



# COMMUNITY BOARD NO. 1

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HON. ERIC L. ADAMS  
BROOKLYN BOROUGH PRESIDENT



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FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

STEPHEN J. WEIDBERG  
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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 AUGUST 14, 2018

### ROLL CALL

Chairperson Ms. Dealice Fuller requested District Manager Mr. Gerald A. Esposito to call the roll. He informed the Chairperson that there were 15 members present, not a sufficient number for a quorum. However, the Board could proceed as a committee of the whole. No voting could take place until a quorum was established.

Chairperson Ms. Fuller noted that this was a limited combined public hearing and board meeting. She asked all to read the agenda. A vote would be taken on the agenda when a quorum was declared. She asked to proceed with the scheduled presentations.

### APPROVAL OF THE LIMITED AGENDA

A quorum was established and the agenda was approved. Ms. Teague made a motion to approve the agenda. The motion was seconded by Ms. Kaminski. The motion was unanimously carried.

**DCA-UNENCLOSED SIDEWALK CAFÉ APPLICATION:** North 10<sup>th</sup> Restaurant Company LLC, 97 North 10<sup>th</sup> Street, (#13366-2018-ASWC) 5 Tables; 10 Chairs, NEW. Mr. Robert Callahan, from Michael Kelly's Office, represented this application and provided a presentation. A completed questionnaire was distributed. There were no questions raised at this time.

**DCA-UNENCLOSED SIDEWALK CAFÉ APPLICATION:** 425 Graham Restaurant Inc., dba Las Margaritas Sunset, 425 Graham Avenue, (#12781-2018-ASWC) 5 Tables; 10 Chairs, NEW. A copy of their completed questionnaire was distributed. Mr. Sam Park, the applicant's representative, provided a presentation. No questions were raised at this time.

**DCA-UNENCLOSED SIDEWALK CAFÉ APPLICATION:** Commonwealth Hospitality LLC, 95 South 5<sup>th</sup> Street, (#11284-2018-ASWC) 8 Tables; 14 Chairs, NEW. – No presentation made on the application. The owner was not present as he could not attend this evening due to a conflict in schedule. A completed questionnaire was provided and distributed to the members.

**DCA-UNENCLOSED SIDEWALK CAFÉ APPLICATION:** Mizu Sushi NY Inc., dba Dumont Bar & Burger, 314 Bedford Avenue, (#13430-2018-ASWC) 10 Tables; 20 Chairs, NEW. A presentation was made by Mr. Sam Park, the applicant's representative. A copy of their completed questionnaire was distributed. No questions were raised at this time.

Mr. Burrows reminded the applicants to have their questionnaires fully completed for the committee's meeting. Some information was missing in the ones that were provided this evening.

**PRESENTATION – NYC DOT – GRAND ST BIKE LANE CONNECTION** – by Craig Baerwald, NYC DOT.

Mr. Baerwald, from Bikes and Greenways Project, NYC DOT, spoke about the agency's proposed new connection for the Williamsburg Bike Network. A PowerPoint presentation was made to the membership. An overview was shown showing gaps in bike network:

- Limited east-west routes in Western Williamsburg to connect to Greenway, Waterfront, Ferry (Williamsburg Bridge, Bushwick Inlet Park, Pulaski Bridge)
- Gap from Grand Street and Scholes Street/Meserole Street to Bushwick Bike Network.

**PROPOSED PROJECTS:**

- Union Avenue and Waterfront Connections: Provide bike connection across BQE. Add east-west bike routes connecting to waterfront destinations.
- Grand Street to Bushwick Bike Network Connection: Connect Grand Street bike lanes and recently installed Scholes Street and Meserole Street bike lanes to growing Bushwick Bike Network Key connection in street grid.

Mr. Baerwald related that the wide parking lane between Meeker Avenue and Broadway makes installing a full-fledged bicycle lane possible without affecting vehicular capacity or removing parking spaces. The area north of Meeker Avenue to North 11<sup>th</sup> Street, the roadway is already narrow, which calls for shared lane markings instead.

**UNION AVENUE AND WATERFRONT CONNECTIONS:**

**Union Avenue**

- Add bike lanes south of Meeker Ave/BQE using existing space in roadway.

- Add shared lane markings north of Meeker Avenue where roadway is narrower.
- Add northbound shared lane from N 11<sup>th</sup> Street to North 12<sup>th</sup> Street where roadway is one-way.
- No changes to vehicular capacity, no parking loss.

#### Metropolitan Avenue

- Westbound connection: Add shared lanes from Union Avenue to N. 6<sup>th</sup> Street.
- Eastbound Connection: Add bike lane on Havemeyer Street from N. 5<sup>th</sup> Street to Metropolitan Avenue, curbside lane from Havemeyer Street to Meeker Avenue, shared lanes from Meeker Avenue to Union Avenue.
- No change to vehicular capacity, no parking loss.

#### North 5<sup>th</sup> Street/North 6<sup>th</sup> Street, North 11<sup>th</sup> Street/North 12<sup>th</sup> Street

- North 5<sup>th</sup> Street – Add bike lane from Kent Avenue to Havemeyer Street; Add shared lane from Ferry Terminal to Kent Avenue.
- North 6<sup>th</sup> Street – Add bike lane from Meeker Avenue to Kent Avenue; Add shared lane from Ferry Terminal to Kent Avenue.
- North 11<sup>th</sup> Street/North 12<sup>th</sup> Street- Add bike lane from Union Avenue to Kent Avenue; no change to vehicular capacity; no parking loss.

### GRAND STREET TO BUSHWICK NETWORK CONNECTION

#### Morgan Avenue – Grand Street to Johnson Avenue:

- Install curbside buffered bike lanes in both directions (existing no parking regulations).
- No change to vehicular capacity; no parking loss.

#### Southbound Connection to Irving Avenue

- Install southbound bike lane on Morgan Avenue to Harrison Place.
- Install southbound shared lane on Morgan Avenue to Grattan Street.
- Install eastbound bike lane on Grattan Street.
- Install eastbound shared lane on Varick Avenue and Irving Avenue.
- No change to vehicular capacity; no parking loss.

#### Northbound Connection on Knickerbocker Avenue

- Install parking protected bike lane on west curb.
- Narrower roadway discourages speeding.
- Requires loss of 7 parking spaces for safety/visibility.



