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COUNCILMEMBER, 34<sup>th</sup> CD

**COMBINED PUBLIC HEARING  
AND BOARD MEETING  
211 AINSLIE STREET  
MAY 14, 2019**

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, no later than 6:15 PM.

**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 25 members present. A sufficient number to call the public hearing to order.

**APPROVAL OF THE AGENDA**

Chairperson Fuller asked all to review the agenda. She noted that the item #8, from the Red Cross was withdrawn by the agency.

**ANNOUNCEMENT**

Nominations for the Executive Committee and the Attendance Committee will take place promptly at 8:00 PM.

**PUBLIC HEARING**

**UNENCLOSED SIDEWALK CAFÉ: BERNIE'S POINT 836 LORIMER STREET**  
APPLICATION # 2998-2019-ASWC; 8 Tables; 16 Chairs, NEW. (Rep./Michael Kelly) Ms. Ms. Blaire Papagni, from Michael Kelly's office, presented on the application. It was a new application. They had opened in June 2018. They have a liquor licenses. They close at 11 PM. The application is for 8 tables and 16 seats. No questions were raised at this time. The item was referred to the committee.

**UNENCLOSED SIDEWALK CAFÉ** WINSOME FOODS, LLC, DBA WIN SON, 159 GRAHAM AVENUE (#2019157-DC); 19 Tables; 38 Chairs. RENEWAL. (Rep./ Joshua Ku, Managing Member) – A presentation was not made. The item was referred to the committee.

**UNENCLOSED SIDEWALK CAFÉ**: 451 GRAHAM AVENUE CORP., DBA THE RICHARDSON, 451 GRAHAM AVENUE, (#1314137 – DCA); 15 Tables, 30 Chairs. RENEWAL. (Rep./Joel Kulp, President) - A presentation was not made. The item was referred to the committee.

**UNENCLOSED SIDEWALK CAFÉ**: 600 METROPOLITAN CORP., DBA ALLIGATOR LOUNGE, 600 METROPOLITAN AVENUE (#1311871 – DCA; 6 Tables, 18 Chairs (Rep./John McGillion, President) - A presentation was not made. The item was referred to the committee.

**UNENCLOSED SIDEWALK CAFÉ**: D&D CAFÉ LLC, 128 MESEROLE STREET, BROOKLYN, NY 11206-2070, APPLICATION # 454-2019 ASWC; 19 Tables; 38 Chairs, NEW. (Rep./Shlomo Steve Wygoda, SWA Architecture PLLC) – A presentation was not made. The item was referred to the committee.

**PRESENTATION: DOT'S FINAL PLAN FOR THE GRAND STREET PROTECTED BIKE LANE** – DOT will be making the bike lanes along the Grand Street corridor in Brooklyn permanent. Between Waterbury Street and Vandervoort Avenue, DOT will modify the protected bike lanes to help accommodate the needs of industrial businesses along this section of the corridor. The project will also include other adjustments made in response to community and business feedback including additional metered parking and new loading zones around the corners from Grand Street – by Brooklyn Borough Commissioner Keith Bray and Ms. Ronda J. Messer, Director, Community Affairs, Brooklyn DOT Office.

Mr. Ted Wright, from NYC DOT, presented on the item. A visual presentation was made. Mr. Wright noted that he run the DOT Bike Program. He spoke about the L Train. He noted the connections to the Williamsburg Bridge. He spoke about the fatalities, noting that the for the CB#1 district, it has the highest number of fatalities that they have seen in any district in Brooklyn. It was the third highest in the City. He said that it was surprising. The presentation and information will be put on line. He discussed the corridor. He said that various politicians have asked that DOT look at the corridor to see what they could do to provide better protection for the bikes. He reviewed the data and plans.

**Project Route and Design** – the route provides bicycle connection across the Williamsburg Bridge. **Analysis – Safety Statistics**. Council District 34- Council district with the highest number of fatalities in Brooklyn (3<sup>rd</sup> highest in NYC). Pedestrians are more than half fatalities in the district. Half of the fatalities occurred overnight. A quarter of the fatalities involved a truck. Motorcyclists accounted for 20% of the fatalities. 15% of the fatalities involved a driver without a valid driver's license.

- Borinquen Place/Grand Street between Rodney Street and Metropolitan Avenue is a “Vision Zero” Priority Area with 3 pedestrian fatalities and 1 cyclist fatality between 2012 and 2018. From 1/1/12-3/19/18 there were 4 fatalities.

- **High Bicycle Ridership** – On a typical weekday 1,000+ cyclists use Grand Street. Counts were collected over a 12 hour period in September 2016 and September 2018.

**Design Justification:** Response to request for safety improvements following a number of severe injuries and fatalities. High volume of cyclists with direct access to Williamsburg Bridge and across Newtown Creek. Installation started in October 2018 in preparation for “L” Project, put on hold due to weather.

#### **Design Updates – Union to Waterbury:**

Finish project – installing green paint, install delineators where necessary, and add turn treatments. Will not install bus lanes, shuttle stops, and vehicle restriction. Relocating three bus stops back to the before conditions (Catherine Street to Olive Street)(Bushwick Avenue/Graham Avenue: near side to far side. Offset Crossings installed where feasible. Pedestrian island to be installed at Manhattan Avenue. Gaining eight (8) additional parking spaces on the north side.

#### **Grand Street – Making It Work**

##### **Curb Management**

- Wider Buffer – maintains emergency access
- Updated parking regulations to accommodate loading activities and provide local customer access.
- Increase turnover. Add commercial and metered parking on the side streets to help provide parking supply along corridor.
- Increase customer access. Reduce parking time limits from 2 to 1 hour on Grand Street to improve turnover at the curb.
- Dedicate commercial space on every block from Union Avenue to Bushwick Avenue that becomes passenger metered parking from 4PM to 10PM

#### **Design Updates – Waterbury Street to Morgan Avenue**

- Improve curb access along the south curb.
- Update design to accommodate higher volume of south side loading between Waterbury Street and Morgan Avenue.
- Provide flexibility on south side with wider bike lane at 6 feet.
- Gain 4 additional parking spots.

#### **Grand Street – Remaining work**

Markings implementation started in October 2018 and was put on hold December 2018 for the winter due to weather and construction overlap

Remaining work to be installed Spring 2019: Green paint and lane lines; Bike symbol markings; Parking regulation & meter updates. Updates based on feedback - examples include:

No vehicle restrictions and shuttle bus stops; relocating three bus stops back to the before condition (Catherine Street to Olive Street; Bushwick Avenue/Graham Avenue: near side to far side)

Updated turn treatments at Graham Avenue, Manhattan Avenue, and Lorimer Street. Updated design between Waterbury Street and Morgan Avenue. Updated parking regulations to accommodate loading and customer access.

Council District 34 – Traffic Fatalities – fatality Analysis: Driver behavior – speed was noted in 15% of the fatalities; 20% of the fatalities involved a turning vehicle not yielding to a pedestrian. Location: 63% of the fatalities occurred at a Vision Zero Priority Geographies; 75% of the bike fatalities occurred where there was no bike facility; Broadway, metropolitan Avenue and Grand Street are the most dangerous corridors. Time of Day: 3-6 AM is the most dangerous time.

Curbside Regulations – Rearranging curbside space for commercial and passenger vehicle. Dedicate commercial space on every block from Bushwick to Union that becomes passenger metered parking from 4PM to 10 PM. Reduce parking time limits from 2 to 1 hour on Grand Street to improve turnover at the curb. Add commercial and metered parking on the side streets to help provide parking supply along the corridor.

The presentation also included observations that were made and what was seen. Their data collection showed:

Parking Occupancy: Grand Street from Bushwick Avenue to Union Avenue - relatively low occupancies around 50-60% consistent with 2015 and 2018 data. Most vehicles are only parking at the curb for 1 hour or less. Trucks (Bushwick Avenue to Union Avenue) – three large supermarkets along the north side of the corridor generate high volumes of deliveries. Only two locations had dedicated loading zones on street. Most trucks were able to access the curb. Truck activity was higher during the morning and midday period.

Set Aside Commercial Space for Deliveries/Dedicated curbside space for Trucks: Extend the two existing loading zones on Grand Street. Add four new loading zones between Humboldt Street and Union Avenue. After 4PM revert new loading zones to passenger metered parking. Add 4-6 new smaller loading zones on side streets between Bushwick Avenue and Union Avenue.

Providing Local Customer Access – provide motorists and customers alternative parking opportunities: Reduce parking time limits from 2 to 1 hour on Grand Street to improve turnover at the curb. Open spaces on side streets with longer 2 hour time limits for motorists who need access to Grand Street. Only meter adjacent to commercial uses on selected side streets. Expand regulations until 10PM to match demand along Grand Street.

Freight Field Observations – Industrial Core of Grand Street (Catherine Street to Morgan Avenue) Double parked trucks are concentrated around mid-block industrial business due to limited curb space and dedicated loading zones on the south curb. Deliveries can take longer than 15-30 minutes along the south curb (goods are often of an industrial nature – i.e. fuel tanks and industrial materials) and loading/unloading often requires the use of forklifts or other heavy equipment. The majority of deliveries to the south curb come from a standard box truck or tractor trailer; the types of goods that are loaded/unloaded cannot easily be reduced into smaller loads for hand trucks. Field observations make the case for improvements in curb access along the south curb.

Grand Street Corridor – balancing the needs of all users. Transit – making high frequency bus services a viable option for displaced L train customers. Bike – creating a safe cycling route on

direct route to the Williamsburg Bridge. Local deliveries, shoppers and local residents – prioritizing loading during the daytime hours, general parking in the evening. Through Traffic – informing motorists of best alternatives to access Williamsburg Bridge, IBZ, industrial areas, and highways.

**GRAND STREET DESIGN** Features: Westbound bus lane from Bushwick Avenue to Union Avenue – Parking protected bike lane. Floating parking/loading space. Eastbound bus lane from Rodney Street to Keap Street – Buffer protected bike lane. Through traffic allowed east of Keap Street on the south side of the street. The bus lane will not be enforced until the L Train shuts down April 2019. The presentation also discussed Grand Street local access. The plans also included education and enforcement for bicyclists (targeted enforcement to increase safety. NYPD/Bicycle moving violations: 34,096 issued in 2018).

A number of persons had sign up to speak on the Grand Street item.

Mr. Max Sholl, resident of North 6 Street, spoke in support of protected bike lanes on Grand Street. Ms. Cynthia Rogers, from the Williamsburg Animal Clinic, spoke about concerns with parking in front of the clinic (760 Grand Street) being removed. They have emergency oxygen tanks delivered that require close proximity to the entry.

Mr. Nicholas Gorski, from Ridgewood, spoke in support of the new bike lanes on Grand Street.

Mr. Jeff Csicsec, resident of Russell Street, spoke in support of the Grand Street bike lane.

Mr. Ryan Preuss, representing Preuss Tire (950 Grand Street,) spoke against the bike lane next to the curb.

Mr. Joseph Huba, resident of Newell Street, spoke in support of the bike lane on Grand Street.

Mr. Dave Starman, Auto Tap Corp., 958 Grand Street.

Mr. Philip Leff, Transportation Alternatives, spoke in favor of the Grand Street bike lane.

Ms. Lori Raymer, Board Chair/Grand Street BID and Property Owner, spoke

Ms. Erin Piscopink, Executive Director, Grand Street BID, spoke about the Grand Street Treatment Plan.

Mr. Noel Hildago, resident, spoke in support of the Grand Street Bike Lane.

Mr. Erik Pye, Business Owner, 518 Grand Street, spoke against the elimination of parking on Grand Street.

Mr. Leo Moskowitz, Business Owner, spoke in opposition of the bike lane on Grand Street.

Mr. Austin Horse, resident, spoke in support of the Grand Street bike lane.

Mr. Joe Katz, resident of Lorimer Street, spoke in support of the Grand Street bike lane.

Mr. Jay Hirsch, Business/Property owner, spoke about parking issues on Grand Street.

Mr. Simon Franczoz, Business Owner, 530 Grand Street, spoke about concerns about parking and Grand Street.

Jessame Hannus, resident of Rego Park, spoke in support of protecting cyclists from illegal parking.

It was noted that near the bridge, at the end of the block, there needs to be a yield for bicycles. DOT representative noted that there were marking out there. It was noted that it was a visibility issue.

Mr. Rami Metal, Director of Strategic Engagement, NYC DOT, commended everyone for working on this issue.

**BSA APPLICATION: (BSA ITEM # 2019-73-BZ) 115 BROADWAY, BLOCK 2471 LOT 13 –**  
Application for a variance to facilitate development of new six story plus mezzanine mixed use building at 115 Broadway. (Rep./Slater & Beckerman PC).

Mr. Benjamin Stark, from Slater & Beckerman, presented the application. A written copy of the land use questionnaire was submitted. The applicant is: Juste La Pointe LLC. It is an application for a BSA variance, for development of a new six story (plus mezzanine) retail and residential building having approximately 7,860 sq. ft. of zoning floor area. The project's costs are expected to total \$10Million, including land acquisition cost. They intend to apply for an abatement through ICAP (Industrial and Commercial Abatement Program), an as of right tax program in relation to the proposed building's ground floor retail space. No subsidies will be sought for the project's residential component. The property is currently vacant (since at least 1980's) and had been for many decades. They are building a mixed use project including residential (Use Group 2) and retail (Use Group 6) uses. The property is zoned C4-3. An EAS (Environmental Assessment Statement) was prepared and submitted to the BSA as part of the special permit application. The land was purchased in 2016. The timeframe for the work is 24 months, from the start of construction. There would be a total of 5 residential units. The units on the 2<sup>nd</sup> – 5<sup>th</sup> floors are approximately 1,069 sf. The top floor unit, which has a mezzanine is approximately 1,400 sq. ft. They have not set pricing, but expect to be in line with the market. The building will be similar in height to other new residential construction in the surrounding area. However, at only approximately 7,860 sq. ft, the proposed building is smaller than most new construction. There would be street tree planting. There would be no parking provided. No waiver is requested. Because of the small size of the development, no amenities will be provided. The property does not require remediation. A copy of the presentation is attached.

Ms. Kuonen asked about the benefits of the building if it was as of right. The applicant related that it would be a 4 story commercial building that doesn't work. A comment was made that it was such a small building, why put a residential development there? Mr. Wiseman, principal of Juste La point LLC, noted that he lives in Williamsburg and that they have done plenty of [development] work in Williamsburg and Bushwick (44 Berry Street; 76 North).

## **NOMINATIONS**

Chairperson Ms. Fuller noted that it was 8:00PM. Nominations for the Executive Committee and the Attendance Committee would be entertained at this time. It was noted that nominations do not need to be seconded. At this time she asked for nominations for the Executive Committee.

## **EXECUTIVE COMMITTEE**

**Member at Large** – Ms. Viera nominated Mr. Philip Caponegro for the position of Member at Large. Mr. Caponegro accepted. There were no other nominations. Nominations were closed for this position.

**Recording Secretary** – Mr. Torres nominated Ms. Sonia Iglesias for the position of Recording Secretary. Ms. Iglesias accepted. There were no other nominations. Nominations were closed for this position.

**Financial Secretary** – Mr. Caponegro nominated Ms. Maria Viera for the position of Financial Secretary. Ms. Viera accepted. There were no other nominations. Nominations were closed for this position.

**Second Vice Chairperson** – Mr. Weidberg nominated Ms. Del Teague for the position of Second Vice Chair. Ms. Teague accepted. There were no other nominations. Nominations were closed for this position.

**First Vice Chairman** – Ms. Teague nominated Mr. Simon Weiser for the position of First Vice Chair. Mr. Weiser accepted. There were no other nominators. Nominations were closed.

**Third Vice Chairman** – Mr. Caponegro nominated Mr. Weidberg for the position of Third Vice Chairman. Mr. Weidberg accepted. There were no other nominators. Nominations were closed.

**Chairperson** – Rabbi Niederman nominated Ms. Dealice Fuller. Ms. Fuller accepted. There were no other nominators. Nominations were closed.

### **ATTENDANCE COMMITTEE**

Chairperson Ms. Fuller asked for nominations be made for the Attendance Committee to be entertained. At the present time the Attendance Committee members are: Rabbi David Niederman (chair); Mr. Eric Bruzaitis; and Ms. Janice Peterson. Ms. Kaminski nominated Ms. Peterson, who accepted. Ms. Kaminski nominated Rabbi Niederman and Mr. Bruzaitis.

### **PRESENTATION: MASS CARE AMERICANCORPS/AMERICAN RED CROSS**

**DISASTER CYCLE SERVICES** Chairperson Ms. Fuller announced that this item was removed from the agenda by the presenter.

### **LIQUOR LICENSES:**

#### **NEW:**

1. 82 S4th Restaurant & Café, dba Casa Imelda, 82 South 4<sup>th</sup> Street, (Alteration, liquor, wine/beer)
2. 104 South 4<sup>TH</sup> Inc., dba Randolph Beer, 104 South 4<sup>th</sup> Street, (Class Change, liquor, wine/beer, cider, rest, brewer)
3. 147 149 McCarren LLC., dba McCarren Hotel, 160 N. 12<sup>th</sup> Street, (Alteration, Method of Operation Change, liquor, wine/beer, cider, hotel)
4. 462 Union Avenue Bar LLC., dba Macri Park, 462 Union Avenue, (Corporate Change, liquor, wine/beer, cider, bar/tavern)
5. AL Sushi NY INC. dba Mizu Sushi, 311 Bedford Avenue, (New, wine/beer, cider, rest)
6. Anaya Alam LLC, 318 Bedford Avenue, (New, wine/beer, cider, bar/tavern)
7. Bernie's Point LLC, dba Bernie's, 836 Lorimer Street, (Alteration, liquor, wine/beer, cider, rest)
8. Domino Park F & B Management LLC, dba Tacocina, 292 Kent Avenue, (Method of Operations Change, liquor, wine/beer, cider, rest)
9. Indigo Williamsburg HM LLC., dba TBD, 500 Metropolitan Avenue, (New, liquor, wine/beer, cider, Hotel)
10. Juicerie IV LLC, dba The Butcher's Daughter, 271 Metropolitan Avenue, (Alteration, liquor wine/beer, cider, rest)

11. La Guira Restaurant Corp., 580 Broadway, (New, liquor, wine/beer, cider, bar/tavern)
12. Michael Braman or Entity to be formed, 774 Driggs Avenue, (New, wine/beer, cider, rest)
13. Original Music Workshop Inc. & The Middle LLC., dba National Sawdust OMW, 80 North 6<sup>th</sup> Street, (Alteration, liquor, wine/beer, cider, rest)
14. Ozi Dumplings, dba Ozi Dumplings, 19 Bogart Street, Unit 1, (New, wine/beer, cider, rest)
15. Pomp and Circumstance LLC, dba Pomp and Circumstance, 577 Lorimer Street, (New, liquor, wine/beer, cider, rest)
16. Secret Loft LLC., dba Secret Loft, 90 Scott Avenue, (New, liquor, wine/beer, cider, bar, tavern)
17. TLP Brooklyn LLC, iOLO, 485 Lorimer Street, (New, liquor, wine/beer, cider, rest)

#### **RENEWALS:**

1. 89 Conselyea Realty LLC., dba DeStefanos Steakhouse, 89 Conselyea Street, (Renewal, liquor, wine/beer, cider)
2. 170 Bedford Restaurant LLC, dba The Meatball Shop, 170 Bedford Avenue, (Renewal, liquor wine/beer, cider, rest)
3. Aleyin LLC., dba Café Beit, 158 Bedford Avenue, (Renewal, wine/beer, cider, bar, tavern)
4. Avago Corp., dba Berry Park, 4-6 Berry Street, (Renewal, liquor, wine/beer, cider, bar, tavern)
5. Avant Gardner LLC., dba Avant Gardner, The Great Hall, The Kings Hall, and The Brooklyn Mirage, 111 Gardner Avenue and 140 Stewart Avenue (Renewal, liquor, wine/beer, cider, multipurpose event center/venue)
6. Black Rabbit Bar LLC., dba Black Rabbit, 91 Greenpoint Avenue, (Renewal, liquor, wine/beer, cider, bar/tavern)
7. Bridge 109 Corp, dba Gordon Bennett, 109 South 6<sup>th</sup> Street, (Renewal, liquor, wine/beer, cider, rest)
8. Boogaloo Bar Inc. dba Duff's Brooklyn, 168 Marcy Avenue, (Renewal, liquor, wine/beer, cider, bar/tavern)
9. Brooklyn Bowl LLC, 61-77 Wythe Avenue, (Renewal, liquor, wine/beer, cider, rest)
10. Campbell Sister LLC, dba Campbell Cheese and Grocery, 502 Lorimer Street, (Renewal, wine/beer, cider)
11. Carrie's Hospitality LLC, dba Elder Greene, 160 Franklin Street, (Renewal, liquor, wine/beer, cider, bar/tavern)
12. Cervceria Havemeyer LLC, dba Cervceria Havemeyer, 149 Havemeyer Street Store #3, (Renewal, liquor, wine/beer, cider, rest)
13. Coyocan Lorimer LLC, dba Zona Rosa, 571 Lorimer Street, (Renewal, liquor, wine/beer, cider, rest)
14. Davis and Devoe Group LLC, dba Teddy's Bar & Grill, 96 Berry Street, (Renewal, liquor, wine/beer, cider, rest)
15. Dingxiang Inc., dba Birds of Feather, 191 Grand Street, (Renewal, wine/beer, cider, rest)
16. Double Deep LLC., dba Black Flamingo, 168 Borinquen Place - Store S5, (Renewal, liquor, wine/beer, cider, rest)
17. Isleworth Management LLC, dba New Z & J Wine & Liquor, 761 Manhattan Avenue, (Renewal, liquor, wine/beer, cider)
18. Hinomaru Kitchen Inc., dba Ryujin Ramen, 513 Grand Street, (Renewal, wine/beer, cider, rest)
19. Los Cuantes LLC, dba Rosario, 168 170 Wythe Avenue, (Renewal, liquor, wine/beer, cider, rest)
20. Ott Bagel Inc., 970 Manhattan Avenue, (Renewal, wine/beer, cider, rest)
21. Our Wicked Lady LLC., dba Our Wicked Lady, 153 Morgan Avenue, (Renewal, liquor,



wine/beer, cider, bar, tavern)

22. Polmost Food Corp, dba Associated, 802 Manhattan Avenue, (Renewal, beer/cider, supermarket)

23. Red House BK LLC, dba Kings County Imperial, 20 Skillman Avenue, (Renewal, liquor, wine/beer, cider, rest)

24. Sterling Caterers Inc., dba Ateres Avrohom, 75 Ross Street, (Renewal, liquor, wine/beer, cider)

25. WoodFoot LLC, dba Pokito, 155 South Street, Store #2, (Renewal, liquor, wine/beer, cider, rest)

26. Yurit S. Munoz and Eugenio Zenteno, dba Acapulco Restaurant Deli; 1116 Manhattan Avenue, (Renewal, beer, cider, rest)

Chairperson Ms. Fuller noted the list of licenses. She asked all to review the names on the list. There were no comments made at this time. The agenda as expedited.

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## **BOARD MEETING**

### **MOMENT OF SILENCE**

Chairperson Ms. Fuller called for a moment of silence.

### **ROLL CALL**

Chairperson Ms. Fuller requested District Manager Mr. Esposito to call the roll. He informed the chairperson that there were 35 members present. A sufficient number for a quorum. The board meeting was called to order.

### **APPROVAL OF THE AGENDA**

Chairperson Ms. Fuller asked for a vote on the agenda. Ms. Teague made a motion to approve the agenda as written. The motion was seconded by Ms. Cabrera. The motion was unanimously carried.

### **APPROVAL OF THE MINUTES**

Mr. Solano made a motion to approve the minutes of the April 9, 2019 Combined Public Hearing and Board Meeting. The motion was seconded by Mr. Indig. Ms. Viera abstained. The motion was carried.

Ms. Peterson noted appreciation for the work that Rabbi Niederman is doing in addressing the measles issue in the community. She said that he has to deal with complex issues in the community.

### **COMMITTEE REPORTS**

**ECONOMIC DEVELOPMENT COMMITTEE** – Ms. Moskovits, chair of the committee, presented a written report (attached). She reviewed the report with the board members. There were no votes required. She noted that they explored mentorship and apprenticeship opportunities. The committee also discussed small business loans and received a briefing from a lender. The committee also heard an update regarding the Moore Street Market.

**PARKS & WATERFRONT COMMITTEE** – Mr. Caponegro, Chair of the Committee, presented a written report. SHERIDAN PLAYGROUND - There was a recommendation in the report to support the plans for Sheridan Playground. As there was not a quorum of the members at the committee meeting, Mr. Caponegro asked the board members to consider the report and the recommendation. Mr. Solano made a motion to support the recommendation to approve the design presented by the Parks Department for Sheridan playground. The motion was seconded by Mr. Stuart. The motion was unanimously carried. The vote was: 38 “YES”; 0 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS”.

Mr. Caponegro announced that the plans for Box Street Park would be presented on Wednesday, May 29, at 6PM. The meeting will be held at the Polish & Slavic Center at 176 Java Street. He called for the Parks Committee to meet to see the presentation and review the plan.

**LAND USE, ULURP and LANDMARKS [subcommittee] COMMITTEE** – Ms. Teague presented the written two written reports that were distributed. The reports are attached. She discussed the committee meeting that was held on May 6<sup>th</sup>. There were two items that required a votes:

BSA Application For A Special Permit - (# 2019-49-BZ) 221 NORTH 14<sup>TH</sup> STREET, BLOCK 2639 LOT 7 & 9, for the Operation of a Physical Culture Establishment (PCE). A presentation was made by Mr. Jay Goldstein, Esq., the representative. Ms. Teague noted this was an application for a special permit for the operation of a physical culture establishment on North 14th and Berry Streets. The proposed establishment is primarily a climbing gym, but there will also be yoga classes and weight apparatus. The owners plan to have youth and school programs, as well as a summer camp. There will be discounts for the children, larger for those who live in North Brooklyn. They are also willing to offer discounts for seniors who live in the district. The owners related that they would reach out to our Community Board office to get information on how to best reach out to the community regarding the availability of the discounts and the existence of the programs for the children. They plan to serve snacks and to ask for a license to serve beer. Each individual who purchases beer will be identified with a wrist band and will not be permitted to climb. Hours of operation: 5AM – 10PM for the public; 24/7 for members. The gym will be staffed at all times. The Committee unanimously approved the application. Mr. Solano made a motion to support the recommendation. The motion was seconded by Mr. Stuart. The motion was unanimously carried. The vote was: 38 “YES”; 0 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS”.

BSA Application TO EXTEND TERM OF VARIANCE (# 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. The item was presented by Mr. Carl A. Sulfaro, Esq., the representative. This was an application to extend the 10-year term of the variance for an existing gasoline /auto service station for another 10 years. The station has been in operation for the past 50 years. The owners have completed an extensive renovation which includes clean-up by Mobil of contamination from leaks in their tanks. The tanks were removed, and clean-up was supervised and approved by DEC, which will continue to monitor and test the site. It was noted that the Committee voted unanimously to recommend approval of the application. Ms. Nieves made a

motion to support the recommendation. The motion was seconded by Mr. Chesler. The motion was unanimously carried. The vote was: 38 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".

**ENVIRONMENTAL PROTECTION COMMITTEE** – Mr. Elkins presented a verbal report regarding issues that have come from complaints about petroleum odors that persons are experiencing in their homes in Greenpoint. He was requesting that a letter be sent to NYC Department of Environmental Protection, the NYS Department of Environmental Protection and the Department of Health, calling for the agencies to investigate the issue. He noted that some of the board members are well aware of the recent rise of petroleum vapors that residents near Freeman and Manhattan Avenue have been experiencing in recent months. There has been press coverage, sampling by DEC and DEP and engagement with local elected leaders, but many are still complaining about the vapors and don't think the agencies were doing enough. He stated that he would like to make a motion that CB #1 send a letter to DEP, DEC, and DOH calling for them to work together to clearly identify the source of the vapors, including ruling out potential sources (like the Greenpoint Oil Spill) and invest in whatever precautions or operations necessary (i.e. - further sewer maintenance) to end this issue as soon as possible. He related that people are literally being forced to leave their homes because of this. Ms. Gallagher made a motion to support sending the letter. The motion was seconded by Ms. Chesler. The motion was unanimously carried. The vote was: 38 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".

**SLA REVIEW & DCA COMMITTEE** – Mr. Burrows, the committee's chair, presented a written report. He asked all to review the recommendations.

Sidewalk Cafes- Mr. Burrows called for a vote on the recommendations, which was to approve the five applications (2 were new, 3 were renewals). He made a motion to support the recommendations. Mr. Solano seconded the motion. The motion was unanimously carried. The vote was: 38 "YES"; 0 "NO" (Ms. Peterson); 0 "ABSTENTIONS"; 0 "RECUSALS".

Liquor Licenses – Mr. Burrows noted the recommendations for the new licenses. He noted the updated information regarding the license at 200 Morgan Avenue. Ms. Barros made a motion to support the recommendations. The motion was seconded by Mr. Solano. The motion was unanimously carried. The vote was: 38 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS". Mr. Burrows noted the renewals. He related that the committee recommends approval of all with the exception of the application for 35 Broadway. There were complaints about their operations. Mr. Burrows made a motion to support this portion of the report. The motion was seconded by Mr. Solano. The vote was carried. The vote was: 37 "YES"; 1 "NO" (Ms. Peterson); 0 "ABSTENTIONS"; 0 "RECUSALS".

**TRANSPORTATION COMMITTEE** – Mr. Bruzaitis, the Committee's Chair, submitted a written report. Included in the report was information on the Grand Street Redesign. Since this meeting, NYC DOT was scheduled to attend the May 14<sup>th</sup> Full Board meeting. [They are also expected at the Public Hearing on May 21<sup>st</sup>.] (Report is attached.)

TLC for-hire vehicle identification/Marking Enforcement. Mr. Bruzaitis reported that First Vice Chairman Mr. Weiser raised concern that the 'false-flag' incident that recently happened in South Carolina, where it was widely reported that a woman who got into a car posing as an Uber, was kidnapped and murdered, could happen in NYC. He has requested that a letter be drafted to NYC Taxi & Limousine Commission asking that the agency: (1.) Impose better rules of identification for all "App-Hail" drivers (Uber, Lyft, Via etc.), either outside the vehicle or inside, similar to taxi

medallion drivers. (2) That they respond with a clear description of what if any criteria there are for TLC violations for drivers who do not clearly identify their company (3.) How many violations have been issued to "App-Hail" vehicles since TLC has been given enforcement powers over these companies. Mr. Weiser made a motion to send the letter. The motion was seconded by Mr. Torres. The motion was unanimously carried.

Mr. Bruzaitis discussed an article about bicycle lanes and community board oversight. He asked for a response to be sent about the article that appeared in the Brooklyn Eagle and made a motion. There was a brief discussion on the matter. Mr. Burrows seconded the motion. The motion was carried. The vote was: 30 "YES"; 3 "NO" (Kuonen, Gallagher); 5 "ABSTENTIONS" (Wilkins, Viera, Torres, Iglesias, Cabrera). It was noted by board members that some had not read the article. Chairperson Fuller asked that a copy be sent to the members. It was noted that the matter of the bike and pedestrian traffic coming off the bridge would be presented at the Transportation Committee's next meeting (May 21, 2019, 6:30 PM, at 211 Ainslie Street. DOT is supposed to come back with something.

**WOMEN'S ISSUES COMMITTEE** – Ms. Peterson, the Committee's Chair, submitted a revised written report from the previous meeting. (Attached)

#### **PARKS DEPARTMENT MINUTE**

Ms. Mary Salig, North Brooklyn Parks Manager submitted a written report that was distributed for review. (Attached)

**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)

- Bella Sabel, resident, spoke about increasing women's swim time at MetPool. During the summer, they are seeking an additional two hours (11AM-1PM) daily from Memorial Day to September, as the public schools was cease to come until September.
- William Vega, from Friends of Cooper Park, announced cleanup event at Cooper Park.
- Ned Burke, Editor, Brooklyn Eagle, spoke to introduce himself.
- Francoise Oliva, resident, spoke about air quality concerns with petroleum fumes entering the homes in northern Greenpoint.
- Mary Cinadr, resident, spoke about concerns with indoor petroleum vapors affecting more than 3 dozen homes in Greenpoint. Residents, including herself, had vacate and relocate.
- Cory Kantin, from Sustainable Williamsburg, spoke about the Con Ed site,
- Matthew Emmi, resident, spoke about land use and the Con Ed site (on Kent Avenue) and preserving the current zoning.
- Jorge Martin, resident, spoke about opposition to rezoning the Con Edison site (on Kent Avenue).
- Katie Naplatarski, resident, spoke about concerns with the Con Edison site (on Kent Avenue). She also commented about concerns with the loft law.

### **CHAIRPERSON'S REPORT**

A written report was submitted and distributed for review.

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

A written report was submitted and distributed for review.

### **ANNOUNCEMENTS: ELECTED OFFICIALS**

- Mr. Ringel, from the Brooklyn Borough President's Office was present.
- Mr. Alexi Rodriguez, from Council Member Reynoso's Office, was present.
- Mr. Ben Solotaire, from Council Member Levin's Office, was present.
- Mr. Edward Baker, from Assemblyman Lentol's Office was present.
- Mr. Alvin Peña, from Senator Salazar's Office, was present.
- Ms. Danielle Zuckerman, from Senator Kavanagh's Office, announced a forum on issues relating to the Smorgasborg events held on the Northside at the State Park. The forum will be held on May 28<sup>th</sup>. She also noted that the MTA was looking at addressing complaints raised about noise coming from the Fan Plant (L line/Northside). They were installing sound absorbing blankets.

### **OLD BUSINESS**

No old business was raised.

### **NEW BUSINESS**

No items were raised that required a vote.

### **ADJOURNMENT**

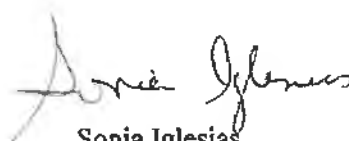
Ms. Teague made a motion to adjourn the board meeting. The motion was seconded by Mr. Caponegro. The motion was unanimously carried. The meeting was adjourned.

