



## COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

PHONE: (718) 389-0009

FAX: (718) 389-0098

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

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

HON. ERIC L. ADAMS  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

STEPHEN J. WEIDBERG  
THIRD VICE-CHAIRMAN

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, 33<sup>rd</sup> CD

HON. ANTONIO REYNOSO  
COUNCILMEMBER, 34<sup>th</sup> CD

### COMBINED PUBLIC HEARING AND BOARD MEETING 211 AINSLIE STREET APRIL 9, 2019

#### PUBLIC HEARING

Note to all speakers: All those who wish to speak during Public Session must sign and submit their speaker's form at 5:45 PM, and no later than 6:15PM.

This meeting will be live streamed courtesy of Council Member Stephen T. Levin.

#### ROLL CALL

Chairperson Ms. Dealice Fuller called for the meeting to come to order and requested District Manager Mr. Gerald A. Esposito to call the roll. He informed the Chairperson that there were 28 members present. A sufficient number to call the public hearing to order.

#### APPROVAL OF THE AGENDA

Chairperson Fuller asked all to review the agenda. Mr. Caponegro made a motion to approve the agenda as written. Ms. Odomirok seconded the motion. The motion was unanimously carried.

#### ANNOUNCEMENT

Captain St. Fort, Executive Officer, 90<sup>th</sup> Pct./NYPD, addressed the board to introduce himself. He noted that he works alongside of the precinct commander, Capt. Skretch. He said that he works also with traffic safety, domestic violence, and oversees the "Neighborhood Policing Program". The precinct will have its community council meeting tomorrow evening at 30 Montrose Avenue, 7 PM. He invited all to attend. He was available to speak with anyone who has a question. He provided his business card. Questions and additional issues can also be raised at the community council meeting. He thanked the board members for providing him the opportunity to speak.

## **PUBLIC HEARING AGENDA**

**UNENCLOSED SIDEWALK CAFÉ:** AELE LLC, DBA BATHHOUSE, 103 NORTH 10<sup>TH</sup> STREET, BROOKLYN, NY 11249-2014, APPLICATION # 2292-2019-ASWC; 12 Tables; 32 Chairs, NEW. (Rep. Bernstein Redo). Mr. Ben Satvisky, from the firm Bernstein Redo, spoke on behalf of the new application for an unenclosed sidewalk café, at the corner of North 10<sup>th</sup> Street and Betty Street. They are in the old iron works building. The establishment is a Scandinavian inspired restaurant. They do serve a lot of fish dishes. He had prepared copies of the questionnaire and materials to distribute. He was joined at the meeting with Mr. Talmadge, a principal of the business. They will be open to 11 PM on weekdays and 1 AM on weekends, compliant with CB#1's stipulations. They have included diagrams of the restaurant and the outside sidewalk café. There is no music outside the café. There were no questions raised at this time.

**UNENCLOSED SIDEWALK CAFÉ:** 51 KENT CAFÉ INC., DBA KENT ALE HOUSE, 51 KENT AVENUE, BROOKLYN, NY 11249-1928, APPLICATION# 1456625-DCA; 24 Tables; 50 Chairs, RENEWAL. (Rep. Michael Kelly) Ms. Blaire Papagni, from Michael Kelly's office, represented the application. She noted that it was a renewal and was approved by CB #1 in the past. They have 24 tables and 50 seats. There are no changes. There were no questions raised at this time.

**UNENCLOSED SIDEWALK CAFÉ:** HTL GREENPOINT LLC, DBA THE MOONLIGHT MILE, 200 FRANKLIN STREET, BROOKLYN, NY 11222-1633, APPLICATION# 2049841-DCA; 10 Tables; 26 Chairs, RENEWAL. (Rep. Gerry Embry/Managing Member). There was no presentation made on this renewal application.

**UNENCLOSED SIDEWALK CAFÉ:** RIVERWALK MANAGEMENT INC., DBA NAKED DOG, 47 JAVA STREET, BROOKLYN, NY 11222-1548, APPLICATION# 2056577-DCA; 3 Tables; 10 Chairs, RENEWAL. (Rep. Andrew Caraballo). There was no representation made on this renewal application at this time. There was no presentation made at this time on this renewal application.

**UNENCLOSED SIDEWALK CAFÉ:** SUSHI ON WYTHE LLC, DBA SUSHI ON JONES, 97 N 10<sup>TH</sup> STREET, BROOKLYN, NY 11249-1909, APPLICATION# 2419-2019-ASWC, 4 Tables; 8 Chairs, NEW. (Rep. Helbraun Levey). There was no presentation made at this time on this renewal application.

**PRESENTATION:** BIBA OF WILLIAMSBURG, 110 KENT AVENUE, BROOKLYN, NEW YORK – New liquor license for an existing location, with a capacity for over 250 patrons. This location is utilizing NY State Property/State Park on the Waterfront). – by Natasha Nagawiecki, principal/owner. Mr. Burrows noted that the committee had requested that this applicant appear before the board, because an applicant with 200 or more patrons is to present their plans and operations to the full board. There were also operational conflicts because it is on the New York State Parks property (East River Park) and the front is on City property. They were asked to present on what they will be doing. Ms. Rita Passarella spoke on behalf of the application and Ms. Nagawiecki could not be present this evening. Ms. Passarella said that this was a new

bar/tavern license for a space in the park. They plan to have a small coffee shop and a co-working space. They have had a seasonal license for four years. They have a lease with the State (Parks) and 6% of the gross goes back to the State. They have WiFi on their roof that they offer for use by the parks users. They are planning to open from 12PM-4AM. At this time, only on weekends and holidays. Sometimes for special events. The space is a large one. They have an occupancy for 298 people. They have a large event space and have 56 seats and 9 tables. These are fixtures attached to the space. There were some comments from the public about the late hours and impact on the community. Ms. Passarrella noted that there is no rooftop use, only the WiFi is on the roof. She related that there were no residential uses on the block or close by. They offer office space as well. It was noted that the owner was retiring and his daughter would be operating the business. Mr. Solano asked if the owner could share his history. Mr. Nagawiecki spoke to the members noting his history on the site and that they went through a lot of hardship during the times while the waterfront was being developed and the park was created. He had bought the property in 2001. He related that he had started out making Polish cuisine. He noted that there were issues with obtaining a certificate of occupancy because DOB had the wrong address for the property. This has been addressed and cleared up. Ms. Kuonen related that the location was not part of the 2005 rezoning. The area was M3-1 and that is where Mr. Nagawiecki had his construction business. It is surrounded by the park. They are resolving the C of O issue with the DOB as the violation was issued in error to the wrong address. They have been operating for years as a restaurant and event space. They have been operating for four years with a seasonable license. Mr. Burrows suggested that they should contact the local State elected officials and reach out to them about their operations. Mr. Burrows related that it was a State park and complaints are to be referred to the State. Some additional information was provided by Ms. Passarrella. She noted that the fee to the NYS Parks was \$350 a month and 6% of the gross. There were no other questions raised at this time.

**PRESENTATION: DESIGN REVIEW FOR MCCARREN PARK'S BALLFIELDS** – by Mary Salig, North Brooklyn Park Director, NYC Department of Parks & Recreation.

Ms. Salig related that Mr. Joseph D. Silveira, Landscape Architect with the Parks Department would provide the presentation. He provided a computer slide presentation on the plans for the ballfields. He noted that the goals were to:

- Reconstruct the sports lighting.
- Reconstruct Ballfield 3 and improve site amenities.

The total budget is \$ 6Million. (Mayor de Blasio - \$5.5Million Fiscal Year 21; \$480Thousand FY 22. The project size is 2 acres. He spoke about the location and the current conditions. It was noted that there were issues with drainage and flooding. The location is the portion of McCarren Park by Bedford Avenue, North 12<sup>th</sup> Street, and Driggs Avenue. Mr. Silveira discussed a schematic site plan showing the Reconstructed Field 3, the new drinking fountain and bottle filler, sport lighting poles, spectator seating, accessible concrete dugouts, and the RPZ & electrical panel that is to be installed in existing field house. A new asphalt central path is to be created between that ballfields (it follows the historical path that is curved. Examples of the seating and fencing were displayed, along photos and renderings of the bleachers, sports benches, pole lighting and sports lighting. He discussed the landscaping and use of various types

of trees and foliage (to provide shading). Some trees that are in bad condition will be removed and additional trees will be planted. The electrical house will be removed. The light pole foundations will be worked on. One was removed. They will be addressing the Driggs Avenue entrance and correct sink hole at the water supply valves. It was noted that there would be natural turf, not artificial. Mr. Chesler asked about the storm water. Mr. Silveira noted that they would be addressing the failed catch basing and look at other methods to improve drainage. Ms. Nieves asked how long would it take for the ground to settle and they poor conditions return? Ms. Silveira noted that it would take several years and by that time the park are is ready for reconstruction again. Mr. Torres spoke the field's use and coming back to the same issue about the turf. What about use of synthetic turf. It was noted that this was a legacy field and natural turf is to be used. Ms. Gallagher raised concern about the space being used for unleashed dogs. Ms. Salig spoke about increased enforcement and working with dog owners to find another suitable space. There will be more conversations about the dog runs. At this time, there is no funding for lighting in the existing run. Mr. Silveira noted that they would go into design and procurement phases (about 9 months). Construction would take about one year. If they go into the work in Spring 2020, they expect to be completed by Spring 2021.

**BSA APPLICATION FOR A SPECIAL PERMIT: (CAL. # 2019-49-BZ) 221 NORTH 14<sup>TH</sup> STREET, BLOCK 2639 LOT 7 & 9, For the Operation of a Physical Culture Establishment (PCE).** – by Jay Goldstein, Esq./representative.

Mr. Goldtsein presented on the application. He provided a completed questionnaire and supporting documents. He related that it was a yoga studio with a rock climbing feature. It was noted that they should reached out to the local church and high school (Automotive). Ms. Kaminski asked about the space and when it would be opened. It was noted that they would have regular hours, but that members could access the facility (24hrs/7day week). This would be open to only members. There was a discussion about youth classes and tournaments to be offered. It was suggested that they offer discounted fees for seniors. Mr. Goldstein was asked if they plan to file for a liquor license? He related that they were. Concern was raised about intoxicated persons trying to rock climb. Mr. Goldstein related that that activity is monitored.

**BSA APPLICATION: (CAL# 55-45 BZ) 63 KINGSLAND AVENUE; aka 51-61 KINGSLAND AVENUE, BLOCK 2866 LOT 40, (NW corner of Woodpoint Road),** Application is to extend the term of the variance for an existing gasoline station (auto service station) with accessory uses for an additional period of ten years. – by Carl A. Sulfaro, Esq./representative. A presentation was not made. The item is referred to the Land Use Committee for review.

**PRESENTATION: DEPARTMENT OF CITY PLANNING RE: UPDATE ON THE NORTH BROOKLYN INDUSTRY INNOVATION PLAN** - by Kerensa Wood, Senior Planner, Brooklyn/DCP Office. Ms. Wood was joined with fellow City Planning colleague, Sulin Carling, Senior Program Manager. They provided a presentation on the plan. It was noted that three large public meetings and other small round tables were held by DCP on the plan. The North Brooklyn Industry & Innovation Plan (the Plan), the largest study of an industrial area DCP has conducted in decades, was announced as part of Mayor de Blasio's Industrial Action Plan and supports the "New York Works" jobs plan. It identifies strategies to better align local land use policy in

the North Brooklyn Industrial Business Zone (IBZ) Study Area with the needs of today's businesses while supporting citywide policies for a 21st century, diverse, and equitable economy.

The goals of the Plan are to:

- Retain areas that can support and grow industrial/manufacturing jobs that provide essential services to the city and offer significant jobs.
- In targeted areas near transit, increase job density in growing office sectors such as TAMI (tech, advertising, media, information).
- Create a balanced strategy that channels businesses into different subareas where they can thrive and reduces competition for space and potential for conflicts between industrial/manufacturing and non-industrial businesses.
- Support an improved quality of life for workers and residents within the Study Area and nearby, and connect workers with a variety of skill levels to quality jobs.
- Identify potential improvements to transportation and infrastructure that would support growth in economic activity.

In November 2018, DCP released a report that summarizes feedback from extensive outreach in the Study Area to local businesses, residents, workers, and community organizations, and presents detailed analysis of existing conditions and trends. It also recommends strategies to increase space for jobs by updating zoning in industrial areas – M districts – to better support the creation of modern workspace for today's businesses. It aims to reinforce an industrial core constituting two-thirds of the Study Area for essential, heavy industrial/manufacturing businesses, while also increasing job density in targeted areas near transit and residential areas by supporting the growth of a dynamic mix of creative and tech-driven office-based and industrial businesses.

**WITHDRAWN -- PRESENTATION: NYC DOT RE: BIKE CORRAL FOR GERTIE – A proposed Bike Corral for a restaurant located at 357 Grand Street (corner of Marcy Avenue) – by Kenneth Lewis, Director of Bike Parking, NYC DOT and Nate Adler, Rep./Gertie.** This item was announced as being withdrawn by NYC DOT. The item was removed from the agenda by NYC DOT.

**PRESENTATION: DARE TO RUN – A nonpartisan organization whose mission is to train women of all political ideologies on how to run for public office. – by Rachelle Suissa, Founder/Dare to Run Inc.**

A presentation was made.

**PRESENTATION: THE RENT LAWS AND THE LEGISLATIVE BILL ON GOOD CAUSE EVICTIONS – by Boris Santos, Chief of Staff, Senator Julia Salazar's Office.**

Mr. Santos discussed the recent developments of rent laws in Albany. He spoke about Universal Rent Control for New York State and the campaign for housing justice for all. It promotes that all tenants in NYS, no matter where they live, deserve the same basic protections. Passing the new "good" cause eviction legislation would bring to renters rights to those tenants who are

unregulated, including this in smaller buildings and in manufactured communities. He distributed materials regarding the legislation for further information.

### **LIQUOR LICENSES:**

#### **NEW**

- 1) 76 Ainslie OPCO LLC, dba TBD, 76 Ainslie Street, (New, liquor, wine/beer, cider, rest)
- 2) 315 Meserole LLC, 315 Meserole Street, (New, liquor, wine/beer, cider, bar, tavern)
- 3) Authentic Pierogi Inc., dba TBD, 592 Manhattan Avenue, (New, liquor, wine/beer, cider)
- 4) Brich Cheese LLC., dba TBD, 667 Manhattan Avenue, (New, wine/beer, cider, rest)
- 5) Chuy's Cantina Inc. dba Pending, 366 Union Avenue, (New, liquor, wine/beer, cider)
- 6) Dolly's Swing & Dive Bar LLC, 101 Kent Avenue, (New, liquor, wine/beer, cider, bar, tavern)
- 7) Elite BK Inc., 128 Metropolitan Avenue, (New, liquor, wine/beer, cider, rest)
- 8) Elliot Brooklyn LLC, dba Sixty Sixth Congress, 66 Greenpoint Avenue, (New, liquor, wine/beer, cider, bar, tavern)
- 9) Fish Sauce Boys Inc., dba High Lva Vietnamese Kitchen, 743 Driggs Avenue, Store 1, (New, wine/beer, cider, rest)
- 10) Freedom Cruises LLC, dba Queen of Hearts, 200 Morgan Avenue, (New/Removal, liquor, wine/beer, cider, vessel, boat, ship)
- 11) JTF Eatery LLC, dba TBD, 1164 Manhattan Avenue, (New, liquor, wine/beer, cider, rest)
- 12) MJMRSR Corp., dba Julie's Kitchen, 159 Franklin Street, (New, wine, beer/cider, rest)
- 13) Riverwalk Management Inc. dba Naked Dog, 47 Java Street, (Corporate Change, liquor , wine/beer, cider, rest)
- 14) The Black Squirrel Crew LLC, 25-29 Thames Street, (New, wine/beer, cider, bar)
- 15) V.O.E Hospitality Group, dba Gentle Perch, 112 Graham Avenue, (New, liquor, wine/beer, cider, rest)

#### **RENEWAL**

- 1) 1073 Manhattan Avenue LLC, dba Lobster Joint, 1073 Manhattan Avenue, (Renewal, liquor, wine/beer, cider, rest)
- 2) 54N11BK LLC, dba Schimanski, 60 North 11<sup>th</sup> Street, (Renewal, liquor, wine/beer, cider, cabaret)
- 3) 222 Franklin Street LLC., dba Anella, 222 Franklin Street, (Renewal, liquor, wine/beer, cider)
- 4) 1073 Manhattan Ave LLC, dba Lobster Joint, 1073 Manhattan Avenue, (Renewal,
- 5) Artburger LLC, dba Eastwick, 112 Graham Avenue AKA 132 McKibbin St., (Renewal, liquor, wine/beer, cider, rest)
- 6) Bklyn Slovak American Citizen Club Inc., 619 Manhattan Avenue, (Renewal, liquor, wine/beer, cider, private club liquor)
- 7) Call Box Lounge Inc., 148 Kingsland Avenue, (Renewal, liquor, wine/beer, cider, rest)
- 8) Chickenbone Ltd., dba Dram, 177 South 4<sup>th</sup> Street, (Renewal, liquor, wine/beer, cider, tavern)
- 9) Cloacruz Inc., 39 Bushwick Avenue, (Renewal, liquor, wine/beer, cider, rest)
- 10) Family Group Enterprises Inc., dba Patrizia Pizza & Pasta, 35 Broadway, (Renewal, wine/beer, cider, rest)
- 11) F-C LLC, dba Chez Ma Tante, 90 Calyer Street, (Renewal, liquor, wine, beer, cider, rest)
- 12) Fidel Corp., dba Le Barriquou, 533 Grand Street, (Renewal, liquor, wine, beer, cider, rest)
- 13) Four Happy Men LLC, dba Loosie Rouge, 91 South 6<sup>th</sup> Street, (Renewal, liquor, wine/beer,

cider, rest)

14) Garlic Knots 364 LLC, dba Emmy Squared, 364 Grand Street, (Renewal, liquor, wine/beer, cider, rest)

15) Green bottle LLC, dba Broke Land, 105 Franklin Street, (Renewal, liquor, wine/beer, cider, bar, tavern)

16) Musashi Asian Cuisine Inc., 495 Grand Street, (Renewal, wine/beer, cider, rest)

17) Nitehawk Brooklyn LLC., dba Nitehawk Cinema, 136 Metropolitan Avenue, (Renewal, liquor, wine/beer, cider, rest)

18) LPO Reality Inc. dba Raizes, 139 Nassau Avenue, (Renewal, liquor/wine, beer, cider, rest)

19) Pizzati LTD., dba Surf Bar, 139 North 6<sup>th</sup> Street, (Renewal, liquor, wine/beer, cider, rest)

20) Ramen on the Hill Inc., dba Andante, 255 Berry Street, (Renewal, wine/beer, cider, rest)

21) South of Heaven LLC, dba Diamond Lil, 179 Nassau Avenue, (Renewal, liquor, wine/beer, cider, bar, tavern)

22) Table for Eight Inc., dba M Noodle Shop, 549 Metropolitan Avenue, (Renewal, wine/beer, cider, rest)

23) Weylin B Seymour LLC, dba Weylin B Seymours/Chimera, 175 Broadway, (Renewal, liquor, wine/beer, cider, catering facility)

Chairperson Ms. Fuller noted the list and asked for any comments. There were no comments received at this time.

---

## **BOARD MEETING**

### **MOMENT OF SILENCE**

Chairperson Ms. Fuller called for a moment of silence.

Ms. Foster addressed the board members. She noted that all of the members are appointed to be here on the board. She spoke about working together and respecting each other. She urged all to keep their personal feelings on the other side of the door when they come to the board meetings.

### **ROLL CALL**

Chairperson Ms. Fuller requested District Manager Mr. Esposito to call the roll. He informed the chair that there were 38 members present, a sufficient number for a quorum to call the meeting to order.

### **APPROVAL OF THE AGENDA**

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

### **APPROVAL OF THE MINUTES**

Ms. Kaminski made a motion to approve the minutes as written of the March 12, 2019 Combined Public Hearing and Board Meeting. The motion was seconded by Ms. Cabrera. The motion was

unanimously carried,

## **COMMITTEE REPORTS**

- **SLA Review & DCA Committee** – A written report was submitted and distributed for review. Mr. Burrows presented the report.

Unenclosed Sidewalk Cafes: Mr. Burrows related that the committee recommends approval of the applications. He made a motion to support the committee's recommendation. The motion was seconded by Ms. Cabrera. The motion was unanimously carried.

### Liquor Licenses:

- New: Mr. Burrows noted that there were 16 items in the report. He noted that #14 was removed. Mr. Bachorowski made a motion to support the various recommendations. The motion was seconded by Mr. Solano. The motion was unanimously carried.
- Renewals: Mr. Burrows noted the renewal list and recommendations. Ms. Cabrera made a motion to support the recommendation to approve the renewals. The motion was seconded by Ms. Teague. The motion was unanimously carried.