**PRESENTATION – NEW YORK CITY TRANSIT/MTA: UPDATE ON THE L TRAIN LINE** – Mr. Andrew Ingelsby, NYCT/MTA.

A joint presentation was made by NYCT/MTA and NYC DOT. Mr. Ingelsby introduced the presentation and asked Mr. Dan Zajackowski and Ms. Kaitlin McCready to join him at the podium to conduct the presentation. Ms. McCready related that was newly hired to work with communications on the “L” project. A PowerPoint presentation was provided (a copy is attached). Mr. Zajackowski, from Operations Planning, NYC Transit, led the presentation on update. He discussed the damage that happened to the Canarsie Tunnel when seven million gallons of salt water entered the structure. They will be reconstructing the “L” Tunnel:

**REPAIRS:**

- Repairing 7,110 feet of concrete lining.
- Repairing fire protection system.
- Replacing cable (Communication – 176,000 ft., Power – 126,000 ft.).
- Installing 14,500 ft. of new tracks and 15,800 ft. of third rail.
- Reconstructing 30,126 ft. of concrete duct bank.
- Installing new tunnel lighting system.
- Replacing pumping equipment.
- Rebuilding two circuit breaker houses.
- Building a substation.

**SERVICE DURING TUNNEL RECONSTRUCTION (April 2019 through July 2020)**

- No “L” service between 8<sup>th</sup> Avenue and Bedford Avenue.
- “L” service operated between Bedford Avenue and Rockaway Parkway.

**PROJECTED CROSS RIVER TRAVEL PATHS OF “L” CUSTOMERS – THE SERVICE PLAN.**

- MTA/DOT’s modeling assumes 100% of trips will be accommodated by one of the following service options.

**PROJECTED CROSS RIVER TRAVEL PATHS OF “L” CUSTOMERS**

**By Subway – More “J”; “M”; “Z” service**

- 32% of “L” customers
- 14% capacity increase accommodating an additional 3,480 riders

**More “G” service and longer trains to/from Long Island City**

- 28% of “L” customers
- 176% capacity increase, accommodating an additional 11,100 riders

**More “G” service and longer trains to/from Downtown Brooklyn**

- 7% of “L” customers
- 121% capacity increase, accommodating an additional 7,620 rider

**By Subway – From the “G” in Queens**

- Additional “E” “M” service
- 11% of “L” customers
- 11% capacity increase accommodating an additional 2,420 riders

**By Subway – “A” “C” in Brooklyn (longer “C” trains)**

- 12% will transfer from the “G” and “L”
- 7% capacity increase accommodating 2,320 customers

**By Subway – 3% of riders will take the “2”, “3”, “4”, “5”.**

**By Bus and Ferry – Four inter-borough Select Bus Service Routes**

- 17% of “L” customers
- 80 buses per hour, accommodating 4,200 riders

**New Ferry Service –**

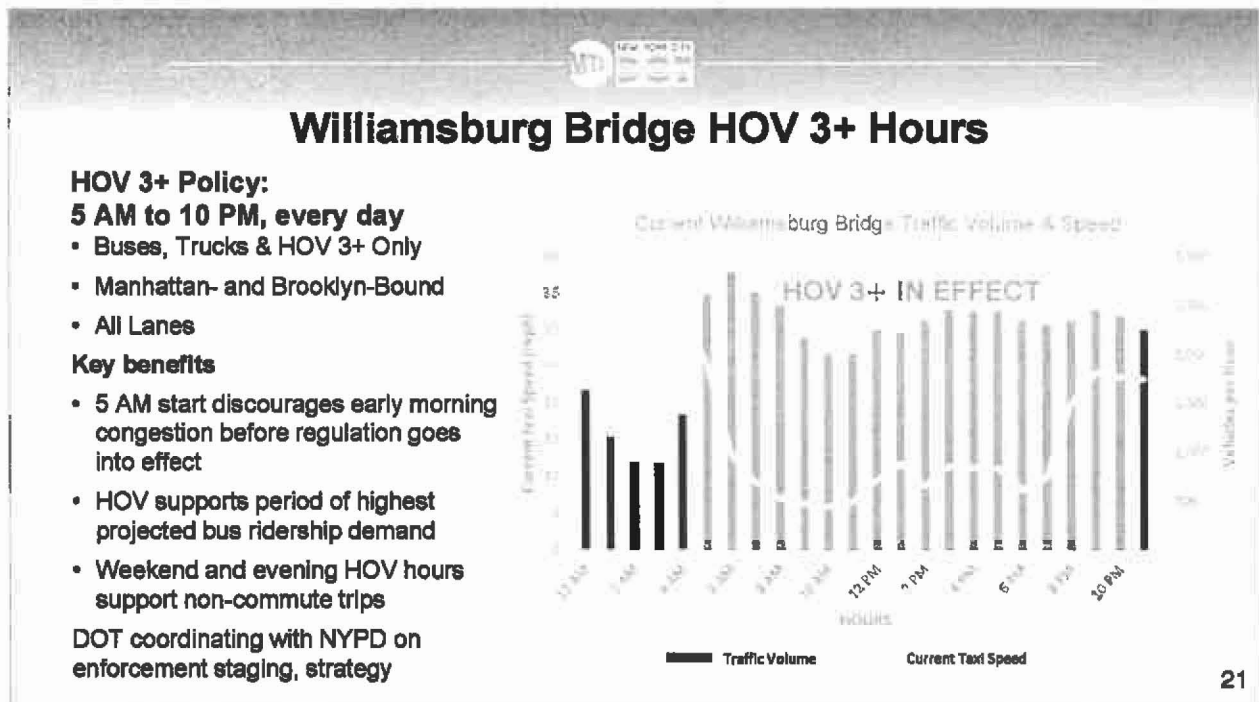
- 4% of “L” customers
- Eight ferries per hour accommodating 1,190 riders

In Summary – 79% of “L” riders will take other subway lines; 17% of “L” riders will take inter-borough buses; 4% of “L” riders will take the ferry; 71% of “L” riders will have no more than 10 minutes additional travel time in AM peak.

