



COMMUNITY BOARD No. 1

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BROOKLYN BOROUGH PRESIDENT



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HON. STEPHEN T. LEVIN
COUNCILMEMBER, 33rd CD

HON. ANTONIO REYNOSO
COUNCILMEMBER, 34th CD

COMBINED PUBLIC HEARING AND BOARD MEETING VIA WEBEX NOVEMBER 9, 2021

PUBLIC HEARING

ROLL CALL

Chairperson Ms. Fuller requested a roll call. The roll was called at 6:05 PM, and there were 24 board members present, a sufficient number to call the hearing to order. Chairperson Ms. Fuller requested that the presentation begin.

PRESENTATION: PRESENTATION: UPDATE ON DEVELOPMENT IN BROADWAY TRIANGLE – Progress to develop the NYC owned sites in the Broadway Triangle. United Neighborhood Partners (UNP) is a joint venture of four local not-for-profit organizations or "Neighborhood Partners" [United Jewish Organizations (UJO), Southside United/Los Sures, RiseBoro, St. Nick's Alliance] who along with the builder Mega Contracting, have come together to implement a shared vision for the Broadway Triangle. (Presentation attached)

Project Team: Unified Neighborhood Partners – Los Sures; Riseboro, St. Nicks Alliance, UJO, Mega Contracting Group LLC (builder), Architects - Marvel (Site C)/MAP (Site A & B).

Vision: 390 units of multi-family affordable housing in 5 buildings; landscaped open space; workforce development center; shared community center; coffee shop with youth employment programming; all electric passive house design with rooftop solar arrays; NYS Brownfield Cleanup Program.

Program: Site A - Bartlett Crossing (79 residential unit)

Site B - Broadway Commons (171 residential units)

Site C - Throop Corners (140 residential units)

Mr. Frank Lang, Director of Housing, St. Nicks Alliance and Mr. Drew Vanderburg, Senior Project Manager, RiseBoro Community Partnership provided the presentation. Mr. Lang spoke and provided an overview of the project. He noted that development would have a mix of units and sizes. He discussed the part of the development project called Bartlett Crossing. It would have a two separate buildings with a number of units: 78 units in one and 170 units in the other. Mr. Vanderburg discussed the development which would have multi-family units. On the first floor, there would be 7,000 sq. ft. of space. They plan to have space for workforce development. The buildings would be energy efficient and plan to move away from fossil fuel. There is a space

in the development called Throop Corners and would have inclusionary units. The site will have environmental cleanup. There are other sites shown that the partners have developed. They plan to have work start in early 2022. Mr. Gross asked about parking. Mr. Vega discussed the plan and was in favor of it. Mr. Miceli asked about providing more green space and consider vertical gardens. Greenery (trees and plants) help to filter the air. Mr. Weiser inquired about parking. Rabbi Niederman spoke about supporting the development. There was a lot of work put into the development. It addresses affordable housing. Ms. Maureen Boler asked about the use of natural gas in the building. Mr. Lang noted that there were no gas stoves. The building will have a central system for air conditioning and heating. Ms. McKeever asked about the ULURP process, and what would come before the board. Mr. Lang noted that one of the buildings was shown in the rezoning, but it has been demolished since then.

CALENDAR FOR 2022-2023

Chairperson Ms. Fuller noted the prepared calendar of meeting dates for 2022-2023. The document was previously distributed with the meeting notice. There were no comments made on the calendar and the meeting was expedited. A vote would be taken during the board meeting.

LIQUOR LICENSES:

Chairperson Ms. Fuller asked all to review the list. She asked for any comments.

- 1) 63 Guernsey LLC, dba Spritzenhaus, 33 Nassau Avenue, (Corporate Change, liquor, wine, beer, cider, rest)
- 2) 180 Franklin LLC, dba Bar Americano, 180 Franklin Street, (New, liquor, wine, beer, cider, tavern)
- 3) 232 N 12th Restaurant LLC, dba Santo Parque, 232 N. 12 Street, (Municipal Notice – Expansion onto Municipal Property)
- 4) 260 Meserole Rest Corp, Db a 3 Dollar Bill, 260 Meserole Street, (Expansion onto Municipal Property Permit)
- 5) 732 Townies Inc, dba Twins Lounge, 732 Manhattan Avenue, (Method of operation change, liquor, wine, beer, cider, bar, tavern)
- 6) Abba Bar and Grill Corp, 492 Grand Street, (Corporate change, liquor, wine, beer, cider, rest)
- 7) Bees Knees Management LLC, dba Bees Knees, 67 North 7th Street, (New, liquor, wine, beer, cider, rest)
- 8) Bushwick Triangle INC., 1277 Flushing Avenue, (New, liquor, wine, beer, cider, bar, tavern)
- 9) Coco River LLC, dba TBD, 425 Graham Avenue, (New, liquor, wine, beer, cider, bar, tavern)
- 10) Entity to be formed by Forrest Dein, dba JuneShine, 56 North 6th Street, (New, liquor, wine, beer, cider, bar Tavern) (*Corrected address*)
- 11) Kokomo Restaurant LLC, 65 Kent Avenue (All Night Permit to remain open for New Year's Eve until 8AM on New Year's Day)
- 12) Lafranco Family LLC, dba TBD, 198 Union Avenue, (New, Removal, liquor, wine, cider, rest)
- 13) No Aloha Bar LLC, dba No Aloha, 17 Ingraham Street, (New, liquor, wine, beer, cider, bar, tavern)
- 14) Rosa's on Kent LLC, 254 Kent Avenue AKA 252 Kent Avenue, (New, liquor, wine, beer, cider, pizzeria, café, bar, tavern)
- 15) William S. Somerville, dba Social House Cafe LLC, 60 Broadway, Store 4 East (New [upgrade of existing license], liquor, wine, beer, cider, Bar/Tavern/Coffee Shop]

- 16) Woodfire Collision LLC, dba Lilia Restaurant, 567 575 Union Avenue, (New, Removal, liquor, wine, beer, cider, rest)
17) The Red Pavilion LLC, 1241 Flushing Avenue, (New, liquor, wine, beer, cider, bar, tavern)

RENEWAL

- 1) 425 Graham Avenue Restaurant Inc. dba Las Margaritas Sunset, 425 Graham Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
2) 949 Grand Street Bar Inc., dba Kings Tavern, 949 Grand Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
3) Asian Garden Inc., 157 Franklin Street, (Renewal, wine, beer, cider, rest)
4) City Cafe Inc., dba Fushimi Japanese Cuisine & Lounge, 475 Driggs Avenue, Unit 1 (Renewal, liquor, wine, beer, cider, rest)
5) Fana Works Inc., dba Sunshine laundromat and Cleaners, 860 Manhattan Avenue, (Renewal, wine, beer, cider, tavern, pinball, laundromat)
6) Graham Electric LLC, dba Crystal Lake, 647 Grand Street, (Renewal, wine, beer, cider, rest)
7) Karczma Inc., 136 Greenpoint Avenue, (Renewal, liquor, wine, beer, cider, rest)
8) Leo Grandpa Corp., dba Leo, 318 Grand Street, Unit 1B and 1 C, (Renewal, liquor, wine, beer, cider, rest)
9) Lorimer Pizza LLC, 544 Lorimer Street, (Renewal, wine, beer, cider, rest)
10) Ozi Brooklyn Inc., dba Ozi Dumplings, 19 Bogart Street, Unit 1, (Renewal, wine, beer, cider, rest)
11) Moto Inc., dba Velo, 394 Broadway, (Renewal, liquor, wine, beer, cider, rest)
12) Norwinds Inc., 1043 Flushing Avenue, (Renewal, liquor, wine, beer, cider, rest)
13) Restaurant Krakowska Inc., 68 A Newell Street, (Renewal, beer, cider, rest)
14) Sea Thai Hospitality Inc., 114 North 6th Street, (Renewal, liquor, wine, beer, cider, rest)
15) Selamat Pagi LLC, 152 Driggs Avenue, (Renewal, wine, beer, cider)
16) Quality Rockets Inc., dba Hotel Delmano, 82 Berry Street Aka 120 North 9th Street, (Renewal, liquor, wine, beer, cider, bar)

A comment was made by a resident. He noted that for item #10, the address was incomplete. Entity to be formed by Forrest Dein, dba JuneShine, 56 North 6th Street, (New, liquor, wine, beer, cider, bar Tavern) (*Corrected address*) the address was incomplete. He asked that it be postponed and re-advertised again. There were a few persons who signed up to speak regarding liquor licenses. Ms. Elisa Iberti, resident, spoke about item on the list: #12, "No Bars". She related that the Greenpoint Coalition has met with the applicant and will be working on an agreement between the community and the applicant. Another resident at the block was concerned about use of the backyard and noise. She has a one-years old and the noise is disturbing.

Chairperson Ms. Fuller noted that public hearing was completed and moved the agenda to the board meeting portion.

BOARD MEETING

MOMENT OF SILENCE

Chairperson Ms. Fuller called for a moment of silence, noting that fellow board member Ms. Rachlin had a recent passing in her family.

ROLL CALL

Chairperson Ms. Fuller requested a roll call at 6:48 PM. There were 37 members answering the call, a sufficient number for a quorum. The board meeting was opened.

APPROVAL OF THE AGENDA

Chairperson Ms. Fuller requested a vote on the agenda. Ms. Iglesias made a motion to approve the agenda as written. The motion was seconded by Rabbi Niederman. The motion was unanimously carried. The vote was as follows: 38 "YES"; 0 "NO"; 0 "ABSTENTIONS".

APPROVAL OF THE MINUTES

Chairperson Ms. Fuller called for approval of the Combined Public Hearing and Board Meeting for October 12, 2021. Mr. Gross made a motion to approve the minutes as written. The motion was seconded by Ms. Cabrera. The motion was unanimously carried. The vote was as follows: 38 "YES"; 0 "NO"; 0 "ABSTENTIONS".

APPROVAL OF THE CALENDAR OF MEETING DATES FOR 2022-2023.

Mr. Gross made a motion to approve the calendar as written. The motion was seconded by Mr. Vega. The motion was unanimously carried. The vote was as follows: 38 "YES"; 0 "NO"; 0 "ABSTENTIONS".

PUBLIC SESSION

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

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

Register (by 2P.M.) using the link:<https://www1.nyc.gov/site/brooklyn1/meetings/speaker-request-form.page> Each scheduled participant for this session will have an allowance of two (2) minutes [time permitting.] (No questions will be entertained. Speakers are requested to submit their testimony in writing)

Persons from the public that signed up were not on the call. The agenda was expedited.

ELECTED OFFICIALS

There were no speakers at this time. The agenda was expedited.

COMMITTEE REPORTS

- **SLA REVIEW & DCA COMMITTEE REPORT:** Mr. Burrows, Committee Chair, submitted a written report and asked all to review it. He briefly discussed the report (attached.) Mr. Bachorowski made a motion to support the committee's report and recommendations as written. Mr. Solano seconded the motion. The vote was as follows: 34 "YES"; 0 "NO"; 1 "ABSTENTION" (Kuonen).
- **LAND USE, ULURP & LANDMARKS (subcommittee) COMMITTEE REPORT:** Ms. Teague, Committee Chair, submitted a written report that was distributed (attached). Ms. Teague highlighted the report that discussed the committee's held public hearing and meeting on 1 Java Street. She requested a vote on the report. Ms. McKeever made a motion to accept

the committee's written report. The vote was as follows: 30 "YES"; 0 "NO"; 1 "ABSTENTION" (Miceli).

- **CAPITAL & EXPENSE BUDGET COMMITTEE REPORT:** Ms. Barros, Committee Chair, submitted a written report that was distributed (attached). Ms. Barros highlighted the report and asked for a recommendation. Ms. Teague made a motion to accept the report as written. The motion was seconded by Mr. Gross. The motion was carried. The vote was as follows: 33 "YES"; 1 "NO" (Kuonen); 0 "ABSTENTIONS".
- **TRANSPORTATION COMMITTEE REPORT:** Mr. Eric Bruzaitis, Committee Chair, submitted a written report on behalf of the committee. The report was distributed to the board members (attached). He noted that there were four items to vote on. There was one item for a vote that needed amending of the text. He made an amendment for the recommendation of item #3 and requested to vote on all of the items. Roll call votes were requested.

Vote 1. Letter to DOT: RE: Safety Program reviewed last month. Motion was made by Ms. Iglesias (to approve the letter as written). The motion was seconded by Mr. Gross. The vote was: 34 "YES"; 0 "NO"; 0 "ABSTENTIONS".

Vote 2. Letter to DOT: Draft a letter to DOT asking to alter the traffic rush hours on Friday for religious observation. Motion was made by Ms. Iglesias to approve the letter as written. The motion was seconded by Mr. Gross. The vote was unanimously carried. The vote was: 34 "YES"; 0 "NO"; 0 "ABSTENTIONS".

Vote 3. The letter was subsequently revised at the board meeting after Mr. Weiser submitted the changes. Mr. Bruzaitis amended his report. The revised letter was voted on: to take out the night cleaning regulations in the area of (1.) Flushing Avenue, from Franklin Avenue to Kent Avenue, and (2.) Kent Avenue, from Flushing Avenue to Wallabout Street. Letter to DOT: Motion was made by Ms. Iglesias to approve the letter as revised. The motion was seconded by Mr. Gross. The vote was unanimously carried. The vote was as follows: 34 "YES"; 0 "NO"; 0 "ABSTENTIONS".

Vote 4. Letter to DDC, DEP & DOT (as written) RE: Improving planning coordination with CB#1. Motion was made by Ms. Iglesias. The motion was seconded by Mr. Gross. The vote was as follows: 34 "YES"; 0 "NO"; 0 "ABSTENTIONS".

Mr. Bruzaitis related that the committee was not able to discuss items for the district needs statement because of time constraints. However, a recommendation was received about improving Kingsland Avenue with a redesign. This information was forwarded to the Capital & Expense Budget Committee.

- **BOARD BUDGET COMMITTEE REPORT:** Ms. Viera, Committee Chair, provided a verbal report regarding the committee's prior meeting. They met in October. They had discussed committee approval of an item purchased by the Board's Office. If an item was more than \$500, then it will require committee approval for one item if it goes above this threshold of \$500. She asked for a vote for the action. She said that the budget was already approved and there was very little that went over the threshold. This process would be in place to help with the process. It was noted that a report would be made to the board on the expenditures. Mr. Gross made a motion to approve the committee's recommendation. The recommendation was

seconded by Ms. Foster. The motion was unanimously carried. The vote was as follows: 33 "YES"; 0 "NO"; 0 "ABSTENTIONS".

Ms. Viera noted that a reconciliation of the budget is prepared monthly. The committee meets quarterly. The next meeting date will be announced.

PARKS DEPARTMENT MINUTE – A written report was submitted and distributed for review. Ms. Mary Salig-Husain, North Brooklyn Parks Manager, was welcomed back after being on maternity leave. Chairperson Ms. Fuller congratulated her on her daughter's birth. There were no other comments at this time. Chairperson Ms. Fuller expedited the agenda.

OLD BUSINESS

Chairperson Ms. Fuller asked if there was any old business to raise. No items were raised. The agenda was expedited.

NEW BUSINESS

District Manager Mr. Esposito wanted to give a little footnote and acknowledgement. He spoke regarding the first item heard this evening: Development in the Broadway Triangle. There are many people who are on the community board now that were not around for the voluminous hours that went into making the "Broadway Triangle" project a reality. He wanted to specifically acknowledge the late Assemblyman Vito Lopez, because without his leadership on the project, the site would still be underdeveloped property. Assemblyman Lopez literally set the cornerstones making this project happen and succeeded in bringing all of those community groups together. District Manager Mr. Esposito said it's worth mentioning these facts and thanked the board members for the moment.

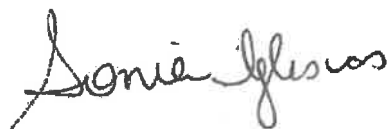
Ms. Teague noted that she will be performing with her band in the evening of November 20th, at Pete's Candy Store, 709 Lorimer Street. There is no cover charge. The performance is scheduled for 10PM. She urged all who are interested to attend and enjoy the music.

ADJOURNMENT

Mr. Vega made a motion to adjourn the meeting. The motion was seconded by Ms. Iglesias. All were in favor. The meeting was adjourned.

Chairperson Ms. Fuller wished all a Happy Thanksgiving.

Reviewed by:



Sonia Iglesias
Recording Secretary



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To adopt the
Land Use Committee
Recommendations on 1 Java
As written

BOARD MEETING AND PUBLIC HEARING DATE: 11/9/21

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	☒	☐	☐	RYAN KUONEN	☒	☐	☐
BOGDAN BACHOROWSKI	☒	☐	☐	YOEL LANDAU	☐	☐	☐
LISA BAMONTE	☐	☐	☐	MARIE LEANZA	☐	☐	☐
GINA BARROS	☐	☐	☐	ABRAHAM LEBOVITS	☐	☐	☐
TEON BROOKS	☒	☐	☐	YOEL LOW	☐	☐	☐
ERIC BRUZAITIS	☒	☐	☐	TRINA McKEEVER	☒	☐	☐
THOMAS J. BURROWS	☒	☐	☐	SANTE MICELI	☐	☐	☒
IRIS CABRERA	☒	☐	☐	TOBY MOSKOVITS	☐	☐	☐
PHILIP CAPONEGRO	☐	☐	☐	MARTIN NEEDELMAN	☐	☐	☐
FRANK CARBONE	☒	☐	☐	RABBI DAVID NIEDERMAN	☒	☐	☐
STEPHEN CHESLER	☒	☐	☐	KAREN NIEVES	☒	☐	☐
MICHAEL CHIRICHELLA	☒	☐	☐	MARY ODOMIROK	☒	☐	☐
THERESA CIANCIOTTA	☐	☐	☐	JANICE PETERSON	☒	☐	☐
GIOVANNI D'AMATO	☒	☐	☐	DANA RACHLIN	☐	☐	☐
ERIN DRINKWATER	☐	☐	☐	BELLA SABEL	☒	☐	☐
ARTHUR DYBANOWSKI	☒	☐	☐	ISAAC SOFER	☒	☐	☐
T. WILLIS ELKINS	☒	☐	☐	ROBERT SOLANO	☐	☐	☐
JULIA AMANDA FOSTER	☒	☐	☐	DEL TEAGUE	☒	☐	☐
DEALICE FULLER	☐	☐	☐	TOMMY TORRES	☐	☐	☐
JOEL GOLDSTEIN	☐	☐	☐	WILLIAM VEGA	☒	☐	☐
JOEL GROSS	☒	☐	☐	MARIA VIERA	☒	☐	☐
KATIE DENNY HOROWITZ	☒	☐	☐	STEPHEN WEIDBERG	☒	☐	☐
SONIA IGLESIAS	☒	☐	☐	SIMON WEISER	☒	☐	☐
MOISHE INDIG	☐	☐	☐		☐	☐	☐
BOZENA KAMINSKI	☒	☐	☐		☐	☐	☐

Time: 7:15 Tally: 30 YES 0 NO 1 ABS 0 RECUSAL



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REVISED
November 9, 2021

TRANSPORTATION COMMITTEE

REPORT

TO: Chairperson Dealice Fuller
and CB #1 Board Members

FROM: Mr. Eric Bruzaitis, Committee Chair

RE: Committee Report from Wednesday,
November 3, 2021 Meeting

The Transportation Committee met on Wednesday, November 3, 2021 (CALLED TO ORDER: 6:34 PM; ADJOURNED: 9:05 PM) via WEBEX virtual meeting platform. A quorum was met.

