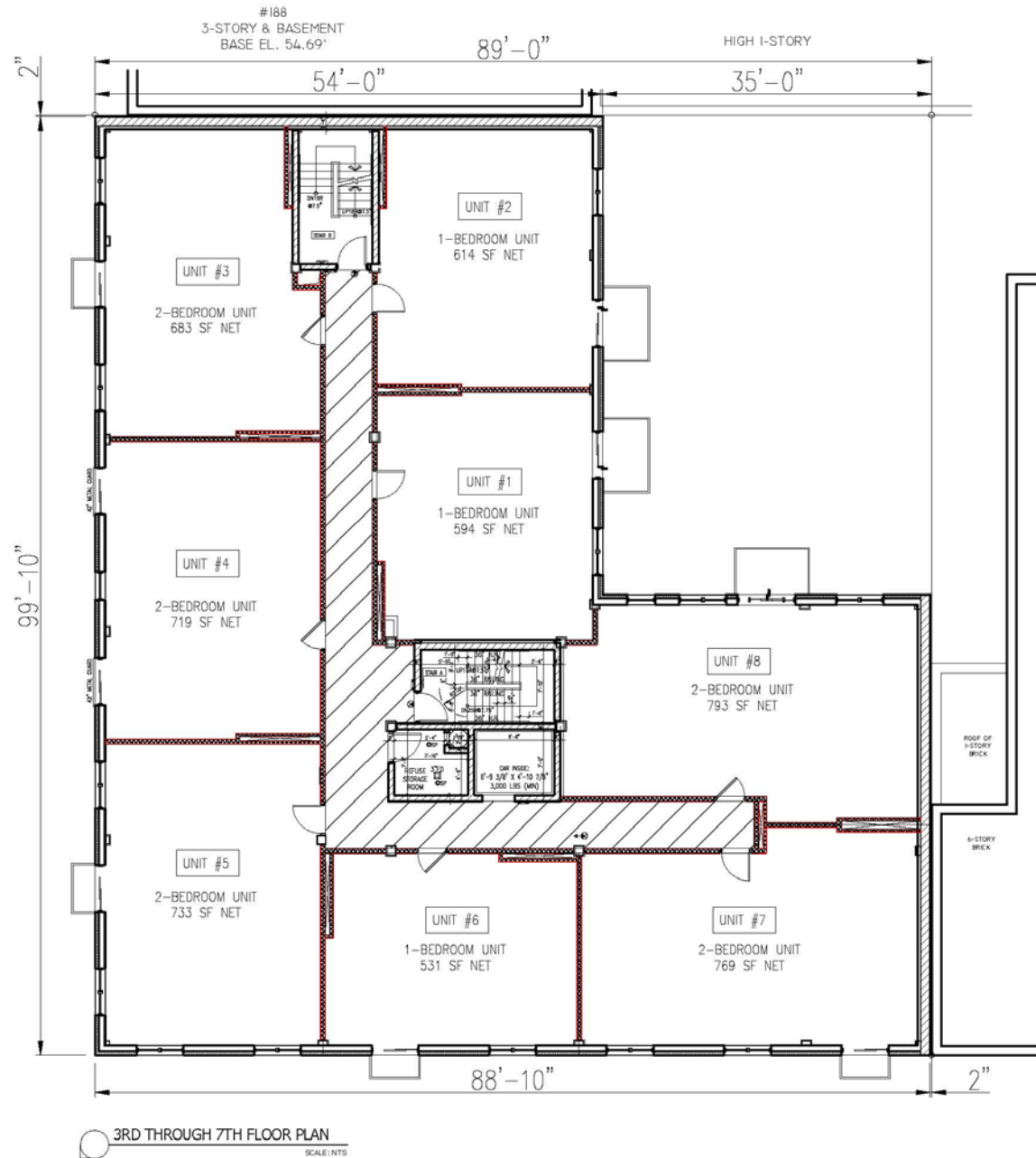
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SCHEMATIC 2ND FLOOR PLAN

SCALE & SIGNATURE

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PROJECT No:
DRAWING BY:
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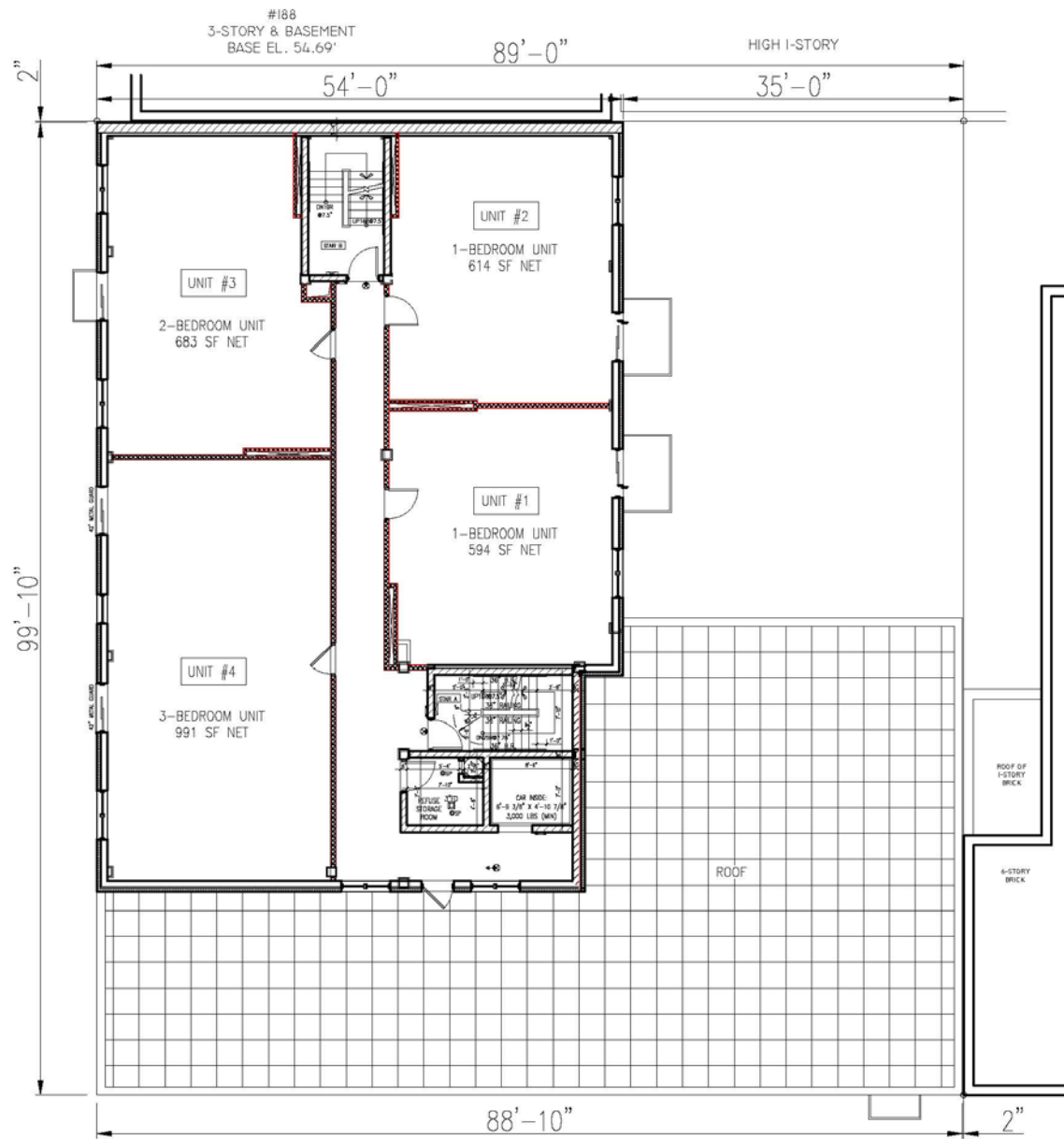
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COMMERCIAL / RESIDENTIAL BUILDING.
R7X/C2-4**

PROJECT LOCATION:
**103 LEE AVENUE,
BROOKLYN NY 11211**

DRAWING TITLE:
**SCHEMATIC 3RD THROUGH
7TH FLOOR PLAN**

SEAL & SIGNATURE	DATE:
	PROJECT No: _____
	DRAWING BY: _____
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	DWG No: _____
	A-004.00
	CAD FILE No: _____
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8TH FLOOR PLAN
SCALE: NTS

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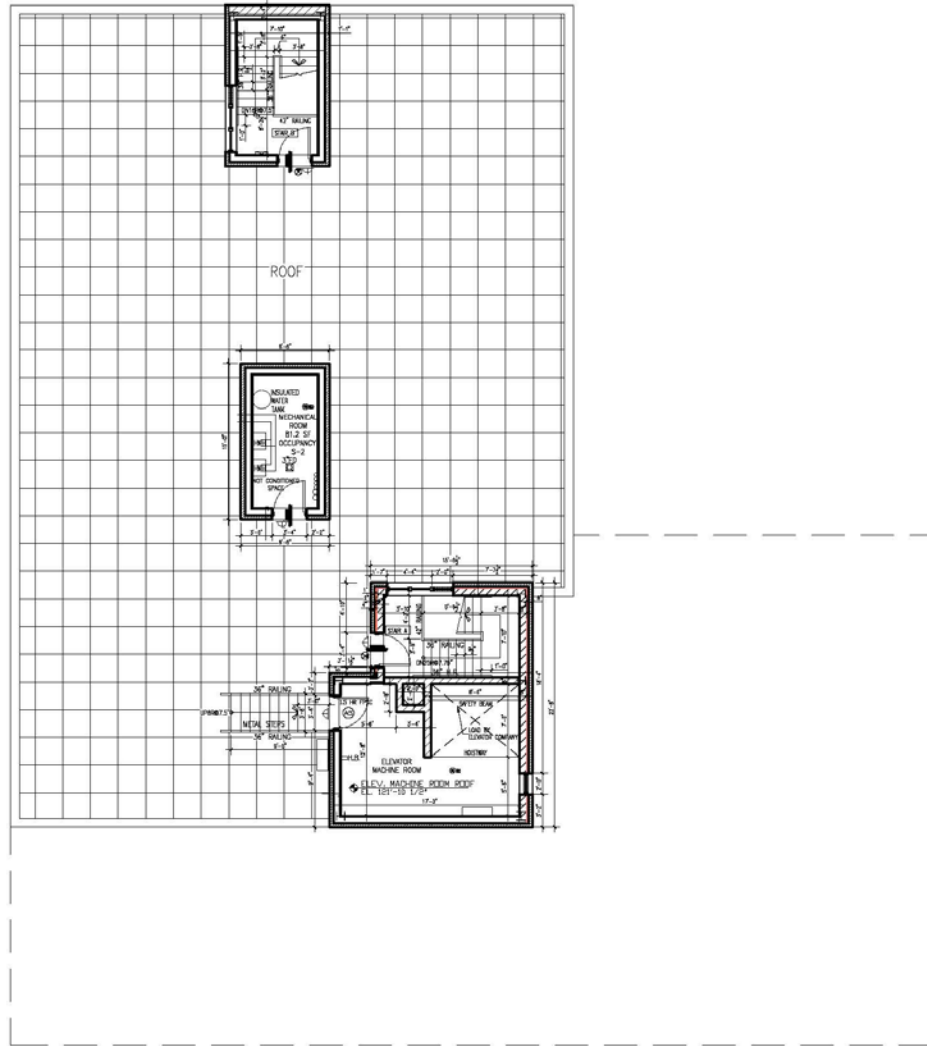
PROJECT NAME:
**NEW 7-STORY & CELLAR
COMMERCIAL / RESIDENTIAL BUILDING.
R7X/C2-4**

PROJECT LOCATION:
**103 LEE AVENUE,
BROOKLYN NY 11211**

DRAWING TITLE:
SCHEMATIC 8TH FLOOR PLAN

SCALE & SIGNATURE	DATE:
	PROJECT No:
	DRAWING BY:
	CHK BY:
DWG No:	A-005.00
CAD FILE No:	10 OF 11

DOB: RSDAN



ROOF PLAN
SCALE: NTS

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PROJECT LOCATION
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DRAWING TITLE
SCHEMATIC ROOF PLAN