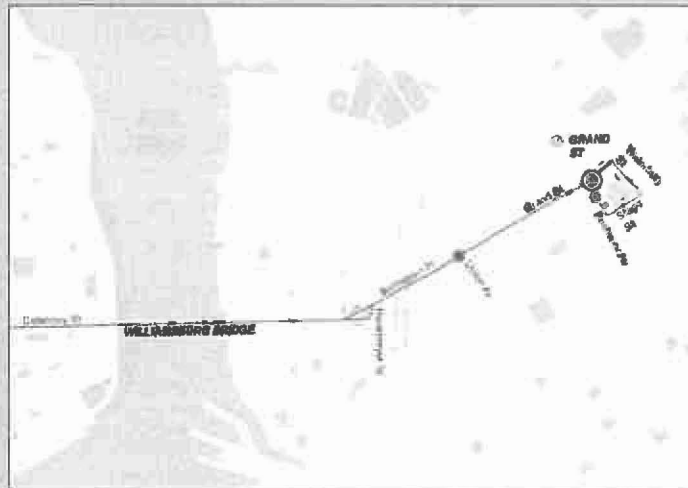
- **PERMANENT STATION IMPROVEMENTS** – prior to the tunnel closure, the MTA/ NYC DOT are improving access to and capacity in stations along the “G”; “J”; “M” and “Z” lines, that will provide alternatives to “L” service. During the tunnel closure, they will also enhance station along the “L” line.

- **INTER-BOROUGH SELECT BUS SERVICE** – 80 buses per AM Peak Hour will travel across the Williamsburg Bridge: L1 SBS; L2 SBS; “L” 3 SBS.
  - **L1 SBS** – Service between Grand Street & 1<sup>st</sup> Avenue/15 Street – every 2½ minutes during AMM peak hours; Every 3½ minutes during PM peak hours.
  - **L2 SBS** – Service between Grand Street and SoHo - every 2½ minutes during AM peak hours; every 3 ½ minutes during PM peak hours.
  - **L3 SBS** – Service between Bedford Avenue and SoHo – every 2½ minutes during AM and PM peak hours.
  - **L4 SBS** – Service between Bedford Avenue and 1 Ave/15 Street – every 6 minutes during AM peak hours; every 6½ minutes during PM peak hours.

There was also a discussion on late night bus service (L14 SBS) and weekend service (L2 SBA, L3 SBS, L4 SBS). The agency presenters discussed their bus priority plan. Also discussed was the Williamsburg Bridge and HOV 3+ Policy and Hours and what the key benefits were.



## L1, L2- Grand Street Transit Corridor



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Ms. Julie A. Schipper, Community Coordinator with NYC DOT, spoke about the Grand Street Design – Features: Westbound bus lane from Bushwick Avenue to Union Avenue – Parking oprotected bike lane; floating parking/loading space. Eastbound bus lane from Rodney Street to Keap Street – Buffer protected bike lane; through traffic allowed east of Union Avenue. Grand Street Local Access – Provided bus priority for buses crossing the Williamsburg Bridge; Local access allowed to each block, must make next right turn.

## Grand Street Local Access



- **Local Access:**
  - Turn right on to Grand Street
  - Exit at next right turn
- Left turns prohibited at most intersections
- Enforceable with bus lane cameras
- DOT will conduct outreach local businesses and residents about access policy
- Traffic analysis on the effect of bus priority on Grand Street, Metropolitan Ave, and neighborhood streets is ongoing

The area around Waterbury Street, the borders of Grand Street Campus was discussed. It was noted that Waterbury Street would be made one way- Southbound. There will be a lot of connections at the Williamsburg Bridge. Docks and bicycles will increase in the area. There will be a lot of work done in the train stations (work at night). Ms. Rachlin asked if they were working with the NYPD, and was there an outreach plan? It was noted that students go to the high school where the buses are being staged.

Mr. Rami Metal, NYC DOT, noted that they are in constant contact with the police department about an enforcement plan. Mr. Torres related that they have been in contact with the high school.

District Manager Mr. Esposito related that Waterbury Street must be repaved. He asked Ms. Schipper if DOT has seen the condition of Grand Street (from Bushwick Avenue to Morgan Avenue). It is sinking in. This is a condition that needs to be addressed. He raised concern about the extra buses traveling along this stretch.

Mr. Burrows was concerned about students crossing and that crossing guards are needed. Ms. Nieves raised concern about the diversion of trucks and deliveries. Chairperson Fuller asked for the presenters to summarize. It was noted that the MTA/NYCT and DOT would return with an update on the work. The members continued to discuss issues with the reconstruction.

Mr. Chesler asked about the ferry service, there have been a lot of closures and cancellations of the routes. How can the ferries carry an increased number of passengers? Ms. McKeever asked if the ferries would be increased in size. It was noted that there would be larger capacities, but not like the Staten Island Ferries...they take too long to load and unload.

Ms. Teague spoke about the need for communications. Mr. Stuart said that they need to have a PR campaign with marketing. It was noted that digital signage would be used. Additional staff will be hired to help direct people. Ms. Cabrera noted that they need to have the information on English and Spanish.

Mr. Bruzaitis asked about traffic studies for Grand Street. He asked if the data was available. Was there "swipe" (MetroCard) data? It was noted that data would be available by the end of the summer. Mr. Weiser related that it has been rumored that tenants are not signing leases for a year because of the shut-down. Landlords will suffer. Ideas about the alternative travel needs to be out now so everyone is aware. The presentation was summed up. It was noted that Grand Street would receive re-striping.

Chairperson Ms. Fuller noted that Senator Brian Kavanagh was present and wanted to address the board. He spoke about the district and noted that he had met with CB #1's Chair and District Manager. He spoke about various concerns, such as environmental issues. A question was raised from a public person. She asked about schools and capacities. Senator Kavanagh noted that they have models and projections to develop the information.



**PRESENTATION: TIMBER BRIDGE – A CIVIC DESIGN PROPOSAL** – by Stephanie O’Donohue, Crème Design. The presentation was provided by Mr. Jun Aizaki.



The presentation was made by Mr. Jun Aizaki, architect, from Crème. He noted that he is the Founder and Owner of Crème (Architecture & Design). He proved a video and graphics on the proposed design. It was related that between Brooklyn and Queens there is a unique opportunity to promote a connection between the neighborhoods of Greenpoint, Brooklyn, and Long Island City, Queens. These neighborhoods were once connected by the Vernon Avenue Bridge, which provided multiple transportation options including automobile, horse carriage, trolley, and pedestrian foot traffic. The Vernon Avenue Bridge was eventually demolished for structural reasons, and thus became a lost piece of NY history. It was deconstructed at the time of the Pulaski Bridge construction. The Timber Bridge would be redeveloping a lost connection. The Timber Bridge would be pedestrian focused, providing a safe and convenient route for bikers and pedestrians. The Longpoint Corridor is the missing piece with the power to reconnect these two neighborhoods and offer alternate commute solutions, the opportunity for community engagement, bring attention to the area’s environmental concerns, and conserve the Newtown Creek waterfront. The video could be viewed from their website (<https://www.longpointcorridor.nyc/>) and from Kickstarter.