Mr. Burrows noted an application ("Queens of Hearts") was received for a location behind the Lumberyard on Morgan Avenue. This will be reviewed by the committee. District Manager Mr. Esposito has spoken with City Planning about this site.

- **Land Use, ULURP, & Landmarks [subcommittee] Committee** – A written report was submitted and distributed for review. Ms. Teague presented the written report. Ms. Teague noted that the meeting was a joint meeting with the Housing & Public Housing Committee. Land Use items were first presented and then there was a joint meeting regarding the Loft Law.

### Land Use Items:

- Enclosed Sidewalk Café (Renewal) for Fortunato Bros. Café& Bakery, 14 Tables and 46 Seats. The committee unanimously approved the application. Ms. McKeever made a motion to support the recommendation. The motion was seconded by Ms. Kaminski. The motion was unanimously carried.
- BSA Variance Application for 40-48 Commercial Street – This is an application to permit the development of a nine-story plus cellar Use Group 2 residential and Use Group 6 commercial building with 27 residential units within a M1-2/R6 zoning district. At the committee meeting, Ms. Amanda Iannotti, applicant/representative had presented. The site consists of 3 lots with an over-all triangular shape. The developer seeks waivers in part based on the odd shape of the site, and in part to help cover the costs of cleaning up the environmental and brown water contamination on the site. The applicant estimates the cost to be \$3M. At this point the presenters stated that the applicant has a vapor barrier in place. The height of the proposed building is as of right, however, the requested FAR of 4.34 is almost double the allowed floor



area. The developer is also seeking a set-back waiver and a reduction of required parking spaces from 10 to 3. The plan calls for commercial space and parking on the ground floor and 27 residential units on the upper floors. The main roof will have recreational use for tenants' use, and a smaller space on the reduced set-back for use by a commercial tenant. The presenters were not prepared to discuss the scope of the AMI affordability that would be required for the residential units. Nor were they able to give specifics the affordability that the applicant intended to provide. They did assure the committee that the affordable units, whatever the breakdown, would be fully integrated with the market rate units. Residents and neighbors of the site opposed the application and alleged the applicant has a long history of being negligent in caring for the property and of being non-responsive to the requests of the neighbors to keep the property clean and safe.

**Recommendation:** Ms. Teague presented the committee's recommendation. The committee voted unanimously to recommend denial of the application based on the following concerns.

1. The committee is concerned about contamination on the site. The applicant has not been a part of the superfund site, and the committee felt it was not given enough information regarding the extent to which any pool of contamination affects the site. Further, the committee felt the applicant did not show that it has participated with OER and the Department of Environmental Conservation in such a way that gives sufficient assurance that a bloom has not spread to the site and that cleanup has been adequately provided for.
2. The community will not be advantaged by the addition of market rate housing with the negligible (if any) off-set of a small number of "affordable" units, the affordability of which the presenters were not even prepared to particularize.
3. The development was devoid of any significant green space to off-set the increased density sought.
4. The committee was concerned about the number and seriousness of the allegations against the applicant of negligence in caring for the site.

Mr. Needelman made a motion to support the committee's recommendation to **deny** the application. The motion was seconded by Ms. Cabrera. Mr. Weiser voted "NO". The motion was carried. The vote was as follows: 41 "YES"; 1 "NO" (Weiser); 0 "ABSTENTIONS"; 0 "RECUSALS".

#### **(Joint Meeting) – PENDING LOFT LAW BILL**

There was a strong showing by residents representing the overall spectrum of issues with regard to the bills pending in the New York Senate and Assembly. It appears that there has been a hold-up of passage of the bill because of a failure of the sponsors of the two bills to work out a compromise of their differences.

The members of both committees unanimously recommended that the full board issue the following statement.

The members of Community Board 1 are very concerned about the delay in working out a compromise which will result in a Loft Law bill that answers our concerns about people losing their homes, as well as the need to protect the manufacturing spaces in our industrial business zones and ombudsman areas. Accordingly, the board asks that the NYS Senate and Assembly make finalizing and passing such a bill their top priority.

The board will schedule another public hearing to facilitate discussion between the spokespersons from the various interested community groups and our key elected officials, including Senators Salazar & Kavanagh and Assembly Members Glick, Lentol, & Davila.

In the meanwhile, the Board asks for a moratorium on loft tenant evictions until passage of the new bill. Furthermore, the Board asks that the North Brooklyn Greenpoint/Williamsburg Industrial Business Zones (IBZ) and Ombudsman areas should not accept any loft law applications after the nine-month period following passage of the law.

Mr. Solano made a motion to support the committee's report, recommendation for another public hearing, and a moratorium. The motion was seconded by Mr. Needelman. The motion was carried unanimously.

**Parks & Waterfront Committee** – Mr. Caponegro submitted a written report that was distributed for review. Ms. Bamonte made a motion to support the committee's recommendation to support the plans regarding McCarren Park's Ballfield #3. The motion was seconded by Mr. Solano. The motion was carried. Mr. Torres voted "NO".

**Transportation Committee** – Mr. Bruzaitis, submitted a written report. It was distributed to the members. The report included updates on various issues. He read the report (attached) and spoke about the committee's March 18<sup>th</sup> meeting. The committee did not have a quorum but feels that a letter to NYC DOT is in order noting that they should produce a plan for review by the end of April and host a public meeting early in May to receive formal comments on the Grand Street redesign. Air quality issues and particulate matter were raised about the work being done on the "L" train (at Bedford Avenue). A real time study and monitoring is needed. Concerns were also raised about the bike lanes in Greenpoint at West Street, and safety around the Pulaski Bridge's staircase. Mr. Torres asked about the BQX project? Mr. Bruzaitis noted that it has bubbled back and it appears to be moving forward. Ms. Kaminski asked about the Citibike location on Greenpoint Avenue and Manhattan Avenue. An update on it is needed. An enforcement issue was raised about vendors taking up space and parking on the West Street/Greenway bikeway. Mr. Weiser spoke about the need for safety with Uber and rideshare uses. He noted a recent incident in another state where a woman was killed by a driver when she mistakenly entered the wrong vehicle. Ms. Foster asked about a new bus stop on Humboldt Street. Ms. Nieves said that it was to be put back.

**Women's Issues Committee** – Ms. Peterson provided a verbal report on the committee's recent meeting. She noted that the committee is asking each committee to bring up issues that women

are facing. She noted that there are health issues for women, such as with swimming and exercise at Metropolitan Pool. Sports for women on the parks need to be explored (i.e. basketball). Good recreational use for older women in the area parks should be looked at. The committees should come up with agenda items. Ms. Peterson spoke about including men on the committee and how they are contributing to the issues. She spoke about coming up with a clear plan. She noted that the committee would continue to look at honoring local women leaders. They want to look at honoring Irene Klementowicz.

### **PARKS DEPARTMENT MINUTE**

Ms. Salig submitted a written report that was distributed for review.

**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. (No questions will be entertained. Speakers are requested to submit their testimony in writing) Persons had signed up for the public and were given the opportunity to speak.

Barry Druss, spoke about the need for improved bus transportation over the Williamsburg Bridge.

Ximera Garnica, spoke about live/work spaces and evictions.

Victoria Chambranes, spoke about the need to halt the BQX project. Red Hook residents were successful in thwarting it in their neighborhood.

### **CHAIRPERSON'S REPORT**

Chairperson Fuller noted that nominations for the Executive Committee and the Attendance Committee would take place next month. She appointed five volunteers to serve on the the Elections Committee: Mr. Torres, Ms. Foster, Ms. Gallagher, Ms. Cabrera, and Mr. Solano.

### **DISTRICT MANAGER'S REPORT**

A written report was submitted and distributed for review.

### **ANNOUNCEMENTS: ELECTED OFFICIALS**

Joshua Pierre, from the Comptroller's Office, spoke about homelessness and housing issues. There are individuals who work and are living in shelters. He said that Comptroller's Office conducts various audits (i.e. – institutions and agencies such as NYCHA) and issues reports. He urged persons to reach out to their community action center and to do follow-up on issues.

Alexis Rodriguez, from Councilmember Reynoso's office, provided an update noted about meeting with the Grand Street BID and Evergreen about Grand Street. He noted that the industrial area is more complex. On April 27th, the Youth League will hold an event this Saturday. The results for the recent Participatory Budgeting will be coming out next month.

Elizabeth Adams, Legislative Director, from Councilmembers Levin's Office, provided an update on the Green Roof and Blue Roof legislation. This legislation will promote better air quality and energy savings. Other issues being addressed are: penalties for Styrofoam (flying around from construction sites); and legislation around persons who are homeless and have to leave their pets behind.

Joseph Yanis, Chief of Staff, Assembly Member Maritza Davila, provided an update on the budget and allocations. The census is important because the community may lose two seats.

### **OLD BUSINESS**

No old business was raised.

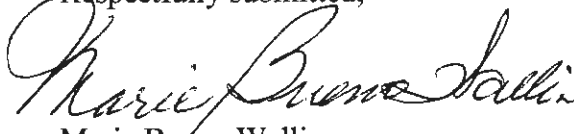
### **NEW BUSINESS**

The members discussed supporting the rent reform bill that was on the table. It should be something that it supported.

### **ADJOURNMENT**

Ms. Gallagher made a motion to adjourn the meeting. The motion was seconded by Mr. Solano. The motion was unanimously carried.

Respectfully submitted,



Marie Bueno Wallin  
Assistant District Manager

Sonia Iglesias  
Recording Secretary



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



**ATTENDANCE SHEET**

(26 Members Constitute a Quorum for the Board Meeting & Public Hearing) DATE: Tuesday April 9, 2019

**BOARD MEETING AND PUBLIC HEARING**

GINA ARGENTO	BOZENA KAMINSKI
BOGDAN BACHOROWSKI	AVROM KATZ
LISA BAMONTE	RYAN KUONEN
LOUIS BARRICELLI	YOEL LANDAU
GINA BARROS	MARIE LEANZA
ERIC BRUZAITIS	YOEL LOW
THOMAS J. BURROWS	TRINA McKEEVER
IRIS CABRERA	TOBY MOSKOVITS
PHILIP CAPONEGRO	MARTIN NEEDELMAN
FRANK CARBONE	SIMON NEUSTEIN
STEPHEN CHESLER	RABBI DAVID NIEDERMAN
MICHAEL CHIRICHELLA	KAREN NIEVES
THERESA CIANCIONE	MARY ODOMIROK
JOSHUA COHEN	JANICE PETERSON
ARTHUR DYBANSOWSKI	DANA RACHLIN
T. WILLIS ELKINS	MICHAEL GARY SCHLESINGER
JULIA AMANDA FOSTER	ISAAC SOFER
SAMUEL FRANCOZ	ROBERT SOLANO
DEALICE FULLER	JAMES STUART
EMILY GALLAGHER	DÉL TEAGUE
VINCENT GANGONE	TOMMY TORRES
SOLOMON GREEN	MARIA VIERA
JOEL GROSS	STEPHEN WEIDBERG
SONIA IGLESIAS	SIMON WEISER
MOISHE INDIG	TESA WILSON

Council Member  
Stephen T. Levin

Council Member  
Antonio Reynoso

- DATE: 6:10 P.M. Roll call for P.H.
1. 8:10 P.M. Roll call for BOARD MEETING
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

NAME	ROLL CALL 1ST	ROLL CALL 2ND	ROLL CALL 3RD	ROLL CALL 4RD	ROLL CALL 5TH
GINA ARGENTO	/	/			
BOGDAN BACHOROWSKI	/	/			
LISA BAMONTE	/	/			
LOUIS BARRICELLI					
GINA BARROS	/	/			
ERIC BRUZAITIS		/			
THOMAS J. BURROWS	/	/			
IRIS CABRERA		/			
PHILIP CAPONEGRO	/	/			
FRANK P. CARBONE					
STEPHEN CHESLER	/	/			
MICHAEL CHIRICHELLA	/				
THERESA CIANCIOTTA		/			
JOSHUA COHEN	/	/			
ARTHUR DYBANOWSKI	/	/			
T. WILLIS ELKINS	/	/			
JULIA AMANDA FOSTER	/	/			
SAMUEL FRANCOZ					
DEALICE FULLER	/	/			
EMILY GALLAGHER	/	/			
VINCENT GANGONE		/			
SOLOMON GREEN		/			
JOEL GROSS		/			
SONIA IGLESIAS					
MOISHE INDIG					
BOZENA KAMINSKI		/			
AVROM KATZ					
RYAN KUONEN	/	/			
YOEL LANDAU					
MARIE LEANZA	/	/			
YOEL LOW		/			
TRINA McKEEVER	/	/			
TOBY MOSKOVITS	/				
MARTIN NEEDELMAN	/	/			
SIMON NEUSTEIN					
RABBI DAVID NIEDERMAN					
KAREN NIEVES		/			
MARY ODOMIROK	/	/			
JANICE PETERSON	/	/			
DANA RACHLIN	/	/			
MICHAEL GARY SCHLESINGER		/			
ISAAC SOFER		/			
ROBERT SOLANO	/	/			
JAMES STUART	/	/			
DEL E. TEAGUE	/	/			
TOMMY TORRES	/	/			
MARIA VIERA	/	/			
STEPHEN WEIDBERG		/			
SIMON WEISER	/	/			
TESA WILSON					
TOTAL:	28	38			
TIME:	6:10 PM	8:10 PM			

**STIPULATION FOR OUTDOOR USEAGE**

**Stipulation items that are same: D, I, J, K, M**

Biba of Williamsburg  
110 Kent Ave  
(ORIGINAL NOTARIZED COPY)

**Stipulation items that have been modified to match the agreement with NYSOPRHP:**

**A, B, C, E, F, G, H, L**

- A) Backyard space closes when East River Park closes, typically everyday at 9pm. As per lease with NYS Parks, BIBA can write the state office for permission to stay open past 9pm. BIBA agrees to never have the backyard space open past 11pm Sun – Thurs & 1AM on Fri & Sat
- B) NYS Parks allows BIBA to have speakers with background music & live musical performances in the backyard.
- C) NYS parks governs all the lighting in the BIBA backyard space. (90% of the lights are permanent features in the park). Additional lighting is 4 strings of ambient lighting
- D) (SELF CLOSING DOORS DOES NOT APPLY TO THE BIBA BACKYARD SPACE)
- E) Umbrellas are utilized when the wind load is safe. Additional structural soundproofing is not allowed as per NYS lease agreement.
- F) (NOT ALLOWED TO INSTALL AN 8 FT FENCE IN THE PERIMETER OF BIBA BACKYARD SPACE)
- G) Must observe NYS Fire Code & NYSOPRHP rules (pizza oven/open flame allowed)
- H) Outdoor space must have concession food service. Everyone is allowed to sit in the concession area whether ordering or not. This is an essential rule of public access by NYSOPRHP
- I) Petitions must include all information about the intended use and state what permits are being applied for.
- J) Signatures on the petition(s) must include immediate neighbors. The owner/operator of the proposed establishment must secure the signatures of those abutting them.
- K) (N/A – not applying for sidewalk permit)
- L) Sliding doors, windows, French doors, garage doors/windows that open/slide, rollups and retractable roofs: If installed, have hours to close them Sun – Thurs at 10pm & Fri-Sat at 11pm. As per the lease with NYS, we leave our tables and chairs out all night.
- M) Observe NYC Department of Health & Mental Hygiene regulations on smoking, including designated smoking areas

**STIPULATION AGREEMENT** (Print name and address here):

Biba of Williamsburg; 110 Kent Ave

**STIPULATIONS FOR OUTDOOR USAGE** – For any applications that have "any access into the outdoors" you must meet the following:

- SEE ATTACHED MODIFIED STIPS THAT CONFORM W/ NYSOPRHP agreements + LEASE**
- A.) Close 11PM Sun. – Thurs.; 1AM Fri. & Sat.
  - B.) No speakers or live music in backyard. No background music.
  - C.) Only ambient lighting is to be used.
  - D.) Self closing mechanism is to be used on every door leading to the backyard.
  - E.) Umbrellas and/or soundproofing to be installed.
  - F.) 8 Ft. fence to be installed at the perimeter of backyard.
  - G.) Must observe NYC Fire Dept. Codes (no open flame, no fire pits, no BBQ); No Smoking regulations; Department of Health Codes and Building Department Codes (C of O) and Public Assembly Codes; and the NYC Department of Consumer Affairs regulations regarding sidewalk cafes.
  - H.) Outdoor spaces must have seated food service.
  - I.) Petitions must include all information about intended use and state what permits are being applied for.
  - J.) Signatures on the petition(s) must include immediate neighbors. The owner/operator of the proposed establishment must secure the signatures of those abutting them.
  - K.) Sidewalk cafe furniture must be put away (stored inside) at night.
  - L.) Sliding doors, windows, French doors, garage doors/windows that open/slide, rollups and retractable roofs: If installed, have hours to close them: Sun. – Thurs. at 10pm & Fri. – Sat. at 11pm. Tables are not to be out all night.
  - M.) Observe NYC Department of Health & Mental Hygiene regulations on smoking, including designated smoking areas in outdoor spaces.

**POSTING:** Posting is required for all applications. Posters must be placed in the window and advertise hearing date. Posters must show all permits the applicant is seeking and be accompanied by a schematic layout. Posting is to be done 10 days before the advertised meeting.

**APPLICANT AGREEMENT WITH THE COMMUNITY**

Pursuant to these stipulations, this applicant agrees to have these provisions incorporated in the method of operation of their liquor license. Additionally, the applicant agrees to the community agreements as the basis for the community supporting this application. These stipulations are to be signed and notarized and submitted to the Board's Office for inclusion with the application.

SIGN HERE →


SIGNATURE OF APPLICANT  
OR ATTORNEY

NATASHA NAGAWIECKI

Print Name

DATE

**NOTARY**Sworn to before me on this 03 of APR year 2019

ANNA M. LAROCCA

Notary Public - State of New York

No. 01LA6095343

Qualified in Queens County

My Commission Expires July 7, 2019

Certificate on File in Kings County

Notary Signature/Stamp

**BROOKLYN CB#1 REPRESENTATIVES**

Committee Chair

Print/Date

Committee Member

Print/Date

Committee Member

Print/Date

ATTACHMENT 1.