Respectfully submitted,



Marie Buono Wallin  
Assistant District Manager

Reviewed by:



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 May 14, 2019

### BOARD MEETING AND PUBLIC HEARING

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

Council Member  
Stephen T. Levin

Council Member  
Antonio Reynoso

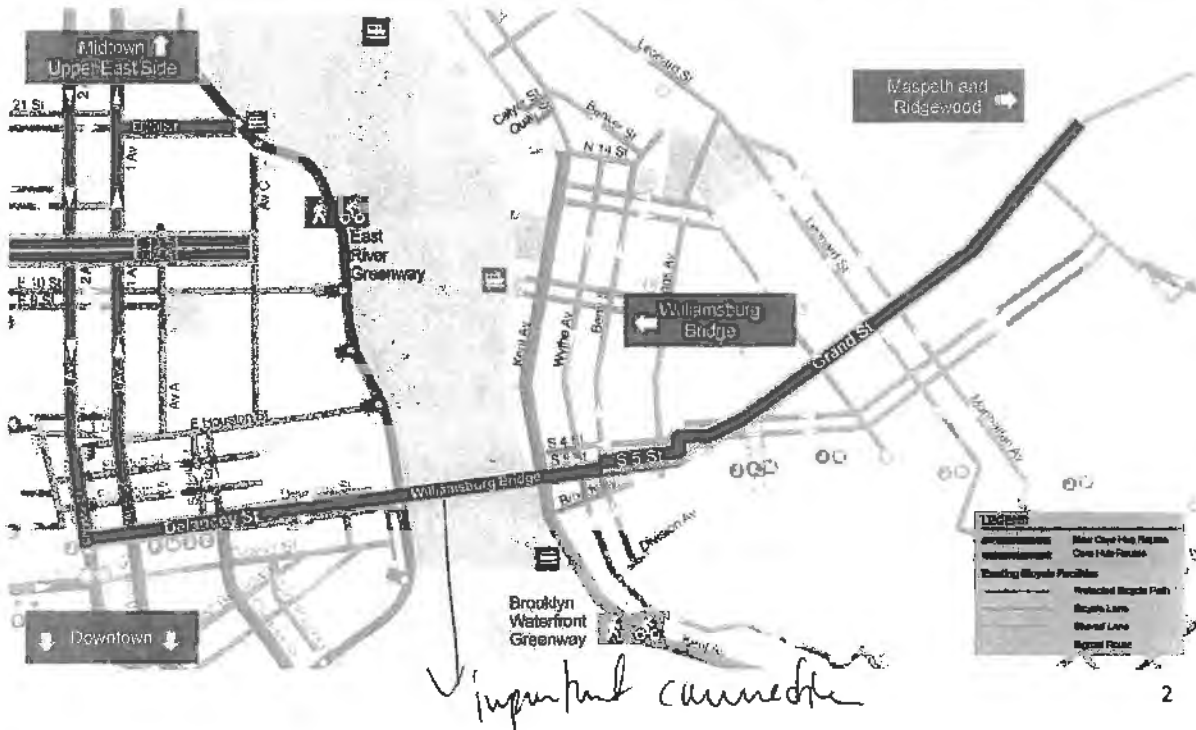
DATE: 1/5 Call P/H  
 1. Attendance 1st call P/H  
 2. Attendance 2nd call B. met  
 3. \_\_\_\_\_  
 4. \_\_\_\_\_  
 5. \_\_\_\_\_

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 B. TEAGUE	/	/			
TOMMY TORRES	/	/			
MARIA VIERA	/	/			
STEPHEN WEIDBERG	/	/			
SIMON WEISER	/	/			
TESA WILSON					
TOTAL:	25	35			
TIME:	6:12 PM	6:07 PM			

# Grand St

## Project Route and Design

Route provides bicycle connection across Williamsburg Bridge





# Grand St

## Analysis

### Safety Statistics

Borinquen Pl/Grand St between Rodney St and Metropolitan Ave is a Vision Zero Priority Area with 3 pedestrian fatalities and 1 cyclist fatality between 2012 and 2018

	Total Injuries	Severe Injuries	Fatalities	KSI
Pedestrian	64	7	3	10
Bicyclists	129	10	1	11
Motor Vehicle Occupant	200	15	0	15
Total	393	32	4	36

Fatalities, 01/01/2012 – 03/19/2018: 4

Borinquen Pl/Grand St, Rodney St to Metropolitan Ave  
Injury Summary, 2013 - 2017 (5 years)



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# Grand St

## Analysis

### Safety Statistics

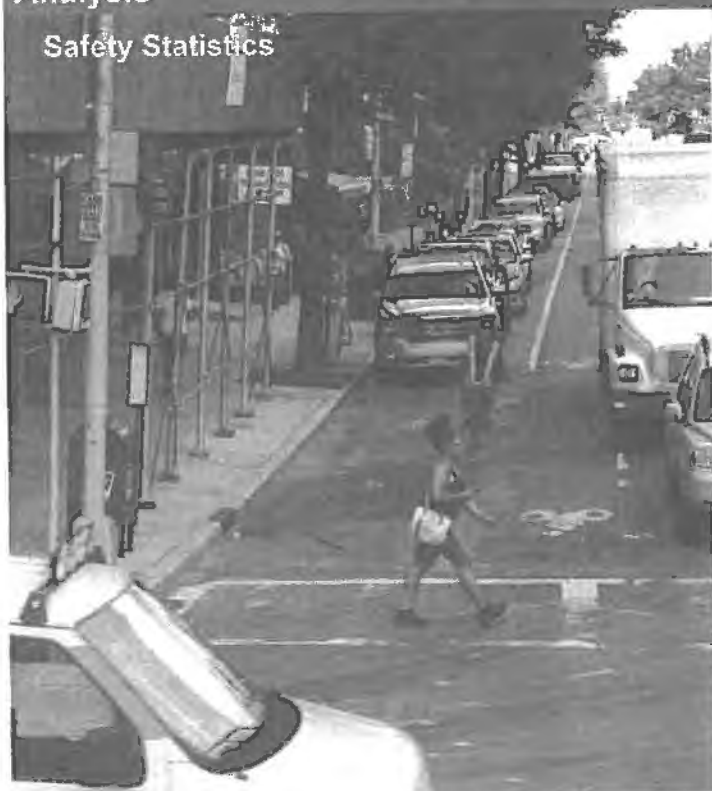
#### Council District 34

- Council district with the highest number of fatalities in Brooklyn (3<sup>rd</sup> highest in NYC)
- Pedestrians are more than half of fatalities in the district
- Half of the fatalities occurred overnight
- A quarter of the fatalities involved a truck
- Motorcyclists accounted for 20% of the fatalities
- 15% of the fatalities involved a driver without a valid drivers license

#### Fatalities in Council District 34, 2014 - 2019

Year	Peds	Cyclist	Motorcycle	Motor Vehicle	Total
2014	5	2	1	1	8
2015	3	0	0	1	4
2016	3	2	0	0	5
2017	1	2	5	1	8
2018	6	0	3	1	10
2019*	3	1	0	0	4
Total	21	7	9	4	41

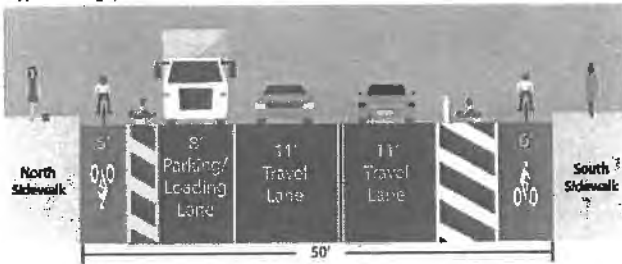
\*YTD as of April 17, 2019



# Grand St

## Project Route and Design

Typical design, Grand St



Bike lane separated with flexible delineators on the south side and parking on the north side



### Design Justification

- Response to request for safety improvements following a number of severe injuries and fatalities
- High volume of cyclists with direct access to Williamsburg Bridge and across Newtown Creek
- Installation started in October 2018 in preparation for L Project, put on hold due to weather

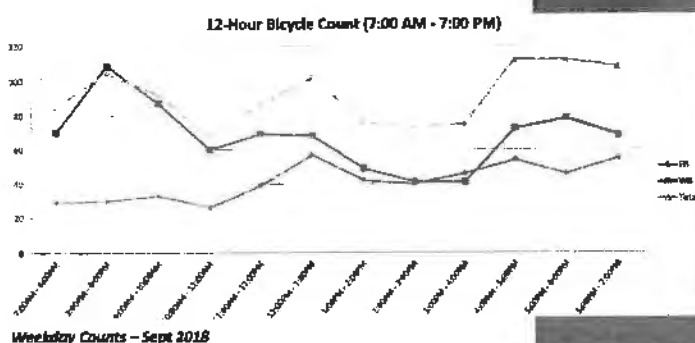
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# Grand St

## Analysis

### High Bicycle Ridership

- On a typical a weekday 1000+ cyclists use Grand St
- Counts were collected over a 12 hr period in September, 2016 and September, 2018



Weekday Counts - Sept 2018

# Grand St

## Making It Work

### Curb Management

- **Wide buffer** maintains emergency access
- **Updated parking regulations** to accommodate loading activities and provide local customer access
  - **Increase turnover.** Add commercial and metered parking on the side streets to help provide parking supply along the corridor
  - **Increase customer access.** Reduce parking time limits from 2 to 1 hour on Grand St to improve turnover at the curb
  - **Dedicate commercial space** on every block from Union St to Bushwick Ave that becomes passenger metered parking from 4pm to 10pm



Example siting of loading zones  
Siting of loading zones are done on a block-by-block basis

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# Grand St

## Design Updates – Union to Waterbury

- **Finish project:** finish installing green paint, install delineators where necessary, and add turn treatments
- **Will not install** bus lanes, shuttle stops, and vehicle restrictions
- **Relocating** three bus stops back to the before condition
  - Catherine St to Olive St,
  - Bushwick Ave/Graham Ave: near side to far side
- **Offset Crossings** installed where feasible
- **Pedestrian island** to be installed at Manhattan Ave
- **Gaining 8 additional parking spaces** on the north side



## Grand St

### Remaining Work

**Markings implementation** started in October 2018 and was put on hold December 2018 for the winter due to weather and construction overlap

#### Remaining work to be installed Spring 2019

- Green paint and lane lines
- Bike symbol markings
- Parking regulation & meter updates

#### Updates based on feedback, examples include:

- No vehicle restrictions and shuttle bus stops
- Relocating three bus stops back to the before condition (Catherine St to Olive St, Bushwick Ave/Graham Ave: near side to far side)
- Updated turn treatments at Graham Ave, Manhattan Ave, and Lorimer St
- Updated design between Waterbury St and Morgan Ave
- Updated parking regulations to accommodate loading and customer access

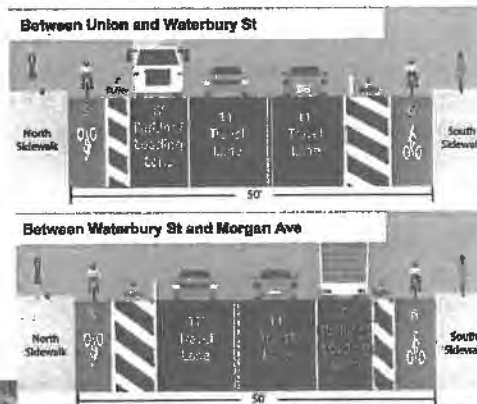


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## Grand St

### Design Updates – Waterbury to Morgan

- **Improve** curb access along the south curb
- **Update** design to accommodate higher volume of south side loading between Waterbury St and Morgan Ave
- **Provide flexibility** on south side with wider bike lane at 6 feet
- **Gain 4 additional parking spots**



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## Appendix

12

## THANK YOU!

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NYC DOT



NYC DOT



nyc\_dot



NYC DOT

## CURB MANAGEMENT: PARKING/LOADING DESIGN AND REGULATIONS

### Continue to explore design and regulation options

- Parking regulations to mitigate parking in buffer or bike lane
- Additional locations delineated for pick ups/drop offs
- Maintain emergency access
- Commercial floating loading
- Additional loading zones

### Curb Regulation Signs



No Stopping

No Standing

No Parking

Is waiting allowed?

No

No

No

Can I stop to load or unload a package or merchandise at curbside?

No

No

Yes

Can I stop to drop off or pick up passengers?

No

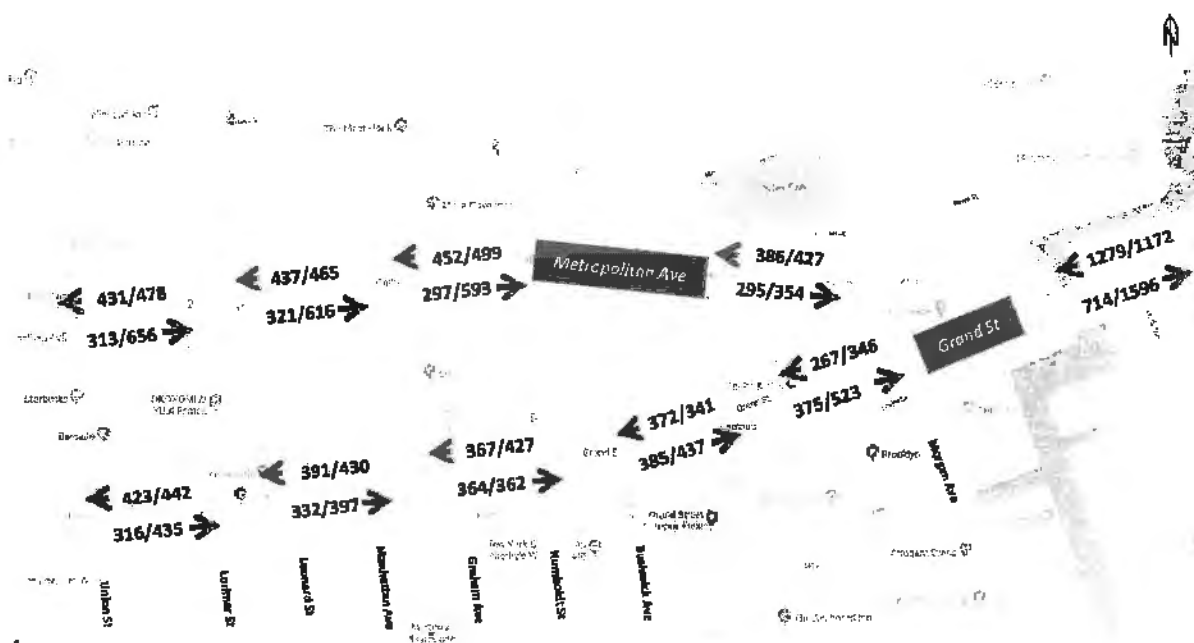
Yes

Yes



### Project Background

**Peak Hour Vehicle Volume**  
Collected 2018 (AM/PM)



Peak hours: 7:15-8:15am, 5:00-6:00pm




## CURB MANAGEMENT: PARKING/LOADING REGULATIONS

### 12<sup>th</sup> St

- 271 spaces along north curb removed to accommodate curbside bike lane design
- 11 spaces along south curb removed to accommodate right turn bays, intersection treatments, No standing zones
- Metered parking regulations to be updated to have a net gain of 1 commercial meter space

### 13<sup>th</sup> St

- 230 spaces along south curb removed to accommodate curbside bike lane design
- 24 spaces along north curb removed to accommodate right turn bays, intersection treatments, No Standing zones, Bike Share relocation
- Metered parking regulations updated to have a loss of 2 commercial metered spaces

Curb Regulation Signs			
	No Stopping	No Standing	No Parking
Is waiting allowed?	No	No	No
Can I stop to load or unload a package or merchandise at curbside?	No	No	Yes
Can I stop to drop off or pick up passengers?	No	Yes	Yes



## COUNCIL DISTRICT 34

### Fatality Analysis

- Driver behavior
  - Speed was noted in 15% of the fatalities
  - 20% of the fatalities involved a turning vehicle not yielding to a pedestrian
- Location
  - 63% of the fatalities occurred at a Vision Zero Priority Geographies
  - 75% of the bike fatalities occurred where there was no bike facility
  - Broadway, Metropolitan Ave and Grand Ave are the most dangerous corridors
- Time of Day
  - 3-6AM is the most dangerous time



## 52<sup>nd</sup> Street and 55<sup>th</sup> Street

### Design

#### Curb Management

##### Accommodations for land uses

- Update parking regulations to mitigate double parking
- Additional locations delineated for pick ups/drop offs
- Maintain emergency access with No Standing zones
- Hotels / commercial floating loading
- Theaters / loading zones

##### No Standing Markings



##### Adjusted Loading Zones



##### Hotel Loading Zones



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## 26<sup>th</sup> Street and 29<sup>th</sup> Street

### Summary

#### Community Requests and Project Adjustments



26<sup>th</sup> St (11<sup>th</sup> Ave - 10<sup>th</sup> Ave)

#### Implementation

- Coordinated markings installation with ASP regulation times
- Clarified new parking configuration with parking signage, DOT staff onsite

#### Updated markings and signage

- Preserved curb access for disability placards at 26<sup>th</sup> St and 1<sup>st</sup> Ave
- Additional markings at school bus loading areas
- Adjustments made for driveway and loading access

#### Ongoing Coordination

- Working with hotels, schools and residential areas to optimize curbside access



26<sup>th</sup> St (7<sup>th</sup> Ave - 8<sup>th</sup> Ave)



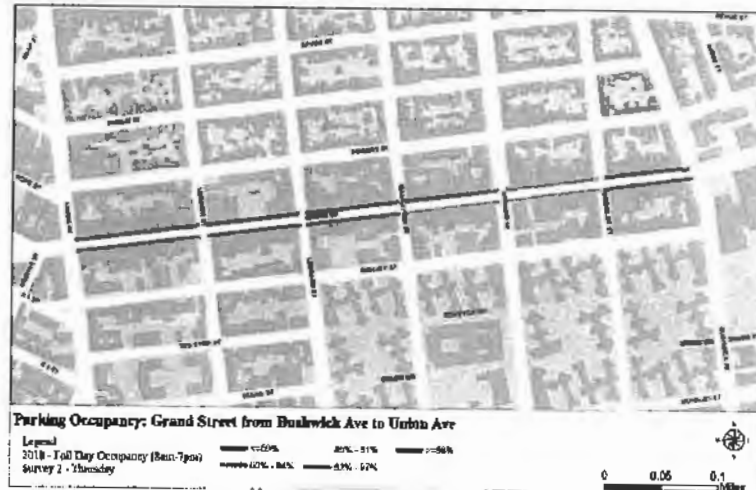


## WHAT WE SAW- PARKING BEHAVIOR

What did our data collection show us?

Relatively low occupancies around 50-60% consistent from 2015 and 2018 data

Most vehicles are only parking at the curb for 1 hour or less



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## CURBSIDE REGULATIONS

There is currently no dedicated space for commercial and passenger vehicles

- Dedicate commercial space on every block from Bushwick to Union that becomes passenger metered parking from 4pm to 10pm
- Reduce parking time limits from 2 to 1 hour on Grand St to improve turnover at the curb
- Add commercial and metered parking on the side streets to help provide parking supply along the corridor



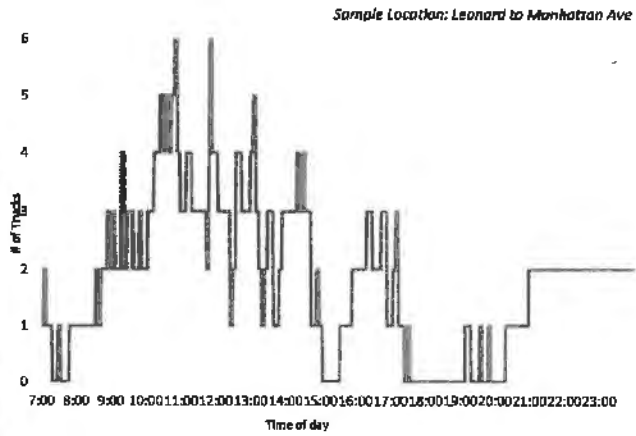
19

## WHAT WE SAW- TRUCKS (BUSHWICK AVE TO UNION AVE)

What did our data collection show us?

Most trucks were able to access the curb

Truck activity was higher during the morning and midday period



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## WHAT WE SAW- TRUCKS (BUSHWICK AVE TO UNION AVE)

What did our data collection show us?



Three large supermarkets along the north side of the corridor generate high volumes of deliveries

Only two locations had dedicated loading zones on-street



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## PROVIDING LOCAL CUSTOMER ACCESS

Provide motorists and customers alternative parking opportunities

- Reduce parking time limits from 2 to 1 hour on Grand St to improve turnover at the curb
- Open up spaces on side streets with longer 2 hour time limits for motorists who need access to Grand St
- Only meter adjacent to commercial uses on selected side streets
- Expand regulations till 10pm to match demand along Grand St



Top: Lorimer St between Power St and Grand St  
Left: Leonard St between Powers St and Grand St

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## SET ASIDE COMMERCIAL SPACE FOR DELIVERIES

curbside space Trucks

- Extend the 2 existing loading zones on Grand St
- Add 4 new loading zones between Humboldt St and Union St
- After 4pm revert new loading zones to passenger metered parking
- Add 4-6 new smaller loading zones on side streets between Bushwick and Union St



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26

## FREIGHT FIELD OBSERVATIONS

Industrial Core of Grand St (Catherine St to Morgan Ave)

- Double parked trucks are concentrated around mid-block industrial businesses (i.e. Preuss Inc.) due to limited curb space and dedicated loading zones on the south curb
- Deliveries can take longer than 15-30 minutes along the south curb (goods are often of an industrial nature – i.e. fuel tanks and industrial materials) and loading/unloading often requires the use of forklifts or other heavy equipment
- The majority of deliveries to the south curb come from a standard box truck or tractor trailer; the types of goods that are loaded/unloaded cannot easily be reduced into smaller loads for hand trucks

Field observations make the case for improvements in curb access along the south curb

## Field Observations – Grand Street Industrial Area (AM/Midday Peak)

### Types of Goods and Services Transported



The Good Will Mechanical Corp (1000 Grand St) appears to chiefly deal with repairs/services of trucks – multiple FedEx trucks were observed in the loading dock and parked in front of the business



Fuel tanks and welding supplies are examples of the types of goods delivered to industrial businesses on Grand St (near 942 Grand St – Interboro Spirits and Ales)



Preuss Inc. (950 Grand St) manufactures hydraulic lift gates for trucks and trailers; as a result, they attract a high volume of trucks as part of their core clientele

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## Field Observations – Grand Street Industrial Area (AM/Midday Peak)

### Loading Constraints



Freight activity peaks in the late morning between 10AM-12PM; trucks/vans of various dimensions make deliveries, many of which take more than 15 minutes (near 966 Grand St – Driveline Inc.)



Curb access is severely limited between Safeguard Self Storage (930 Grand St) and Good Will Mechanical Corp (1000 Grand St) along the south curb



Loading and unloading activities often involve the use of heavy equipment on the north and south curbs – most deliveries are of heavier goods such as fuel tanks (near 950 Grand St – Preuss Inc.)

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## Grand Street Corridor

### *Balancing the needs of all users*

#### **Transit**

- Making high-frequency bus service a viable option for displaced L train customers

#### **Bike**

- Creating a safe cycling route on direct route to the Williamsburg Bridge

#### **Local deliveries, shoppers and local residents**

- Prioritizing loading during the daytime hours, general parking in the evening

#### **Through traffic**

- Informing motorists of best alternatives to access Williamsburg Bridge IZ, industrial areas, highways



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970 Grand St - Construction Company



Near 984 Grand St - Vame Iron Works Corp.



969 Grand St - Asian Bok Choy Inc.

Sample of loading/unloading operations and equipment along the south (970 and 984 Grand Street) and north curbs (969 Grand Street) of Grand Street between Catherine Street and Morgan Avenue

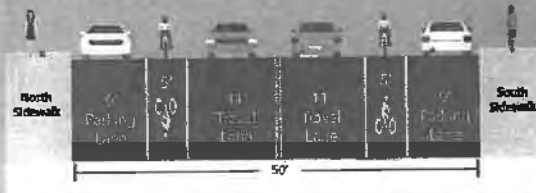
## Grand Street Local Access



- **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
- Eastbound through traffic permitted east of Keap Street
- The bus lane will not be enforced until the L train shuts down in April 2019

## Grand Street Design

Existing



### Features:

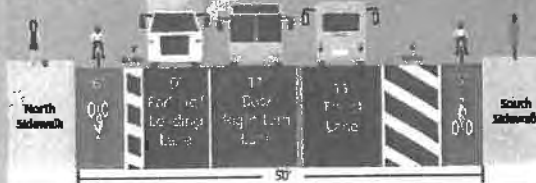
**Westbound bus lane from Bushwick Avenue to Union Avenue**

- Parking protected bike lane
- Floating parking/ loading space

**Eastbound bus lane from Rodney Street to Keap Street**

- Buffer protected bike lane
- Through traffic allowed east of Keap Street on the south side of the street

Proposed



The bus lane will not be enforced until the L train shuts down in April 2019



## Education and Enforcement

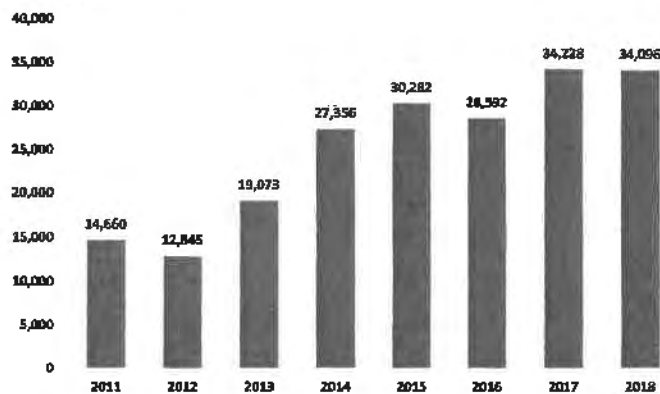
### Bike lights, bell, and Bike Smart giveaways:

While distributing giveaways, NYPD and DOT have the chance to talk to cyclists about traffic laws and safe cycling

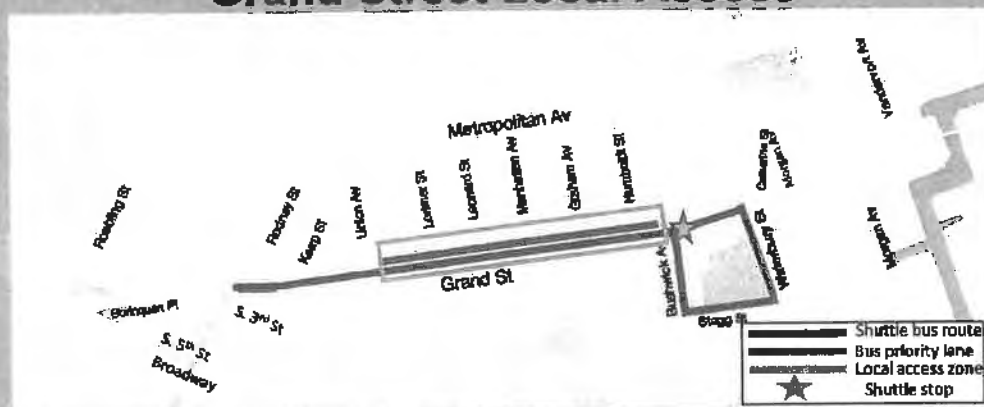
### Targeted enforcement to increase safety:

- Focus and deploy enforcement resources to intersections with high rates of cyclist KSI
- Tailor enforcement to address the most dangerous driver and cyclist behaviors
- Violations are increasing as part of Vision Zero push for enforcement as well as general increase in cyclists

### NYPD: Bicycle Moving Violations



## Grand Street Local Access

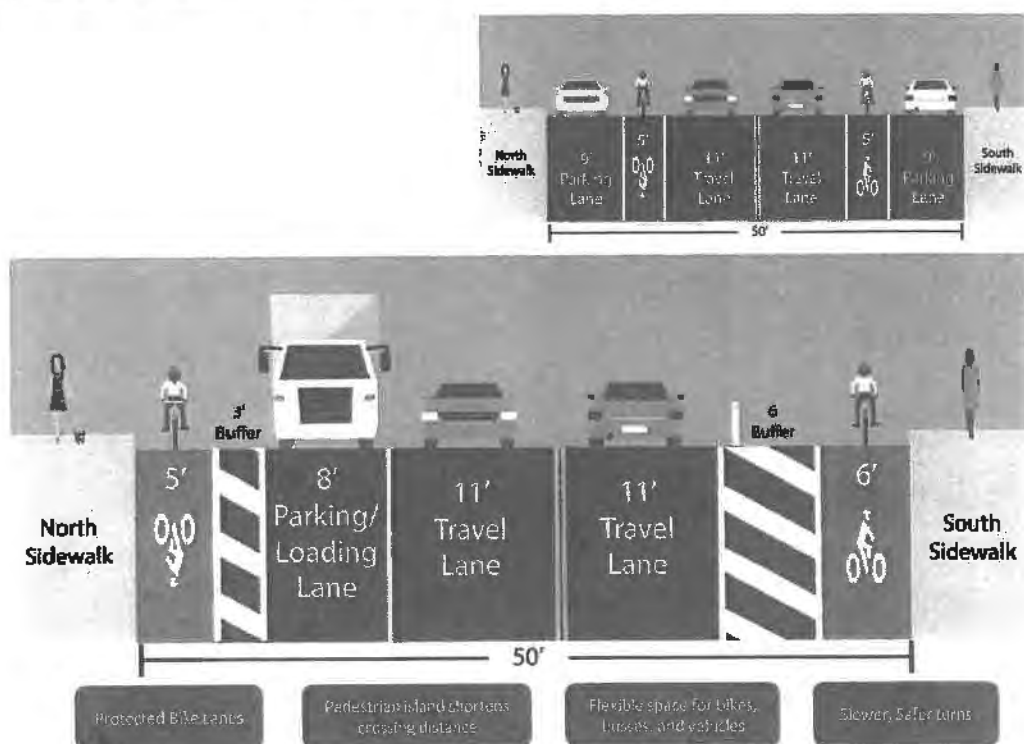


- Provides bus priority for buses crossing the Williamsburg Br
- Eastbound through traffic permitted east of Keap Street
- Westbound local access allowed to each block, must make next right turn



## Grand St

### Design Background



Rec'd  
5/14/19

ULURP, CALENDAR OR REFERENCE #: 2019-73-BZ  
APPLICANT: Juste La Pointe LLC  
LOCATION: 115 Broadway, Brooklyn  
REQUEST: BSA variance (ZR 72-21) to facilitate new 6 story (plus mezzanine) retail and residential building.

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

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

**PROPOSED ACTION:** What is the proposed ULURP, or BSA action (i.e. an amendment to the zoning map, a siting of a city facility, a zoning variance, etc.)? This is an application to the Board of Standards and Appeals (BSA) for a variance (ZR 72-21) to facilitate development of new 6 story (plus mezzanine) retail and residential building having approx. 7,860 sf of zoning floor area.

### 1. For Ownership:

- a) Who are the owners? Juste La Pointe LLC, which is managed by Cayuga Capital Management LLC, a real estate development company working mostly in Williamsburg and Bushwick.
- b) If a corporation, who are the principles? James Wiseman and Jacob Sacks are principals of Juste La Pointe LLC.
- c) What kind of a corporation? An LLC

### 2. For Developers:

- a) Who is the developer if it is different than the owner? N/A
- b) What is their experience with this type of development? 44 Berry Street, 76 North 4th Street (The Lewis Steel Building)
- c) Is there a sponsor(s) of the project (i.e. a CBO, NYC Housing Partnership, NYCHA)? N/A

### 3. Financing:

- a) What is the cost of the project? The project's costs are expected to total \$10M, including land acquisition costs.
- b) How is it financed? Conventional lender

c) Will there be tax abatements? Subsidies?

We intend to apply for an abatement through ICAP (Industrial and Commercial Abatement Program), an "as of right" tax program, in relation to the proposed building's ground floor retail space. No subsidies will be sought for the project's residential component.

4. Land:

a) What information can be provided about the land? Who owns the land? \_\_\_\_\_

Juste La Pointe LLC

b) What is the condition, status and uses on the property and the zoning? Use groups?  
The property is currently vacant, and has been so for many decades. We are building a mixed use project including residential (Use Group 2) and retail (Use Group 6) uses. The property is zoned C4-3.

c) Has there been an environmental assessment or scope of an impact statement prepared for the proposed action? Yes, an Environmental Assessment Statement prepared by BFJ Planning, was prepared and submitted to the BSA as part of the special permit application.

d) Will the land be purchased? What is the cost of the land? \_\_\_\_\_

When was the property purchased? June, 2016 What was the cost? \$3M

e) Will demolition be needed to clear the land? No, the property has been vacant since at least the 1980s but possibly longer.

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

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

5. Construction:

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

Poured concrete

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

24 months from start of construction

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

Qualified contractors

6. Project Information:

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

The proposed building includes ground floor retail below 5 residential units (one approx. 1,069 sf residential unit per floor).

- 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? \_\_\_\_\_

5 total residential units. The units on the 2nd - 5th floors are approximately 1,069 sf. The top floor unit, which has a mezzanine, is approximately 1,400 sf.

- 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? \_\_\_\_\_

We have not yet set pricing but expect to be in line with the market

- d) Will there be financing for the units? What are the terms? \_\_\_\_\_  
N/A

- e) Who is the lender? N/A

#### 7. Marketing:

- a) How will the project be marketed? Advertised? Through typical outlets for similar projects- online- Instagram, Streeteasy, etc

- b) If newspaper, which ones? \_\_\_\_\_

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

During construction

- d) What will be the outreach? \_\_\_\_\_

#### 8. Project Characteristics:

- a) Will the project be consistent with the surrounding buildings (i.e. height, FAR/Floor Area Ratio, conforming)? Yes, the building will be similar in height to other new construction residential buildings in the surrounding area. However, at only approx. 7,860 sf the proposed building is smaller than most new construction.

- b) Will the project be handicap accessible? Explain specifics. Yes, per all applicable laws.

- c) Special populations for the project (i.e. homeless, low-income, SRO, etc.) \_\_\_\_\_  
N/A

9. Open Space/Parking Amenities:

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

No.

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

Yes, street tree planting.

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

No and no.

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

Due to the small size of the development no amenities will be provided.

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

N/A

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

N/A

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

- a) List previous industrial uses and processes:

Auto-related uses in the early 20th century.

b) List chemicals and quantities used in and stored for those processes: N/A

c) List Hazardous Waste Disposal permits for prior operators: N/A

d) List any proposed remediations:  
The property does not require remediation.

e) Please provide any ASTM Phase I & II information: N/A

James Wiseman  
PREPARED BY: \_\_\_\_\_ TITLE: Member  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
CONTACT # ( ) 718-388-3266 FAX # ( ) \_\_\_\_\_

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

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

**A. Project size**  
Commercial: (sq ft) 1,067 SF of commercial floor area  
Manufacturing (sq ft) \_\_\_\_\_  
Residential (sq ft) 6,794 SF of residential floor area  
Total (sq ft) 7,861 SF of total floor area  
Height (feet) 86'-5" (per Zoning Resolution; 102'-2" measured from street line to top of bulkhead)  
Height (stories) 6 (plus mezzanine in top story)

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

**B. Residential projects**

	$\Sigma$ # of units	# affordable
0 bedroom (studio)	_____	_____
1 bedroom	<u>5</u>	_____
2 bedroom	_____	_____
3 bedroom	_____	_____
≥4 bedroom	_____	_____
Total units	<u>5</u>	_____

Market-rate units  
Rental or condo? Condo  
Estimated cost/rent psf TBD  
(market rate units only)

Affordable units  
Rental or condo? N/A  
Distribution of affordability by % of AMI

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### C. Open space

	required	proposed
Total area	_____	_____
Publicly accessible	_____	_____

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

\_\_\_\_\_

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

\_\_\_\_\_

### D. Parking

Parking - number of spots, number required by zoning

	required	proposed
# of spaces	0 _____	0 _____

### E. Environmental

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

\_\_\_\_\_

### F. Additional information

For all projects, please provide the following information:

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





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



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**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  
April 9, 2019- May 14, 2019

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

Committee	Meeting Date	Member's Attendance	
Transportation	4/16/19	Present:	Bruzaitis; Weiser; Argento; Nieves
		Absent:	Elkins; Gangone; Gallagher; Green; Kuonen; Odomirok; Schlesinger; Stuart; Solano
Economic Development	4/29/19	Present:	Moskovits; Argento; Schlesinger
		Absent:	Landau; Nieves

SLA Review & DCA	4/30/19	Present:	Burrows; Barros; Bruzaitis; Cohen; Foster; Sofer; Solano; Torres
		Absent:	Bachorowski; Barricelli; Dybanowski; Stuart
Executive	5/1/19	Present:	Fuller; Weiser; Teague; Weidberg; Viera; Iglesias
		Absent:	Caponegro
Land Use, ULURP & Landmarks (Sub-committee)	5/6/19	Present:	Teague; McKeever; Barros; Chesler; Rabbi Niederman; Nieves; Sofer; Weidberg; Weiser
		Absent:	Viera; Kaminski
Parks & Waterfront	5/8/19	Present:	Caponegro; McKeever; Chesler; Odomirok; Peterson
		Absent:	Cianciotta; Cohen; Dybanowski; Elkins
Land Use, ULURP & Landmarks (subcommittee)	5/9/19	Present:	Teague; Viera; Barros; Chesler; Nieves; Weidberg; Weiser
		Absent:	Kaminski; McKeever; Rabbi Niederman; Sofer;

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Housing & Public Housing	5/9/19	Present:	Viera; Foster;
		Absent:	Rabbi Niederman; Green; Gross; Needelman; Peterson; Rachlin

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**CHAIRPERSON'S CORRESPONDENCE**  
**April 5, 2019- May 10, 2019**

No.	DATE	RECEIVED FROM	SUMMARY	REFERRED TO
1	4/8/19	United Military Veterans of Kings County, Inc. Memorial Day Parade Committee P.O. Box #09-0233 Brooklyn, NY 11209	Invitation to CB#1 to march in the Brooklyn's Memorial Day Parade.  When: Monday May 27, 2019 Time: 11:00 AM Where: 101 <sup>st</sup> Street and Fourth Avenue	Executive Committee
2	4/9/19	Greenpoint Monitor Museum Via Email: <a href="mailto:jlauletta@aol.com">jlauletta@aol.com</a>	Request to present an informational update to the board regarding the progress they have made on the design of the restoration of the shoreline of the Museum's land at the Bushwick inlet.	



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3	4/11/19	Hon. Joseph R. Lentol Assemblyman 50 <sup>th</sup> District Kings County 619 Lorimer Street Brooklyn, NY 11211	April 2019 edition of the New York State Assembly Grants Action News, Vol. 33, Issue 4.	Transportation Committee  &  Education & Youth Committee
4	4/19/19	Langan 21 Penn Plaza 360 West 31 <sup>st</sup> Street New York, NY 10001	NYS DEC RE: Brownfield Cleanup Program Application & Draft Remedial Investigation Work Plan for 159 Boerum Street.	Environmental Protection Committee



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5	4/22/19	Freedom Cruises Application Via Email	Mr. Thomas Burrows, Board Member RE: Request for application to be on the Full Board meeting agenda.	
6	4/22/19	Brooklyn Radio Dispatcher Inc. 232 Metropolitan Avenue Brooklyn, NY 11211	RE: Request for a letter of No Objection.	Transportation Committee



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7	4/30/19	Freedom Cruises Application Via Email	Mr. Thomas Burrows, Board Member RE: Request for item to be removed from the Full Board agenda.	
8	5/10/19	Hon. Joseph R. Lentol Assemblyman 50 <sup>th</sup> District Kings County 619 Lorimer Street Brooklyn, NY 11211	May 2019 edition of the New York State Assembly Grants Action News, Vol. 33, Issue 5.	Public Safety & Human Services Committee,  Housing & Public Housing Committee,  &  Education & Youth Committee



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

May 17, 2019

Commissioner William Heinzen  
NYC Taxi & Limousine Commission  
33 Beaver Street  
New York, NY 10004

Dear Commissioner Heinzen:

Please be advised that at the regular meeting of Brooklyn Community Board No. 1, held on May 14, 2019, the members unanimously voted to send this letter. Community Board No. 1 is highly concerned by the 'false-flag' incident that recently happened in South Carolina -- where it was widely reported that a woman who got into a car posing as an Uber, was kidnapped and murdered -- could happen in NYC. We ask that your agency address this public safety issue and consider the following:

1. Impose better rules of identification for all "App-Hail" drivers (Uber, Lyft, Via etc.), either outside the vehicle or inside, similar to taxi medallion drivers.
2. That they respond with a clear description of what, if any criteria, there are for TLC violations for drivers who do not clearly identify their company.

Additionally, we request information on how many violations have been issued to "App-Hail" vehicles since TLC has been given enforcement powers over these companies.

Working for a Safer Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller  
Chairperson

DF/mbw



cc: Mayor Bill De Blasio  
Comptroller Scott M. Stringer  
Public Advocate Jumaane Williams  
Council Speaker Corey Johnson  
Brooklyn Borough President Eric L. Adams  
Council Member Stephen T. Levin  
Council Member Antonio Reynoso  
Assembly Members Maritza Davila  
Assembly Member Joseph Lentol  
Senator Brian Kavanagh  
Senator Julia Salazar  
Congresswoman Carolyn Maloney  
Congresswoman Nydia Velazquez



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

May 21, 2019

Honorable Antonio Reynoso  
Council Member – 34<sup>th</sup> CD  
244 Union Ave  
Brooklyn, NY 11206

Dear Councilman Reynoso:

I am writing today in response to your comments featured in Dave Colon's April 11, 2019 Brooklyn Eagle article, Want a Bigger Bike Network? Reduce Community Board's Role, Says One Local Pol.

Brooklyn's Community Board 1 understands that your primary concern is safety regarding the expansion of the bicycle network. However, we believe your comments in this article undermine the considered work of CB1 in general, and its Transportation Committee in particular.

Looking at the record, Brooklyn's Community Board 1 has voted in favor of bike lanes in the majority of cases. In the past, a few proposed routes failed to gain community support, however, in recent years the Transportation Committee has made every effort to assist the DOT in forming a bike network that is sensitive to both cyclists and the heavy industrial uses that can put those cyclists (and pedestrians) in danger.

This has been especially true for Morgan Avenue and the current debate regarding the mostly industrial and commercial Grand Street. This Transportation Committee, working with your office, other Community Board members, Evergreen, the Grand Street BID, Transportation Alternatives, the NYC DOT, as well as local residents has made every effort to ensure that not only stakeholders are heard, but that reasonable alternatives have been proposed to assist the city in creating a livable plan for safer streets within the district.

While some Community Boards may be trapped in the past, opposing bike lanes whenever possible, Community Board 1's Transportation Committee is planning for the future. We have accepted that the increased cycling, both for recreation as well as commuting and delivery businesses, is a rising trend that must be accommodated now to protect all road users. Overwhelmingly, this Community Board has respected Transportation Committee recommendations.

Local Law No. 61 is a direct impediment to your suggestion to strip Community Boards from the bike lane siting process, and the article states that you are not "pushing to repeal the law requiring community board hearings." So it is unclear why you would criticize boards for simply doing their job. The article goes on to say:

Reynoso stressed that community boards should have some input in the bike lane process... "There are nuances that the community board could have that we might not be paying attention to, that I think could be of value," Reynoso said. "They can tinker on the edges. They might have good ideas about, you know, be careful on this side because there's a left turn the cars make that's very dangerous here; let's be smarter about how we paint the lines there."