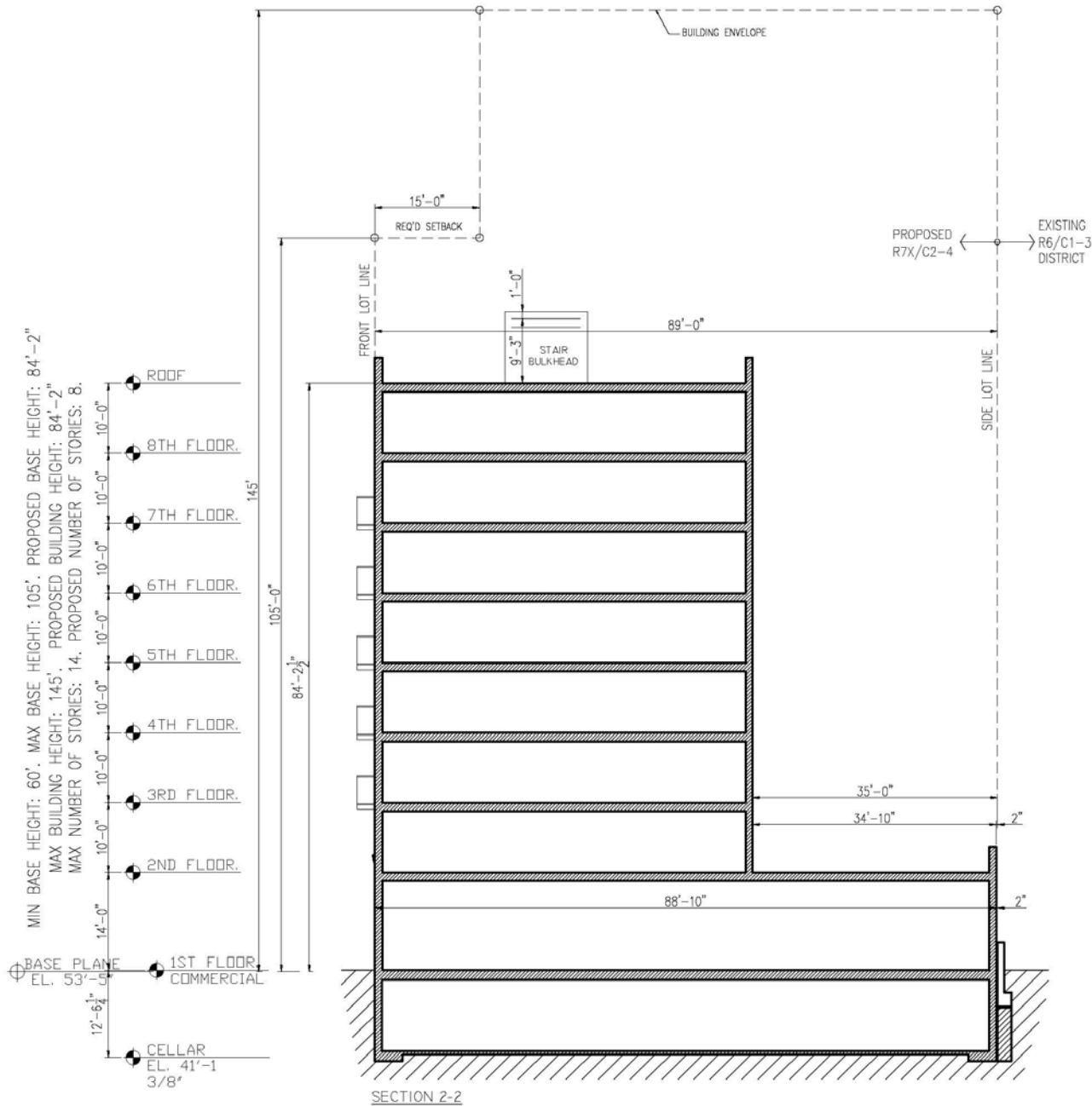
SCALE & SIGNATURE

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PROJECT No.:
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DWG No.:

A-006.00

CAD FILE No. 11 OF 11

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SECTION 2-2

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 NEW 7-STORY & CELLAR
 COMMERCIAL / RESIDENTIAL BUILDING.
 R7X/C2-4

PROJECT LOCATION
 103 LEE AVENUE,
 BROOKLYN NY 11211

DRAWING TITLE
 HEIGHT DIAGRAM 2

SCALE & SIGNATURE

DATE:
 PROJECT No.:
 DRAWING BY:
 CHK BY:
 DWG No.:
 Z-005.00
 CAD FILE No.: 5 OF 11

DOB RSDAN





103 Lee Avenue Rezoning

ULURP Nos:
C210312ZMK and
N210313ZRK

Brooklyn Community Board 1
Full Board Meeting

December 7, 2021

Applicant Representative:
Sheldon Lobel, P.C.



ZONING ANALYSIS

103 LEE AVENUE, BROOKLYN, NY 11211
 BLOCK: 2200 LOT: 6 BIN: 3060187 CB: 301
 EXISTING ZONE: R6
 PROPOSED ZONE: R7X / C2-4. ZONING MAP: 12D
 STRUCTURAL OCCUPANCY CATEGORY: II
 WITHIN 200' OF TA STRUCTURE: NO. HISTORIC DISTRICT: NO
 ENVIRONMENTAL RESTRICTIONS: NO. FLOOD ZONE: NO
 LOT AREA: 89'X100'=8,900 SF

SCOPE OF WORK:

NEW 8-STORY & CELLAR MIXED USE (RESIDENTIAL / COMMUNITY FACILITY BUILDING.
 CONSTRUCTION CLASS (2014 CODE) : I-B
 OCCUPANCY (2014 CODE) / USE GROUP BREAKDOWN:
 CELLAR: ACCESSORY PARKING GARAGE, BICYCLE STORAGE,
 SPRINKLER ROOM, METER ROOMS. OCCUPANCY S-2, UG 2B
 1ST FLOOR: COMMERCIAL RETAIL SPACE. OCCUPANCY M, UG 6
 2ND FLOOR: EIGHT (8) CLASS "A" DW. UNITS. OCCUPANCY R-2, UG 2A
 3RD FLOOR: EIGHT (8) CLASS "A" DW. UNITS. OCCUPANCY R-2, UG 2A
 4TH FLOOR: EIGHT (8) CLASS "A" DW. UNITS. OCCUPANCY R-2, UG 2A
 5TH FLOOR: EIGHT (8) CLASS "A" DW. UNITS. OCCUPANCY R-2, UG 2A
 6TH FLOOR: EIGHT (8) CLASS "A" DW. UNITS. OCCUPANCY R-2, UG 2A
 7TH FLOOR: EIGHT (8) CLASS "A" DW. UNITS. OCCUPANCY R-2, UG 2A
 8TH FLOOR: FOUR (4) CLASS "A" DW. UNITS. OCCUPANCY R-2, UG 2A
 TOTAL 52 CLASS "A" DWELLING UNITS

ZR 35-011 QUALITY HOUSING PROGRAM

ALL BUILDINGS SHALL COMPLY WITH THE BULK REGULATIONS FOR QUALITY HOUSING BUILDINGS SET FORTH IN THIS CHAPTER, AND THE APPLICABLE PROVISIONS OF ARTICLE II, CHAPTER 8 (QUALITY HOUSING PROGRAM)

ZR 35-22 RESIDENTIAL BULK REGULATIONS IN C1 OR C2 DISTRICTS WHOSE BULK IS GOVERNED BY SURROUNDING RESIDENCE DISTRICT
 THE BULK REGULATIONS FOR THE RESIDENCE DISTRICTS WITHIN WHICH SUCH COMMERCIAL DISTRICTS ARE MAPPED APPLY TO RESIDENTIAL PORTIONS OF BUILDINGS,

ZR 35-31 / 35-23 / 23-154 D) 2) III) MAX RESIDENTIAL FAR

BASE FAR (FOR CORNER AND INTERIOR PORTIONS) : 4.2
 MAX PERMITTED FAR (MIH DEVELOPMENT) : 6.0
 MAX PERMITTED "FA" (MIH DEVELOPMENT) : 8,900 X 6.0 = 53,400 SF
 FLOOR AREA MAY BE INCREASED ON A COMPENSATED ZONING LOT BY 1.25 SF FOR EACH SF OF LOW INCOME FLOOR AREA PROVIDED. HOWEVER, THE AMOUNT OF LOW INCOME FLOOR AREA REQUIRED TO RECEIVE FLOOR AREA COMPENSATION NEED NOT EXCEED 20 PERCENT OF THE TOTAL FLOOR AREA, EXCLUSIVE OF GROUND FLOOR NON-RESIDENTIAL FLOOR AREA,

ZR 35-31 / 33-121 MAX COMMERCIAL FAR: 2.0

MAX COMMERCIAL "FA": 8,900 X 2.0 = 17,800 SF

PROPOSED COMMERCIAL AREA

FLOOR	GROSS	FLOOR AREA
1ST FLOOR	7,786.02	7,786.02

PROPOSED TOTAL COMMERCIAL "FLOOR AREA": 7,786.02 SF

PROPOSED COMMERCIAL FAR: 7,786.02 / 8,900 = 0.87

ZR 35-31 PROPOSED COMBINED FLOOR AREA (COMMERCIAL+RES) :

7,786.02+45,139.24= 52,925.26 SF, LESS THAN 53,400 SF. PROPOSED FAR: 52,925.26 / 8,900 = 5.95, LESS THAN 6.0

COMBINED FLOOR AREA RATIO INCREASED THROUGH THE PROVISION OF

AFFORDABLE HOUSING PURSUANT TO SECTION 23-90
 30% OF ALL DWELLING UNITS PROPOSED TO BE INCOME-RESTRICTED HOUSING UNITS: 45,139.24 SF X 30%= 13,541 SF (52 UNITS X 30%= 16 UNITS)

ZR 23-153 MAX PERMITTED RESIDENTIAL LOT COVERAGE

FOR CORNER LOT = 100 % = 8,900 SF

PROPOSED RESIDENTIAL LOT COVERAGE: 7,097.83 SF = 79.75%.

PROPOSED RESIDENTIAL AREA

FLOOR #	GROSS	DEDUCTIONS	FLOOR AREA
CELLAR	8868.6	0	
1 FL	1,082.58	180	902.58
2 FL	7,097.83	345	6,752.83
3 FL	7,097.83	345	6,752.83

4 FL	7,097.83	345	6,752.83
5 FL	7,097.83	345	6,752.83
6 FL	7,097.83	345	6,752.83
7 FL	7,097.83	345	6,752.83
8 FL	4,174.68	455	3,719.68
BULKHEAD	706.05	0	
TOTAL	57,418.89	45,139.24	

TOTAL RESIDENTIAL "FA": 45,139.24, LESS THAN 53,400 SF SF
 PROPOSED RESIDENTIAL FAR: 45,139.24 / 8,900 = 5.071, LESS THAN 6.0 THUS OK

ZR 35-40 / 23-22 MAXIMUM NUMBER OF DWELLING UNITS OR ROOMING UNITS

53,400 - 7,786.02 = 45,613.98 / 680 = 67 D.U.

PROPOSED: 52 D.U.

ZR 23-32 MINIMUM LOT AREA OR LOT WIDTH FOR RESIDENCES

MINIMUM LOT AREA: 1,700 SF MINIMUM LOT WIDTH: 18'
 EXISTING LOT AREA: 8,900 SF EXISTING LOT WIDTH: 89'-0"

ZR 35-51 / FRONT YARDS: NA

ZR 35-52 / 23-462 SIDE YARDS

NOT REQUIRED. IF PROVIDED 8' MIN. PROPOSED: 8'

ZR 23-542 ALONG SHORT DIMENSION OF BLOCK (LESS THAN 230)

REAR YARD NOT REQUIRED.
 NOT REQUIRED FOR CORNER LOT PORTION

ZR 35-61 ALL BUILDINGS SHALL COMPLY WITH THE BULK REGULATIONS FOR QUALITY HOUSING BUILDINGS SET FORTH IN SECTIONS 23-62 (PERMITTED OBSTRUCTIONS) AND 23-66 (HEIGHT AND SETBACK REQUIREMENTS FOR QUALITY HOUSING BUILDINGS), AS MODIFIED BY SECTION 35-65

ZR 35-651 STREET WALL LOCATION

AT LEAST 70 PERCENT OF THE #AGGREGATE WIDTH OF STREET WALLS# SHALL BE LOCATED WITHIN EIGHT FEET OF THE #STREET LINE# AND SHALL EXTEND TO AT LEAST THE MINIMUM BASE HEIGHT SPECIFIED IN SECTIONS 35-652 AND 23-662 (MAXIMUM HEIGHT OF BUILDINGS AND SETBACK REGULATIONS)
 OR THE HEIGHT OF THE #BUILDING#, WHICHEVER IS LESS. UP TO 30 PERCENT OF THE #AGGREGATE WIDTH OF STREET WALLS# MAY BE RECESSED BEYOND EIGHT FEET OF THE #STREET LINE#, PROVIDED THAT ANY SUCH RECESSES DEEPER THAN 10 FEET ALONG A #WIDE STREET# OR 15 FEET ALONG A #NARROW STREET# ARE LOCATED WITHIN AN #OUTER COURT#. FOR ALL SUCH QUALITY HOUSING BUILDINGS, THE MAXIMUM BASE AND BUILDING HEIGHTS ESTABLISHED IN SECTIONS 35-652 AND 23-662 (MAXIMUM HEIGHT OF BUILDINGS AND SETBACK REGULATIONS) SHALL BE MODIFIED IN ACCORDANCE WITH THE TABLE IN PARAGRAPH (B) OF SECTION 23-664 FOR THE RESIDENCE DISTRICT...