**Parks**

# **McCarren Park Ballfield 3**

by Lorimer Street, Driggs Avenue, North 12th Street and  
Bedford Avenue, Borough of Brooklyn

Community Board 1 Presentation

March 06, 2019

Joseph D. Silveira, NYC Parks

## Goals

- Reconstruct sports lighting
- Reconstruct ballfield 3 and improve site amenities

## Total Budget:

\$6m

Mayor, Bill de Blasio - \$5.5m FY21

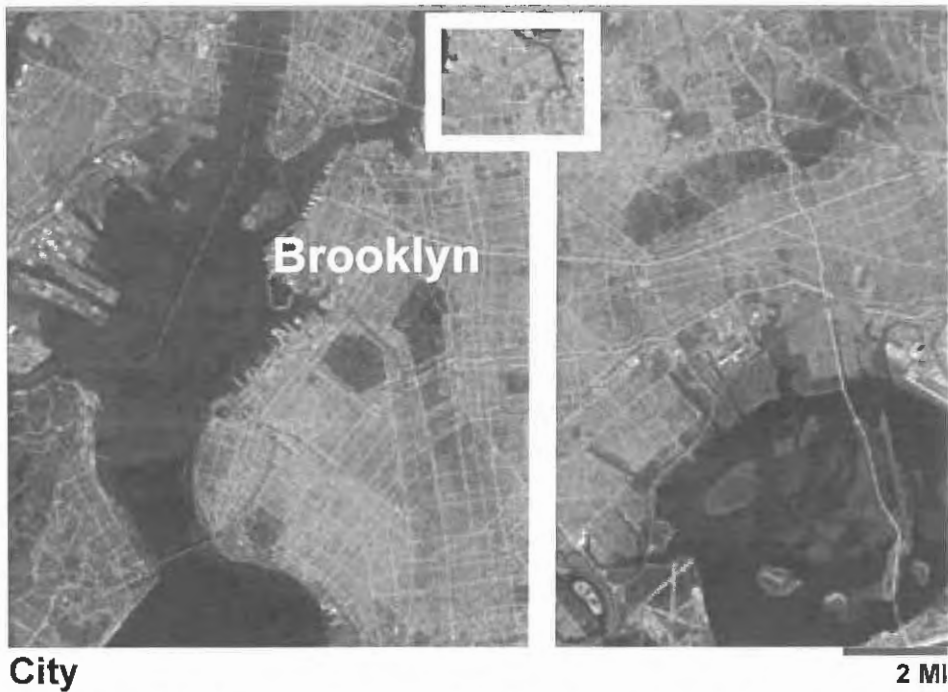
Mayor, Bill de Blasio - \$480k FY22

**Project Size:** 2 ac

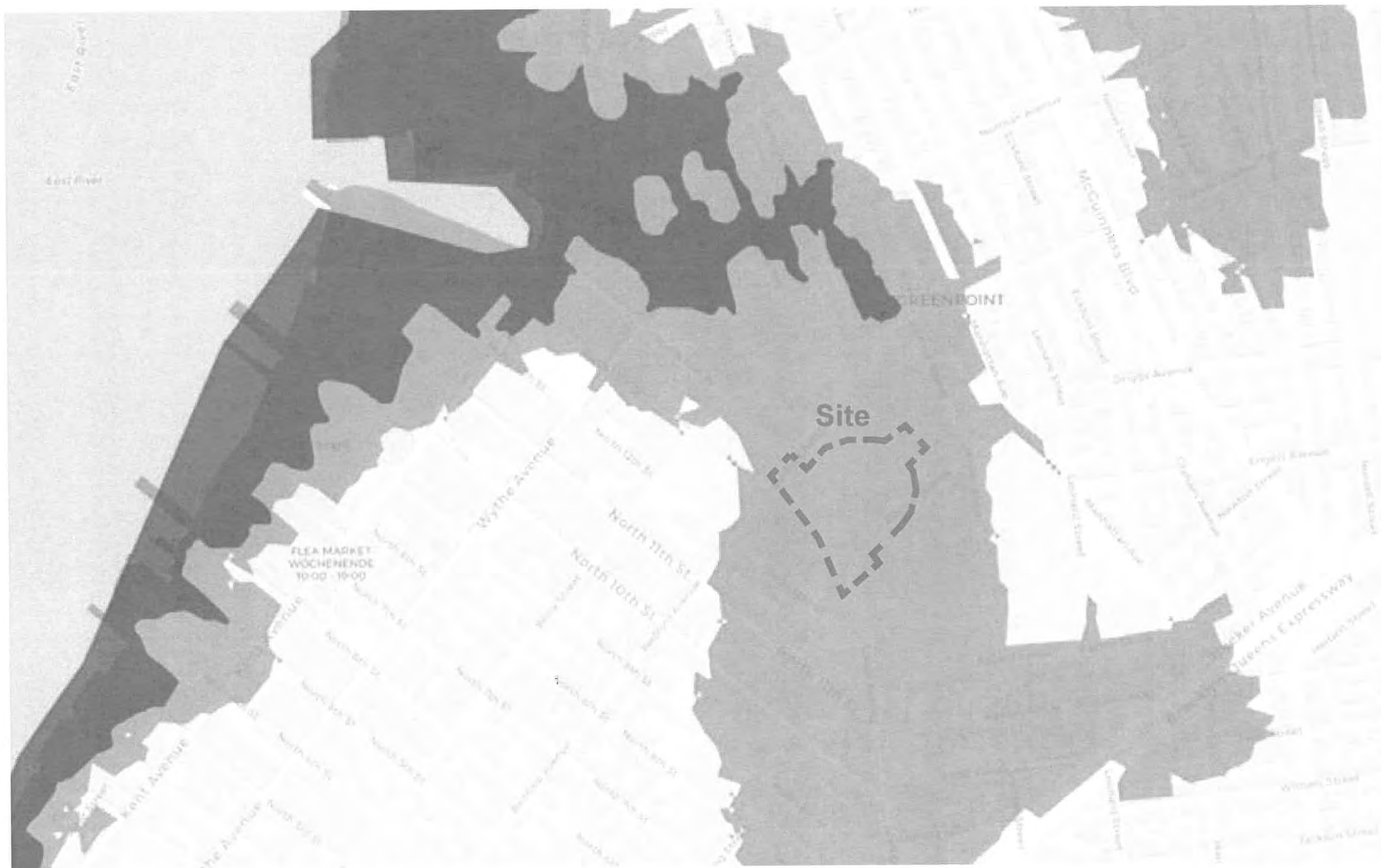


NYC Parks

**McCarren Park | Project Goals**



## McCarren Park | Project Location



## Flood Hazard Zones

### 2015 Preliminary 100-year Floodplain

**1% Annual Chance Floodplain (100 Year Floodplain)** The area that has a 1% chance of flooding in any given year.

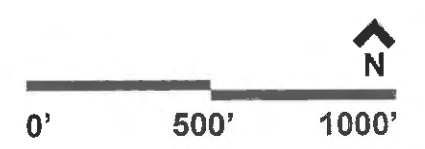
### 2050s Projected 100-year Floodplain

The potential areas that could be impacted by the 100-Year flood in the 2050s based on projections of the high-estimate 90th percentile sea level rise scenario (NYC Panel on Climate Change (NPCC) 2015 data).

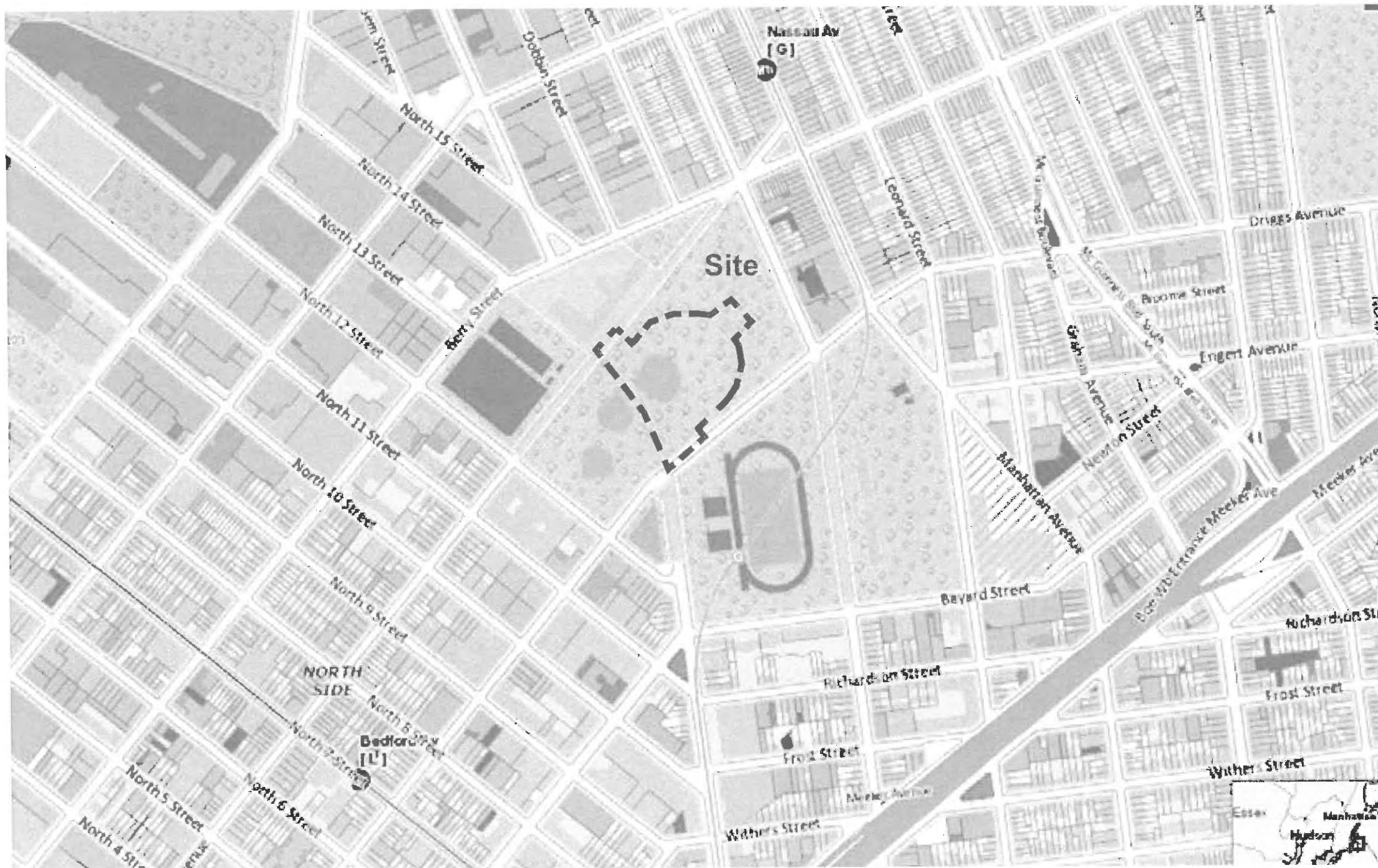


NYC Parks

## McCarren Park | Flood Risk







## Land Use Categories

- 1 And 2 Family Residential
- Multi-Family Residential
- Mixed Use
- Open Space And Outdoor Recreation
- Commercial
- Institutional
- Industrial
- Parking
- Transportation / Utilities
- Vacant Lots

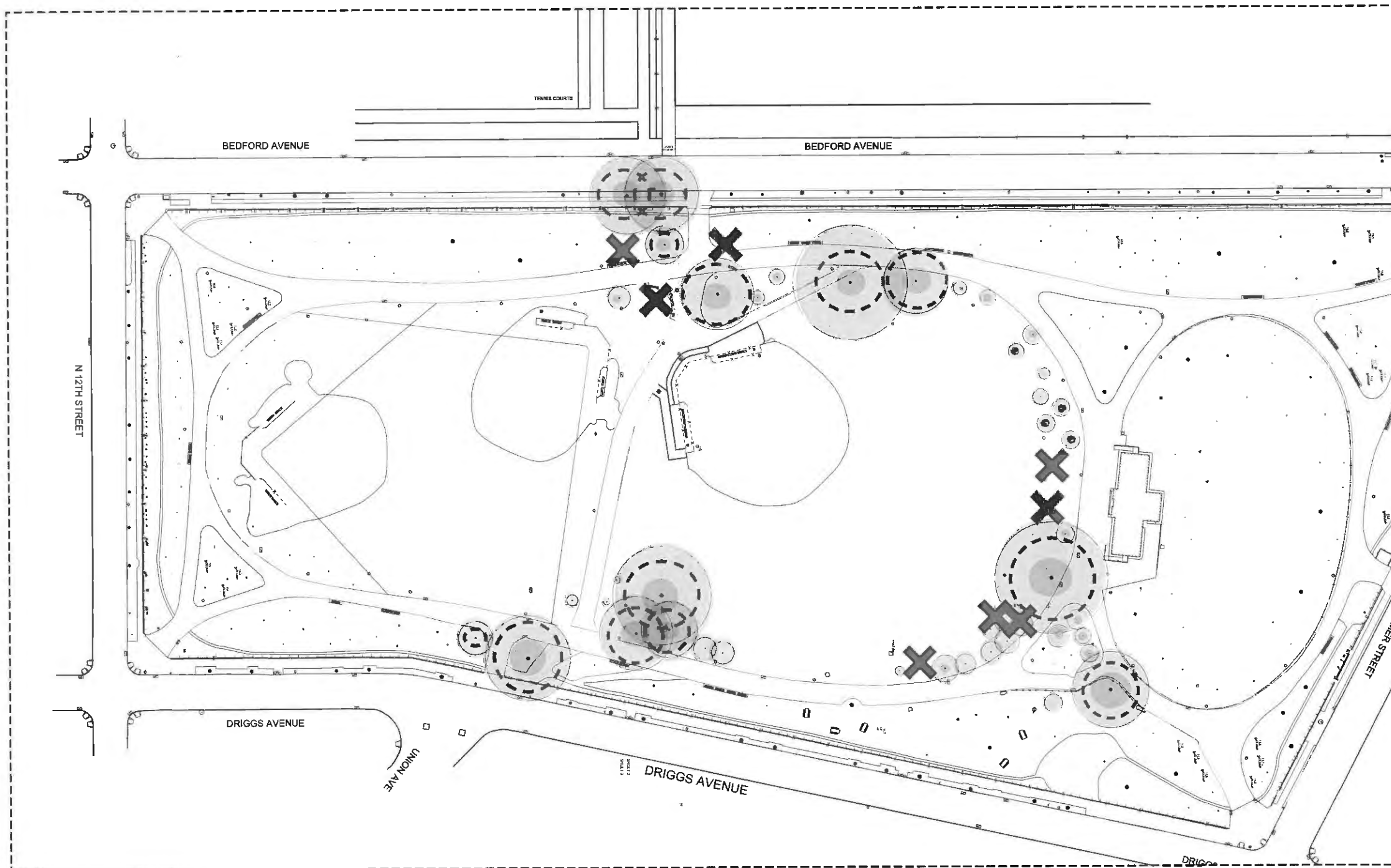


NYC Parks






## McCarren Park | Surrounding Land Use







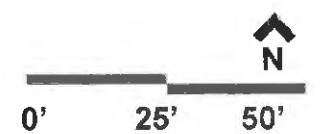
## Legend

-  Canopy
-  Structural Root Zone
-  Critical Root Zone
-  Stump Removal
-  Tree Removal due to poor condition



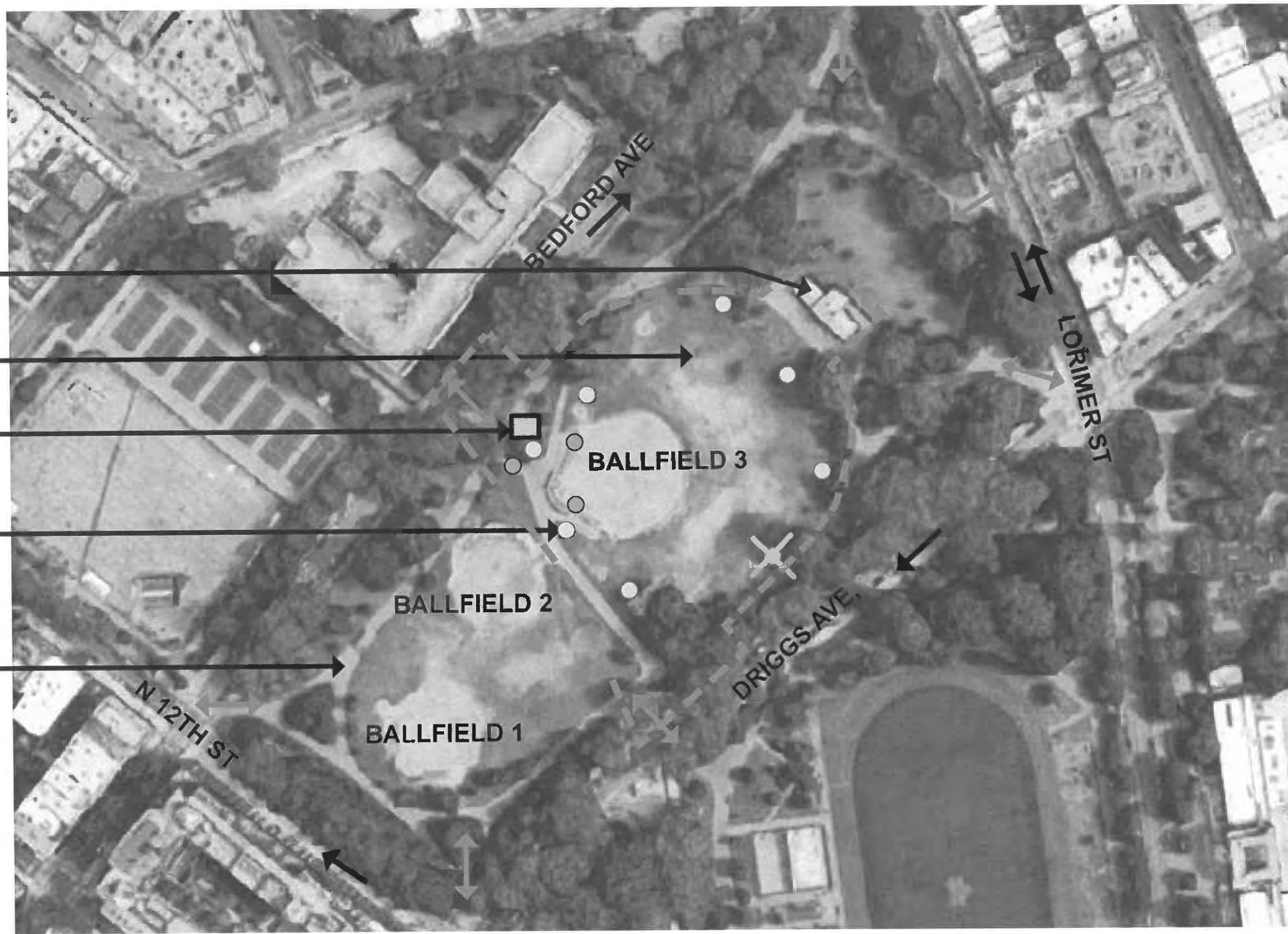
NYC Parks

## McCarren Park | Tree Inventory



8





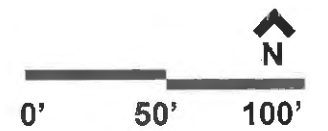
# Legend

- Project Limit
- ↔ Park Entrance
- Asphalt Pavement
- ▣ Existing Electrical House
- Sports Lightpole
- ⊗ Previously Removed Lightpole
- Drinking Fountain
- ← Vehicular Traffic