**PRESENTATION: BSA VESTED RIGHTS APPLICATION – BSA CAL. NO. 2018-102-A, 241 GRAND STREET, BROOKLYN, NY 11211 (BLOCK 2382 LOT 27)** – The application is made pursuant to the common law doctrine of vested rights and seeks to renew Buildings Permit # 302156798-01-AL and all related building permits to allow the applicant to continue development of the proposed multi-family residential building at the site.

Mr. David Rosenberg, from Sheldon Lobel’s Office, represented the application. He was joined in the presentation with the architect, Mr. Rad Kurek. A completed questionnaire was distributed along with photographs of the site at 241 Grand Street. The project has been substantially

completed. The Department of Buildings permits had expired. The BSA action would allow the project to go forward. The permits had lapsed because of the rezoning that took place in 2008. The building is a quality housing development. Ms. Teague related that this item would be voted on this evening as there was a short clock on it. The work was substantially completed. The Department of Buildings permit would allow them to complete the interior.

### **NOMINATIONS**

Chairperson Ms. Fuller noted that it was 8:00PM. It was now time to take nominations from the floor for the vacancy on the Attendance Committee. She noted that nominations do not need to be seconded. The person nominated does not have to be present.

Mr. Weiser nominated Ms. Janice Peterson for the vacant position on the Attendance Committee.

There were no other nominations and nominations were closed.

### **ADJOURNMENT**

Chairperson Ms. Fuller noted that the agenda was completed for the public hearing portion of the meeting. The public hearing was adjourned and the board meeting portion commenced.

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## **BOARD MEETING**

### **ROLL CALL**

Chairperson Ms. Dealice Fuller requested District Manager Mr. Gerald A. Esposito to call the roll. He informed the Chairperson that there were 28 members present, a sufficient number for a quorum.

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

The agenda was noted as being previously approved.

Chairperson Ms. Fuller noted that Ms. Salig, Parks Dept. could not attend the meeting because her brother had passed away.

## **COMMITTEE REPORTS**

**LAND USE, ULURP & LANDMARKS (subcommittee) COMMITTEE - BSA VESTED RIGHTS APPLICATION – BSA CAL. NO. 2018-102-A, 241 GRAND STREET, BROOKLYN, NY 11211 (BLOCK 2382 LOT 27)** – The application is made pursuant to the common law doctrine of vested rights and seeks to renew Buildings Permit # 302156798-01-AL and all related building permits to allow the applicant to continue development of the proposed multi-family residential building at the site. Ms. Del Teague, the Land Use Committee Chair, presented a report on the committee's recommendation regarding this BSA application. She noted that after the presentation this evening the committee had caucused on the item and unanimously voted to support the application. The committee found that the applicant had met the standard to have done substantial completion of the project when the zoning had changed (in 2008). The applicant

would have substantial expenditures should they have to comply with the changed zoning. Ms. Teague made a motion to support the committee's recommendation to approve the application. The motion was seconded by Mr. Bruzaitis. The motion was carried. The vote was as follows: 24 "YES"; 3 "NO" (Cianciotta, Gallagher, Kuonen); 1 "ABSTENTION" (Foster); 0 "RECUSALS".

**TRANSPORTATION COMMITTEE** – Mr. Bruzaitis submitted a writing report from the committee's last meeting. There was one item to be voted on.

A TLC license base renewal:

A&S Limousine Service Corp.  
712 Broadway (F1 2)  
Brooklyn, NY 11206  
License #B02103

Mr. Bruzaitis made a motion to support the committee's recommendation to support the renewal. Ms. Teague seconded the motion. The motion was carried unanimously. The vote of the board was as follows: 28 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".

**SLA REVIEW & DCA COMMITTEE** - Mr. Burrows presented a written report with various recommendations from the committee.

NEW LICENSES – Mr. Burrows made a motion to support the committee's recommendations. He read each one of the recommendation out loud and noted the ones that were postponed. The motion was seconded by Ms. Kaminski. The motion to approve the indicated licenses was carried. The vote was as follows: The vote of the board was as follows: 27 "YES"; 1 "NO" (Needelman); 0 "ABSTENTIONS"; 0 "RECUSALS". Mr. Burrows noted the denial recommendation and made a motion to support it. Ms. Kaminski seconded the motion. The motion was carried. For the items that the committee recommended denial, the vote of the board was as follows: 28 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".

RENEWALS – Mr. Burrows made a motion to support the committee's recommendation for the renewals. There was one renewal (for 18 Bedford Avenue) that was separated out. That would be voted on separately. The committee recommends denial. Mr. Burrows made a motion to support the recommendation to deny. The motion was seconded by Mr. Weiser. The motion was carried. The vote of the board was as follows: 24 "YES"; 4 "NO" (Elkins, Kuonen, Gallagher, McKeer); 0 "ABSTENTIONS"; 0 "RECUSALS".

Mr. Burrows noted that the Brooklyn Mirage venue was recently closed down by the Department of Health and they were suing the NYSLA.

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)

Mr. Philip Leff, Transportation Alternatives, spoke in support of the protected bikes in CB #1 as a travel alternative for the "L" shutdown.

Ms. Barb Hertel, resident, spoke about the MTA "L" train shut down plan and wanted to have more safety measures for walking in place.

Mr. Scott Fraser, resident, spoke in support of extending Bushwick Inlet Park to include the site of the MTA bus washing facility at 90 Quay Street.

Ms. Kate Naplatarski, resident, spoke about the Greenpoint Landing development and the need to adhere to the waterfront design requirements. A letter was sent on this from the community.

Mr. Alexis Rodriguez, Williamsburg Organizer from Council Member Antonio Reynoso's Office, provided an update. He spoke about Intro 157 which is regarding "Waste Equity". The bill was passed and would limit the amount of waste handled at the transfer stations in poorer neighborhoods that are more impacted than other communities.

Ms. Danielle Zuckerman, Community Liaison for Senator Kavanagh, announced that she had recently moved and now lives in Williamsburg. She spoke about the area of the waterfront, where people were experiencing flooding. She related that persons with this flooding problem should call DEP and call her so that they could have the data. This way, they can pinpoint the source.

### **OLD BUSINESS**

No old business was raised.

### **NEW BUSINESS**

Ms. Gallagher said that she had friends on other community boards and that they have said that there has been a one-time boost to community board budgets. They have been having public discussions about what they were going to do with that money. She was wondering when we would have the discussion about what we are going to do with the boost money from the Mayor.