ZR 35-654 MODIFIED HEIGHT AND SETBACK REGULATIONS FOR CERTAIN INCLUSIONARY HOUSING BUILDINGS

ZR 23-664 B) TABLE 1

MIN BASE HEIGHT: 60'

MAX BASE HEIGHT: 105'. PROPOSED BASE HEIGHT: 84'-2"

MAX BUILDING HEIGHT: 145'. PROPOSED BUILDING HEIGHT: 84'-2"

MAX NUMBER OF STORIES: 14. PROPOSED NUMBER OF STORIES: 8.

ZR 36-33 / 25-231 / 25-241 PARKING

PARKING IS WAIVED FOR 15 AFFORDABLE UNITS AS PER ZR 25-25.

REQUIRED: (52-16) X 30%= 34 X 30% = 11 SPACES. PROPOSED: 15 (IN CELLAR GARAGE)

ZR 25-231 MODIFICATION OF REQUIREMENTS TO FACILITATE AFFORDABLE HOUSING

WITHIN THE TRANSIT ZONE, THE CITY PLANNING COMMISSION MAY PERMIT A REDUCTION IN THE PARKING REQUIREMENTS SET FORTH IN SECTION 25-23 IN ACCORDANCE WITH THE PROVISIONS OF SECTION 74-533 (REDUCTION OF PARKING SPACES TO FACILITATE AFFORDABLE HOUSING)

ZR 25-811 BICYCLE PARKING

REQUIRED: 1 PER 2 DWELLING UNITS: 52 / 2 = 26. PROPOSED IN CELLAR

ZR 23-03 / 26-41 REQUIRED STREET TREES: 200' / 25' = 8.

8 STREET TREE TO BE PLANTED / PAID INTO TREE FUND AS DIRECTED BY DEPARTMENT OF PARKS AND RECREATION

ZR 36-21 COMMERCIAL PARKING (RETAIL)

7,786.02 SF / 1,000 = 8 SPACES, WAIVED AS PER ZR 36-232 (LESS THAN 40 SPACES REQ'D)

ZR 28-21 REQUIRED RECREATION SPACE

MIN REQ'D: 41,419.56 X 3.3%= 1,366.8 SF

PROPOSED: 1,654 SF OUTDOOR RECREATION SPACE AT 2ND FLOOR (ROOF OF 1ST FLOOR) AND MAIN ROOF

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 R7X/C2-4

PROJECT LOCATION

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SCALE & SIGNATURE

DATE

PROJECT No:

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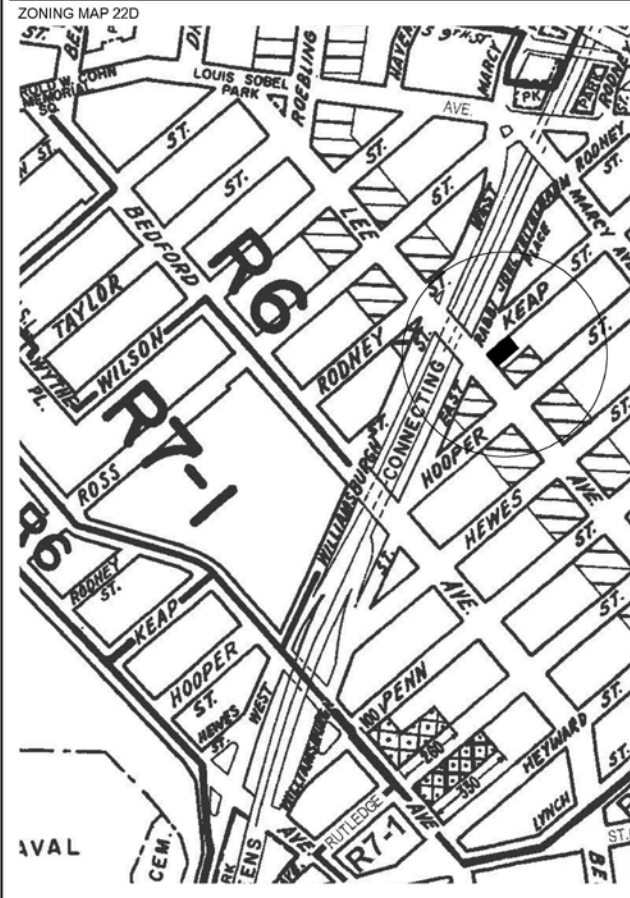
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2 OF 11

DOB RSCAN



UNIT BREAKDOWN									
FLOOR #	UNIT # / FLOOR AREA, SF NET								TOTAL UNIT FLOOR AREA, SF NET
	1	2	3	4	5	6	7	8	
2	594	614	683	719	733	531	769	651	
3	594	614	683	719	733	531	769	793	
4	594	614	683	719	733	531	769	793	
5	594	614	683	719	733	531	769	793	
6	594	614	683	719	733	531	769	793	
7	594	614	683	719	733	531	769	793	
8	594	614	683	991					
TOTAL	4158	4298	4781	5305	4398	3186	4614	4616	35356
TOTAL UNITS: 52									

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DRAWING TITLE:
ZONING / TAX MAPS

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DOB RSCAN 3 OF 11

Make Compost, Not Trash.

Curbside Composting is back!



sanitation

Edward Grayson Commissioner

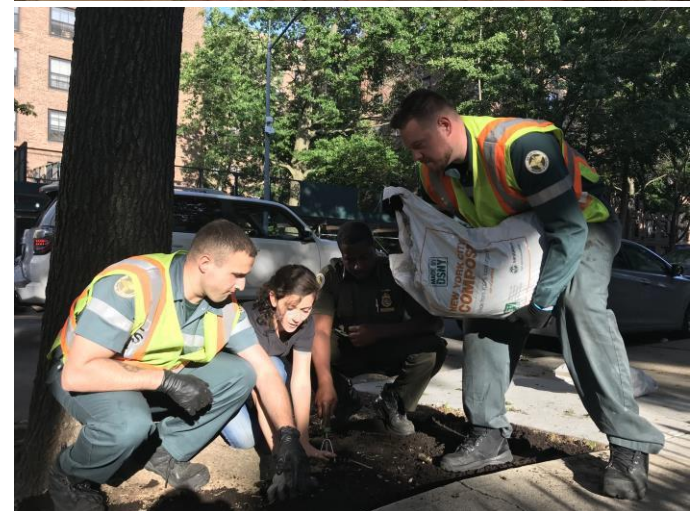
Curbside Composting is returning: sign-up now!

DSNY was able to partially restart curbside composting service in October 2021.

We are working to

- Bring back the service more efficiently
- Improve our understanding of participation in this voluntary program
- Improve communications with you, our customers.

To achieve this, residents are required to sign up for service at nyc.gov/curbsidecomposting or by calling **311**.

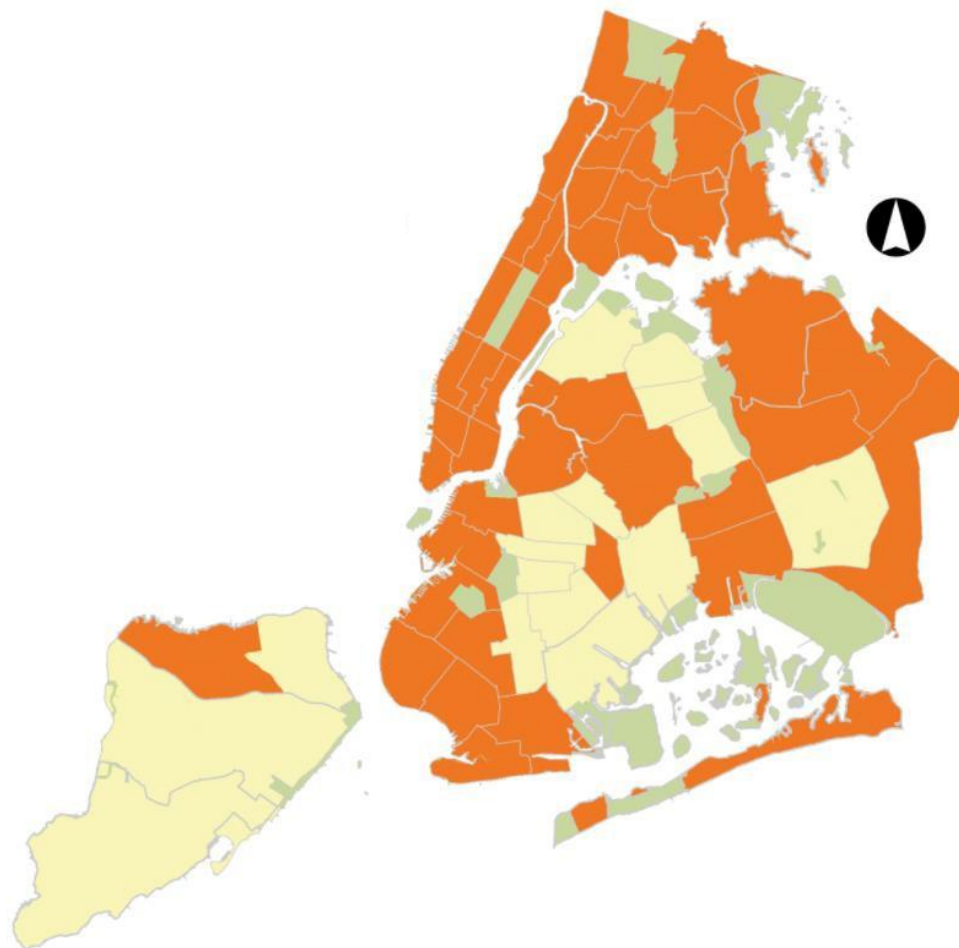


Community Districts previously served are eligible again

The **44 Community Districts** that previously had access to curbside composting are eligible to get service if sufficient buildings sign up

- All of Manhattan and the Bronx
- Parts of Brooklyn, Queens, and Staten Island

We are working to **add more Food Scrap Drop-off Sites** in the Community Districts not yet eligible for curbside composting.



Why do I have to sign up?

We need to know you plan to participate.

This allows us to ensure there will be enough material set out for our trucks to pickup.

The more sign-ups in your district, the quicker service will start. It is our goal to expand service as quickly as possible.

We will be conducting outreach to recruit buildings and homes to sign up.



How do I sign up? When will service start?

Service resumed in one district in October 2021 and will continue to start in new districts on a rolling basis based on the number of sign-ups in each Community District.

1. People can sign up for curbside composting service at nyc.gov/curbsidecomposting or by calling 311.
2. Starting in October, we will add service in Community Districts with the most sign-ups.
3. If your district has not had enough sign-ups, you will be placed on a waitlist until we reach the minimum number.

**We are eager to provide you with curbside compost collection!
Encourage your neighbors to sign up, too.**

How many sign-ups does my neighborhood need to get curbside composting service?