ATTENDANCE:

Present: Bruzaitis; Weiser; Argento; Elkins; Kuonen; Odomirok; Vega; Breitner*; Costa*;
Kelterborn*

Absent: Drinkwater; Goldstein; Lebovits; Nieves.
(* Non Board Committee Member)

AGENDA

1. NYC DOT South Williamsburg School Safety Project.

A review of the project presented to Community Board 1 at the October 12th meeting.

Ms. Rochelle Brahalla, NYC DOT.

***Presentation attached.**

Ms. Brahalla presented the NYC DOT plan to upgrade three intersections where street treatments will be upgraded to conform with ADA requirements, calm traffic and add features to ensure better safety for pedestrians.

The work is set to begin in the Spring of 2023 and is expected to be complete by the end of Summer 2025. In addition to usual extended timeline for capital projects, there are a number of factors that contribute to the 2025 projected completion: clearance from USDOT and NYSDOT, coordination with NYC DDC and NYC DEP. There is also catch-basin work that has utility challenges.

Committee/Board:

1st Vice Chairperson, Mr. Simon Weiser:

- Asked for clarification at Wallabout & Lynch Streets.
- Reminded the Committee and NYCDOT about the fatality involving a child at Bedford Ave & Wallabout St several years ago. Mr. Weiser suggested that more be done to improve safety at this intersection as either part of this plan or as a stand-alone review.

Ms. Brahalla noted that there would be no changes to the travel lanes and that the plan does include expanding the areas where pedestrians face challenges crossing. She expressed her condolences to the community for its loss, and that that treatments at that location can be looked at by DOT.

Ms. Ryan Kuonen:

- Thanked NYCDOT for the plan.
- Noted that she often transits these areas by bike and considers these improvements important to improving safety.
- Asked if climate resiliency was a factor in the planning and if there are additional plans to address the issue.

Ms. Brahalla & Mr. MD Hassan stated that there are no current plans for bio-swales in this project. There will be a chance to review and consult with NYCDEP, however NYCDOT/DDC are in the final design phase. Ms. Brahalla also suggested adding additional comments for bio-swales and other storm water mitigation in the DOT Portal.

Mr. T. Willis Elkins:

- Forcefully noted that NYCDOT/DEP/DDC must do more “green infrastructure” as part of this project.
- Noted that NYCDEP has put in thousands of rain gardens and are working within blocks of the intersections detailed in the DOT plan and this is a missed opportunity to install more and other mitigation infrastructure while the catch-basin and streets will be open for the construction.
- Reminded DOT that DEP has a state mandate to collect rainwater. By not including mitigation infrastructure, the city will be wasting money when the inevitable inclusion of this infrastructure will be implemented. The city could save a significant amount of money by including mitigation now ahead of construction.

Mr. MD Hassan & Mr. Charles McKearin stated that for this and other projects, DOT always coordinates with DEP and other appropriate agencies. Because this project deals with multiple stand-alone locations, there are challenges in unifying details like the green mitigation across the project.

Mr. William Vega:

- Supported Mr. Elkins comments.
- Stated that agencies must do better coordination to address flooding.
- Noted flooding from Hurricane Ida recently and other massive flooding issues both within Community District 1 and across the city, shows that these infrastructure fixes must be implemented now.

Mr. Kevin Costa:

- Supports Mr. Elkins' position.
- Noted the serious flaw in DOT/DDC/DEP presentation to the board at the end of the design phase. In the future, projects like this should be brought to the board/committee at the beginning so the agencies can understand community concerns and needs and incorporate them into the plan.
- Asked for clarification on how DOT coordinated with DEP.
- Noted that historically, money has been wasted when contractors come back to the city with change orders that also slow down projects. Asked why design-build is not included in DDC's planning structure.

Mr. Charles McKearin stated that there is a preliminary investigation among DEP, DDC and DOT with Capital Project Initiative. The plan has been submitted to CPI and there is a 45-day public comment period (at the time of the committee meeting there were 30 days remaining to submit comments.)

There is an inter-agency/utilities meeting scheduled for December 15th where the mitigation infrastructure can be discussed. This is NOT a public meeting, however comments submitted will be addressed.

Mr. Bruzaitis:

- Suggested that the Environmental Protection Committee coordinate with Transportation Committee over the course of this project since there is a long timeline and may have opportunities to expand the work to include climate mitigation.

Mr. Steven Chesler:

- Noted that the next Environmental Protection Committee meeting is scheduled for November 22nd. The issue could be taken up then.

Public:

Mr. Kevin La Cherra:

- Current NYC climate resiliency maps show flooding threats for the locations in the project.
- Many in the area were affected by the flooding during Hurricane Ida.

- DOT should look at the maps and update plans accordingly.

(VOTE 1) MOTION: Mr. T. Willis Elkins

APPROVE THE NYC DOT SCHOOL SAFETY PLAN FOR SAFETY IMPROVEMENTS AND DEMAND THAT DOT COORDINATE WITH DEP & DDC TO INCLUDE STORM WATER MANAGEMENT AND GREEN INFRASTRUCTURE PRIOR TO CONSTRUCTION.

SECOND: Mr. William Vega

CARRIED UNANIMOUSLY WITH 3 NON-BOARD MEMBERS VOTING IN THE AFFIRMATIVE.

2. NYC DOT Update on Berry St Open Street Treatments.

Mr. Kyle Gorman, NYC DOT.

***Presentation attached.**

Mr. Kyle Gorman updated the committee on the “light touch” (paint etc) features that will be added to Berry Street to improve the function of the Open Street. Some new plantings will be introduced. Noted that at locations where new treatments will be installed, the number of movable barriers will be reduced to one. DOT continues to assume further responsibility for OSP maintenance and is working with the Clean-up Corp to assist with litter issues, cleaning storm drains and other functions.

Mr. Gorman expects to return to the board or committee in late winter to present further treatments and plans for the Spring of 2022.

Committee/Board:

Mr. Vega & Ms. Kuonen.

- Thanked DOT for the improvements. Noted that accidents on Berry are way down since OSP went into effect.

Ms. Katie Denny Horowitz:

- Inquired who is the best contact for issues at specific OSP locations.

Mr. Gorman that the DOT Portal is best. There is also the OSP log and contacting him directly for more complicated issues.

Mr. Paul Kelterborn:

- Noted that trucks were found blocking and it has become an issue, and DOT should look more closely into expanding loading zones for residential deliveries.

Public:

Ms. Kinga Zablocki:

- Expressed concerns that Berry St. residents are still left out of DOT considerations for OSP work.

- Noted that trucks have been using the intersections as loading zones and are blocking access for necessary travel.
- Received harassment from neighbours recently as mourners were gathered at her building after a funeral.

Ms. Maria Natale:

- Agreed with Ms. Zablocki that residents are left out of the conversation and that truck blocking is a problem.
- There are still issues with barriers not deployed and removed at the appropriate times.
- Described problems at the North 3rd/Berry intersection and suggested that the treatments could make it worse.
- She has reached out to DOT several times but has not received a response.

Mr. Alex Schaefer:

- Supports OSP.
- Concerned that the barriers will be reduced to one.

Mr. Kevin La Cherra:

- Supports loading zones to eliminate double parking and blocking of streets for access.
- Noted that the increased restaurant sheds have kept businesses open, and people employed throughout the pandemic and should be considered as part of the OSP program going forward.

Mr. Gorman clarified that the barrier reduction will only occur where the curb extensions are being implemented. The other locations will remain with two barriers. He also stated that DOT is looking at incorporating loading zones as part of the OSP going forward. Other measures are being looked at as well to ensure the program works correctly.

3. **Bedford Slip Plaza Proposal**

Preview of community plan for a NYC DOT Plaza Program to be submitted Spring 2022.

Presentation by Mr. Kevin LaCherra

*Presentation attached.

Mr. La Cherra went thru the community plan to close the slip linking Bedford Avenue to Manhattan Ave, West of Manhattan Ave intersection. The proposal will be submitted in April when DOT opens the Plaza Program application process.

He noted that there is a petition and additional information on Instagram: @bedfordslip Committee/Board:

- Mr. Bruzaitis thanked Mr. La Cherra for the presentation and appreciated that he has already considered issues regarding effected businesses outreach and turn radius issues at the intersection of Bedford & Manhattan Aves.

Ms. Bronwyn Breitner:

- Supports the plan as presented.
- Noted that since some improvements by DOT at this location, visibility is a serious issue and that upgrades to the bike lane are necessary at this very chaotic intersection.
- Suggested that DOT add green infrastructure.

Mr. Vega:

- Confirmed that visibility is a serious issue, and that the defacto open market on the existing painted area needs to be considered.

Mr. Costa:

- Appreciated the modelling included in the community plan and extensive ongoing business outreach.
- Emphasized Ms. Breitner's suggestion for green infrastructure and that the inclusion of bio-swales should be considered.

Mr. Steve Chesler:

- Liked the plan.
- Was encouraged that there has been good business outreach, especially with Billy's Locksmith. He noted that "Billy's" is a legacy business in the community, and everything should be done to preserve that business.

Asst. District Manager, Ms. Marie Bueno Wallin:

- Noted that there may be issues with introducing green infrastructure since the G Train runs adjacent to the project. It has presented problems in the past where drainage issues were brought to DOT.

Public:

Ms. Maria Natale:

- Noted that she is aware that several people posting in opposition to the plan have had their comments deleted from the Instagram account. She suggested that all comments both for and against should be brought forward.

Mr. La Cherra explained that some of the new improvements were generated by Council member Stephen Levin's office.

He also noted that some of the comments in opposition have been personal attacks on him and other community plan members.

Mr. Bruzaitis stated that it is NOT the responsibility of the committee to police comments on any community outreach sites. It is appropriate for the committee to hear community plans that will be presented to DOT. Once the Plaza Program application has been submitted and processed, the Board will hear it and the Transportation Committee will vet the plan for recommendations to the full Board.

At that time, all comments regarding the plan will be heard and made part of the record.

4. **Criteria for Transportation Committee advisory letters to NYC/NYS DOT**

As directed by BK01 Board Chair Fuller at the October 12th Board Meeting, the committee will determine when a transportation related project or street treatment triggers an appearance by either NYC or NYS DOT.

Time did not permit for a full discussion on the most appropriate criteria for requesting additional DOT notification or committee appearance. The committee will take this up at the December meeting.

Ms. Ronda Messer of DOT clarified that the City Charter mandates that the Board be notified for travel lane removal, more than 3 blocks of parking reduction, bike lane removal. DOT is not mandated to appear but has honoured requests from the Board to present. DOT has also requested time on the agenda to inform the Board of upcoming projects.

Ms. Bueno-Wallin noted that in the past, usually, there was more notice and engagement. However lately, across agencies, that the city follows the letter of the Charter rather than the spirit so that the notice serves as a bureaucratic check-off, rather than an engagement with the Board/community.

Review: BK01 Statement of District Needs FY2022

Review of the current District Needs Statement related to transportation infrastructure and consider additions to the statement (focus on pages 19, 21, 27 -32)

Time did not permit a full discussion on transportation amendments to the Statement of District Needs.

Ms. Bueno-Wallin noted that the Board does not need a vote from the committee to add items, and that they can be submitted to the Budget Committee for consideration/inclusion.

Ms. Horowitz suggested that traffic calming around the new Kosciuszko Bridge Park are needed.

Mr. Elkins asked that the following language be included in the Statement of District Needs:

Redesign Kingsland Avenue from Greenpoint Avenue to North Henry Street (behind the wastewater treatment plant) for pedestrian and bicycle safety, parking improvements, and truck traffic flow to better serve both the local businesses and visitors to the Newtown Creek Nature Walk (entrance opened in 2021).

Mr. Kelterborn noted that a stronger statement on improving safety conditions for pedestrian and cyclists should be included.

5. **Old Business.**

(VOTE 2.) MOTION: Mr. Eric Bruzaitis

COMMUNITY BOARD 1 TO DRAFT A LETTER TO NYC DOT TO ALTER THE EVENING RUSH HOUR REGULATIONS ON LEE AVE FROM TAYLOR ST. TO FLUSHING AVE ON FRIDAYS FOR RELIGIOUS ACCOMODATION.

SECOND: Mr. Simon Weiser

CARRIED UNANMINOUSLY WITH 3 NON-BOARD MEMBERS VOTING IN THE AFFIRMATIVE.

(VOTE 3.) MOTION: Mr. Simon Weiser

COMMUNITY BOARD 1 TO DRAFT A LETTER TO DSNY AND NYC DOT TO REMOVE THE NIGHT CLEANING REGULATIONS: (1.) ON FLUSHING AVENUE: BETWEEN FRANKLIN AVE AND KENT AVE; AND (2.) KENT AVENUE FROM FLUSHING AVENUE TO WALLABOUT STREET, AS THESE BLOCKS ARE NOW LARGELY RESIDENTIAL.

SECOND: Mr. Eric Bruzaitis

CARRIED UNANMINOUSLY WITH 3 NON-BOARD MEMBERS VOTING IN THE AFFIRMATIVE.

6. New Business.

(VOTE 4.) MOTION: Mr. Kevin Costa

COMMUNITY BOARD 1 TO DRAFT A LETTER TO NYC DOT, DEP AND DDC TO COORDINATE AND ADVISE THE BOARD OF FUTURE PROJECTS IN ADVANCE OF THE DESIGN PHASE TO IMPROVE PLANNING AND COMMUNITY INPUT.

SECOND: Mr. Paul Kelterborn

CARRIED UNANMINOUSLY WITH 3 NON-BOARD MEMBERS VOTING IN THE AFFIRMATIVE.

TRANSPORTATION COMMITTEE MOTIONS

(VOTE I.) MOTION: Mr. T. Willis Elkins

APPROVE THE NYC DOT SCHOOL SAFETY PLAN FOR SAFETY IMPROVEMENTS AND DEMAND THAT DOT COORDINATE WITH DEP & DDC TO INCLUDE STORM WATER MANAGEMENT AND GREEN INFRASTRUCTURE PRIOR TO CONSTRUCTION.

SECOND: Mr. William Vega

CARRIED UNANIMOUSLY WITH 3 NON-BOARD MEMBERS VOTING IN THE AFFIRMATIVE.

(VOTE II.) MOTION: Mr. Eric Bruzaitis

COMMUNITY BOARD 1 TO DRAFT A LETTER TO NYC DOT TO ALTER THE EVENING RUSH HOUR REGULATIONS ON LEE AVE FROM TAYLOR ST. TO FLUSHING AVE ON FRIDAYS FOR RELIGIOUS ACCOMODATION.

SECOND: Mr. Simon Weiser

CARRIED UNANIMOUSLY WITH 3 NON-BOARD MEMBERS VOTING IN THE AFFIRMATIVE.

(VOTE III.) MOTION: Mr. Simon Weiser

COMMUNITY BOARD 1 TO DRAFT A LETTER TO DSNY AND NYC DOT TO REMOVE THE NIGHT CLEANING REGULATIONS ON: (1.) FLUSHING AVENUE TO KENT AND FRANKLIN AVENUE; AND (2.) KENT AVENUE FROM FLUSHING AVENUE TO WALLABOUT STREET, AS THESE BLOCKS ARE NOW LARGELY RESIDENTIAL.

SECOND: Mr. Eric Bruzaitis

CARRIED UNANIMOUSLY WITH 3 NON-BOARD MEMBERS VOTING IN THE AFFIRMATIVE.

(VOTE IV.) MOTION: Mr. Kevin Costa

COMMUNITY BOARD 1 TO DRAFT A LETTER TO NYC DOT, DEP AND DDC TO COORDINATE AND ADVISE THE BOARD OF FUTURE PROJECTS IN ADVANCE OF THE DESIGN PHASE TO IMPROVE PLANNING AND COMMUNITY INPUT.

SECOND: Mr. Paul Kelterborn

CARRIED UNANIMOUSLY WITH 3 NON-BOARD MEMBERS VOTING IN THE AFFIRMATIVE.

(Report was revised at the 11-9-2021 Board Meeting)



COMMUNITY BOARD No. 1

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BROOKLYN BOROUGH PRESIDENT



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FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

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FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

GERALD A. ESPOSITO
DISTRICT MANAGER

HON. STEPHEN T. LEVIN
COUNCILMEMBER, 33rd CD

HON. ANTONIO REYNOSO
COUNCILMEMBER, 34th CD

November 9, 2021

COMMITTEE REPORT **Capital and Expense Budget Committee**

To: Chairperson Ms. Dealice Fuller and CB#1 Board Members
From: Ms. Gina Barros, Committee Chair
Capital Budget and Expense Budget Committee
Re: Capital & Expense Budget Priorities for 2023

A meeting of the Capital and Expense Budget Committee was held virtually via WEBEX on October 27, 2021, at 6:30 PM.

ATTENDANCE

Present: Gina Barros, Committee Chair, Del Teague, Co-Chair, Janice Peterson, Michael Goldfarb* (Non-board Committee Member.)

Absent: Tommy Torres, Stephen J. Weidberg, Joel Gross and Teon Brooks.