NYC Parks

## McCarren Park | Existing Conditions







1 - View from Ballfield 1 towards Ballfields 3



NYC Parks

McCarren Park | Site Photo





1 - View of Ballfield 3



NYC Parks

McCarren Park | Site Photo





1 - View of Ballfield 3 dugout



NYC Parks

McCarren Park | Site Photo



2 - View of Ballfield 3 drainage issues



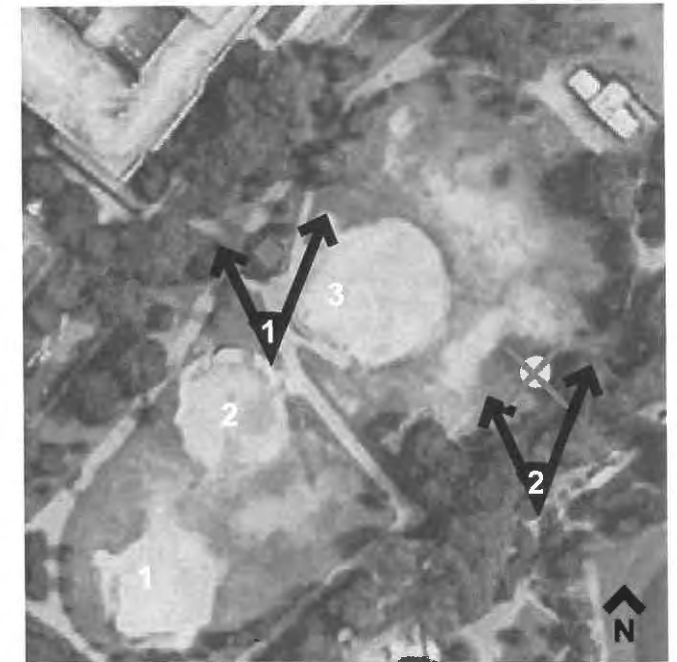




1 -View of Electrical House - to be removed



2 - Removed Lightpole Foundation



NYC Parks

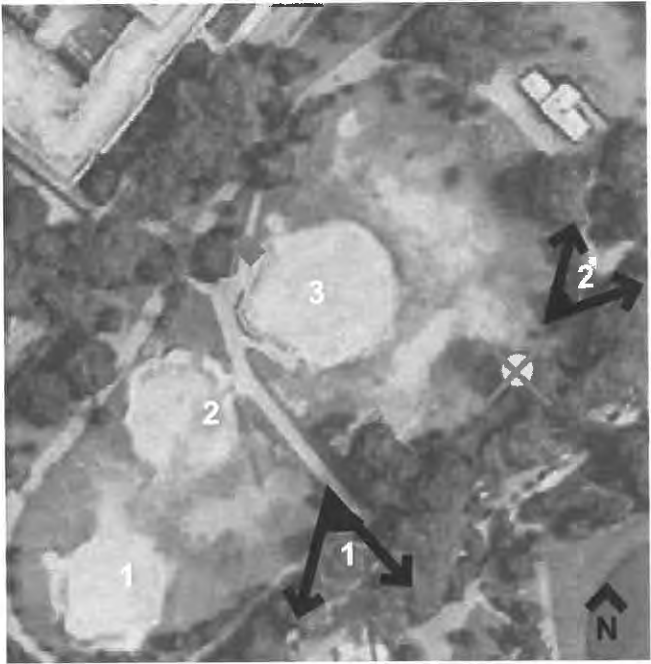
McCarren Park | Site Photos



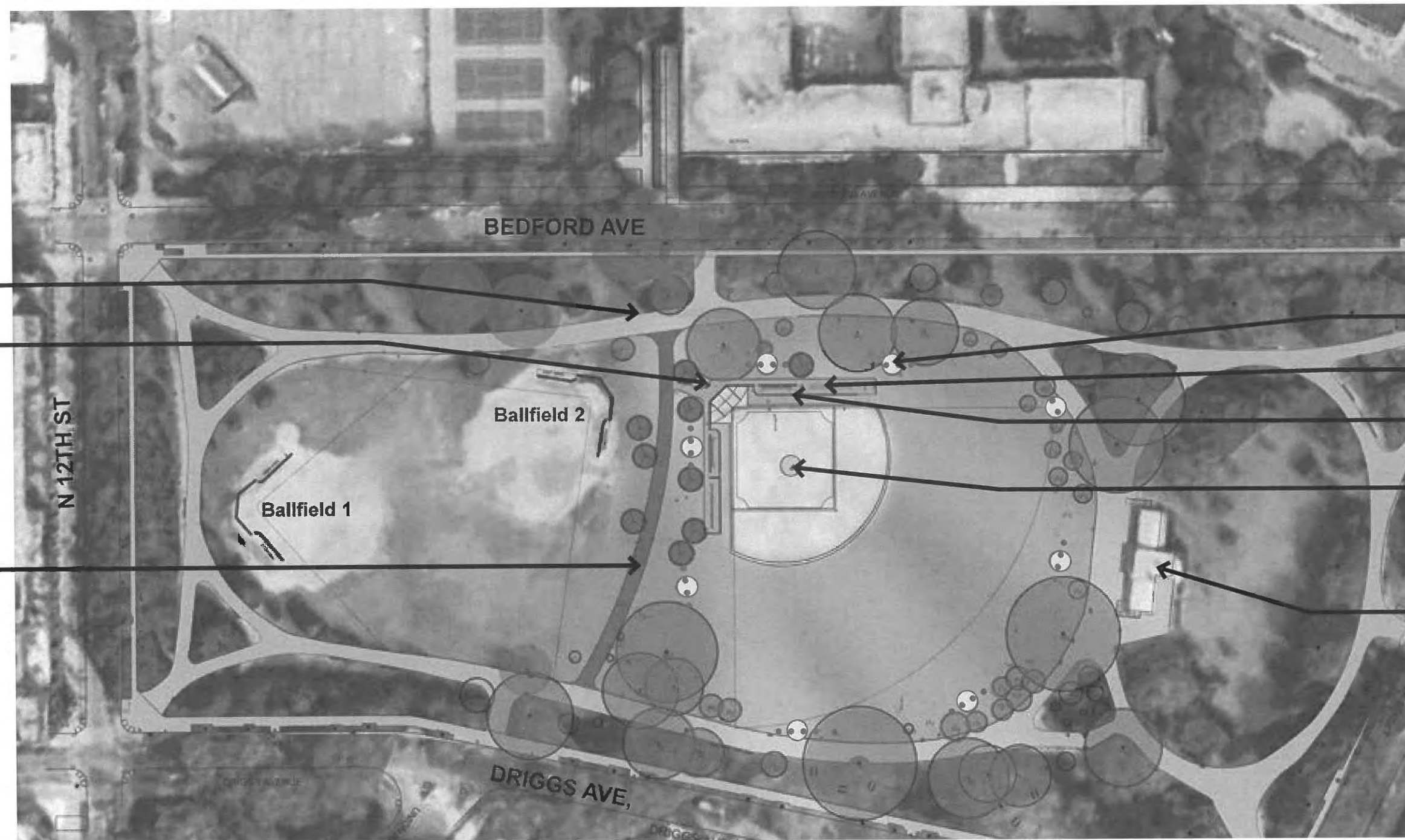
1 -View at Driggs Avenue Entrance



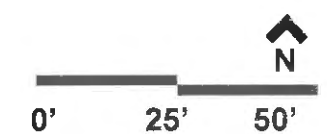
2 - Correct Sink Hole at Water Supply Valves

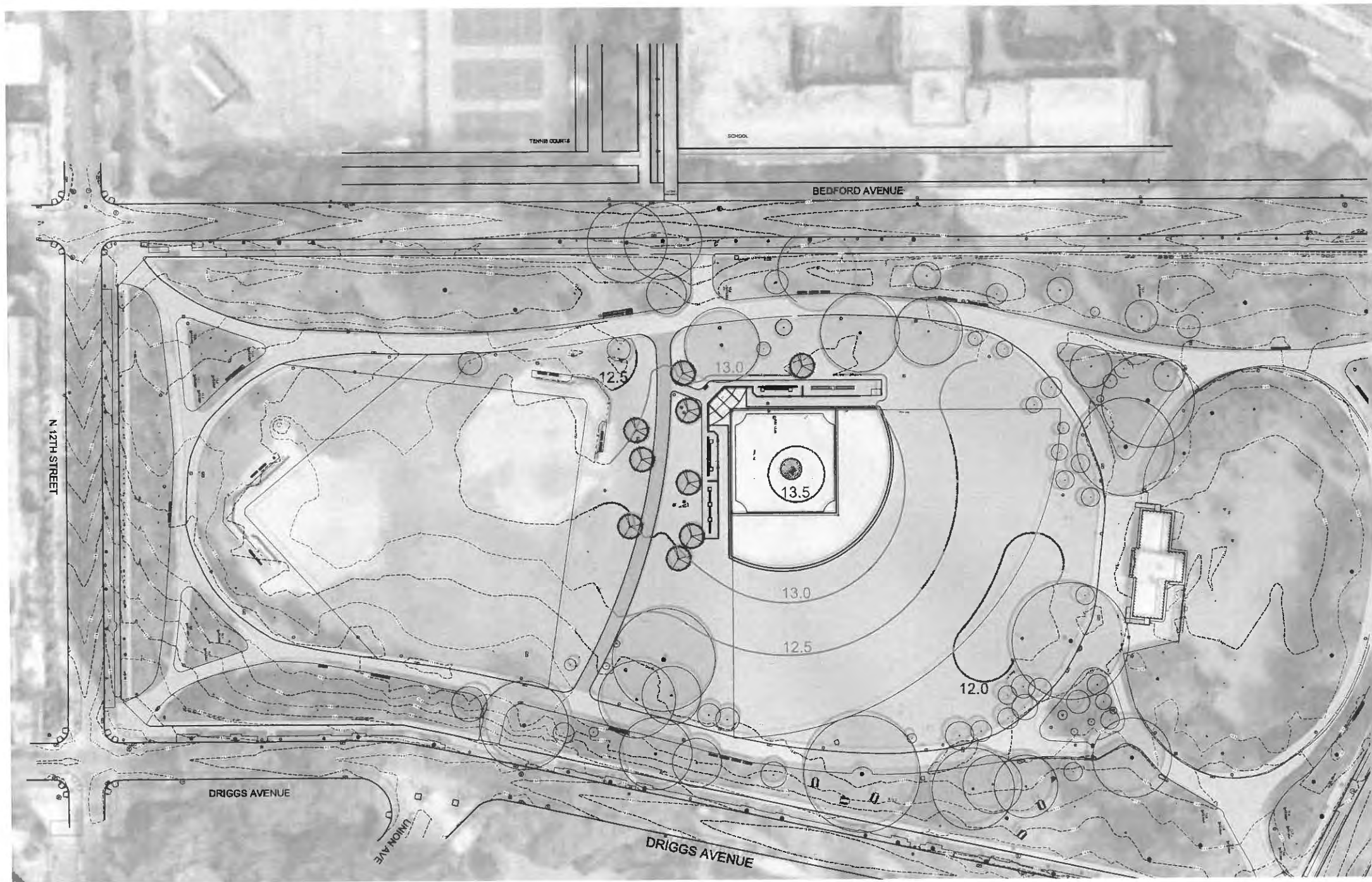






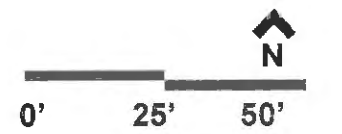
## McCarren Park | Schematic Site Plan





NYC Parks

## McCarren Park |Grading Diagram





**LEGEND**

■ EXISTING PERIMTER FENCE

.....<sup>5</sup> WIF 5'-0"

■ PROPOSED PERIMTER FENCE

◇◇◇◇◇<sup>5</sup> WIF 5'-0"

■ BASEBALL BACKSTOP FENCE 18'

18 CHAIN LINK

■ BASEBALL DUGOUT FENCES 8'-0"

8 CHAIN LINK

■ BASEBALL DUGOUT FENCES 6'-0"

6 CHAIN LINK

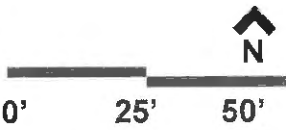
■ PIPE RAIL FENCE - TWO RAIL

2'-6" PIPE RAIL

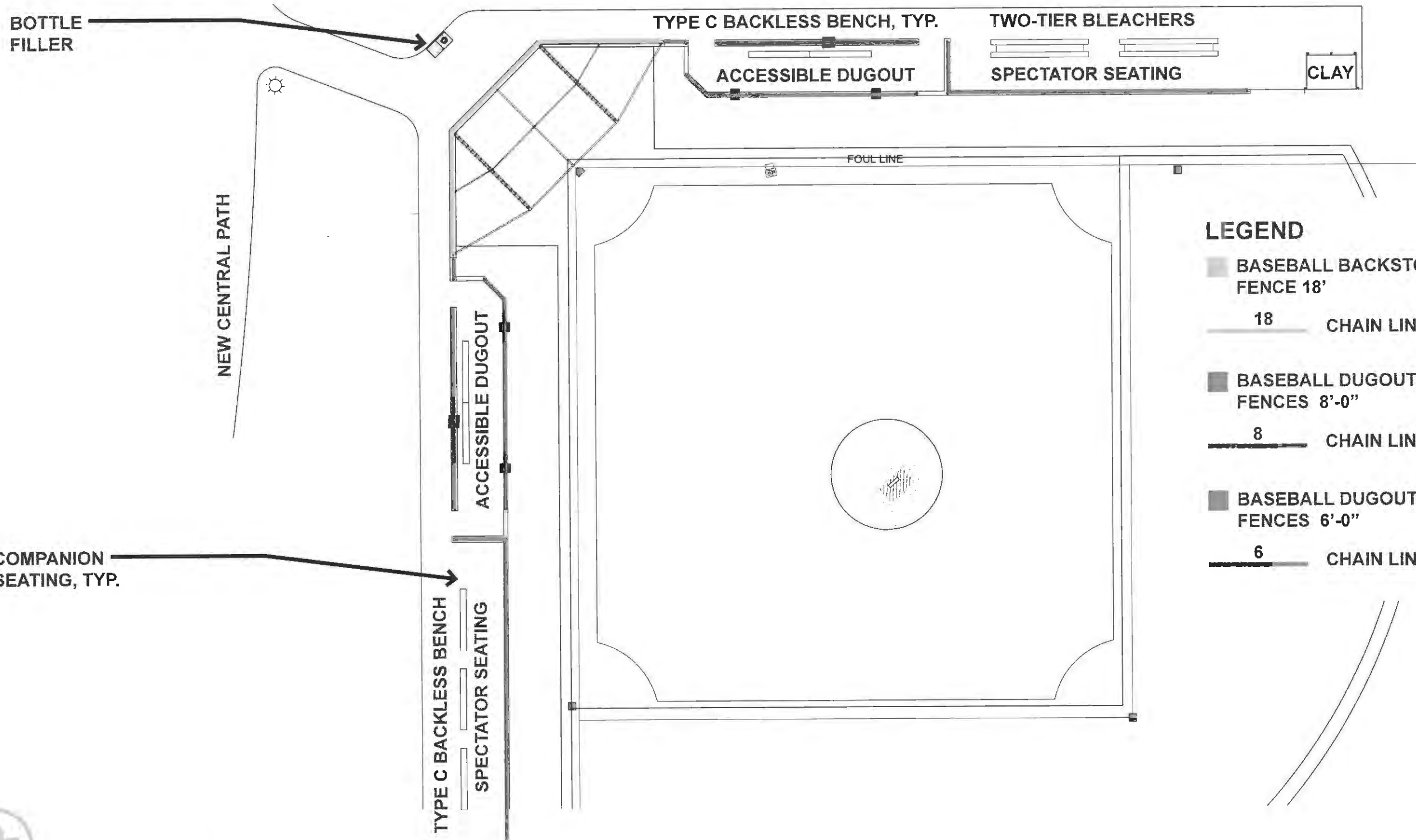


NYC Parks

**McCarren Park | Fence Diagram**

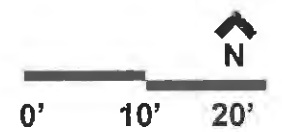






NYC Parks

## McCarren Park | Dugout Layout Enlargement





Two-Tier Bleachers



Type C Backless Sports Bench



Drinking Fountain Type 'E' Hi - Lo



Pipe Rail Fence



5' W.I.F & Cage



1939 Worlds Fair Bench



Bottle Filler



'B' Pole



Sports Lighting



McCarren Park | Proposed Site Elements



**Quercus Bicolor**



**Tilia Cordata**



**Ulmus parvifolia**



**Gleditsia Triacanthos**



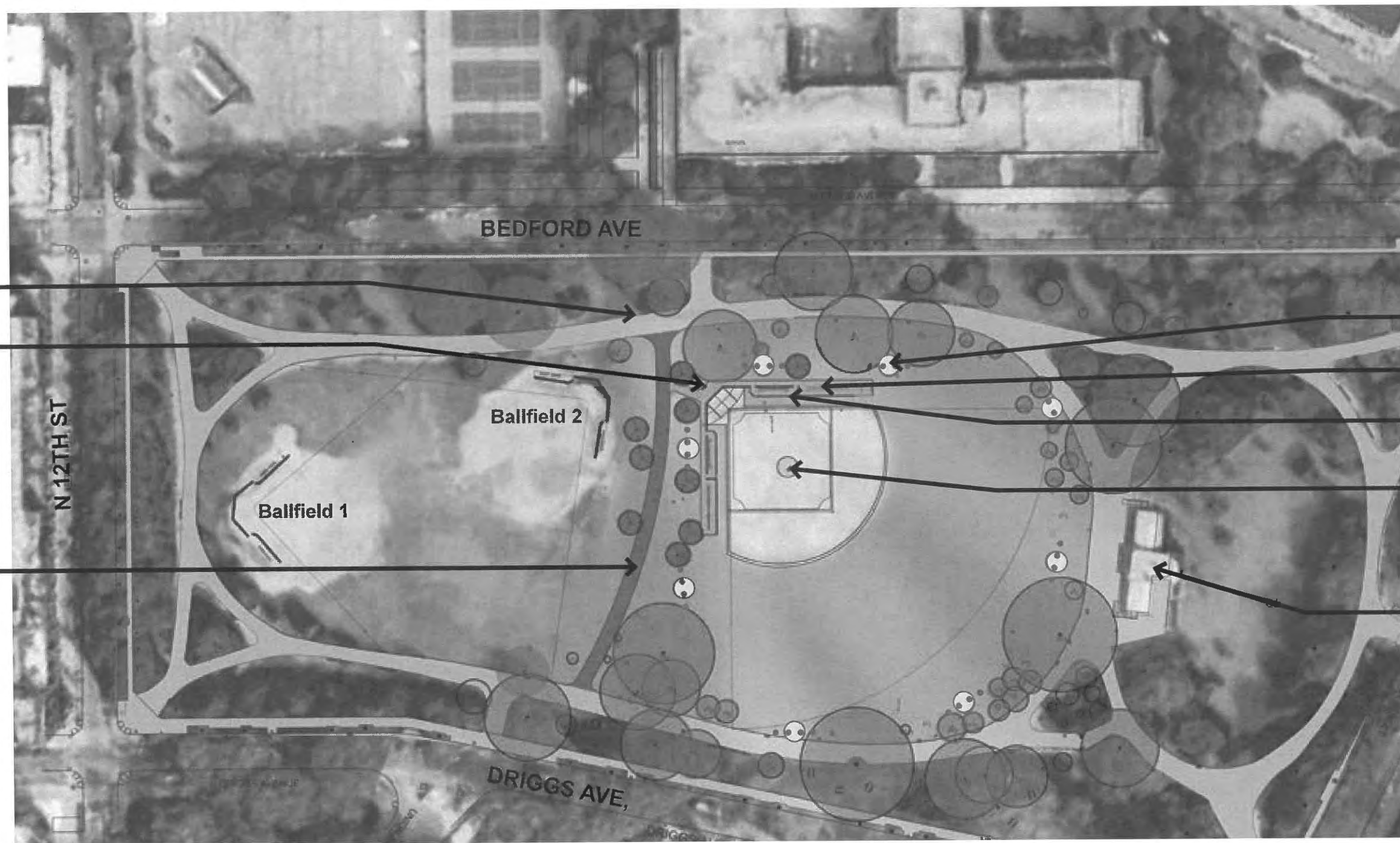
**Cercis Canadensis**



**Acer rubrum**







Drinking  
Fountain

Bottle Filler

N 12TH ST

Ballfield 1

Ballfield 2

DRIGGS AVE,

Sports Lighting  
(8) poles

Spectator  
Seating

Accessible  
Concrete  
Dugouts

Reconstructed  
Ballfield 3

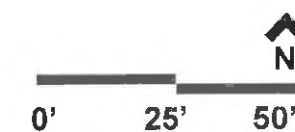
Install RPZ &  
Electrical Panel  
in Existing Field  
House

New Asphalt  
Central Path



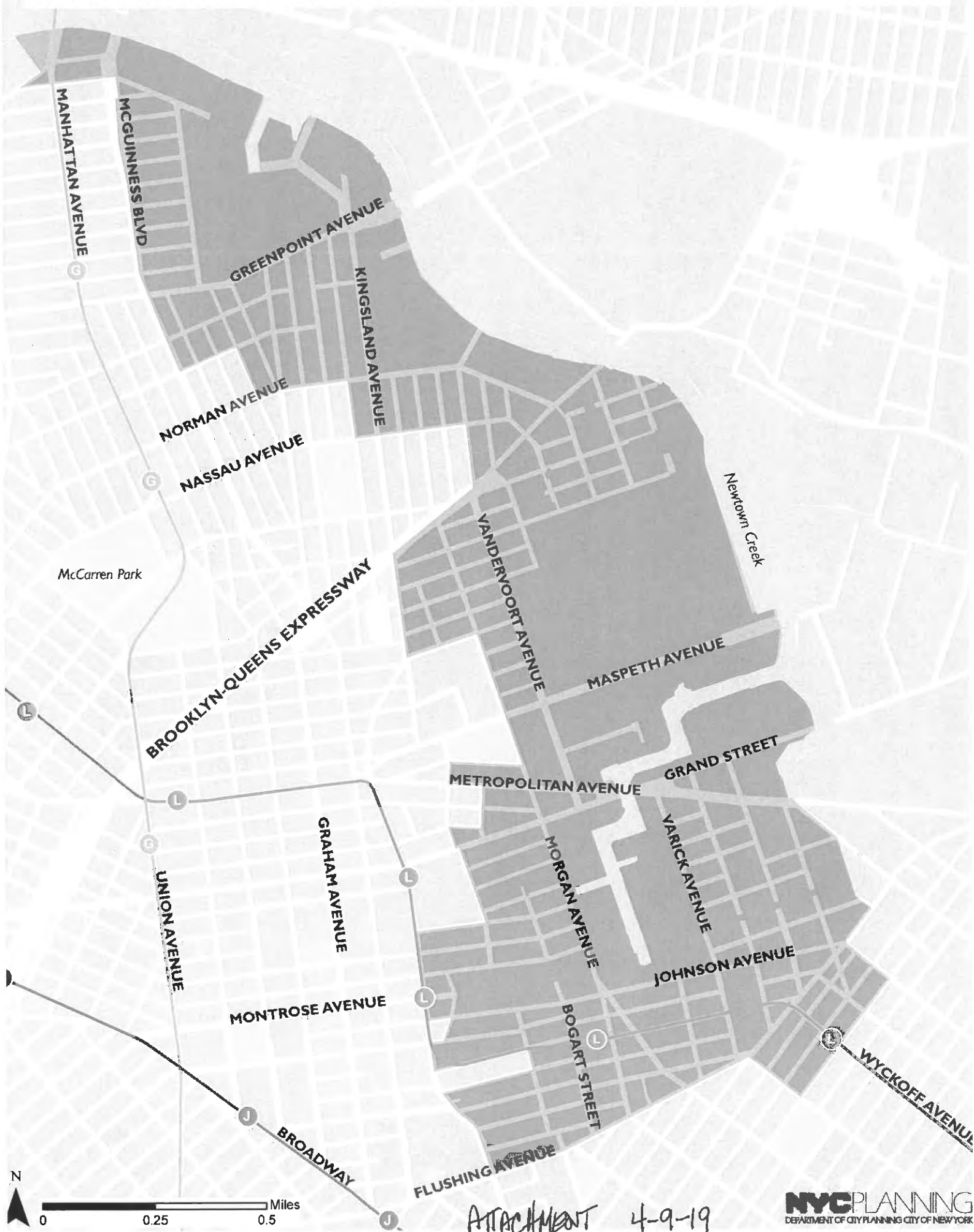
NYC Parks

## McCarren Park | Schematic Site Plan



20

# NORTH BROOKLYN INDUSTRY AND INNOVATION PLAN - STUDY AREA



ATTACHMENT 4-9-19



## **District Manager's Report Community Board No. 1 Brooklyn**

**TO: All Board Members**

**FROM: Gerald A. Esposito  
District Manager**

**RE: April 09, 2019**

1. Complaint Tally Sheet for March 2019.
2. NYC Department of Transportation RE: Concession Solicitation Mailing list maintained by the New York City Department of Transportation.
3. NYC Housing Preservation & Development RE: Broadway Triangle Information.
4. North Brooklyn Development Corporation RE: Senior Housing at 80 Dupont Street in Greenpoint, Brooklyn.
5. NYC Department of Social Services RE: Turning the Tide on Homelessness.
6. Honorable Jumaane D. Williams, Public Advocate for the city of New York RE: "Let's Get to Work, Together"
7. New York State Department of Environmental Conservation RE: Former NuHart Plastic Manufacturing State Superfund Project Brooklyn, Kings County Site No. 224136, March 2019. Available Upon Request.