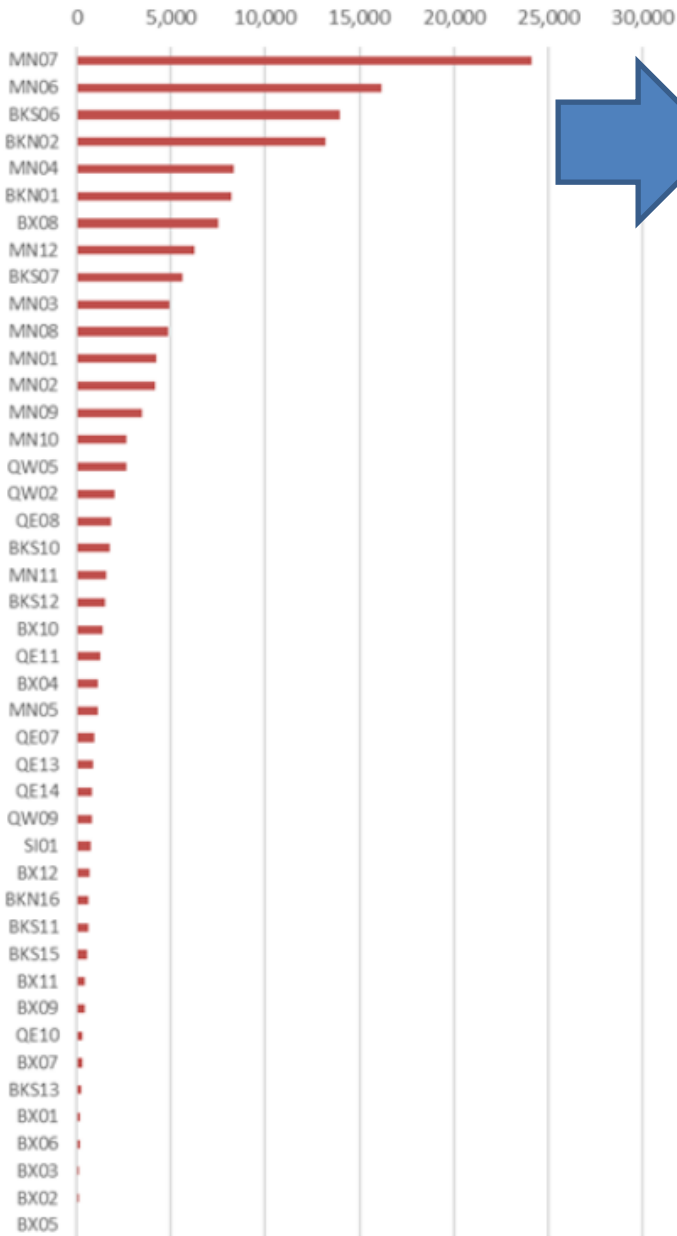


It varies by Community District based on housing density and geography.

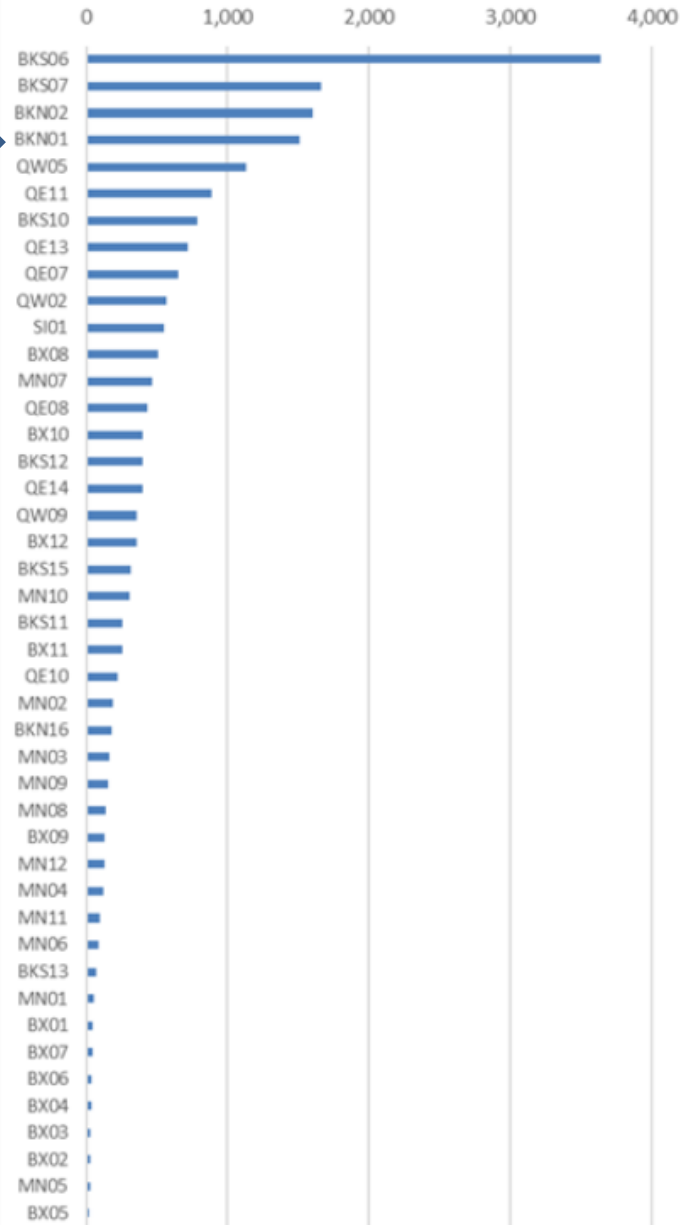
Each month DSNY will use its routing technology to create efficient routes based on sign ups.

Efficiency is determined by the length of the route, the number of households on the route, and the projected level of tonnage anticipated.

Total Eligible Demand: Curbside Composting Households 8/2-10/31



Total Eligible Demand: Curbside Composting Addresses 8/2-10/31



Why Compost?

Food scraps, food-soiled paper and yard waste comprise **one third** of all the trash New Yorkers throw away.

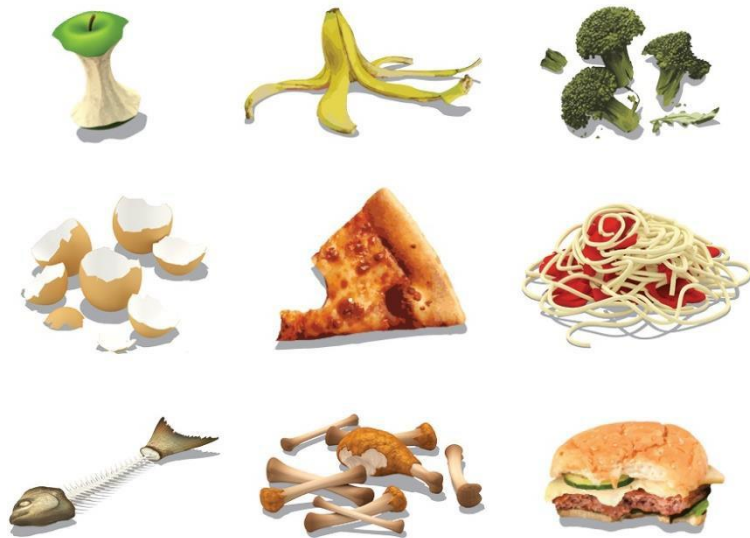
By composting food scraps, you're helping to:

- **Keep your neighborhood clean and healthy**
 - Reduce street litter
 - Reduce rodents and pests
- **Make NYC more self-sufficient and more resilient**
 - Reduce waste to landfills
 - Create compost
 - Create clean energy



What goes in the brown bin?

Food Scraps



Food-soiled Paper



Leaf + Yard Waste



What goes in the brown bin?

Okay

- Plastic Bags
- BPI approved compostable items



Not okay

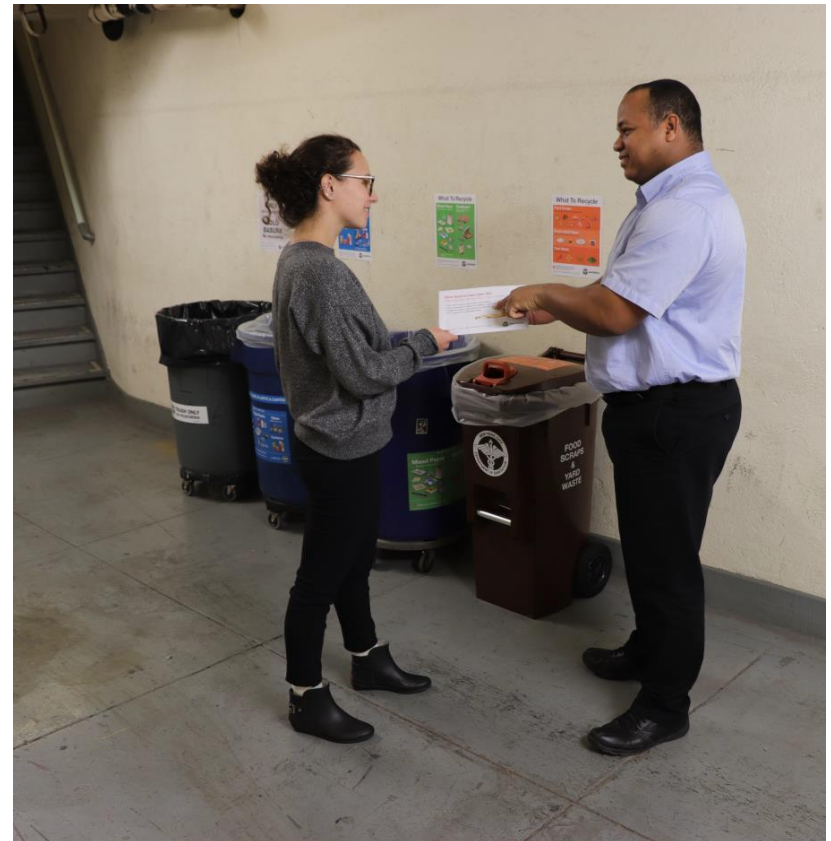
- Human and animal waste
- Hygienic products
- Dirty diapers
- Foam
- Metal/glass/plastic recycling



What if I live in an Apartment Building? Can I sign up?

Your building management will need to sign up your building for service.

Let us know you are interested to receive curbside composting at your building. **Sign up and give us your building management contact info. We will reach out to them.**



I am a *non-profit organization / agency / institution / community garden*. Can I sign up for curbside composting?

Sign up at nyc.gov/curbsidecomposting or call 311.

Our customer service team will reach out to determine if we can provide you with curbside composting.

If your organization has previously participated:

- You are eligible to participate again, but **you must sign-up**.
- We will work with you to determine if you need additional or replacement bins or other support.

If you have never participated, and are located in one of the **44 Community Districts** eligible for curbside composting:

- **Sign up and we will work with your organization** to determine if you are eligible to receive curbside composting.

Service Details

After you sign up, our customer service team will keep you posted on when service will begin in your District and ensure you have everything you need when your service begins.

Participants must use the **brown, rodent-proof bins with a latching lid** provided by DSNY. We will replace the bin if necessary.

Just like with your trash and recycling, **DSNY will collect this material** on a set schedule each week.



The Brown Bin

When you sign up, we will ask you if you need a bin.

If you need a bin, we will deliver to you, along with an information packet before your service begins.

Your bin delivery will occur in the **two-to-three-week period before your collection begins.**



How can I compost if my neighborhood does not have curbside composting service?

Until curbside composting begins in your area/building, we encourage you to compost at home or bring food scraps to a drop-off location.

Visit nyc.gov/dropfoodscraps for a map of Food Scrap Drop-off Sites.

Before you go, be sure to confirm

- Hours of operation
- Acceptable items



Reminder: Brown Bin Liner Options



Clear Plastic



Compostable



Paper

Reminder: Set Your Brown Bin Out



Leaf Collection

- Collect leaves in paper lawn & leaf bags or in unlined rigid containers
- Set leaves out curbside **after 4 PM** on Saturday, December 18
- Leaves, grass, branches, and yard clippings generated by hired professionals **cannot** be set out for curbside collection. Professionals must dispose of the materials they generate at a permitted composting facility.

Go to nyc.gov/leafcollection for more information!



Thank you!

For more information visit nyc.gov/curbsidecomposting



sanitation

Edward Grayson Commissioner



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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HON. ERIC L. ADAMS
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DISTRICT MANAGER

HON. STEPHEN T. LEVIN
COUNCILMEMBER, 33rd CD

HON. ANTONIO REYNOSO
COUNCILMEMBER, 34th CD

(Revised)
December 7, 2021

COMMITTEE REPORT

SLA REVIEW AND DCWP COMMITTEE

TO: Chairperson Dealice Fuller
And CB#1 Board Members

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

RE: Committee Meeting held via WebEx on November 23, 2021.

The SLA Review & DCWP Committee met via WebEx at 6:30pm on November 23, 2021. Representatives of the Community Board and other Community Board members participated in the discussion and review of the applications. A number of applications had been postponed from the prior meeting and those which had been postponed because of time limitations at the prior meeting were reviewed first. Applicants were advised that the meeting was to end at 9:00pm and those applications not reached would be postponed to the next Committee meeting. Prior to the meeting the List of New and Renewal applications that had been posted at the Public Hearing were provided to the 90 and 94 Precincts of the NYPD for their review.

ATTENDANCE:

Present: Burrows, Chair; Bachorowski, Co-Chair; Barros, Bruzaitis, Dybanowski, Sopher and Daly* (*non-Board member).

Also present - Board member: Weiser (First Vice Chairman)

Absent: Foster, Solano, Torres, Cohen*

(A quorum was present)

Items Announced at the September 14, Public Hearing (POSTPONED)

New:

1) 24 Oak LLC, 1 Oak Street, (New, liquor, wine, beer, cider, legitimate theater or concert hall). Previously Postponed. Applicant was to meet with the Greenpoint Coalition and other

Community members which was to be arranged by R. Solano. Mr. Solano was not present to report. Postponed.