This is what our Transportation Committee does each time the DOT presents a proposal at the Board meeting and in committee. The Board also clearly understands that DOT can (and often does) ignore our recommendations in favor of undisclosed factors, which may be logistical, budgetary or simply expediency. If this and future administrations plan to invoke the "emergency" provision under Local Law 61 to install bike lanes, they would not only violate the spirit of the law which is transparency, and chose expediency over reasonable and considered suggestions by those who know local streets best.

This Transportation Committee supports bike lanes and a logical contiguous network that reduces injuries and fatalities, reduces car use and the attendant air quality improvements associated with that goal. However, the reality is that we are at least a generation away from the kind of reduced reliance on motor vehicles some may hope for. This board will continue to strike a balance between all road users in the interest of fairness, as well as safety.

I hope that you will clarify your comments as presented in this article, and express recognition for the many hours this board dedicates to seriously considering, without prejudice, the risks and benefits of each bike lane presented to us.

Respectfully,

Eric M. Bruzaitis  
Brooklyn Community Board 1  
Transportation Committee Chair



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

May 16, 2019

Commissioner Vincent Sapienza  
NYC DEP  
59-17 Junction Blvd.  
Flushing, NY 11373

Commissioner Basil Seggos  
NYS DEC  
625 Broadway (Floor 14)  
Albany, NY 112233-1010

Commissioner Oxiris Barbot, MD  
NYC DOH& MH  
42-09 28<sup>th</sup> Street  
LIC, NY 11101

Dear Commissioner Sapienza, Commissioner Seggos, and Commissioner Barbot:

Please be advised that at the regular meeting of Brooklyn Community Board No. 1 held on May 14, 2019 the board members voted unanimously to send this letter.

For several months now a serious number of odor complaints were related by residents who reside in the Greenpoint area of Freeman, Green, and Huron Streets. These odors have extended to properties on Manhattan Avenue and McGuinness Blvd. as well. It was reported that the noxious petroleum/gasoline smell appeared to be emanating from the sewer system.

To date efforts to clean the sewers in these areas have not completely abated these odors nor reveal a source of the contamination.

Community Board No. 1 calls upon the NYC Department of Environmental Protection (DEP), the NYS Department of Environmental Conservation (DEC), and the NYC Department of Health and Mental Hygiene (DOHMH) to work together in fully investigating the issue and identifying the source of the vapors (including ruling out potential sources like the Greenpoint Oil Spill).

On May 16, 2019 at approximately 9AM, a strong odor of gasoline was detected in the Community Board No. 1's Office at 435 Graham Avenue (at the corner of Frost Street) necessitating a call to the Fire Department and 911. The 35<sup>th</sup> Battalion responded with Ladder Company #146 to the calls. An odor of gasoline was detected and the office was promptly evacuated and ventilated. The Battalion Chief related that earlier in the day, there was a call for the same kind of "gasoline" fumes emanating in the area of Metropolitan Avenue, Lorimer Street and Union Avenue.

These key lead agencies must invest in whatever precautions or operations necessary (i.e. - further sewer maintenance) to end this issue as soon as possible. We also request that Brooklyn Community Board No. 1 be kept apprised on this matter.

Working for a Better Greenpoint-Williamsburg.

Sincerely,



Dealice Fuller  
Chairperson

DF/mbw

Attachments: 3

cc: Mayor Bill De Blasio  
Comptroller Scott M. Stringer  
Public Advocate Jumaane Williams  
Council Speaker Corey Johnson  
Brooklyn Borough President Eric L. Adams  
Council Member Stephen T. Levin  
Council Member Antonio Reynoso  
Assembly Members Maritza Davila  
Assembly Member Joseph Lentol  
Senator Brian Kavanagh  
Senator Julia Salazar  
Congresswoman Carolyn Maloney  
Congresswoman Nydia Velazquez

## Greenpoint Oil Vapor Meeting Prompted by Multiple Complaints

Posted by Aaron Simpson | May 6, 2019

7/19/19



(courtesy of Timothy Krawinkel 2019)

A group of Greenpoint residents have reported smelling oil and petroleum vapors recently in their apartments and will hold a meeting this week with local elected officials and concerned neighbors to "work toward a solution."

If you live in the vicinity of Freeman, Green, and Huron streets and would like to learn more or share your worry a meeting hosted by the North Brooklyn Neighborhood will take place at the Dupont Street Senior Housing Center (80 Dupont St.) on Tuesday, May 7th, from 7 p.m. – 9 p.m.

With the city Department of Environmental Protection and the state Department of Environmental Conservation have been investigating the potential source of the alleged vapors and conducted sewer inspections in Greenpoint last week, according to Benjamin Solotnick of Cornell Member Stephen Levin's office.

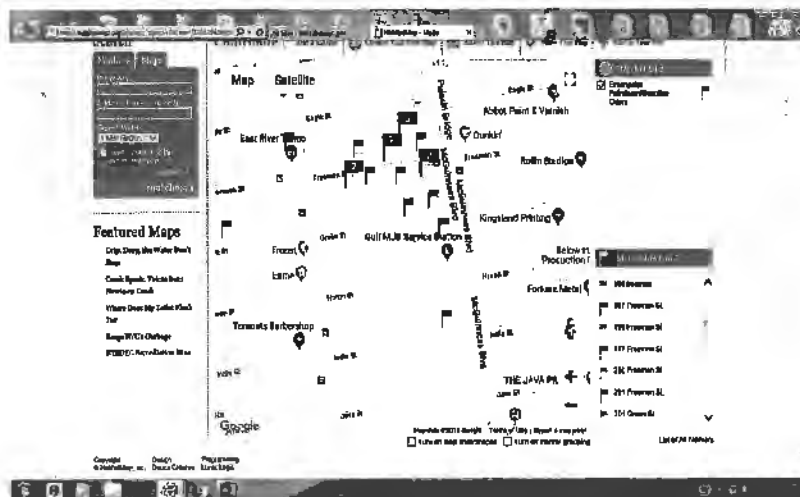
The agencies sampled the air at six manholes and found one manhole on Freeman Street that has evidence of petroleum product. Here are the full details:

Yesterday, DEP and DEC met in Greenpoint to perform a sewer investigation between 5 PM and 8 PM. The sewers were inspected via six (6) manholes at Freeman, Green and Huron Streets along McGuinness Blvd. Two (2) manholes were located near the corner of Freeman Street and McGuinness Blvd; one (1) manhole was located on McGuinness between Freeman Street and Green Street; one (2) manhole was located at the intersection of Green Street and McGuinness Blvd; one (1) manhole was located on McGuinness Blvd between Green Street and Huron Street; and one (1) manhole was located on Huron Street. As each manhole was opened, observations and PID readings were recorded. Some of the manholes had accumulated debris and sediment which restricted flow in the sewer. DEP removed the debris from three (3) manholes at the corner of McGuinness Blvd and Freeman Street to restore flow. The sewer was then flushed using a pressurized water line. PID readings in the manholes prior to debris removal and flushing were as follows:

- Freeman #1 (closer to Manhattan Ave): 5.2 ppm
- Freeman #2 (closer to McGuinness Blvd): 4.8 ppm
- McGuinness #1 (between Freeman and Green Streets): 4.7 ppm
- Green: 0 ppm
- McGuinness #2 (between Green and Huron Streets): 1.2 ppm
- Huron: 8.6 ppm

- |                    |                 |
|--------------------|-----------------|
| 1055 Manhattan Ave | 201 Freeman St. |
| 127 Green St.      | 201 Green St    |
| 182 Freeman St     | 203 Freeman St  |
| 183 India St       | 207 Freeman St  |
| 186 Freeman        | 210 Freeman St  |
| 187 Freeman St.    | 211 Freeman St  |
| 190 Freeman St     | 211 Green St    |
| 197 Freeman St     | 212 Freeman St  |
| 200 Freeman St     | 214 Green St    |

### Locations Mapped regarding reports of noxious petroleum/gasoline odors



While the Greenpoint oil spill inundated the nearby area in the 1970s with up to 70 million gallons of oil, the spill not suspected to be the culprit in the recent vapor cases.

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## Noxious Greenpoint Gas Smell Found to be Emanating From Sewers: DEC



Petroleum Gas Fumes have largely been smelled on Freeman and Green Streets. (Google Maps)

**May 9, 2019 By Laura Hanrahan**

A noxious petroleum gasoline smell that has been plaguing north Greenpoint residents for months appears to be emanating from the sewer system, according to the New York State Department of Environmental Conservation.

Representatives from the state agency spoke during a Tuesday night meeting in Greenpoint, organized by local advocacy group North Brooklyn Neighbors, to address the problem that some residents say has left them feeling sick.

The petroleum smell, which appears to be largely localized to Freeman and Green Streets, between McGuinness Boulevard and Manhattan Avenue, is most noticeable early in the morning and in the evening. Residents say they can often smell it both from inside their homes and when walking around in the area.

One man, a resident of 214 Green St., says he reported the smell to DEC several months ago. Wanting to know exactly what he was breathing in, he decided to pay for an air analysis. The results confirmed his suspicion that it was fresh gasoline.



Tuesday night's community meeting. (North Brooklyn Neighbors).

Mary Cinader, a resident of Freeman Street, says that both she and her dog have become ill from the fumes, which she began reporting to 311 in February. Cinader says she often experiences headaches, dizziness, loss of balance and a scratchy throat, and has had to seek out medical specialists to help treat her symptoms.

She has been in contact with several city and state agencies, including the New York State DEC, New York State Department of Health (DOH), New York City Department of Buildings (DOB) and New York City Department of Environmental Protection (DEP). While she says many of the DEP inspectors she has dealt with have been more than helpful, she has grown increasingly frustrated with inconsistent vapor findings, particularly on the part of the state agencies.

"I no longer trust the very people that are supposed to be protecting our health," Cinader said. "DEP and DOB were in my home today and DOB said 'It smells like horrible gasoline smells in here. DEP why aren't you writing that citation?' And DEP said 'We don't smell it.'"

A DEP spokesperson says they are working on the investigation with DEC.

Cinader says the state agencies try to downplay her concerns and make it seem like she is overreacting.

"I've been told it's the owner's [landlord's] fault because he needs to update the plumbing," Cinader said. "So that's when I went on foot and I got about 40 names [of other residents]. They have vapors in their basement, second floor, third floor. Our vapors match between 5 and 7 a.m., then again in the evening. So we've got it down to a science."

Cinader says she has been given fans and ventilators from DEC and was put up in a hotel several times by DOH due to the fumes.



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SUNNYSIDE**  
2019



Tickets on sale now. Click here to learn more!

(<https://www.eventbrite.com/e/taste-of-sunnyside-2019-tickets-59344943323?aff=Greenpoint>)



Lifelong Greenpoint resident Laura Hoffman has also been collecting data on the fumes, and put together a [map of houses \(http://habitatmap.org/markers?colors=0&lat=40.734294&lng=-73.953439&maps=12968t=hybrid&z=18\)](http://habitatmap.org/markers?colors=0&lat=40.734294&lng=-73.953439&maps=12968t=hybrid&z=18) that have been invaded with the petroleum odor. To date, 18 different buildings in the two block area have been added to the map.

According to DEC Special Assistant Rodney Rivera, who attended the Tuesday night meeting, the agency began looking into the issue in early March. The investigation, which remains ongoing, started on Green Street and then moved to Freeman Street after additional complaints were filed by residents there.

Rivera says that the agency's best guess, at this point, is that there was a petroleum gas spill from a construction-related accident that made its way into the sewer system. However, illegal dumping or a leak from a nearby gas station have not yet been ruled out as possibilities.

"We haven't been able to pinpoint and say it's this gas station or it's this specific individual that's doing that," Rivera said. "That investigation is ongoing, it's not always easy to catch somebody in the act of an actual physical dumping."

A spokesperson for DEC said the agency's spills response experts are also continuing to conduct a comprehensive investigation and have also found a link to the sewer system. They have begun to take steps to mitigate the smell.

"Crews performed visual inspections and conducted air monitoring," the spokesperson said. "The majority of air testing results revealed low-level background readings typically found in a sewer system. An evaluation of the results determined that accumulated sediment and debris restricting flow in the sewer contained a petroleum product. The sewer system was flushed using a pressurized water line to remove sediment and debris and restore flow. DEC continues to monitor the situation to ensure public health and the environment are protected."

While the flushing helped to reduce the odors, Rivera said, it has not solved the problem entirely.

Rivera did offer an explanation for the smell's peaks during the morning and evening—that's when the sewer system is being used the most.

<https://greenpointpost.com/noxious-greenpoint-gas-smell-found-to-be-emanating-from-se...> 5/14/2019

He asked that all residents who experience the fumes report it to 311 every single time they smell it, so that an official record can be kept.

"We're trying to understand how deep this issue goes," Rivera said.

North Brooklyn Neighbors is asking residents to report their experiences through an [online form \(https://docs.google.com/forms/d/e/1FAIpQLSf2Xt2sK\\_vfi1LQTYml7SC8wtpf\\_G-3GNBhP8mqbkCLPSVpQA/viewform\)](https://docs.google.com/forms/d/e/1FAIpQLSf2Xt2sK_vfi1LQTYml7SC8wtpf_G-3GNBhP8mqbkCLPSVpQA/viewform), so that they can better advocate for the neighborhood.



email the author: [news@queenspost.com](mailto:news@queenspost.com) (<mailto:news@queenspost.com>)

**LICPOST**

**WATERFRONT 5K**

SATURDAY, JUNE 1 @ 9:30 AM

ADULTS: \$25 KIDS: \$15 DOGS: FREE

PRICES GO UP ON MAY 11!

CLICK HERE TO REGISTER NOW!

BENEFITING

Hunters Point Parks

(<http://bit.ly/licpost5k>)

**Steven M.**

May 13th, 2019 (<https://greenpointpost.com/noxious-greenpoint-gas-smell-found-to-be-emanating-from-sewers-dec#comment-1042>)

If people on here are looking for ways to identify the owners of buildings, I have found LavaMap.com and invaluable resource for this purpose! It reveals the names, phone numbers, and Email addresses for every property in NYC.



REPLY

**Albert L**

May 11th, 2019 (<https://greenpointpost.com/noxious-greenpoint-gas-smell-found-to-be-emanating-from-sewers-dec#comment-1033>)

<https://greenpointpost.com/noxious-greenpoint-gas-smell-found-to-be-emanating-from-se...> 5/14/2019

This is probably related to a much bigger problem. Greenpoint used to be an industrial hot spot with large oil refineries. There is oil which seeped into the ground, from the time of Standard oil, which is slowly fuming up. This issue has been going on for year now and sorry to say, will not be fixed anytime soon.

<https://ag.ny.gov/press-release/cuomo-announces-settlement-exxonmobil-provide-comprehensive-cleanup-greenpoint-oil>  
(<https://ag.ny.gov/press-release/cuomo-announces-settlement-exxonmobil-provide-comprehensive-cleanup-greenpoint-oil>)

[https://en.wikipedia.org/wiki/Greenpoint\\_oil\\_spill](https://en.wikipedia.org/wiki/Greenpoint_oil_spill)  
([https://en.wikipedia.org/wiki/Greenpoint\\_oil\\_spill](https://en.wikipedia.org/wiki/Greenpoint_oil_spill))



REPLY

K

May 10th, 2019 (<https://greenpointpost.com/noxious-greenpoint-gas-smell-found-to-be-emanating-from-sewers-dec#comment-1031>)

I would venture to guess this is a result of the construction at 211 McGuinness Blvd. There was a large environmental “cleanup” effort as part of the demolition and excavation for the new rental apartments at this location. I wouldn’t be surprised if ownership and/or their contractors diverted the mess in order to save money on the cleanup. Look up Stellar Management’s track record. They’re one of the biggest and most notorious slumlords in New York. I also happened to work for them so I know how they operate.



REPLY



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COUNCILMEMBER, 34<sup>th</sup> CD

May 14, 2019

### COMMITTEE REPORT

TO: Chairperson Dealice Fuller  
and CB#1 Board Members

FROM: Phil Caponegro, Committee Chair  
Parks and Waterfront Committee

RE: Committee Report for May 8, 2019 Meeting

The Parks & Waterfront Committee held a meeting on Wednesday, May 8, 2019, at 6:30 PM, in the CB#1's District Office, 435 Graham Avenue, Brooklyn, NY 11211 (Corner of Frost Street).

ATTENDANCE: Present – Caponegro; McKeever; Chesler; Peterson. Absent – Cianciotta; Cohen; Dybanowski; Elkins. (A quorum was not achieved.)

The Committee received a presentation on the renovation plan for William Sheridan Playground (located on Wythe Avenue, between Grand Street and South 1<sup>st</sup> Street). A copy of the presentation is attached and was previously distributed to the board members.

The Committee members present voted 4-0 to accept the project.

# William Sheridan Playground Reconstruction

Located on Wythe Avenue between Grand street and South First Street,  
in the Borough of Brooklyn.

Community Board 1 Review  
May 8, 2019  
Terry Naranjo, NYC Parks

**Total Budget:** \$8 million  
Mayor, Bill de Blasio - \$7.320mFY21; 680K FY22

**Project Size:** 1.17 ac

## Parks

### Goals

- Expand play and fitness opportunities for all user groups
- Accommodate the needs of JOP users
- Enhance and expand site accessibility
- Accommodate passive park uses



City



Neighborhood

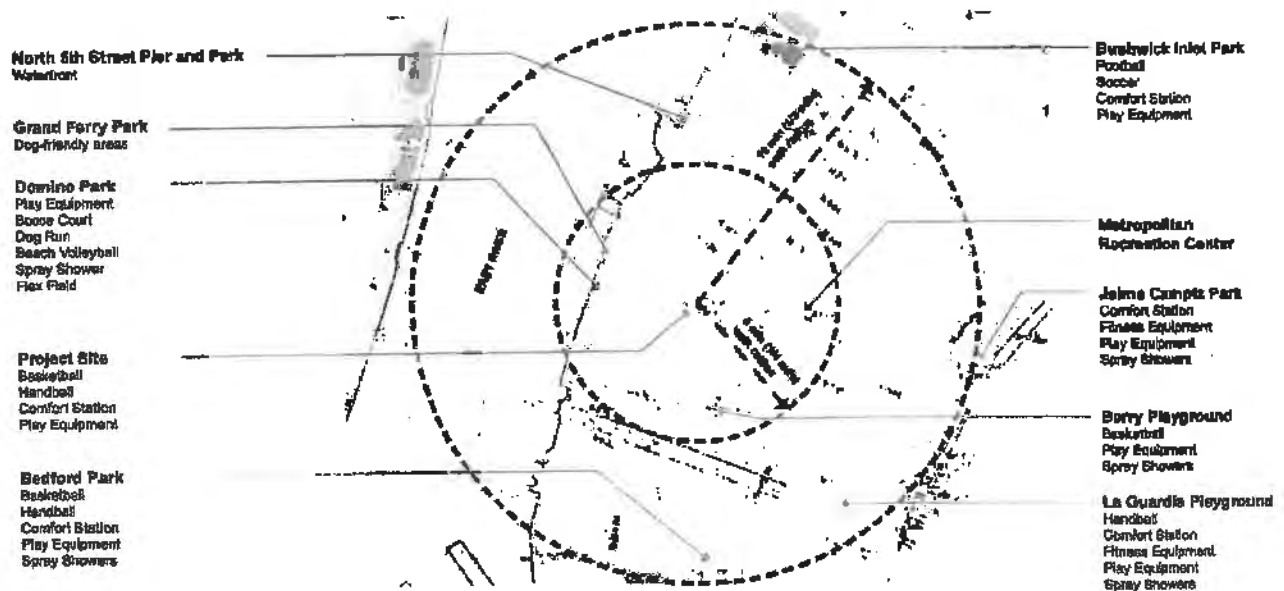


Site

## William Sheridan Playground | Project Location

NYC Parks

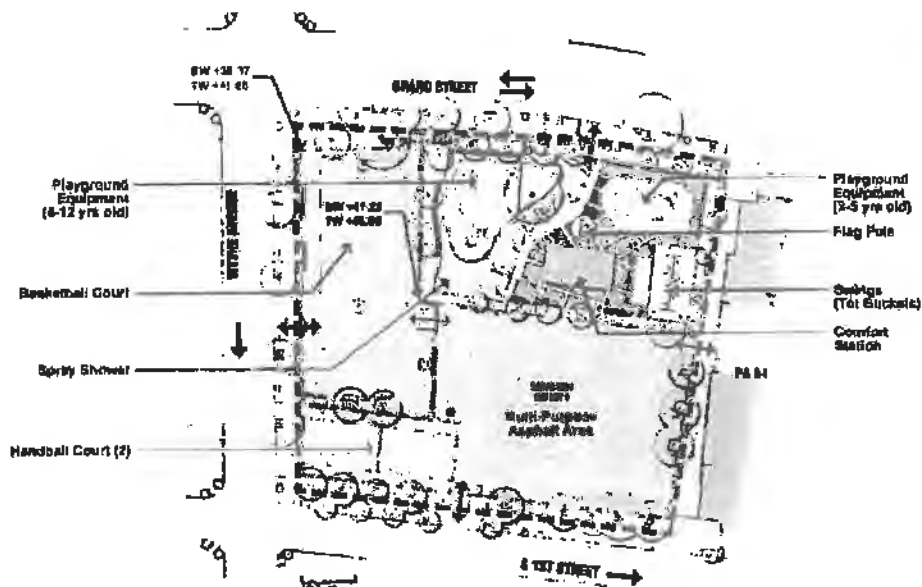
3



## William Sheridan Playground | Neighborhood Context

NYC Parks

5



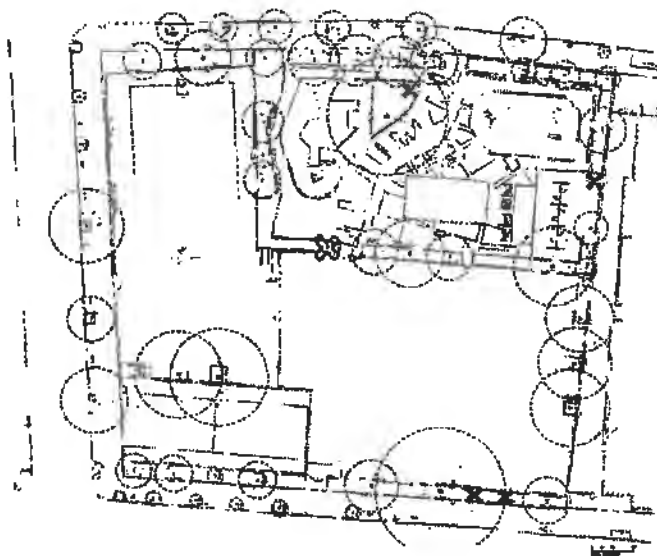
#### Legend

Symbol	Project Detail
↔	Park Entrances
□	Play Equipment
□	Safety Surfaces
■	Building or Structure
□	Asphalt Pavement
□	Concrete Pavement
■	Brick Pavement
○	Tree
⊙	Street Lightpole
⊕	Drinking Fountain
←	Traffic
↗↘	Grade Change
↕	Stairs

NYC Parks

#### William Sheridan Playground | Existing Conditions

5



#### Legend

○	Canopy
⊙	Structural Root Zone
⊕	Critical Root Zone
⊗	Stump Removal
⊗	Tree Removal - Poor Condition
⊗	Tree Removal - Design

NYC Parks

#### William Sheridan Playground | Tree Inventory

7



1 - Grand Street Sidewalk - Grade Change



2 - Grand Street Sidewalk - Granite Block Conditions



NYC Parks William Sheridan Playground | Site Photos



1 - Wythe Avenue Sidewalk



2 - Retaining Wall at Basketball Court & Playground



NYC Parks William Sheridan Playground | Site Photos



1 - Concrete Steps



2 - Asphalt Pavement

NYC Parks William Sheridan Playground | Site Photos



11



1 - Basketball Court



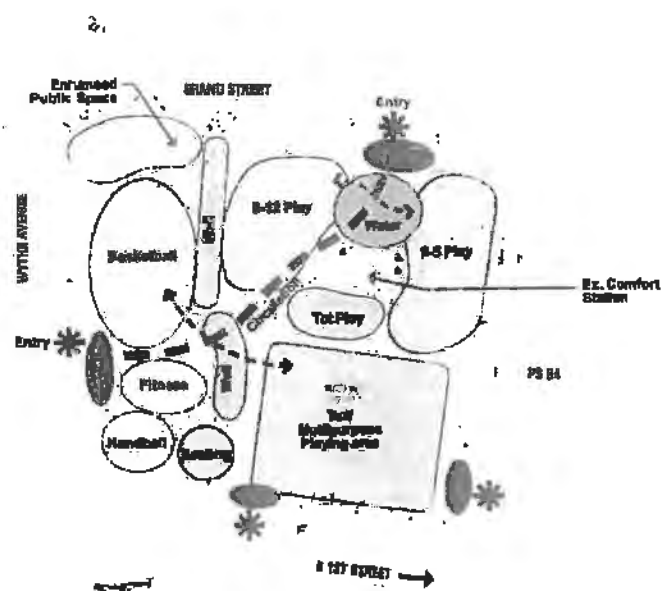
2 - Comfort Station



NYC Parks William Sheridan Playground | Site Photos

12



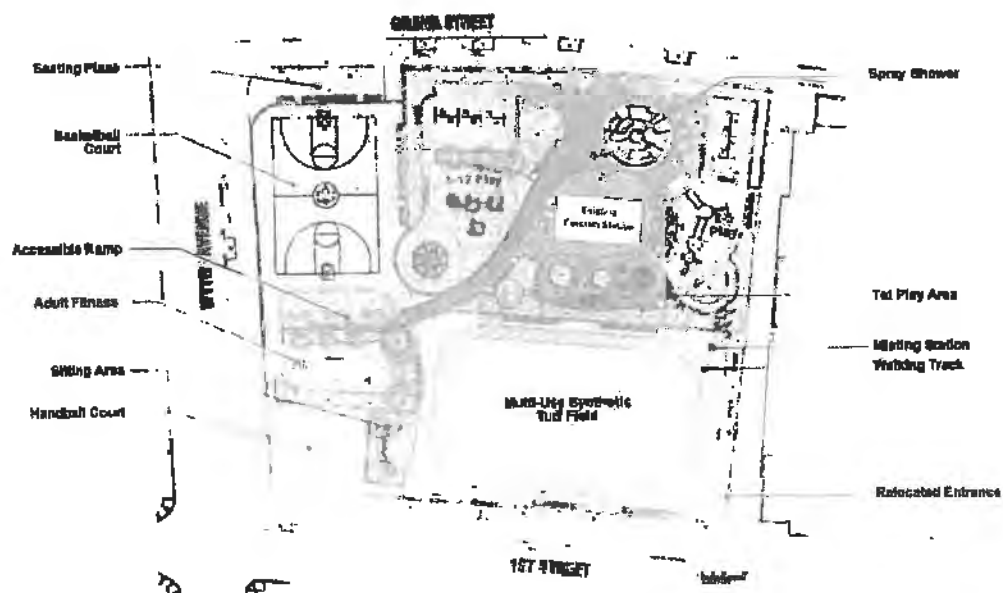


**Legend**  
 \* Park Entrance

William Sheridan Playground | Concept Plan

NYC Parks

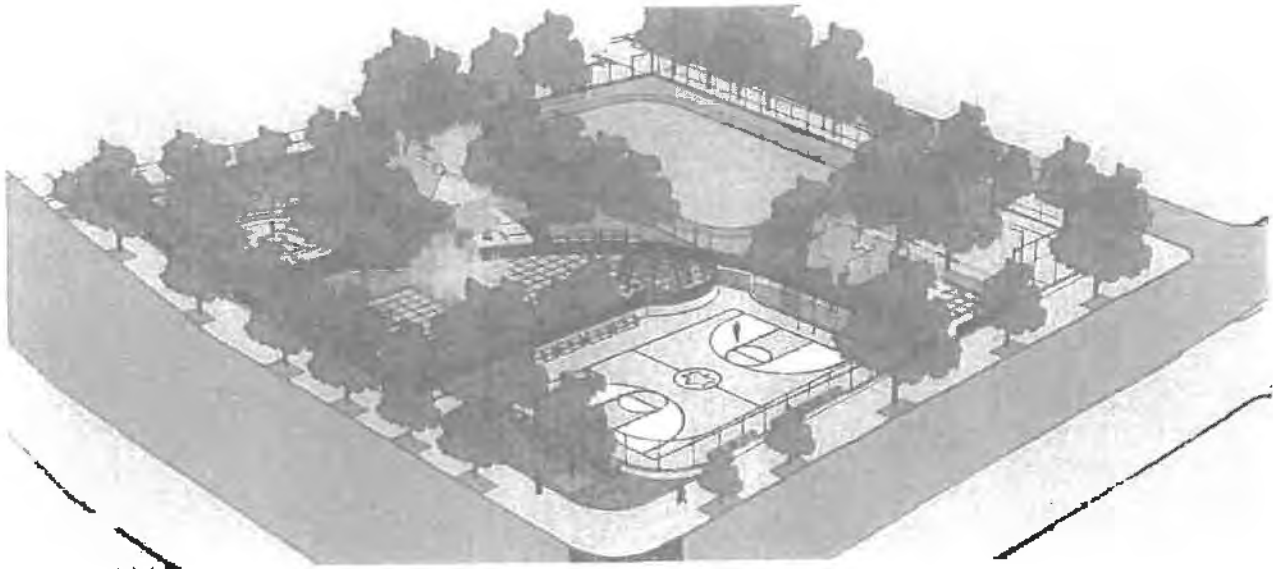
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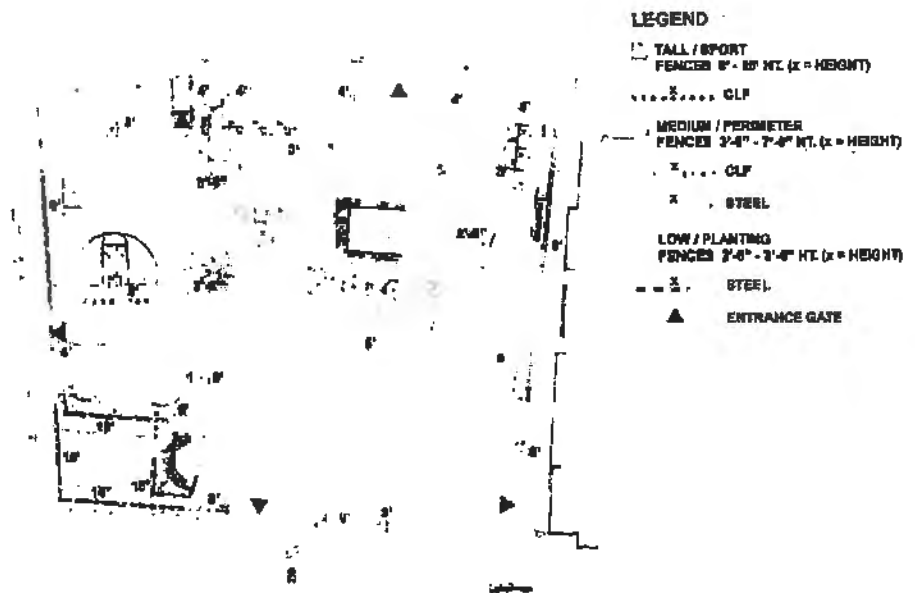
William Sheridan Playground | Schematic Plan

NYC Parks

15



William Sheridan Playground | Birdseye View



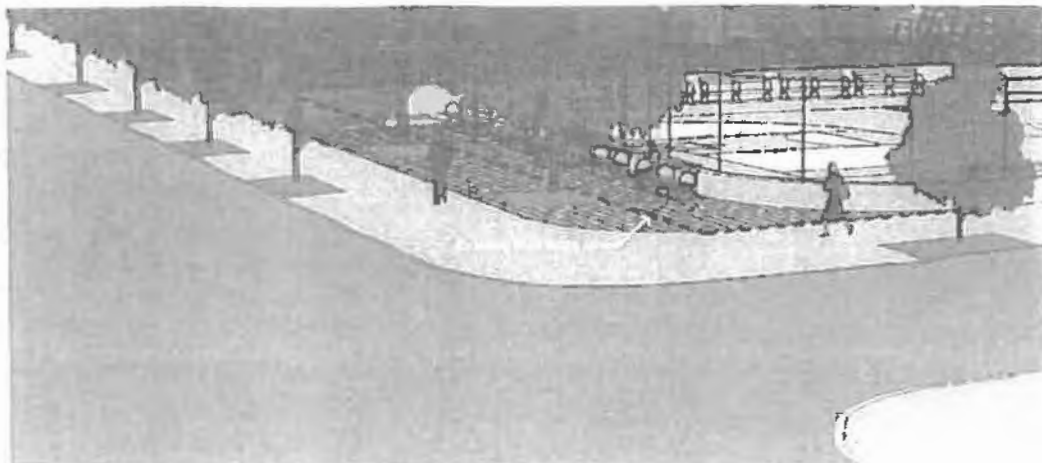
William Sheridan Playground | Fencing Diagram





NYC Parks William Sheridan Playground | Proposed Fence and Columns Lowering

18



NYC Parks William Sheridan Playground | Expanded Seating Area at Wythe Avenue & Grand Street

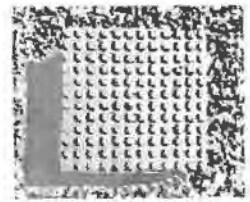
19



6-12 Play Equipment

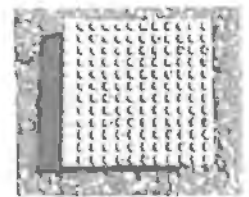
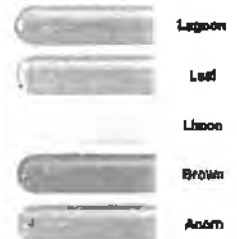


Dome Play Structure



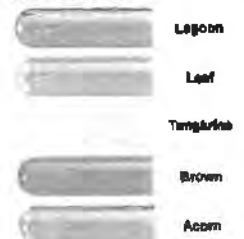
Safety Surface

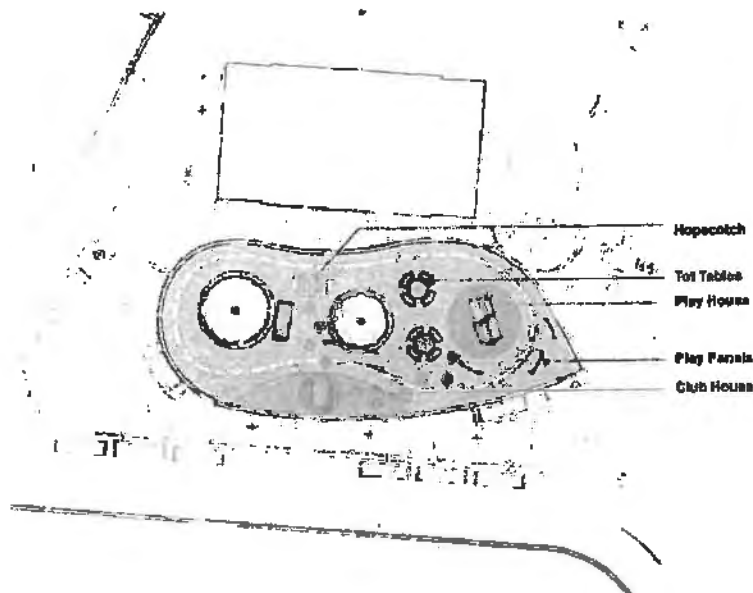
#### Color Choices



Safety Surface

#### Color Choices

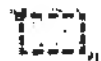




Color Seal Coat Colors



Thermo Plastic Markings - White



22

NYC Parks **William Sheridan Playground | Tot Play Area**



Play House



Club House

Color Choices



Leaf



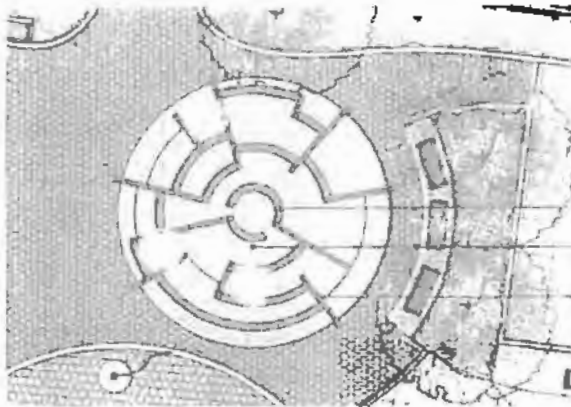
Uncon



Brown

NYC Parks **William Sheridan Playground | Tot Play Area Equipment**

23



Secondary  
Color

Field Color

Concrete  
Pavers



Field  
Secondary  
Color Concrete



Concrete Paver

Water Bloom No.1  
Vortex

Jet Stream No.1  
Vortex

Water Jelly No.1  
Vortex

NYC Parks William Sheridan Playground | Water Play Area

24



ADA Parallel Bars



Chest / Back Press



Pull-up / Dip Station



Hand Cycler



Safety Surface



ADA Bench Press



Chin-Up Station



Stretch Station

Color Choices



Acorn

NYC Parks William Sheridan Playground | Adult Fitness

25



**Basketball Backstop**



**Basketball Court Color Seal Coat**



**Color Seal Coat Colors**



**Synthetic Turf and Walking Track**



**Vulcanized Rubber Track**

**William Sheridan Playground | Sports Courts and Fields**

NYC Parks

26



**1939 World's Fair Bench w/ RPL slate-Weathered Wood**



**Type 'P' Hi-Lo Drinking Fountain (Black)**



**Bottle Filler (Black)**



**Tot Table**



**Standard Decorative Trash Bin**



**Sports Meter**



**Flushing Meadows Luminare & Pole**

**William Sheridan Playground | Site Furnishings**

NYC Parks

27



**Quercus phellos**



**Nyssa sylvatica**



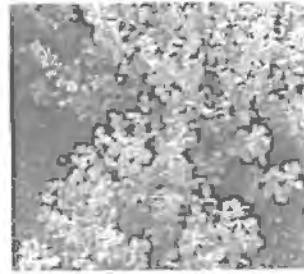
**Amelanchier canadensis**



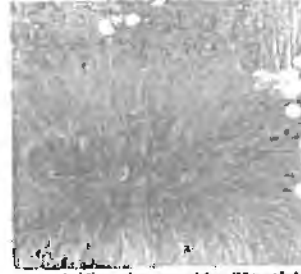
**Crataegus viridis 'Winter King'**



**Ilex virginica 'Little Henry'**



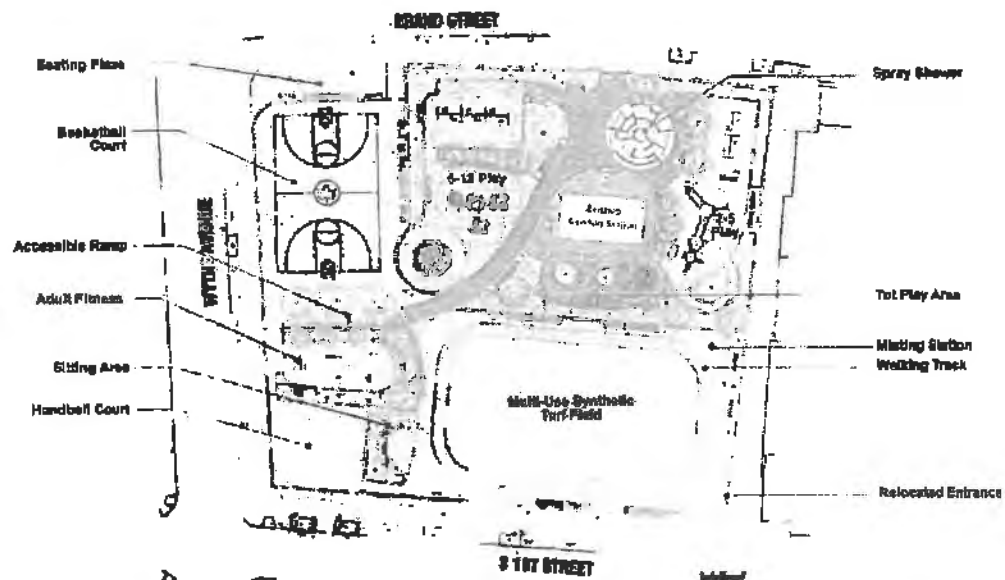
**Rhus aromatica 'Gro-Low'**



**Pennisetum alopecuroides 'Hameln'**



**Liriodaphne muscari**







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COUNCILMEMBER, 34<sup>th</sup> CD

May 17, 2019

Commissioner Martin G. Maher, Brooklyn Parks  
NYC Department of Parks & Recreation  
Litchfield Villa  
Prospect Park  
Brooklyn, New York 11215

**RE: Sheridan Playground**

Dear Commissioner Maher:

Please be advised that at the regular meeting of Brooklyn Community Board No. 1 held on May 14, 2019, the board members reviewed the attached report from the Parks & Waterfront Committee.