(A quorum was not present.)

Committee members who were present received and reviewed written comments that were submitted for consideration as additions to the 2023 Capital & Expense Budget requests for CB#1. The committee members present reviewed the material, discussed the priorities, and agreed to have the committee chair present them to the board members for consideration. Written comments were received from the CB#1 Women's committee, Chairperson Janice Peterson. A community member, Ms. Priscilla Ghaznavi, also attended and participated in the Capital Budget committee meeting.

Statement of the Capital and Expense Budget for FY 2023

As we all know it has been a painful year and half in our City's history due to the Covid 19 pandemic that has had a massive impact on our budget. We, therefore, recognize that now more than ever the importance of working together with the new administration, city council, community agencies and Mayor's office to address our district's needs. Affordable housing continues to be our top priority that must be addressed as our most critical need. We support the effort to fund affordable development and implement programs to meet the many needs of our residents. Also, parks and open space are critical needs for our district. The Capital budget for parks was frozen for a year. This resulted in an approximately one-year delay for most projects.

We now urge that sufficient funding be provided for the Department of Parks and Recreation to meet these needs.

We support our parks and open space for all aged groups. They provide children with a healthy place to play, and older seniors can have comfortable seating areas & exercise equipment. Another priority is our streets that are overburdened with traffic and we seek relief from the constant wear and tear on our roadways. I have highlighted three priorities, however, all our District funding needs are important, therefore, after the designated number is the name of the responsible agency and an explanation for our request.

Also, of significant importance in submission of our District Needs' priorities requests, we want to highlight that as per the 2020 census data, Brooklyn's population has increased by 9.2 %. Brooklyn is now the fourth largest city on the overall list, after New York City itself, Los Angeles, and Chicago. (Larger than Manhattan.) Furthermore, of Brooklyn's neighborhoods Williamsburg and Greenpoint have experienced the greatest increase in population. This huge increase in the population of our district should benefit with a proportional increase in funding.

The district funding needs are numbered to designate our priorities.

The following changes were made by the Capital and Expense Budget committee.
On the Capital Budget items:

Item #8 MTA/NYCTA – Continuation of the train station upgrading program was modified to include the Hewes train station, (J, M and Z lines), requesting surveillance cameras and improved lighting. There has been an increase in crime at this train station.

On the Expense Budget items:

Item # 20 was moved to #5, as per the community's need for more Mental Health services.

Item # 14 was removed because funding for this type of program is decided at the local level. It was recommended to contact that the Borough Field Support Centers (BFSCs) for the school. This item was Fund Improvement for schools such as more teaching resources, that includes a new school library for PS 250, and installation of air conditioning in the district's schools.

Item #19 on trash removal and street cleanliness was modified to include overspilling garbage cans, and the need to address illegal dumping with the request for surveillance cameras and more sanitation personnel.

Enclosed is a draft of the Budget Priorities for FY 2023.
Respectfully submits the list to CB#! Board Members for adoption.

Thank you.

Brooklyn Community Board No. 1
Draft 10/27/2021
For Community Board Meeting 11/9/2021

Attachment 1

SUBJECT: CAPITAL BUDGET PRIORITIES FOR FISCAL YEAR 2023

1. Creation of a new firehouse in the Northside area.

Responsible Agency: Fire Department

Explanation: The Greenpoint and Williamsburg communities are growing in population and new businesses. With the waterfront development there is a tremendous increase need for enhanced public safety. There is no firehouse to serve the North side community and waterfront area. A new state of the art facility that can house proper modern equipment (such as ladders for high rise buildings) should be created to better service the community.

2. Fund construction & rehabilitation of subsidized/affordable housing, including waterfront and upland areas, in the CB#1 area.

Responsible Agency: Department of Housing Preservation & Development

Explanation: The neighborhoods of Greenpoint and Williamsburg possess critical housing needs and the allocation of funds to provide affordable housing in the district remains a vital concern of CB #1. It is essential that adequate subsidies be allocated to ensure balanced development of our community. OMB supports the agency's position and will accommodate this issue within existing resources. The Capital budget committee asked that they elaborate on what are the existing resources and define what is considered affordable housing, for example at what AMI, Area Medium Income level. It was agreed that it is essential that adequate subsidies be allocated to ensure balance development.

3. Funding for development of parkland per Greenpoint-Williamsburg waterfront rezoning and the Administration's Points of Agreement.

Responsible Agency: Department of Parks and Recreation

Explanation: With the rezoning of the Greenpoint-Williamsburg waterfront areas, the Administration agreed to the development of parkland and stated commitment towards building open space, waterfront esplanade and continuous waterfront access, (Waterfront Access Plan: WAP") as well as improvements to McCarren Park and Pool.

4. Funding to continue the development of Bushwick Inlet Park (including additional construction of the park itself/remediation of the Bayside Fuel Oil site).

Responsible Agency: Department of Parks and Recreation:

Explanation: Funding for the further development of Bushwick Inlet Park (including construction/expansion of the park itself; and the remediation of the Bayside Fuel Oil site and the CitiStorage site). Also, including the renovation of the artificial turf field used for soccer and other sports at the Bushwick Inlet Park. This park was promised to the community when the rezoning occurred on the waterfront. The acquisition of the parcels have moved forward and remediation of the site is the next needed step in making the park a true reality.

5. Surveillance Cameras for the Williamsburg Bridge (roadways, walkway and bikeway).

Responsible Agency: Department of Transportation

Explanation: Request: Install Surveillance Cameras for the Williamsburg Bridge (Roadways, Walkway and Bikeway). Explanation: The Williamsburg Bridge is heavily used by both vehicular traffic on its roadways, and by pedestrians/bike riders on the walkways. Enhanced security by the use of surveillance cameras will increase the public's safety.

6. New Comfort Station for the WNYC Transmitter Park.

Responsible Agency: Department of Parks and Recreation

Explanation: WNYC Transmitter Park is a very well used open space on our waterfront. It does not have a comfort station that could accommodate the many users, including children and their families. A comfort station is greatly needed on the site.

7. MTA/NYCTA – Continuation of the Station upgrading program (G, L, J, M lines) to also include surveillance cameras for "L" (Bedford Avenue station) & "G" lines (Metropolitan/Grand/Lorimer Street Station) and a public address system on the "G" – Greenpoint Avenue Station. Identify/fund subway train stations in CB#1 that are to be upgraded with elevator access. The committee also request that the Hewes train station, (J,M and Z lines) be added to the upgrading program, requesting surveillance cameras and improved lighting. There has been an increase in crime at this train station.

Responsible Agency: Transit Authority

Explanation: Fund continuation of the train stations upgrading program, include camera surveillance and improved lighting for added public safety.

8. Department of Education projects scheduled in SD-14 to start or complete (i.e. renovations to include

Automotive Trades HS, 850 Grand Street Campus, Van Arsdale Campus).

Responsible Agency: Department of Education:

Explanation: Department of Education Projects scheduled to upgrade schools in SD-14 to start or complete this year (for example: Renovations to Include Automotive Trades HS; 850 Grand Street Campus; (Williamsburg HS for Architecture and Design *aka Van Arsdale HS*). Many of the schools in the district are very old and require modernization, upgrading of their physical structures and/or replacements of heating/cooling systems. Responsible Agency: Department of Education. (OMB supports the agency's position as follows: This request includes more than one proposal. Funding for part is recommended.)

9. Redevelop NYCHA Playground on Roebling & South 9th Street.

Responsible Agency: Housing Authority

Explanation: Redevelop NYCHA Playground on Roebling Street and South 9th Street. This park is well used by the community. The playground is aged, in great need of upgraded equipment and infrastructure.

10. Construct a new schoolyard at PS 18.

Responsible Agency: Department of Education

Explanation: Request: Construct a New Schoolyard at PS 18 (Located at 101 Maujer Street). This elementary school accommodates many Pre-K through 5th Grade students. Its schoolyard is quite outdated with broken concrete/asphalt areas. Renovations are needed to modernize it (work should include the installation of new play equipment and safety surfaces). OMB's update is that work on this project/program will be finished by FY 2021.

11. Advance construction proposed for a new school (P.S./I.S.) at the Dupont Street site.

Adopted Budget

Responsible Agency: Department of Education

Explanation: Request: Construction Proposed for a New School (P.S./I.S. A New School (Elementary School/Intermediate School - PS/IS) at the Dupont Street Development Site.

Explanation: A new school is proposed at the development site on Dupont Street. We urge that District 14 and the District's CEC are consulted and play a lead role with any planning for the school.

(Reconstruction of Streets- numbers 12- 20 priorities)

Responsible Agency: Department of Transportation

12. Trench Restoration/Reconstruction for Withers Street, between Humboldt Street and Wood point Road.

Explanation: The roadway on Withers Street, between Humboldt Street, between Humboldt Street and Woodpoint Road is severely deteriorated and sunken in, making it unsafe for both pedestrian and vehicular traffic.

13. Reconstruct Metropolitan Avenue from Varick Avenue to Scott Avenue.

Reconstruct Metropolitan Avenue, from Varick Ave. to River Street.

Explanation: This piece of roadway receives much traffic and is a truck route. The street needs reconstruction to correct several poor conditions that exist. Responsible Agency: Department of Transportation

14. Reconstruct Grand Street from Grand Street Bridge to River Street.

Explanation: Reconstruct Grand Street, from Grand Street Bridge to River Street. Explanation: This piece of roadway receives much traffic and is a truck route. The street needs reconstruction to correct several poor conditions that exist.

15. Reconstruct Driggs Avenue from Lorimer Street to Division Avenue.

Explanation: Reconstruct Driggs Avenue from Lorimer Street to Division Avenue. Explanation: Driggs Avenue is a very heavily traveled street in the District. This stretch was not worked on in several years and is in poor condition. This road carries traffic that goes to the Williamsburg Bridge and is often used as a detour route.

16. Reconstruct Meserole Street between Bushwick Avenue and Union Avenue

Explanation: Reconstruct Meserole Street between Bushwick Avenue and Union Avenue.

Explanation: Reconstruction of this street is needed to prevent a future disaster. Currently, this street is in deplorable condition and in constant danger of a cave- in. Rampant truck traffic throughout the district has severely deteriorated the base of this street.

17. Reconstruct Montrose Avenue from Union Avenue to Bushwick Avenue.

Explanation: This street is a major connection from the western part of the district to East Williamsburg. This heavily traveled street is in poor condition and requires reconstruction to correct the many road defects and cave-ins along the stretch of Montrose running from Union Avenue to Bushwick Avenue.

18 Reconstruct and widen Grand Street Bridge (aka the Penny Bridge)

Explanation: This heavily utilized bridge is severely outdated and presents hazardous conditions for vehicles and pedestrians who use it. It is too narrow for the passing of trucks at the same time (East and West bound). **CB#1 vehemently opposes any proposed plans to use Maspeth Avenue as a detour route for this project.** The updated adopted agency response is that this project was funded in prior fiscal year and the preliminary design contract has been let.

19. Reconstruct Scholes Street from Morgan Avenue to Union Avenue.

Explanation: Scholes Street suffers from severe sinking of the roadbed along the stretch from Morgan Avenue to Union Avenue. It needs trench restoration.

20. Reconstruct Frost Street and the sidewalks from Debevoise Avenue to Morgan Avenue.

Explanation: This roadway is in a state of disrepair and requires reconstruction.

21. Reconstruct Lorimer Street from Broadway to Nassau Avenue.

Explanation: This heavily utilized street, which serves as a bus route, has experienced extensive deterioration and now requires comprehensive reconstruction. (The department of transportation has requested funding for this project.)

22. Renovation of McCarren Park Handball Courts

Responsible Agency: Department of Parks and Recreation

Explanation: Handball courts in McCarren Park are frequently used by the community, as many people enjoy playing handball. It was noted at the Capital budget committee meeting on 3/10/2021, that handball games have been a large part of the culture for those who grew up in Brooklyn and remain so today. Furthermore, it is affordable to both adults and children.

23. Replace sidewalks around Williams Plaza (aka Jonathan Williams Development - NYCHA) from Division Avenue/South 9th Street/Broadway/Marcy Avenue to the Newtown Creek.

Responsible Agency: Department of Transportation

Explanation: These sidewalks are in disrepair around the development. OMB supports the agency's position. More information is requested from the community board, however, before making a funding decision.

24. Reconstruct Maspeth Avenue from Vandervoort Avenue to the Newtown Creek

Responsible Agency: Transportation Department

Explanation: This section of Maspeth Avenue is in the industrial area and carries both truck and vehicular traffic.

The roadway is in deplorable condition and requires reconstruction.

25. Improve lighting at the Mt. Carmel Triangle Park and Monument (BQE Park.)

Responsible Agency: Department of Parks and Recreation

Explanation: Improved lighting at the Mt. Carmel Triangle Park and Monument (BQE Park).

26. Restore and fund redevelopment of “Sand Park” under the Williamsburg Bridge

Responsible Agency: Department of Parks and Recreation

Explanation: This park was basically abandoned over the years and subject to storage by work contracted on the Williamsburg Bridge.

27. Improvement for the concrete triangle at Williamsburg Street & Rodney Street.

Agency Responsible: Department of Parks and Recreation:

Explanation: Request funds to make sidewalks safer for pedestrians to walk and include the installation of much needed lighting.

28. Request that seats and a bus shelter be added at the following MTA bus stops.

Agency Responsible: Department of Transportation

- Bus stop #B44 bus stop; Bedford Ave & Wallabout. This is the last bus stop for the buses that don't continue to Bridge Plaza.

- Bus stop #62 bus, on Roebling between South 8 & South 9th Street. The buses are rarely on time.

- Bus stop #62 and #67, on Wythe Ave & Clymer St. This bus stop is in front of the park. There is already a bus shelter across the Street at the #62 bus stop, therefore, this bus stop also needs a bus shelter with seats.

- Bus stop, located on Lee Ave between Taylor St. & Wilson Street. There is already a double bus shelter at the #44 & B11 bus stop. On the cobalt stone between the trees in front of the Ballfield, there is space for some small round tables with some chairs around them. There is a lot of pedestrian traffic within those blocks.

Explanation: This incentive would entice the population to travel more by bus, such as when traveling to and from work, appointments and errands. Also, it would address the needs of Seniors and persons who have a disability. It would make life easier and travel more comfortable.

Continued Support Items

- Support needed improvements for McGolrick Park

- Expand Neighborhood Park and Playground Restoration Programs

- Install Lighting for the Tennis Courts at McCarren Park

- Complete all phase of development and improvement for the waterfront area/parkland at (a.) the foot of

Greenpoint Avenue-WNYC Transmitter Park (Old WNYC Tower Area): (b) Division Avenue Ferry Park

- Support needed improvement for Cooper Park:

Responsible Agency for the above: Parks Department

Footnote: For Seniors the exercise equipment in the parks need to be upgrade so women can reach the bars.

- Support the Plaza Project at Moore Street Market;

Responsible Agency: Department of Transportation

Brooklyn Community Board No. 1
Draft 10/27/2021
For Community Board Meeting 11/9/2021

Attachment 2

SUBJECT: EXPENSE BUDGET PRIORITIES FOR FISCAL YEAR 2023

1. Increase funding for Community Boards.

Responsible Agency : Mayor's Office of Management and Budget

Explanation: Request: They need to be able to hire planners and other skilled professionals to evaluate Development Projects. Charter mandated Community Boards are vital cogs in the City's operating process. Community Boards play a formal role in decisions on land use, have input on capital & expense budgets, & monitoring of service deliver-essentially servings as little "City Halls" for their communities. They are responsible sounding boards for the local elected officials and act in consultation with them. They provide constituents an opportunity to have their voices heard on numerous issues. Restorations should be included in the Community Boards' FY 2022 Adopted Budgets.

2. Fund the operations of a newly created firehouse (FDNY) in the Northside.

Responsible Agency: Fire Department

Explanation: The closure of the firehouse at 136 Wythe Avenue serving the mixed-use north community leaves this expanding residential neighborhood without adequate fire protection. Loft conversion and future development planned for the waterfront will greatly increase the population and businesses in the area requiring fire protection.

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

Explanation: More funding is needed because of the more and more displacement Help to fight harassment and illegal displacement.

Responsible Agency: Department of Housing Preservation and Development

OMB supports the agency's position as follows: Use the agency's application/RFP procedure.

4. Increase significantly park maintenance funds and increase operations/recreation staffing at specific CB #1 parks and playgrounds (including support equipment). Include additional hours for women's swim time at Metropolitan Pool.

Responsible Agency: Department of Parks and Recreation

Explanation: The recreational and exercise need of all age groups is supported since children and the elderly greatly benefit from recreational activities and exercise.

5. Increase the staffing of outreach programs that handle education, testing and counseling for COVID-19 and other infectious diseases (i.e.- TB/AIDS/ZIKA), and addictions (nicotine cessation (smoking/vaping), and drug abuse. Address the needs of women arising from the COVID-19 Pandemic, include thwarting a rise in cases of domestic violence.

Agency Responsible: Department of Health and Mental Hygiene

Explanation: There is a Mental Health Crisis in the Williamsburg and Greenpoint community due to overuse and abuse of drugs that had led to homelessness, domestic violence and increase in crime rate. Also because of Covid19 those who have not left their homes, especially Seniors, have become severely depressed. They are in need of outreach and counseling. OMB response is that DOHMH manages a variety of HIV programs that include education, testing, and counseling. They will review and assess the request for additional programming, which would be contingent upon available funds. Data suggests that crystal meth is not very prevalent in NYC; however, we are gathering information about current practices of use to ascertain whether use is rising again. There are concerns about other emerging synthetic drugs, such as synthetic marijuana and bath salts. The DOHMH is working on initiatives with their colleagues at the State level to reduce availability.

6. Increase significantly the Department of Youth and Community Development Agency's community board fair share, after school, and summer and recreation funding for CB #1. Address the myriad of needs for children during the COVID-19 Pandemic, including educational choices (i.e. - remote learning, blended learning).

Agency Responsible: Department of Youth and Community Development

Explanation: Children and young adults need more support now than ever to have both educational and recreational needs met, especially in a growing digital divide.

7. Funding to support subsidies to lower rents for senior citizens, to reduce an increase in homelessness.

Agency Responsible: Department of Housing Preservation and Development. OMB supports the agency's position as follows: The agency will accommodate this issue within existing resources.