2) 118 Norman Avenue LLC, 118 Norman Avenue (New, liquor, wine, beer, cider, bar/tavern). Previously Postponed. Withdrawn by applicant.

3) 120 Franklin Street LLC, 43 Franklin Street, (New, liquor, wine, beer, cider, bar, tavern). Previously Postponed. No appearance, Committee recommends Denial.

4) 160 Havemeyer LLC, dba The Royal Seafood Bar, 160 Havemeyer Street, (Class Change, liquor, wine, beer, cider, rest). Previously Postponed. Committee recommends approval with receipt of new p.4. (*#4. 160 Havemeyer LLC. Did not provide a new page 4.*)

5) Angelvan Corp, dba L Ange Noir Cafe, 247 Varet Street, (Alteration, liquor, wine, beer, cider, rest). Previously Postponed. No appearance, Committee recommends Denial.

6) Cheeseboat LLC, 80 Berry Street, (Corporate Change, liquor, wine, beer, cider, rest) Previously Postponed. Committee did not have application. Also require stipulation of no outside parties or music in the street. Postponed.

7) Corporation to be formed by Jorge Boetto, 21 Dunham Place, (New, liquor, wine, beer, cider, rest). Previously Postponed. Applicant agreed to reduce hours as follows: Sunday-Thursday, 7:00am -12Midnight; Friday & Saturday 7:00am – 1:00am (alcohol service) Closing at 2:00am. Committee recommends approval with these changes to application. (*#7. Corporation to be formed by Jorge Boetto, 21 Dunham Pl. Did not provide new page 4*)

8) An Entity to be formed in which Barbara Piliero is a Principal, dba TBD, 67, 71, 75 Ingraham Street, (new, liquor, wine, beer, cider, bar, tavern). Previously Postponed. No appearance, Committee recommends Denial.

9) Eleva Coffee GPL LLC, 21 Commercial Street, (New, liquor, wine, beer, cider, bar, tavern). Previously Postponed. No appearance, Committee recommends Denial.

10) Fuzzy Logic LLC, dba TBD, 253 Grand Street, (New, liquor, wine, beer, cider, rest). Previously Postponed. Applicant provided new p.4 with location closing at 2:00am and no outdoor space on application. Committee recommends Approval.

11) JCW Establishment LLC, dba Sippy Cafe, 200 Franklin Street, (New, wine, beer, cider, bar, tavern). Previously Postponed. Committee recommends Approval.

12) Listening Bar LLC, dba Eavesdrop, 674 Manhattan Avenue, (New, Liquor, wine, beer, cider, Bar/Tavern). Previously Postponed. Applicant to have no amplified sound in backyard, seated service only, Umbrellas or equivalent sound dampening material over tables, improved fence. Hours on p.4 to be changed to match petitions, Friday & Saturday, 2:00am closing; Sunday through Thursday, 12 midnight closing. Committee recommends Approval upon receipt of new p.4. (*#12 Listening Bar LLC. Did not provide correct new p. 4.*)

13) Oregano LLC, dba Oregano, 102 Berry Street, (Alteration [adding a customer bar], liquor, wine, beer, cider, rest). Previously Postponed. Concerns raised about block parties in front of location. Applicant to stipulate - to keeping all activities within their space. Committee voted 6-1 for Approval with no music in backyard, no outdoor events and signed stipulation.

14) PQcoffee LLC, dba Pueblo Querido Coffee, 34 North 6th Street (New, wine, beer, cider, coffee shop). Previously Postponed. No appearance, this is an application for wine & beer only.

15) PQcoffee LLC, dba Pueblo Querido, 694 -698 Manhattan Avenue, aka 88-90 Norman Avenue, (New, wine, beer, cider, coffee shop). Previously Postponed. No appearance, this is an application for wine & beer only.

16) Shiki NYC LLC, dba TBD, 27 Greenpoint Avenue, (New, liquor, wine, beer, cider, rest) Item not reached because of time limitation. Previously Postponed. Applicant met with community and entered into a Community Agreement. Committee recommends Approval.

17) Vantage Point Hospitality LLC, 1 Oak Street, (New, liquor, wine, beer, cider, legitimate theater or concert hall). Previously Postponed. No community agreement reached, Postponed.

18) Williamsburg Cinemas LLC, 217 Grand Street & 686 Driggs, (New, wine, beer, cider, movie, theater). Previously Postponed. Beer & wine application only. Hours: Monday – Thursday, 1:00pm – 11:00pm; Friday & Saturday, 1:00pm – 12 Midnight. Committee recommends Approval.

19) Xi An Town USA Inc., dba Xiantown, 165 Bedford Avenue, (New, liquor, wine, beer, cider, rest). Previously Postponed. No appearance, Committee recommends Approval.

Items Announced at the October 12, 2021, Public Hearing (POSTPONED)

New:

1) 451 Graham Avenue Corp., dba The Richardson, 451 Graham Avenue (Extension onto Municipal Property, existing on premises liquor license). Previously Postponed. No appearance, Committee recommends Approval.

2) 544 Pizza Corp., dba TBD, 544 Manhattan Avenue, (New, liquor, wine, beer, cider, pizzeria, rest). Previously Postponed. No appearance, Committee recommends Approval.

3) Bar at 66 Greenpoint LLC, dba Bar at 66 Greenpoint, 66 Greenpoint Avenue, (Bar/Tavern, recorded and live music, liquor, wine, beer & cider). Previously Postponed. Applicant met with community and entered into a Community Agreement. Hours as follows: Monday – Sunday, 2:00am closing, Outdoor 9:00pm. Will remove sidewalk café. Committee recommends Approval.

4) Avant Gardner LLC, dba Avant Gardner, the Great Hall, the Kings Hall, and the Brooklyn Mirage, 111 Gardner Avenue and 140 Stewart Avenue, (All Night Permit for New Year's Eve). Previously Postponed. Committee recommends Approval.

5) George Restaurant Corp., dba George's Latin, American Bistro, 11 Graham Avenue, (New, wine, beer, cider, rest). Previously Postponed. Committee recommends Approval.

6) Le Bird LLC, 1 Dunham Place, (New, liquor, wine, beer, cider, rest). Previously Postponed. Applicant met with Lower Broadway Association and did not come to an agreement. Committee will recommend approval with the closing time to be 12Midnight Sunday to Thursday and 1:00am Friday and Saturday.

7) Pizza Lobo Brooklyn, 1145 Manhattan Avenue, (New, liquor, wine, beer, cider, bar, tavern). Previously Postponed. Postponed - to meet with Greenpoint Coalition.

8) Up 640 LLC, dba Upside Pizza, 640 Manhattan Avenue, (New, liquor, wine, beer, cider, bar, tavern). Previously Postponed. Committee recommends Approval with corrections to p.4.

9) Vantage Point Hospitality LLC, dba Area 53, 616 Scholes Street, (New, wine, beer, cider, recreation facility/Exhibition hall with the restaurant, bar area). Previously Postponed. No appearance, Committee recommends Denial.

Other Previously Postponed Items:

1) Justin Ahiyon, dba Wythe LLC, 44 Berry Street. Postponed from June 22, 2021 meeting. Previously Postponed. Committee recommends Approval.

2) Corp to be Formed by Meghan Joye, dba Mugs Ale House, 125 Bedford Avenue. Postponed from June 22, 2021 meeting. Previously Postponed. Committee recommends approval with corrections to p.4.

3) William S. Somerville, dba Social House Café LLC, 60 Broadway, Store 4 East (New & Renewal, Wine, Beer, Bar/Tavern, Coffee Shop). Previously Postponed. No appearance, Committee recommends Denial.

4) Lambdabk Inc. 1031 Grand Street, (New, liquor, wine, beer, cider, bar, tavern) Previously Postponed. Committee recommends Approval.

Items Announced at the November 9, 2021

NEW

1) 63 Guernsey LLC, dba Spritzenhaus, 33 Nassau Avenue, (Corporate Change, liquor, wine, beer, cider, rest) No appearance, Committee recommends Denial.

- 2) 180 Franklin LLC, dba Bar Americano, 180 Franklin Street, (New, liquor, wine, beer, cider, tavern) Need to meet with Greenpoint Coalition, Postponed.
- 3) 232 N 12th Restaurant LLC, dba Santo Parque, 232 N. 12 Street, (Municipal Notice – Expansion onto Municipal Property. Committee not in position to review DOT approved expansion of applicant onto Municipal Property. No action.
- 4) 260 Meserole Rest Corp, DbA 3 Dollar Bill, 260 Meserole Street, (Expansion onto Municipal Property Permit). Committee not in position to review DOT approved expansion of applicant onto Municipal Property. Withdrawn.
- 5) 732 Townies Inc, dba Twins Lounge, 732 Manhattan Avenue, (Method of operation change, liquor, wine, beer, cider, bar, tavern) Committee recommends Approval.
- 6) Abba Bar and Grill Corp, 492 Grand Street, (Corporate change, liquor, wine, beer, cider, rest) Postponed because of Time Constraint.
- 7) Bees Knees Management LLC, dba Bees Knees, 67 North 7th Street, (New, liquor, wine, beer, cider, rest) Postponed because of Time Constraint.
- 8) Bushwick Triangle INC., 1277 Flushing Avenue, (New, liquor, wine, beer, cider, bar, tavern) Postponed because of Time Constraint.
- 9) Coco River LLC, dba TBD, 425 Graham Avenue, (New, liquor, wine, beer, cider, bar, tavern) Postponed because of Time Constraint.
- 10) Entity to be formed by Forrest Dein, dba JuneShine, 56 North Street, (New, liquor, wine, beer, cider, bar Tavern) Postponed because of Time Constraint.
- 11) Kokomo Restaurant LLC, 65 Kent Avenue (All Night Permit to remain open for New Year's Eve until 8AM on New Year's Day) Committee recommends Approval.
- 12) Lafranco Family LLC, dba TBD, 198 Union Avenue, (New, Removal, liquor, wine, cider, rest) Application approved on prior meeting.
- 13) No Aloha Bar LLC, dba No Aloha, 17 Ingraham Street, (New, liquor, wine, beer, cider, bar, tavern) Postponed because of Time Constraint.
- 14) Rosa's on Kent LLC, 254 Kent Avenue AKA 252 Kent Avenue, (New, liquor, wine, beer, cider, pizzeria, café, bar, tavern) No appearance, Committee recommends Denial.
- 15) William S. Somerville, dba Social House Cafe LLC, 60 Broadway, Store 4 East (New) [upgrade of existing license], liquor, wine, beer, cider, Bar/Tavern/Coffee Shop] Previously postponed, no appearance. Committee recommends Denial.

16) Woodfire Collision LLC, dba Lilia Restaurant, 567 575 Union Avenue, (New, Removal, liquor, wine, beer, cider, rest) Committee recommends Approval.

17) The Red Pavilion LLC, 1241 Flushing Avenue, (New, liquor, wine, beer, cider, bar, tavern) No appearance, Committee recommends Denial.

RENEWAL

1) 425 Graham Avenue Restaurant Inc. dba Las Margaritas Sunset, 425 Graham Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)

2) 949 Grand Street Bar Inc., dba Kings Tavern, 949 Grand Street, (Renewal, liquor, wine, beer, cider, bar, tavern)

3) Asian Garden Inc., 157 Franklin Street, (Renewal, wine, beer, cider, rest)

4) City Cafe Inc., dba Fushimi Japanese Cuisine & Lounge, 475 Driggs Avenue, Unit 1 (Renewal, liquor, wine, beer, cider, rest)

5) Fana Works Inc., dba Sunshine laundromat and Cleaners, 860 Manhattan Avenue, (Renewal, wine, beer, cider, tavern, pinball, laundromat)

6) Graham Electric LLC, dba Crystal Lake, 647 Grand Street, (Renewal, wine, beer, cider, rest)

7) Karczma Inc., 136 Greenpoint Avenue, (Renewal, liquor, wine, beer, cider, rest)

8) Leo Grandpa Corp., dba Leo, 318 Grand Street, Unit 1B and 1 C, (Renewal, liquor, wine, beer, cider, rest)

9) Lorimer Pizza LLC, 544 Lorimer Street, (Renewal, wine, beer, cider, rest)

10) Ozi Brooklyn Inc., dba Ozi Dumplings, 19 Bogart Street, Unit 1, (Renewal, wine, beer, cider, rest)

11) Moto Inc., dba Velo, 394 Broadway, (Renewal, liquor, wine, beer, cider, rest)

12) Norwinds Inc., 1043 Flushing Avenue, (Renewal, liquor, wine, beer, cider, rest)

13) Restaurant Krakowska Inc., 68 A Newell Street, (Renewal, beer, cider, rest)

14) Sea Thai Hospitality Inc., 114 North 6th Street, (Renewal, liquor, wine, beer, cider, rest)

15) Selamat Pagi LLC, 152 Driggs Avenue, (Renewal, wine, beer, cider)

16) Quality Rockets Inc., dba Hotel Delmano, 82 Berry Street Aka 120 North 9th Street,
(Renewal, liquor, wine, beer, cider, bar)

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

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

Tuesday, December 21, 2021, at 6:30 PM, Via WEBEX.