The members voted unanimously to support the renovation plan for William Sheridan Playground.

The vote was as follows: 38 "YES"; 0 "NO"; 0 "ABSTENTION"; 0 "RECUSALS".

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller  
Chairperson

DF/mbw  
Attachment



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

(Revised)  
May 14, 2019

**COMMITTEE REPORT**

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

**FROM:** Mr. Thomas J. Burrows, Committee Chair  
SLA Review & DCA Committee

**RE:** Committee Report

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

**ATTENDANCE:** Present – Burrows; Barros; Bruzaitis; Cohen; Foster; Sofer; Solano; Torres.  
Absent – Bachorowski; Dybanowski; Stuart. (A quorum was present).

**1. UNENCLOSED SIDEWALK CAFES:**

- 1) **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)  
*The Committee recommends approval. The vote was unanimous.*
- 2) **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)  
*The Committee recommends approval. The vote was unanimous.*

- 3) 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)  
*The Committee recommends approval. The vote was unanimous.*
- 4) 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)  
*The Committee recommends approval. The vote was unanimous.*
- 5) 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)  
*The Committee recommends approval. The vote was unanimous.*

## **II. LIQUOR LICENSES**

### **NEW**

- 1) 76 Ainslie OPCO LLC, dba TBD, 76 Ainslie Street, (New, liquor, wine/beer, cider, rest)  
*The Committee recommends approval. The vote was unanimous.*
- 2) 315 Meserole LLC, 315 Meserole Street, (New, liquor, wine/beer, cider, bar, tavern)  
*Applicant did not appear. The application was postponed.*
- 3) Authentic Pierogi Inc., dba TBD, 592 Manhattan Avenue, (New, liquor, wine/beer, cider)  
*The Committee recommends approval.*  
*The vote was: 7 "Yes"; 1 "No"; 0 "Abstentions"; 0 "Recusals".*
- 4) Brich Cheese LLC., dba TBD, 667 Manhattan Avenue, (New, wine/beer, cider, rest)  
*Postponed.*
- 5) Chuy's Cantina Inc. dba Pending, 366 Union Avenue, (New, liquor, wine/beer, cider)  
*Applicant did not appear. The application was postponed.*
- 6) Dolly's Swing & Dive Bar LLC, 101 Kent Avenue, (New, liquor, wine/beer, cider, bar, tavern)  
*The Committee recommends approval. The vote was unanimous.*
- 7) Elite BK Inc., 128 Metropolitan Avenue, (New, liquor, wine/beer, cider, rest)  
*The Committee recommends approval. The vote was unanimous.*
- 8) Elliot Brooklyn LLC, dba Sixty Sixth Congress, 66 Greenpoint Avenue, (New, liquor, wine/beer, cider, bar, tavern) - *Postponed.*

9) Fish Sauce Boys Inc., dba High Lva Vietnamese Kitchen, 743 Driggs Avenue, Store 1, (New, wine/beer, cider, rest)

***The Committee recommends approval. The vote was unanimous.***

10) Freedom Cruises LLC, dba Queen of Hearts, 200 Morgan Avenue, (New/Removal, liquor, wine/beer, cider, vessel, boat, ship)

***The Committee recommends approval, pending additional documentation about their operational plan (including open and closing times), and lease agreement The vote was unanimous. The vote was unanimous.***

11) JTF Eatery LLC, dba TBD, 1164 Manhattan Avenue, (New, liquor, wine/beer, cider, rest)

***The Committee recommends approval. The vote was unanimous.***

12) MJMRSR Corp., dba Julie's Kitchen, 159 Franklin Street, (New, wine, beer/cider, rest)

***Applicant did not appear. The application was postponed.***

13) Riverwalk Management Inc. dba Naked Dog, 47 Java Street, (Corporate Change, liquor, wine/beer, cider, rest)

***Applicant did not appear. The application was postponed.***

14) The Black Squirrel Crew LLC, 25-29 Thames Street, (New, wine/beer, cider, bar) -

***Postponed.***

15) V.O.E Hospitality Group, dba Gentle Perch, 112 Graham Avenue, (New, liquor, wine/beer, cider, rest)

***The Committee recommends approval. The vote was unanimous.***

## **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)~~  
~~[removed/duplicate]~~

~~5) Artburger LLC, dba Eastwick, 112 Graham Avenue AKA 132 McKibbin St., (Renewal, liquor, wine/beer, cider, rest) [removed/duplicate – appears under new listing as V.O.E. Hospitality Group dba Gentle Perch]~~

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) Clocruz 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) – *The Committee noted continued complaints about their operations and does not recommend approval.*

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)

- *The Committee recommends approval of the above licenses with the exception of item #10, Family Group Enterprises Inc., dba Patrizia Pizza and Pasta, 35 Broadway because of continued complaints.*

### **III. PREVIOUSLY POSTPONED ITEMS**

- *Previously postponed items were not reviewed and were postponed to the next meeting.*

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*The Next Meeting of the SLA Review & DCA Committee is scheduled as follows:*

<b>WHEN:</b>	<b>Tuesday</b>	<b>May 28, 2019</b>
<b>TIME:</b>	<b>6:30 PM</b>	
<b>WHERE:</b>	<b>CB#1's District Office</b>	
	<b>435 Graham Avenue</b>	
	<b>Brooklyn, NY 11211 (Corner of Frost Street)</b>	

---

# ATTACHMENT

**Freedom Cruises, LLC  
dba Queen of Hearts  
1 Wall Street Court  
New York, N.Y. 10005**

05/03/19

Community Board No. 1  
435 Graham Ave.  
Brooklyn, NY 11211

To Whom It May Concern,

This letter is to inform you of Freedom Cruises' intentions while docked at The Greenpoint Pier. While docked at this pier, I assure you that we will be respectful of the community that you have worked hard to build and keep. The Queen of Hearts being at the Greenpoint Pier will be a benefit and never a detriment.

While docked at this pier, the traffic to and from the Queen of Hearts will be minimal. While there we will accept deliveries of products such as dry goods, supplies, soft beverages, alcoholic beverages and sundries. I want to ensure you that no events will be held and no patrons will be boarding the vessel. The only individuals boarding will be hired and approved staff and workers who will maintain the vessel. (as per the birthing agreement attached)

Best Regards,

---

Pjeter Vulaj  
Owner  
Freedom Cruises DBA Queen of Hearts  
914-338-4692

**LICENSE AGREEMENT**  
**BETWEEN**  
192 MORGAN REALTY LLC ("Licensor")  
**AND**  
Freedom Cruises LLC  
("Licensee")

This agreement made effective as of this 1st day of March, 2019 by and between 192 Morgan Realty LLC c/o 675 Third Ave – 8<sup>th</sup> Fl, New York, NY 10017 and "Freedom Cruises LLC", With an address at ONE WALL STREET COURT, NEW YORK, NY 10005 for a License Agreement of 90ft portion of the dock/bulkhead parking space at 200 Morgan Avenue, Brooklyn, NY as well as (shared) access for purposes of ingress/egress via a 4foot x 100ft section along the side of the 190 morgan avenue warehouse, and cutting across the back along the creek, FOR THE PERIOD OF 12 MONTHS beginning 2/1/2019 and terminating on 2/1/2020

WHEREAS, Licensee has requested access to and use of 90 Feet of dock space at the bulkhead, to dock the Queen of Hearts measuring approximately 90 ft, together with access thereto from land.

In Consideration of the mutual covenants and affirmations set forth herein, the parties hereto agree as follows:

1. Licensor shall permit Licensee access to and use of the premises known described above ("Premises") for the purpose of docking one large boat as described above, and shall not be used as a place of social gathering, parties, celebrations, or for any other purpose. UNDER NO CIRCUMSTANCES SHALL THERE BE COMMERCIAL OR PAID EVENTS, SUCH AS WHERE LICENSOR CHARGES A FEE PER PERSON FOR A PARTY ETC.
2. There will be a Licensee Fee of \$2,000 per month, payable on or before the first of each month.
  - 2a. Security Deposit: \$6,000 shall be paid upon signing of the agreement. Said security shall be returned upon faithful performance of all the provisions of this agreement.
  - 3a. Utilities: TENANT IS RESPONSIBLE FOR ANY AND ALL UTILITY CHARGES , if any. Licensee is granted the right to utilize any existing water/power utilities on the leased property to the extent they are functional, and the right to install water/power utilities for its use. All utilities must be in the name of Licensee only.
  - 3b. AGREED UPON DAILY FEE IN THE EVENT LICENSEE REMAINS ON PREMISES AFTER THIS AGREEMENT HAS EXPIRED/TERMINATED OR HAS BEEN REVOKED BY LICENSOR (OR IN THE EVENT LICENSEE IS IN ANY WAY HOLDING OVER AFTER THE EXPIRATION/TERMINATION/REVOCATION OF THIS AGREEMENT, THE FEE SHALL BE ONE THOUSAND DOLLARS (\$1,000.00) PER DAY.
  - 3c. LATE FEE: In the event License fee is paid after the 1<sup>st</sup> of the month, the Late fee shall be \$275.
  - 3d. REAL ESTATE TAXES: Real Estate taxes are included and Licensor shall be responsible to pay same.
3. Licensee has inspected the Premises and accepts the Premises leased "AS IS". Licensor does not represent, guarantee or warrant as to the condition of the Premises or as to the use that may be made of the Premises. Licensee acknowledges and expressly states that Licensor has not made any representations to or agreements with the licensee that the Licensor shall do any work, repairs, modifications or changes to the Premises for the Licensee or for any other party. Furthermore, it is expressly agreed and understood that the Licensor in no way warrants the existence, condition or adequacy of any utility systems including without limitation electricity, heat, steam and/or water. The Licensee agrees to provide the Licensor and any of the Licensor's employees, agents, invitees, representatives, contractors, subcontractors with access to the Premises for any purposes as requested by the Licensor and upon reasonable notice (or no notice at all in the event of an emergency, as determined by the Licensor in its sole discretion).

4. Licensee agrees that, at its sole cost and expenses, it will promptly comply with all present and future laws, ordinances, orders, permits, rules, regulations and requirements of all federal, state, and municipal governments, courts, departments, commissions, boards and officers including but not limited to those of the National Board of Fire Underwriters and the U.S. Occupational Safety and Health Administration (OSHA).
5. Licensee, on behalf of itself and its agents, employees, affiliates, invitees, successors and assigns, does hereby release, acquit and forever discharge 192 Morgan Realty LLC, and its officers, employees, agents and representatives of and from any and all claims, costs, controversies, causes of action, suits, judgments, liens, damages, demands, liabilities, and expenses of whatever kind or nature which Licensee and/or its agents, employees, affiliates, invitees, successors and assigns ever had, now has or may hereafter have, arising from, relating to, or in any way connected with the Licensee's access to, presence on or use of the premises.
6. Licensee agrees that it will defend, indemnify, and hold harmless the Licensor, and their respective officers, departments, affiliates, agencies, representatives, board members, employees and agents from any and all claims, costs, controversies, causes of action, action, suits, judgments, liens, damages, demands, liabilities, and expenses of whatever kind or nature, arising from, relating to, or in any way connected with this License Agreement and/or with the Licensee's access to, presence on or use of the Premises. Furthermore, in the event of any party being injured anywhere on Licensee's premises (or on the access way thereto) and Licensee's insurance refuses or otherwise fails to cover or defend against the suit, (or alternatively in the event Licensee has no insurance or their insurance has lapsed), Licensee agrees to:
  - a. defend Licensor in the event Licensor is named in any lawsuit and
  - b. agrees to pay all attorneys fees to defend such suit and
  - c. agrees to accept full liability for such suit in the event Licensor is subjected to any liability and
  - d. agrees to pay and be responsible for any judgment rendered against the Licensor
7. Licensee shall remove and dispose of its wastes, sewage, debris and garbage in accordance with all applicable laws, rules, regulations, permits, requirements and orders of Federal, State and City authorities. Licensee shall inform the Licensor, In writing, of the name, address, and telephone number of the carting company that it will use for such removal and disposal as well as the days and times that the removals and disposals are scheduled. In addition to all other rights of the Licensor and obligations of the Licensee set forth in this License Agreement. Licensee agrees that the Licensor has the right to audit the Licensee's compliance with this section, Upon 24 hour notice from the Licensor and/or its agents, Licensee is obligated to provide evidence of its method of removal and disposal of its wastes, debris and garbage including without limitation to providing the Licensor and/or its agents with the copies of all payments made by Licensee for such removal and disposal during the term of this License Agreement.
8. Licensee shall obtain and maintain a comprehensive general public liability insurance policy of not less than \$3,000,000.00 in respect of bodily injury or death for any one individual in any one occurrence, and \$500,000 for property damage, which insurance policy shall name the Licensor as additional party insureds and Certificate Holders. Licensor reserves the right to modify this requirement. Licensee must provide a copy of certificate of such insurance coverage upon signing of this agreement.
9. Licensee will not create or permit to be created or to remain, and will discharge, any lien, encumbrance or charge (levied on account of any mechanic's, laborer's or materialman's lien, or any other conditional sale, title-retention agreement or chattel mortgage, or otherwise) which might or become a lien, encumbrance or charge on the Premises or any part thereof or the income therefrom, having any priority or preference over, or ranking on a party with, the estate, rights and interest of the Licensor in the



Premises or any part thereof or the income therefrom, and Licensee will not suffer any other matter or thing whereby the estate, rights and interest of Licensor in the Premises or any part thereof might be impaired; provided that any mechanic's, laborer's or materialman's lien may be discharged as set forth in the following sentence. If any mechanic's, laborer's, materialman's lien shall at any time be filed against the Premises or any part thereof, Licensee, within (5) days after notice of the filing thereof, will cause the same to be cancelled and discharged of record by payment, deposit, bond, order of a court of competent jurisdiction or otherwise. If Licensee shall fail to cause such lien to be discharged within the period aforesaid, then, in addition to any other right or remedy, Licensor may, but shall not be obligated to, discharge the same, either by paying the amount claimed to be due or by procuring the discharge of such lien by deposit or by bonding proceeding, all without inquiry into the validity thereof, and, in any such event, Licensor shall be entitled, if Licensor so elects, to compel the prosecution of an action for the foreclosure of such lien by the lienor, with interests, costs and allowances. Any amount so paid by Licensor, and all costs and expenses incurred by Licensor in connection therewith, together with interest thereon at the MAXIMUM LEGAL Interest Rate from the respective dates of Licensor's making of the payment or incurring of the cost and expense, shall constitute debt due and payable by Licensee under this License Agreement and shall be paid by Licensee to Licensor on demand.

10. Licensee shall have sole and full responsibility for the physical security and policing of the premises and shall provide such guards and make such other security provisions as Licensee shall reasonably deem necessary for protection of the Premises and as shall be in accord with the practice of companies similar to that of Licensee when using due care in the protection of their premises. Licensor shall not in any manner or form be responsible for security of the Premises. Licensee shall not use or permit guard dogs on the Premises.
11. Licensee and Licensee's employees, agents, and invitees shall observe faithfully, and comply strictly with all rules and regulations which Licensor may from time to time adopt for the Licensees. Notice of any rules or regulations shall be given in such manner as Licensor may reasonably elect. Failure of Licensee or any of Licensee's employees, agents, and invitees to comply with any rule or regulation after notice by Licensor of violation thereof shall constitute a material default under this License Agreement. Nothing contained in this License Agreement shall be construed to impose upon Licensor any duty or obligation to enforce and rules or regulations or terms or covenants or conditions in any other License or Lease, against any other Licensee or Tenant of the Premises and Licensor shall not be liable to Licensee for violation of the same by any other Licensee or Tenant.
12. Licensor and Licensee, so far as permitted by law, waive trial by jury in any action or proceeding brought by either of the parties hereto against the other, or any matter whatsoever arising out of or in any way connected with this License Agreement. In the event Licensor commences any summary proceeding or action, Licensee covenants and agrees that it will not interpose, by consolidation of actions or otherwise, any counterclaim or other claim seeking affirmative relief of whatsoever nature or description, in any such proceeding or action; and, the Licensee will reimburse the Licensor for the greater of actual expense of attorneys' fees and disbursements thereby incurred by the Licensor, or reasonable attorneys' fees.
13. Notwithstanding any law or statute to the contrary and in addition to the Licensor's right to cancel this License Agreement upon Seven (7) days, in the event that the Licensee or any of the Licensee's employee, agents, or invitees defaults in fulfilling any of the covenants and/or terms of this License Agreement, then upon Licensor serving a written 24 hour notice upon the Licensee specifying the nature of the default and upon the expiration of the 24 hours, if the Licensee and/or its employees, agents, or invitees shall have failed to comply with or remedy the default, then Licensor may serve a written three day notice of cancellation of this License Agreement upon Licensee. Upon the expiration of the three days, this License Agreement and the term thereunder shall end, be revoked, cancelled and expire as fully and completely as if the expiration of such three day period

were the day herein fixed for the end and expiration of this License Agreement and the term thereof and the Licensee shall then quit and surrender the Premises to the Licensor.

14. Personal Guaranty: By signing below, Peter Vulaj and Freedom Cruises LLC understands, acknowledges, and agrees that they are personally guaranteeing all provisions under this agreement and all monies that are due or may become due as a result of this agreement, and agree to be jointly and severally liable for any monies due or that may become due hereunder
15. Licensee shall be responsible for any damage caused to the bulkhead by Licensee **REGARDLESS IF IT IS AN ACT OF G-D, OR NATURE, OR STRONG WINDS, ETC. FURTHERMORE, LICENSEE AGREES TO USE A BALOON-TYPE PROTECTIVE BARRIER AT ALL TIMES BETWEEN THE VESSEL AND THE BULKHEAD TO HELP PROTECT THE BULKHEADING. LICENSEE AGREES NOT TO TIE THE VESSEL TO ANY BULKHEAD COMPONENT.**
16. Licensor does not warrant that Licensee's use of the premises are legal. Licensee's sole remedy in the event the use is illegal shall be terminate this agreement. Licensor's sole liability for a breach under this agreement shall be limited to the return of the license fee, pro rata, and shall not be liable for consequential damages etc.
  17. Licensee shall not be permitted to sub-lease without express written consent of Licensor.
  18. All garbage containers shall be stored on the boat and shall only be brought out on the designated trash pick-up day.
  19. ADDITIONAL SPECIFICATIONS:
    - i. All notices, communications and any service of process required in connection with anything having to do with this agreement shall be mailed as follows:
      - a. Licensor: 192 Morgan Realty LLC, 675 3<sup>rd</sup> Ave – 8<sup>th</sup> Fl, NYC 10017 and email [Lormanagement89@gmail.com](mailto:Lormanagement89@gmail.com) & [WilliamsburgMGMT@gmail.com](mailto:WilliamsburgMGMT@gmail.com)
      - b. Licensee: [Peter@finanewyork.com](mailto:Peter@finanewyork.com) and ADDRESS 1 WALL STREET COURT, NEW YORK, NY 10005.
      - c. IT IS AGREED THAT UNLESS THE OTHER PARTY IS NOTIFIED BY CERTIFIED MAIL RRR AS TO A CHANGE OF MAILING ADDRESS, THE ADDRESS REFERENCED ABOVE SHALL CONSTITUTE A VALID ADDRESS FOR PURPOSE OF SERVICE OF PROCESS, NOTICE, ETC.
      - d. Any permits required by the DEC, the Coast guard, or other agency of NYS or NYC for purpose of docking their boat at the premises to the extent any are required, shall be obtained at sole cost and expense of Licensee.
20. Upon the expiration, termination, or cancellation of this License Agreement, Licensee shall vacate and surrender the Premises. Accordingly, on or before such expiration, termination or cancellation, Licensee shall clean the Premises and the surrounding area and remove all of its property as well as the property belonging to its invitees, employees, agents or representatives. Any and all of the property of the Licensee, its employees, its invitees or its representatives that is left in the premises after the expiration, termination or cancellation of this License Agreement may be deemed to have been abandoned, and may become the property of the Licensor, at the Licensor's sole discretion. Licensee agrees that the Licensor shall have the right to enter the premises and secure possession upon the expiration, termination or cancellation of this License Agreement without further notice and without necessity of court proceeding or action.
21. This License Agreement contains the entire understanding of the Licensors and the Licensee with respect to the subject matter hereof and supersedes all prior oral or written agreements of the parties with respect to such subject matter. This License Agreement may not be modified, waived or revised except by a further agreement in writing signed by the Licensor and the

Licenses hereto. This License Agreement shall be construed and enforced in accordance with the laws of the State of New York.

22. Fax Copies and signature by counterpart shall be deemed valid and enforceable.

23. The provisions of this License Agreement shall survive its expiration, termination, cancellation, and revocation, until the surrender of the premises by the Licensee.

X \_\_\_\_\_  
192 Morgan Realty LLC, Licenser

X \_\_\_\_\_  
Freedom Cruises LLC by Peter Vulaj, member  
DATED

X \_\_\_\_\_  
Peter Vulaj, Person Guarantor  
DATED



## 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

May 21, 2019

Chairman Vincent G. Bradley  
NYSLA  
80 S. Swan Street  
Albany, New York 12210-8002

Dear Chairman Bradley:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1 held on May 14, 2019 the board members reviewed the recommendations made by the SLA Review & DCA Committee. It is noted that all applicants are required to sign stipulations.

Below are the actions taken regarding the various applications.

### LIQUOR LICENSES

#### NEW

- 1) 76 Ainslie OPCO LLC, dba TBD, 76 Ainslie Street, (New, liquor, wine/beer, cider, rest)  
*The Committee recommends approval.*  
*The vote of the full board was: 38 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".*
- 2) 315 Meserole LLC, 315 Meserole Street, (New, liquor, wine/beer, cider, bar, tavern)  
*Applicant did not appear. The application was postponed.*  
*The vote of the full board was: 38 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".*
- 3) Authentic Pierogi Inc., dba TBD, 592 Manhattan Avenue, (New, liquor, wine/beer, cider)  
*The Committee recommends approval.*  
*The vote of the full board was: 38 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".*

- 4) Brich Cheese LLC., dba TBD, 667 Manhattan Avenue, (New, wine/beer, cider, rest)  
**Postponed.**  
***The vote of the full board was: 38 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".***
- 5) Chuy's Cantina Inc. dba Pending, 366 Union Avenue, (New, liquor, wine/beer, cider)  
***Applicant did not appear. The application was postponed.***  
***The vote of the full board was: 38 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".***
- 6) Dolly's Swing & Dive Bar LLC, 101 Kent Avenue, (New, liquor, wine/beer, cider, bar, tavern)  
***The Committee recommends approval.***  
***The vote of the full board was: 38 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".***
- 7) Elite BK Inc., 128 Metropolitan Avenue, (New, liquor, wine/beer, cider, rest)  
***The Committee recommends approval.***  
***The vote of the full board was: 38 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".***
- 8) Elliot Brooklyn LLC, dba Sixty Sixth Congress, 66 Greenpoint Avenue, (New, liquor, wine/beer, cider, bar, tavern) - **Postponed.**  
***The vote of the full board was: 38 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".***
- 9) Fish Sauce Boys Inc., dba High Lva Vietnamese Kitchen, 743 Driggs Avenue, Store 1, (New, wine/beer, cider, rest)  
***The Committee recommends approval.***  
***The vote of the full board was: 38 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".***
- 10) Freedom Cruises LLC, dba Queen of Hearts, 200 Morgan Avenue, (New/Removal, liquor, wine/beer, cider, vessel, boat, ship)  
***The Committee recommends approval, pending additional documentation about their operational plan (including open and closing times), and lease agreement. The documentation was received.***  
***The vote of the full board was: 38 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".***
- 11) JTF Eatery LLC, dba TBD, 1164 Manhattan Avenue, (New, liquor, wine/beer, cider, rest)  
***The Committee recommends approval.***  
***The vote of the full board was: 38 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".***
- 12) MJMRSR Corp., dba Julie's Kitchen, 159 Franklin Street, (New, wine, beer/cider, rest)  
***Applicant did not appear. The application was postponed.***  
***The vote of the full board was: 38 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".***
- 13) Riverwalk Management Inc. dba Naked Dog, 47 Java Street, (Corporate Change, liquor, wine/beer, cider, rest)  
***Applicant did not appear. The application was postponed.***  
***The vote of the full board was: 38 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".***
- 14) The Black Squirrel Crew LLC, 25-29 Thames Street, (New, wine/beer, cider, bar) - **Postponed.**  
***The vote of the full board was: 38 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".***

15) V.O.E Hospitality Group, dba Gentle Perch, 112 Graham Avenue, (New, liquor, wine/beer, cider, rest)

***The Committee recommends approval.***

***The vote of the full board was: 38 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".***

## **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)~~  
[removed/duplicate]

5) ~~Artburger LLC, dba Eastwick, 112 Graham Avenue AKA 132 McKibbin St., (Renewal, liquor, wine/beer, cider, rest)~~ [removed/duplicate – appears under new listing as V.O.E. Hospitality Group dba Gentle Perch]

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) Clocruz 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) – ***The Committee noted continued complaints about their operations and does not recommend approval. \****

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)

- *The Committee recommends approval of the above licenses with the exception of item #10, Family Group Enterprises Inc., dba Patrizia Pizza and Pasta, 35 Broadway because of continued complaints. \**

*The vote of the full board was: 37 "YES"; 1 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".*

**III. PREVIOUSLY POSTPONED ITEMS** - *Previously postponed items were not reviewed and were postponed to the next meeting.*

*The Next Meeting of the SLA Review & DCA Committee is scheduled as follows:*

**WHEN:** *Tuesday May 28, 2019*  
**TIME:** *6:30 PM*  
**WHERE:** *CB#1's District Office*  
*435 Graham Avenue*  
*Brooklyn, NY 11211 (Corner of Frost Street)*

Working for a Better Williamsburg – Greenpoint.

Sincerely,



Dealice Fuller  
Chairperson

DF/mbw  
Attachment



## COMMUNITY BOARD NO. 1

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

May 14, 2019

### COMMITTEE REPORT

#### ECONOMIC DEVELOPMENT COMMITTEE

To: Chairperson Dealice Fuller  
and CB #1 Board Members

From: Ms. Toby Moskovits, Committee Chairperson

Re: Committee Report from April 29, 2019 Meeting

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The Economic Development Committee met Monday, April 29, 2019 (Called to Order: 6:10 PM; Adjourned: 7:50 PM) in the CB #1 District Office 435 Graham Avenue, Brooklyn, NY 11211 (Corner of Frost Street).

ATTENDANCE: Present: Moskovits; Argento; Schlesinger. Absent: Landau; Nieves (A quorum was achieved)

---

#### AGENDA:

1. Ms. Emily Wilson, High School of Architecture & Design - The role of internships in high school education and how the community can get involved.

Ms. Wilson is the Internship and work based learning coordinator at Williamsburg High School of Architecture & Design - a Career and Technical Education school (CTE) aka Vocational School. She said there are about 600 students, predominantly male and reduced in free lunch eligible. The school prepares students for careers in architecture, design, engineering, construction, etc. and about half of students go to college or Union Apprentice Program. Ms. Wilson connects students to employers for internships, job shadowing, mentorship, and site visits.



This program has been around for 10 years and is funded by the city. They have connections with a lot of local businesses and businesses throughout the city for internships during the summer and school year. Internships are generally available for students aged 16 and up, but it is a four year program spanning 9-12 grade. The students are paid through the Department of Education. Some opportunities include learning how fabrication of department store windows happen, internships at a lighting company, and Navy Yard internships. They want to create a pipeline of students to pursue opportunities where there are gaps due to retirement.

## **2. Mr. Jonathan Bowles, Center for an Urban Future - How apprenticeships help foster local employment**

The Center for an Urban Future is an independent Public Policy think tank. They do research that focuses on expanding economic opportunities in NYC. The strategy of apprenticeship has only recently become big in the United States and are only starting to expand outside the fields of construction and manufacturing. They can be a major help to the economy, but employers outside of building trades are not aware of them. Apprenticeships are both a training program and a job: an employee is hired to learn the trade on the job and spend some time learning in class for a lower wage. As the employee's skill level increases, so does their salary until they eventually transition from apprentice to full time employee (an apprentice is always considered an employee).

Apprenticeships are the only training program that allows someone to work and train while earning a salary. It's practical for overcoming economic barriers by allowing someone to learn a skill while not losing out on wages or entering a field that would not have otherwise been open to them. They do not require a four year degree and are available for middle skilled careers in software development, sales, tech, healthcare, etc., because with targeted training, employees will gain skills. Apprenticeships are good jobs, pay a living wage, allows for career advancement, and are good working conditions. The average starting wage of an apprentice is \$15/hour, and an average starting salary of \$60k/year once they have transitioned into a full time employee. They are an alternate path to a career, allows for specific job training, diversification and mentorship opportunities, and helps employers to find quality employees in a competitive market.

A 2014 study in Washington State found that registered apprenticeships had a greater impact on future salaries than any other of the ten workforce program in the study. Apprenticeships are well suited for NYC due its strong economy, vastly unequal wealth distribution, and growing number of middle skilled jobs. There are 100 registered apprenticeship programs with barely any outside of the building trades, but some companies that already employ these programs are Accenture, JP Morgan/Chase, Amazon, Barclays, and CBS. On the city level, there is a new program called Apprentice NYC that is run out of SBS, that aims to create 450 apprenticeships in manufacturing, healthcare, and tech in the next few years.

Ms. Wilson stated a few recommendations to the apprenticeship program: doubling the number of apprenticeships, expand youth apprenticeships that start during high school, and create more bridge apprenticeships programs. The city should also tie them into neighborhoods on an economic level.

The Empire State Apprenticeship tax credit increases with every year.

Vote on a resolution to ask Apprentice NYC to come and tell us what they are doing in the community - the motion was seconded by Gary Schlesinger.

**Quorum  $\frac{3}{5}$  - intend to send a letter to the Empire State Development Corporation which stated to Apprentice NYC to ask them to come to report to us what they are doing in the community about the programs that were announced around the apprenticeships and encouraging businesses.**

**Bring it up in the report and ask for a vote. Draft a letter and attach to the report and see if the board endorses it.**

### **3. Mr. JC Jung, Tarform Motorcycles, Brooklyn Navy Yard - High tech manufacturing and the future of industry in the community**

Mr. Jung developed an electric motorcycle company like the Tesla motorcycle. He is French, his partner is Swedish. They met in Brooklyn and two years ago decided to make an electric eco-friendly motorcycle. They started with a 1,000 sq. ft. shop in Gowanus, Brooklyn, then upgraded to New Lab in the Navy Yard. In January, they took over an additional 5,000 sq. ft. area in the Navy Yard Building.

**Apprenticeships and training are difficult to startup due to the unknown cash flow. They started with 2 people, and plan to grow to 15-20 people by the end of the year and then 50-100 people in the next two years. They worked for two years on the prototype and a few hundred bikes have already been pre-ordered so they need to expand.**

**In the beginning, they need people with strong skills**

- 5-15 years of experience in mechanical, software and electrical engineering

**As the company moves towards more production, they need people with mid-level skills**

- 3-5 years of work experience with a 4 year degree mostly in software and some mechanical engineering.

- Technicians to do follow up assembly

- Need people who can learn, have some level of education, who are willing to learn and know how to work with hands

**Eventually, they can hire people right out of college and potentially do apprenticeships.**

**There are a couple of issues with building a company in NYC. The number one is space, which is hard to come by in NYC. A potential solution is a hybrid model with space in Brooklyn and upstate NY or to work with a contract manufacturer and just do R&D. Another issue is maintaining NYC wages for technicians or software engineers. They need to invest more time and money into people who might not stay with the company. Everything is cheaper outside of NYC. These are not unique problems, but many are eager to keep part of their activity in NYC.**

**The EDC has a partnership with 3 venture funds - NYC invests the money that it makes off of rental incomes and invests in companies like this one.**

What are you doing to advance energy charging station access? The city needs to take care of it, but an increase in product will incentivize the city to create address this issue. In many countries as soon as work provides charging station, many people buy electric vehicles.

**4. Mr. Eli Hazan, Director of Business Loans, Cross River Bank - What is a Small Business Administration Loan and how can I use this to buy a building in my community for my business**

Cross River Bank is a small bank started in 2008 based out of Fort Lee, NJ, with most of their business done in NY. They were able to find their niche during the crash, when most banks stopped lending money, they came into the market to focus on residential mortgages and commercial real estate.

Since then, they have started in the business planning world with the **Small Business Administration (SBA) - a federal agency that guarantees 75% of a loan to the lending bank**. It's been five years since starting in that program and they are now 7th in the Tristate Area in business lending. Their focus is helping small businesses find proper finances.

Banks are lenders and the SBA guarantee gives them the security to lend to small businesses to allow them the opportunity to borrow money at a competitive interest rate. Small businesses need a capital injection to grow and one of the products that the Cross River Bank is busy with is allowing clients to buy buildings at 90% financing (covered by the SBA guarantee), which then allows businesses to use most of their money to grow. When owners want to buy a building, they need to put down 10% and will be approved for their loan as long as they can demonstrate that they will occupy a minimum of 51% of the space. Some businesses are buying up bigger buildings, occupying most of it and renting out the rest of the space to bring in revenue.

**5. Mr. Ricardo Lopez, Vice President, Moore Street Market Merchants Association - Presenting regarding the Moore Street Market**

Ricardo Lopez who serves as the Vice President of the Moore Street Market Merchants Association and co-founder of the Sustainable United Neighborhoods was unable to attend, so Jay Solly, fellow co-founder of Sustainable United Neighborhoods, came in his place. Jay Solly will tandem talk with Jeff Chen from the Pratt Institute department of interior design about the creation of meaningful and green jobs.

Chen is involved in the Service Learning Studios where students partner with local communities to work on public interest design challenges. His students had the opportunity to go to the Moore Street Market (an 80 year old historic market) to examine what they can do to ensure its longevity. Pratt has a long history of working within the local community which teaches students to get involved. For the Moore Street Market, students spoke with local vendors and shoppers to figure out what the current and future opportunities are for the market, and they came up with eleven different visions of what the market could be. Right now that work is being used for capital planning, it is a continual conversation and a part of the bigger question of what is urban sustainability - what is the role of the

**market as a long term asset? The student's involvement showed them different lenses in which to view the market which examines the importance of diversity in participatory planning.**

The Moore Street Market is intent on keeping diversity and green initiatives so created the MSA aka La Mesa where everyone has a seat at the table. It partners with local businesses and community members to discuss and plan the betterment of the community. They particularly want to tackle green initiatives, working with the groups like the Citizenship Partnership Group and NYSerda to draft green jobs.

**MSA needs to draft a letter requesting CB1 to become a member of their alliance. The letter needs to include their mission, what they've done, and a list of their members.**



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

**TO: All Board Members**

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

**RE: May 14, 2019**

1. Complaint Tally Sheet for April 2019.
2. District Service Cabinet Meeting Minutes April 18, 2019
3. NYC Parks RE: Emerald Ash Borers were confirmed in several trees in Prospect Park and a few others close to the park.
4. NYC Buildings RE: Announces No-Penalty Deck and Retaining Wall Inspection Program.
5. New York City Transit RE: Bus Schedule Revisions Effective Summer 2019.
6. City of New York Department of City Planning, Mayor's Office of Management and Budget, Community Development Block Grant Program RE: Notice of Availability of the Proposed City Fiscal Year 2020 Community Development Program Descriptions & Budget.
7. Article RE: Disease Risks for Dogs in Social Settings.
8. Department of City Planning Announces Zoning for Coastal Flood Resiliency.
9. MTA RE: L Project Brochure (Available at the Board Meeting's Table).