Chairperson Ms. Fuller said that the Executive Committee will be discussing what to do with the budget with the one time budget increase from the City Council. She asked Ms. Gallagher if she had any ideas. Ms. Gallagher noted that it would be nice if she could discuss it with her neighbors. District Manager Mr. Esposito noted that the money was for OTPS (Other Than Personnel Services) -- no salaries. Chairperson Ms. Fuller related that they would have an Executive Committee meeting and a discussion on the matter. A board member raised a problem with the sound system. District Manager Mr. Esposito noted that the board owns its own system. The system here [at the senior center] is not CB #1's. Chairperson Ms. Fuller noted that the money is only for one year. District Manager Mr. Esposito related that the money was put into the board's operating budget. The money is to be used only for OTPS. Staff cannot be hired. Although he would like to hire staff, the money can only be used for OTPS. District Manager Mr. Esposito said the money is only for this fiscal year, not in the "out years". It was raised by a board member that a big screen could be useful at the office for meetings. District Manager Mr. Esposito said that it was on his list. Absolutely, a big flat screen TV, like what is here at the senior center. Ms. McKeever raised a question about the board's website. District Manager Mr. Esposito related that the website is the City's website, and that the board is bound by what they make of it. The City is coming up with new ideas and an enlightened website. One of the problems he has with it is that they do not have a calendar feature for the month. DOITT does

want to have more bells and whistles, but not a monthly calendar feature. He has pushed back on the new website because they (the City) wanted to not have that feature. He thought that this feature was helpful because you can open it up and see the calendar for the month/year. Anyone could, including agencies, plan meetings (around the board's meetings). He said that he is waiting for a response on how they will incorporate this feature in the new process. It is difficult to get from both DCAS and DOITT what we need, which is not what larger agencies need.

District Manager Mr. Esposito related that they are also looking at upgrading the alarm system for the office. It is antiquated. He said that they also talked to DOITT about the telephone system. The City is moving closer and closer towards a system that works off the internet. However, now when the internet system goes down, we still have service from Verizon. He is discussing this with DCAS. However, they will tell us, like all of the other city agencies, what to do. District Manager Mr. Esposito noted that they are also looking at updating the vehicle for the office. The one that is being used now was donated by the NYS Power Authority back in 2002. He is reviewing prices with the City to get a new vehicle for the office. The vehicles are under City contract. District Manager Mr. Esposito related that the vehicle is used for daily operations by the office --- when staff has to go out and investigate complaints, for going to meetings, picking up the chair for meetings, going to meetings to Borough Hall, etc., --- for daily operations. He noted that the current vehicle is a 2002 hybrid. Again, the price is controlled by the City. A question was raised about other community boards, do they have cars? District Manager Mr. Esposito said that he couldn't speak for other boards, but that CB #1 has had a vehicle since 2002. Chairperson Ms. Fuller asked if there were any other questions. None were raised and she moved to the next item on the agenda, which was to adjourn the meeting.

**ADJOURNMENT**

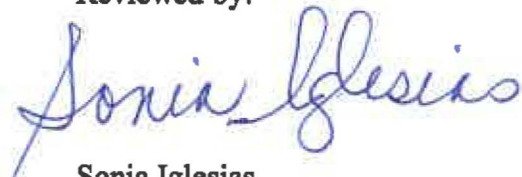
A motion to adjourn the meeting was made by Ms. Leanza and was seconded by Mr. Caponegro. All were in favor. The board meeting was adjourned.

Respectfully submitted,



Marie Bueno Wallin  
Assistant District Manager

Reviewed by:



Sonia Iglesias  
Recording Secretary



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**ATTENDANCE SHEET**

(26 Members Constitute a Quorum for the Board Meeting & Public Hearing) DATE: Tuesday August 14, 2018

**BOARD MEETING AND PUBLIC HEARING**

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

Council Member  
Stephen T. Levin

Council Member  
Antonio Reynoso



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**ATTENDANCE SHEET**

(26 Members Constitute a Quorum for the Board Meeting & Public Hearing) DATE: Tuesday August 14, 2018

**BOARD MEETING AND PUBLIC HEARING**

	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>		1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>
GINA ARGENTO	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RYAN KUONEN	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LOUIS BARRICELLI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
THOMAS J. BURROWS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MARTIN NEEDELMAN	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SIMON NEUSTEIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOSHUA COHEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DANA RACHLIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MICHAEL GARY SCHLESINGER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
T. WILLIS ELKINS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ROBERT SOLANO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SAMUEL FRANCOZ	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JAMES STUART	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EMILY GALLAGHER	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TOMMY TORRES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VINCENT GANGONE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SOLOMON GREEN	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	STEPHEN WEIDBERG	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TESA WILSON	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

Total 15 / 28  
 Time 6 PM / 8:30 PM

Council Member  
 Stephen T. Levin

Council Member  
 Antonio Reynoso

Rec'd 8/14/18

**Community Board 1 – Public Session Comments about the MTA Wash Facility**  
**August 14, 2018**

I'm Scott Fraser. I've lived in Greenpoint most of my life. I'm a member of the steering committee of Bushwick Inlet Park and I participated in the 197-A Plan in the late '80's. That's why I'm here to ask for your support for another important waterfront cause that will make our community and our city a better place to live.

My dream is that one day the MTA Wash Facility at 90 Quay Street will become an oasis at the north end of Bushwick Inlet Park. If we don't act now I guarantee that in a few years you'll get a fleeting, tantalizing glimpse of the Inlet from the corner of Quay and West Streets after the MTA Wash building is sold by New York State to a developer and demolished. Then you'll see pile drivers and cement trucks give birth to yet another high-rise tower blocking public access to the waterfront, and overwhelming our sensitive ecosystem in Bushwick Inlet.

Two years ago on a frigid winter morning I had the privilege of inspecting the Inlet with students of the Harbor School as a possible future site for the Billion Oyster Project. We seeded the Inlet and have been measuring the oysters ever since, and they're thriving. My dream is for the MTA Wash Facility to become a magnificent, restored shoreline where our children can be inspired to learn about the environment. Where one day they can be taught to build their own boat and become "Keepers of the Inlet."

I want to thank Joe Lentol for his support, Edward Baker is here in his stead tonight, and I'm hoping that one of your committees is interested in continuing this discussion so we can build a broad coalition to make this dream a reality. Thank you.