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

HON. ERIC L. ADAMS  
 BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
 FIRST VICE-CHAIRMAN  
 DEL TEAGUE  
 SECOND VICE-CHAIRPERSON  
 STEPHEN J. WEISBERG  
 THIRD VICE-CHAIRMAN  
 MARIA VIERA  
 FINANCIAL SECRETARY  
 SONIA IGLESAS  
 RECORDING SECRETARY  
 PHILIP A. CAFONEGRO  
 MEMBER-AT-LARGE

DEALICE FULLER  
 CHAIRPERSON  
 GERALD A. ESPOSITO  
 DISTRICT MANAGER

HON. STEPHEN T. LEVIN  
 COUNCILMEMBER, 33<sup>rd</sup> CD  
 HON. ANTONIO REYNOSO  
 COUNCILMEMBER, 34<sup>th</sup> CD

April 9, 2019

TO: ALL BOARD MEMBERS  
 FROM: GERALD A. ESPOSITO, DISTRICT MANAGER  
 RE: COMPLAINT TALLY SHEET - MARCH 2019

	TALLY	
DEP	2	
AIR		
NOISE		
WATER	1	
SEWER BREAK		
SEWER BACKUP		
CATCH BASIN	1	Dumping into sewer
HYDRANT	2	
DOS		
DERELICT AUTO/BIKES	4	
BULK PICKUP		
REGULAR PICKUP	2	
LOT CLEANING		
UNSWEPT STREET LITTER	3	
SNOW REMOVAL		
ENFORCEMENT	4	
BASKET REQUESTS		
SIGNS		
RECYCLING		
HEALTH DEPT		
PEST CONTROL		
LOT CLEANING		
ASSISTANCE	1	
DOCUMENTS		
HOUSING AUTHORITY		
APPLICATION		
SERVICE		
ELEVATOR		
OTHER	1	
SENIOR HOUSING		
FIRE DEPT		
SERVICE	1	
EQUIPMENT		
ANIMAL CONTROL		
HPD		
SEAL-UP	1	Building open & Unguarded
DEMO		
HEAT/HOT WATER		
CODE ENFORCE.	1	Building open & Unguarded
RELOCATION		
RENT CONTROL	2	information
OTHER	1	information
BUILDINGS DEPT	7	info and complaints
REFERRALS		
LEGAL	2	
STATE	1	
FEDERAL	2	Post Office

NATIONALGRID		
EDUCATION		
SCHOOL REGION		
SCHOOL PS	1	info
JHS		
HS		
COLLEGE		
OTHER	1	ESL
HRA		
SOCIAL SERVICES		
MEDICAID		
PUBLIC ASSISTANCE		
FOOD STAMPS		
OTHER	1	
DCAS	1	info
REAL ESTATE	1	city owned property
PARKS DEPT		
TREE REQUESTS	1	
TREE REMOVAL		
PRUNING	1	
SPRAYING		
POOLS		
GREENSTREET		
PARKS	3	
POLICE DEPT.		
PROTECTION	1	
DRUGS		
PARKING	20	illegal parking
CRIME	1	
MTA		
DOT		
HIGHWAYS		
POT HOLES	3	
PLATES		
SIDEWALK	3	obstructions
CAVE-IN		
METERS		
SIGNS		
TRAFFIC LIGHTS	1	
TRENCH WORK (& DEP)		
STREET LIGHT		
CON EDISON	1	Service
INFO REQUESTS	310	
VERIZON/CABLE		
DCA		
LICENSE		
ARCADE/RIDES		
OTHER	1	
TOTAL	388	

Respectfully submitted,  
 Mario Bueno Wallin  
 Assistant District Manager



## Department of Transportation

POLLY TROTTENBERG, Commissioner

**To:** All New York City Borough Presidents and Community Boards

**From:** Rachel Frumin, Director of Concessions & Franchises

**Subject:** Concession Solicitation mailing lists maintained by the New York City Department of Transportation

**Date:** March 19, 2019

---

In accordance with Section 1-12 (c) of the Concession Rules of the City of New York, the New York City Department of Transportation ("DOT") is seeking to add names to its solicitation mailing list of individuals and businesses that are interested in operating concessions on DOT's right of way including Pedestrian Plazas. Currently, over 15 different concessions operate throughout the five boroughs, including but not limited to food and beverage sales, merchandise, pedestrian plazas, farmers' markets, bicycle parking and vending machines.

Anyone interested in learning more about DOT's concession opportunities and/or who would like to be added to DOT's solicitation mailing lists so they receive notice of when new opportunities become available, should visit the Doing Business with DOT web page at <http://www.nyc.gov/html/dot/html/about/doing-business.shtml#concessions> to download the Concessions Mailing List Information form, which can be filled out and submitted to DOT.



**Broadway Triangle designation information: to be announced Tuesday**

Tauber, Lacey (HPD)

**Sent:** Monday, March 18, 2019 4:59 PM  
**To:** BK01 (CB)  
**Cc:** Zeng, Lin Hua (HPD)  
**Importance:** High

Hi Gerry,

I just called the office but wasn't able to connect with you. I wanted to give you a heads up tomorrow, HPD/HDC will announce our designation for three sites in the Broadway Triangle, concurrent with a story in the Wall Street Journal. Here are topline, **please note this information is not public until tomorrow:**

As you know, the City's RFP was released in October 2018, and we are preparing to announce the winning development proposal led by Unified Neighborhood Partners:

St. Nick's Alliance  
Southside United HDFC – Los Sures  
RiseBoro Community Partnership  
UJO of Williamsburg  
Mega Contracting

The development plan includes the new construction of 5 affordable buildings. All apartments will be affordable to extremely low, very low-, and low-income households, with units set-aside for homeless households, utilizing HPD's ELLA termsheet. All buildings will be sustainable and designed and constructed to achieve Passive House certification. There will be a mix of unit sizes from studios to 4-bedrooms.

**Site A** (two separate sites located along Flushing Avenue and Bartlett Street) – 78 combined units across two buildings; The site will also include the Reconnect Café, a non-profit coffee shop and bakery that will employ at-risk youth.

**Site B** (located mid-block along Bartlett Street and Gerry Street) – 170 combined units across two buildings; The site will also include community space that will be shared by members of the development teams to offer their services to building residents and the surrounding neighborhood.

**Site C** (located along Throop Avenue between Bartlett Street and Gerry Street) – One building with 139 units; This site will include a workforce development center operated by St. Nick's Alliance

Please let me know if you have any questions.

Best,  
Lacey

Lacey Tauber | Senior Project Manager  
NYC Housing Preservation & Development • Office of Government Affairs  
100 Gold St • New York, NY 10038  
[tauberl@hpd.nyc.gov](mailto:tauberl@hpd.nyc.gov) • 212.863.7029 • [nyc.gov/hpd](http://nyc.gov/hpd)



**Department of  
Social Services**

Human Resources  
Administration

Department of  
Homeless Services

**Steven Banks**  
Commissioner

**150 Greenwich Street  
New York, NY 10007**

**929 221 7315**

February 28, 2019

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

**Re: Turning the Tide on Homelessness**

Dear District Manager,

Two years ago today, the Mayor announced "Turning the Tide on Homelessness in New York City," our comprehensive plan for addressing the challenge of homelessness, which affects every community across the five boroughs. The plan's guiding principle is community and people first: giving homeless New Yorkers, who come from every community across the five boroughs, the opportunity to be sheltered in their home boroughs. We're doing that by phasing out the stop-gap quick-fixes of prior administrations, including the 19-year-old cluster program and use of commercial hotels, which dates back on and off to the 1960s, and replacing them with a smaller number of high-quality borough-based shelters nearer to New Yorkers' support networks. These reforms are the right thing to do for those experiencing homelessness in our City and communities, helping us keep families and individuals connected to their schools, jobs, medical care, houses of worship and families as they get back on their feet.

We are writing today to provide you with an update as well as an invitation.

In the second year of our plan, while we know we have much more work to do, our strategies are starting to show measurable results for homeless families and individuals. After nearly four decades of homelessness increasing exponentially in New York City, our reforms have broken the growth trajectory and our new programs and investments have helped us hold the DHS census essentially flat year over year in 2017 and 2018, even as we have provided shelter and services to more than 550 evacuees from Puerto Rico who the Trump Administration abandoned last year. We've also made progress driving down the number of families experiencing homelessness and residing in shelter on any given night, with the peak number of individuals in those families declining by nearly 3,000 between 2014, when families in shelter on a given night were comprised of more than 47,400 individuals, and 2018, when families in shelter on a given night were comprised of approximately 44,700 individuals. At the same time, by closing substantial numbers of sub-par shelter locations, and opening a smaller number of new, high-quality sites, we've already shrunk our NYC DHS shelter footprint by nearly 30 percent—well on our way towards our goal shrinking the footprint by 45 percent overall—by achieving a net reduction of about 180 locations, and reducing the number of shelter sites to fewer than 470, down from the 647 locations reported in Turning the Tide two years ago.

As part of our commitment to transforming the haphazard approach to addressing homelessness and providing shelter that was decades in the making and meeting our legal and moral obligation to provide shelter to all those who need it, we have continued to build on the four key pillars of our Turning the Tide plan. Here is what we have achieved so far for New Yorkers in need:

1. **Prevention:** Helped over 100,000 New Yorkers avoid eviction by expanding access to legal assistance in housing court as part of the universal access to counsel program as well as other prevention initiatives, with evictions by marshals dropping 37 percent from 2013 through 2018;
2. **Rehousing:** Helped more than 104,000 New Yorkers move out of shelters or avoid homelessness altogether through our rental assistance and rehousing programs;
3. **Transforming the approach to providing shelter that has built up over 40 years:** Got out of approximately 180 shelter sites—and counting—that did not meet our standards, including ending the use of more than 1,800 cluster units as shelter, reducing citywide cluster use by over 50 percent and counting; and announced 41 high-quality borough-based shelters across the five boroughs, 23 of which have already opened their doors, offering New Yorkers in need the opportunity to get back on their feet nearer to the anchors of their lives; and,
4. **Addressing street homelessness:** Helped more than 2,000 homeless New Yorkers off the streets who've remained off the streets and subways since the launch of HOME-STAT, the nation's most comprehensive street outreach program, while more-than doubling—and on our way to tripling—the number of beds dedicated to supporting these individuals.

As we keep turning the tide on this citywide and national challenge, we invite you to participate in this ongoing mission to support New Yorkers in need across the five boroughs. With homelessness impacting every single community in New York City, every neighborhood across New York City has a part to play in addressing this challenge.

To that end, in the two years since announcing the plan, we've said repeatedly—in public and private forums, in meetings, in conversations with communities and elected officials, and in the plan itself—that in order to truly implement our plan to leave the band-aids of the past behind, we need to open the type of high-quality facilities that our homeless neighbors deserve as we phase out shelter sites that do not serve homeless New Yorkers or communities appropriately. Our doors remain open, we remain committed to open, ongoing engagement, and we strongly encourage all communities to join us at the table in this process.

As outlined in our plan and as demonstrated over the past year, we continue to seek high-quality proposals from not-for-profit social service providers to operate borough-based transitional housing facilities, which will help us ensure shelters are more equitably distributed across the five boroughs so as to meet community need, including in communities where there either: is not currently enough existing shelter capacity to support families or individuals from the community who fall on hard times or where there won't be enough capacity once we close all clusters and commercial hotel locations.

Every community has the opportunity to provide input in the site selection process by helping to identify viable locations that social service providers can propose to us through our updated Open-Ended Request For Proposals (OERFP). Quality proposals must reflect the borough-based approach and equitable siting goals that are central to our transformation plan.

We're encouraged by communities that have responded with compassion to this call to action. And we are confident that, working together with communities across the city, we will make this the best experience it can be for New Yorkers in need as they get back on their feet.

A link to the Mayor's comprehensive "Turning the Tide" plan can be found here: [nyc.gov/tide](https://nyc.gov/tide). Should you identify a location within your district you believe may be potentially suitable for transitional housing, please contact First Deputy Commissioner Jackie Bray, at (212)-361-0648 or [intergov@dss.nyc.gov](mailto:intergov@dss.nyc.gov) to provide the information we would need in order to evaluate this potential site further.

Thank you, as always, for your commitment to helping New Yorkers in need.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Banks', with a stylized, flowing script.

Steven Banks  
DSS Commissioner



**NORTH BROOKLYN DEVELOPMENT CORPORATION**

Mar 15, 2019

Director, Community Board #1  
435 Graham Ave.  
Brooklyn, NY 11211

Dear Sir:

We are pleased to inform you that Dupont St. Senior Housing located at 80 Dupont St. in Greenpoint, Brooklyn, a 97-unit HUD-assisted elderly development, including 10 units designated for the handicapped, is now accepting applications for the waiting list for studio and 1-bedroom apartments. We are including a copy of the flier with project qualifications for your convenience. Interested persons may request an application by writing to:

Dupont St. Senior HDFC c/o NBDC  
148-150 Huron St.  
Brooklyn, NY 11222

Applicants are requested to enclose a self-addressed envelope. Completed applications must be sent by regular mail only (no certified or registered mail) no later than **May 31, 2019**, to the P.O. Box address indicated on the application. Applications received after this deadline will not be processed until all applications received by the deadline are processed.

The advertisement will appear in the media beginning April 1, 2019. Applications will not be accepted until the date of the first advertisement. We will appreciate if you can inform your clients/constituents about this availability and encourage/assist them to write for applications. The populations least likely to apply for our project are African-American, Hispanic or Latino and Native Hawaiian & Pacific Islanders. We will appreciate your effort to mostly reach out to these segments of your community.

Do not mail more than one application per family. If more than one is received, all applications will be dropped to the bottom of the list.

Thank you for your assistance in reaching as many seniors as possible. Please acknowledge receipt of this letter by signing at the bottom and faxing it back to 718-389-9501.

Sincerely,

Margaret Kostecki  
Occupancy Manager

I hereby acknowledge the receipt of this  
notice on \_\_\_\_\_  
Name \_\_\_\_\_

## SENIOR APARTMENTS FOR RENT

**DUPONT STREET SENIOR HDFC** is pleased to announce that it has re-opened its waiting list for a studio/1Br apartments in Greenpoint section of Brooklyn. This building was constructed through HUD 202/Sec.8 Program. The size, rent and target income distribution for 97 apartments (including 10 handicapped units) are as follows:

Apartment Size	Household Size*	Maximum Annual Income**
Studio	1	\$36,550
1Br	1	\$36,550
1Br	2	\$41,750

\* Subject to Occupancy Criteria

\*\* Income guidelines subject to change

Tenant rent of approximately 30% of Gross Monthly Income is based on Sec.8 guidelines. Rent includes gas. Tenant will be responsible for electric charges that are estimated at \$33.00 for a studio and \$38.00 for a 1Br. apartment per month.

**Head of Household must be 62 years of age or older at the time of application.** Any other additional household member must be the Spouse or Co-Head.

Applicants will be required to meet income and family size guidelines and additional selection criteria to qualify. Applications received will take part in a lottery and will be placed on the waiting list. All applicants will be notified in writing of their waiting list status. As vacancies occur and the respective application numbers are reached, applicants will be called for an interview and further processing.

Please mail only one (1) application per family by the deadline listed on the application. Multiple applications for the same family will be automatically dropped to the bottom of the list.

Applications may be requested by mail from: **Dupont St. Senior HDFC c/o North Brooklyn Development Corp. 148-150 Huron St., Brooklyn, NY 11222.** Please include a self-addressed envelope with your request.



No Broker's Fee.

No Application Fee.



**[MARKETING] Allow me to re-introduce myself**

nycofficeofthepublicadvocate.activehosted.com@s6.csa1.acemsc3.com on behalf of Public Advocate Jumaane D. Williams [newsunit@pubadvocate.nyc.gov]

Sent: Wednesday, April 03, 2019 3:50 PM

To: BK01 (CB)



**OFFICE OF THE PUBLIC ADVOCATE  
FOR THE CITY OF NEW YORK  
JUMAANE D. WILLIAMS**

## Let's Get to Work, Together

To my fellow New Yorkers,

Allow me to re-introduce myself. My name is Jumaane D. Williams, and I'm honored to be newly serving as the Public Advocate for the City of New York. In this office, I want to be your advocate-- to lift up your concerns and the issues most important to you, to be the people's voice in government. I want to serve as a watchdog, ensuring that New York City's government works for all New Yorkers. I'm excited to be in the first stages of undertaking this responsibility and taking up this role-- and I want to be your partner in addressing the challenges our city faces.

It is my goal to have this office be accessible, to hear directly from the people of New York City. This is not a one-way communication. While our office is located in lower Manhattan, you can always reach us by contacting [gethelp@pubadvocate.nyc.gov](mailto:gethelp@pubadvocate.nyc.gov) or contacting our constituent services hotline at 212-669-7250. I want to hear your stories, your concerns, and your successes, and to do what I can to provide a helping hand or a megaphone.

I also want you to be able to keep track of what's going on in the Public Advocate's office. I'll be sending out periodic updates about what we're working on and how the community can be involved. Even more directly, you can follow me on social media for up-to-the minute information. Find and reach out to me on [Facebook](#) and [Twitter](#).

We're currently in the process of building and re-shaping our new office-- you can read

more about that below. But in the meantime, I'm getting to work.

In activism and advocacy, in legislation and legal fights, I will stand with and for the people of New York City, taking on the many challenges we face across a wide range of issues. In individual lives and against systemic issues, I look forward to creating transformational change together.

Yours,



Jumaane D. Williams  
Public Advocate for the City of New York

## Interested In Joining Our Team?

Our team is growing, and we need skilled people who are dedicated to serving the city of New York to join us.

As we work to maximize the impact of the Public Advocate's office and hit the ground running, a transition committee is in place to help create the office's organizational structure and aid in hiring processes.

Candidates interested in joining the Public Advocate's office can email their resume for review to the email below:

[jumaanetransitionteam@gmail.com](mailto:jumaanetransitionteam@gmail.com)



You are receiving this email because you have previously subscribed to receive emails from the Public Advocate. [Click here to unsubscribe](#)

**New York City Public Advocate Jumaane D. Williams,  
1 Centre Street, 15th Floor North, New York, NY 10007**

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

[Unsubscribe](#)





**COMMUNITY BOARD NO. 1**  
**435 GRAHAM AVENUE – BROOKLYN, NY 11211**

**PHONE: (718) 389-0009**

**FAX: (718) 389-0098**

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

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

**HON. ERIC L. ADAMS**  
**BROOKLYN BOROUGH PRESIDENT**



**SIMON WEISER**  
**FIRST VICE-CHAIRMAN**

**DEL TEAGUE**  
**SECOND VICE-CHAIRPERSON**

**STEPHEN J. WEIDBERG**  
**THIRD VICE-CHAIRMAN**

**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, 33<sup>rd</sup> CD**

**HON. ANTONIO REYNOSO**  
**COUNCILMEMBER, 34<sup>th</sup> CD**

**CHAIRPERSON'S CORRESPONDENCE**

**March 8, 2019- April 05, 2019**

<b>No.</b>	<b>DATE</b>	<b>RECEIVED FROM</b>	<b>SUMMARY</b>	<b>REFERRED TO</b>
1	3/18/19	Friends of The Brooklyn Queens Connector C/O Yoswein New York 111 Broadway, Suite 1504 New York, NY 10006	Friends of BQX hosts conversation with local small businesses RE: Potential impacts of streetcar; small biz owners from other cities with streetcars share their stories.	Transportation
2	3/19/19	New York City Department of Transportation 55 Water Street New York, NY 10041	RE: Safety improvements at Manhattan Avenue between Metropolitan and Meeker Avenue.	Thomas Burrows, Eric Bruzaitis



**COMMUNITY BOARD NO. 1**  
**435 GRAHAM AVENUE – BROOKLYN, NY 11211**

**PHONE: (718) 389-0009**

**FAX: (718) 389-0098**

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

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

**HON. ERIC L. ADAMS**  
**BROOKLYN BOROUGH PRESIDENT**



3	3/28/19	New York City Department of Transportation 55 Water Street New York, NY 10041	RE: New York State Department of Transportation's Kosciuszko Bridge Phase 2 Project.	
4	4/03/19	Grand Street Business Improvement District 246 Graham Avenue Brooklyn, NY 11206	RE: Letter from Grand Street BID to NYC Department of Transportation.	Transportation



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

HON. ERIC L. ADAMS  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

STEPHEN J. WEIDBERG  
THIRD VICE-CHAIRMAN

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, 33<sup>rd</sup> CD

HON. ANTONIO REYNOSO  
COUNCILMEMBER, 34<sup>th</sup> CD

Revised  
April 9, 2019

**LAND USE, ULURP, AND LANDMARKS [SUBCOMMITTEE]**  
**COMMITTEE REPORT**

TO: Chairperson Dealice Fuller  
and CB#1 Board Members

FROM: Del Teague, Chairperson

RE: Joint Meeting of the Land Use Committee and  
the Housing & Public Housing Committee

The Land Use, ULURP & Landmarks (subcommittee) Committee met on Monday, April 1, 2019, at 6:30PM, at Swinging 60's Senior Citizen Center, 211 Ainslie Street. After deliberating on the Land Use items, the Committee met jointly with the CB #1's Housing & Public Housing Committee to explore concerns about proposed changes for NYC's Loft Law with two bills currently under legislation at Albany.