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

May 14, 2019

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

	TALLY	
DEP	1	
AIR	1	
NOISE		
WATER		
SEWER BREAK		
SEWER BACKUP		
CATCH BASIN	1	
HYDRANT	1	
DOS		
DERELICT AUTO/BIKES	2	
BULK PICKUP		
REGULAR PICKUP	1	
LOT CLEANING	1	Perimeter Construction Site
UNSWEPT STREET LITTER	2	
SNOW REMOVAL		
ENFORCEMENT	3	
BASKET REQUESTS		
SIGNS		
RECYCLING		
HEALTH DEPT		
PEST CONTROL		
LOT CLEANING		
ASSISTANCE	1	Info - health issue
DOCUMENTS	1	birth certificate info
HOUSING AUTHORITY		
APPLICATION		
SERVICE		
ELEVATOR		
OTHER		
SENIOR HOUSING		
FIRE DEPT		
SERVICE	1	
EQUIPMENT		
ANIMAL CONTROL		
HPD		
SEAL-UP		
DEMO		
HEAT/HOT WATER		
CODE ENFORCE.	1	Information
RELOCATION		
RENT CONTROL		
OTHER	1	information
BUILDINGS DEPT	8	Info and complaints
REFERRALS		
LEGAL	1	
STATE	1	
FEDERAL	3	Post Office

NATIONAL GRID	1	Repair work in street
EDUCATION		
SCHOOL REGION		
SCHOOL PS	1	Info
JHS		
HS		
COLLEGE		
OTHER	1	School request
HRA		
SOCIAL SERVICES	1	referral
MEDICAID		
PUBLIC ASSISTANCE		
FOOD STAMPS		
OTHER	1	
DCAS	2	info
REAL ESTATE	1	city owned property
PARKS DEPT		
TREE REQUESTS	2	
TREE REMOVAL		
PRUNING	2	
SPRAYING		
POOLS		
GREENSTREET	1	Bioswail Location
PARKS	4	
POLICE DEPT.		
PROTECTION	3	
DRUGS		
PARKING	15	Illegal parking
CRIME	2	
MTA	1	
DOT		
HIGHWAYS		
POT HOLES		
PLATES	1	stored on street
SIDEWALK	2	obstructions
CAVE-IN		
METERS		
SIGNS	1	
TRAFFIC LIGHTS		
TRENCH WORK (& DEP)		
STREET LIGHT	3	
CON EDISON	1	Service
INFO REQUESTS	401	
VERIZON/CABLE	1	
DCA	1	
LICENSE	1	Inquiry
ARCADE/RIDES		
OTHER	1	
TOTAL	480	

Respectfully submitted,  
Marie Bueno Wallin  
Assistant District Manager



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COUNCILMEMBER, 34<sup>th</sup> CD

### DISTRICT SERVICE CABINET MEETING

APRIL 18, 2019

435 GRAHAM AVENUE

#### MEETING CALLED TO ORDER

District Manager Mr. Gerald A. Esposito called the District Service Cabinet Meeting to order and noted the agenda which included a round robin session for updates from city agency representatives.

FIRE DEPARTMENT – Chief Peter Gannon, Battalion (#35) Chief, provided statistics for the calendar year to date (March 2019) and for the same period in 2018:

	<u>2018</u>	<u>2019</u>
Structural Fires	179	171
Non Structural Fires	227	134
Total Fires	406	305
Suspicious Fires	6	5
Non-Medical Emergencies	1,843	1,715
Medical Emergencies	1,258	1,287
Total Emergencies/Medical	3,101	3,002
Non-Medical MFA	150	156
Total Incidents	<u>3,657</u>	<u>3,463</u>

Chief Gannon spoke about the Fire Department's Task Force going online to check on any problem locations. He noted that there were incidents of locations being promoted that were possible fire traps. He spoke about locations advertising an "Escape Room" [people participate like a scavenger hunt/clue finding]. A lot are popping up and they could be a "death trap". District Manager Mr. Esposito asked about the locations, are they within the zoning? The chief noted that they are popping up in various commercial/industrial properties. Chief Gannon noted that they advertise a location for a group activity of about 6-7 people. He said yesterday the

location that they visited had a dungeon style theme. There was one on West Street that was investigated.

Chief Gannon noted that the FDNY's new class from school is coming out with 300 graduates. He believes that there maybe 7-8 graduates assigned for CB#1's area. District Manager Mr. Esposito asked about any plans for minimum manning? Chief Gannon said that the Mayor hasn't moved on any yet. He noted that the FDNY is still working on mobile preparedness. There will be 50 graduates from the CERT program. They will be available to help address business preparedness and for other events.

DDC- Mr. Thornell, Community Construction Liaison, reported that there were no changes to report and that they were finishing up work on West Street.

DEP – Ms. Denise Hubbard, Community Coordinator, noted that the agency was available to appear for events.

DSNY – Supt. Ryan McDonald, noted that he was present for today representing BK1's Supt. Gormely. District Manager Mr. Esposito related that he speaks to the Supt. Gormely almost daily. He noted the district's activities for Passover through Holy Thursday (including the need for both DSNY and FDNY responses).

OEM – Mr. Anthony Pennolino, OPS, was present and provided a briefing on OEM. District Manager Mr. Esposito thanked the agency for its response and its regular updating on issues in the district.

NYPD – 94<sup>th</sup> Precinct, P.O. Norberto Rivera, provided an update regarding recent incidents of hate crime where "Swastikas" graffiti was found in the Greenpoint area. An 18-year individual was arrested and it is believed that he acted alone. There were two synagogues in the area where he lived. This is where the graffiti was found. There were no other incidents after the individual was apprehended.

District Manager Mr. Esposito announced that on May 21st (6:30 PM at 211 Ainslie Street) the NYSDOT and City DOT will be at the CB#1's Transportation Committee's held Public Hearing. Phase II of the Kosciuszko Bridge will be discussed. This phase implements plans for a walkway and bikeway over the bridge. District Manager Mr. Esposito raised concern about the new walkway/bikeway and if it was going to be made safe. He noted that the attraction on the bridge is the view of Manhattan. This will draw many people to the bridge. He was concerned about the pedestrian and bike traffic exiting the bridge on the Brooklyn side. There was no clear plan to handle this outflow. There are serious conflicts with the vehicular & truck traffic coming off the bridge. He urged that whoever comes to the meeting from the NYPD that they help to raise this major safety concern.

There were no other old/new topics raised. The agenda was completed and the meeting was adjourned.



cbsumold

## CALENDAR YEAR -TO -DATE COMMUNITY BOARD ACTIVITY FOR PERIOD THROUGH MARCH 2018

DATE: 04/08/18 22:32

## BOROUGH OF BROOKLYN

COMMUNITY BOARD	STRUCTURAL FIRES		NON-STRUCT FIRES		TOTAL FIRES		SUSPICIOUS FIRES		NON-MEDICAL EMERGENCIES		MEDICAL EMERG/10-92		TOTAL EMRG/MED 10-92		NON-MEDICAL MFA		TOTAL INCIDENTS	
	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD
OTH	2	2	38	79	38	81	1	1	83	203	71	159	134	352	4	15	178	458
13	26	71	16	55	42	128	2	8	236	812	317	1023	553	1835	21	44	816	2008
02	36	153	32	114	68	287	2	8	430	1582	473	1384	803	2953	35	75	1006	3305
14	47	156	53	87	100	243	2	7	319	894	309	838	628	1833	19	45	747	2221
12	48	130	144	218	192	348	3	4	288	798	225	682	511	1481	25	84	728	1883
10	25	85	48	115	71	200	0	1	309	828	307	942	616	1771	22	43	709	2014
09	36	121	12	31	50	182	1	5	268	799	281	788	529	1587	15	56	594	1805
16	41	132	16	39	57	171	1	5	291	1007	344	1120	835	2127	27	81	719	2379
07	13	50	30	94	43	144	0	4	181	610	215	689	398	1309	17	52	456	1505
04	32	91	25	86	57	177	1	3	219	770	311	896	530	1866	18	34	805	1677
17	51	160	29	87	80	247	4	8	324	880	331	1089	855	2049	35	108	770	2402
03	60	186	41	97	101	283	1	12	432	1828	525	1512	957	3140	34	108	1092	3531
11	18	73	60	94	88	167	1	2	180	510	274	787	454	1297	10	38	532	1502
15	51	135	25	71	76	206	2	4	324	945	274	888	588	1831	32	53	706	2090
05	61	169	42	114	103	283	8	12	482	1522	634	1922	1116	3444	70	173	1289	3806
08	32	91	19	79	51	170	2	11	255	918	282	822	537	1738	7	65	556	1973
08	29	94	42	98	71	190	4	7	327	1045	207	648	534	1693	30	55	635	1838
16	60	197	19	63	79	260	4	13	506	1378	371	1180	877	2558	29	72	985	2980
01	64	179	97	227	161	408	4	6	529	1843	436	1258	865	3101	53	150	1179	3857
TOTALS:	734	2275	774	1848	1508	4121	41	119	6961	19172	6167	18723	12128	37885	503	1328	14139	43345

NOTE : INFORMATION CONTAINED IN THIS REPORT IS UNOFFICIAL AND IS INTENDED MAINLY FOR USE IN ANALYZING TRENDS.  
FOR THIS REASON IT MAY NOT AGREE WITH INFORMATION IN OTHER REPORTS OR WITH "BIC880"

cbsumofd

## CALENDAR YEAR - TO - DATE COMMUNITY BOARD ACTIVITY FOR PERIOD THROUGH MARCH 2019

DATE: 04/06/19 21:51

## BOROUGH OF BROOKLYN

COMMUNITY BOARD	STRUCTURAL FIRES		NON-STRUCTURAL FIRES		TOTAL FIRES		SUSPICIOUS FIRES		NON-MEDICAL EMERGENCIES		MEDICAL EMERG/10-92		TOTAL EMERG/MED 10-92		NON-MEDICAL MFA		TOTAL INCIDENTS	
	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD
OTH	0	2	37	88	37	88	0	0	70	213	101	215	171	428	5	15	213	511
18	63	186	21	48	84	235	3	7	297	880	438	1243	735	2223	40	106	859	2594
14	36	108	21	62	57	180	8	12	288	851	400	1149	866	2000	28	63	748	2223
12	52	133	20	96	72	229	2	6	212	628	286	759	498	1387	29	77	599	1693
10	17	80	28	90	45	150	1	2	233	703	417	1149	850	1852	19	45	714	2047
09	35	107	15	49	50	168	1	5	194	823	278	827	472	1450	20	44	542	1650
16	40	119	18	52	58	171	1	5	270	849	418	1255	888	2104	45	101	787	2376
13	16	54	11	43	27	97	2	4	205	681	408	1195	813	1878	30	79	870	2062
15	33	96	22	48	55	145	0	0	231	749	328	1074	560	1823	35	70	850	2038
05	58	184	27	85	83	249	9	21	392	1302	688	2152	1080	3454	88	181	1231	3884
08	27	81	18	53	45	134	0	4	224	752	327	877	551	1729	14	48	610	1909
06	33	85	30	65	63	150	2	3	253	824	245	732	488	1598	17	50	578	1758
02	43	140	28	70	71	210	3	5	447	1321	482	1388	909	2717	28	76	1006	3003
07	21	50	42	74	63	124	0	1	156	510	279	777	435	1287	14	49	512	1480
04	34	88	34	81	68	177	1	4	183	682	307	958	490	1618	19	35	577	1831
17	43	185	21	49	64	214	4	9	248	798	456	1307	706	2108	33	78	802	2398
03	44	162	46	119	90	281	3	12	423	1284	553	1740	978	3034	39	93	1105	3408
01	60	171	88	134	128	305	1	5	525	1715	451	1287	976	3002	70	186	1174	3463
11	17	48	22	44	39	92	4	8	111	417	313	921	424	1338	8	36	468	1488
TOTALS :	670	2017	527	1330	1197	3347	43	113	4841	15873	7154	21111	12085	38864	554	1403	13846	41734

NOTE : INFORMATION CONTAINED IN THIS REPORT IS UNOFFICIAL AND IS INTENDED MAINLY FOR USE IN ANALYZING TRENDS.  
FOR THIS REASON IT MAY NOT AGREE WITH INFORMATION IN OTHER REPORTS OR WITH "BIG680"



## **Community Board Information – April 2019**

### **Mobile Office Hours:**

- As the weather starts getting nicer, we are starting to look at locations within the five boroughs to host mobile office hours.
- This NYCEM initiative has our staff visit neighborhoods to discuss emergency preparedness, coordination, and planning.
- Residents will have the opportunity to learn more about the agency's role in educating and preparing New Yorkers for emergencies.
- We would love to partner with your office to host mobile office hours in your district. If you want to host one in your district, email us at [Intergov@oem.nyc.gov](mailto:Intergov@oem.nyc.gov) with possible locations for outreach events.

### **CERT in Brooklyn & Staten Island**

- New York City Emergency Management is currently recruiting for the next Community Emergency Response Team (CERT) training session.
- This spring, NYC CERT is offering basic training classes in Brooklyn at NYCEM headquarters located at 165 Cadman Plaza East and in Staten Island at the Susan E. Wagner High School located at 1200 Manor Road.
- Anyone interested in signing up for the training classes should visit [CERTvolunteer.nyc.gov](http://CERTvolunteer.nyc.gov).
- Community Boards that are interested in learning more about CERT or would like to request a presentation or request more information to share with your community, please email us at [Intergov@oem.nyc.gov](mailto:Intergov@oem.nyc.gov)
- Thank you as always for your partnership and support to CERT!

### **Business Preparedness**

- Emergencies do not just happen at home; it is also important to protect your business. Whether you run a public, private, community or nonprofit organization, preparing is a way to ensure that you are able to return to normal operations as quickly as possible.
- The Ready New York Business guide and toolkit can make that possible by helping you put together an emergency plan to protect your business. Share the plan with your employees so everyone knows what to do in the event of an emergency.
- To find more information visit: [NYC.gov/preparemybusiness](http://NYC.gov/preparemybusiness).

### **General Information**

- Please add [intergov@oem.nyc.gov](mailto:intergov@oem.nyc.gov) to your email blast/distribution list.
- Request our *Guide to Emergency Management for Elected Officials and Community Boards* by emailing [intergov@oem.nyc.gov](mailto:intergov@oem.nyc.gov), or send questions there at any time.



**FW: Emerald Ash Borer**

**BK01 (CB)**

**Sent:** Thursday, April 18, 2019 4:10 PM

**To:** BK01 (CB)

---

**From:** Salig, Mary (Parks)

**Sent:** Thursday, April 18, 2019 3:31 PM

**To:** BK01 (CB); Simpson, Nick (Parks)

**Subject:** RE: Emerald Ash Borer

Dear Gerry,

Emerald Ash Borers were confirmed in several trees in Prospect Park and a few others close to the park. There are also suspected cases but not confirmed close to the Prospect Park, or on direct traffic routes leading close to the park. Only ash trees are affected by this pest, and due to ash also being a host species of ALB, no ash trees were planted since around 2009. There are relatively few ash trees in CB1 compared to other CB's, and many of the trees in this area are young.

As a result of the known infestation in Brooklyn being Prospect Park, significant numbers of mature populations of ash trees in surrounding neighborhoods to Prospect Park, and limited resources for treatments, only those CB's surrounding Prospect Park (CB355) have been prioritized at this time.

CB's not in this year's treatment plan, will be included in subsequent years.

I hope this answered your question.

Best,  
Mary

Mary Salig  
North Brooklyn Park Director  
T 718.218.6130

NYC Parks  
Bushwick Inlet Park  
86 Kent Avenue  
Brooklyn, NY 11211

## **DOB ANNOUNCES NO-PENALTY DECK AND RETAINING WALL INSPECTION PROGRAM**

Benjamin Colombo (Buildings)

Sent: Tuesday, April 23, 2019 2:34 PM

To: BK CB 2; BK01 (CB); Butler, Henry (CB); Leon, Celestina; BK CB 6; Antonio Reynoso; Stephen Levin; LCumbo@council.nyc.gov; district36@council.nyc.gov; Brad Lander; District41@council.nyc.gov; LentolJ@nyassembly.gov; simonj@nyassembly.gov; DavilaM@nyassembly.gov; DillonE@nyassembly.gov; wrightt@nyassembly.gov; MosleyW@nyassembly.gov; salazar@nysenate.gov; montgome@nysenate.gov; myrie@nysenate.gov



For Immediate Release  
April 22, 2019

### **DOB ANNOUNCES NO-PENALTY DECK AND RETAINING WALL INSPECTION PROGRAM**

New Yorkers are encouraged to call 311 to request no-penalty, no-cost inspections

**New York, NY** – Today marks the start of the ninth annual Department of Buildings No-Penalty Deck and Retaining Wall Inspection Program. This 45-day long citywide initiative allows New Yorkers to call 311 and request a free, no-penalty visual inspection of their decks, porches, and retaining walls, giving homeowners the opportunity to ensure that these structures are maintained in accordance with the NYC Construction Codes. Following the inspection, the Department will notify homeowners of the inspector's findings and whether or not the conditions observed pose an immediate safety hazard or warrant repairs. If immediate safety hazards are found, the Department will withhold the issuance of violations for a limited time, giving homeowners the opportunity to make corrective repairs.

New Yorkers can start calling 311 today to schedule a free, no-penalty inspection anytime between May 1 and June 15, 2019. Factors including weather and shifting soil can cause decks, porches, and retaining walls to weaken, deteriorate, or lean over time, and it is important that homeowners are diligent in making sure these structures are safe and code compliant in order to prevent potential accidents.

"Every year we see preventable accidents in our city that are direct result of improper home maintenance," said New York City Buildings Acting Commissioner Thomas Fariello, R.A. "Taking advantage of this free inspection program can be the first step to protecting not only you and your family, but your bank account as well. It's a fact - conducting repairs following an accident is far more costly than properly maintaining your home in the first place."

Since the No-Penalty Deck and Retaining Wall Inspection Program was launched in 2010, the Department has performed hundreds of these free inspections, keeping New Yorkers safe and saving homeowners precious time and money by preventing potential accidents. By law, homeowners are required to maintain their decks, porches, and retaining walls in a safe and code-compliant manner at all times. New Yorkers are encouraged to contact 311 to report any unsafe conditions.

###

build safe | live safe





## New York City Transit

April 19, 2019

Mr. Gerald A. Esposito  
District Manager - Community Board No.1  
435 Graham Avenue  
Brooklyn, NY 11211

### **Re: Bus Schedule Revisions Effective Summer 2019**

Dear Mr. Esposito:

I am writing to inform you that NYC Transit is planning to implement 32 bus schedule changes across 19 bus routes this summer, as part of its ongoing bus schedule review and evaluation process.

Regularly assessing bus schedules is one of our agency's routine business practices. It is an effort to ensure that we are accurately meeting current ridership demand on each route by time of day, in compliance with MTA bus-loading guidelines; it also allows us to adjust bus schedules for changing operating conditions—such as traffic congestion and street obstructions—which slow bus speeds and increase trip times. These routine schedule reviews are essential to deploy available bus resources where they are most needed to provide our customers with the most efficient and effective bus service that is possible.

As is typical with service reviews, the Summer 2019 schedule revisions include both service frequency increases and decreases. (*See Attachment I for details.*) Two of the changes add more service to ensure that bus capacity is available to meet customer demand. There will also be running time changes to improve bus service reliability. Additional running time will be added to sixteen schedules to ensure that the planned level of service is actually provided despite slower traffic speeds resulting from congestion. Three schedules will also be adjusted to reflect faster travel times, and eleven schedules will have reduced frequencies to more closely align with ridership levels.

Please note that all our new schedules feature adjustments to running time to reflect current traffic conditions. These adjustments are increases for the most part, some of them significant, such as the weekday schedules on Routes M1, M2, M3, and M4. We have enclosed a chart (*Attachment II*) identifying the most problematic intersections on the routes for which we are planning running-time adjustments. These congested locations have a negative impact on bus travel speeds, and need increased NYCDOT and NYPD traffic enforcement measures.

The bus service reductions will have only minimal impact for customers using the affected bus routes during weekday a.m. and p.m. peak travel periods. One exception is the M55 route, where service will operate every twenty minutes instead of every fifteen minutes during the a.m. peak, midday, and evening periods. Our route analysis showed that, on average, M55 buses are currently operating at less than half of scheduled capacity during these periods. Under the revised schedule, we anticipate that buses should still be operating, on average, well below scheduled capacity; we will monitor service to ensure that this is the case and make further adjustments if necessary.

On the other hand, B63 service will receive a significant addition, with service increasing from every nine minutes to every seven minutes during the a.m. peak; from ten to nine minutes during the p.m. peak; and from twenty to fifteen minutes in the evening. Our analysis showed that, on average, buses are operating well over scheduled capacity during the a.m. peak, virtually at capacity during the p.m. peak, and at full capacity in the evening. The revised schedules are designed to remedy these service deficiencies, and to provide some room for ridership growth. We closely monitor the service to ensure that the new schedule provides sufficient service to meet customer demand.

The Summer 2019 schedule revision package represents an anticipated net savings of \$81,000. Although guideline changes will save a total net of \$2.8 million, \$2.7 million will be reinvested to remedy running time deficiencies and, thereby, improve route reliability.

The bus schedule changes will be presented to the NYC Transit and Bus Committee of the MTA Board on Monday May 20, 2019 at 10:30 a.m. in the 20<sup>th</sup> floor boardroom at 2 Broadway. Speaker registration will be conducted during the 15-minute period preceding the meeting.

If you have questions, require any additional information, or if you would like to confirm the date of the meeting at which these matters will be reviewed, please have a member of your staff contact Robert Marino, NYC Transit's Acting Vice President for Government and Community Relations, at 646-252-2660.

Sincerely,



Andy Byford  
President

Enclosures

**Attachment 1**  
**Summer 2019 - Page 1 of 2**

The table below shows the headways and percent of guideline capacity at the maximum load point for four selected one hour time periods during the service day. It does not necessarily reflect all changes in the schedules, some of which take place during time periods not shown in the table.

Weekday	AM Peak				Midday				PM Peak				Evening				Rev Miles Change
	Schedule Headway in Minutes		Percent of Guideline Capacity		Schedule Headway in Minutes		Percent of Guideline Capacity		Schedule Headway in Minutes		Percent of Guideline Capacity		Schedule Headway in Minutes		Percent of Guideline Capacity		
	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	
B3**	8	5	89%	89%	12	12	86%	86%	8	8	75%	75%	12	12	73%	73%	-0.8%
B63	9	7	116%	90%	12	12	91%	91%	10	9	99%	82%	20	15	100%	75%	+8.0%
B74**	8	8	91%	91%	15	15	68%	68%	9	9	88%	88%	9	9	58%	56%	-0.8%
M1	4.5	5.5	61%	72%	10	12	59%	71%	4.5	5	81%	67%	12	15	72%	90%	-8.9%
M2	6.5	7.5	64%	72%	12	15	48%	61%	7.5	7.5	70%	70%	15	15	67%	67%	-4.1%
M3	10	10	86%	85%	10	12	68%	78%	10	10	83%	83%	12	15	81%	78%	-4.0%
M4	7	6	88%	79%	12	12	72%	72%	5.5	6	82%	69%	10	12	48%	58%	-1.9%
M7	8.5	10	62%	63%	10	12	74%	89%	7.5	8.5	73%	84%	12	12	73%	73%	-11.4%
M55	15	20	40%	66%	15	20	38%	51%	18	15	63%	83%	15	20	24%	33%	-24.7%
Local bus guidelines call for standees during peak periods and up to a seated load during non-peak periods and on weekends. Express bus guidelines call for up to a seated load at all times. Weekday AM and PM peak headways and percent of guideline capacity based on peak hour. Midday, evening, and weekend headways and percent of guideline capacity based on a representative hour during the time periods described in the headings Routes with running time changes only - B35, B35Ltd, Bx48 (**) Trip adjustment may occur during time periods not shown above																	



**Attachment 1**  
**Summer 2019 - Page 2 of 2**

The table below shows the headways and percent of guideline capacity at the maximum load point for four selected one hour time periods during the service day. It does not necessarily reflect all changes in the schedules, some of which take place during time periods not shown in the table.

Saturday	Morning				Midday				Afternoon				Evening				Rev Miles Change
	Schedule Headway in Minutes		Percent of Guideline Capacity		Schedule Headway in Minutes		Percent of Guideline Capacity		Schedule Headway in Minutes		Percent of Guideline Capacity		Schedule Headway in Minutes		Percent of Guideline Capacity		
	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	
Route	30	30	40%	40%	30	30	38%	38%	30	30	53%	53%	30	30	38%	38%	-2.5%
B24**	30	30	104%	69%	30	20	53%	53%	20	20	82%	62%	20	20	52%	52%	+0.8%
B4	30	20															
Local bus guidelines call for standees during peak periods and up to a seated load during non-peak periods and on weekends. Express bus guidelines call for up to a seated load at all times. Weekday AM and PM peak headways and percent of guideline capacity based on peak hour. Midday, evening, and weekend headways and percent of guideline capacity based on a representative hour during the time periods described in the headings. Routes with running time changes only - B35, B35Ltd, M1, M2, M3, M4, M12 (**) Trip adjustment may occur during time periods not shown above																	

The table below shows the headways and percent of guideline capacity at the maximum load point for four selected one hour time periods during the service day. It does not necessarily reflect all changes in the schedules, some of which take place during time periods not shown in the table.

Sunday	Morning				Midday				Afternoon				Evening				Rev Miles Change	
	Schedule Headway in Minutes		Percent of Guideline Capacity		Schedule Headway in Minutes		Percent of Guideline Capacity		Schedule Headway in Minutes		Percent of Guideline Capacity		Schedule Headway in Minutes		Percent of Guideline Capacity			
	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed		
	Route																	
	B11**	15	15	87%	87%	12	12	80%	80%	12	12	88%	88%	20	20	83%	83%	-1.3%
	S51**	30	30	46%	48%	30	30	57%	57%	30	30	57%	57%	30	30	47%	47%	-2.0%
Local bus guidelines call for standees during peak periods and up to a seated load during non-peak periods and on weekends. Express bus guidelines call for up to a seated load at all times. Weekday AM and PM peak headways and percent of guideline capacity based on peak hour. Midday, evening, and weekend headways and percent of guideline capacity based on a representative hour during the time periods described in the headings.																		
Routes with running time changes only - B35, B35Ltd, M1, M2, M3, M4, M12, Q48, Q85																		
(**) Trip adjustment may occur during time periods not shown above																		

## Attachment II - Congested Intersections on Bus Routes Impacted by Summer 2019 Schedule Changes

### Weekday

BK	B3	Ave U & Flatbush 86th Street & Stillwell Ave
BK	B63	Atlantic Ave & Hicks St 5th Ave & 86th Street
BK	B74	W 33rd Street & Mermaid Ave Mermaid Ave & Stillwell Ave

MANH	M1	Madison Av & 135th Street
MANH	M2	155 <sup>th</sup> St. & Adam Clayton Powell Jr. Blvd. (Macomb's Dam Bridge)
MANH	M3	St. Nicholas & 155 <sup>th</sup> Street
MANH	M4	Fort Washington Ave & 168 <sup>th</sup> Street
MANH	M7	Columbus Ave & 65 <sup>th</sup> Street
MANH	M55	Church St. & Barclay St.
MANH	M1/2/3/4	Madison Ave & 96 <sup>th</sup> Street

### SATURDAY

BK	B24	Greenpoint Ave & Review Ave(LIExp traffic) Meeker Ave. & Vandervoort Ave. (Entrance to BQE @ Kosciuszko Bridge N/B)
BK	B4	Bay Ridge Parkway & Ft. Hamilton Ave Bay Ridge Parkway & 7th Ave

### SUNDAY

BK	B11	Ave J & Coney Island Ave J & Bedford Glenwood Rd & Flatbush Ave
SI	S51	Lilypond and McClean Midland and Hylan

**CITY OF NEW YORK  
DEPARTMENT OF CITY PLANNING  
MAYOR'S OFFICE OF MANAGEMENT AND BUDGET  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
NOTICE OF AVAILABILITY OF THE PROPOSED CITY FISCAL YEAR 2020  
COMMUNITY DEVELOPMENT PROGRAM DESCRIPTIONS & BUDGET**

TO ALL AGENCIES, COMMUNITY BOARDS, GROUPS, AND PERSONS:

**Modification to the Community Development Block Grant Program (CD)**

Pursuant to Section 91.105(c) of the Department of Housing and Urban Development's (HUD) Consolidated Plan Regulations, the City proposes to allocate CD funds for the 2019 Consolidated Plan/Forty-Fifth Community Development Program Year (CD 45). The proposed allocations are identified in the "Proposed City Fiscal Year 2020 Community Development Program." This document contains the Proposed City Fiscal Year 2020 budget, the Proposed Revised CD Year 45 budget (which will be incorporated into the 2019 Consolidated Plan), and the Proposed CD 46 budget. This document is not related to Community Development Block Grant-Disaster Recovery funding.

**Beginning Friday, April 26, 2019, the "Proposed City Fiscal Year 2020 Community Development Program" document will be available for downloading in Adobe PDF format via the Department of City Planning's website at [www1.nyc.gov/site/planning/about/consolidated-plan.page](http://www1.nyc.gov/site/planning/about/consolidated-plan.page). Executive Summaries in English, Spanish, Russian, and Chinese (simplified) will also be available.**

Hard copies of the document will also be available at the following locations and times:

The Department of City Planning  
The Book Store  
120 Broadway, 31<sup>st</sup> Floor  
New York, New York 10271  
Monday: 9:30a.m. to 11:30a.m.  
Tuesday: 9:30a.m. to 11:30a.m.  
Wednesday: 1:00p.m. to 3:00p.m.  
Closed: Thursday & Friday

Mayor's Office of Management and Budget  
255 Greenwich Street, 8th Floor Reception Area  
New York, New York 10007  
Monday-Friday: 10:00a.m. to 5:00p.m.

Comments on the proposed changes should be directed to Charles V. Sorrentino, Consolidated Plan Coordinator, Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, (email: [Con-PlanNYC@planning.nyc.gov](mailto:Con-PlanNYC@planning.nyc.gov)) by close of business May 28, 2019.

City of New York: Marisa Lago, Director, Department of City Planning  
Melanie Hartzog, Director, Mayor's Office of Management and Budget

Date: April 26, 2019.

**CIUDAD DE NUEVA YORK**  
**DEPARTAMENTO DE PLANIFICACIÓN DE LA CIUDAD**  
**OFICINA DE ADMINISTRACIÓN Y PRESUPUESTO DEL ALCALDE**  
**PROGRAMA DE SUBVENCIÓN EN BLOQUE PARA DESARROLLO COMUNITARIO**  
**AVISO DE DISPONIBILIDAD DEL AÑO FISCAL DE LA CIUDAD 2020 PROPUESTO**  
**DESCRIPCIONES Y PRESUPUESTO DEL PROGRAMA DE DESARROLLO COMUNITARIO**

A TODAS LAS AGENCIAS, JUNTAS COMUNITARIAS, GRUPOS Y PERSONAS:

Modificación al Programa de Subvención para el Desarrollo Comunitario (CD)

De conformidad con la Sección 91.105(c) de las Regulaciones del Plan Consolidado del Departamento de Vivienda y Desarrollo Urbano (HUD, por sus siglas en inglés), la Ciudad propone cambios en el Plan Consolidado 2019/Cuadragésimo Quinto Año del Programa de Desarrollo Comunitario (CD 45). Las asignaciones propuestas están identificadas en el "Programa de Desarrollo Comunitario del Año Fiscal de la Ciudad 2020 Propuesto". Este documento contiene el presupuesto del Año Fiscal de la Ciudad 2020 Propuesto, el presupuesto del CD del Año 45 Revisado (que será incorporado al Plan Consolidado 2019) y el presupuesto CD 46 Propuesto. Este documento no está relacionado al financiamiento de la Subvención en Bloque para Desarrollo Comunitario – Recuperación de Desastres.

A partir del viernes 26 de abril de 2019, el documento del "Programa de Desarrollo Comunitario del Año Fiscal de la Ciudad 2020 Propuesto" estará disponible para descargar en formato Adobe PDF a través de la página de internet del Departamento de Planificación de la Ciudad [www1.nyc.gov/site/planning/about/consolidated-plan.page](http://www1.nyc.gov/site/planning/about/consolidated-plan.page). Los Resúmenes Ejecutivos en inglés, español, ruso y chino (simplificado) también estarán disponibles.

Las copias impresas del documento también estarán disponibles en los siguientes lugares y horarios:

Departamento de Planificación de la Ciudad  
The Book Store  
120 Broadway, 31° Piso  
New York, New York 10271  
Lunes: 9:30a.m. a 11:30a.m.  
Martes: 9:30a.m. a 11:30a.m.  
Miércoles: 1:00p.m. a 3:00p.m.  
Cerrado: Jueves y Viernes

Oficina de Administración y Presupuesto del Alcalde  
255 Greenwich Street, Área Recepción 8° Piso  
New York, New York 10007  
Lunes-Viernes: 10:00a.m. a 5:00p.m.

Los comentarios sobre los cambios propuestos deberán ser dirigidos a Charles V. Sorrentino, Coordinador del Plan Consolidado, Departamento de Planificación de la Ciudad, 120 Broadway, 31° Piso, New York, New York 10271, (correo electrónico: [Con-PlanNYC@planning.nyc.gov](mailto:Con-PlanNYC@planning.nyc.gov)) antes del cierre de actividades del 28 de mayo de 2019.

Ciudad de Nueva York: Marisa Lago, Director, Departamento de Planificación de la Ciudad  
Melanie Hartzog, Director, Oficina de Administración y Presupuesto del Alcalde  
Fecha: 26 de abril de 2019

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## Disease Risks for Dogs in Social Settings

The following is a list of the most common diseases to which your dog(s) may be exposed at a dog gathering. There may be specific risks in your area that are not listed. For more information about specific diseases in your area, consult your veterinarian.

People can also spread some diseases (such as mange, ringworm, kennel cough and canine influenza) from dog to dog through shared brushes, collars, bedding, etc. or by petting or handling an infected dog before petting or handling another dog.



### Canine distemper

Canine distemper is caused by a very contagious virus. Puppies and dogs usually become infected through virus particles in the air or in the respiratory secretions of infected dogs. Infected dogs typically develop runny eyes, fever, snotty nose, coughing, vomiting, diarrhea, seizures, and paralysis. It is often fatal.

Fortunately, there is an effective vaccine to protect your dog from this deadly disease. The canine distemper vaccine is considered a "core" vaccine and is recommended for every dog.

### Canine influenza ("canine flu" or "dog flu")

Canine influenza is caused by the canine influenza virus. It is a relatively new disease in dogs. Because most dogs have not been exposed to the virus, their

immune systems are not able to fully respond to the virus and many of them will become infected when they are exposed. Canine influenza is spread through respiratory secretions, contaminated objects (including surfaces, bowls, collars and leashes). The virus can survive for up to 48 hours on surfaces, up to 24 hours on clothing, and up to 12 hours on people's hands.

Dogs can be shedding the virus before they even show signs of illness, which means an apparently healthy dog can still infect other dogs. Dogs with canine influenza develop coughing, a fever and a snotty nose, which are the same signs observed when a dog has kennel cough.

There is a vaccine for canine influenza, but at this time it is not recommended for every dog. Consult your veterinarian to determine if the canine influenza vaccine is recommended for your dog.

### **Canine parvovirus ("parvo")**

Parvo is caused by the canine parvovirus type 2. The virus is very contagious and attacks the gastrointestinal system, causing fever, vomiting and severe, often bloody, diarrhea. It is spread by direct contact between dogs as well as by contaminated stool, surfaces, bowls, collars, leashes, equipment, and the hands and clothing of people. It can also survive in the soil for years, making the virus hard to kill. Treating parvo can be very expensive and many dogs die from parvo despite intensive treatment.

Fortunately, there is a vaccine for parvo. It is considered a "core" vaccine and is recommended for every dog.

### **External parasites (ticks, fleas and mange)**

External parasites, such as ticks, fleas and mange, are fairly common dog problems. Ticks from the environment, fleas from other dogs and the environment, and mange from other dogs pose risks at dog gatherings. Ticks can transmit diseases (see tick-borne diseases below). Fleas can transmit some types of tapeworms as well as some diseases, and they may end up infesting your home and yard if they hitchhike home on your dog(s).

There are many approved products available to effectively prevent and treat external parasites on dogs. Consult your veterinarian about the best product for your dog.

*Cheyletiella* mites cause "walking dandruff" on dogs (itching and flaky skin on the dog's trunk). They are spread from dog to dog by direct contact, and may require more aggressive treatment than fleas.

### **Fertilizers and pesticides**

Some fertilizers and pesticides can be toxic to dogs. Avoid letting your pet walk, run, play or roam in areas that have recently been treated with fertilizers or pesticides.

### **Fungal infections (blastomycosis, histoplasmosis, cryptococcosis, coccidioidomycosis, etc.)**

Fungal organisms in the soil can infect dogs when they eat or sniff contaminated soil. Dogs can also be infected through the skin, especially through a skin wound. The types of fungus seen vary throughout the U.S.: histoplasmosis is more common in the Eastern and Central U.S.; blastomycosis is more common in the Southeast, Southcentral and Midwest regions; cryptococcosis is more common in the Pacific

Northwest region; and *coccidioidomycosis* is more common in the Southwest U.S. Histoplasmosis can be spread by bird or bat droppings.

In general, the fungus infects the body through the respiratory tract and causes fever, coughing, lethargy and flu-like or pneumonia-like signs. If eaten, digestive problems (e.g., pain, diarrhea) can occur. Immunosuppressed dogs (dogs whose immune systems are weakened because of disease or certain medications) are much more likely to become infected with these fungi and develop disease.

## Heartworms

Heartworms are spread by mosquitoes and can cause coughing, lethargy, difficulty breathing, heart disease and death. Fortunately, there are many approved products to prevent heartworm infection. Consult your veterinarian about the best product for your dog.

## Heatstroke

Heatstroke is a big risk during warm and hot weather. Remember that your dog is always wearing a fur coat and they are usually warmer than you are. A temperature that seems only a little warm to a person can be too hot for a dog. Add to that the fact that dogs at dog gatherings are often active and playing, and the heat could become deadly for your dog. Never leave your pet in the car on warm days. Even a 70°F day can be too hot in a car. Short-nosed breeds, such as pugs, Boston Terriers, boxers, bulldogs, etc. are more prone to heatstroke and breathing problems because they don't pant as effectively as breeds with normal-length noses.

Signs of heatstroke include excessive panting and drooling, anxiousness, weakness, abnormal gum color (darker red or even purple), collapse and death.

Any dog showing signs of heatstroke should be immediately taken to a shaded area and cooled with cold, wet towels that are wrung out and rewetted every few minutes. Running cool water over the dog's body and quickly wiping it away (so the water absorbs the skin's heat and is immediately wiped away) can also help. Transport the dog to a veterinarian immediately, because heatstroke can rapidly become deadly.

## Injuries

Any time unfamiliar dogs and/or dogs with different temperaments are mixed, there is a risk of conflict and injury. Bite wounds should be immediately evaluated by a veterinarian and efforts should be made to determine the rabies vaccination status of the biting dog. Overweight dogs and dogs accustomed to more sedentary lifestyles should be encouraged to become more active, but excessive activity can put them at risk of injury to joints, bones or muscles. If your dog is overweight and/or you plan to increase its activity level, consult with your veterinarian about the best plan to get your dog active with the least risk of injury.

## Intestinal parasites

Intestinal parasites such as roundworms, hookworms, whipworms and tapeworms lay eggs that are passed in the dog's stool and infect other dogs when they eat contaminated soil, lick contaminated fur or paws, or drink water contaminated with the stool from infected dogs. Tapeworms are spread when dogs eat fleas, lice, or rodents infected with tapeworms.

These worms can cause malnutrition (because they steal nutrients as food is being digested) and diarrhea, and hookworms can cause blood loss. There are many products available to treat worms, and you should consult their veterinarian for the appropriate products for your pets.