8. Increase funding of Homecare Services and the Homebound Meals, especially providing these services for the frail and elderly during the COVID-19 Pandemic. The elderly relies on their local senior citizen centers for daily social interaction, meals, counseling and easy access to programs to combat depression and social isolation.

Agency Responsible: Department of Aging

9. Create a new fund for the Affordable Housing and Infrastructure Fund (\$10 million) created under the Administration's Points of Agreement regarding the Greenpoint-Williamsburg waterfront rezoning.

Agency Responsible: Department of Housing Preservation and Development

Explanation: A new fund is requested. The Affordable Housing and Infrastructure Fund (\$10 Million) was created under the Administration's Points of Agreement regarding the Greenpoint-Williamsburg waterfront rezoning. Proceeds from this fund will only be available to development parcels that make use of the waterfront inclusionary housing program referenced in the agreement, and that participate in the esplanade transfer program (as noted in the agreement's Open Space section). Funds will be used to partially offset site-specific infrastructure costs.

10. Provide safe street crossing/continued presence (NYPD Crossing Guard Post) at Jackson Street & Kingsland Avenue for children attending various local schools/after

school programs (St. Francis Developmental School, PS 132, St. Nicholas/Rosary Academy, IS 49 Campus, Grand Street Campus/Beacon Program, IS 126/Beacon Program, School Settlement House Association).

Agency Responsible: Police Department

Explanation: As per Police Department Budget Consultation Meeting dated 9/30/2021, precincts received request from the community for new school crossing guard posts and increases in SCG allotments for each command. Traffic Safety teams in each precinct conduct analysis of collisions around school locations which helps to indicate if a SCG post is needed at that location.

11. Expand funding for library operations – Brooklyn Public Library, including branches within CB #1; fund extended days/hours; fund computer catalogue and increase book budget.

Responsible Agency: Brooklyn Public Library

Explanation: We are aware that the Brooklyn Public Library has, in the past, been underfunded relative to the other NYC library systems. We urge that this inequality be completely eliminated and that a fair proportion of the system's funds be allocated to CD1's four local branches. Public libraries are for all age groups. For some people in the community: it is the only computer they get to use. For children: it not only offers a free selection of a variety of books, but a quiet space to do their homework.

12. Fund new science labs for schools (including middle school grades) in District 14/Region 8 located within the confines of Community Board No. 1's district.

Department of Education:

Explanation: Request: Fund New Science Labs for Schools (including middle schools) (District 14/Region 8) Located Within the Confines of Community Board No. 1 District. Explanation: New science labs are needed in the various schools in our District. The labs would provide new facilities or replace outdated ones and utilize modern equipment for instruction.

13. Establish additional daycare or head start programs to serve Greenpoint/Williamsburg that are now underserved. Continue these services during the COVID-19 Pandemic, and well into the future.

Responsible Agency: Department of Education

Explanation: Establish additional daycare or head start programs to serve Greenpoint/Williamsburg that are now under-served.

14. Expand the park enforcement patrol project to incorporate McCarren Park (including Park Rangers).

Responsible Agency: Department of Parks and Recreation

Explanation: McCarren Park is a heavily utilized regional facility that should receive an allotment of this patrol force to provide increased security and supplement the efforts of the overworked departmental staff.

15. Fund a comprehensive air quality study/anti-asthma initiative for Greenpoint and Williamsburg; (b) funding of a comprehensive study of the environmental health hazards and its cumulative effect on CB #1, including DEP wastewater treatment plant.

Responsible Agency: Department of Health and Mental Hygiene

Explanation: Community Board No. 1 has been impacted by many adverse environmental factors (i.e., Mobil Oil spill [The Greenpoint oil spill is one of the largest oil spills ever recorded in the United States], toxic waste, transfer stations, air pollution, etc.). A comprehensive study is needed to assess these impacts and develop resolutions, such as anti-asthma initiatives, to be implemented. The Study should include the DEP Wastewater Treatment Plant. We remain concerned about the many public safety needs for the COVID-19 pandemic.

16. Fund a comprehensive traffic "Blueprint Study" for Greenpoint-Williamsburg.

Responsible Agency: Department of Transportation

Explanation: A comprehensive study of traffic in the district is needed. This "Blueprint Study" is to thoroughly assess the district and address current and future transportation needs of Greenpoint and Williamsburg. OMB supports the agency's position and will try to accommodate this issue within existing resources.

17. Establishment of a senior citizen center to serve southwest area of Williamsburg, central to Division Avenue and Clymer Street (continued funding).

Responsible Agency: Department for the Aging

Explanation: At the present time, accessible senior center services do not exist for the expanding senior citizen population of the west area of Williamsburg. Although we are aware of the current funding constraints regarding senior center services, the existing needs compel us to support the establishment of such a facility in the area central to Division Avenue and Clymer Street.

18. Fund a Greenpoint/Williamsburg Water Transportation Study, including ground/land based connections.

Responsible Agency: Department of Transportation.

Explanation: Fund a Greenpoint/Williamsburg Water Transportation Study, including ground/land based connections. The committee request this study because additional water transportation will be needed because of the increase in development that is we're going to be getting on the waterfront and an increase in population.

19. Trash Removal and Street Cleanliness.

Responsible Agency: Department of Sanitation

Explanation: The Williamsburg and Greenpoint population has surged according to the 2020 Census. This significant increase in the population has impacted trash removal and street cleanliness. Expand the refuse collection program for NYCHA and other large housing developments (to include the Board of Education and Senior Citizens facilities). Implementation of this request will provide relief to the residents of Community Board No. 1's eight public housing developments (6,506 units); Lindsay Park Mitchell-Lama housing (2,800 units), who suffer from chronically inadequate refuse collection services.

20. Trash Removal and Street Cleanliness (litter baskets, illegal dumping

Responsible Agency: Department of Sanitation

Explanation: Maintaining /increasing litter basket service: In general, to provide litter basket services along busy commercial strips with heavy pedestrian traffic. There are chronic hotspots of illegal dumping major problem that need to be targeted. We request funds for additional

surveillance cameras and Sanitation Police Officer headcount in these knowns illegal dumping locations.

21. Increase funding of the "Green Street Program" for projects in CB #1, including the much needed improvements, and replace fencing of park triangles.

Responsible Agency: Department of Park and Recreation:

Explanation: These improvements made under the "Green Street Programs" have benefited the community and provided additional greening for the area that has been lost due to the beetle (Asian Long Horn Beetle) infestation. This program should include areas that need improvements and fencing such as the park triangles: Badame Sessa, Father Giorgio, and the Memorial Gore at Maspeth Avenue, Bushwick Ave./Metropolitan Avenue.

22. Increase allocation for rehabilitation loan programs.

Responsible Agency: Department of Housing Preservation and Development

Explanation: OMS supports this affordable housing request that will try to accommodate with existing resources.

23. Continue/expand the building inspector training program; increase the number of inspectors (DOB) for CB#1.

Responsible Agency: Department of Buildings:

Explanation: OMB did not support this request, however, we disagreed because of the increase of huge building development in the community. We will need an increase in number of building inspectors and an increase in training program to trained inspectors to be skilled enough to do this. The number of building inspectors should increase in proportion to the increase in the huge building development that is now impacting our community.

24. Increase funds of street signage for designated truck routes.

Responsible Agency: Department of Transportation

Explanation: Community Board No. 1 has a number of truck routes. However, trucks often use other streets in the district to travel, therefore, signage is needed to keep trucks on their designated routes. The adopted agency response was that this request was not recommended for funding, however, the committee disagreed. We are a district that has a lot of trunk traffic and needs to keep trucks on the designated routes and off residential street. This problem is only getting worse with more developments. We need the additional signage to make sure the trucks stay on their designated routes, not just look at a map. Signage that lets them know where they don't belong.

25. Acquisition of a replacement site for relocation of the MTA facility (Emergency Response Unit & Depot of crosstown buses) at 65 Commercial Street.

Responsible Agency: Transit Authority.

Explanation: This matter was never truly resolved and needs to be addressed.



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

HON. ERIC L. ADAMS
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

MARIA VIERA
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

GERALD A. ESPOSITO
DISTRICT MANAGER

HON. STEPHEN T. LEVIN
COUNCILMEMBER, 33rd CD

HON. ANTONIO REYNOSO
COUNCILMEMBER, 34th CD

November 9, 2021

COMMITTEE REPORT

Land Use, ULURP and Landmarks [subcommittee] Committee

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

FROM: Del Teague, Committee Chair

RE: Committee Meeting Held Public Hearing
and Committee Meeting – November 1, 2021
(via WEBEX)

The Land Use, ULURP & Landmarks [subcommittee] Committee met in the evening of Monday, November 1, 2021, at 6:30 PM (via WEBEX)

Attendance:

Present- *Board Members:* Teague; McKeever; Chesler; Kaminski; Miceli; Niederman; Sofer; Vega; Weidberg. *Non-Board Members:* Andrews; Berger; Kantin; Kawochka,

Absent- Board Members: Viera, Drinkwater, Indig, Lebovitz, Knieves, Solano, Weiser. *Non-Board Members:*

(A quorum was present.)

Agenda: This is an application by 1 Java Owner LLC (the “Applicant”) for land use approvals related to 1 Java Street (Brooklyn Block 2538, Lot 1 & Block 2530, p/o Lot 20) (the “Development Site”). The State of New York owns a portion of the Development Site that is under water and the Applicant owns the remainder. The State and Applicant are currently pursuing a zoning lot merger to form a single zoning lot consisting of the Development Site. The Applicant requests the following actions:

a.) A waterfront zoning authorization pursuant to ZR Section 62-822(b) for modifications to the otherwise applicable requirements of ZR Sections 62-60 and 62-90 to the Development Site, in order to address existing pier conditions and to create a superior design for the waterfront.

b.) A waterfront zoning certification pursuant to ZR Section 62-811 for compliance with the provisions of ZR Sections 62-50, 62-60 and 62-90 on the Development Site, as modified by the proposed authorization under ZR Section 62-822(b).

These actions, if approved, would facilitate the development of publicly accessible open space on the Development Site in connection with the construction of an as-of-right mixed-use, primarily residential building on the Development Site. The building would contain approximately 611,502 square feet of floor area and approximately 800 to 850 dwelling units, including affordable housing provided in accordance with the Inclusionary Housing Program.

Public Hearing:

The application was presented by Isaac Henderson and several other members of Fried Frank. Mr. Henderson explained that the current application did not involve the residential development but was limited to modifications to the waterfront requirements of ZR Sections 62-60 and 62-90 to create a superior design for the waterfront. The requested modifications include the following:

a.) Plantings within a screening buffer to have a height of less than the height of four feet and less than 50% evergreen species, contrary to the requirement under ZR Section 62-655(a)(7)(i);

i.) Maintaining the existing non-complying guardrails of the India Street Pier and providing wooden guardrails surrounding the proposed river reveal, contrary to ZR Section 62-931(c).

The presenters shared descriptions and visual renditions of the projected over-all plans for the open space, which involves a varied use of step-downs, native plantings, seating groups, lawn space, tidal pools, and riparian gardens. He said it is expected that in addition to the traditional uses of the open space, the community will be able to use the space for on-lawn exercise classes, performances, meetings, and block parties.

One person spoke on behalf of union workers and the need to provide living wages to the workers.

The committee members recognized the developer's genuine efforts at outreach and communication with the community and Parks Committee in working toward a design that included community input. Several members expressed a preference for a more fluid rather than boxy design. Others said they were satisfied with the design and stated that they felt that the community was given ample opportunity to give input into the final design. It was agreed that these concerns were at this time beyond the scope of what was being voted on.

Committee Meeting:

After the public hearing the committee met to discuss the application.

Ms. Kaminski made a motion to support the committee's recommendation (below) to approve parts of the application and deny the variance portion regarding the fencing, and support recommendations made to the developer as noted in the report. The motion was seconded by Ms. Naplatarski. The motion was carried. The vote was as follows:

YES: 13 (Board Members: Teague; McKeever; Chesler; Kaminski; Niederman; Sofer; Vega; Weidberg) (Non-Board Members: Andrews; Berger; Kantin; Kawochka; Naplatarski.)

NO: 1 (Miceli)

-1- To approve the variance regarding the screening buffer, which will allow more visibility of the waterfront.

-2- To disapprove the variance allowing the unsightly and non-conforming fencing that is currently on the pier; and

-3- To approve the addition of wooden tops on the guardrails surrounding the proposed river reveal. The addition of the wood will blend nicely with the wooden benches.

The committee also agreed to make the following recommendations to the developer:

-1- To explore the possibility to make the design more fluid; and

-2- To use native Virginia Pines in the planting.

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

COMMUNITY BOARD NO. 1 QUESTIONNAIRE FOR LAND USE ITEMS

(Please complete this questionnaire and return to District Manager 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.)? Waterfront zoning certification and zoning authorization pursuant to ZR Section 62-822(b) and 62-811.

1. For Ownership:

- a) Who are the owners? 1 Java Owner LLC
- b) If a corporation, who are the principles? Entity controlled by LendLease
- c) What kind of a corporation? LendLease is a publicly owned company

2. For Developers:

- a) Who is the developer if it is different than the owner? LendLease
- b) What is their experience with this type of development? LendLease has developed or constructed over 1,100 residential units in NYC since 1979
- c) Is there a sponsor(s) of the project (i.e. a CBO, NYC Housing Partnership, NYCHA?) No

3. Financing:

- a) What is the cost of the project? TBD
- b) How is it financed? It will be financed through debt and equity
- c) Will there be tax abatements? Subsidies? Project qualifies for Affordable New York Tax Abatement Program

4. Land:

a) What information can be provided about the land? Who owns the land? 1 Java Owner LLC owns the property and purchased it in October 2020

b) What is the condition, status and uses on the property and the zoning? Use groups? Property is currently vacant and includes the India Street Pier

c) Has there been an environmental assessment or scope of an impact statement prepared for the proposed action? No

d) Will the land be purchased? What is the cost of the land? Land is purchased
When was the property purchased? Oct. 2020 What was the cost? 110 million

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

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

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

5. Construction:

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

b) What is the time frame of the work (i.e. begin/end, etc.)? Begin 1Q2022 End 2025

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

6. Project Information:

a) Describe the project in terms of the proposed use(s) such as retail, office, commercial, loft, community facility, etc.)? 1 Java will transform a full city block into a mixed income development with approx 850 resi units, 30% of which are affordable, approximately 13,000 square feet of retail, and 285 parking spaces

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? Approximate 850 units 30% of which will be affordable. The unit mix is to be determined but will be a mix of studios, 1, 2 and 3 bedroom units.

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? _____
The cost of the rentals will be determined prior to lease-up.

d) Will there be financing for the units? What are the terms? _____
Yes there will be financing. The terms will be determined once lender is selected.

e) Who is the lender? To be determined

7. Marketing:

a) How will the project be marketed? Advertised? To be determined, but affordable housing will be consistent with HPD guidelines.

b) If newspaper, which ones? TBD

c) When will the projects be marketed (before, during or after construction)? _____
Marketing to be started approximately 10-12 months prior to first TCO.

d) What will be the outreach? TBD. A marketing plan is still being developed.

8. Project Characteristics:

a) Will the project be consistent with the surrounding buildings (i.e. height, FAR/Floor Area Ratio, conforming)? The project is being developed as of right and complies with zoning. The height and floor area is consistent with other new development on Greenpoint-Williamsburg waterfront.

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

c) Special populations for the project (i.e. homeless, low-income, SRO, etc.) The project will reserve 30% of units for affordable housing consistent with affordable New York and voluntary inclusionary housing with units reserved for persons between 80 to 125 percent of AMI.

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? Yes, the project is providing waterfront public access areas
- b) Will there be landscaping? Fencing? Street tree planting? Yes, there will be landscaping. The design is being presented as part of the presentation.
- c) Will parking be provided for (indoor, outdoor, on-street)? Will a waiver be requested? On-site parking will be provided in ground level garage.
- d) What amenities, if any, will be incorporated with the project? How were they developed and with who (i.e. tenants, residents, community group)? Building amenities are still being planned and will be made available to all tenants.

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

Site is currently vacant with an on-grade slab

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

No

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

- a) List previous industrial uses and processes: An Independent Energy Plant (IEP); *sash, door and blind factory/sheet metal works (fabrication); *truck repair; *gasoline tank and pumps for fueling; *bottling plant warehouse; *plastics manufacturer; and *parking

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

The primary soil contaminants of concern for the Site are semivolatile organic compounds. SVOCS are the result of contaminated historic fill being placed on the Site many years ago prior to current ownership. This is extremely common in NYC.

c) List Hazardous Waste Disposal permits for prior operators:

Unknown

d) List any proposed remediations:

All cleanup activities will be completed under NYSDEC regulation and oversight. During cleanup activities, a detailed Health and Safety Plan (HASP) will be implemented to mitigate concerns with noise, potential odors, and traffic associated with the cleanup. Further, as described above, a CAMP will be implemented to ensure that dust and vapors do not impact the surrounding community.

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

PREPARED BY:

TITLE:

SIGNATURE:

DATE:

CONTACT # ()

FAX # ()

Community Board #1
Supplemental Land Use Application Information

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

A. Project size

Commercial: (sq ft)	<u>13,000</u>
Manufacturing (sq ft)	<u>0</u>
Residential (sq ft)	<u>713,000 including parking</u>
Total (sq ft)	<u>726,000</u>
Height (feet)	<u>TBD</u>
Height (stories)	<u>TBD</u>

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

B. Residential projects

	Σ # of units	# affordable
0 bedroom (studio)	<u> </u>	<u> </u>
1 bedroom	<u> </u>	<u> </u>
2 bedroom	<u> </u>	<u> </u>
3 bedroom	<u> </u>	<u> </u>
≥ 4 bedroom	<u> </u>	<u> </u>
Total units	<u>850</u>	<u>255</u>

Market-rate units

Rental or condo?	<u>Rental</u>
Estimated cost/rent psf	<u>TBD</u>

(market rate units only)

Affordable units

Rental or condo?	<u>Rental</u>
------------------	---------------

Distribution of affordability by % of AMI

10 percent of the units are at 80% of AMI. 15% units at 125% and 5 percent
of the units at 130%

C. Open space

	required	proposed
Total area	<u>22,843</u>	<u>26,603</u>
Publicly accessible	<u>22,843</u>	<u>26,603</u>

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

DPR will determine the hours. We expect it to be 6am to 1 am.