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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HON. ERIC L. ADAMS
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

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DISTRICT MANAGER

HON. STEPHEN T. LEVIN
COUNCILMEMBER, 33rd CD

HON. ANTONIO REYNOSO
COUNCILMEMBER, 34th CD

December 7, 2021

COMMITTEE MINUTES EXECUTIVE COMMITTEE

TO: CB#1 Board Members
FROM: Chairperson Dealice Fuller
RE: Executive Committee Meeting held on November 17, 2021

The Executive Committee met on Wednesday, November 17, 2021, at 6:30 PM via WEBEX.

ATTENDANCE:

Present: Fuller, Chairperson; Weiser; Teague; Barros; Iglesias; Caponegro.

Also present was a member from the community.

Absent: Viera.

(A quorum was present)

Chairperson Ms. Fuller ascertained that a quorum was present and opened the meeting. She called all to review the listing of requests submitted to present (attached). The committee members discussed the listing and reordered it.

It was pointed out that a ULURP item is to be referred to the CB#1 by DCP. The project is a **Rezoning of 840 Lorimer Street**. The matter is expected to certify on November 29, 2021. This is proposed as **Agenda Item #1**.

The request for a **Presentation by DSNY**, about returning to composting and leaf collection, is proposed as **Agenda Item #2**.

Liquor Licenses, are proposed as **Agenda Item #3**.

Mr. Caponegro made a motion to approve the agenda for the December 7, 2021 Combined Public Hearing and Board Meeting as proposed. The motion was seconded by Ms. Iglesias. The motion was unanimously carried.

Mr. Weiser commended the Executive Committee and Chairperson Ms. Fuller on conducting the agenda for the November 9, 2021 Combined Public Hearing & Board Meeting. The meeting had ended timely. Chairperson Ms. Fuller related that she works with the Executive Committee and that they were a team.

Chairperson Ms. Fuller noted that the committee's meeting agenda was completed. She asked for a motion to adjourn. A motion was made by Ms. Iglesias to adjourn. The motion was seconded by Mr. Weiser and unanimously carried. The meeting was adjourned at 7:38 PM.

DF/mbw



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COUNCILMEMBER, 34th CD

December 1, 2021

COMBINED PUBLIC HEARING AND BOARD MEETING NOTICE

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

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

WHEN: TUESDAY --- DECEMBER 7, 2021

TIME: *** 6:00 PM ***

WHERE: WEBEX

(While we cannot meet in person, we will be meeting virtually.)

Below are options for you to connect)

Event Address for Attendees

Event number: 2341 215 2162

<https://nyccb.webex.com/nyccb/onstage/g.php?MTID=e0d058bdab6130c1666f3379b94499a14>

Event password: gZepmGvS276

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

Access code: 2341 215 2162

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

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

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

PUBLIC HEARING

1. ROLL CALL.

2. **PRESENTATION:** (Calendar # C 210312 ZMK) [RELATED N 210313 ZRK] 103 Lee Avenue, Brooklyn, NY 11211. IN THE MATTER OF an application submitted by Sbeny Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

(1) eliminating from within an existing R6 District a C1-3 District bounded by Williamsburg Street East, Lee Avenue, and the southwesterly prolongation of a line midway between Keap Street and Hooper Street;

(2) changing from an R6 District to an R7X District property bounded by Williamsburg Street East, Keap Street and its southwesterly centerline prolongation, a line 100 feet northeasterly of Lee Avenue, and a line midway between Keap Street and Hooper Street and its southwesterly prolongation; and

(3) establishing within the proposed R7X District a C2-4 District bounded by Williamsburg Street East, Keap Street and its southwesterly centerline prolongation, a line 100 feet northeasterly of Lee Avenue, and a line midway between Keap Street and Hooper Street and its southwesterly prolongation;

The proposed zoning map amendment seeks to rezone all of portions of seven (7) properties classified on the New York City (“the City”) tax maps as Block 2200, Lots 6 and 4 (p/o) and Block 2199, Lots 22, 33 (p/o), 39 (p/o), 43 (p/o) and 44 (p/o) (the “Project Area”) from R6 and R6/C1-3 to R7X/C2-4. Block 2200, Lot 6 and the portion of Lot 4, Block 2199, Lot 43 and Lot 44 in the proposed Project Area are currently zoned R6, while the Lots 33 (p/o) and 39 (p/o) on Block 2199 are zoned R6/C1-3. The proposed zoning text amendment seeks to amend Appendix F of the Zoning Resolution of the City of New York (“ZR”) to establish the Project Area as a Mandatory Inclusionary Housing Area (“MIH”). – Presentation by Applicant: Mr. Eric Palatnik, Eric Palatnik, P.C.

3. **PRESENTATION:** NYC DEPARTMENT OF SANITATION (DSNY) - **Return to Composting and Information on Leaf Collection** - by Richard Day, Community Outreach Coordinator, Composting Programs and Partnerships, Bureau of Recycling & Sustainability, DSNY.

4. LIQUOR LICENSES:

NEW

- 1) 76 Ainslie OPCO LLC, dba Ainslie, 76 Ainslie Street, (expansion onto Municipal Property)
- 2) 544 Pizza Corp., dba TBD, 544 Manhattan, (New, liquor, wine, beer, cider, pizzeria, rest)
- 3) 620 Lorimer Street, dba TBD, 620 Lorimer Street, (New, liquor, wine, beer, cider, pizzeria)
- 4) AKO Bedford Inc., dba Enso Sushi, 117 Berry Street, (New, liquor, wine, beer, cider, rest)
- 5) Bushwick Beer Garden LLC, dba Rebel Café & Garden LLC, 2 Knickerbocker Avenue, (Corporate Change, liquor, wine, beer, cider, rest)
- 6) Café Group Inc, dba Mr. Bao, 208 Bedford Avenue, (New, wine, beer & cider, rest)
- 7) Cheeseboat LLC, 80 Berry Street, (Corporate Change, 80 Berry Street, (Corporate Change, liquor, wine, wine, beer, cider, rest)
- 8) Eris Evolution LLC, 167 Graham Avenue, (Corporate change, liquor, wine, beer, cider, bar, tavern)

- 9) James Gaskill or entity to be formed, TBD, 17 Meadow Street, (New, liquor, wine, beer, cider, event space)
- 10) Maison Provence Corp., 52 Havemeyer Street, (New, wine, beer, cider, rest)
- 11) MQBK 1 LLC, dba Mighty Quinn's BBQ, 62 South end Street, (New, liquor, wine, beer, cider, rest)
- 12) Norman Kingsland, 269 Norman Avenue, (New, Removal, liquor, wine, beer, cider, rest)
- 13) Rhymin & Thievin LLC, dba TBD, 595 Union Avenue, (New, liquor, wine, beer, cider, bar)
- 14) Sham 168 Inc. dba Dar 525, 168 Driggs Avenue, (New, wine, beer, cider, wine, beer, cider, rest)
- 15) S. Hager, on behalf of an entity TBD, 200 Kent Avenue, 3rd Floor, (New, liquor, wine, beer, cider, rest)
- 16) Taku New York Inc, 29 Greenpoint Avenue, (New, liquor, wine, beer, cider, rest)
- 17) Taqueria El Torito, Corp, 32 Varet Street, Store R, (New, liquor, wine, beer, cider)
- 18) Williamsburg Molino LLC, dba For all Things Good Williamsburg, 314 Grand Street, (New, wine, beer, cider, rest)
- 19) Xi An Town USA Inc., 165 Bedford Avenue, (New, Wine, beer, cider, rest)

RENEWAL

- 1) #1 pho Inc., dba Zenyai, 208 Grand Street, (Renewal, liquor, wine, beer, cider, rest)
- 2) 7 North 15th Street, dba Greenpoint Beer & Ale Co, 1150 Manhattan Avenue, (Renewal, liquor, wine, beer, cider, rest)
- 3) Bulbap Grill, 646 Manhattan Avenue, Renewal, 646 Manhattan, (Renewal, wine, beer, cider)
- 4) Charlotte Patisserie Inc, 596 Manhattan Avenue, (Renewal, wine, beer & cider, rest)
- 5) Dar 168 Inc., dba Dar 525, 168 Driggs Avenue, (Renewal, wine, beer, cider, rest)
- 6) Graham Restaurant, dba Sage, 100-301 Graham Avenue, (Renewal, liquor, wine, beer, cider, rest)
- 7) Matteo & Vida, Inc, dba Scalini GP, 659 Manhattan Avenue, (Renewal, liquor, wine, beer, cider, rest)
- 8) Norman Kingsland LLC, dba Norman Kingsland, 269 Norman Avenue, (Renewal, liquor, wine, beer, cider, rest/music venue/event space)
- 9) Terere Corp, dba Tabare Restaurant, 221 South 1st Street, (Renewal, liquor, wine, beer, cider, rest)
- 10) Urban Outfitters Inc. & East Hae Inc. (as co-licenses), dba East Hae, 98 North 6th Street, (Renewal, liquor, wine, beer, cider, rest)
- 11) Woodfire Collision LLC, dba Lilia Restaurant, 567 575 Union Avenue, (Renewal, liquor, wine, beer, cider, rest)
- 12) Zamaan Bar & Restaurant Inc., 349 Broadway, (Renewal, liquor, wine, beer, cider, rest)

BOARD MEETING

1. **MOMENT OF SILENCE**
2. **ROLL CALL**
3. **APPROVAL OF THE AGENDA**
4. **APPROVAL OF THE MINUTES** – Combined Public Hearing & Board Meeting of November 9, 2021.
5. **PUBLIC SESSION**

(Reserved for the Public's expression. Board Members will not be allowed to speak.)

NOTE --- All persons who wish to speak during this portion of the meeting **must:**

Register (by 2P.M.) using the link:

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

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

6. **COMMITTEE REPORTS**

7. **PARKS DEPARTMENT MINUTE** – As written.

8. **ANNOUNCEMENTS: ELECTED OFFICIALS** – Called in the order of signup.

9. **ADJOURNMENT**

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



COMMUNITY BOARD No. 1

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HON. ERIC L. ADAMS
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEALICE FULLER
CHAIRPERSON

HON. STEPHEN T. LEVIN
COUNCILMEMBER, 33rd CD

DEL TEAGUE
SECOND VICE-CHAIRPERSON

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DISTRICT MANAGER

HON. ANTONIO REYNOSO
COUNCILMEMBER, 34th CD

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SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

December 7, 2021

COMMITTEE REPORT

ENVIRONMENTAL PROTECTION COMMITTEE

TO: Chairperson Dealice Fuller
and CB#1 Board Members

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

RE: Committee's Report from November 22, 2021

The Committee met via Webex on November 22, 2021 at 6:30pm

ATTENDANCE

Present: Steve Chesler (Chair), Eric Bruzaitis, T.Willis Elkins, Kevin Costa*, Daniel Grossman*, Laura Hofmann*

Absent: Katie Denny Horowitz, Yoel Low, Janice Peterson, Bella Sabel
(* Non-board members)

(A quorum was achieved)

Item #1 - Regarding the Interim Remedial Measure for the Equity Former Manufactured Gas Site 224050 located at 222 Maspeth Ave in Brooklyn

Committee Chair Mr. Steve Chesler summarized the proposal presented to the public at a NYS Department of Environmental Conservation meeting held November 18, 2021. Mr. Chesler provided a walkthrough of their slide presentation (file attached). The site is located at the northwest corner of Maspeth Avenue and Vandervoort Ave, which is roughly one block east of Cooper Park, Cooper Houses and blocks of other residential buildings. Cooper Tank and Welding is the business that currently operates on the site. National Grid is the sole responsible party who will manage the remediation. DEC identified this site as one of over 250 former manufactured gas plant locations throughout New York State that could be subject to remediation. In the late 1800's coal and oil were burned to produce natural gas. The main byproduct of this process is coal tar, a non-aqueous phase liquid, which contains toxic compounds such as benzene, toluene, ethylbenzene and xylene. The proposed Interim Remediation Measure, which is predicted to remove or stabilize most of the contaminated areas, is to recover product from the remnants of a former holding tank, and to use In-Situ

Solidification to fill and solidify contaminated soil areas surrounding the holding tank. Remnants of the tank will be excavated from the site. During the remediation the existing business will relocate. A temporary fabric structure will be erected and air filtering mechanisms installed while cleanup takes place. A Community Air Monitoring Plan (CAMP) will be set up. Trucks will be cleaned onsite before exiting the site. National Grid has sent notices to customers in the vicinity of the remediation site. In comparing this project to another MGP cleanup project, the Williamsburg Gas Works MGP formerly located at 50 Kent Ave site was significantly larger in size and contained a significantly larger quantity of coal tar that was remediated.