Attendance: Present: Teague; Rabbi Niederman; Viera; McKeever; Barros; Chesler; Foster; Kaminski; Needelman; Nieves; Sofer; Weidberg; Weiser. Absent: Gross; Peterson; Wilson. Absent – Gross; Peterson; Wilson. A quorum was present.

**-1- Enclosed Sidewalk Café -Renewal- Fortunato Bros. Café& Bakery,** 14 Tables and 46 Seats.

The committee unanimously approved the application.

**-2- BSA Variance Application for 40-48 Commercial Street –**

This is an application to permit the development of a nine-story plus cellar Use Group 2 residential and Use Group 6 commercial building with 27 residential units within a M1-2/R6 zoning district.

Ms. Amanda Iannotti presented. The site consists of 3 lots with an over-all triangular shape. The developer seeks waivers in part based on the odd shape of the site, and in part to help cover the costs of cleaning up the environmental and brown water contamination on the site. The applicant estimates the cost to be \$3M. At this point the presenters stated that the applicant has a vapor barrier in place.

The height of the proposed building is as of right, however, the requested FAR of 4.34 is almost double the allowed floor area. The developer is also seeking a set-back waiver and a reduction of required parking spaces from 10 to 3.

The plan calls for commercial space and parking on the ground floor and 27 residential units on the upper floors. The main roof will have recreational use for tenants' use, and a smaller space on the reduced set-back for use by a commercial tenant. The presenters were not prepared to discuss the scope of the AMI affordability that would be required for the residential units. Nor were they able to give specifics the affordability that the applicant intended to provide. They did assure the committee that the affordable units, whatever the breakdown, would be fully integrated with the market rate units.

Residents and neighbors of the site opposed the application and alleged the applicant has a long history of being negligent in caring for the property and of being non-responsive to the requests of the neighbors to keep the property clean and safe.

**Recommendation:** The committee voted unanimously to recommend denial of the application based on the following concerns.

- 1 – The committee is concerned about contamination on the site. The applicant has not been a part of the superfund site, and the committee felt it was not given enough information regarding the extent to which any pool of contamination affects the site. Further, the committee felt the applicant did not show that it has participated with OER and the Department of Environmental Conservation in such a way that gives sufficient assurance that a bloom has not spread to the site and that cleanup has been adequately provided for.
- 2 – The community will not be advantaged by the addition of market rate housing with the negligible (if any) off-set of a small number of “affordable” units, the affordability of which the presenters were not even prepared to particularize.
- 3- The development was devoid of any significant green space to off-set the increased density sought.
- 4- The committee was concerned about the number and seriousness of the allegations against the applicant of negligence in caring for the site.

## **AGENDA II: (Joint Meeting) – PENDING LOFT LAW BILL**

There was a strong showing by residents representing the overall spectrum of issues with regard to the bills pending in the New York Senate and Assembly. It appears that there has been

a hold-up of passage of the bill because of a failure of the sponsors of the two bills to work out a compromise of their differences.

The members of both committees unanimously recommended that the full board issue the following statement.

The members of Community Board 1 are very concerned about the delay in working out a compromise which will result in a Loft Law bill that answers our concerns about people losing their homes, as well as the need to protect the manufacturing spaces in our industrial business zones and ombudsman areas. Accordingly, the board asks that the NYS Senate and Assembly make finalizing and passing such a bill their top priority.

The board will schedule another public hearing to facilitate discussion between the spokespersons from the various interested community groups and our key elected officials, including Senators Salazar & Kavanagh and Assembly Members Glick, Lentol, & Davila.

In the meanwhile, the Board asks for a moratorium on loft tenant evictions until passage of the new bill. Furthermore, the Board asks that the North Brooklyn Greenpoint/Williamsburg Industrial Business Zones (IBZ) and Ombudsman areas should not accept any loft law applications after the nine-month period following passage of the law.



**Sheldon Lobel &**

**ATTORNEYS AT LAW**

18 East 41st Street, 5th Floor

New York, New York 10017

212-725-2727 FAX 212-725-3910

info@sheldonlobelpc.com

www.sheldonlobelpc.com

April 8, 2019

**VIA EMAIL**

Ms. Dealice Fuller, Chairperson  
Brooklyn Community Board 1  
435 Graham Avenue  
Brooklyn, NY 11211

**Re: BSA Variance Application  
Calendar No. 2019-25-BZ  
Block 2482, Lot 1, 4 and 6  
40-48 Commercial Street  
Brooklyn, New York (the "Premises")**

Dear Chairperson and Members of the Board:

We represent the applicant in connection with a variance application that has been filed at the Board of Standards and Appeals ("BSA"). The application seeks a variance from the BSA pursuant to Zoning Resolution ("ZR") Section 72-21 to permit the development of a nine-story plus cellar mixed-use Use Group 2 residential and Use Group 6 commercial building at the Premises, contrary to ZR Sections 24-154(b), 23-22, 23-662(c)(1), and 25-23 within an M1-2/R6 zoning district.

We presented this application to the Land Use Committee at the meeting held on April 1, 2019. We are submitting this letter in response to comments and concerns raised by the Committee and the public at that meeting. Two primary issues were raised at the meeting: (1) Environmental Cleanup, and (2) the level of affordability regarding the Inclusionary Housing Units.

**(1) Environmental Cleanup:**

The applicant is committed to properly remediating the site and is going through the proper channels to accomplish this. Enclosed please find a letter from Advanced Cleanup Technologies, Inc., dated April 2, 2019. This letter details the history of the site and all work done thus far with regard to site contaminant investigation and remedial action planning. An application was submitted in May 2018 to the New York State Department of Environmental Conservation (NYC DEC) for enrollment in the Voluntary Cleanup Program. All proposed remediation measures are being reviewed by the New York City Office of Environmental Remediation (NYC OER), which works directly with the NYS DEC. In addition, since this application is before the BSA, an Environmental Assessment Statement has also been prepared and is under review at the NYC Department of Environmental Protection (NYC DEP).

(2) Inclusionary Housing Units:

Out of 27 units, the applicant proposes seven (7) Inclusionary Housing Units at the following affordability levels:

- Three (3) units at up to 40% AMI;
- Three (3) units at up to 60% AMI; and
- One (1) unit at up to 130% AMI.

Based on the 2018 New York City Area Affordable Monthly Rents, at the above affordability levels, the proposed Inclusionary Housing Units would be available at the following rents:

- 40% AMI
  - One-bedroom = \$667/month
  - Two-bedroom = \$810/month
- 60% AMI
  - One-bedroom = \$1,085/month
  - Two-bedroom = \$1,280/month
- 130% AMI
  - One-bedroom = \$2,487/month
  - Two-bedroom = \$2,993/month

We hope this letter clarifies some of the concerns raised at the Land Use Committee meeting and we look forward to attending the next Full Board meeting to answer any further questions.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'RLM', is written over the printed name.

Richard Lobel

RL:ai  
Encl.



# Advanced Cleanup Technologies, Inc.

**ENVIRONMENTAL CONSULTANTS**

April 2, 2019

Rimani Realty LLC  
44-14 54<sup>th</sup> Drive  
Maspeth, NY 11378

**Re: Summary of Remedial Activities  
40-48 Commercial Street, Brooklyn, NY  
NYSDEC VCP Site No. 18CVCP072K**

To Whom It May Concern:

The following summary has been prepared from information provided in the following documents prepared by Advanced Cleanup Technologies, Inc. (ACT):

- Phase I Environmental Site Assessment (Phase I ESA) dated January 15, 2018;
- Remedial Investigation Report (RIR) dated October 2018 ;
- Remedial Action Work Plan (RAWP) dated September 2018.

## **Site Location and Background**

- The Site is located in the Greenpoint section in Brooklyn and is identified as Block 2482 and Lot numbers 1, 4, and 6 on the New York City Tax Map.
- The Site is an asphalt-paved storage yard that is 6,836-square feet in area.
- A NYC Voluntary Cleanup Program (VCP) Application was submitted for the Site on May 14, 2018 and assigned VCP No. 18CVCP072K. The status of enrollment is pending until dewatering plans become available for NYSDEC review.





## **Summary of Redevelopment Plan**

- The current zoning designation is M1-2/R6.
- The proposed development consists of a fully built-out cellar that will have a footprint of 5,273 square feet. The cellar will be set to a depth of approximately 10 feet below ground surface (bgs) with an additional 5 feet for the elevator pit.
- The ground floor will contain a residential lobby and 2,740 square feet of commercial space. Floors two through eight will contain 24 residential units with a total of 18,000 square feet of residential living space.
- An estimated 1,700 tons of soil are proposed to be excavated from the property.
- Groundwater is located approximately 8 to 10 feet bgs and is likely to be encountered during construction.

## **Surrounding Property Usage**

- The Site is bounded by Commercial Street to the north, Clay Street to the south, a one-story industrial warehouse to the east, and the intersection of Commercial Street and Clay Street followed by Greenpoint Playground and asphalt parking lots to the west.
- The property is down-gradient from State Superfund property (NuHart Plastics, DEC #HW224136) with known groundwater and soil vapor issues.
- Former operations at NuHart has impacted onsite and off-site soil and groundwater quality, with phthalates and lubricating oils released from piping/trenching systems.
- A Phthalate plume is extended offsite towards southwest. A chlorinated VOC plume also appears to be emanating from the NuHart Site, impacting the Site.

## **Historical Site Uses**

- As of 1887, the Site consisted of four, three-story residential buildings and a commercial building.
- By 1929, a one-story gasoline filling station was located at the property.
- By 1942, the commercial building had been replaced with a one-story commercial building and four gasoline tanks had been identified.



- By 1965, the commercial building had been identified as a filling station and the residential buildings had been identified as junk storage.
- By 1978, the filling station had been identified as commercial, the junk storage buildings had been demolished, and the property had been identified as junk storage.
- By 1983, the property had been identified as vacant and remained so until 1991 when it was demolished.
- The property remained substantially unchanged through 2007.

#### **Areas of Concern identified for this Site**

- Suspect underground storage tanks in the western portion of the Site;
- Oil stained asphalt pavement throughout the Site;
- Soil, soil vapor and groundwater quality beneath the Site.
- Upgradient State Superfund property with known groundwater and soil vapor issues (NuHart Plastics, DEC #HW224136).

#### **Work Performed under the Remedial Investigation**

- Conducted a Site inspection to identify AOCs and physical obstructions;
- Performed a geophysical investigation across the entire Site;
- Installed six (6) soil borings across the entire project Site, and collected twelve (12) soil samples for chemical analysis from the soil borings to evaluate soil quality;
- Installed three (3) groundwater monitoring wells throughout the Site to establish groundwater flow and collected three (3) groundwater samples for chemical analysis to evaluate groundwater quality;
- Installed three (3) soil vapor probes around Site perimeter and collected three (3) samples for chemical analysis.



### **Findings from Remedial Investigation**

- Elevation of the property is approximately 12 feet above mean sea level.
- Depth to groundwater ranges from 8 to 10 feet at the Site.
- Groundwater flow is generally from east to west beneath the Site.
- Bedrock was not encountered during the investigation.
- Soil beneath the site consists of urban fill material containing silty sand and construction debris.
- Soil/fill samples collected during the RI were found to contain exceedances of VOCs, SVOCs and Metals above the New York State Department of Environmental Conservation (NYSDEC) 6NYCRR Part 375 Section 6.8 Unrestricted Use and Restricted Residential Use Soil Cleanup Objectives.
- Soil chemistry is similar to sites with historic urban fill material in New York City.
- Groundwater samples collected during the RI contained chlorinated VOCs exceeding their respective New York State 6NYCRR Part 703.5 Class GA Groundwater Quality Standards, including cis-1,2-dichloroethene; trichloroethene; tetrachloroethene; vinyl chloride; 1,1- dichloroethene; trans-1,2-dichloroethene and non-chlorinated VOCs including acetone, toluene; isopropylbenzene, total xylenes and p- isopropyltoluene.
- Soil vapor samples collected during the RI contained concentrations of TCE above Matrix A or Air Guidelines contained in NYSDOH's Final Guidance on Soil Vapor Intrusion (May 2017) and require monitoring/mitigation.

### **Summary of the Remedial Action Approved for this Property**

- Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
- Establishment of Track 4 Site-specific Soil Cleanup Objectives.



- Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
- Completion of a Waste Characterization Study prior to excavation activities. Waste characterization soil samples will be collected at a frequency dictated by disposal facility(s).
- Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. An estimated 1,700 tons of soil are proposed to be excavated from the property. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
- Management of excavated materials including temporarily stockpiling and segregating in accordance with defined material types and to prevent co-mingling of contaminated material and non-contaminated materials.
- Removal of all UST's that are encountered during soil/fill removal actions. Registration of tanks and reporting of any petroleum spills associated with UST's and appropriate closure of these petroleum spills in compliance with applicable local, State and Federal laws and regulations.
- Transportation and off-Site disposal of all soil/fill material at licensed or permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media on-Site.
- Collection and analysis of 7 end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
- Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
- Construction and maintenance of an engineered composite cover consisting of a 6- inch thick concrete building slab with a 6-inch clean granular sub-base beneath all building areas to prevent human exposure to residual soil/fill remaining under the Site and two feet of clean soil in all open space and landscaped areas.
- Installation of a vapor barrier/waterproofing system beneath the building slab and outside of sub-grade foundation sidewalls consisting of a 20-mil Vaporblock Plus vapor barrier manufactured by Raven Industries or equivalent below the slab throughout the full building area and a 1.2 mm nominal thickness Preprufe membrane blindside waterproofing manufactured by Grace Construction Products or equivalent outside all sub-grade foundation sidewalls. All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration. The vapor



barrier/waterproofing system is an Engineering Control for the remedial action. The remedial engineer will certify in the RAR that the vapor barrier/waterproofing system was designed and properly installed to mitigate soil vapor migration into the building.

- Performance of all activities required for the remedial action, including acquisition of required permits and attainment of pretreatment requirements, in compliance with applicable laws and regulations.
- Groundwater is 10 feet below grade and is expected to be encountered during construction. Dewatering will be conducted in compliance with city, state, and federal laws and regulations. Extracted groundwater will either be containerized for off-site licensed or permitted disposal or will be treated under a permit from New York City Department of Environmental Protection (NYCDEP) to meet pretreatment requirements prior to discharge to the sewer system.
- Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Plan (RAR) for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP, and describes all Engineering and Institutional Controls to be implemented at the Site.
- The property will continue to be registered with an E-Designation at the NYC Buildings Department. Establishment of Engineering Controls and Institutional Controls in this RAWP and a requirement that management of these controls must be in compliance with an approved SMP. Institutional Controls will include prohibition of the following: (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and (4) higher level of land usage without OER-approval.

### **Stipulation Letter**

- ACT completed a Stipulation Letter as an addendum to the RAWP in September 2018, which was further revised in December 2018. The Stipulation Letter is complete and has been approved by the NYCOER pending certification of the RIR and RAWP.



Very truly yours,

Paul P. Stewart, MS, QEP  
President

Jessica Lam  
Senior Project Manager

April 9, 2019

TRANSPORTATION COMMITTEE  
REPORT

TO: Chairperson Dealice Fuller

and CB #1 Board Members

FROM: Mr. Eric Bruzaitis, Committee Chair

RE: Committee Report from Monday, Monday, March 18th, 2019 Meeting

The Transportation Committee met Monday, March 18th, 2019 (CALLED TO ORDER: 6:40 PM; ADJOURNED: 8:32 PM) in the CB #1 DISTRICT OFFICE 435 GRAHAM AVENUE BROOKLYN, NY 11211 (CORNER OF FROST STREET).

A quorum was not met.

ATTENDANCE:

Present: Bruzaitis; Elkins; Odomirok; Gangone; Nieves; Schlesinger.

Absent: Weiser; Argento; Gallagher; Green; Kuonen; Stuart; Solano.

A quorum was not met.

TIME: 6:30 PM  
WHERE: Community Board 1 Office  
435 Graham Ave  
Brooklyn, NY 11211  
(Corner of Frost Street)

---

AGENDA:

1. **GRAND STREET REDESIGN:** Ongoing discussion on changes to Grand Street.

Discussion focused on previous and Tuesday, March 19<sup>th</sup>, open houses hosted by MTA & NYC DOT:

Ms. Nieves noted that without any updates from NYC DOT those who live, work and use Grand Street are still left in “limbo”. She encouraged all committee members and public attendees to provide their comments to NYC DOT at the last open house .

Mr. Bruzaitis also encouraged that the committee and public attend and let NYC DOT understand all their concerns with both the current conditions on Grand Street, as well as demand a full and transparent public hearing on the changes DOT is considering for the permanent treatments for this main artery for Williamsburg Bridge access.

Public:

Erin Piscopink, Executive Director Grand Street BID

Noted that MTA had confirmed with her that the SBS bus system is definitely out of the new mitigation plan. She also noted that she has spoken to many of her member businesses and that they were planning to attend the open house with their concerns.

Called again for a full transparent public hearing on the proposed changes to Grand Street, and was expecting to have a follow up meeting with DOT to discussion business concerns, not limited to loading zones and parking.

Mr. Austin Horse, Mr. Mike Paciello & Mr. Jacob Spetzler:

All made similar comments about the existing conditions on Grand Street make it hazardous to ride bikes along the corridor. The Con Ed project at Grand St., between Manhattan & Graham Aves is still unresolved and the delay is causing additional hazards the cyclists. They were adamant that the conditions must make it safer for cyclists and pedestrians. There where concerns about placement of bus stops if SBS is out and when the repainting will be done to make traffic patterns clear and safe for all using Grand St.

Assist District Manager Bueno-Wallin noted that there are new guidelines from the state that govern the process for excavation and fill for street projects. There is now an enhanced inspection process that must be completed after every opening and closing of a hole in the street. This is likely adding to the delay to complete the project.

Anne Marie Wolf, King Kog (Public/Business):

Commented that it was important to have a cross-town bus to access the bridge and was disappointed to hear the SBS service would be discontinued. General comment that the work that was planned for Grand Street could have been “great”, however the conditions that currently exist are bad for all and are actually “scary & terrifying”.

**The committee did not have a quorum, but feel a letter to NYC DOT is in order to insist that they produce a plan for review by the end of April and host a public meeting in early May to take formal comments SPECIFICALLY on the Grand Street redesign.**



**2. DISCUSSION: (Continued from last meeting) Opening of Clymer Street Entrance to Brooklyn Navy Yard**

Committee Member Mr. Michael Gary Schlesinger lead the discussion regarding traffic access through the Brooklyn Navy Yard. He ran down the history of the Navy Yard, and its rehabilitation and re-purposing as a business park.

Opening the Clymer entrance will likely take some of the traffic congestion burden off of Kent Avenue & Flushing Avenue:

- Bike lanes if not full motor vehicle access could be a benefit
- MTA already routes buses thru the Navy Yard.
- The Flushing entrance already has removed their gate and a new supermarket has gone in.

Ms. Nieves noted that NYC DOT will need to do a full study of proposed routes before this can move forward. The management of the Navy Yard will also need to be involved in assisting DOT to find the best route if at all feasible. She was also concerned that there may be a bottle neck for traffic arriving at Flushing Avenue...which may defeat the purpose of the 'cut-through'.