Scott Fraser  
(347)249-3875  
[scotfraser@gmail.com](mailto:scotfraser@gmail.com)





## COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

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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

August 14, 2018

### LAND USE, ULURP & LANDMARKS (subcommittee) COMMITTEE REPORT

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

FROM: Ms. Del Teague, Committee Chair, Land Use ULURP  
& LANDMARKS (Subcommittee) Committee

RE: Committee Report

**BSA VESTED RIGHTS APPLICATION – BSA CAL. NO. 2018-102-A, 241 GRAND STREET, BROOKLYN, NY 11211 (BLOCK 2382 LOT 27)** – The application is made pursuant to the common law doctrine of vested rights and seeks to renew Buildings Permit # 302156798-01-AL and all related building permits to allow the applicant to continue development of the proposed multi-family residential building at the site.

On August 14, 2018, CB #1 held a public hearing at 211 Ainslie Street on the above application. The application was filed at the NYC Board of Standards and Appeals for property located at 241 Grand Street. A presentation was made by Mr. David Rosenberg, from Sheldon Lobel's office and the project's architect, Mr. Rad Kurek. After the presentation that same evening the committee caucused on the item and unanimously voted to support the application.

The Committee found that the applicant had met the standard to have done substantial completion of the project when the zoning had changed (in 2008). The applicant would have substantial expenditures should they have to comply with the changed zoning.

**BSA Calendar Number: 2018-102-A**  
**Applicant: Sheldon Lobel, P.C. on behalf of K. Kurylo Corp.**  
**Location: 241 Grand Street, Brooklyn**  
**Request: Common Law Vested Rights Case**

**COMMUNITY BOARD NO. 1 QUESTIONNAIRE FOR LAND USE ITEMS**

**PROPOSED ACTION**

**1. For Ownership:**

- a. **Who are the owners? K. Kurylo Corporation**
- b. **If a corporation, who are the principles? Gregory Pasternak**
- c. **What kind of corporation?**

**2. For Developers:**

- a. **Who is the developer if different than the owner? N/A**
- b. **What is their experience with this type of development? N/A**
- c. **Is there a sponsor of the project? N/A**

**3. Financing:**

- a. **What is the cost of the project? Remaining cost shall not exceed \$650,000-\$950,000**
- b. **How is it financed? Private**
- c. **Will there be tax abatements/subsidies? No**

**4. Land:**

- a. **What information can be provided about the land? Who owns the land? K. Kurylo Corporation**
- b. **What is the condition, status, and uses on the property and the zoning? Use groups? Under Construction. Existing 2-family and commercial mixed-use building under construction to 3 family and commercial. Use Group 2 and 6 existign planned to remain.**
- c. **Has there been an environmental assessment or scope of an impact statement prepared for the proposed action? No. Not required.**
- d. **Will the land be purchased? What is the cost of the land? N/A Land is privately owned for decades. When was the property purchased? 1999 What was the cost? Bequest**
- e. **Will demolition be needed to clear the land? Shell of the building is completed, no intention to demo at this point.**
- f. **Is the project in a special district? Historic District? Is it in an urban renewal area? None of the above. (Inclusionary Housing Incentive is available in that area)**
- g. **Will unused development rights be utilized or sold? No.**

**5. Construction:**

- a. **What type of construction will be used? Extension of existing masonry building using steel frame construction.**
- b. **What is the time frame of the work? The project is on hold. Once resumed - estimated 12 months till completion..**
- c. **Who will be doing the work? Qualified GC -- not appointed at this moment.**

**6. Project Information**

- a. **Describe the project in terms of the proposed use(s) such as retail, office, commercial, loft, community, facility, etc? Commercial ground floor with 3-family on 3 floors above.**
- b. **If the project is residential, how many dwelling units are proposed and what is the number of bedrooms mix? What are the unit sizes? 3 dwelling units. Two bedrooms in each apartment measuring approximately 700 - 800 square feet each.**
- c. **What are the projected costs of the rentals? If the units are to be condominium or one-to-three family house, what is the projected purchase price? Average rental prices in neighborhood as approximately set about 2,500 per two bedroom.**  
  
**If complete building would be sold, assumed \$3.5 - \$4.5 million.**
- d. **Will there be financing for the units? What are the terms? No intention.**
- e. **Who is the leader? N/A**

**7. Marketing:**

- a. **How will the project be marked? Advertised? No plan yet.**
- b. **If newspaper, which ones? Local agencies only.**
- c. **When will the projects be marketed? After substantial completion.**
- d. **What will be the outreach? Unknown at this time.**

**8. Project Characteristics:**

- a. **Will the project be consistent with the surrounding buildings? Yes.**
- b. **Will the project be handicap accessible? Explain specifics The commercial ground floor will be handicap accessible. The building will not have an elevator.**
- c. **Special populations for the project? No**

**9. Open Space/Parking Amenities:**

- a. **Will there be open space provided with the project? What type? Will there be public access? There will be a terrace, yard, roof and balconies.**

- b. **Will there be landscaping? Fencing? Street tree planting? There will be street tree. The building front wall aligns with the property line, lack of space prevents front yard/landscaping.**
  - c. **Will parking be provided for (indoor, outdoor, on-street)? Will a waiver be requested? Not required/waived.**
  - d. **What amenities, if any; will be incorporated with the project? How were they developed and with who? Each unit has its own outdoor space and laundry facility.**
10. **Building/Lot – currently undergoing any renovations, demolition, construction (of any size)? Extension of existing building under construction and subject to the BSA action.**
11. **Any violations on the building or lot? Yes, for the work without a permit. Legalized by DOB.**
12. **In addition to the BSA's Environmental report.**
- a. **List previous industrial uses and processes: Area had an E-designation assigned by without any specifics. After verification with the DEP, the designation was cleared and waived at the time of filing in 2005.**
  - b. **List Chemicals and quantities used in and stored for those processes: None**
  - c. **List Hazardous waste disposal permits for prior operators: None**
  - d. **List any proposed remediations: N/A**
  - e. **Please provide any ASTM phase I & II information: N/A**



**PREPARED BY: Rad Kurek, RA**

**TITLE: Architect**

**SIGNATURE:**

**DATE: 8-14-18**

**CONTACT # (917) 655-3372**

**FAX # 718-383-3209**

**Community Board #1  
Supplemental Land Use Application Information**

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

**A. Project size**

**Commercial: (sq ft) 1,431**

**Manufacturing (sq ft) 0**

**Residential (sq ft) 2,314**

**Total (sq ft) 3,745**

**Height (feet) 63**

**Height (stories) 4**

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

**B. Residential Projects**

	<b># of units</b>	<b># affordable</b>
<b>0 bedrooms (studio)</b>		
<b>1 bedroom</b>		
<b>2 bedroom</b>		
<b>3 bedroom</b>	3	N/A
<b>4 bedroom</b>		
<b>Total units</b>	3	0