*Coccidia* and *Giardia* are single-celled parasites that damage the lining of the intestine. Dogs can become infected with coccidia by eating infected soil or licking contaminated paws or fur. Puppies are at the highest risk of infection and illness.



### Kennel cough

Kennel cough can be caused by a combination of viruses and bacteria. It is very contagious and your dog can become infected if it comes into contact with an infected dog. Dogs with kennel cough may not seem ill in the early stages of the disease but they can still infect other dogs. Most commonly, dogs with kennel cough will have a snotty nose and a dry, hacking cough.

There are vaccines for kennel cough, but not all dogs need to receive the vaccine. Consult your veterinarian about whether or not the kennel cough (*Bordetella*) vaccine is right for your dog.

### Leptospirosis

Leptospirosis is caused by species of the *Leptospira* bacteria. The bacteria are shed in the urine of infected animals, and animals and people usually become infected by drinking contaminated water or coming into contact with contaminated soil or food. Dogs infected with *Leptospira* may develop fever, muscle weakness, vomiting, lethargy, abdominal pain, and kidney or liver failure. There is a vaccine for leptospirosis; consult your veterinarian about whether or not the vaccine is appropriate for your dog. Some canine distemper combination vaccines include a *Leptospira* vaccine.

### Rabies

Any mammal is capable of being infected with the virus that causes rabies. Most dog parks and organized dog gatherings require proof of rabies vaccination, but some do not. Rabies is caused by the rabies virus and is 100% fatal in animals once they start to show signs of disease. The virus is spread by saliva, either by a bite from an infected animal or by saliva contaminating a skin wound. In addition, any contact with wildlife (including bats) can introduce the risk of rabies infection. Raccoons, skunks and other wild animals can carry the rabies virus and may be present in areas where dogs gather.

Fortunately, rabies infection is preventable with vaccination. Many local and state governments require regular rabies vaccination for dogs.

### Regional wildlife risks and feral animals

Wildlife mixing with dogs can increase the risk of diseases, such as rabies and plague, as well as the risk of injury. In some areas of the U.S., prairie dogs often invade dog parks. Prairie dogs carry fleas that can carry the bacteria that causes plague. Skunks, raccoons, foxes, feral cats and pigs, and other wildlife can also carry rabies and other diseases that can infect dogs. Feral dogs present disease and injury risks.

### Ringworm



Although its name suggests it's a worm, ringworm is actually due to fungal infection of the skin. It can be spread by contact with an infected dog, its bedding or something that has come in contact with the infected dog. The fungus can also survive in the soil. Ringworm gets its name because it often causes circular patches of hair loss. Some dogs will excessively scratch the areas, while others may not be itchy. Many dogs will recover without treatment, but they are often treated to prevent them from spreading the infection to other dogs or to people.

### **Tick-borne diseases (hemobartonellosis, babesiosis, ehrlichiosis, rickettsial diseases such as Lyme disease, and others)**

A variety of diseases that can infect dogs are spread by ticks, including Lyme disease and many others. Some diseases are more common in specific areas of the U.S. These diseases can cause anemia (blood loss), lameness, weakness, lethargy, organ failure, and even death. The best way to prevent these diseases is to prevent tick bites. There are many products available that reduce tick bites and kill ticks on dogs; consult your veterinarian about the best product for your dog. Check your dog for ticks after any outside dog gatherings and remove the tick(s) as soon as possible.

### **Toxic plants**

Toxic plants can cause a variety of illnesses. Some ornamental plants can be very toxic to animals. Cocoa mulch is also toxic to dogs. For more information about toxic plants, visit the ASPCA's [Animal Poison Control Center Web site](#).

## Department of City Planning Announces Zoning for Coastal Flood Resiliency

DCP Press (DCP)

Sent: Thursday, May 02, 2019 10:11 AM

To: DCP Press (DCP)

**For Immediate Release**

May 2, 2019

**Contacts:**

Rachaele Raynoff, Joe Marvilli – [press@planning.nyc.gov](mailto:press@planning.nyc.gov) (212) 720-3471

### Department of City Planning Announces Zoning for Coastal Flood Resiliency

*New zoning measures will enable structures to be more flood resilient, allowing homeowners and businesses to recover more quickly from future storms, protecting life and property*

**NEW YORK** – Department of City Planning (DCP) Director Marisa Lago today announced details of Zoning for Coastal Flood Resiliency, a set of recommendations to help floodproof buildings in vulnerable neighborhoods against storms and incorporate sea level rise into their design as projected by the New York City Panel on Climate Change. The initiative proposes several actions to make sure zoning promotes resilient buildings and reduces flood risks in the city's most vulnerable areas now and in the future.

"Through the devastating damage of Hurricane Sandy and the ensuing recovery process, we learned that our zoning laws inadvertently keep New Yorkers from building more resiliently. Zoning for Coastal Flood Resiliency will help us withstand the next major storm or flooding event, creating a better, stronger, more sustainable shoreline for decades to come," said **DCP Director Marisa Lago**.

"Flooding is a serious and growing concern for New York City's coastal neighborhoods," said **Jainey Bavishi, Director of the Mayor's Office of Resiliency**. "We must give coastal residents and businesses the flexibility they need to prepare for the next storm—which is exactly what these changes will do."

"We applaud our colleagues at the Department of City Planning for spearheading this essential framework for sustainable and resilient development. This plan is important not only because it builds upon improvements to city zoning rules put in place after Sandy, but because it sets the table for future zoning changes that take into account our changing climate," said **Department of Buildings Acting Commissioner Thomas Fariello, R.A.**

As home and business owners were recovering from Hurricane Sandy, many ran into building envelope constraints when they attempted to elevate or retrofit their buildings. This left many to choose between losing an entire floor of space or remaining vulnerable to flooding. In early 2013, DCP enacted emergency zoning measures on a temporary basis to address these constraints and accommodate the Federal Emergency Management Agency's construction requirements for the areas covered by their Flood Insurance Rate Maps. The recommendations released by DCP today would improve upon and make these rules permanent.

With 520 miles of coastline, a significant portion New York City's geography is vulnerable to flooding during storm events. More than 430,000 people and 80,000 buildings are currently within the 1% annual chance floodplain. An additional 350,000 people and 44,000 buildings are located within the 0.2% annual chance floodplain. With sea level rise projections, the extent of today's 0.2% annual chance floodplain closely reflects the extent of the 1% annual chance floodplain by the 2050s. The 1% annual chance floodplain would also increase to encompass nearly 800,000 people and more than 120,000 buildings.

Zoning for Coastal Flood Resiliency would expand the area where flood resilient zoning provisions apply, more than doubling the number of buildings that could utilize these provisions. It would accomplish this by allowing buildings in both the city's 1% annual chance floodplain and 0.2% annual chance floodplain to fully meet or exceed flood-resistant construction standards, even when these standards are not required by FEMA and NYC's Building Code. This change would allow building owners to proactively raise living space and important equipment out of harm's way.

To achieve this goal:

- Zoning for Coastal Flood Resiliency would change building envelope provisions to allow height to be measured from either the minimum required elevation for it to be floodproofed, or to a higher plane above the ground-level that incorporates sea level rise projections.
- It would expand a provision for detached homes on small lots, called the 'Cottage Envelope' that produces a shorter, better-designed, resilient home that is more in keeping with the surrounding neighborhood character.
- It would offer flexibility to buildings that predate the underlying zoning. Since these buildings do not conform or comply with zoning, it is very difficult for owners to make major changes to them. Zoning for Coastal Flood Resiliency would add exceptions for retrofitting and reconstructing these types of buildings to meet minimum flood-resistant construction standards while balancing broader planning goals.

The proposal would also:

- Allow mechanical, electrical and plumbing equipment as permitted obstructions, to elevate them above the expected height of floodwaters, whether within a building or on a separate platform. These rules would also apply to resiliency measures like retaining walls, berms and flood panels.
- Allow emergency generators as permitted obstructions in side and rear yards on a citywide basis.
- Exempt floor area for ground floor spaces that are wet-floodproofed (meaning water can freely flow in and out of the building), which can only be used for parking, access and storage.
- Exempt floor area for the first 30 feet of the ground floor of a commercial or community facility use, if it is dry-floodproofed (meaning water cannot enter the building).
- Allow mixed-use buildings to recover the loss of commercial cellar space as part of floodproofing the building by relocating it to the second floor in areas where this is currently prohibited.
- Exempt floor area for industrial buildings that build a small mezzanine or second floor to store

essential materials or equipment.

- Provide a wider range of design options to soften the impact of elevated uses on the public realm.
- Create flexible curb cut rules, to allow for parking below elevated homes.
- Provide a pathway for expediting recovery efforts following a future disaster.

**“CHPC applauds the Department of City Planning’s continued effort to work with communities in the floodplain to understand and address their needs. Zoning for Coastal Flood Resiliency is a bold step to update zoning to reduce the city’s vulnerability to coastal flooding now and in the future. By removing zoning hurdles, proactively expanding the area to which resiliency zoning would apply and encouraging more buildings to be flood-resilient, the Department is helping to ensure that residents and businesses can recover faster after the next major storm,” said Jessica Katz, Executive Director of Citizens Housing & Planning Council.**

**“We applaud the Department of City Planning for proposing these forward-looking zoning changes that promise to remove substantial obstacles to communities that are confronting the challenges of rising tides due to climate change,” said Christie Peale, CEO/Executive Director of the Center for NYC Neighborhoods. “We’re particularly gratified to see homeowners integrated into these recommendations, underscoring the need to design our built environment holistically to strengthen neighborhoods against future flood risk.”**

**“The reality is that flooding and storms will continue to threaten our communities, putting homes and lives at risk and exposing vulnerable New Yorkers to displacement and homelessness. With Zoning for Coastal Flood Resiliency, the Department of City Planning is showing that it’s taking the situation seriously,” said Laurie Schoeman, senior national program director for resilience and disaster recovery at Enterprise Community Partners. “Enterprise has worked for years to increase resiliency in New York City neighborhoods and across the nation prone to flooding, many of which house predominantly low-income families, and we know what works. The tools provided by the DCP initiative will help preserve some of the city’s most critical housing stock for generations to come and help inform resiliency planning for many communities across the nation prone to flooding and storms.”**

Since August 2016, DCP has been working with stakeholders in flood-prone neighborhoods throughout New York City to develop these zoning recommendations that promote resilient buildings and neighborhoods, and reduce risk. During this public engagement process, we briefed 2,500 stakeholders at 138 community events, including elected officials, community boards, civic associations, non-profits, architects and more.

DCP will continue public engagement as this proposal moves forward. Environmental review and the formal public review process are anticipated to start before the end of the year.

Zoning for Coastal Flood Resiliency is the latest in a series of actions and reports from DCP to increase resiliency and reduce flood risk across New York City.

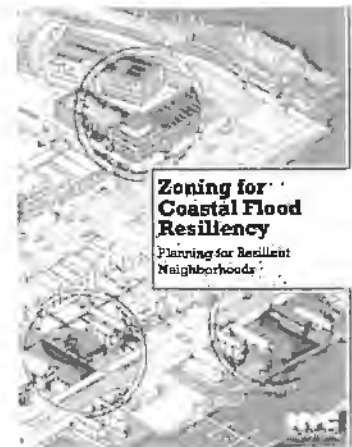
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Department of City Planning

The Department of City Planning (DCP) plans for the strategic growth and development of the City through ground-up planning with communities, the development of land use policies and zoning regulations applicable citywide, and its contribution to the preparation of the City's 10-year Capital Strategy. DCP promotes housing production and affordability, fosters economic development and coordinated investments in infrastructure and services, and supports resilient, sustainable communities across the five boroughs for a more equitable New York City.

In addition, DCP supports the City Planning Commission in its annual review of approximately 450 land use applications for a variety of discretionary approvals. The Department also assists both government agencies and the public by advising on strategic and capital planning and providing policy analysis, technical assistance and data relating to housing, transportation, community facilities, demography, zoning, urban design, waterfront areas and public open space.

**Zoning for Coastal Flood Resiliency seeks to enable and help promote resilient buildings throughout the city's current and future floodplains.** This set of zoning recommendations would provide homeowners, business owners and practitioners living or working in the city's floodplain, the option to design or otherwise retrofit buildings to (a) reduce damage from future flood events, (b) be resilient in the long-term, and (c) potentially save on long-term flood insurance costs. These recommendations build upon the NYC Department of City Planning's (DCP) work with communities throughout the floodplain since Hurricane Sandy in 2012, which identified zoning and land use strategies to help reduce flood risks and support the city's vitality and resiliency through long-term adaptive planning. As a result, DCP is proposing to make permanent and improve upon existing zoning rules that were adopted on a temporary, emergency basis following Sandy, which are set to expire in the next couple of years. More information about this effort can be found in the **Zoning for Coastal Flood Resiliency document** that describes DCP's preliminary recommendations to a zoning text amendment that will enter the public review process later in 2019.



## Features of the preliminary recommendations include:

### Goal 1.

**Encourage resiliency throughout the city's current and future floodplains**

#### Applicability

Zoning for Coastal Flood Resiliency would expand the applicability of optional zoning rules that currently apply within the city's 1% annual chance floodplain to also include areas that will be subject to high-risk of flooding in the future. These rules would help facilitate buildings owners in both the 1% and 0.2% annual chance floodplains to proactively invest in resiliency improvements by either meeting or exceeding flood-resistant construction standards, even when these standards are not required by FEMA and the NYC Building Code.

Note: the 2050s projected 1% annual chance floodplain closely overlaps with the 0.2% annual chance floodplain.



**Existing Rules:** Applicable to buildings located within the 1% annual chance floodplain.



**Proposal:** Applicable to lots located within the 1% and 0.2% annual chance floodplains.

### Goal 2.

**Support long-term resilient design of all building types by offering flexibility in the zoning framework**

#### Height Allowance

Zoning for Coastal Flood Resiliency would address the wide variety of building conditions and degrees of risk from coastal flooding found in the city's floodplain by offering the option to new and existing buildings to meet flood-resistant construction standards, but also to exceed them if a building owner decides to include future sea level rise projections when designing or retrofitting a building. This means that building owners would be able to proactively locate all living spaces and important equipment to higher elevations of protection. This precautionary approach helps make the building safer in the long-term, decreasing the chance of property damage in the event of a future storm. It may also assist in the reduction of flood insurance costs.



**Existing Rules:** Building envelopes can be measured from the DFE, and only in a few instances, from a higher reference plane at 9, 10 or 12 feet above grade.



**Proposal:** All building envelopes would have the option to be measured from a higher reference plane up to 10 feet above grade (1% annual chance floodplain), or up to 5 feet above grade (0.2% annual chance floodplain).

### Cottage Envelope

Zoning for Coastal Flood Resiliency would make permanent and more broadly available an alternative building envelope, informally referred to as the “cottage envelope”, for detached homes being built or retrofitted on narrow and/or shallow lots in low-density areas. This would allow all new and existing single- and two-family detached homes in the floodplain to reduce side and rear yard requirements, and meet front yards and setbacks of neighboring buildings, in exchange of a shorter height limit, best aligning to surrounding context, while still floodproofing to future flood resilient standards.

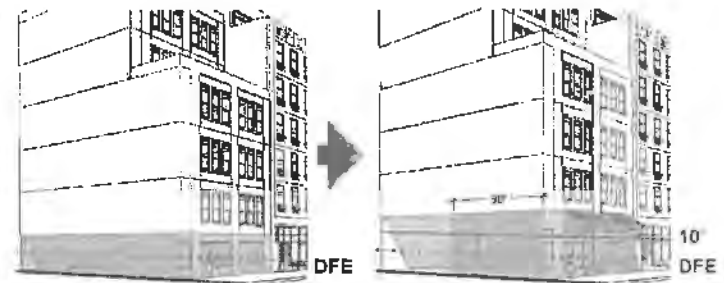


**Existing Rules:** Underlying building envelope for detached homes on narrow and/or shallow lots in low-density areas.

**Proposal:** The cottage envelope for detached homes on narrow and/or shallow lots in low-density areas.

### Building Design & Streetscape Regulations

Through floor area exemptions, Zoning for Coastal Flood Resiliency would encourage new and existing buildings to floodproof the ground floor, provide ADA accessible building access at grade, and design storefronts that are located at grade and are visually accessible at the sidewalk level. If building owners opt to elevate the ground floor instead of utilizing these incentives, the proposal would require buildings to provide streetscape strategies that soften the impact of elevated uses on the public realm.



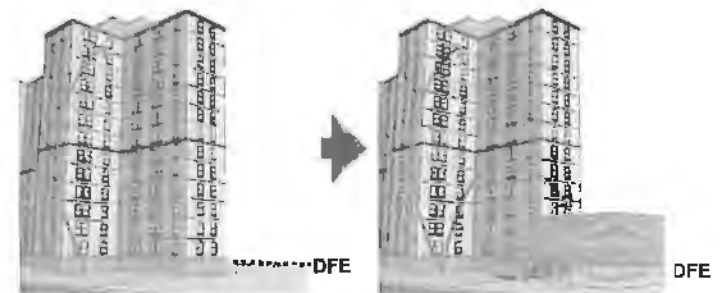
**Existing Rules:** Floor area exemption for floodproofed ground floors that have more than 50% of the ground floor height below the DFE.

**Proposal:** Floor area exemption for the first 30 feet of the ground floor, if the space is dry-floodproofed, located at grade, and with a floor-to-ceiling height of at least 13 feet.

### Goal 3.

#### Allow for adaptation over time through partial resiliency strategies

Zoning for Coastal Flood Resiliency would provide building owners additional zoning flexibility to relocate mechanical, electrical and plumbing equipment or install back-up systems such as generators above areas at risk of being flooded, including on roofs or in new separate structures. Additionally, Zoning for Coastal Flood Resiliency would allow up to 500 square feet of floor area to be added to existing heavy commercial and manufacturing buildings, facilitating the elevation of valuable equipment and spaces above the DFE. These allowances would not require the building to fully comply with flood-resistant construction standards, in order to allow for partial improvements that can help reduce the building and its content vulnerability.



**Existing Rules:** Additional flexibility with permitted obstructions facilitate mechanical equipment to be relocated to the roof of buildings.

**Proposal:** Additional flexibility with permitted obstructions and floor area facilitate mechanical, electrical and plumbing equipment, in addition to other important spaces to be placed on the roof or in a separate structure.

### Goal 4.

#### Facilitate future-storm recovery by removing regulatory obstacles

Rules that make it easier for damaged buildings to be reconstructed would be enabled in the event of a future disaster. This would allow residents and neighborhoods to recover faster and allow the City to more quickly offer disaster assistance to those who are impacted.

The Department of City Planning (DCP) worked with communities throughout the floodplain to identify zoning and land use strategies to reduce flood risks and support the city's vitality and resiliency through long-term adaptive planning. Zoning for Coastal Flood Resiliency is part of a wide range of efforts by the City to increase the city's resiliency to climate-related events. To learn more, go to: [nyc.gov/zcfr](http://nyc.gov/zcfr)



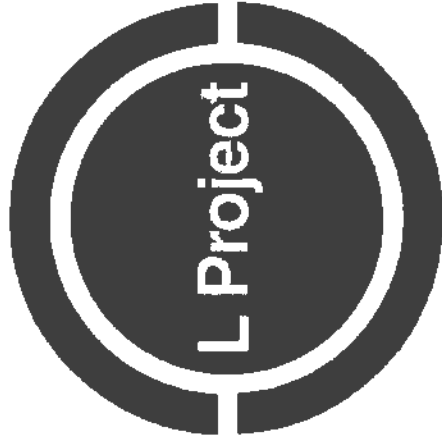
## Lorimer St



Guide to a faster,  
reliable trip that avoids  
possible crowding:  
alternate service and the  
Williamsburg Link



## Bedford Av



Guide to a faster,  
reliable trip that avoids  
possible crowding:  
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Williamsburg Link



What you need to know







## COMMUNITY BOARD NO. 1

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HON. STEPHEN T. LEVIN  
COUNCILMEMBER, 33<sup>rd</sup> CD

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

May 14, 2019

### COMMITTEE REPORT

TO: Chairperson Dealice Fuller  
and CB#1 Board Members

FROM: Del Teague, Committee Chair  
Land Use, ULURP & Landmarks [subcommittee] Committee

RE: Joint Committee Meeting/Public Hearing (The Land Use, ULURP  
& Landmarks [subcommittee] Committee and the Housing &  
Public Housing Committee) held on May 9, 2019.

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The Two committees met jointly on Thursday, May 9, 2019, at 6:30 PM, at the Swinging 60's Senior Citizen Center, 211 Ainslie Street, Brooklyn, NY 11211 (Corner of Manhattan Avenue)

#### ATTENDANCE:

- Present (Land Use) - Teague; Viera; Barros; Chesler; Nieves; Weidberg; Weiser. Absent (Land Use) - Kaminski; McKeever; Rabbi Niederman; Sofer.
- Present (Housing & Public Housing) – Viera; Foster. Absent (Housing & Public Housing) – Rabbi Niederman; Green; Gross; Needelman; Peterson; Rachlin. Also present was CB#1's Chairperson Ms. Fuller.

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#### **FOLLOW-UP PUBLIC HEARING ON PENDING LOFT LAW BILL**

The meeting was held on May 9, 2019. The purpose of the meeting was to facilitate discussion between the spokespersons from the various interested community groups and our key elected officials including Senator Salazar and Assembly Members Glick, Lentol, and Davila.

Present were residents representing the overall spectrum of issues regarding the bills pending in the New York Senate and Assembly; Elaine Balsam, Esq. and Martha Cruz, Esq. from the Loft Board; Council Member Antonio Reynoso; and representatives speaking for Assembly Member Lentol (Emily Mijatovic), Senator Salazaar (Boris Santos and Alan Pena), Senator Kavanaugh (Danielle Zuckerman), and Congressperson Nydia Velasquez (Evelyn Cruz).

The attendees were reminded of the following: The members of Community Board No. 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 (IBZ) and Ombudsman areas. Accordingly, the board asked that the Senate and Assembly make finalizing and passing such a bill their top priority. The Board also asked for a moratorium on loft tenant evictions until passage of the new bill, and recommended that after the nine month application window period provided by the new law, any building within the Greenpoint Williamsburg Industrial Business Zone and the North Brooklyn Industrial Business Zone and Ombudsman Area should be excluded from any future application windows for loft law protection.

Ms. Balsam gave an overview of the role of the Loft Board. The representatives of the elected officials assured us that passage of the bill and arriving at language regarding the issue of compatibility was a top priority, which they estimated would be accomplished in the next few weeks.

Council Member Reynoso concurred with the Board's concerns and called for the bill to provide for a short window with a strong resolution that this be the last time a window would be opened. He also stated that at this time the problem lies with the state representatives and with the failure of the city to provide for affordability.

Members of the community spoke from the different perspectives of their groups. However, there was much agreement that the bill will not be able to solve all of the issues that caused the current, complicated loft law conflicts, such as lack of the City's planning for affordable live-work spaces, and the lack of clarity & consistency in the regulations that the Loft Board must navigate in determining a landlord's compliance.

It was generally agreed that more discussions regarding these unresolved issues are warranted, and indeed desperately needed, even after the bill is ultimately passed.



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May 14, 2019

**COMMITTEE REPORT**

TO: Chairperson Dealice Fuller  
and CB#1 Board Members

FROM: Del Teague, Committee Chair  
Land Use, ULURP & Landmarks [subcommittee] Committee

RE: Committee Meeting Held on May 6, 2019

The Committee met on Monday, May 6, 2019, at 6:30 PM, at the CB#1's District Office, 435 Graham Avenue, Brooklyn, NY 11211 (Corner of Frost Street).

ATTENDANCE: Present - Teague; McKeever; Barros; Chesler; Rabbi Niederman; Nieves; Sofer; Weidberg; Weiser. Absent - Viera; Kaminski. (A quorum was present)

**AGENDA**

**-1- BSA APPLICATION FOR A SPECIAL PERMIT - (# 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.**

This is an application for a special permit for the operation of a physical culture establishment on North 14th and Berry Streets. The co-owner presented. The proposed establishment is primarily a climbing gym, but there will also be yoga classes and weight apparatus. The owners plan to have youth and school programs, as well as a summer camp. There will be discounts for the children, larger for those who live in North Brooklyn. They are also willing to offer discounts for seniors who live in the district.

The owners will reach out to our Community Board office to get information on how to best reach out to the community regarding the availability of the discounts and the existence of the programs for the children.

They plan to serve snacks and to ask for a license to serve beer. Each individual who purchases beer will be identified with a wrist band and will not be permitted to climb.

Hours of operation: 5AM – 10PM for the public;

24/7 for members. The gym will be staffed at all times.

**Recommendation:** The Committee unanimously approved the application.

**-2- BSA APPLICATION TO EXTEND TERM OF VARIANCE (# 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.

This is an application to extend the 10-year term of the variance for an existing gasoline /auto service station for another 10 years. The station has been in operation for the past 50 years. The owners have completed an extensive renovation which includes clean-up by Mobil of contamination from leaks in their tanks. The tanks were removed, and clean-up was supervised and approved by DEC, which will continue to monitor and test the site.

**Recommendation:** The Committee voted unanimously to recommend approval of the application.

**-3- PRESENTATION: PROJECT REPORT** – The Fund for the City of New York Community Planning Fellowship Program Project – by Mr. Spencer Luke

Thanks to the assistance of Mr. Richard Bearak, at the Borough President's office, we received a grant to hire Mr. Luke to study the feasibility and advisability of re-zoning, particularly in the mixed-use areas, as a means of limiting hotel development.

Although hotel development has now been limited in M1 areas, hotels may be built as of right in our mixed-use areas. Community Board 1 has requested the city to require hotel developers to seek the Board's approval for a special permit, so that the community would have a say in whether a new hotel would be in the community's best interest.

As a possible alternative, the Land Use Committee asked for this study to investigate the feasibility of achieving control of hotel development through re-zoning. Mr. Luke provided the Committee with an extensive presentation which outlined the sites that are still vulnerable to as-of-right hotel development, and possible re-zoning choices of those areas. For example, a change from MX to C1 would disallow hotels, except for transient hotels.

Mr. Luke will give us spread sheets with a break-down of the MX sites, their current uses, and a summary of which sites could be re-zoned. The committee decided that once we have this information, more discussion will be warranted regarding whether continued pressure on the city to require a special permit, or a request for re-zoning would be the better way to proceed.

221 NORTH 14TH STREET, BROOKLYN  
FIRST & SECOND FLOOR

BLOCK: 2630  
 TAX LOT: 09  
 ZONING: 07-08  
 ZONING DISTRICT: M-1, M-2  
 ZONING MAP: 13A  
 BUILDING HEIGHT: 46 FT. (2 STORY)  
 COMMUNITY BOARD NO: 301  
 CONSTRUCTION CLASS: 11-B (NON-CONSTRUCTIBLE)  
 LANDMARK DISTRICT: NO  
 CONSTRUCTION CODE: 2014  
 SPHA: NO  
 LOFT BOARD: NO



LIT AREA 83.270 SF

ZR 42-00 PERMITTED USE GROUPS  
 USE GROUPS = I-1, I-2, I-7

ZR 42-01 USE OF SPECIAL PERMIT  
 PERMITTING CLAUSE SHALL BE USED

ZR 42-13, 77-01 MAXIMUM FLOOR AREA RATIO  
 $M \leq 1.0$  (1.01, 7.09%) = 5178  
 $M \leq 0.5$  (0.49, 3.55%) = 2589  
 MAX RATIO FOR COMMERCIAL/INDUSTRIAL USE = 3.55%

MAXIMUM COMMERCIAL/INDUSTRIAL FLOOR AREA PERMITTED  
 63,870 SF (1.46%) = 136,878 SF

EXISTING FLOOR AREA = 81,823.37 SF (18.81%)  
 MANUFACTURING = 81,823.37 (18.81%)

DECREASE IN FAR DUE TO FAR DEDUCTIONS AS PER 12-10

LOC	LOC GROUP BAL COMPARISON	PHYSICAL CENSUS ESTABLISHMENT	TOTAL
1ST FLOOR	48,948 SF	0 SF	48,948 SF
2ND FLOOR	4,800 SF	0 SF	4,800 SF
TOTAL	53,748 SF	0 SF	53,748 SF
1ST FLOOR	0 SF	788 SF	788 SF
2ND FLOOR	0 SF	37,877 SF	37,877 SF
TOTAL	0 SF	38,665 SF	38,665 SF
TOTAL	53,748 SF	38,665 SF	92,413 SF

\* NOTE: MECHANICAL SHAFTS, LOADS BERTH, AND OUTDOOR TERRACE SQUARE FOOTAGE IS NOT INCLUDED IN ZONING CALCULATIONS NOR COUNTED TOWARDS FAR.

STATE

LET 10  
10/10/10

LET 10  
10/10/10

10/10/10

BIA CAL. No. 2010-10/10/10

221 NORTH 14TH STREET  
ALL WORK TO BE PERFORMED  
ON THE FIRST AND SECOND  
FLOOR IN TAX LOT 9.

001.00  
01 01 00

2. ALL WORK AND SIGN CONSTRUCTIONS SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BSA AND ALL PARTITIONS AND SIGNS SHALL BE APPROVED BY THE DOB.
3. DOB SHALL ENSURE COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE BUILDING RESOLUTION, THE ADMINISTRATIVE CODE AND ANY OTHER RELEVANT LAWS UNDER ITS JURISDICTION RESPECTIVE OF THE PLANS / CONFIGURATIONS NOT RELATED TO THE REQUESTED SIGNAGE.
4. THE SIGNAGE SHALL BE PROTECTED AGAINST THE REQUIRED EXITS, PATHWAYS SHALL ALWAYS BE MAINTAINED UNOBSTRUCTED, INCLUDING FROM ANY OBSTACLES EQUIPMENT. SIGNS MUST BE LESS THAN 1/2" THICK AND MOVABLE, SHOWN FOR SPACING.
5. ACCESSIBILITY SHALL BE PROVIDED PURSUANT TO THE STANDARDS SET FORTH IN APPLICABLE ACCESSIBILITY LAWS, INCLUDING BUT NOT LIMITED TO CHAPTER 11 OF THE NYC BUILDING CODE, THE 2008 AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A117.1 AND TITLE II OF THE AMERICANS WITH DISABILITIES ACT.
6. THE SUBJECT BUILDING SHALL BE ALIGNED WITH AN APPROVED FIRE ALARM SYSTEM APPLICATION NO. 32-17300001, ACCORDINGLY, A FIRE ALARM SYSTEM SHALL BE PROVIDED IN THE PCE SPACE AS REQUIRED BY 2014 LBC SECTION 907.5.2 AND THE NEW YORK CITY FIRE CODE AND SHALL BE MONITORED BY A CENTRAL SUPERVISING STATION IN ACCORDANCE WITH FIRE CODE SECTION 907.14.
7. THE SUBJECT BUILDING IS FULLY SPRINKLERED APPLICATION NO. 32-17300045, ACCORDINGLY, THE SPRINKLER SYSTEM SHALL BE OPERATED AND THE FIRE CODE 2014 F-SPRINKLER SYSTEM IS ALREADY INSTALLED IN THE PCE SPACE, SUCH SPRINKLER SHALL BE MAINTAINED OR RECONFIGURED FOR PCE OCCUPANCY AND COMPLY WITH THE APPLICABLE CONSTRUCTION CODE. PROPOSED SIGNAGE WILL COMPLY WITH THE APPLICABLE ZONING REGULATIONS AND SHALL BE APPROVED BY DOB.
8. INTERIOR LAYOUT AS SHOWN SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BSA, AND ALL SIGNS SHALL BE AS APPROVED BY DOB.
9. MAXIMUM OCCUPANCY LOAD PER FLOOR AND PER SPACE SHALL BE AS APPROVED BY DOB.
10. ALL ADA ACCESSIBLE ITEMS LOCATED ON FIRST FLOOR AND SECOND FLOOR CONNECTED VIA ELEVATOR.
11. PLACE OF ASSEMBLY WILL BE UNDER SEPARATE DOB APPLICATION.

1. ONE TENANT THROUGHOUT TO MINIMIZE SOUND CONTAMINATION.
2. NO ADJACENT TENANT ABOVE OR BELOW
3. ADJACENT TENANT IS MANUFACTURING.
4. ROCK CLIMBING STRUCTURES BUILT OUT AWAY FROM EXTERIOR WALLS TO CREATE AIR GAP ALONG PARTY WALLS.
5. ROCK CLIMBING FALL ZONE IS 12' DENSE FOAM.
6. FIRST FLOOR FITNESS FLOOR IS 1' ABOVE RUBBER FLOORING
7. SECOND FLOOR CYCLING STUDIO FLOOR IS 7.6" HH THICK EDGE ROLLOUT FLOORING
8. OUTSIDE FLOOR CYCLING IS 6" HIGH CYBER 5 CYBER STUDIO HAS ADDITIONAL SOUND ATTENUATION @ PARTITIONED WALL TYPE, RT, STC RATING 80.



8" NOMINAL INSULATION WALL SECTION  
NOW COMPARATIVE. 12" NOMINAL  
THE LAYER BLUE WAS EACH SIDE  
OF 20 GA METAL STUD. 1/2" C.T.  
5" RUTH SOUND INSULATION WHERE INDICATED  
PANEL SCREW UP, NOTED THE FIBREGLASS CAULKED  
STC RATING. 48

[illegible]

FIRST FLOOR BC 1024.7 - A-3 ASSEMBLY

PROVIDED 1001: COMPLIANT  
POINT 3: 84'-0" PRIMARY 2 18'-2" SECONDARY  
POINT 3: 47'-0" PRIMARY 14'-0" SECONDARY  
POINT 7: 93'-4" PRIMARY 12'-0" SECONDARY  
POINT 8: 87'-1" PRIMARY 12'-0" SECONDARY  
POINT 12: 127'-0" PRIMARY 136'-2" SECONDARY  
MAXIMUM 1001: 1  
FISHBAY: 150'-0" (A-3)  
FISHBAY: 250'-0" (A-3)  
SECONDARY FLOOR: 62 101.9, 1-B BUSINESS  
PROVIDED: 188'-0" POINT A - D, COMPLIANT  
96'-0" POINT D-2, 96'-0" POINT D-3,  
76'-0" POINT D-4, 261'-4" POINT D-5,  
1 04'-0" POINT D-6  
MAXIMUM: 300'-0" (BUSINESS)

ARCHITECTURE

**VITAL CLIMBING**  
101 NORTH 14TH STREET  
FIRST AND SECOND FLOOR  
BROOKLYN, NY 11248

**ARCHITECTURE**  
 4-264 - *Architecture* 1114  
 Dr. Christopher M. Hill, Editor  
 4-265 - *Architecture* 1115  
 Dr. Christopher M. Hill, Editor

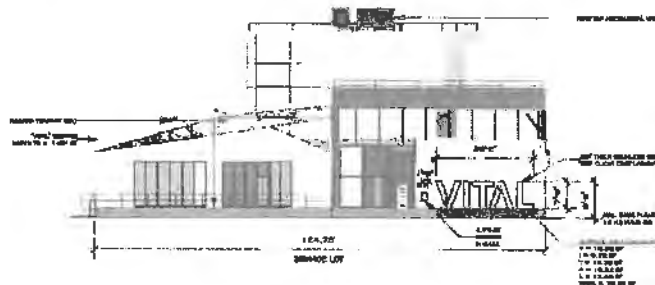
**VITAL CLIMBING**  
221 NORTH 14TH STREET  
FIRST AND SECOND FLOOR  
BROOKLYN, NY 1249



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002.00

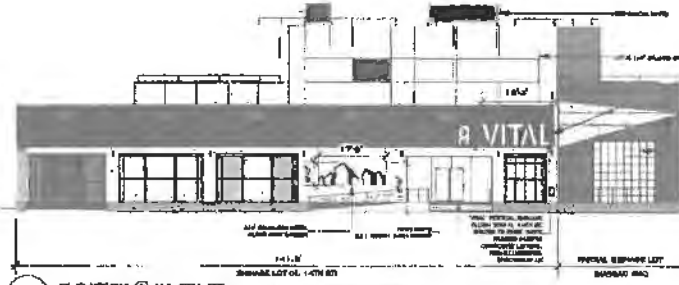
USA CAL. No.: 2019-07





2. AXON AT NORTH 14TH ST & NASSAU AVENUE  
SCALE: 1:250

2. ELEVATIONS @ NASSAU AVE



3. ELEVATION @ N 14TH ST  
SCALE: 1:250

NOTE: ALL SIGNAGE IS EXTERNALLY ILLUMINATED.  
NOTE: PROPOSED SIGNAGE WILL COMPLY WITH APPLICABLE ZONING REGULATIONS AND SHALL BE AS APPROVED BY DOB.

**SIGNAGE CALCULATIONS FOR N 14TH ST**  
NASSAU AVENUE:  
LOT FRONTAGE: 184.75 FT  
ALLOWABLE TOTAL SIGNAGE: 184.75 FT x 6' = 748.5 SF  
NO MORE THAN 500 SF PER SIGN AS PER ZR 42-85(A)  
NORTH 14 STREET:  
LOT FRONTAGE: 141.5 FT  
ALLOWABLE TOTAL SIGNAGE: 141.5 FT x 6' = 849 SF  
NO MORE THAN 500 SF PER SIGN AS PER ZR 42-85(A)

**SIGNAGE CALCULATIONS FOR N 14TH ST**  
BANKER STREET:  
LOT FRONTAGE: 184.82 FT  
ALLOWABLE TOTAL SIGNAGE: 184.82 FT x 6' = 1,107.12 SF  
NO MORE THAN 500 SF PER SIGN AS PER ZR 42-85(A)  
NORTH 14 STREET:  
LOT FRONTAGE: 141.5 FT  
ALLOWABLE TOTAL SIGNAGE: 141.5 FT x 6' = 849 SF  
NO MORE THAN 500 SF PER SIGN AS PER ZR 42-85(A)

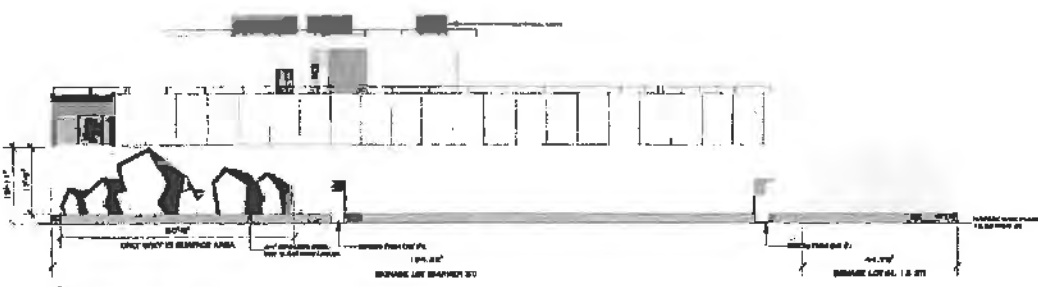
**PROPOSED SIGNAGE**  
NASSAU AVE: 70.34 SF  
NASSAU AVE: 2.73 SF  
NORTH 14TH ST: 48.42 SF  
NORTH 14TH ST: 28.75 SF  
BANKER ST: 250.57 SF  
TOTAL: 450.41 SF  
COMPLIANT (EACH UNDER 500 SF)  
BSA CAL. No.: 2019-82

005.00  
OF 06

VITAL CLIMBING  
221 NORTH 14TH STREET  
FIRST AND SECOND FLOOR  
BROOKLYN, NY 11249



DATE: 01/28/20  
SCALE: 1/8" = 1'-0"



1. ELEVATION @ BANKER ST / N 14TH ST  
SCALE: 1:250

NOTE: ALL SIGNAGE IS EXTERNALLY ILLUMINATED.  
NOTE: PROPOSED SIGNAGE WILL COMPLY WITH APPLICABLE ZONING REGULATIONS AND SHALL BE AS APPROVED BY DOB.