Mr. Glomani Bravo-Lopez from Councilman Stephen Levin's office had hoped to attend, but could not. He is willing to attend future meetings and has let the Councilman know that the committee has taken up the issue. The Councilman will need to be more formally involved at a later time as appropriate since a controversial change like this will need his input as it lies within his district.

The committee will take up this discussion next month.

**3. TBA: FOLLOW UP REVIEW OF NORTH BROOKLYN TRAFFIC STUDY CHANGES/BIKE CORRALS (Referred to April 4<sup>th</sup> Public Hearing: Separate Report)**

**4. NEW BUSINESS**

1. Ms. Mary Odomirok renewed her concerns about Bedford Avenue's particulate dust conditions in the morning rush following the nightly closures on the L Train. Workers, NYPD & MTA staff have all been witnessed wearing dust masks at the location. Ms. Odomirok noted trouble breathing and burning eyes from the dust conditions.

Mr. Andrew Inglesby at the full board meeting of March 12, noted that conditions have been assessed to be within safe air quality standards. There was significant push-back from both Ms. Odomirok and Mr. T. Willis Elkins at that meeting, and the committee agreed that there should be a more immediate monitoring of the air quality for the duration of the demolition work. There was also mention that if conditions persist that OSHA may need to be involved.

Ms. Odomirok noted that Representative Carolyn Maloney has sent a letter about the issue.

There are also cracks in the wall that need monitoring, and there is concern that MTA has not been forthcoming with an appropriate Emergency Plan.

**The committee recommends a letter to Mr. Inglesby to incorporate a real time air monitoring system that can alert the public BEFORE they enter the station. Either using the LinkNYC kiosks or the electronic boards currently installed. There is also a request for data reporting to the Community Board for the duration of the work.**

1. There was a discussion about wait times for the train at Bedford Avenue and the congestion on the platform. It was noted that if the shuttle/walk time to the G or JMZ Lines is less than the wait for the train, this notification should be made to riders before they enter the station. This could also be made available on LinkNYC kiosks or some other notification method.
2. Mr. Mike Paciello (public) noted that the USPS has gone back to parking their vehicles in the bike lane under the on-ramp to the Williamsburg Bridge. This is most common on weeknights from his experience. In the past, NYC DOT had discussed planters and other tools to discourage parking.

The committee will take this item up at a future meeting to be determined.

3. Mr. Austin Horse (public) asked for a 2-way protected bike lane on the South Side of Broadway. The committee noted that it was unlikely do to the many challenges, and the changes currently being implemented on Broadway as part of the North Brooklyn Transportation Study. There is also some confusion about DOT's willingness to install 2-way bike lanes anywhere because of space and safety issues.
4. Mr. Elkins noted the lack of enforcement on commercial vehicles parking on Greenpoint Avenue, often blocking the bike lane, which makes a dangerous street for cyclists even more hazardous. Ms. Nieves added that there is a persistent issue of abandoned vehicles at Kingsland, Monitor & North Henry Streets off Greenpoint Avenue. A chronic location is at 326 Greenpoint Avenue. 5 Star Carting, which has been the source of many complaints for their abuses of the commercial parking limits around their facility, is not responsive to complaints. On this issue, the committee will take up their behavior with NYPD & Business Integrity Commission at a future meeting.

**The committee asks for a letter to NYPD to increase enforcement in this area.**

5. There was recently an incident on the stairs of the Pulaski Bridge near Box Street. The story appeared in Greenpointers.com (Article attached).

There is a need for better lighting in this area.

## 5. **OLD BUSINESS**

Mr. T. Willis Elkins renewed his concerns regarding the ineffective and dangerous bike lane on West Street as well as the awkward and potentially dangerous bike connections along the Franklin/Quay/West Street bike network.

The committee requests that the draft letter (attached) be sent as a letter to NYC DOT & NYPD 94TH Pct. to address these concerns.

The committee adjourned at 8:32 PM.

**-The next Transportation Committee will meet Tuesday, May 21<sup>st</sup> at 211 Ainslie St at 6:30 PM-**

## **-DRAFT LETTER TO NYCDOT & NYPD 94TH PCT-**

The Brooklyn Community Board 1 Transportation Committee requests that New York City Department of Transportation Bikes & Greenways Project team, as well as the appropriate NYPD 94<sup>th</sup> Precinct Neighborhood Coordinating Officers, attend the June 17<sup>th</sup> committee meeting to discuss the following issues:

### Greenway on West Street:

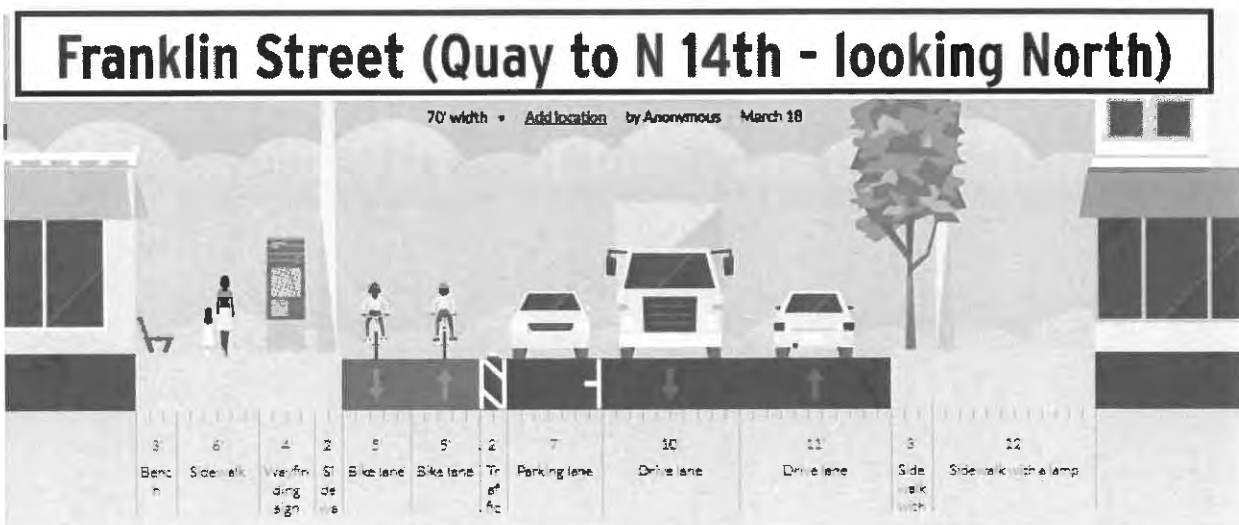
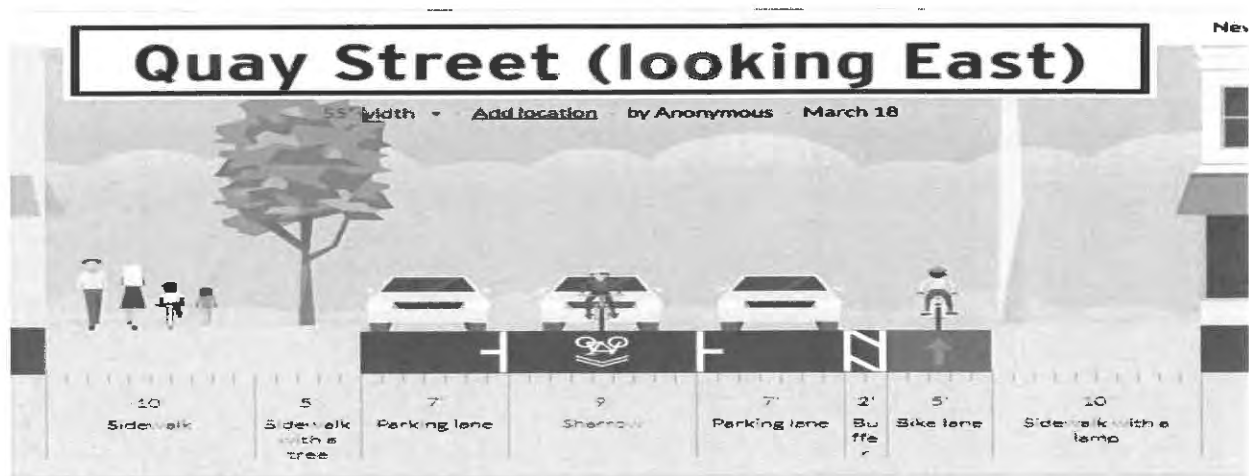
- Illegal parking/standing within the West Street Greenway bike lane is a chronic problem.
- There is significant loading/unloading for the various businesses and offices located in and near 67 West Street.
- The committee is concerned that there is a significant lack of enforcement and wish to review how many warnings or summons are being issued at this location over the last year or more.
- With the full completion of the West Street bike lanes, existing residents of West Street will be joined by the hundreds of new residents as new units are expected to come on line over the next few years. They will be joined by workers biking to other locations similar to 67 West Street.
- The committee believes that designated loading zones, better protection of the bike lane and enforcement need to be evaluated to avoid growing conflicts on the Greenway.

### Connecting West Street to Kent Ave:

With growing use of the Greenway for bicycle commuters and recreational riders the committee would like to examine a safer and more efficient connection between Kent Ave & West Street.

- Currently, the route is broken up for riders traveling either direction.
- Traveling southbound, cyclists must turn left off of West Street, down Oak Street and onto Franklin where there is no bike lane. This pattern forces cyclists to share a lane that also serves as a truck route and bus route.
- The intersection of Franklin Street & Calyer Street makes the current transition particularly dangerous: In 2017, a local employee, Neatly Ramirez, lost his life riding home on his bicycle as a garbage truck ran him over on Franklin Street.
- A safe route down the entirety of West street could help prevent similar future tragedies. The committee believes there is adequate room to accommodate such redesign on West Street and Quay Street:

Heading northbound bicyclists are currently forced to cross traffic on Kent Avenue, travel three blocks and cross traffic to make a left turn onto Quay. Crossing traffic twice within a three block stretch is unsafe and inefficient. The committee would like to alternative configurations such as the the diagrams below.



The committee looks forward to discussing these important safety issues with you.

Thank you.

# **From Greenpointers.com: Woman Randomly Assaulted at Pulaski Bridge by Man With Wooden Cane in Greenpoint**

Posted by Aaron Simon | March 22, 2019

## Tweet

The Pulaski Bridge staircase at McGuinness Boulevard in Greenpoint (Google Maps)

A Greenpoint woman was allegedly attacked by a stranger resulting in her receiving 16 staples to her head after she walked down the Pulaski Bridge staircase onto McGuinness Boulevard at Box Street just over two weeks ago.

The Greenpoint-based artist who wishes to remain anonymous says that she exited the staircase after returning from Long Island City at approximately 9:50 p.m. on Tuesday, March 5th, when the suspect appeared to walk past her and up the stairs to the Pulaski Bridge.

The attack allegedly occurred across the street from the Box House Hotel (Google Maps)

The suspect, described as a middle-aged man approximately 5' 10" tall and wearing a dark baggy hooded sweatshirt, struck the woman on her head from behind with a wooden walking cane multiple times across the street from the Box House Hotel (77 Box St.).

"I had headphones in and it was cold that night so I had my winter hood up, and I was listening to music walking home, and out of nowhere I got hit from behind on my head with the cane," she said.

"I remember falling to the ground and I looked behind and saw him, and the second time I blacked out," she said.

The woman awoke in a bloody haze minutes later and ran home where she and her roommates dialed 911, and an ambulance transported her to the hospital where she received 16 staples to stop the bleeding from her head, the victim said.

"I've been living here for five years and I've never felt unsafe and I've walked down those stairs at the Pulaski Bridge so many times," she said.

The NYPD's 94th Precinct is currently investigating the attack and reviewing surveillance footage for leads in identifying the suspect.





**COMMUNITY BOARD NO. 1**  
435 GRAHAM AVENUE – BROOKLYN, NY 11211

PHONE: (718) 389-0009

FAX: (718) 389-0098

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

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

HON. ERIC L. ADAMS  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

STEPHEN J. WEIDBERG  
THIRD VICE-CHAIRMAN

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, 33<sup>rd</sup> CD

HON. ANTONIO REYNOSO  
COUNCILMEMBER, 34<sup>th</sup> CD

March 12, 2019  
Resubmitted on April 11, 2019

**PARKS & WATERFRONT COMMITTEE**  
**REPORT**

TO: Chairperson Dealice Fuller  
And CB #1 Board Members  
FROM: Philip Caponegro, Committee Chair  
RE: Committee Report

The Parks & Waterfront Committee met on Wednesday, March 6, 2019 at 6:30 PM, at the CB #1's District Office, 435 Graham Avenue, Brooklyn, NY 11211. **ATTENDANCE:** Present – Caponegro [Chair]; Chesler; Cianciotta; Elkins; Peterson. Absent McKeever; Cohen; Odomirok; Stuart; Torres. (A quorum was not achieved). Also in attendance were the presenters and members from the community.

The committee members present received three presentations. Only one required a vote:

- **McCarren Park Field 3 (Gilroy Field)** – The work included: Replacement of All Lights, Installation of Bleacher Seating, Grassfield.

There was not a quorum at the meeting, but a recommendation to approve (5-0-0) was made by the committee members in attendance. A presentation by the Parks Department is scheduled for the March 12<sup>th</sup> public hearing.

The committee's chair is to present the recommendation to the full board at the March 12, 2019 regular board for consideration.

**East River Park – Park House Project:** An update was made by Ms. Leslie Wright, NYC Regional Park Director, NYS Parks, Recreation & Historic Preservation. No vote required.

**Waterfront Alliance – WEDG:** A presentation was received at the board meeting and at the committee's meeting. No vote was taken. The committee is reviewing the resolution to include specific recommendations regarding CB#1's waterfront.

(PC/mbw)



# COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

PHONE: (718) 389-0009

FAX: (718) 389-0098

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

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

HON. ERIC L. ADAMS  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

STEPHEN J. WEIDBERG  
THIRD VICE-CHAIRMAN

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, 33<sup>rd</sup> CD

HON. ANTONIO REYNOSO  
COUNCILMEMBER, 34<sup>th</sup> CD

April 9, 2019

## PUBLIC SAFETY & HUMAN SERVICES COMMITTEE REPORT

**TO:** Chairperson Dealice Fuller  
and CB #1 Board Members

**FROM:** Thomas J. Burrows, Committee Chair

**RE:** Committee Meeting Held on March 27, 2019

---

A meeting of Brooklyn Community Board #1 Public Safety & Human Services Committee was held at the offices of the Community Board, 435 Graham Avenue, on Wednesday, March 27, 2019, at 6:30pm.

---

**ATTENDANCE:** Present – Burrows; Bamonte; Barros; Foster; Iglesias; Leanza; Rachlin. Absent - Cabrera; Chirichella; Gangone; Indig; Kaminski; Katz; Landau; Low; Porcello (non-board member); Viera. A quorum was not present.

---

A good group of Board members and public were present and the meeting resulted in good information sharing and networking. The meeting included DHS; the project at the Greenpoint Hospital site; and Community Affairs from both the 90 & 94 Precinct.

### 1. DHS:

Yuri Sanchez from DSS and the new Brooklyn Director of the Office of Intergovernmental & Legislative Affairs attended the meeting to meet our members and learn the concerns of Community Board #1.

Ms. Sanchez replaced Perri Litton with whom we worked on concerns around homelessness within Community Board #1. Ms. Sanchez is responsible for liaison with the 18 Community Boards in Brooklyn so has many meetings to attend. The committee discussed with her the needs in coordinating services and outreach to homeless

individuals in the community and staying informed regarding the various DHS facilities in CB#1.

Ms. Sanchez was asked to provide a list of all DHS operated and contract housing for homeless in CB#1. We also asked if she could provide the contact information and membership of the CAB's for each facility.

In the past the Committee had asked the prior liaison to set up a meeting including the Street Homeless Solutions Division, Street Smarts, Breaking Ground and the Site Commander for DHS police at BRC & 66 Clay (Street).

Committee members shared with Ms. Sanchez and the other visitors Community based programs available such as North Brooklyn Angels and Home Base. The group brought up some of the "hot spots" including under the BQE and Lindsay Park.

Many of the complaints are brought up at Build the Block meetings of the NCO's, other residents and businesses make 311 calls hoping that Breaking Ground will respond and the calls go unanswered. Members expressed concern about "travelers" who sit on the sidewalks in commercial areas and subways stations.

## **2. NYPD PSA3:**

At the prior meeting of the Committee DI Dooley of the PSA3 had explained to the Committee the coordinated work in the NYCHA facilities with Breaking Ground, DHS, etc. in reaching out to the homeless who were sleeping in the lobbies. It was hoped that the new Commander of PSA 3 would be able to attend our meeting, meet the Committee and outline her plans. PSA3 was not available due to preparation for COMSAT. It is hoped that the commander will be available for our next meeting.

## **3. PROJECT RENEWAL UPDATE:**

The Committee had been contacted by Mr. Richard S. David, AVP, Nonprofits, from Kasirer from, the public relations representative for Project Renewal which will be responsible for the project at the Barbara Kleinman Shelter at the Greenpoint Hospital site. A presentation was made to the Full Board regarding the overall development at Greenpoint Hospital and Project Renewal is only one piece to the project. Stephanie Cowles, Senior Director at Project Renewal, formerly Manhattan Bowery Corporation, and Charles Mulham, Director of Security, presented on the aspects of the plan that they were able to report.

Ms. Cowles reported that the present shelter houses 200 men who are working. The future shelter will still house 200 men, have working and have with mental illness. Project Renewal is a large, full service social service agency providing health, home and jobs. They operate seven shelters city-wide. Within Community Board # 1 they operate the Varet Street shelter.

Regarding job development the Committee suggested that Project Renewal reach out to the North Brooklyn Chamber of Commerce.

The Committee was very interested in the time frame for the Project. The representatives reported that the overall project was St. Nick's in cooperation with Hudson Companies. Frank Lang had presented to the Full Board regarding the project and since Project Renewal isn't sure it was suggested that the Board contact St. Nick's. Regarding hiring concerns Ms. Cowles reported that 1/3 of their employees are formerly homeless and they make efforts to always hire locally.

#### **4. NYPD UPDATE:**

Both PO David Molina, 94 Precinct and PO Kenneth Melendez attended and joined the lively discussion among the DHS representative, the representatives of Project Renewal and Committee members and good networking and information sharing was accomplished.

Members were encouraged to attend the Precinct Council meetings of both the 94 and 90 Precincts. The 94 meeting is the first Wednesday of the month, at 7:00pm, at St. John's Church on Milton Street. The 90 meeting is the second Wednesday of the month at 7:00 pm at 30 Montrose Avenue.

Community members are encouraged to go to the "Build-A-Block" page of the NYPD and learn their NCO District and attend "Build-A-Block" meeting to meet their NCO's and share local concerns.

---

***The next meeting of the Community Board #1, Public Safety & Human Services Committee is: Wednesday, May 29, 2019, in the CB #1's District Office, 435 Graham Avenue.***

---



## COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

PHONE: (718) 389-0009

FAX: (718) 389-0098

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

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

HON. ERIC L. ADAMS  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

STEPHEN J. WEIDBERG  
THIRD VICE-CHAIRMAN

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, 33<sup>rd</sup> CD

HON. ANTONIO REYNOSO  
COUNCILMEMBER, 34<sup>th</sup> CD

April 9, 2019

### COMMITTEE REPORT

TO: Chairperson Dealice Fuller  
and CB #1 Board members

FROM: Tom J. Burrows, Committee Chair  
Bogdan Bachorowski, Committee Co-Chair

RE: SLA Review & DCA Committee Meeting  
March 26, 2019

The SLA Review and DCA Committee met at 6:30 PM, on March 26, 2019 at the CB #1's District Office, 435 Graham Avenue, Brooklyn, NY 11211.

ATTENDANCE: Present - Burrows; Bachorowski; Barros; Bruzaitis; Cohen; Dybanowski; Sofer; Torres.

Absent - Barricelli; Foster; Solano; Stuart. A quorum was present.

It is noted that all applicants are requested to sign stipulations.