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

Park will be maintained privately.

D. Parking

Parking - number of spots, number required by zoning

	required	proposed
# of spaces	<u>285</u>	<u>285</u>

E. Environmental

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

Project is part of the brownfield project

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)

1 Java Consultant Team

Developer

Architect

Code Consultant

Landscape Architect

Counsel

LendLease Development

Marvel Architects

JAM Consultants

James Corner Field Operations

Fried Frank

1. Java Owner LLC
203 Park Ave. 9th Fl.
New York, NY 10168
1-800-888-8888/88888888

James Corner Field Operations
475 Tenth Ave. 9th Fl., New York, NY 10018
www.jco-ny.com

Manvel Architects
145 Hudson St., New York, NY 10013
www.manvel.com

M/O, McJames P.C.
105 Sprake Hill Rd.
West Nyack, NY 10994
www.mojm.com

Langston
300 PL. 31st St. 8th Floor
New York, NY 10001
www.langston.com



LEGEND

- | | | |
|---|--|---|
| 
EXISTING SPOT EL.

PROPOSED SPOT EL.

PROPOSED LONGITUDINAL SLOPE

PROPOSED CROSS SLOPE | 
GRADE BREAK

BOTTOM OF CURVE

TOP OF CURVE

TOP OF STREET

TOP OF WALL

EXISTING GRADE | 
SHORE PUBLIC WALKWAY (SPW)

SUPERELEVATION PUBLIC ACCESS AREA (SPAA)

PUBLIC ACCESS AREA (PAA)

SPW & SPAA OVERLAP

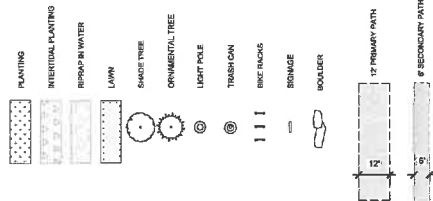
SPAA & PAA OVERLAP

PAA ONLY

ZONING LOT LINE - PROPERTY LINE

US BACKSIGHT LINE

PROJECTED MEAN (MCHN) WATER LINE |
|---|--|---|



NOTE:
1. BUILDING(S), PERCH AREA, AND ENTRANCES SHOWN FOR
ILLUSTRATIVE PURPOSES
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

1. Jans Owner LLC
140 Hudson St, New York, NY 10013
2. Jans Owner LLC
140 Hudson St, New York, NY 10013
3. Jans Owner LLC
140 Hudson St, New York, NY 10013
4. Jans Owner LLC
140 Hudson St, New York, NY 10013
5. Jans Owner LLC
140 Hudson St, New York, NY 10013
6. Jans Owner LLC
140 Hudson St, New York, NY 10013
7. Jans Owner LLC
140 Hudson St, New York, NY 10013
8. Jans Owner LLC
140 Hudson St, New York, NY 10013
9. Jans Owner LLC
140 Hudson St, New York, NY 10013
10. Jans Owner LLC
140 Hudson St, New York, NY 10013

SPW-SPAA
CANOPY &
PLANTING PLAN

L-150



WATERFRONT SPW-SPAA PLANTING SCHEDULE

SYMBOL	DESCRIPTION	QTY
AC	Amelanchier canadensis	3
CC	Cornus canadensis	2
HE	Hydrangea	3
PR	Prunella	3
CB	Chamaecyparis	16
	TOTAL	21

WATERFRONT SPW-SPAA PLANTING SCHEDULE

SYMBOL	DESCRIPTION	QTY
TV	Thuja occidentalis	4
BT	Betula	4
MP	Myrica pensylvanica	5
	TOTAL	13

WATERFRONT SPW-SPAA PLANTING SCHEDULE

SYMBOL	DESCRIPTION	QTY
UT	Ulmus	48 SF
TR	Transitional	68 SF
UP	Upland	281 SF
SH	Shade	1000 SF
LT	Lawn / Turf	1,000 SF
	TOTAL	1,937 SF

WATERFRONT SPW-SPAA PLANTING SCHEDULE

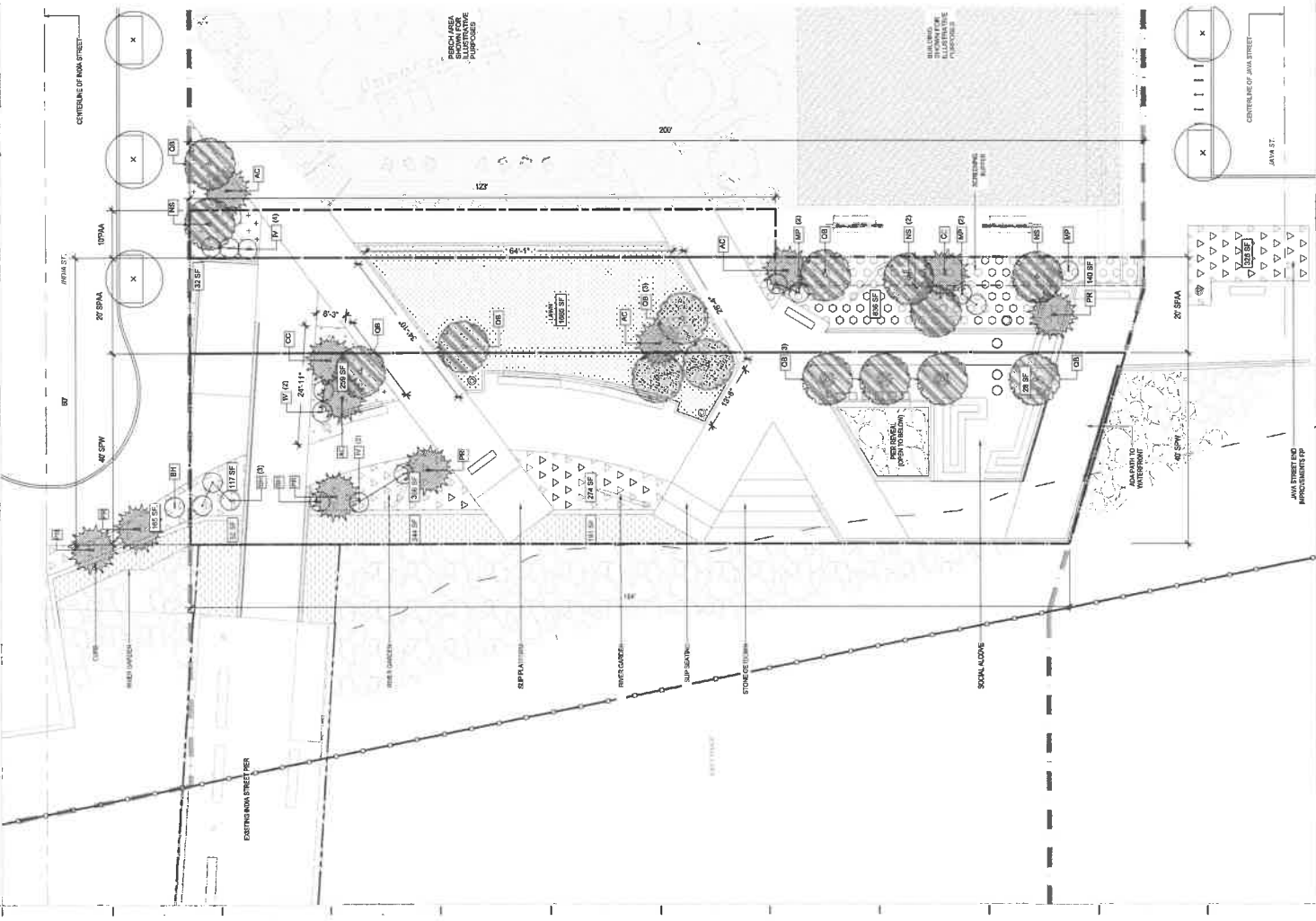
SYMBOL	DESCRIPTION	QTY
NS	Nyssa sylvatica	1
	TOTAL	1

WATERFRONT SPW-SPAA PLANTING SCHEDULE

SYMBOL	DESCRIPTION	QTY
TV	Thuja occidentalis	4
	TOTAL	4

WATERFRONT SPW-SPAA PLANTING SCHEDULE

SYMBOL	DESCRIPTION	QTY
UP	Upland	148 SF
LT	Lawn / Turf	100 SF
	TOTAL	248 SF



NOTE:
1. BUILDINGS' PRECH AREA AND ENTRANCE SHOWN FOR
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

01 JAVA STREET
BROOKLYN, NY 11211

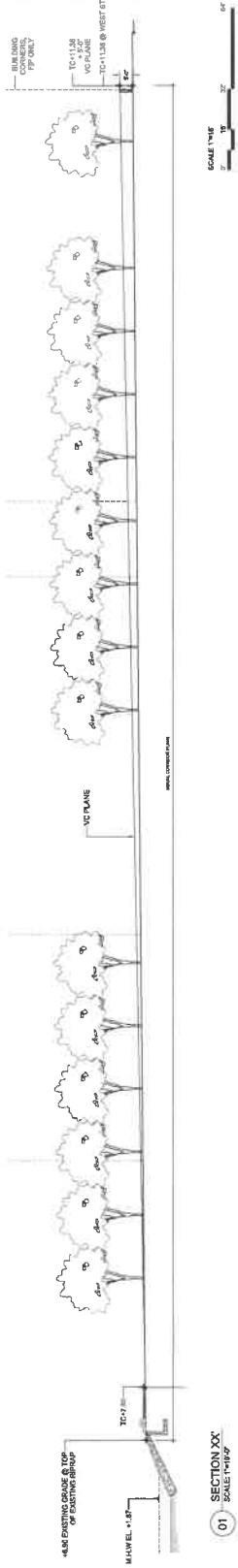
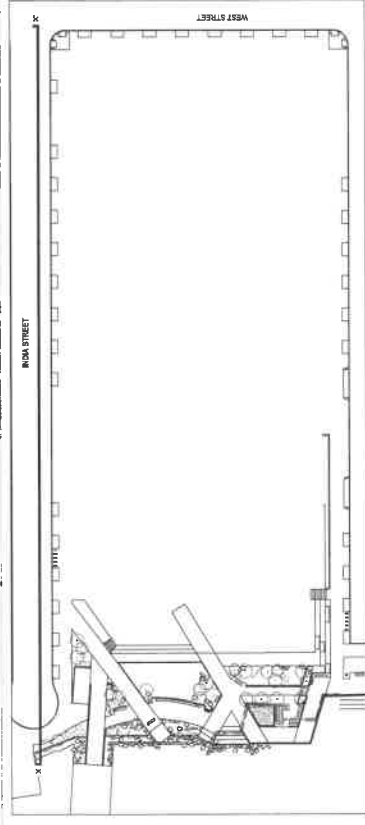
1 Java Street LLC
475 Third Ave. 10th Fl.
New York, NY 10158

Java Street Field Operations
475 Third Ave. 10th Fl.
New York, NY 10158

McGraw Hill Construction
1221 Avenue of the Americas
New York, NY 10020

M.C. McLane P.C.
1221 Avenue of the Americas
New York, NY 10020

300 W. 3rd St. 8th Floor
New York, NY 10001



SITE SECTIONS 2

L-302

SECTION XX'
SCALE 1/8" = 1'-0"

1. Javi Owner LLC
300 West 11th St.
New York, NY 10011

2. Javi Architect
300 West 11th St.
New York, NY 10011

James Corner Field Operations
475 Tenth Ave. 8th Fl., New York, NY 10018

3. Javi Architect
300 West 11th St.
New York, NY 10011

M.O. McLennan P.C.
100 State St. 8th Fl.
New York, NY 10038

4. Javi Architect
300 West 11th St.
New York, NY 10011

5. Javi Architect
300 West 11th St.
New York, NY 10011

6. Javi Architect
300 West 11th St.
New York, NY 10011

7. Javi Architect
300 West 11th St.
New York, NY 10011

8. Javi Architect
300 West 11th St.
New York, NY 10011

9. Javi Architect
300 West 11th St.
New York, NY 10011

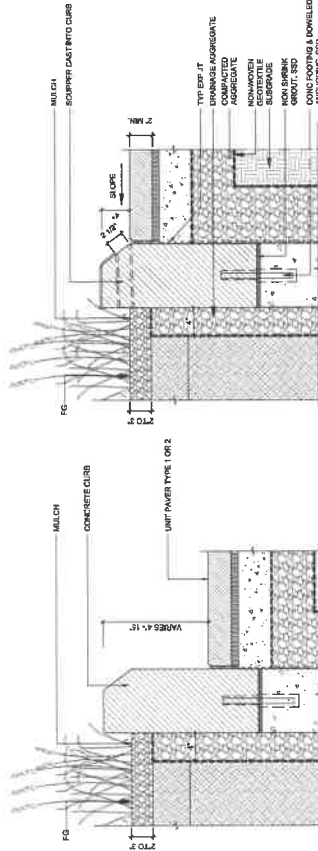
10. Javi Architect
300 West 11th St.
New York, NY 10011



UNIT PAVING TYPE 1

UNIT PAVING TYPE 2

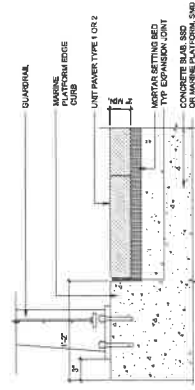
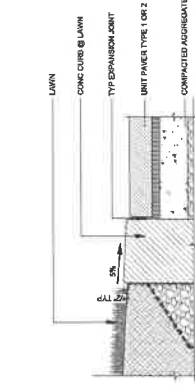
06 MATERIAL SWITCHES SCALE: 1/4" = 1'-0"



06 PLANTER EDGE CURB SCALE: 1/4" = 1'-0"

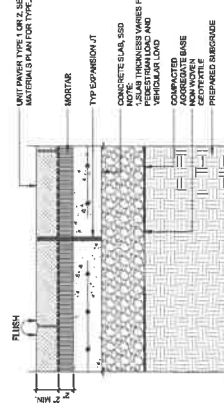
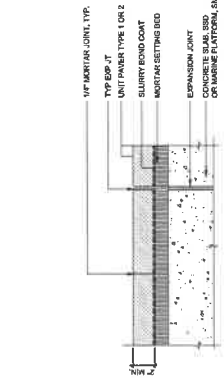
07 PAVING TYPE 3 @ PLANTER & CURB W/ SLOPPER SCALE: 1/4" = 1'-0"

08 TYPICAL CURB @ LAWN SCALE: 1/4" = 1'-0"



04 ACCESSIBLE CURB @ LAWN SCALE: 1/4" = 1'-0"

03 UNIT PAVING @ PLATFORM EDGE SCALE: 1/4" = 1'-0"

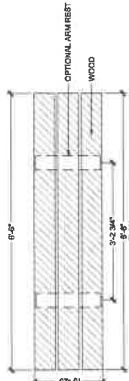


02 TYP UNIT PAVING ON DECK SCALE: 1/4" = 1'-0"

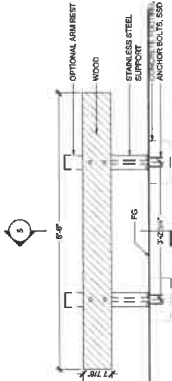
01 TYP UNIT PAVER SCALE: 1/4" = 1'-0"

PAVING DETAILS 1

1. Java Owner LLC
100 West 11th St.
New York, NY 10011
201-555-1234
2. Janssen Field Operations
475 Tenth Ave. 8th Fl., New York, NY 10013
201-555-1234
3. Marvel Architects
145 Hudson St. 10th Floor, NY 10013
201-555-1234
4. M.G. McLarney P.C.
100 State St. 10th Floor
New York, NY 10013
201-555-1234
5. Langston
100 West 11th St. 10th Floor
New York, NY 10011



BENCH B6
SCALE: 1/4" = 1'-0"



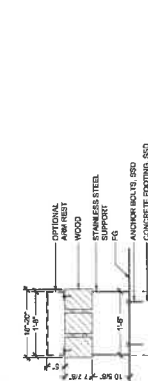
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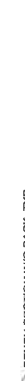
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BENCH B6
SCALE: 1/4" = 1'-0"



BENCH B6
SCALE: 1/4" = 1'-0"



BENCH B6
SCALE: 1/4" = 1'-0"



BENCH B6
SCALE: 1/4" = 1'-0"



BENCH B6
SCALE: 1/4" = 1'-0"



BENCH B6
SCALE: 1/4" = 1'-0"



BENCH B6
SCALE: 1/4" = 1'-0"



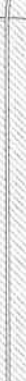
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BENCH B6
SCALE: 1/4" = 1'-0"



BENCH B6
SCALE: 1/4" = 1'-0"



BENCH B6
SCALE: 1/4" = 1'-0"



BENCH B6
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BENCH B6
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BENCH B6
SCALE: 1/4" = 1'-0"



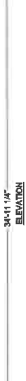
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BENCH B6
SCALE: 1/4" = 1'-0"



BENCH B6
SCALE: 1/4" = 1'-0"



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SCALE: 1/4" = 1'-0"



BENCH B6
SCALE: 1/4" = 1'-0"



BENCH B6
SCALE: 1/4" = 1'-0"



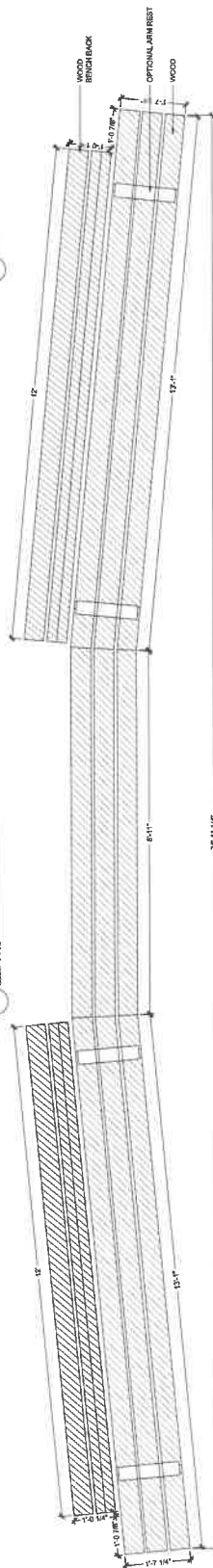
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BENCH B6
SCALE: 1/4" = 1'-0"