2. LOT 7 ELEVATION @ THE AVENUE  
SCALE: 1:250

NOTE: ALL SIGNAGE IS EXTERNALLY ILLUMINATED.  
NOTE: PROPOSED SIGNAGE WILL COMPLY WITH APPLICABLE ZONING REGULATIONS AND SHALL BE AS APPROVED BY DOB.

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006.00  
OF 06

VITAL CLIMBING  
221 NORTH 14TH STREET  
FIRST AND SECOND FLOOR  
BROOKLYN, NY 11249



DATE: 01/28/20  
SCALE: 1/8" = 1'-0"

# VITAL

CLIMBING GYM

*221 North 14th Street  
BSA # 2019-49-BZ*









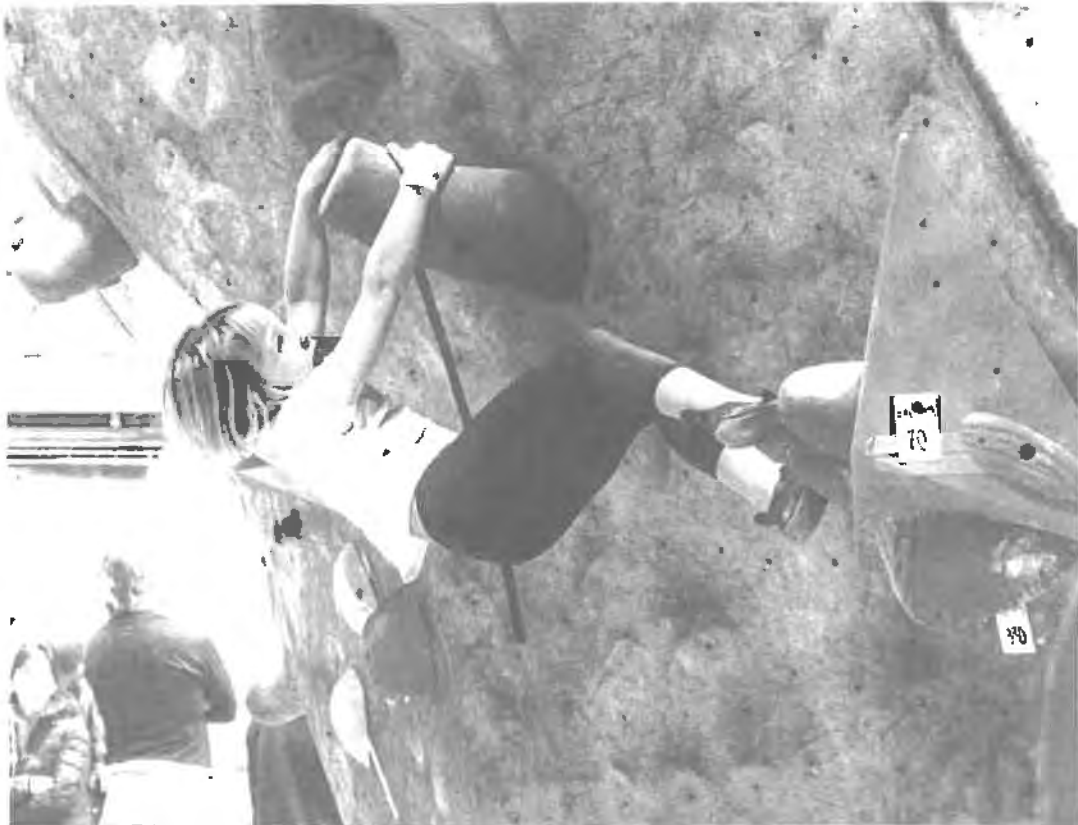
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6



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8







THE ASSEMBLY  
STATE OF NEW YORK  
ALBANY

Chairman  
Committee on Codes  
COMMITTEES  
Rules  
Ways & Means  
Election Law

JOSEPH R. LENTOL  
Assemblyman 50<sup>th</sup> District  
Kings County  
lentolj@assembly.state.ny.us

May 9, 2019

Brooklyn Community Board 1  
Committee on Land Use, ULURP & Landmarks  
Committee on Housing and Public Housing  
435 Graham Avenue  
Brooklyn, NY 11211

Re: A5841A

The legislation known as the Loft Law Bill (A5841A) is currently on its third reading on the Assembly Calendar. This means that the legislation can be called up for a vote at any time, depending upon the Assembly's schedule. I am a sponsor of A5841A and support its passage.

The legislation has been amended to restrict coverage to any unit located in an M3 zone. This amended bill would limit the application window to nine months in the North Brooklyn IBZ, once the Loft Board has regulations in place to accept applications. This bill also bars any new additional units in the North Brooklyn IBZ at the end of that nine month window. This is to ensure that only those tenants who can prove that they were existing tenants in one of the prior designated periods before and including the 2015-2016 period and that this unit they live in is their primary residence.

I do believe that there are likely to be additional negotiations and amendments to fine-tune this legislation. Those negotiations are currently led by those who introduced the bill, the primary sponsors of each legislative house: Assemblymember Deborah Glick and Senator Julia Salazar. Everyone is operating in good faith and trying to work through all the issues and I am confident that an agreement will be reached that all interested parties will be happy with.

Sincerely,

Joseph R. Lentol



DEBORAH J. GLICK  
Assemblymember 66<sup>TH</sup> District  
New York County

THE ASSEMBLY  
STATE OF NEW YORK  
ALBANY

CHAIR  
Higher Education Committee

COMMITTEES  
Environmental Conservation  
Rules  
Ways & Means

**Statement from Assemblymember Deborah J. Glick  
to Brooklyn Community Board 1**

I am in receipt of your letter dated April 11, 2019 in which you encourage Senator Salazar and me to make the passage of the loft law bill our top legislative priority. Please be assured that passage of this legislation has been a top priority for me since I initially introduced this legislation in 2017. Unfortunately, the previous Senate Majority refused to advance my bill upon its passage in the Assembly in 2017 and 2018. With new leadership in the Senate, I was extremely hopeful that this legislation was to pass early in the 2019 Legislative Session, before the enactment of this year's State Budget on the first of April. Due to the emergence of additional concerns, this timeframe for passage could not be met. Since then, I have worked closely with Senator Salazar and Senator Kavanagh, the Chair of the Senate Housing Committee, to find a compromise that alleviates the raised concerns in a way that upholds the true purpose of the loft law, which is protecting the homes of loft tenants. Senator Salazar and I have agreed on a strict nine month limit for application in the North Brooklyn IBZ and exclusion of the M3 zone in the IBZ as a compromise to guard against residential encroachment on manufacturing space. Although I am willing to make further changes to the bill to find common ground with those who have outstanding concerns, I am not willing to expose loft tenants to the constant fear of eviction. With that as my guiding principle, Senator Salazar and I will continue to try to find a path forward to get our legislation through all Senate committees so that it may be swiftly passed by the Assembly and Senate. In this spirit, I thank the Community Board for calling for a moratorium on loft tenant evictions until this bill is signed into law.



In 1982, the New York State legislature passed Article 7-C of the Multiple Dwelling Law (MDL) also known as the Loft Law. The law established a new class of buildings and units in New York City known as interim multiple dwellings ("IMD"). Generally, IMDs encompass formerly commercial and manufacturing loft spaces that are used as residences.

Because these IMD buildings fail to meet the requirements for legal residential occupancy, the Loft Law also establishes the Loft Board with the mission of coordinating the conversion of these spaces for legal residential use. Under the Loft Law, residential tenants in IMDs are allowed to remain in their spaces while the owner legalizes the building or units.

The Loft Board determines IMD status and other issues of coverage under the law. The Board also determines rents during and after completion of legalization, hardship applications and the fair market value of fixtures. In addition, the Board enforces minimum housing maintenance standards in IMDs.

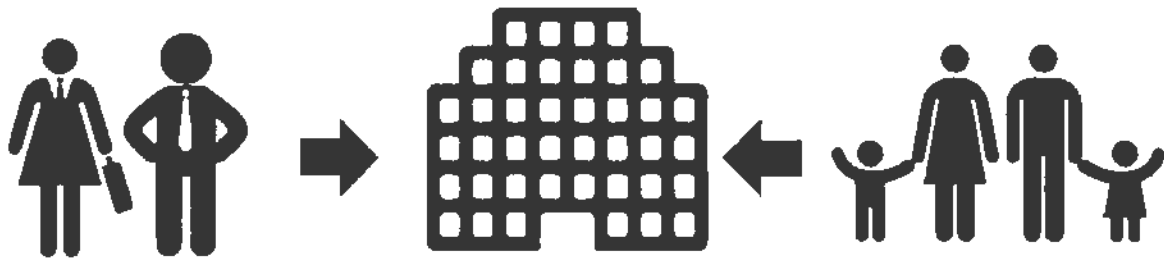
Effective June 15, 2017, the Loft Board is no longer allowed to accept applications for coverage or registrations of new buildings. However, the Loft Board still performs its designated functions for the 341 buildings currently under its jurisdiction.

For more information please see the Loft Board's website at [www.nyc.gov/loftboard](http://www.nyc.gov/loftboard). You can also contact the Loft Board at:

New York City Loft Board  
280 Broadway, 5<sup>th</sup> Floor  
New York, NY 10001  
Phone: 212-393-2616  
Fax: 646-500-6169  
[nycloftboard@buildings.ny.gov](mailto:nycloftboard@buildings.ny.gov)



# LOFT LAW OVERVIEW



OWNERS

LOFT BUILDINGS

LOFT TENANTS

In the beginning, **Owners** of manufacturing buildings were happily renting out spaces to companies that made things.

When it became too expensive to manufacture in NY, the jobs left, and profits left, too. Owners were left with empty buildings.

With no commercial income, some owners decided to rent their space to anyone willing to live there.

Many of the first **loft tenants** were artists looking for inexpensive space to live and work.

They were willing to move into these raw spaces and fix them up. Over time, many stayed and had families, built business, and continued artistic work.

Tenants were happy to pay to be in live-work spaces, and Owners were happy to finally be getting rent.

*But, there was a problem...*

These commercial buildings did not have a residential Certificate of Occupancy (C of O).  
Owners were renting illegally and had no right to collect rent.  
Tenants were living illegally in the shadows and had no rights or protections.



It is illegal for owners to rent their manufacturing space for residential purposes. Buildings used for manufacturing do not have residential certificates of occupancy.

This means that Owners do not have the legal right to collect rent from loft tenants until the building is declared safe and obtains a residential C of O.

## THE SOLUTION - LOFT LAW



LOFT LAW

Instead of fining or jailing Owners for breaking the law, lawmakers created the Loft Law, a special process for making these illegally converted spaces legal.



LAW MAKERS

Lawmakers passed and later expanded the **Loft Law**, which provides for a path to **legalization**. Owners and tenants could work together to bring the buildings up to code, making them safe and habitable. The legalization costs are split between the Tenant and the Owner. The Owner receives a residential C of O, and the units pass into **rent stabilization**, protecting the occupants.



LOFT BOARD

The **Loft Board** was created to oversee the legalization process. As part of the NYC Department of Buildings, the Loft Board has a representative for the Fire Department, Tenants, Manufacturers, Owners, as well as four Public members and the Chairperson.

## UPDATED LOFT LAW



**HARASSMENT**



**EVICION**



**HOMELESSNESS**

Since the enactment of the Loft Law, many buildings have been brought up to legal standing. However, in 2010 several amendments were added on to the law which prevent tenants from applying and gaining coverage. The 2010 amendments exclude certain tenants from protection, in favor of real estate interest.

An updated Loft Law will restore the terms and remedial intent of the original Loft Law of 1982, removing the 2010 exclusions. Without it, many loft tenants will continue to live in potentially unsafe conditions, unprotected at risk of harassment, eviction and homelessness.



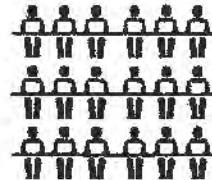
**BUILDING NEGLECT**



**DELAYS**



**OVER PRICED HOUSING**



**OVER DEVELOPMENT**



**RENT REGULATION**

Instead of spending money on legalizing their building, some Owners choose to spend money on lawyers and lobbyists to delay the passing of the new loft law bill.

Many Owners want to make more money by converting lofts into luxury housing, office or co-working spaces. Owners don't want more rent regulated Loft tenants. Owners are trying to block the new Loft Law Clean-up Bill from passing by dividing communities.



Loft Board cannot help loft tenants facing exclusions, as they are governed by the current Loft Law. A bill to restore the remedial intent of the law needs to pass on the NY State Assembly and Senate in order for the Loft Board to protect all people currently living without protection and facing eviction.



### THE LOFT LAW CLEAN UP BILL

Protect Loft Tenants by Passing Loft Law Clean Up Bill

New York State Assembly

**Bill A5841**

1. Reopens the Application Period with a deadline for buildings located in the Brooklyn IBZ zone
2. Update the Coverage Eligibility Period to 2015-2016
3. Strike Use Group Exclusions with the exception of Group 18 (No living with radioactive usages!)
4. Strike Window Coverage Exclusion dealing with issue of light and air in legalization
5. Strike Basement Coverage Exclusion
6. Protect Loft Tenants safely in their homes

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## HOW LOFT LAW WORKS

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### APPLY

Both Tenants and Owners can file an application for their building to be recognized by the Loft Board.

### REQUIREMENTS

In order to be eligible for Loft Law Coverage, the building needs to meet certain requirements. Below are a few:

1. Building must be commercial or manufacturing without a residential C of O.
2. Building must not contain incompatible manufacturing or commercial activities (Incompatible use).
3. Building must have had at least 3 residential tenants for 12 continuous months or more during the window period.
4. Tenants must use unit as primary residence.

### INTERIM MULTIPLE DWELLING - IMD

Once a building is recognized by the Loft Board, its status changes, and it gets an Interim Multiple Dwelling (IMD) number. It is now under the jurisdiction of the Loft Board who oversees the legal conversion of the building.

### THE LEGALIZATION PROCESS

The Owner and Tenant now work together along with other professionals like architects, engineers and lawyers to create a plan that will bring the building up to code safety.

### THE OWNERS RESPONSIBILITY

1. Create plans for legalization. This is called the **narrative statement**. Tenants have the opportunity to comment on plans proposed by the Owner.
2. Owner **files plans** with the NYC Department of Buildings.
3. Narrative statement conference is held. When both sides agree that all outstanding issues are solved, Loft Board Issues certification allowing the owner to file for permit.
4. Owner obtains **permit** to perform legalization work.
5. Owner **performs work** to achieve Article 7B compliance for fire and safety, a Temporary Certificate of Occupancy (TCO.)
6. The Building gets a **Department of Buildings (DOB) Inspection**.
7. DOB grants a Residential **Certificate of Occupancy (C of O)** as either a multiple dwelling or (in SoHo and NoHo) Joint Live/Work Quarters for Artists.

### THE TENANT'S RESPONSIBILITY

1. Participate in the Narrative Process
2. Allow access to their homes for inspections, creating plans, and performing work.
3. Continue to Pay Rent

### BENEFITS TO OWNERS

Owners of registered buildings are allowed to collect rent but must bring the building up to residential code over a period of time - the code compliance timetable, which is established by Loft Law.

### RENT INCREASE MILESTONES

The Loft Law currently grants Owners interim rent increases totaling 10% for reaching three milestones:

1. File plans - **3% Rent Increase**
2. Obtain permit - **3% Rent Increase**
3. Achieve Article 7-B compliance - **4% Rent Increase**

### ADDITIONAL RENT INCREASE

The owner can also seek additional compensation from tenants for a portion of the costs of code compliance work, called "pass-along" costs.

### RENT STABILIZATION

Once the building completes the process and gets a residential C of O, the units becomes rent stabilized.

## MORE INFO

### THE LOFT BOARD

[www1.nyc.gov/html/loft/html/home/home.shtml](http://www1.nyc.gov/html/loft/html/home/home.shtml)

### NEW YORK CITY LOFT TENANTS (NYCLT)

<http://nyclofttenants.org>

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## RESULTS

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### *The Loft Law Works.*

Over 900 buildings, and thousands of tenants registered for the original program.

The vast majority of buildings completed the process, creating rent-stabilized units that are ideal for live-work occupancy.

## MYTHS, FACTS, PROBLEMS & SOLUTIONS

### ELIGIBILITY WINDOW



#### MYTH

*There is no need to update the eligibility period.*

#### PROBLEM

To gain coverage, tenants are asked to produce documents from 10 years ago. This task is difficult and unreasonable to accomplish.

#### FACT

*Loft Tenants need an eligibility period that is relevant to 2019 and beyond.*

#### SOLUTION

Update the coverage eligibility period.

### LIGHT & AIR



#### MYTH

*The Loft Law Clean Up Bill will make windowless loft spaces legal to live in.*

#### PROBLEM

Currently the loft law does not allow loft spaces without street facing windows to apply for protection.

Therefore a loft without enough air & light is not given the opportunity to resolve architectural or "health & safety" problems.

With no incentive to come out of "the shadows" owners and tenants will continue to hide illegal occupancy and potentially dangerous living conditions will continue unabated.

#### FACT

*The Loft Law Clean Up Bill compels owners to rectify dark spaces by installing the necessary windows and skylights. The window coverage exclusion did not exist before 2010.*

#### SOLUTION

Remove the language excluding lofts without adequate windows from the loft law.

This will encourage tenants and owners to come out of the shadows, declare their situation and work together to find architectural solutions via narrative statement process.

Return the law to its original intent, as it existed for 28 years from 1982 – 2010.

### BASEMENT LOFTS



#### MYTH

*The Loft Law Clean Up Bill makes basements and cellars legal to live in.*

#### PROBLEM

With no incentive to come out of "the shadows", owners and tenants will continue to hide illegal occupancy and dangerous living conditions will continue unabated.

The Basement Coverage Exclusion did not exist before 2010.

#### FACT

*A basement loft is not a cellar. Basement lofts are similar to garden apartments in NYC. They are partially above ground, partially below ground.*

#### SOLUTION

Cellar residential units will remain illegal. The Loft Law Clean Up Bill compels Owners to bring basement loft spaces into code compliance and insure they have the necessary air, light and safety requirements.

Strike the language excluding basement lofts from the loft law, thereby compelling tenants and owners to declare their situation and find architectural remedies during the Narrative statement process at the Loft Board. Coverage does not guarantee legalization, it compels legalization wherever it is architecturally viable.

## ADDITIONAL MISCONCEPTIONS

### ZONING

**MYTH :** *Loft Law Rezones from Manufacturing-to-Residential.*

**FACT :** Loft Law does not rezone. Units covered under Loft Law are permitted as a non-conforming use. In other words, the Loft Law allows for individual exceptions to the existing zoning. Rezoning is a much larger initiative, requiring a process called Uniform Land Use Review Procedure (ULURP), which gives The Mayor's Office, local City Council Members, the local Community Board, the Borough President, and the City Planning Commission a chance to weigh in.

**PROBLEM :** There is an irrational fear that the Loft Law causes M to R rezoning (and luxury towers). Artist occupied live-work spaces are not the same thing as luxury lofts. Rezoning, in the hands of the City and specifically City Council, has resulted in thousands of families being displaced, including live-work tenants.

**SOLUTION:** Advocate for and support the rights of all tenants. Rent-regulated housing, including protected loft law units, is a buffer to rezoning and luxury development.

### LOFTS DISPLACE MANUFACTURING

**MYTH :** *Loft tenants displace manufacturers from the North Brooklyn IBZ.*

**FACT :** Many loft tenants are themselves manufacturers, pre-dating the Industrial Business Zone designation created by the Bloomberg administration in 2006. NYCLT supports the manufacturing community, Enhanced Business Zones and mandatory new manufacturing space for all M Zones.

**PROBLEM :** High rent-paying firms that are not manufacturers are permitted "as-of-right" within M zones. They represent the single greatest threat to all narrow-margin manufacturers. The movie industry, for example, accounts for large areas of the North Brooklyn IBZ, pays upwards of \$90 per sqft/per year. This is about the same as rents being paid for Office, Tech and Co-working firms (like WeWork) that are already permitted to operate in M zones. As an example for comparison, the manufacturer CAPSYS, a pre-fab modular building manufacturer, left Brooklyn, moving out of a space at the Navy Yard they had leased at \$4 per sq ft/per year.

**SOLUTION:** If any M zone is applicable for rezoning, new manufacturing space must be included in future proposals. Mixed-use, live-work buildings are the future of land use in NYC.

*Many of these items fall under Chapter 147 of the Laws of 2010 (aka the Bloomberg Exclusions) which were hastily inserted, create bad public policy, and encourage building owners to evade the law. They decrease the number of potential affordable housing units and hurt existing industrial businesses by accelerating gentrification through unregulated use. Without the Loft Law, most owners will not bring their buildings up to necessary fire and safety standards. Real Estate interests will remain unchecked.*

## ADDITIONAL MISCONCEPTIONS

### INCOMPATIBLE USE

**MYTH :** *Allowing incompatible use makes for unsafe conditions.*

**FACT :** While a few cases are still winding their way through the coverage process, there has not been one incidence of incompatible use that could not be mitigated.

**PROBLEM :** Use groups are inadequate measures of Safety. They are general, vague descriptions of activity, and have little to do with actual activities that are unsafe. The most severe heavy industry group 18 activities are restricted to M3 Zones anyway, so incompatible use should not be a barrier for application for coverage under the loft law.

**SOLUTION:** Strike Use Group Exclusions with the exception of Group 18 (No living with radioactive usages!)

### GENTRIFICATION

**MYTH :** *Loft Tenants cause gentrification.*

**FACT :** Loft tenants are racially diverse and have been in their community for 10 years or more.

**PROBLEM :** The corporatization of cities has not been caused by pockets of loft tenants. Rather, Loft tenants are a stop gap. M1 zoning is vulnerable to nearly all uses within the NYC Zoning resolution. It disincentivizes landlords from renting to manufacturers while they wait on empty lots to be rezoned. Grandfathered multi-story M1 buildings are currently very attractive for commercial office development and film production rents.

**SOLUTION:** Strengthen existing residential rent laws for everyone. Incentivize Owners/Developers to pursue inclusionary mixed-use zoning of affordable residential, commercial and restricted-use manufacturing within the same footprint.

***You don't fix the problem of gentrification and displacement by getting rid of loft tenants. You fix the problem by strengthening rent laws for everyone.***

## MORE INFO

### THE LOFT BOARD

[www1.nyc.gov/html/loft/html/home/home.shtml](http://www1.nyc.gov/html/loft/html/home/home.shtml)

### NEW YORK CITY LOFT TENANTS (NYCLT)

<http://nyclofttenants.org>





## COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

PHONE: (718) 389-0009

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

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HON. ERIC L. ADAMS  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

STEPHEN J. WEIDBERG  
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MARIA VIERA  
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BONTA IGLESIAS  
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PHILIP A. CAPONEGRO  
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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

May 14, 2019

### COMMITTEE REPORT

TO: Chairperson Dealice Fuller  
and CB#1 Board Members

FROM: Phil Caponegro, Committee Chair  
Parks and Waterfront Committee

RE: Committee Report for May 8, 2019 Meeting

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The Parks & Waterfront Committee held a meeting on Wednesday, May 8, 2019, at 6:30 PM, in the CB#1's District Office, 435 Graham Avenue, Brooklyn, NY 11211 (Corner of Frost Street).

ATTENDANCE: Present – Caponegro; McKeever; Chesler; Peterson. Absent – Cianciotta; Cohen; Dybanowski; Elkins. (A quorum was not achieved.)

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The Committee received a presentation on the renovation plan for William Sheridan Playground (located on Wythe Avenue, between Grand Street and South 1<sup>st</sup> Street). A copy of the presentation is attached and was previously distributed to the board members.

The Committee members present voted 4-0 to accept the project.



Parks

## William Sheridan Playground Reconstruction

Located on Wythe Avenue between Grand street and South First Street,  
in the Borough of Brooklyn.

Community Board 1 Review  
May 8, 2019  
Terry Naranjo, NYC Parks

**Total Budget:** \$8 million  
Mayor, Bill de Blasio - \$7.320mFY21; 680K FY22

**Project Size:** 1.17 ac

### Goals

- Expand play and fitness opportunities for all user groups
- Accommodate the needs of JOP users
- Enhance and expand site accessibility
- Accommodate passive park uses







City



Neighborhood



Site



## William Sheridan Playground | Project Location

**North 5th Street Pier and Park**  
Waterfront

**Grand Ferry Park**  
Dog-friendly areas

**Domino Park**  
Play Equipment  
Bocce Court  
Dog Run  
Beach Volleyball  
Spray Shower  
Flex Field

**Project Site**  
Basketball  
Handball  
Comfort Station  
Play Equipment

**Bedford Park**  
Basketball  
Handball  
Comfort Station  
Play Equipment  
Spray Showers

**Bushwick Inlet Park**  
Football  
Soccer  
Comfort Station  
Play Equipment

**Metropolitan Recreation Center**

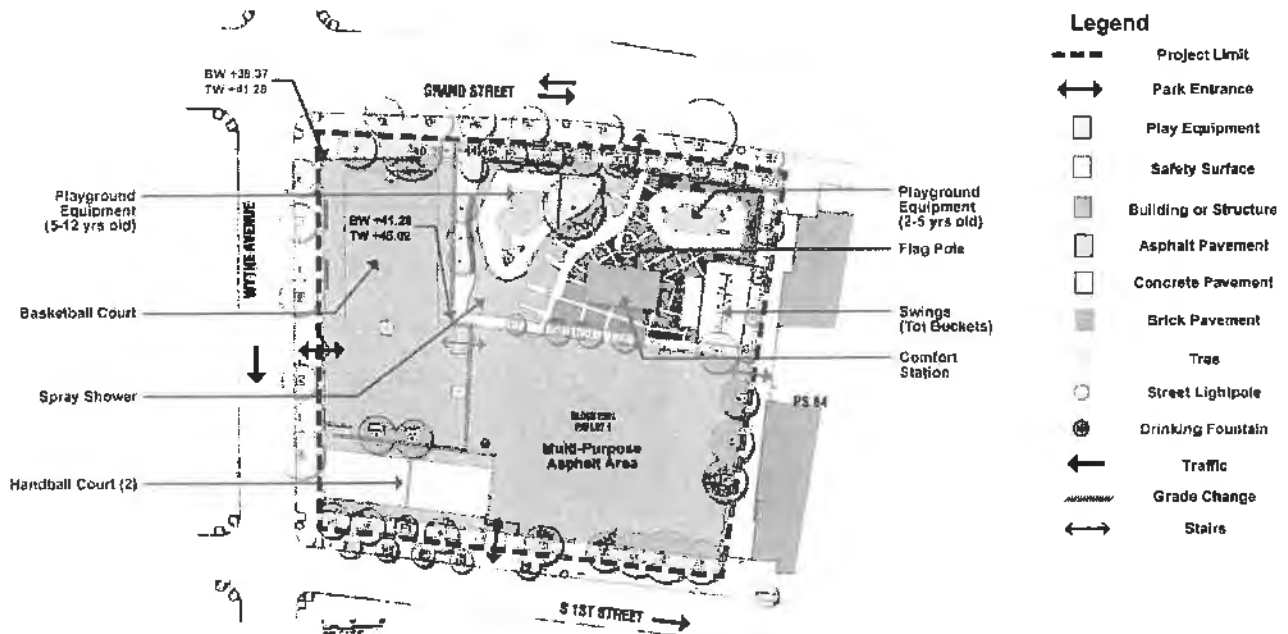
**Jaime Campiz Park**  
Comfort Station  
Fitness Equipment  
Play Equipment  
Spray Showers

**Berry Playground**  
Basketball  
Play Equipment  
Spray Showers

**La Guardia Playground**  
Handball  
Comfort Station  
Fitness Equipment  
Play Equipment  
Spray Showers

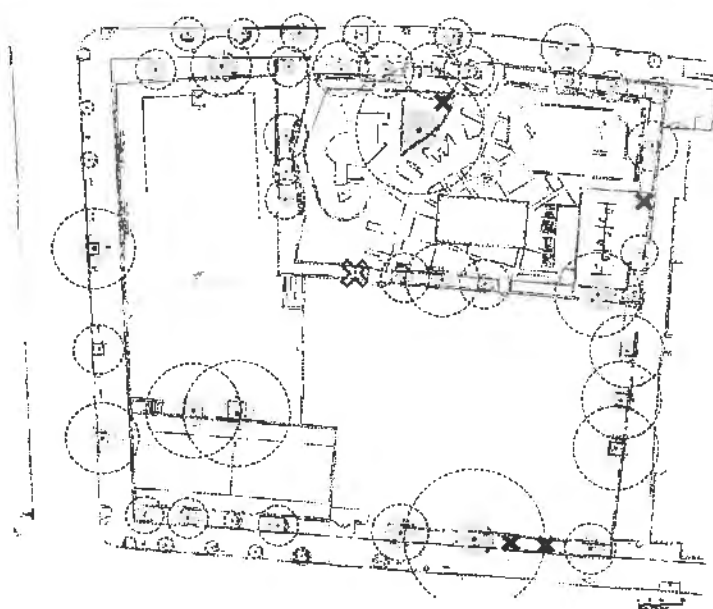


## William Sheridan Playground | Neighborhood Context



William Sheridan Playground | Existing Conditions

6



William Sheridan Playground | Tree Inventory

7



1 - Grand Street Sidewalk - Grade Change



2 - Grand Street Sidewalk - Granite Block Conditions



8



William Sheridan Playground | Site Photos



1 - Wythe Avenue Sidewalk



2 - Retaining Wall at Basketball Court & Playground



10



William Sheridan Playground | Site Photos



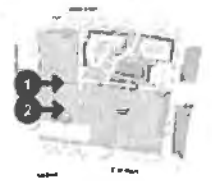
1 - Concrete Steps



2 - Asphalt Pavement



William Sheridan Playground | Site Photos



11



1 - Basketball Court



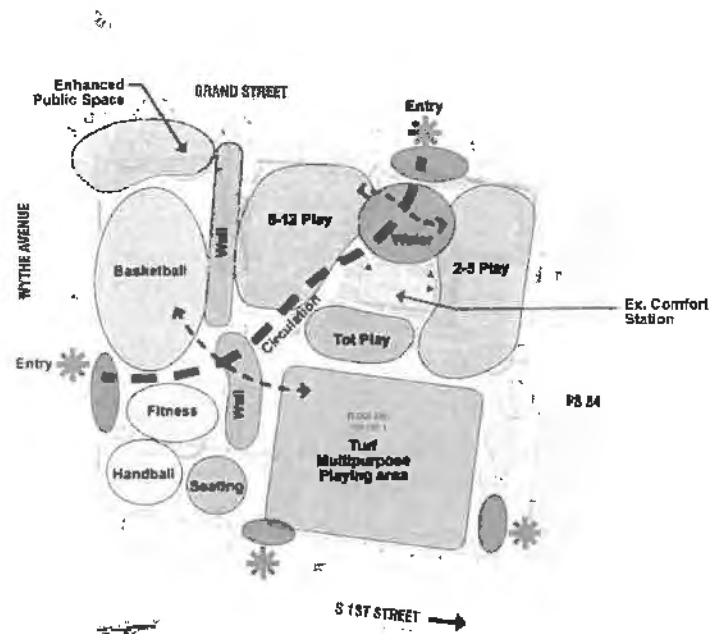
2 - Comfort Station



William Sheridan Playground | Site Photos



12



### Legend



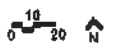
William Sheridan Playground | Concept Plan



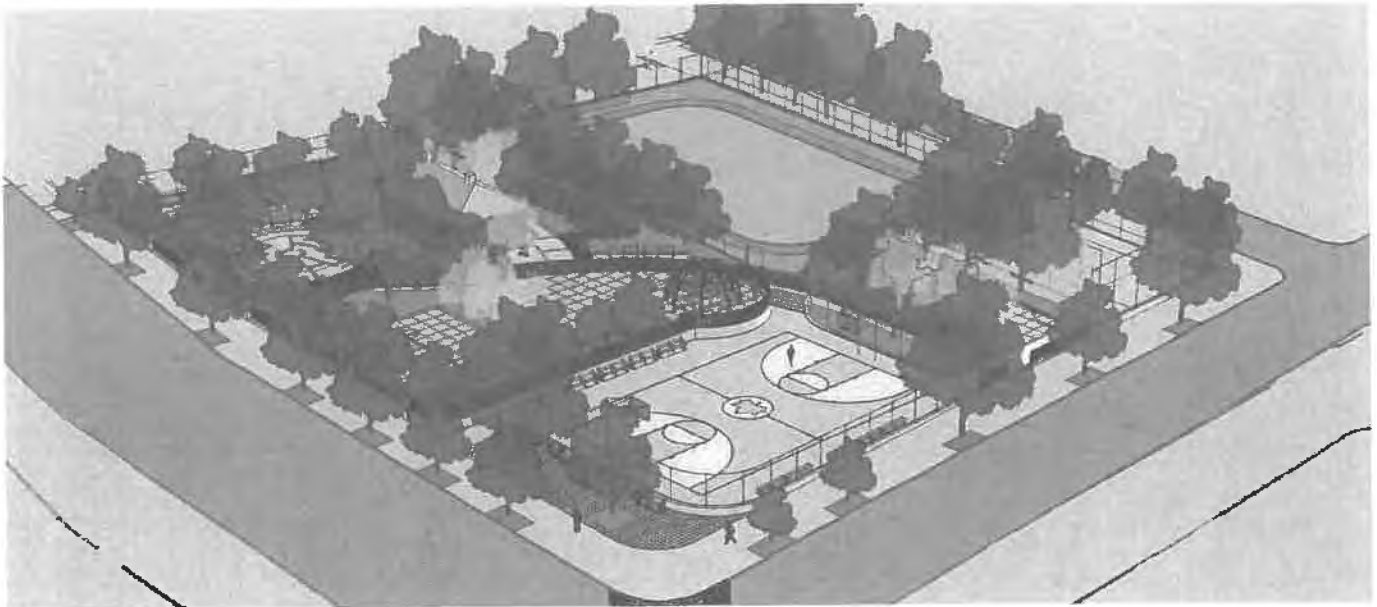
14



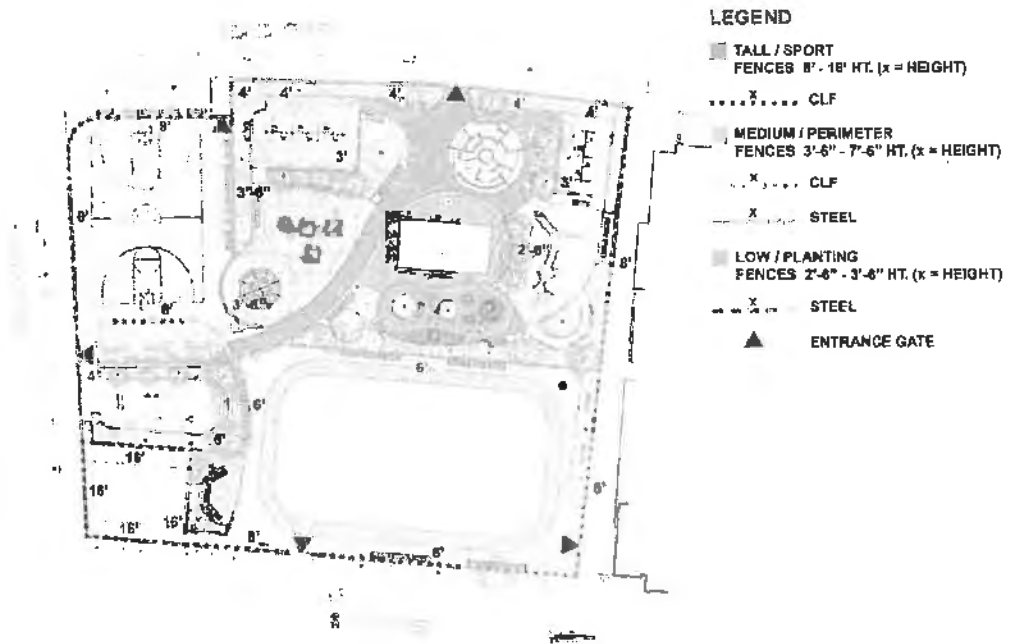
William Sheridan Playground | Schematic Plan



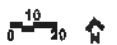
15



William Sheridan Playground | Birdseye View



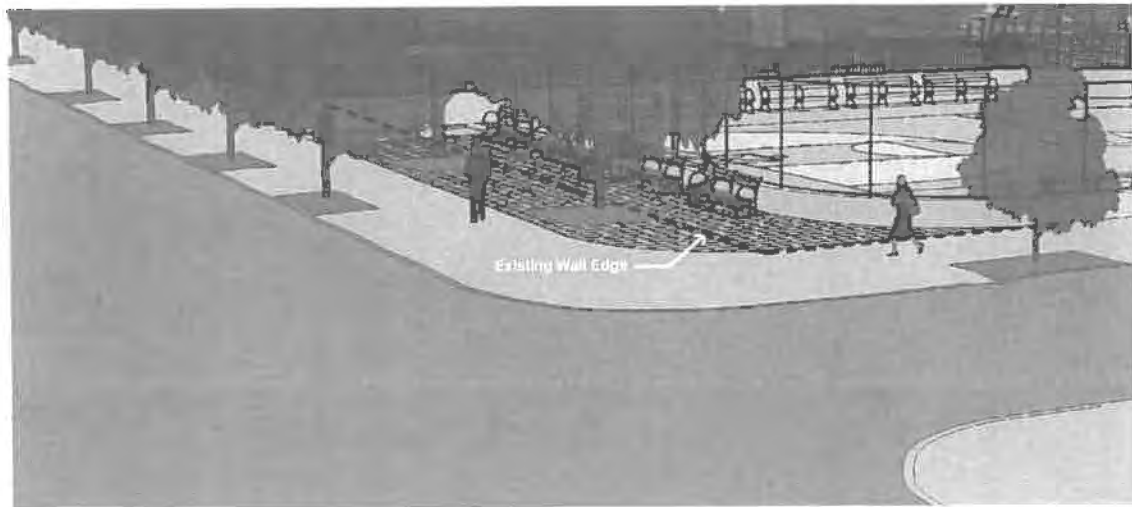
William Sheridan Playground | Fencing Diagram