Our meeting discussion was dominated by concerns regarding communication with nearby residents and businesses. Numerous suggestions were put on the table to help with this. Therefore, a motion was made to recommend the board submit comments about this project to urge DEC and National Grid to perform deeper outreach to those existing in close proximity to the site.

Mr. T. Willis Elkins: Will the onsite business move during remediation? Playback our meeting video to confirm. (*Committee Chair Mr. Steve Chesler confirmed that the business will indeed relocate during the remediation process per the project fact sheet*)

Mr. Eric Bruzaitis: Lives near Cooper Park. He received no notification. He can distribute notices via GREC. Ms. Julie Foster can help distribute for Cooper Houses. Mr. Paul Kelterborn of Friends of Cooper Park.

Mr. T. Willis Elkins: Business probably being compensated for relocation.

Mr. Dan Grossman: A construction disruption notification is needed.

Mr. T. Willis Elkins: Air monitoring, contamination migration control, dewatering trucks on site: people need to know what is happening. 50 Kent large, busier area - more residential.

Mr. Eric Bruzaitis: traffic is intense there. DOT relocating nearby, adding traffic to the flow.

Ms. Laura Hofmann: what are plans, alternatives if vapor control fails?

Motion to approve comment submission to DEC regarding the proposed remediation plan for the Equity Former MGP site.

Motion made by Mr. T. Willis Elkins

Seconded by Mr. Eric Bruzaitis

Vote: Yes - 6 votes

No - 0 votes

Abstentions - 0 votes

The motion was unanimously carried.

New Business:

Mr. Steve Chesler: **1 Wythe, 470 Kent Ave**, watch out for these cleanup programs

Mr. Steve Chesler: Should the committee hold a **climate hearing** next year?

Mr. Eric Bruzaitis: Waterfront Alliance program Rise to Resiliency, connect with them for support to this

Mr. Steve Chesler: **NuHart & Meeker Ave Plume**, how can board be a part of the process & conversation?

Mr. T. Willis Elkins: The comment period on Meeker Ave Plume superfund designation closing soon.

Ms. Laura Hofmann: (Regarding the Newtown Creek Wastewater Treatment Plant) DEP is using non-union asbestos removal workers. Where is abestore being pulled from? Should have all been abated previously.

Mr. T. Willis Elkins: **Newtown Creek Monitoring Committee (NCMC)** is supposed to monitor issues like this. DEP stopped funding the group.

Ms. Laura Hofmann: The local City Councilmember is the chair. CB has a seat automatically.

Mr. Steve Chesler: Should there be a push to revive the group?

Mr. T. Willis Elkins: Let's sit down with Lincoln (Restler) & Emily (Gallagher) to brief them so they can help and empower reviving the group.

Ms. Laura Hofmann: Group has bylaws and coordinated with the CB.

Mr. Eric Bruzaitis: Are the newly elected representatives going to continue to head, lead and appoint members? And borough president?

Mr. Steve Chesler: What would they monitor?

Mr. T. Willis Elkins: Is the National Grid gas capture project stalled? Should expand this. Regular maintenance issues, Nature Walk. NCMC as liaison whose collecting issues and communication and having meetings with DEP.

Ms. Laura Hofmann: The wastewater treatment plant just complied with the 1972 Clean Water Act. How will they move into the next century? We need community involvement with the facility.

Mr. Steve Chesler: Do we want the board to pressure the DEP (to revive NCMC)?

Mr. T. Willis Elkins: Yes! Ongoing issues with the treatment plant. NCMC not being funded. Needs designated liaison and funding.

Motion for board to demand DEP revive NCMC:

Motion made by Mr. T. Willis Elkins

Seconded by Ms. Laura Hofmann

Vote: Yes - 6 votes

No - 0 votes

Abstentions - 0 votes

The motion was unanimously carried.

The meeting was adjourned.

(Attachments)

ENVIRONMENTAL PROTECTION COMMITTEE REPORT ATTACHMENT A

Community Board #1 Letter to NYC Department of Environmental Protection

Re: Revival of the Newtown Creek Monitoring Committee

Dear _____ (appropriate person at DEP),

In recent years due to the withdrawal of financial support, the Newtown Creek Monitoring Committee (NCCMC) ceased meeting and stopped performing its vital function as community watchdog for the Newtown Creek Wastewater Treatment Plant (NCWTP) and liaison with DEP and the local community addressing issues regarding the NCWTP and its environs. As the plant is critical infrastructure for New York City and has a tremendous footprint in Greenpoint and on Newtown Creek and creates a significant environmental impact, it brings a continual host of arising key elements and issues. Some examples are a recently discovered non-union staffed asbestos abatement project at the plant, the recently opened new phases of the Nature Walk, capturing gas emissions from solid waste treatment that could be converted into alternative uses, and how the plant as it complies with the Clean Water Act will evolve into the future. Therefore, it is imperative that DEP revive the Newtown Creek Monitoring Committee so it can resume working to provide transparency, input and information to and behalf of the local community. Brooklyn Community Board #1 requests that this committee be reinstated as soon as possible.

ENVIRONMENTAL PROTECTION COMMITTEE REPORT – ATTACHMENT B.

Brooklyn Community Board #1 Environmental Protection Committee Comments on the Equity Former MGP Site Remediation Proposal

Regarding the Interim Remedial Measure for Site 224050, also known as the Equity Former Manufactured Gas Plant (MGP), located at 222 Maspeth Ave in Brooklyn. One of the board's main concerns is community notification. Though we are encouraged by responsible party National Grid sending notices to customers in the vicinity of the MGP site, we urge DEC and National Grid to perform more extensive communication on the ground with physical printed notices. A key target of this notification should be the Cooper Park Houses complex located a little more than a block away from the remediation site. It is known that a significant portion of residents there lack broadband internet access. Therefore, more traditional means of notifying these residents is imperative such as distribution and posting of physical notices at the housing complex. Also, we recommend similar physical notification methods for residential buildings within the triangle formed by Morgan Ave, Maspeth Ave and Metropolitan Ave. Additionally, notices should be posted in and around Cooper Park with the permission and cooperation of NYC Dept of Parks and Recreation. Lastly, we suggest DEC and National Grid work with Evergreen Exchange, a local business and manufacturing advocacy organization, to help notify businesses in close proximity to the MGP site. Their contact information is: Leah Achibald, larchibald@evergreenexchange.org, (718) 388-7287. These notices should include DEC contact information in the event odors are detected

Additionally, if the proposed vapor control measures fail, what is the alternative plan(s)?

(Fact Sheet Begins Next)

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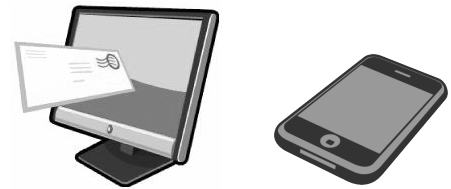
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Where to Find Information

Access key project documents through the DECinfo Locator/On-line repository and at these location(s):

https://www.dec.ny.gov/data/DecDocs/224050/

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435 Graham Avenue
Brooklyn, NY 11211
718-389-0009
District Manager:
Gerald A. Esposito

Greenpoint Library online:
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Project Summary information is available on the NYSDEC website at:
https://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3

Who to Contact

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

Project-Related Questions

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

Project-Related Health Questions

John Robinson
NYSDOH
Empire State Plaza –
Corning Tower Room #1787,
Albany, NY 12237
(518) 402-7860
beci@health.ny.gov

For more information about New York’s Manufactured Gas Plant Program, visit:
www.dec.ny.gov/chemical/24904.html

FACT SHEET

Manufactured Gas Plant Program

Equity Works Former
Manufactured Gas Plant
(MGP) Site
222-224 Maspeth Avenue
Brooklyn, NY 11211

SITE No. 224050
NYSDEC REGION 2

October 2021

Proposed Interim Remedial Measure; Virtual Public Meeting Rescheduled

NYSDEC invites you to a virtual public meeting to discuss an interim remedial measure for this site. See page 4 for more details on attending the virtual meeting. The meeting originally scheduled for October 21 has been postponed and rescheduled to November 18, 2021 at 7:00 PM. To Join via computer, address is: https://meetny.webex.com/meetny/onstage/g.php?MTID=eb5f07d2f624139f145439dc552cf3daf Password: Welcome1 To join by phone, call: 518-549-0500 Access code: 161 509 7295

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is announcing an expedited cleanup of contamination at the Equity Works Former MGP site (“site”) located at 222-224 Maspeth Avenue, Brooklyn, NY, Kings County. Please see the map for the site location. NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for the site. The proposed cleanup activities are expected to begin in September 2022 and last about 12 months. However, the existing business must be relocated first prior to any remedial work, which will require significant lead time. The activities will be performed by National Grid (“remedial party”) with oversight provided by NYSDEC.

How to Comment: Based on requests from the public, the original public meeting date of October 21st was rescheduled to November 18th, as noted above. Additionally, the original 30-day public comment period of October 6 through November 6, 2021 has been revised, and will run for 60 additional days, ending on December 17, 2021.

- Access the Draft IRM Work Plan and other project documents online through the DECinfo Locator/On-line repository: https://www.dec.ny.gov/data/DecDocs/224050/.
• Documents also are available at the location(s) identified at left under “Where to Find Information.”
• Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the “Who to Contact” area at left.

MANUFACTURED GAS PLANT PROGRAM

The site is a class 2 site on the State's Registry of Inactive Hazardous Waste Disposal sites. A class 2 site is one where hazardous waste has been confirmed and the waste represents a significant threat to human health or the environment gerald.pratt@dec.ny.gov.

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

- Excavation and off-site disposal of approximately 8,600 cubic yards of impacted soil, fill material and coal tar.
- In-situ solidification (ISS) of approximately 12,800 cubic yards of coal tar-impacted soil to an approximate depth of 45 to 50 feet below grade. ISS involves mixing contaminated soil in place with solidifying agents such as Portland cement using an excavator or augers, resulting in a solidified mass/low permeability monolith, that curtails or eliminates contaminant mobility.
- Installation of four coal tar recovery wells extending below the former gas holder, to an approximate depth of 95 feet below grade.
- Backfilling the excavated areas with soil that meets the soil cleanup objectives (SCOs).
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.
- The surface of the site will be restored.

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

Upon completion of the expedited cleanup activities, a Construction Completion Report will be prepared that documents the activities that were performed. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The Equity Works Manufactured Gas Plant (MGP) site is located in an urban area in the Greenpoint section of Brooklyn, Kings County. The site is composed of three parcels of land including 222, 252 and 254 Maspeth Avenue, totaling approximately two acres. The site is approximately two blocks from the English Kill, a tributary of Newtown Creek. The site is occupied by a large C&D recycling facility that operates on one parcel, secure bus parking on one parcel, and storage of construction and materials for C&D containers on the remaining parcel. Each parcel is surrounded by a 20-foot high perimeter wall.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, 224050) at:

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

Summary of the Investigation: The primary contaminant of concern at the site is coal tar. Coal tar constituents from MGP sites contain volatile organic compounds (VOCs) such as benzene, toluene, ethylbenzene and xylenes (BTEX); semi-volatile organic compounds (SVOCs) as polycyclic aromatic hydrocarbons (PAHs); and cyanide. VOC and SVOCs are present site-wide in soil and groundwater.

MGP Program Overview: New York's MGP Program oversees the investigation and cleanup of former MGP sites. Sites where contamination has been released to the environment go through a process of investigation, evaluation, cleanup and monitoring.

The gas manufacturing process involved the heating of coal and/or petroleum products to produce a gas mixture. Once cooled and purified, the gas was distributed through a local pipeline network. The gas was used for heating and cooking much like natural gas is used today. In the early years, the gas was also used for lighting in homes and in streetlights. A dense, oily liquid known as coal tar would condense out of the gas at various stages during its production, purification and distribution, and be discharged to the subsurface.