BENCH B6
SCALE: 1/4" = 1'-0"



BENCH B1
SCALE: 1/4" = 1'-0"



BENCH B1
SCALE: 1/4" = 1'-0"



BENCH B1
SCALE: 1/4" = 1'-0"



BENCH B1
SCALE: 1/4" = 1'-0"



BENCH B1
SCALE: 1/4" = 1'-0"



BENCH B1
SCALE: 1/4" = 1'-0"



BENCH B1
SCALE: 1/4" = 1'-0"



BENCH B1
SCALE: 1/4" = 1'-0"

1 Java Owner LLC
200 York Ave. 9th Fl.
New York, NY 10003

2 Architect
300 York Ave. 9th Fl.
New York, NY 10003

James Corner Field Operations
475 South Ave. 9th Fl., New York, NY 10013

Marcel Architects
145 Hudson St., New York, NY 10013

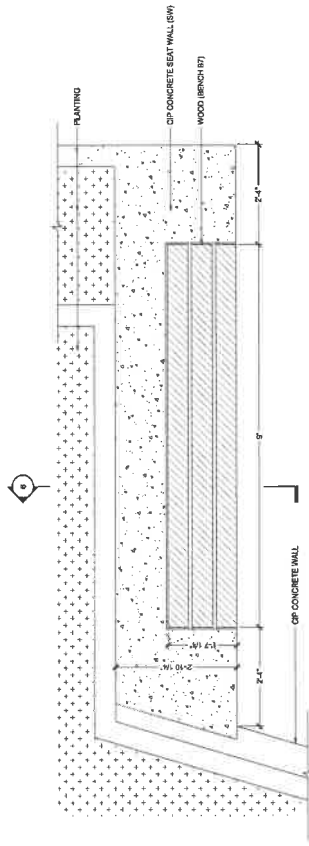
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100, Madison St., New York, NY 10013

100, Madison St., New York, NY 10013
100, Madison St., New York, NY 10013

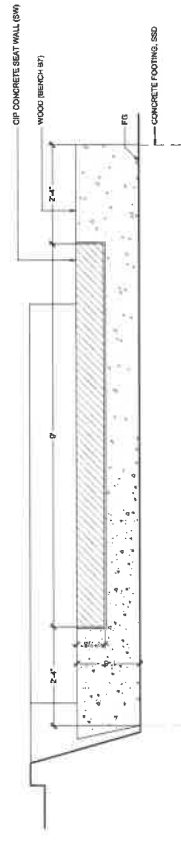
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100, Madison St., New York, NY 10013

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100, Madison St., New York, NY 10013

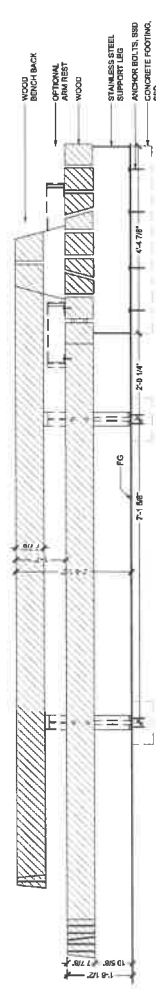
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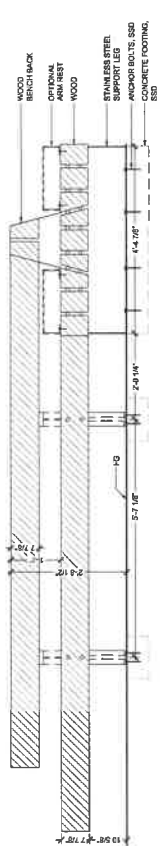
7 BENCH 7 AND SEAT WALL (SW) PLAN
SCALE: 1/4" = 1'-0"



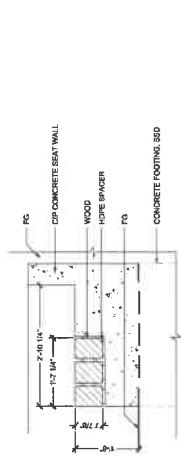
5 BENCH 7 AND SEAT WALL (SW) ELEVATION
SCALE: 1/4" = 1'-0"



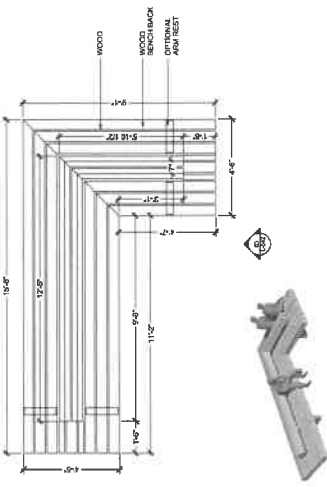
4 BENCH ELEVATION B5
SCALE: 1/4" = 1'-0"



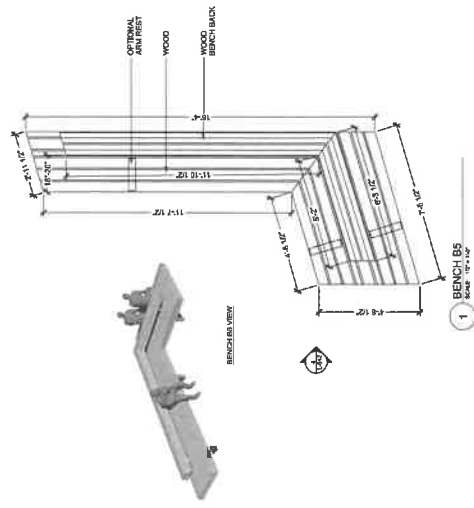
3 BENCH ELEVATION B4
SCALE: 1/4" = 1'-0"



6 BENCH 7 AND SEAT WALL (SW) SECTION
SCALE: 1/4" = 1'-0"



2 BENCH 8A
SCALE: 1/4" = 1'-0"



1 BENCH 8B
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	10/1/13	MM	MM
2	ISSUED FOR CONSTRUCTION	10/1/13	MM	MM
3	ISSUED FOR CONSTRUCTION	10/1/13	MM	MM
4	ISSUED FOR CONSTRUCTION	10/1/13	MM	MM
5	ISSUED FOR CONSTRUCTION	10/1/13	MM	MM
6	ISSUED FOR CONSTRUCTION	10/1/13	MM	MM
7	ISSUED FOR CONSTRUCTION	10/1/13	MM	MM
8	ISSUED FOR CONSTRUCTION	10/1/13	MM	MM
9	ISSUED FOR CONSTRUCTION	10/1/13	MM	MM
10	ISSUED FOR CONSTRUCTION	10/1/13	MM	MM

FURNISHING DETAILS 2

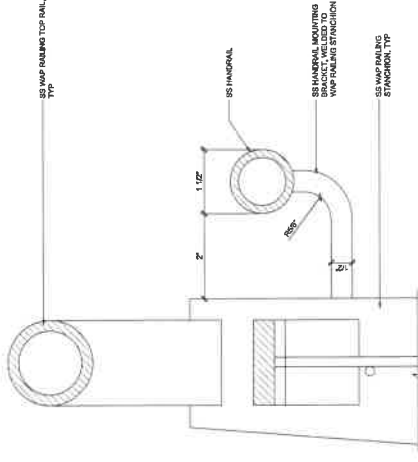
1. Jane Owen, LLC
200 West 11th Street
New York, NY 10011

James Corner Field Operations
475 Third Ave. 9th Fl. New York, NY 10016

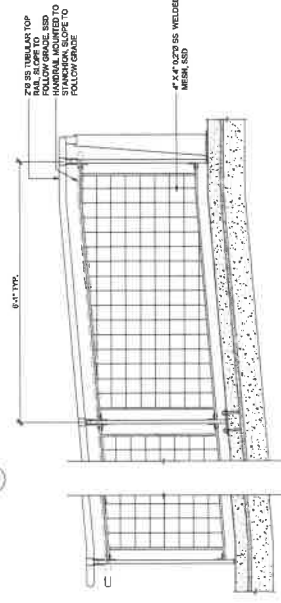
Martini Architects
145 Hudson St. New York, NY 10013

M.G. Industries P.C.
100 South 18th St.
New York, NY 10011

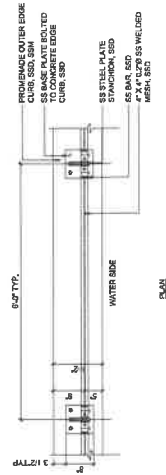
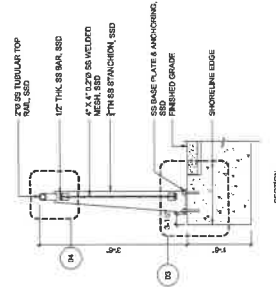
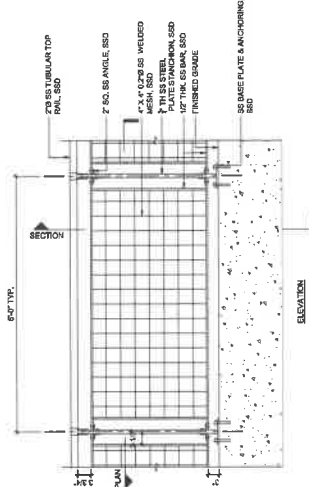
Langdon
100 West 11th Street
New York, NY 10011



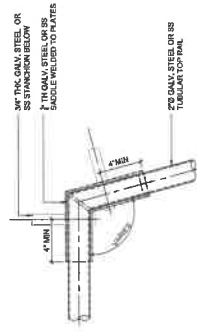
7 HANDRAIL MOUNTING DETAIL
SCALE 1\"/>



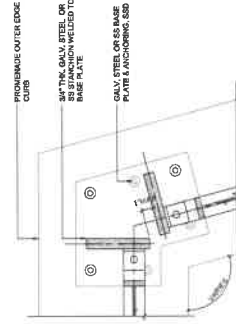
02 WAP RAILING AT JAVA ST RAMP - ELEVATION
SCALE 1\"/>



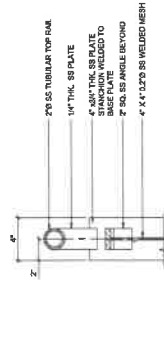
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SCALE 1\"/>



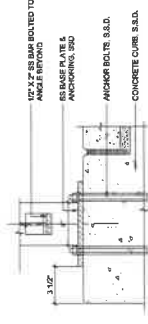
06 WAP RAILING TOP RAIL CORNER DETAIL
SCALE 1\"/>



05 WAP RAILING BASE PLATE CORNER DETAIL
SCALE 1\"/>



04 WAP RAILING TOP RAIL
SCALE 1\"/>



03 WAP RAILING ANCHOR PLATE
SCALE 1\"/>

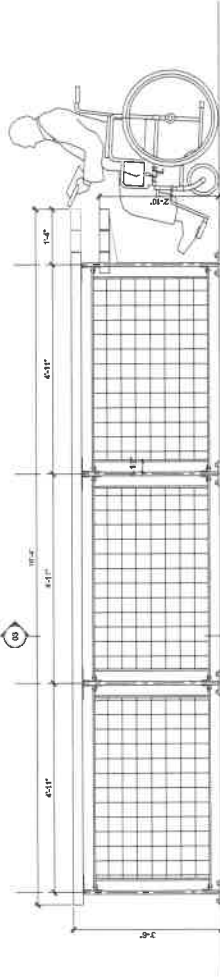
1 Java Owner LLC
100 York Ave, 10th Fl
New York, NY 10003

James Curran Field Operations
475 Tribeca Ave, 9th Fl, New York, NY 10013

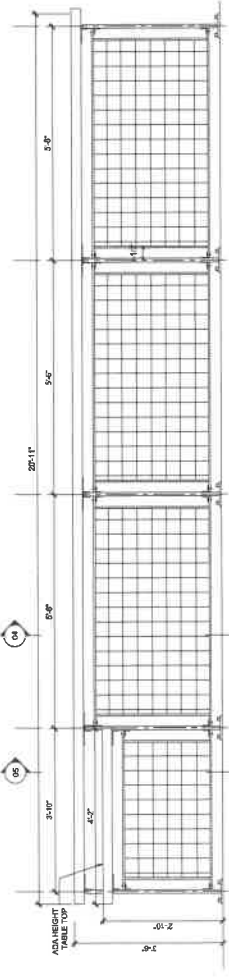
Meredith Architects
140 Hudson St, New York, NY 10013

M.G. McLaren P.C.
100 Canal St, 10th Fl
New York, NY 10003

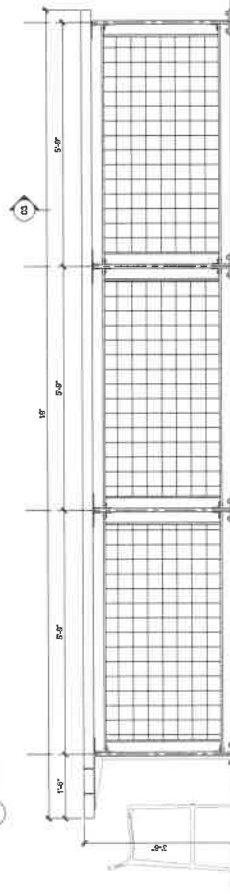
Langan
300 Vesey St, 10th Fl
New York, NY 10003



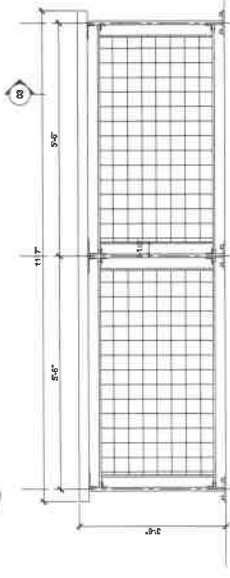
01 RIVER REVEAL RAILING ELEVATION
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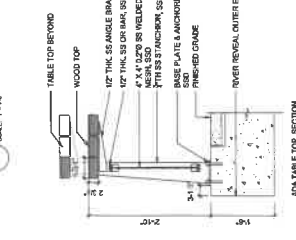
02 RIVER REVEAL RAILING ELEVATION
SCALE 1/4" = 1'-0"



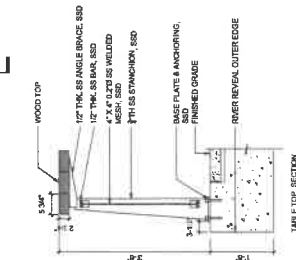
03 RIVER REVEAL RAILING ELEVATION
SCALE 1/4" = 1'-0"



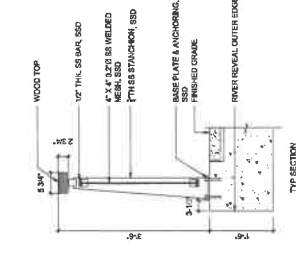
04 RIVER REVEAL RAILING ELEVATION
SCALE 1/4" = 1'-0"



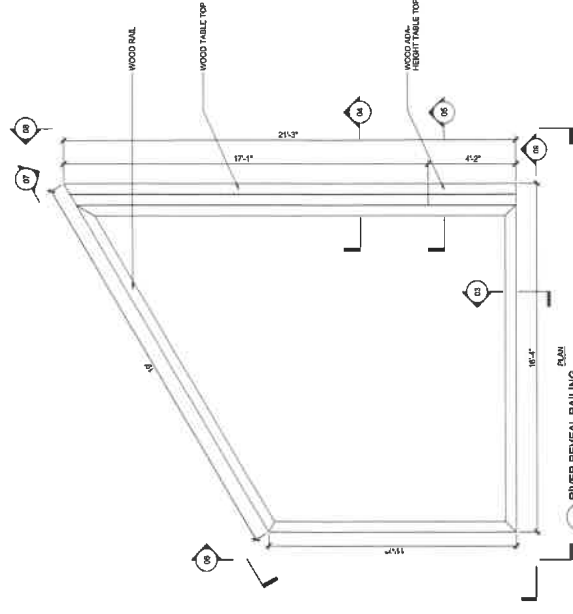
05 ADA TABLE TOP SECTION
SCALE 1/4" = 1'-0"



06 TABLE TOP SECTION
SCALE 1/4" = 1'-0"



07 TYPICAL WOOD RAILING DETAIL
SCALE 1/4" = 1'-0"



08 RIVER REVEAL RAILING
SCALE 1/4" = 1'-0"

1 Java Street LLC
200 Park Ave, 5th Fl
New York, NY 10022

James Corner Field Operations
475 Third Ave, 5th Fl, New York, NY 10015

Meredith Architects
140 Madison St, New York, NY 10017

James Corner Field Operations
475 Third Ave, 5th Fl, New York, NY 10015

James Corner Field Operations
475 Third Ave, 5th Fl, New York, NY 10015

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James Corner Field Operations
475 Third Ave, 5th Fl, New York, NY 10015