**Market-rate units**

**Rental or condo?**

**Estimated cost/rent psf**

**Rental**

Unknown at this time

**Affordable units 0**

**Rental or condo?**

**Distribution of affordability by % of AMI**

**C. Open space**

**Total area**                      **required**      **0**                      **proposed**      **1300**

**Publicly accessible**

**What are the hours of accessibility for the publicly-accessible open space? N/A**

**Will the publicly-accessible open space be turned over the department of parks for operation?**

**D. Parking**

**Parking – number of spots, number required by zoning**

**# of spaces**                                      **required**      **0**      **proposed**      **0**

**E. Environmental**

**List all environmental issues identified, environmental designations and all remediation required**

**N/A**

## **F. Additional information**

**For all projects, please provide the following information:**

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

Rec'd 8/14/18

Common Law Vested Rights Application

BSA Cal. No. 2018-102-A

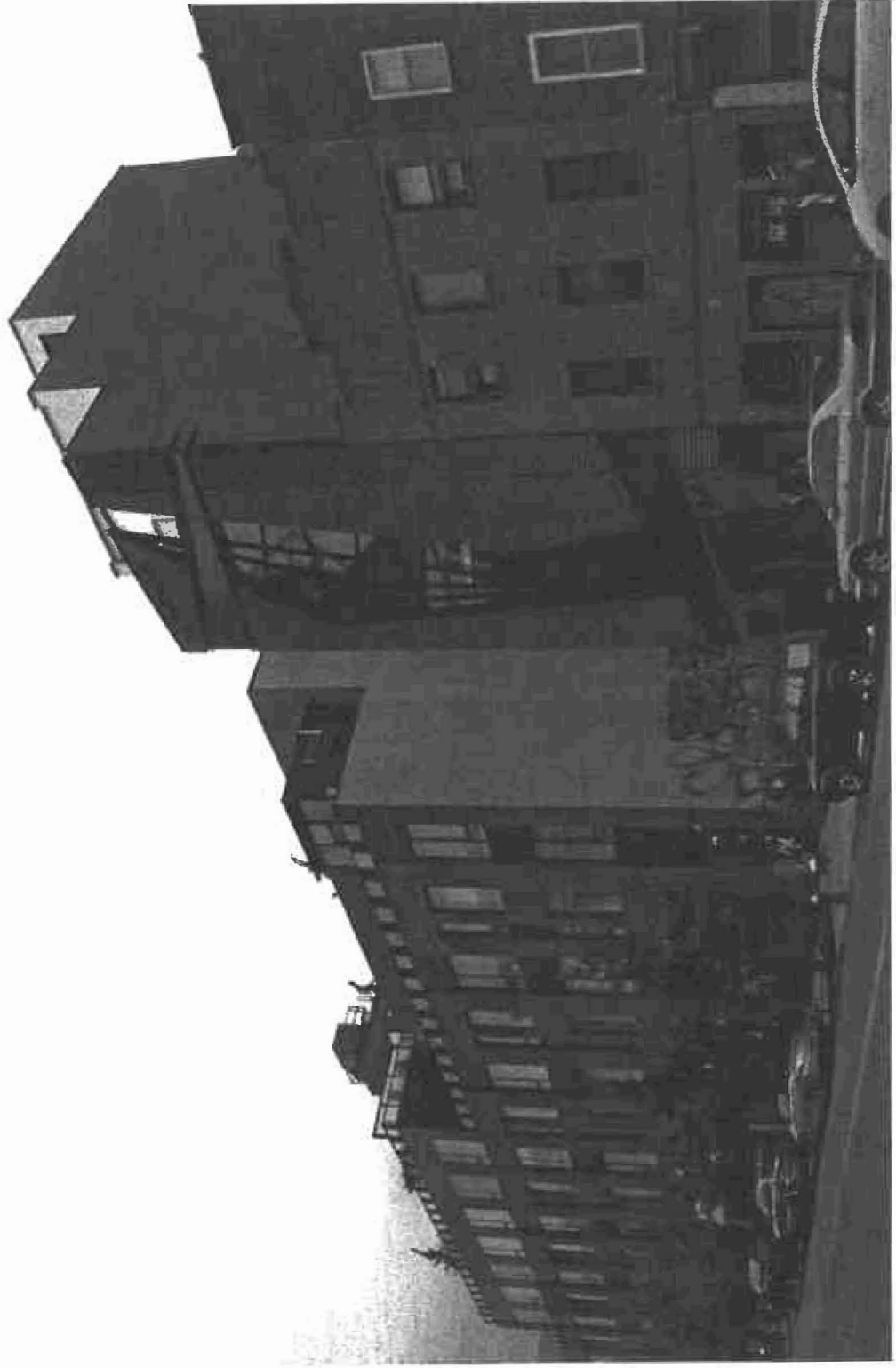
**THE KATHERINE  
241 GRAND STREET**

**Applicant: K. Kurylo Corporation**

**Applicant Representative: Sheldon Lobel, P.C.**



# Proposed Building

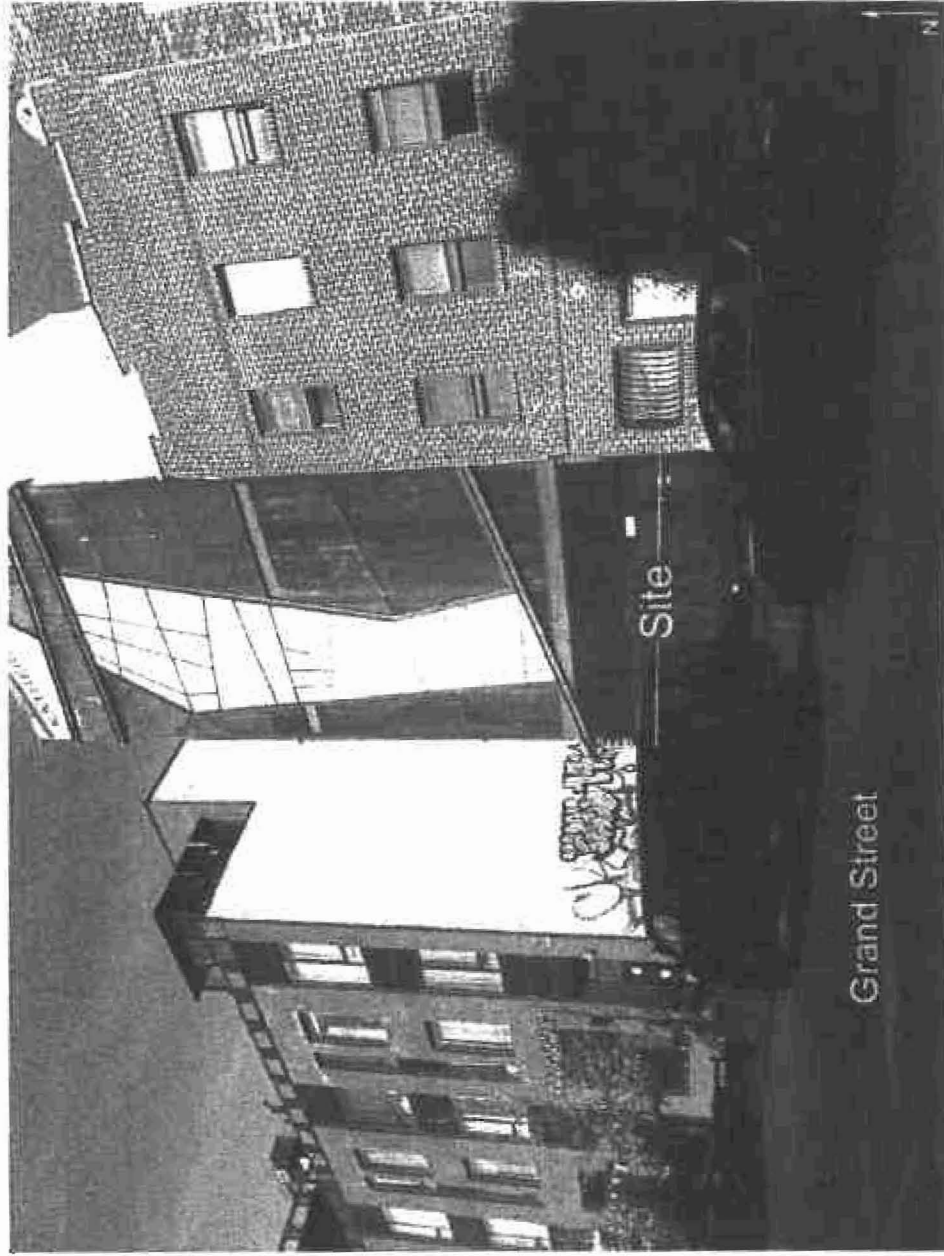


**Sheldon Lobel &  
ATTORNEYS AT LAW**





# Existing Site Conditions



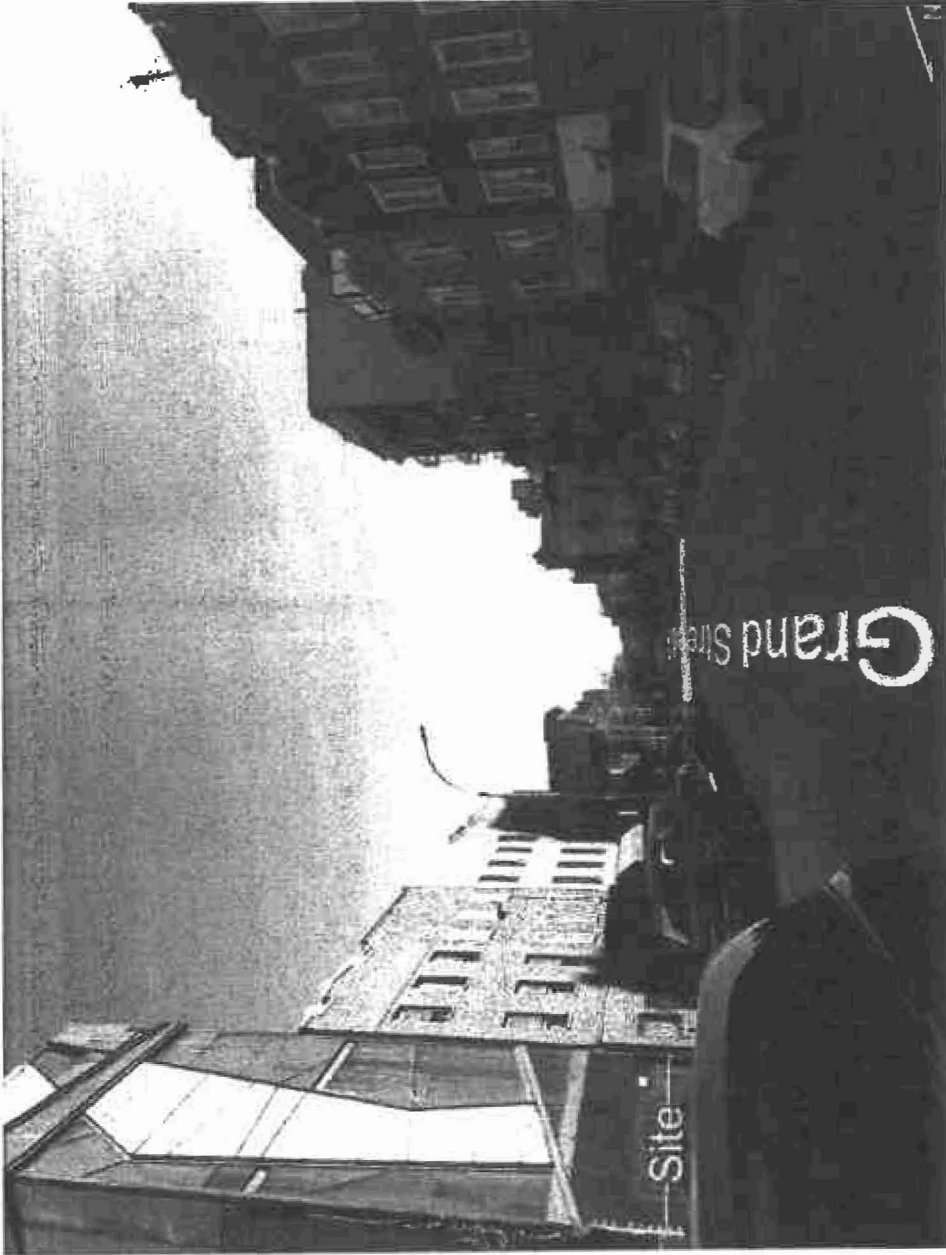
Photographed by: Austin Coury on January 2, 2018

Urban Cartographics 415-524-1111 2009 2018

**Sheldon Lobel &  
ATTORNEYS AT LAW**



# Existing Site Conditions



Photographed by: Austin Coury on January 2, 2018

Urban Cartographics

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ATTORNEYS AT LAW**