### AGENDA

#### I. UNENCLOSED SIDEWALK CAFES:

- 1) UNENCLOSED SIDEWALK CAFÉ, DAVIS AND DEVORE GROUP LLC, DBA TEDDY'S BAR & GRILL, 96 BERRY STREET, BROOKLYN, NY 11249-2841 (#2021840-DCA) 13 Tables; 28 Chairs. (Renewal)

*The Committee recommends approval.*

- 2) UNENCLOSED SIDEWALK CAFÉ, ARGENTINO INC., DBA CAFÉ ARGENTINO, 499 GRAND STREET, BROOKLYN, NY 11211-4999 (#1347394-DCA) 7 Tables, 18 Chairs. (Renewal)

*The Committee recommends approval.*

- 3) **UNENCLOSED SIDEWALK CAFÉ, BIBLIO, 149 N 6<sup>TH</sup> ST, BROOKLYN, NY 11249-3201** (#2037214-DCA) 2 Tables, 8 Chairs. (Renewal)  
*The Committee recommends approval.*
- 4) **UNENCLOSED SIDEWALK CAFÉ, 3 RICHARDSON MEXICO LLC DBA CASA PUBLICA, 594 UNION AVENUE, BROOKLYN, NY 11211-1212** (#1409-2019-ASWC) 20 Tables, 45 Chairs. (New)  
*The Committee recommends approval. (Mr. Josh Cohen recused himself at the vote.)*
- 5) **UNENCLOSED SIDEWALK CAFÉ, 63 GUERNSEY LLC, DBA SPRITZENHAUS, 63 GUERNSEY STREET, BROOKLYN, NY 11222** (#13747800) 34 Tables, 64 Chairs. (Renewal)  
*The Committee recommends approval.*

## **II. LIQUOR LICENSES**

### **NEW**

- 1) 80 Wythe LLC, dba Wythe and Reynard, 80 Wythe Avenue, (Corporation Change, liquor, wine/beer, cider, hotel)  
*The Committee recommends approval.*
- 2) 120 Seconds LLC. dba TBD, 155 Greenpoint Avenue, (New, liquor, wine/beer, cider, tavern)  
*The Committee recommends approval.*
- 3) 227 Grand Corp. dba Beats Karaoke & Belly Korean Bacon Shop, 227 Grand Street, (Method of operation change, wine/beer, cider, karaoke café/restaurant) – **POSTPONED.** (Changed Hours)
- 4) 260 Meserole Rest Corp. dba 3 Dollar Bill, 260 Meserole Street, (Method of operation change, liquor, wine/beer, cider, tavern)  
*The Committee recommends approval.*
- 5) Biba of Williamsburg LLC, dba Biba, 110 Kent Avenue, (New, liquor, wine/beer, cider, bar, tavern) – **POSTPONED.** (They are to present at the CB #1's April 9, 2019 meeting)
- 6) Bushwick Ice House LLC., 35 Ingraham Street, (New, liquor, wine/beer, cider, tavern)  
*The Committee recommends approval. (Outside seating removed)*



7) Chez Sam LLC, dba Benelux, 25 Bogart, (Alteration, liquor, wine/beer, cider, rest)

***The Committee recommends approval.***

8) Concord Hill Inc., dba Concord Hill, 374 Graham Avenue, (Corporate Change, liquor, wine/beer, cider, rest)

***The Committee recommends approval.***

9) Entity to be formed 29 Norman Avenue, dba TBD, 29 Norman Avenue, (New, liquor, wine/beer, cider, rest with customer bar)

***The Committee recommends approval.***

10) Fernie Creations, dba Sweet Chili, 1045 Flushing Avenue, (New, liquor, wine/beer, cider, rest)

***The Committee recommends approval.***

11) Hungry Ghost Metropolitan Corp., dba Hungry Ghost Coffee, 721 Metropolitan Avenue, (New, wine/beer, cider, bar/tavern)

***Applicant did not appear. The Committee recommends denial***

12) Juicerie IV LLC., dba The Butcher's Daughter, 271 Metropolitan Avenue, (Alteration, liquor, wine /beer, cider rest)

***The Committee recommends approval.***

13) Naravut LLC, dba Chongkho Restaurant, 562 Grand Street, Suite 1, (New, liquor, wine/beer, cider, rest)

***The Applicant did not appear. The Committee recommends denial.***

14) OMH Brooklyn LLC, 303 Bedford Avenue, (New, liquor, wine/beer, cider, bar/tavern)

***Applicant was not reviewed. There is no outside space. Applicant needs to reappear.***

15) RB & An Corporation, dba Fula Lounge, 291 Hooper Street, 291 Hooper Street, (Corporation Change, liquor, wine/beer, cider, bar, tavern) – **POSTPONED.**

16) Topsy Scoop Brooklyn LLC, 270 Metropolitan Avenue, (New, wine/beer, cider, bar, tavern)

***The Committee recommends approval.***

## **RENEWALS**

1) 3 Richardson Mexico LLC, dba Casa Publica , 592 -594 Union avenue, (Renewal, wine/beer, cider, rest)

- 2) 12 Chairs BYN LLC, dba 12 Chairs Café, 342 Wythe Avenue, (Renewal, liquor, wine/beer, cider, rest)
- 3) 17 Ingraham Restaurant Co, LLC, dba El Cortez, 17 Ingraham Street, (Renewal, liquor, wine/beer, cider, rest)
- 4) Abba Bar and Grill Corp., 492 Grand Street, (Renewal, liquor, wine/beer, cider, bar/tavern)
- 5) Berry Street Associate LLC, dba Diviera Drive, 131 Berry Street, (Renewal, liquor, wine/beer, cider, rest)
- 6) Biba of New York Inc., dba Biba Concession, 110 Kent Avenue, Backyard Concession w/East River State Park, (Renewal, liquor, wine/beer, cider, rest)
- 7) Biblio, dba Biblio, 149 North 6<sup>th</sup> Street, (Renewal, liquor, wine/beer, cider)
- 8) Brooklyn Barge Restaurant Group LLC, dba Brooklyn Barge Bar, 7591 [75-91] West Street, (Renewal, liquor, wine/beer, cider, rest)
- 9) Brooklyn Flea LLC, 90 Kent Avenue- #1210 East River State Park, (Renewal, liquor wine/beer, cider)
- 10) Cyclops Forever LLC, dba Achilles Heel, 180 West Street, 180 West Street, (Renewal, liquor, wine/beer, cider, bar)
- 11) Ferris Mittles Inc. dba Troost, 1011 Manhattan Avenue, (Renewal, liquor, wine/beer, cider, bar/tavern)
- 12) Frasca Vino Inc., dba Adelinas, 159 Greenpoint Avenue, (Renewal, wine/beer, cider, rest)
- 13) Floc LTd , dba Bahia Restaurant & Cafe, 690 Grand Street, (Renewal, wine/beer, cider)
- 14) Grand Street Food and Wine LLC., dba The Four Horsemen, 295 Grand Street, (Renewal, liquor, wine/beer, cider, rest, cafe/cocktail bar)
- 15) JR & Son at Lorimer Street Inc., dba Jr & Son, 575 Lorimer Street, (Renewal, liquor, wine/beer, cider, bar, grill)
- 16) Karunvir Inc., 750 Manhattan Avenue, (Renewal, liquor wine/beer, cider, rest)
- 17) MyMoon Corp., dba MyMoon Corp., 184 96 N. 10<sup>th</sup> Street, (Renewal, liquor/wine beer/cider, rest)
- 18) OHNO Inc., dba Samurai Mama, 205 Grand Street, (Renewal, liquor, wine/beer, cider, rest)

***The Committee recommends approval for the renewals.***

---

**The next meeting of the SLA Review & DCA Committee is:**

**WHEN:            Tuesday,            April 30, 2019**

**TIME:            6:30 PM**

**WHERE:            CB#1's District Office  
435 Graham Avenue  
Brooklyn, NY 11211  
(Corner of Frost Street)**



**COMMUNITY BOARD NO. 1**  
435 GRAHAM AVENUE – BROOKLYN, NY 11211  
PHONE: (718) 389-0009  
FAX: (718) 389-0098  
Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)  
Website: [www.nyc.gov/brooklyncb1](http://www.nyc.gov/brooklyncb1)

HON. ERIC L. ADAMS  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

STEPHEN J. WEIDBERG  
THIRD VICE-CHAIRMAN

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, 33<sup>rd</sup> CD

HON. ANTONIO REYNOSO  
COUNCILMEMBER, 34<sup>th</sup> CD

April 9, 2019

**WOMEN'S ISSUES COMMITTEE**  
**REPORT**

TO: Chairperson Dealice Fuller  
and Members of Community Board No. 1

FROM: Janice Peterson, Committee Chair

RE: Committee Report from April 2, 2019 Meeting

The Women's Issues Committee met on Tuesday, April 2, 2019, at 6:00PM, in the CB #1's District Office, 435 Graham Avenue.

Attendance: Present: Peterson; Cianciotta; Carbone; Gallagher; Kaminski; Leanza; Torres.  
Absent: Bamonte; Wilson. Also present were members of the community. A quorum was achieved.

- Ms. Peterson opened the meeting. Each person at the meeting made an introduction.
- Ms. Peterson reviewed the agenda with the committee members.
- It was noted that March was Women's History month. There were many events that addressed women, however, there was not a lot of publicity.
- The play about Gloria Steinem was very well done. It was able to communicate the history of the women's movement for those persons who did not experience the 1960's/70's.
- The members discussed what issues to have as priorities.
- It was noted that each committee of the board should explore what matters that they are working with and how they in are related to women.
- It is important that men stand with women. It was noted that women in families and communities inspire others to become leaders.
- Women should be able to speak for themselves and not rely on others be be their voice.
- There was a general discussion about how people communicate with each other. There needs to be basic agreements on how to listen to each other and not just lecture. People just want to be heard in a civil manner.

- There are a series of bills in Albany addressing women.
- Ms. Gallagher provided an update on “Moving On RE: The Effort to End Sexual Harassment and Violence Against Women”.
- The committee members discussed concerns regarding sexual assault, rape and harassment. There is a question about how an offender is rehabilitated and becomes a part of the community again.
- It was raised that sexual assault, in the form of groping, have been reported on the “L” train.
- It was noted that the design of facilities (i.e. train stations) and architecture are not done with women’s needs in mind (i.e. safety, sightlines).
- An issue of safety was raised about the “green fenced” enclosures around the gratings on Manhattan Avenue. It is dark in these areas, making safety an issue.
- In terms of health issues, there has been reports of Measles outbreaks. There are concerns about children and their health as they are affected by the pollution and environmental contamination. Pregnant women are also at risk. With all of the construction that is going on in Greenpoint and Williamsburg, there needs to be more monitoring of the environment, especially the air quality. There was a discussion about monitoring. In Europe, some children wear air monitoring sensors.
- There was a discussion about women and exercise. The public pool (Met Pool) provides the opportunity for women to exercise and improve their health. This type of exercise (swimming) is especially beneficial for older women.
- There was a discussion on how much power do people have (in various places, i.e.- groups, organizations). Can these be identified?
- It was raised at the meeting that there was a video about Ms. Klementowicz, running about three minutes long that could be viewed at a meeting of the community board, to show the members her long standing leadership on neighborhood issues.

---

***The next meeting of the Women’s Issues Committee is: Tuesday, June 18, 2019, at 6:00 PM in the CB#1’s District Office, 435 Graham Avenue.***

---



## COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

PHONE: (718) 389-0009

FAX: (718) 389-0098

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

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

HON. ERIC L. ADAMS  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

STEPHEN J. WEIDBERG  
THIRD VICE-CHAIRMAN

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, 33<sup>rd</sup> CD

HON. ANTONIO REYNOSO  
COUNCILMEMBER, 34<sup>th</sup> CD

### ATTENDANCE COMMITTEE MEMORANDUM

TO: Chairperson Dealice Fuller  
and CB #1 Board Members

FROM: Rabbi David Niederman, Attendance Committee Chair

RE: Committee Attendance Compilation  
March 12, 2019- April 09, 2019

The following committee has met to date. Attendance at the meeting is indicated.

Committee	Meeting Date	Member's Attendance	
Transportation	3/18/19	Present:	Bruzaitis; Elkins; Gangone; Nieves; Odomirok; Schlesinger
		Absent:	Weiser; Argento; Gallagher; Green; Kuonen; Stuart; Solano
SLA Review & DCA	3/26/19	Present:	Burrows; Bachorowski; Barros; Bruzaitis; Cohen; Dybanowski; Sofer; Torres
		Absent:	Barricelli; Foster; Solano; Stuart

Public Safety & Human Services	3/27/19	Present:	Burrows; Bamonte; Barros; Foster; Iglesias; Leanza; Rachlin
		Absent:	Cabrera; Chirichella; Gangone; Indig; Kaminski; Katz; Landau; Low; Viera
Executive	3/27/19	Present:	Fuller; Weiser; Weidberg; Iglesias; Caponegro
		Absent:	Teague; Viera
Land Use, ULURP & Landmarks (Sub-committee)	4/01/19	Present:	Teague; Viera; McKeever; Barros; Chesler; Kaminski; Rabbi Niederman; Nieves; Sofer; Weidberg; Weiser
		Absent:	None
Housing & Public Housing	4/01/19	Present:	Rabbi Niederman; Viera; Needelman; Foster
		Absent:	Green; Gross; Peterson, Rachlin
Women's Issues	4/02/19	Present:	Peterson; Cianciotta; Carbone; Gallagher; Kaminski; Leanza; Torres
		Absent:	Bamonte



---

Transportation	4/4/19	Present:	Bruzaitis; Elkins; Gallagher; Kuonen; Nieves; Odomirok; Stuart
		Absent:	Weiser; Argento; Gangone; Green; Schlesinger; Solano

---

## 2019 CB #1 BOARD MEMBER REGULAR MEETING ATTENDANCE REPORT

[illegible]

**Tally:**

[illegible]



## HOUSING JUSTICE FOR ALL

### Universal Rent Control for New York State

**Housing Justice for All is a campaign led by the Upstate Downstate Housing Alliance.** We are a diverse coalition of tenants, homeless people, manufactured housing residents, and advocates. We represent New Yorkers from every part of the state who believe housing is a human right; that all people should live without the fear of eviction;

Half of New Yorkers rent their homes. Strengthening renters' rights is critical to strong neighborhoods, educational and health outcomes, and economic stability for all New Yorkers. Rent controls protect tenants from unjust evictions and arbitrary rent increases. But, thanks to the influence of the real estate industry, rent stabilization only applies to tenants in 8 counties. It has been weakened with loopholes that encourage harassment, rent hikes, and eviction. Since 1994, we have lost nearly 300,000 units of affordable, rent stabilized housing. Five million New Yorkers have no renter protections whatsoever—simply because of where or what kind of housing they live in.

As predatory equity companies buy up more and more housing, we need a pathway to real community ownership over our homes. Too many tenants don't have the right to take action against their landlord in court. Our platform to strengthen and expand tenants' rights, below, provides tenants with a clear pathway to self-determination and control over their own homes.

**All tenants in New York State, no matter where they live, deserve the same basic protections.**

In June 2019, New York State's renter protection framework—commonly known as rent stabilization—will expire, giving tenants a moment of leverage to strengthen and expand their rights. The State has the chance to undo anti-tenant provisions in the law, and extend the protection framework to cover all New York tenants.

Our Housing Justice for All campaign is fighting for a legislative agenda that would stabilize neighborhoods and eliminate the control that corporate landlords have over housing in New York State. Our priorities are:

**Expanding renters' rights to cover the whole state:**

**Remove geographic restrictions in the Emergency Tenant Protection Act (ETPA) (Breslin/Cahill):** The ETPA of 1974 allows local municipalities to opt into rent stabilization in the event of a local housing emergency. Under rent stabilization, landlords are subject to regulated rent increases and tenants benefit from the right to a renewal lease. However, only municipalities in Nassau, Westchester, and Rockland counties and New York City are eligible to opt in to renters' rights. This geographic restriction should be stricken from the ETPA so that renters across the State can fight to bring rent controls to their communities.

**Pass new "good cause" eviction legislation to bring renters' rights to unregulated tenants, including those in smaller buildings and in manufactured home communities (S2892/A5030):** Rent stabilization only applies to buildings with 6 or more units. More and more, smaller buildings are being bought up by large corporate landlords, and tenants who live in them face escalating rents and displacement. In gentrifying parts of New York City, like East New York and Bushwick, the housing stock is overwhelmingly smaller buildings, and in formerly regulated buildings most tenants have no protections. As the housing affordability crisis seeps out of New York City and into the suburbs, it is imperative that we bring rent relief to smaller buildings and market tenants as these residents increasingly come under threat of displacement. Good cause eviction would bring a right to a renewal lease limited rent increases set by a local price index.

**End rent hikes and tenant harassment caused by loopholes in rent stabilization:**

**Make preferential rents permanent (S2845/A4349):** A preferential rent is a discounted rent that tenants pay when the legally registered rent (which may incorporate illegal rent hikes) exceeds the actual market value of the apartment. But when tenants renew their leases, landlords can revert to the higher rent, leading to sudden and massive rent hikes. These rent hikes, often hundreds of dollars, accelerate gentrification by forcing tenants to give up their homes and move. Some landlords use this "bait-and-switch" tactic to oust tenants quickly to reap the benefits of vacancy bonuses. Some 266,000 families in New York City have preferential rents, as do thousands more in the three suburban counties—meaning that they may be one lease away from an eviction. This bill mandates that landlords renew rent stabilized leases with increases, if any, based upon the existing rent level the tenant pays.

**Eliminate the vacancy bonus (S185/A2351):** Under rent stabilization, landlords receive a 20% “statutory vacancy bonus” every time an apartment turns over. This bonus gives landlords a big incentive to harass and evict long-term tenants from the place they’ve called home for years. The preferential rent loophole and the eviction bonus are often used together. With these two enactments, the legislature created an outright scam that is victimizing tenants and destroying housing affordability, especially in low-income communities of color, and opened the wound that has led to the bleeding of thousands of units from the system.

**Eliminate rent hikes caused by major capital improvements (S3693/A6322) and individual apartment increases (S3770/A6465):** Under our current system, landlords that upgrade building systems and individual apartment finishes are able to pass the costs of those repairs on to tenants forever. However, many of these building systems repairs are necessary after years of neglect, and landlords often overstate the cost and extent of renovations. We would ban landlords from passing the costs of maintaining and upgrading their investments onto tenants.

**End vacancy decontrol (S2591A/A1198):** Under vacancy deregulation, landlords are able to take apartments out of rent regulation when the existing tenant leaves. Rent stabilization should be permanent. If vacancy decontrol is not repealed, the entire rent and eviction protection system will be phased out over time—a windfall for landlords and a catastrophic loss for tenants.

**Reform the Four Year Look Back Period. (S4169/A5251).** The rent regulation system relies on tenants to enforce the law. So if a landlord flouts the law and overcharges tenants, it is up to the tenant to complain and pursue a case against the landlord. Currently tenants have four years to make a complaint. However, this harsh rule has led to massive amounts of fraud being given legal status because tenants did not complain at the right time. This bill reforms the system by changing the look back period to six years and providing exceptions to the rule so that tenants can hold landlords accountable to following the law.

**Rent control relief (S299/A167):** Right now, New York has two systems of rent regulation: rent stabilization, which impacts the majority of rent regulated tenants, and rent control, which applies to about 40,000 people. Under the “Maximum Base Rent” system for rent control, tenants can face up to a 7.5% rent increase annually—much higher than the yearly adjustments for rent stabilized tenants. Our current system is confusing and arbitrary. This bill would bring rent control increases in line with the standard RGB increases.



# SUNDAY MAY 5, 2019

TD FIVE BORO BIKE TOUR'S  
BROOKLYN IMPACT

## WHAT IS THE BIKE TOUR?

- America's largest charitable bike ride: 32,000 participants
- Citywide Event: Starts in Lower Manhattan, crosses all 5 Boros, ends in Staten Island
- Proceeds from the Tour fund year-round free public Bike Education Programs held by BIKE NEW YORK at centers throughout the city
- Learn more at [www.bike.nyc](http://www.bike.nyc), including ways to volunteer with us or attend free classes
- Questions? Please feel free to call Bike New York at (212) 870-2080

## STREET CLOSURES: 8:45 AM – 4:30 PM

The **below streets are closed** for the Tour and there is **NO PARKING** in these locations. Cars will be towed from these areas early that morning. To ensure the safety of riders and the neighborhoods they pass through, additional streets adjacent to the route may also be closed at the discretion of NYPD. **Pedestrian crosswalks that pass the route will be limited** and subject to delays. Cars exiting parking garages in these areas should expect delays. We advise all to **park outside the closed areas** that day if able to make alternative plans.

- McGuinness Blvd between the Pulaski Bridge and Greenpoint Ave
- Greenpoint Ave between McGuinness Blvd and Franklin St
- Franklin St between Greenpoint Ave and Kent Ave
- Kent Ave between Franklin St and Williamsburg St West
- Williamsburg St West between Kent Ave and Flushing Ave
- Flushing Ave between Williamsburg St West and Navy St
- Navy St between Flushing Ave and York St
- York St between Navy St and Gold St
- Gold St between York St and Front St
- Front St between Gold St and Old Fulton St
- Old Fulton St between Front St and Furman St
- Furman St between Old Fulton St and Atlantic Ave
- Atlantic Ave between Brooklyn Bridge Park and Columbia St
- Columbia St between Atlantic Ave and the BQE
- The BQE and Gowanus Expressway between Columbia St and the Verrazano Bridge.

Check the MTA schedule and postings for latest updates to **IMPACTED BUS TRANSIT**