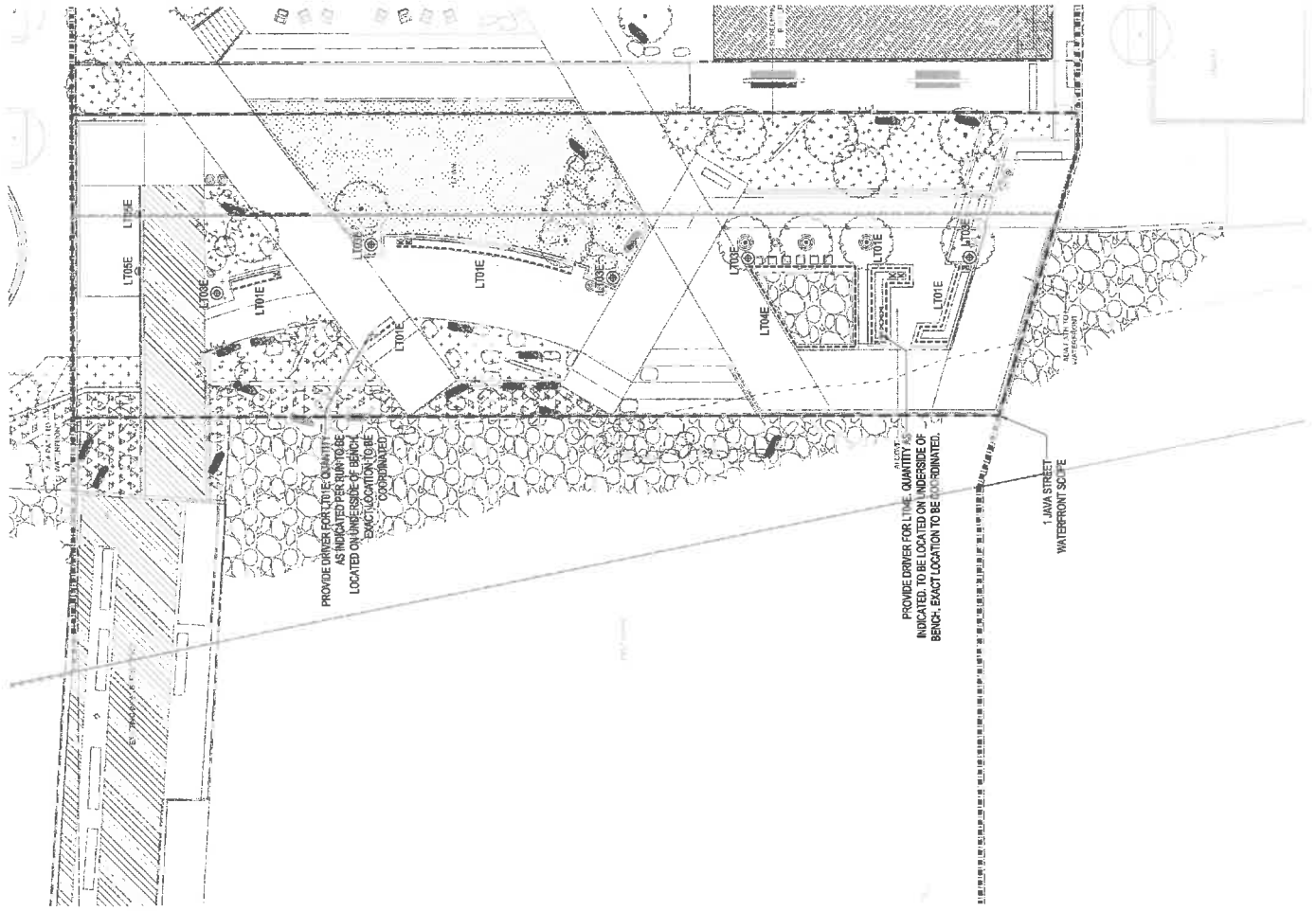
James Corner Field Operations
475 Third Ave, 5th Fl, New York, NY 10015

James Corner Field Operations
475 Third Ave, 5th Fl, New York, NY 10015

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James Corner Field Operations
475 Third Ave, 5th Fl, New York, NY 10015

James Corner Field Operations
475 Third Ave, 5th Fl, New York, NY 10015



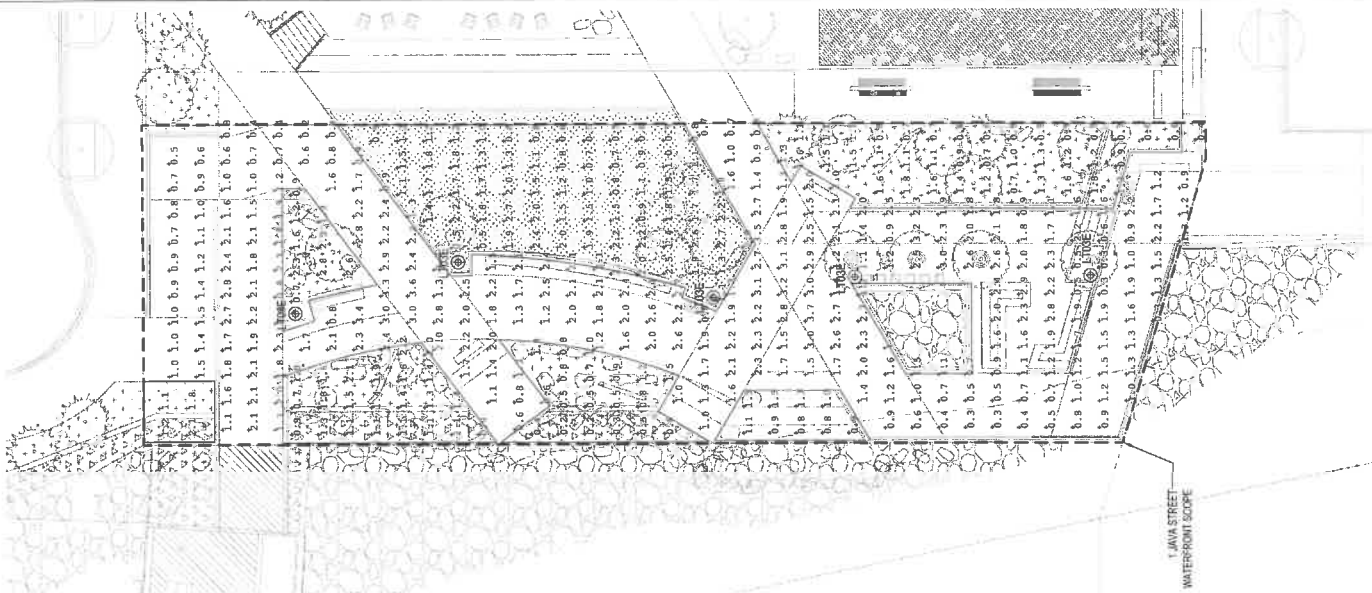
1 Java Street LLC
200 Park Ave, 20th Fl.
New York, NY 10022
1-212-485-1000
www.java.com

James Corner Field Operations
475 Third Ave, 20th Fl., New York, NY 10013

Marvel Architects
145 Hudson St., New York, NY 10013

M.G. Hill, LLC P.C.
100 South 4th St.
West Nyack, NY 10994

Langan
200 W. 51st St., 20th Floor
New York, NY 10019



REQUIRED	PROVIDED
AVERAGE ON WALKABLE AREAS = MINIMUM 1 FC	AVERAGE ON WALKABLE AREAS = 1.65 FC
MINIMUM ILLUMINATION OF OTHER AREAS [HORIZONTAL ILLUMINATION] = 0.2 FC	MINIMUM ILLUMINATION OF OTHER AREAS [HORIZONTAL ILLUMINATION] = 0.2 FC
AVERAGE ILLUMINATION TO MINIMUM FOOT CANDLE UNIFORMITY RATIO = 10 : 1	AVERAGE ILLUMINATION TO MINIMUM FOOT CANDLE UNIFORMITY RATIO [WALKABLE AREAS] = 8.25 : 1
	AVERAGE ILLUMINATION TO MINIMUM FOOT CANDLE UNIFORMITY RATIO [ALL OTHER AREAS] = 6.40 : 1

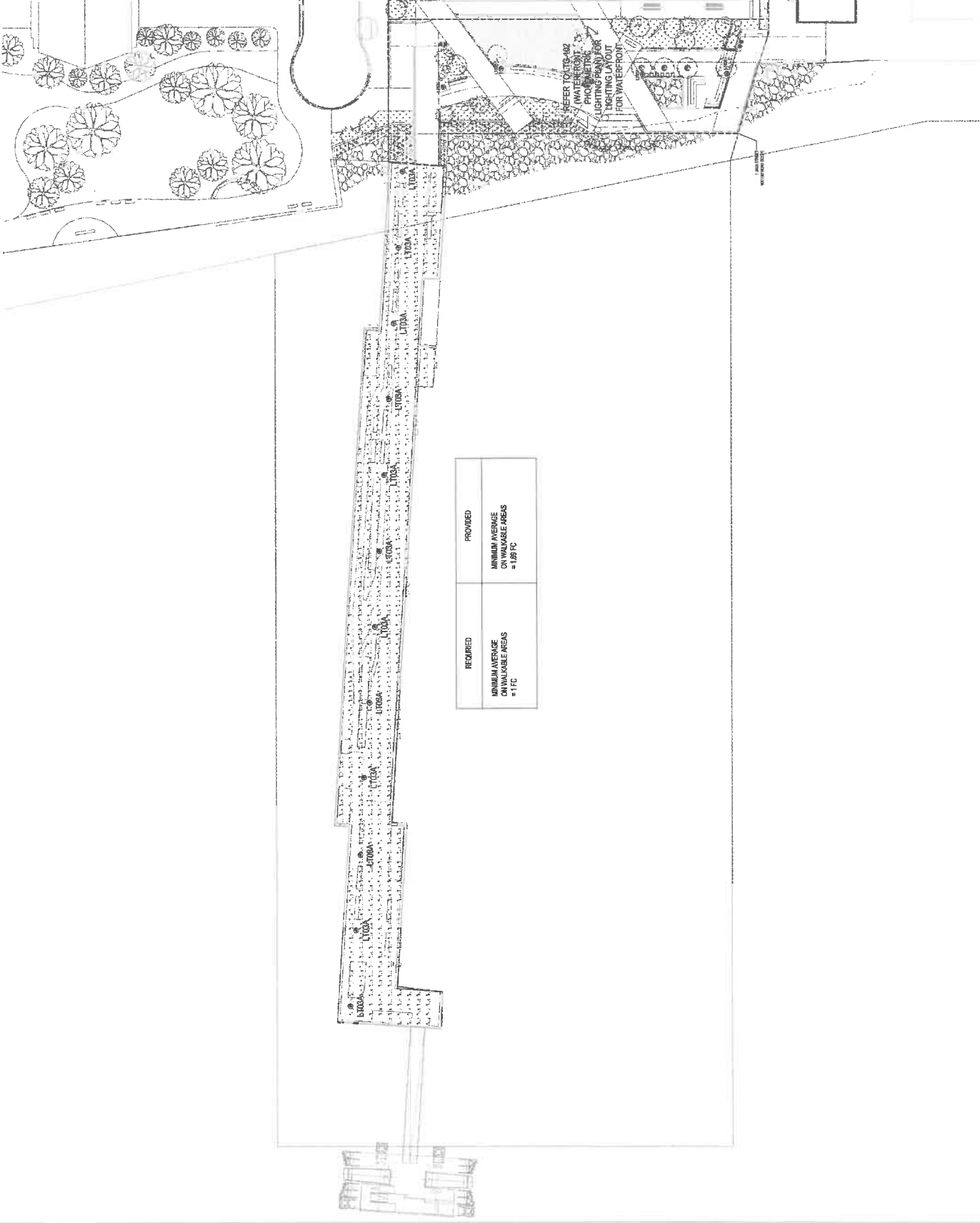
1. Java Owner LLC
100 West 11th St.
New York, NY 10011

James Corner Field Operations
475 Tenth Ave. 20 Fl., New York, NY 10018

Mered Architects
140 Hudson St. New York, NY 10013

M.C. McLane P.C.
100 South 4th St.
Brooklyn, NY 11211

Langan
100 West 11th St. 20th Floor
New York, NY 10011



01 JAVA ST WATERFRONT

GREENPOINT, BROOKLYN, NEW YORK

FINAL LAND USE APPLICATION #2
09.30.2021

DRAWING INDEX

T-001.00 TITLE SHEET

G SERIES (GENERAL DRAWINGS)

G-005.00 SURVEY 1
G-006.00 SURVEY 2

L-SERIES (LANDSCAPE ARCHITECTURAL DRAWINGS)

L-001.00 ZONING CALCULATIONS CHART 1
L-002.00 ZONING CALCULATIONS CHART 2
L-003.00 ZONING CALCULATIONS CHART 3
L-004.00 ZONING CALCULATIONS CHART 4
L-005.00 ZONING CALCULATIONS CHART 5
L-006.00 ZONING CALCULATIONS CHART 6

L-010.00 ZONING LOT SITE PLAN
L-011.00 WPAA SITE PLAN
L-012.00 INDIA STREET PIER PLAN

L-110.00 SPW+SPAA LAYOUT PLAN
L-120.00 SPW+SPAA MATERIAL PLAN
L-130.00 SPW+SPAA SEATING & FURNISHING PLAN
L-140.00 SPW+SPAA GRADING PLAN
L-150.00 SPW+SPAA CANOPY & PLANTING PLAN

L-301.00 SITE SECTIONS 1
L-302.00 SITE SECTIONS 2

L-501.00 PAVING & EDGING DETAILS

L-541.00 FURNISHING DETAILS 1
L-542.00 FURNISHING DETAILS 2
L-543.00 FURNISHING DETAILS 3
L-544.00 SIGNAGE DETAILS
L-551.00 PLANTING DETAILS
L-561.00 RAILING DETAILS 1
L-562.00 RAILING DETAILS 2-RIVER REVEAL

LTG-SERIES (LIGHTING DRAWINGS)

LTG-100.00 LIGHTING CONTROL NARRATIVE/
FIXTURE SCHEDULE/ DETAILS
LTG-101.00 PIERS LIGHTING PLAN
LTG-102.00 PIERS PHOTOMETRIC LIGHTING PLAN
LTG-103.00 WATERFRONT PHOTOMETRIC LIGHTING PLAN

1. Jerrin Omer, LLC
300 West 12th Street
New York, NY 10018

James Corner Field Operations
435 Sixth Ave, 8th Fl., New York, NY 10018

Mervel Architects
145 Hudson St, New York, NY 10013

M.G. McLarnin P.C.
100 South 4th Rd
Brooklyn, NY 11211

Langan
300 West 12th St, 8th Floor
New York, NY 10011

TITLE SHEET

T-001

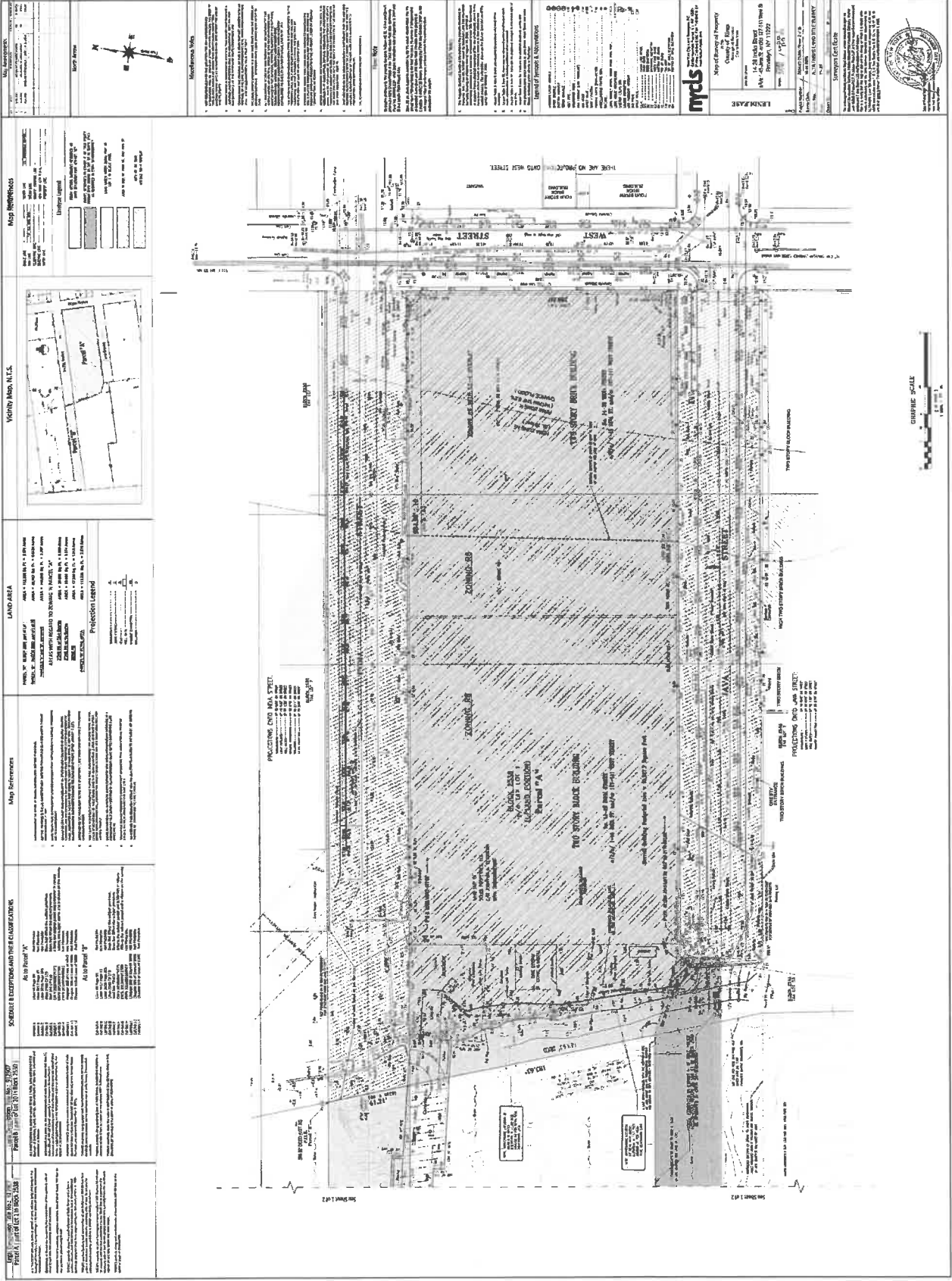
1 Java Owner LLC
1 Java Owner LLC
New York, NY 11211