**William Sheridan Playground | Proposed Fence and Columns Lowering**

18



**William Sheridan Playground | Expanded Seating Area at Wythe Avenue & Grand Street**

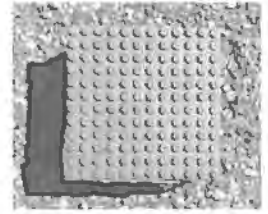
19



5-12 Play Equipment

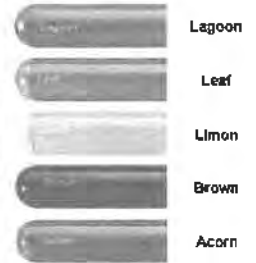


Dome Play Structure

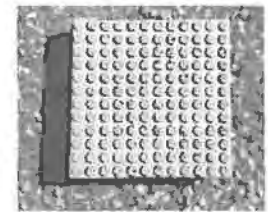


Safety Surface

#### Color Choices

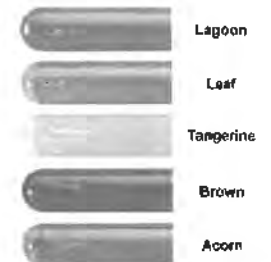


William Sheridan Playground | Play Equipment (5-12 yrs)



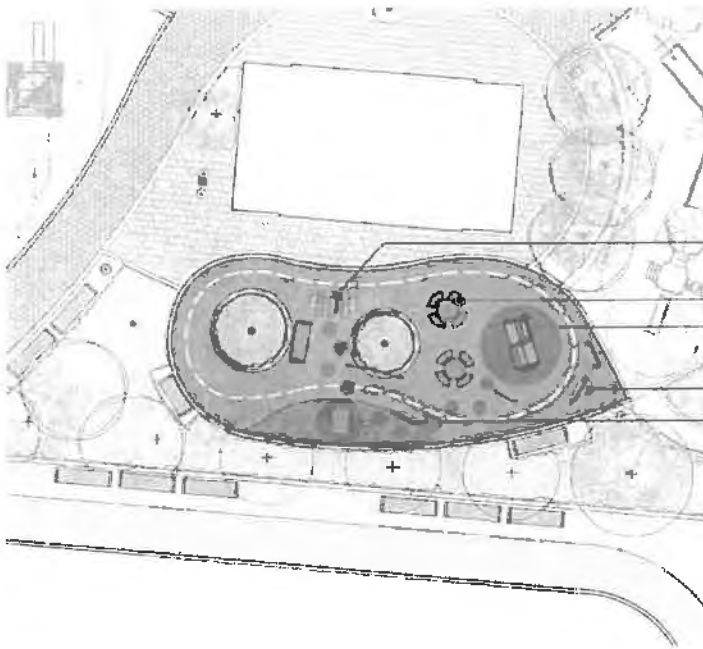
Safety Surface

#### Color Choices



William Sheridan Playground | Play Equipment (2-5 yrs)





Hopscotch  
Tot Tables  
Play House  
Play Panels  
Club House



Color Seal Coat Colors



Thermo Plastic Markings - White



William Sheridan Playground | Tot Play Area



Play House



Club House

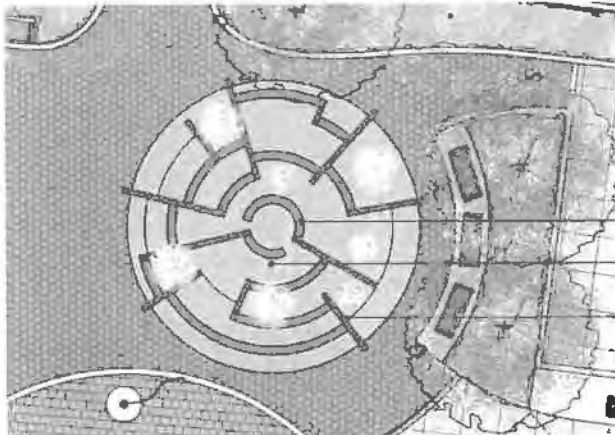
Color Choices



Leaf  
Limon  
Brown



William Sheridan Playground | Tot Play Area Equipment



Field



Secondary

Color Concrete



Concrete Paver

Water Bloom No.1  
Vortex

Jet Stream No.1  
Vortex

Water Jelly No.1  
Vortex



## William Sheridan Playground | Water Play Area



24



ADA Parallel Bars



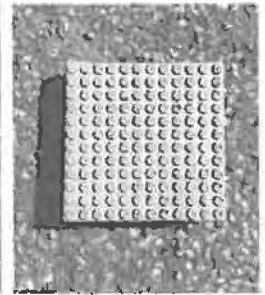
Chest / Back Press



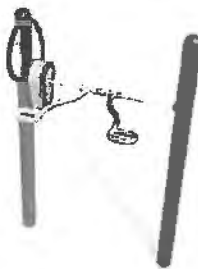
Pull-up / Dip Station



Hand Cyeler



Safety Surface



ADA Bench Press



Chin-Up Station



Stretch Station

Color Choices



Acorn



## William Sheridan Playground | Adult Fitness

25



**Basketball Backstop**



**Basketball Court Color Seal Coat**



**Color Seal Coat Colors**



**Synthetic Turf and Walking Track**



**Vulcanized Rubber Track**



**William Sheridan Playground | Sports Courts and Fields**

26



**1939 World's Fair Bench w/ RPL slats-Weathered Wood**



**Type 'P' Hi-Lo Drinking Fountain (Black)**



**Bottle Filler (Black)**



**Tot Table**



**Standard Decorative Trash Bin**



**Sports Mister**



**Flushing Meadows Luminaire & Pole**



**William Sheridan Playground | Site Furnishings**

27



*Quercus phellos*



*Nyssa sylvatica*



*Amelanchier canadensis*



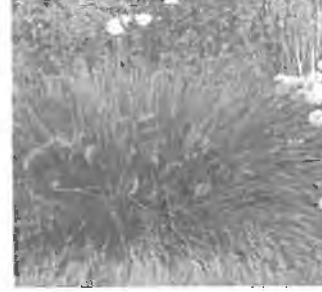
*Crataegus viridis* 'Winter King'



*Itea virginica* 'Little Henry'



*Rhus aromatica* 'Gro-Low'



*Pennisetum alopecuroides* 'Hamel'

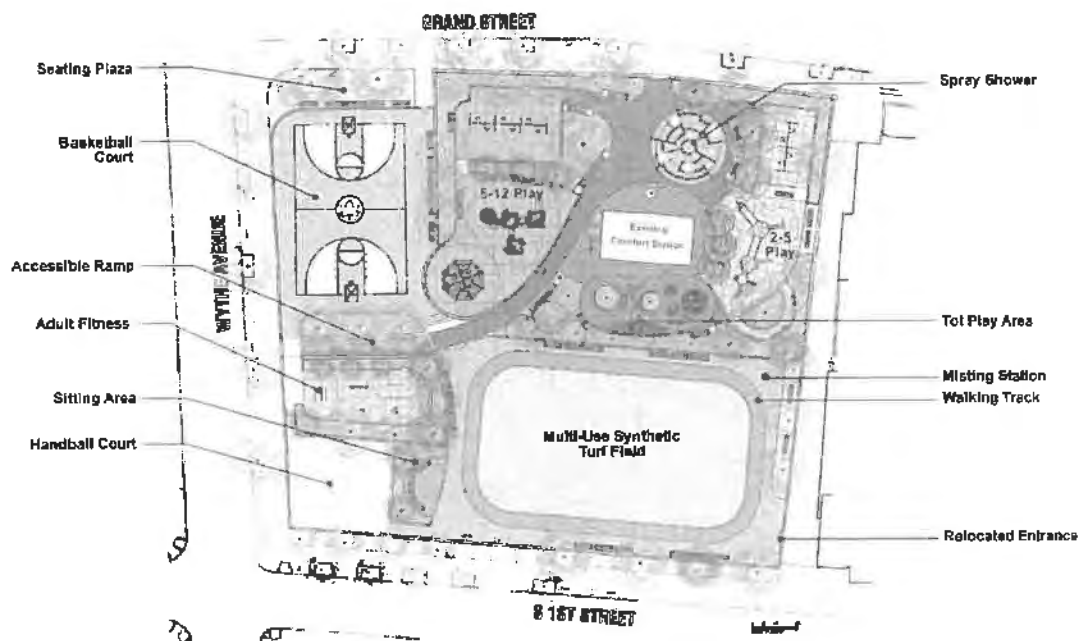


*Liriope muscari*

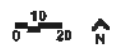


## William Sheridan Playground | Plant Materials

29



## William Sheridan Playground | Schematic Plan



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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 dusk 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:

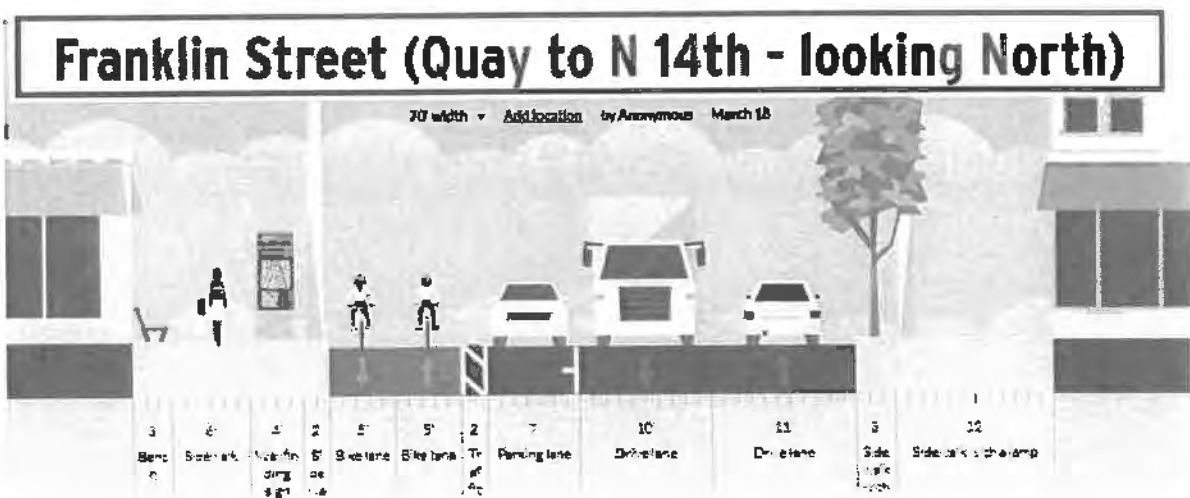
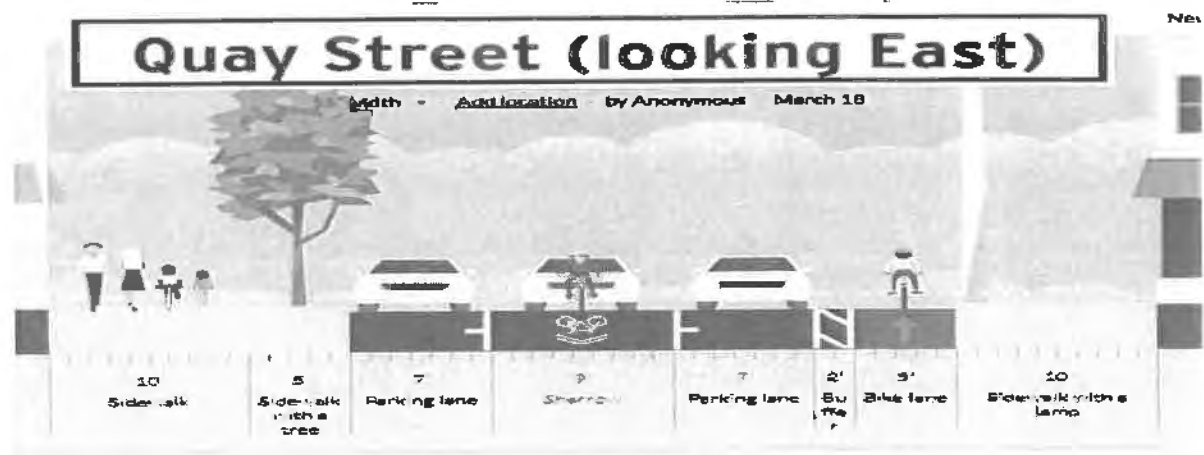
- Illegal parking/standing within the West Street Greenway bike lane is a chronic problem.
- There is significant loading/unloading for the various businesses and offices located in and near 67 West Street.
- The committee is concerned that there is a significant lack of enforcement and wish to review 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 haggly 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

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

HON. ERIC L. ADAMS  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN  
  
DEL TRAGUE  
SECOND VICE-CHAIRPERSON  
  
STEPHEN J. WEIDBERG  
THIRD VICE-CHAIRMAN  
  
MARIA VIERA  
FINANCIAL SECRETARY  
  
SONIA IGLESÍAS  
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 KEYNOSO  
COUNCILMEMBER, 34<sup>th</sup> CD

(Revised)  
May 14, 2019

### COMMITTEE REPORT

TO: Chairperson Dealice Fuller  
and CB#1 Board Members

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

RE: Committee Report

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

**ATTENDANCE:** Present – Burrows; Barros; Bruzaitis; Cohen; Foster; Sofer; Solano; Torres.  
Absent – Bachorowski; Dybanowski; Stuart. (A quorum was present).

#### I. UNENCLOSED SIDEWALK CAFES:

- 1) **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)  
*The Committee recommends approval. The vote was unanimous.*
- 2) **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)  
*The Committee recommends approval. The vote was unanimous.*

- 3) **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)**  
***The Committee recommends approval. The vote was unanimous.***
- 4) **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)**  
***The Committee recommends approval. The vote was unanimous.***
- 5) **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)**  
***The Committee recommends approval. The vote was unanimous.***

## **II. LIQUOR LICENSES**

### **NEW**

- 1) 76 Ainslie OPCO LLC, dba TBD, 76 Ainslie Street, (New, liquor, wine/beer, cider, rest)  
***The Committee recommends approval. The vote was unanimous.***
- 2) 315 Meserole LLC, 315 Meserole Street, (New, liquor, wine/beer, cider, bar, tavern)  
***Applicant did not appear. The application was postponed.***
- 3) Authentic Pierogi Inc., dba TBD, 592 Manhattan Avenue, (New, liquor, wine/beer, cider)  
***The Committee recommends approval.***  
***The vote was: 7 "Yes"; 1 "No"; 0 "Abstentions"; 0 "Recusals".***
- 4) Brich Cheese LLC., dba TBD, 667 Manhattan Avenue, (New, wine/beer, cider, rest)  
***Postponed.***
- 5) Chuy's Cantina Inc. dba Pending, 366 Union Avenue, (New, liquor, wine/beer, cider)  
***Applicant did not appear. The application was postponed.***
- 6) Dolly's Swing & Dive Bar LLC, 101 Kent Avenue, (New, liquor, wine/beer, cider, bar, tavern)  
***The Committee recommends approval. The vote was unanimous.***
- 7) Elite BK Inc., 128 Metropolitan Avenue, (New, liquor, wine/beer, cider, rest)  
***The Committee recommends approval. The vote was unanimous.***
- 8) Elliot Brooklyn LLC, dba Sixty Sixth Congress, 66 Greenpoint Avenue, (New, liquor, wine/beer, cider, bar, tavern) - ***Postponed.***

9) Fish Sauce Boys Inc., dba High Lva Vietnamese Kitchen, 743 Driggs Avenue, Store 1, (New, wine/beer, cider, rest)

***The Committee recommends approval. The vote was unanimous.***

10) Freedom Cruises LLC, dba Queen of Hearts, 200 Morgan Avenue, (New/Removal, liquor, wine/beer, cider, vessel, boat, ship)

***The Committee recommends approval, pending additional documentation about their operational plan (including open and closing times), and lease agreement The vote was unanimous. The vote was unanimous.***

11) JTF Eatery LLC, dba TBD, 1164 Manhattan Avenue, (New, liquor, wine/beer, cider, rest)

***The Committee recommends approval. The vote was unanimous.***

12) MJMRSR Corp., dba Julie's Kitchen, 159 Franklin Street, (New, wine, beer/cider, rest)

***Applicant did not appear. The application was postponed.***

13) Riverwalk Management Inc. dba Naked Dog, 47 Java Street, (Corporate Change, liquor, wine/beer, cider, rest)

***Applicant did not appear. The application was postponed.***

14) The Black Squirrel Crew LLC, 25-29 Thames Street, (New, wine/beer, cider, bar) -

***Postponed.***

15) V.O.E Hospitality Group, dba Gentle Perch, 112 Graham Avenue, (New, liquor, wine/beer, cider, rest)

***The Committee recommends approval. The vote was unanimous.***

## **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)~~  
[removed/duplicate]

~~5) Artburger LLC, dba Eastwick, 112 Graham Avenue AKA 132 McKibbin St., (Renewal, liquor, wine/beer, cider, rest)~~ [removed/duplicate -- appears under new listing as V.O.E. Hospitality Group dba Gentle Perch]

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) Clocruz 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) – *The Committee noted continued complaints about their operations and does not recommend approval.*

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)

- *The Committee recommends approval of the above licenses with the exception of item #10, Family Group Enterprises Inc., dba Patrizia Pizza and Pasta, 35 Broadway because of continued complaints.*

### **III. PREVIOUSLY POSTPONED ITEMS**

- *Previously postponed items were not reviewed and were postponed to the next meeting.*

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*The Next Meeting of the SLA Review & DCA Committee is scheduled as follows:*

<b>WHEN:</b>	<b>Tuesday</b>	<b>May 28, 2019</b>
<b>TIME:</b>	<b>6:30 PM</b>	
<b>WHERE:</b>	<b>CB#1's District Office</b>	
	<b>435 Graham Avenue</b>	
	<b>Brooklyn, NY 11211 (Corner of Frost Street)</b>	

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# ATTACHMENT

**Freedom Cruises, LLC  
dba Queen of Hearts  
1 Wall Street Court  
New York, N.Y. 10005**

05/03/19

Community Board No. 1  
435 Graham Ave.  
Brooklyn, NY 11211

To Whom It May Concern,

This letter is to inform you of Freedom Cruises' intentions while docked at The Greenpoint Pier. While docked at this pier, I assure you that we will be respectful of the community that you have worked hard to build and keep. The Queen of Hearts being at the Greenpoint Pier will be a benefit and never a detriment.

While docked at this pier, the traffic to and from the Queen of Hearts will be minimal. While there we will accept deliveries of products such as dry goods, supplies, soft beverages, alcoholic beverages and sundries. I want to ensure you that no events will be held and no patrons will be boarding the vessel. The only individuals boarding will be hired and approved staff and workers who will maintain the vessel. (as per the birthing agreement attached)

Best Regards,

\_\_\_\_\_  
Pjeter Vulaj  
Owner  
Freedom Cruises DBA Queen of Hearts  
914-338-4692

**LICENSE AGREEMENT**  
**BETWEEN**  
192 MORGAN REALTY LLC ("Licensor ")  
**AND**  
Freedom Cruises LLC  
("Licensee")

This agreement made effective as of this 1st day of March, 2019 by and between 192 Morgan Realty LLC c/o 675 Third Ave – 8<sup>th</sup> Fl, New York, NY 10017 and "Freedom Cruises LLC", With an address at ONE WALL STREET COURT, NEW YORK, NY 10005 for a License Agreement of 90ft portion of the dock/bulkhead parking space at 200 Morgan Avenue, Brooklyn, NY as well as (shared) access for purposes of ingress/egress via a 4foot x 100ft section along the side of the 190 morgan avenue warehouse, and cutting across the back along the creek, FOR THE PERIOD OF 12 MONTHS beginning 2/1/2019 and terminating on 2/1/2020

WHEREAS, Licensee has requested access to and use of 90 Feet of dock space at the bulkhead, to dock the Queen of Hearts measuring approximately 90 ft, together with access thereto from land.

In Consideration of the mutual covenants and affirmations set forth herein, the parties hereto agree as follows:

1. Licensor shall permit Licensee access to and use of the premises known described above ("Premises") for the purpose of docking one large boat as described above, and shall not be used as a place of social gathering, parties, celebrations, or for any other purpose. UNDER NO CIRCUMSTANCES SHALL THERE BE COMMERCIAL OR PAID EVENTS, SUCH AS WHERE LICENSOR CHARGES A FEE PER PERSON FOR A PARTY ETC.
2. There will be a Licensee Fee of \$2,000 per month, payable on or before the first of each month.
  - 2a. **Security Deposit:** \$6,000 shall be paid upon signing of the agreement. Said security shall be returned upon faithful performance of all the provisions of this agreement.
  - 3a. **Utilities:** TENANT IS RESPONSIBLE FOR ANY AND ALL UTILITY CHARGES , if any. Licensee is granted the right to utilize any existing water/power utilities on the leased property to the extent they are functional, and the right to install water/power utilities for its use. All utilities must be in the name of Licensee only.
  - 3b. **AGREED UPON DAILY FEE IN THE EVENT LICENSEE REMAINS ON PREMISES AFTER THIS AGREEMENT HAS EXPIRED/TERMINATED OR HAS BEEN REVOKED BY LICENSOR (OR IN THE EVENT LICENSEE IS IN ANY WAY HOLDING OVER AFTER THE EXPIRATION/TERMINATION/REVOCATION OF THIS AGREEMENT, THE FEE SHALL BE ONE THOUSAND DOLLARS (\$1,000.00) PER DAY.**
  - 3c. **LATE FEE:** In the event License fee is paid after the 1<sup>st</sup> of the month, the Late fee shall be \$275.
  - 3d. **REAL ESTATE TAXES:** Real Estate taxes are included and Licensor shall be responsible to pay same.
3. Licensee has inspected the Premises and accepts the Premises leased "**AS IS**". Licensor does not represent, guarantee or warrant as to the condition of the Premises or as to the use that may be made of the Premises. Licensee acknowledges and expressly states that Licensor has not made any representations to or agreements with the licensee that the Licensor shall do any work, repairs, modifications or changes to the Premises for the Licensee or for any other party. Furthermore, it is expressly agreed and understood that the Licensor in no way warrants the existence, condition or adequacy of any utility systems including without limitation electricity, heat, steam and/or water. The Licensee agrees to provide the Licensor and any of the Licensor's employees, agents, invitees, representatives, contractors, subcontractors with access to the Premises for any purposes as requested by the Licensor and upon reasonable notice (or no notice at all in the event of an emergency, as determined by the Licensor in its sole discretion).

4. Licensee agrees that, at its sole cost and expenses, it will promptly comply with all present and future laws, ordinances, orders, permits, rules, regulations and requirements of all federal, state, and municipal governments, courts, departments, commissions, boards and officers including but not limited to those of the National Board of Fire Underwriters and the U.S. Occupational Safety and Health Administration (OSHA).
5. Licensee, on behalf of itself and its agents, employees, affiliates, invitees, successors and assigns, does hereby release, acquit and forever discharge 192 Morgan Realty LLC, and its officers, employees, agents and representatives of and from any and all claims, costs, controversies, causes of action, suits, judgments, liens, damages, demands, liabilities, and expenses of whatever kind or nature which Licensee and/or its agents, employees, affiliates, invitees, successors and assigns ever had, now has or may hereafter have, arising from, relating to, or in any way connected with the Licensee's access to, presence on or use of the premises.
6. Licensee agrees that it will defend, indemnify, and hold harmless the Licensor, and their respective officers, departments, affiliates, agencies, representatives, board members, employees and agents from any and all claims, costs, controversies, causes of action, action, suits, judgments, liens, damages, demands, liabilities, and expenses of whatever kind or nature, arising from, relating to, or in any way connected with this License Agreement and/or with the Licensee's access to, presence on or use of the Premises. Furthermore, in the event of any party being injured anywhere on Licensee's premises (or on the access way thereto) and Licensee's insurance refuses or otherwise fails to cover or defend against the suit, (or alternatively in the event Licensee has no insurance or their insurance has lapsed), Licensee agrees to:
  - a. defend Licensor in the event Licensor is named in any lawsuit and
  - b. agrees to pay all attorneys fees to defend such suit and
  - c. agrees to accept full liability for such suit in the event Licensor is subjected to any liability and
  - d. agrees to pay and be responsible for any judgment rendered against the Licensor
7. Licensee shall remove and dispose of its wastes, sewage, debris and garbage in accordance with all applicable laws, rules, regulations, permits, requirements and orders of Federal, State and City authorities. Licensee shall inform the Licensor, in writing, of the name, address, and telephone number of the carting company that it will use for such removal and disposal as well as the days and times that the removals and disposals are scheduled. In addition to all other rights of the Licensor and obligations of the Licensee set forth in this License Agreement. Licensee agrees that the Licensor has the right to audit the Licensee's compliance with this section. Upon 24 hour notice from the Licensor and/or its agents, Licensee is obligated to provide evidence of its method of removal and disposal of its wastes, debris and garbage including without limitation to providing the Licensor and/or its agents with the copies of all payments made by Licensee for such removal and disposal during the term of this License Agreement.
8. Licensee shall obtain and maintain a comprehensive general public liability insurance policy of not less than \$3,000,000.00 in respect of bodily injury or death for any one individual in any one occurrence, and \$500,000 for property damage, which insurance policy shall name the Licensor as additional party insureds and Certificate Holders. Licensor reserves the right to modify this requirement. Licensee must provide a copy of certificate of such insurance coverage upon signing of this agreement.
9. Licensee will not create or permit to be created or to remain, and will discharge, any lien, encumbrance or charge (levied on account of any mechanic's, laborer's or materialman's lien, or any other conditional sale, title-retention agreement or chattel mortgage, or otherwise) which might or become a lien, encumbrance or charge on the Premises or any part thereof or the income therefrom, having any priority or preference over, or ranking on a parity with, the estate, rights and interest of the Licensor in the

Premises or any part thereof or the income therefrom, and Licensee will not suffer any other matter or thing whereby the estate, rights and interest of Licensor in the Premises or any part thereof might be impaired; provided that any mechanic's, laborer's or materialman's lien may be discharged as set forth in the following sentence. If any mechanic's, laborer's, materialman's lien shall at any time be filed against the Premises or any part thereof, Licensee, within (5) days after notice of the filing thereof, will cause the same to be cancelled and discharged of record by payment, deposit, bond, order of a court of competent jurisdiction or otherwise. If Licensee shall fail to cause such lien to be discharged within the period aforesaid, then, in addition to any other right or remedy, Licensor may, but shall not be obligated to, discharge the same, either by paying the amount claimed to be due or by procuring the discharge of such lien by deposit or by bonding proceeding, all without inquiry into the validity thereof, and, in any such event, Licensor shall be entitled, if Licensor so elects, to compel the prosecution of an action for the foreclosure of such lien by the lienor, with interests, costs and allowances. Any amount so paid by Licensor, and all costs and expenses incurred by Licensor in connection therewith, together with interest thereon at the MAXIMUM LEGAL Interest Rate from the respective dates of Licensor's making of the payment or incurring of the cost and expense, shall constitute debt due and payable by Licensee under this License Agreement and shall be paid by Licensee to Licensor on demand.

10. Licensee shall have sole and full responsibility for the physical security and policing of the premises and shall provide such guards and make such other security provisions as Licensee shall reasonably deem necessary for protection of the Premises and as shall be in accord with the practice of companies similar to that of Licensee when using due care in the protection of their premises. Licensor shall not in any manner or form be responsible for security of the Premises. Licensee shall not use or permit guard dogs on the Premises.
11. Licensee and Licensee's employees, agents, and invitees shall observe faithfully, and comply strictly with all rules and regulations which Licensor may from time to time adopt for the Licensees. Notice of any rules or regulations shall be given in such manner as Licensor may reasonably elect. Failure of Licensee or any of Licensee's employees, agents, and invitees to comply with any rule or regulation after notice by Licensor of violation thereof shall constitute a material default under this License Agreement. Nothing contained in this License Agreement shall be construed to impose upon Licensor any duty or obligation to enforce and rules or regulations or terms or covenants or conditions in any other License or Lease, against any other Licensee or Tenant of the Premises and Licensor shall not be liable to Licensee for violation of the same by any other Licensee or Tenant.
12. Licensor and Licensee, so far as permitted by law, waive trial by jury in any action or proceeding brought by either of the parties hereto against the other, or any matter whatsoever arising out of or in any way connected with this License Agreement. In the event Licensor commences any summary proceeding or action, Licensee covenants and agrees that it will not interpose, by consolidation of actions or otherwise, any counterclaim or other claim seeking affirmative relief of whatsoever nature or description, in any such proceeding or action; and, the Licensee will reimburse the Licensor for the greater of actual expense of attorneys' fees and disbursements thereby incurred by the Licensor, or reasonable attorneys' fees.
13. Notwithstanding any law or statute to the contrary and in addition to the Licensor's right to cancel this License Agreement upon Seven (7) days, in the event that the Licensee or any of the Licensee's employee, agents, or invitees defaults in fulfilling any of the covenants and/or terms of this License Agreement, then upon Licensor serving a written 24 hour notice upon the Licensee specifying the nature of the default and upon the expiration of the 24 hours, if the Licensee and/or its employees, agents, or invitees shall have failed to comply with or remedy the default, then Licensor may serve a written three day notice of cancellation of this License Agreement upon Licensee. Upon the expiration of the three days, this License Agreement and the term thereunder shall end, be revoked, cancelled and expire as fully and completely as if the expiration of such three day period

were the day herein fixed for the end and expiration of this License Agreement and the term thereof and the Licensee shall then quit and surrender the Premises to the Licensor.

14. **Personal Guaranty:** By signing below, Peter Vulaj and Freedom Cruises LLC understands, acknowledges, and agrees that they are personally guaranteeing all provisions under this agreement and all monies that are due or may become due as a result of this agreement, and agree to be jointly and severally liable for any monies due or that may become due hereunder
15. **Licensee shall be responsible for any damage caused to the bulkhead by Licensee REGARDLESS IF IT IS AN ACT OF G-D, OR NATURE, OR STRONG WINDS, ETC. FURTHERMORE, LICENSEE AGREES TO USE A BALOON-TYPE PROTECTIVE BARRIER AT ALL TIMES BETWEEN THE VESSEL AND THE BULKHEAD TO HELP PROTECT THE BULKHEADING. LICENSEE AGREES NOT TO TIE THE VESSEL TO ANY BULKHEAD COMPONENT.**
16. Licensor does not warrant that Licensee's use of the premises are legal. Licensee's sole remedy in the event the use is illegal shall be terminate this agreement. Licensor's sole liability for a breach under this agreement shall be limited to the return of the license fee, pro rata, and shall not be liable for consequential damages etc.
17. Licensee shall not be permitted to sub-lease without express written consent of Licensor.
18. All garbage containers shall be stored on the boat and shall only be brought out on the designated trash pick-up day.
19. **ADDITIONAL SPECIFICATIONS:**
  - i. All notices, communications and any service of process required in connection with anything having to do with this agreement shall be mailed as follows:
    - a. Licensor: 192 Morgan Realty LLC, 675 3<sup>rd</sup> Ave – 8<sup>th</sup> Fl, NYC 10017 and email [Lepmanagement89@gmail.com](mailto:Lepmanagement89@gmail.com) & [WilliamsburgMGMT@gmail.com](mailto:WilliamsburgMGMT@gmail.com)
    - b. Licensee: [Peter@finonewyork.com](mailto:Peter@finonewyork.com) and ADDRESS 1 WALL STREET COURT, NEW YORK, NY 10005.
    - c. IT IS AGREED THAT UNLESS THE OTHER PARTY IS NOTIFIED BY CERTIFIED MAIL RRR AS TO A CHANGE OF MAILING ADDRESS, THE ADDRESS REFERENCED ABOVE SHALL CONSTITUTE A VALID ADDRESS FOR PURPOSE OF SERVICE OF PROCESS, NOTICE, ETC.
    - d. Any permits required by the DEC, the Coast guard, or other agency of NYS or NYC for purpose of docking their boat at the premises to the extent any are required, shall be obtained at sole cost and expense of Licensee.
20. Upon the expiration, termination, or cancellation of this License Agreement, Licensee shall vacate and surrender the Premises. Accordingly, on or before such expiration, termination or cancellation. Licensee shall clean the Premises and the surrounding area and remove all of its property as well as the property belonging to its invitees, employees, agents or representatives. Any and all of the property of the Licensee, its employees, its invitees or its representatives that is left in the premises after the expiration, termination or cancellation of this License Agreement may be deemed to have been abandoned, and may become the property of the Licensor, at the Licensor's sole discretion. Licensee agrees that the Licensor shall have the right to enter the premises and secure possession upon the expiration, termination or cancellation of this License Agreement without further notice and without necessity of court proceeding or action.
21. This License Agreement contains the entire understanding of the Licensors and the Licensee with respect to the subject matter hereof and supersedes all prior oral or written agreements of the parties with respect to such subject matter. This License Agreement may not be modified, waived or revised except by a further agreement in writing signed by the Licensor and the

Licensee hereto. This License Agreement shall be construed and enforced in accordance with the laws of the State of New York.

22. Fax Copies and signature by counterpart shall be deemed valid and enforceable.

23. The provisions of this License Agreement shall survive its expiration, termination, cancellation, and revocation, until the surrender of the premises by the Licensee.

X \_\_\_\_\_  
192 Morgan Realty LLC, Licensor

X \_\_\_\_\_  
Freedom Cruises LLC by Peter Vulaj, member  
DATED

X \_\_\_\_\_  
Peter Vulaj, Person Guarantor  
DATED



**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 5-14-19)**

**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 Revised

The Women's Issues Committee met on: Tuesday, April 2, 2019, at 6:00PM, in the CB #1's District Office, 435 Graham Avenue, Brooklyn, NY 11211 (Corner of Frost Street)

**Attendance:**

Present - Peterson; Cianciotta; Carbone; Gallagher; Kaminski; Leanza; Torres.

Absent - Bamonte; Wilson. Also present were members of the community.

A quorum was achieved.

Committee Chairperson Ms. Peterson noted in attendance there were: 16 men and women.

- 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 throughout the city, on television and nationally.
- 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 recommended that each committee of the board should explore what matters that they are working with and how they in are related to women and what are the priorities for women in their area.
- 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 their voice.
- There was concern about the argument that took place at the last community board meeting. In the future, we need to have a general set of basic agreements that guide how people want the meeting to be conducted and how they want to participate. The board itself should vote on what these guidelines should be. Several people on the committee, including the Chair, agreed to work on a draft document for the next community board meeting. The rest of the board can add their own comments on changes but we need these guidelines to be voted on and available at the beginning of each meeting.

#### **Sexual harassment against women**

- It was noted that there are a series of bills in Albany addressing women and sex harassment that the Assemblyman is very involved in. We will have a representative from his office at the next meeting to report the progress of what's happening with these bills. We, as the women's issue committee, decided that we want to promote the idea before any bills go ahead in the future that the people affected by the topic get to speak first and get their input into what they think is the most important about the bill or legislation.
- Ms. Gallagher provided an update on "Moving On - RE: The Effort to End Sexual Harassment and Violence Against Women". She reported that she brought these issues to her committee and had good responses.
- The committee members discussed concerns regarding sexual assault, rape and harassment. There is concern that it is not clear when exactly an offender is rehabilitated and becomes a part of the community again. What exactly are the terms and who decides?
- Women in the room reported sexual assault, in the form of groping, have been reported on subways, particularly 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). Is this sporadic harassment? Is there a pattern? A time? Is there anything one could point to? We'd like to review what the safety precautions are in the subway. We can bring this to the transportation committee at the community board.



- 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. People talked about other places in the community that made them feel unsafe.

### **Women’s Health**

- 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. It’s important that the politicians and the hospital review the situation and inform people how to protect themselves and their children. Proper information should be provided.
- 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. It’s not clear what the plan is to clean up the air in Williamsburg. Williamsburg has one of the worst air pollution problems in the city. There seems to be a lack of coordination between the different groups that are trying to clean up the environment and improve air quality. We propose a joint meeting with the environment committee and several others to discuss how we can improve coordination and make a clear work plan.
- 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. The women’s swim group filed a discrimination complaint to the Human Rights Commission. The senior centers are still raising the issue that there is not enough exercise available for older women and we want to talk to the Parks Department about what might be possible.

### **Women’s Empowerment and Leadership**

- It was raised at the meeting that there was a video about Ms. Klementowicz, running 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. We’ve agreed to honor and recognize her and make it visible what women do.
- Women do a lot of the volunteer work and are on housing boards, girl scouts, boy scouts, senior citizen boards etc. So we wanted to address how much power people have (in various places, i.e. groups, organizations). Can these be identified? It seems that the power people have on these boards is being taken away. We’re beginning a discussion and review. Is there a reason people are volunteering less? Are women getting equal pay for equal work in local non-for-profits?

- At the end of the meeting the Chair agreed to assign a list of assignments to committee members and to make sure those people that are part of the committee and come regularly are formally recognized as part of the committee. They have to fill out an application and apply formally to Dealice Fuller, the Chair of Community Board 1, to be on the Women's Issue Committee.
- 

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. There may be a special meeting called in May.

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Dear Mr. Esposito,

This e-mail is to follow up our brief conversation we had when we paid a visit to your office on June 3rd shortly before 7 PM. You were busy setting up the meeting and told us to contact you by e-mail.

We lived in the Greenpoint / Williamsburg area for the 27 years and last March moved to 695 Grand St. In our new apartment we bumped into two problems in which we are seeking your help. Both are noise related and are coming from our neighboring buildings. The first of the problems is straightforward. There is a bar, LP & Harmony at 683 Grand St, where patrons are using the backyard patio very late at night, screaming, yelling and generally creating a lot of noise on occasions. Police were called to resolve the issue more than a few times. When we approached the bar keeper about them, he told us that Community Board allowed them to use the backyard at late night hours.

The second problem is coming from building at 675 Grand St. On every first weekend of each month, except for May there were very noisy parties hosted at the party tent in their backyard. The party on May 4th was quiet, maybe because it looked like family gathering for big Indian family wearing traditional garments. We are assuming that this is the party rental space, however we could not find any info about it.

The representative from 90th precinct contacted me regarding my complains about those parties claiming that they talked to building manager who said will cooperate with neighbors.

The party on June 1st was extremely noisy and lasted into afternoon hours on Sunday, June 2nd. I received information on Saturday night that the police is aware of the noise but have no means to access the building. On the morning of June 2nd we observed neighbors even from the buildings on Manhattan Ave and Powers St standing in their windows or balconies trying to find out the source of the loud music. I believe that there were multiple complaints these days since we witnessed police officers from three cars trying to access 675 Grand St around 2 PM on Sunday.

We appreciate your help with solving those issues and telling us what we can do about them.

Regards, Justyna & Andrzej Krasnicki