NYSDEC attempts to identify parties responsible for site contamination and require cleanup before committing State funds. For more information about the MGPs, visit:

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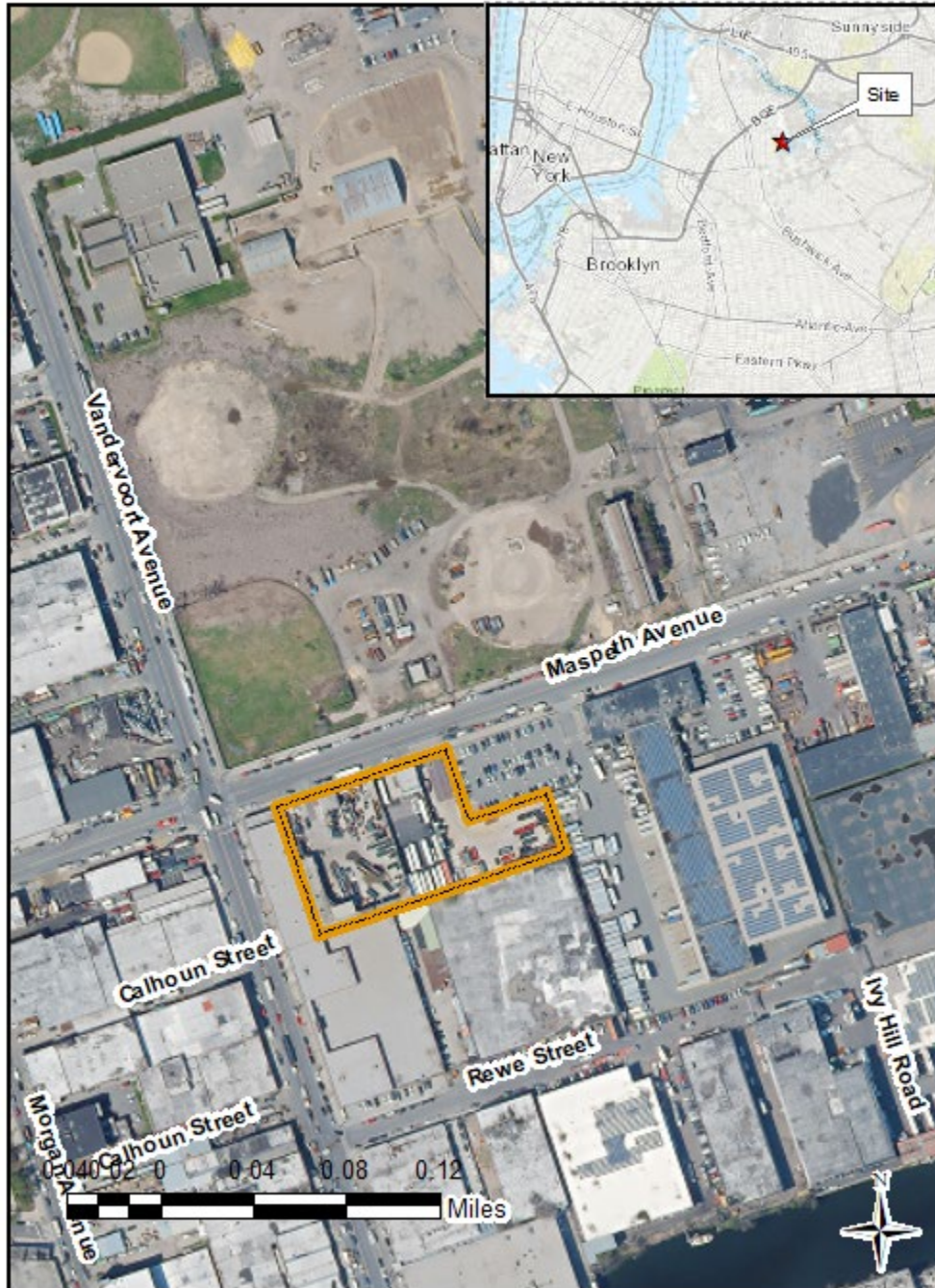
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DECinfo Locator

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

MANUFACTURED GAS PLANT PROGRAM

Site Location Map



MANUFACTURED GAS PLANT PROGRAM

A virtual public meeting will be held on Thursday, November 18, 2021 at 7:00 pm via Webex (virtual platform). The purpose of the meeting will be to present the proposed IRM for the Equity Former MGP. The public may participate in the virtual public meeting using the link and login information below:

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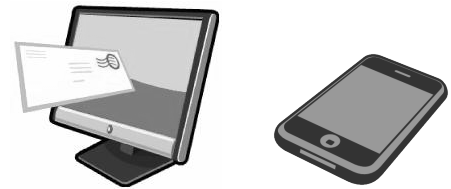
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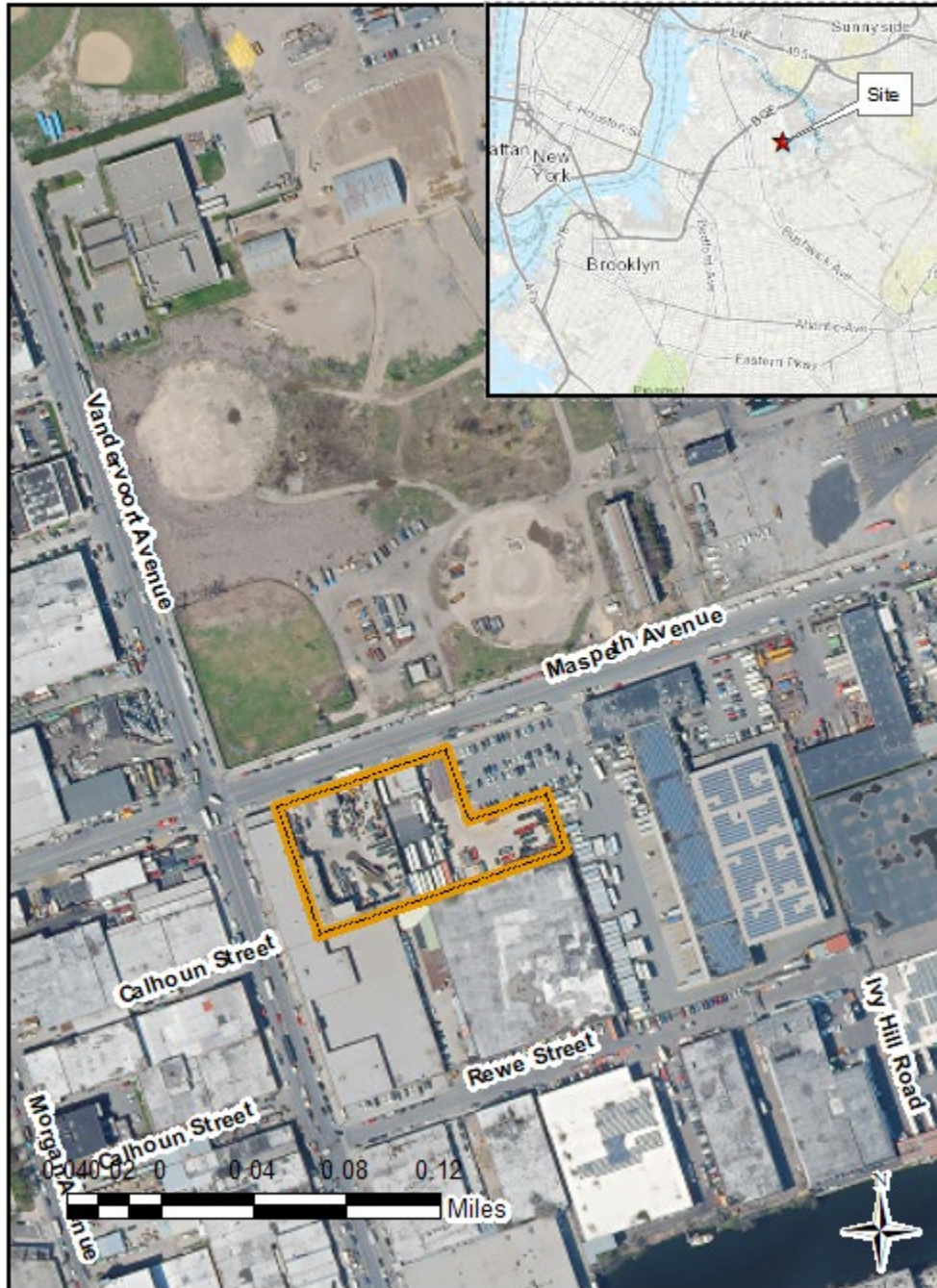
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To ensure that everyone can hear the presentation, all who attend will be muted upon entry to the meeting. We will run through introductions, the presentation will be provided and then the meeting will be opened up for question and answer. At that point we will ask that you indicate you have a question, the facilitator will unmute you and you may ask your question.

We thank you for your patience and participation in this virtual meeting. If you have any questions on how to attend the meeting, please send those to daniel.eaton@dec.ny.gov

For an audio only connection: You may call 518-549-0500 and use the **event number** 161 509 7295 to join the meeting by phone only. You will only be able to listen when attending by audio only.



Community Board 1 Monthly Parks Update – December 2021

Closures for Reseeding

Parks horticulture crews recently aerated and reseeded the lawns at both Transmitter Park and Cooper Park. These lawns will be closed through the winter and will reopen in the spring, once the lawn restoration is complete. Thank you to the Friends of Transmitter Park and to the Friends of Transmitter Park for your advocacy and assistance in making this a reality!

188 December Tree Plantings

A total of 188 new trees will be planted in parks in Community Board 1 this month. The project, undertaken by Parks' Central Forestry Division, will plant new trees in 18 parks, including 65 new trees in McCarren, replacement of three London Plane street trees at Greenpoint Playground that were removed due to safety concerns, Bedford Playground, Cooper Park, and others. The only planting related temporary closure anticipated is at Martinez Playground, where it was determined necessary to allow for safe navigation within the park.

NYC Parks Jobs Fair

Please join us at Bushwick Inlet Park from 11:00am until 3:00pm on January 18th and January 22nd to learn about career opportunities at Parks as well as other city agencies, including FDNY, the MTA, and more. All are welcome to attend. Proof of vaccination and masks are required. The flyer for this event is attached.

Partnerships for Parks Volunteer Projects

Claudette Ramos is your temporary PfP Outreach Coordinator for all It's My Park! projects in Community Board 1. Please contact Claudette.Ramos@parks.nyc.gov if you have any questions or would like to schedule a project. We ask that everyone who plans a clean up in a NYC Park to please coordinate with our PfP team.

Free Membership at NYC Parks Recreation Centers

NYC Parks has you, and your new year fitness goals, covered with free one-year memberships at recreation centers across the city! New Yorkers who sign up by December 31, 2021 will have free access to indoor sports courts, sports and educational programs, [Shape Up NYC](#) classes, media labs, fitness equipment, and much more. The membership term will last for one year from the registration date and grant access to facilities citywide.

As a precaution due to COVID-19, several new policies have been implemented to keep patrons safe. Vaccinations are required for members ages 13 and up, and mask-wearing is required for all. In addition, equipment has been arranged to promote social distancing, and shared equipment will be cleaned frequently. Patrons will be asked to complete a health screening and temperature check before entering the facility. Indoor pools have reopened at several locations. Hours of operation vary. Please visit [NYC Parks' recreation center page](#) for more information. Throughout the pandemic, centers were repurposed in support of youth education and childcare services, testing, vaccinations, and mask and food distribution hubs. Select centers remain closed for public use to continue serving as vaccination and testing sites.

CB1 currently has the following projects under construction:

- Bartlett Playground – construction began fall 2020 and will be complete spring 2022;
- Bushwick Inlet Park: 50 Kent – construction began spring 2021 and will be complete spring 2022;
- LaGuardia Playground – phase 2 playground construction began spring 2021 and will be complete spring 2022;

We have several projects awaiting construction start:

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

There are no projects awaiting design start.

There are no projects awaiting a scope meeting.

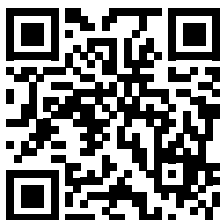


Join us at the NYC Parks Career Fair

Come learn about the various job opportunities available at NYC Parks, as well as other city agencies, including FDNY, the MTA, and many more!

This event is free and open to the public. Attendees must provide proof of vaccination and masks are required.

Visit bit.ly/ParksJobFairBK or scan the QR code below to register for the event.



Prospect Park Picnic House
95 Prospect Park West
Brooklyn, N.Y.

Tuesday, Jan. 11, 2022
2:00 p.m.–6:00 p.m.

Bushwick Inlet Park
86 Kent Avenue
Brooklyn, N.Y.

Tuesday, Jan. 18, 2022
11:00 a.m.–3:00 p.m.

Saturday, Jan. 22, 2022
11:00 a.m.–3:00 p.m.

For accessibility information,
contact Desiree Paulin at
desiree.paulin@parks.nyc.gov.



NYC Parks