James Corner Field Operations
475 Tenth Ave, 8th Fl, New York, NY 10018

Meredith Architects
145 Hudson St, New York, NY 10013

M.G. Madigan P.C.
600 South St
New York, NY 10038

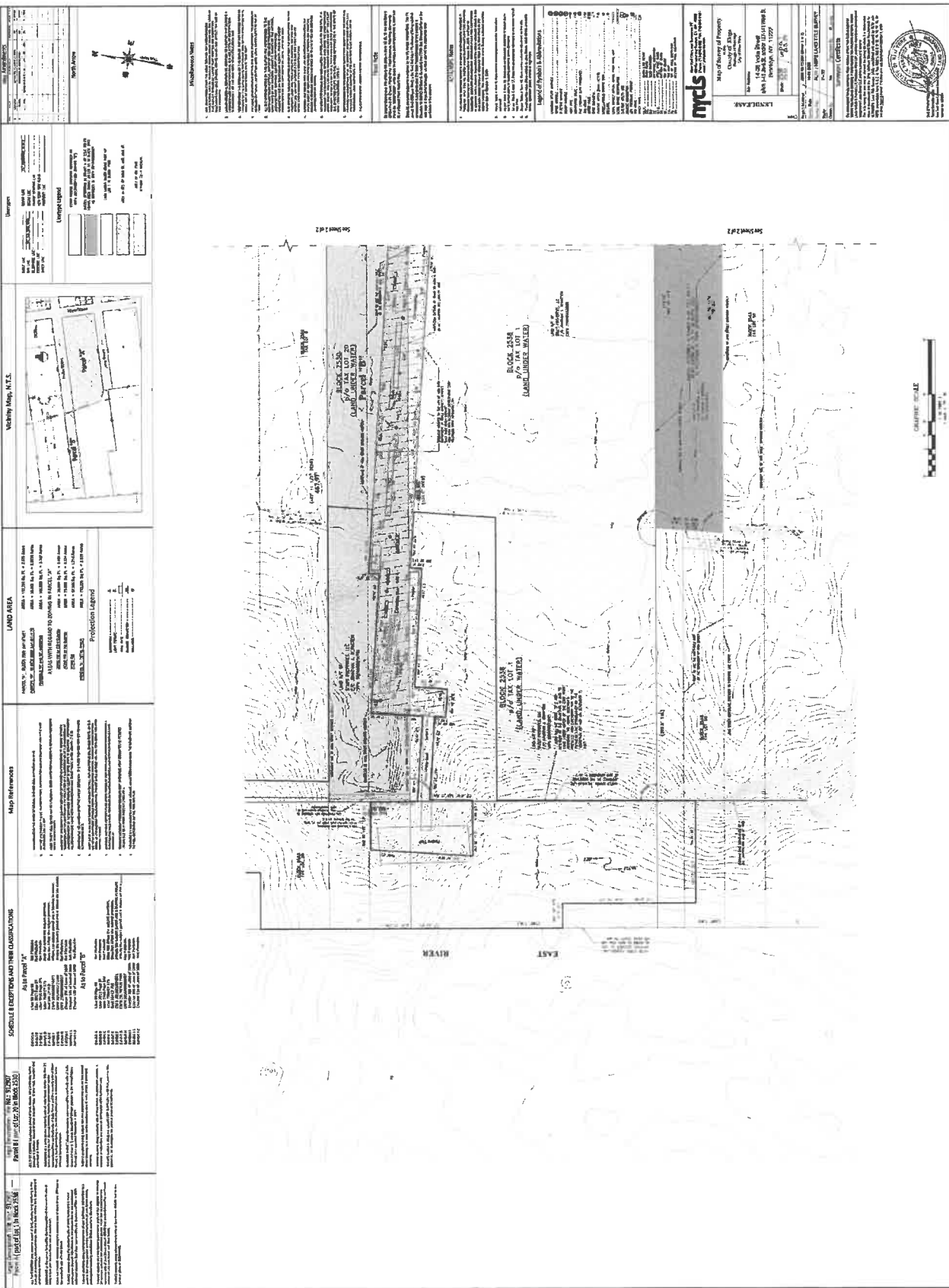
Langan
100 South St, 8th Floor
New York, NY 10038



GRAPHIC SCALE

SURVEY 1

G-005



[illegible]

[illegible]

SECTION 4-22 Director of 4240(W)	Occupation and assets - 3 story public Cathedral	It is to direct a three story gateway arch to be built on the site of the old insect (see R. 12, R5, C7, C2 and C3 District, and in C1 and C2 Districts occupied under R1 through R5 Districts, to eliminate water with water.	Complex	See L011 & L10
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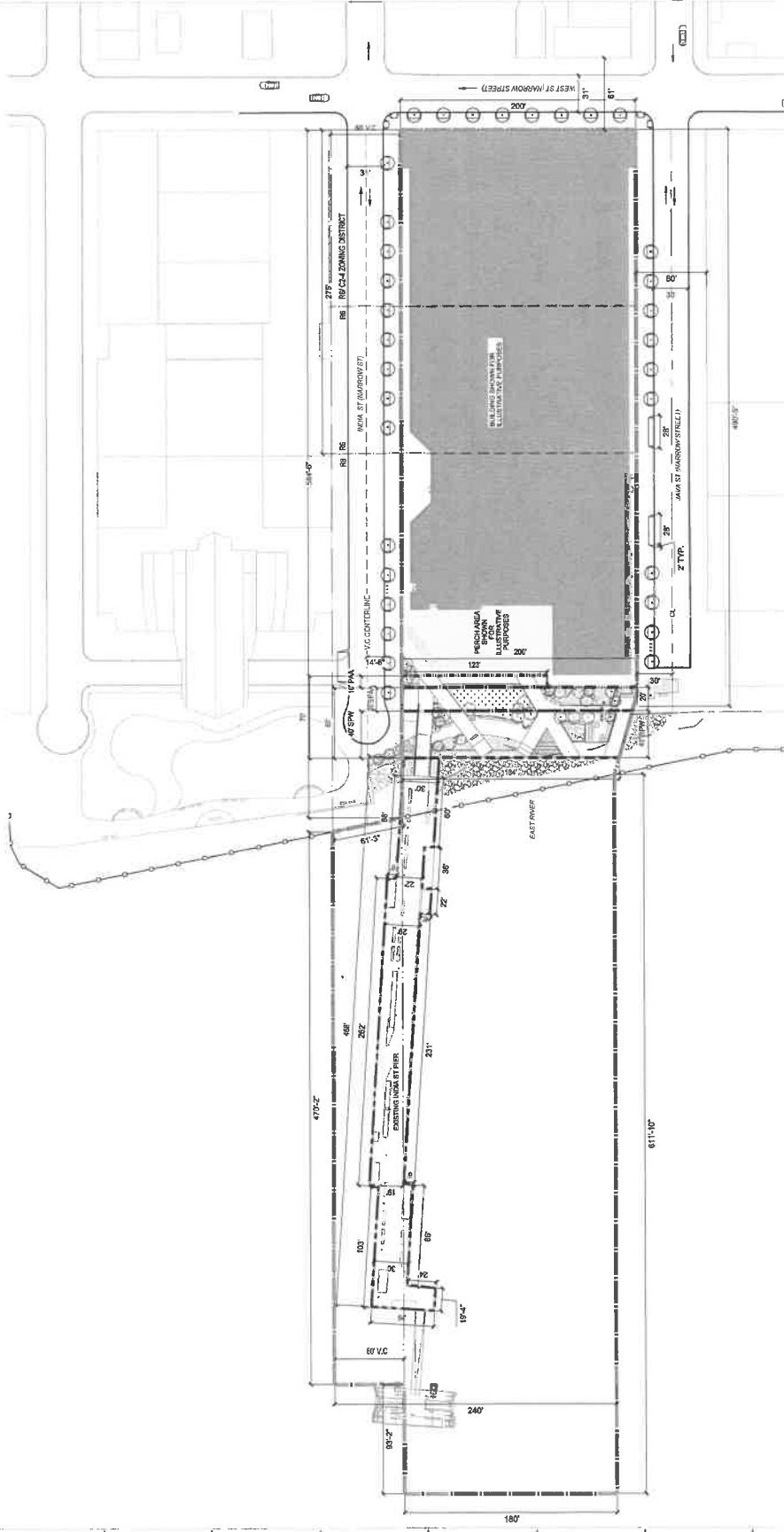
[illegible]

[illegible]

[illegible]

01 JAVA STREET
BROOKLYN, NY 11211

1 Java Owner LLC
200 Park Ave. 9th Fl.
New York, NY 10022
202-691-1000
javaowner.com
James Corner Field Operations
475 Third Ave. 9th Fl. New York, NY 10016
jco.com
Marvell Architects
145 Hudson St. New York, NY 10013
marvell.com
M&P Architects P.C.
133 Street 1st Fl.
Brooklyn, NY 11234
mampc.com
Landscape
100 York St. 10th Floor
New York, NY 10038
nylandscape.com



LEGEND

- TOTAL WPA (SPW + SPWA + STED) = 28,800 SF
- STREET PUBLIC WALKWAY (SPW) = 2,200 SF
- SUPPLEMENTAL PUBLIC ACCESS AREA (SPWA) = 3,000 SF
- SPW & SPWA OVERLAP
- PUBLIC ACCESS AREA (PAA) = 1,200 SF
- PERM = 10,000 SF
- CONING LOT LINE
- US BULKHEAD LINE
- EXHIBIT LINE
- REAR LINE
- VISUAL CORRIDOR LINE
- STREET CENTERLINE

NOTE:
1. DIMENSIONS: PERMANENT AND INTERIM DIMENSIONS FOR ALL LOT AND PARCELS
2. DIMENSIONS: PERMANENT AND INTERIM DIMENSIONS FOR ALL LOT AND PARCELS

L-010

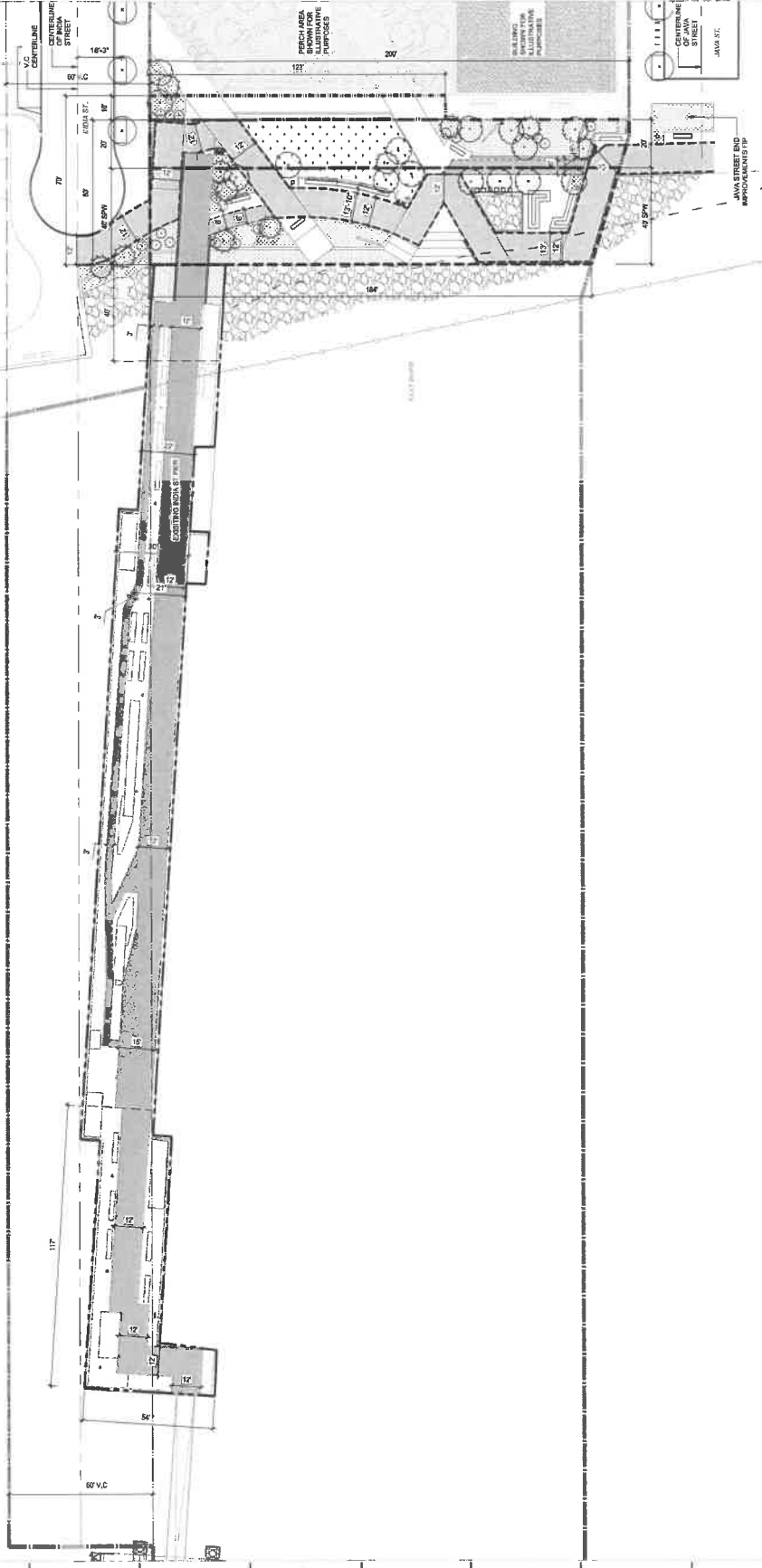
1. Java Owner LLC
100 Broad St, 10th Floor
New York, NY 10004

2. Java Architect
475 Third Ave, 10th Floor
New York, NY 10016

3. Java Engineer
100 Broad St, 10th Floor
New York, NY 10004

4. Java Landscape Architect
100 Broad St, 10th Floor
New York, NY 10004

5. Java Structural Engineer
100 Broad St, 10th Floor
New York, NY 10004



LEGEND

- SPW = 1000 SF
- SPAN = 3214 SF
- SPW & SPW OVERLAP
- SPW & PMA OVERLAP
- PMA = 1231 SF
- PWB = 15 023 SF
- ZONING LOT LINE
- US BULWHEAD LINE
- EXISTING MEAN HIGH WATER LINE
- VISUAL CORRIDOR LINE

- 12' PRIMARY PATH
- 8' SECONDARY PATH
- PIED CIRCULATION
- PLANTING
- LAWN

NOTE:
1. BUILDINGS, PERCH AREA, AND ENTRANCES SHOWN FOR ILLUSTRATIVE PURPOSES
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

WPAA SITE PLAN

1. Java Owner LLC
200 Park Ave, 10th Fl.
New York, NY 10022

2. Java Architect
475 Third Ave, 8th Fl.
New York, NY 10016

3. Java Engineer
145 Hudson St, New York, NY 10013

4. Java Landscape Architect
100 South 1st St
New York, NY 10003

5. Java Interior Designer
100 South 1st St
New York, NY 10003

6. Java Structural Engineer
100 South 1st St
New York, NY 10003

7. Java Mechanical Engineer
100 South 1st St
New York, NY 10003

8. Java Electrical Engineer
100 South 1st St
New York, NY 10003

9. Java Civil Engineer
100 South 1st St
New York, NY 10003

10. Java Environmental Engineer
100 South 1st St
New York, NY 10003

11. Java Safety Engineer
100 South 1st St
New York, NY 10003

12. Java Fire Engineer
100 South 1st St
New York, NY 10003

13. Java Traffic Engineer
100 South 1st St
New York, NY 10003

14. Java Acoustic Engineer
100 South 1st St
New York, NY 10003

15. Java Vibration Engineer
100 South 1st St
New York, NY 10003

16. Java Lighting Engineer
100 South 1st St
New York, NY 10003

17. Java Energy Engineer
100 South 1st St
New York, NY 10003

18. Java Sustainability Engineer
100 South 1st St
New York, NY 10003

19. Java Quality Assurance Engineer
100 South 1st St
New York, NY 10003

20. Java Construction Manager
100 South 1st St
New York, NY 10003

21. Java Project Manager
100 South 1st St
New York, NY 10003

22. Java Business Development
100 South 1st St
New York, NY 10003

23. Java Marketing
100 South 1st St
New York, NY 10003

24. Java Sales
100 South 1st St
New York, NY 10003

25. Java Customer Support
100 South 1st St
New York, NY 10003

26. Java Human Resources
100 South 1st St
New York, NY 10003

27. Java Finance
100 South 1st St
New York, NY 10003

28. Java Legal
100 South 1st St
New York, NY 10003

29. Java Compliance
100 South 1st St
New York, NY 10003

30. Java Information Technology
100 South 1st St
New York, NY 10003

31. Java Operations
100 South 1st St
New York, NY 10003

32. Java Logistics
100 South 1st St
New York, NY 10003

33. Java Procurement
100 South 1st St
New York, NY 10003

34. Java Supply Chain Management
100 South 1st St
New York, NY 10003

35. Java Inventory Management
100 South 1st St
New York, NY 10003

36. Java Warehouse Management
100 South 1st St
New York, NY 10003

37. Java Distribution Management
100 South 1st St
New York, NY 10003

38. Java Retail Management
100 South 1st St
New York, NY 10003

39. Java Wholesale Management
100 South 1st St
New York, NY 10003

40. Java E-commerce Management
100 South 1st St
New York, NY 10003

SCALE 1"=4'



LEGEND

- SHORELINE WALKWAY (SPW)
- SUPPLEMENTAL PUBLIC ACCESS AREA (SPAA)
- SPW & SPAA OVERLAP
- SPW & PMA OVERLAP
- PUBLIC ACCESS AREA (PMA)
- PERS
- ZONING LOT LINE + PROPERTY LINE
- US BULKHEAD LINE
- EXISTING NEAR-HIGH WATER LINE
- 12' PRIMARY PATH
- 8' SECONDARY PATH
- PUBLIC CIRCULATION

- PLANTING
- INTENTIONAL PLANTING
- BRUSH IN WATER
- LAWN
- SHADE TREE
- ORNAMENTAL TREE
- LIGHT POLE
- TRASH CAN
- BIKE RACKS
- SEWAGE
- BOLLARD

NOTE:
1. UNDIMENSIONED PERCH AREA AND ENTRANCES SHOWN FOR
2. UNDIMENSIONED PERCH AREA AND ENTRANCES SHOWN FOR
3. UNDIMENSIONED PERCH AREA AND ENTRANCES SHOWN FOR

SPW + SPAA
LAYOUT PLAN

L-110

1. Java Owner LLC
200 Park Ave. 10th Fl.
New York, NY 10015

2. Java Architect
475 Third Ave. 8th Fl.
New York, NY 10015

3. Java Engineer
145 Hudson St. New York, NY 10013

4. Java Landscape Architect
150 South 10th St.
New York, NY 10014

5. Java Civil Engineer
200 Park Ave. 10th Fl.
New York, NY 10015



SYMBOL	DESCRIPTION	AREA	NOTES
	UNIT PAVER TYPE 1	2,117 SF	SEE 617-1-001
	UNIT PAVER TYPE 2	2,117 SF	SEE 617-1-001
	STONE	214 SF	SEE 617-1-001
	LAWN	1,815 SF	SEE 617-1-001
	PLANTING	2,410 SF	SEE 617-1-001
	CONCRETE CORE	59 SF	SEE 617-1-001

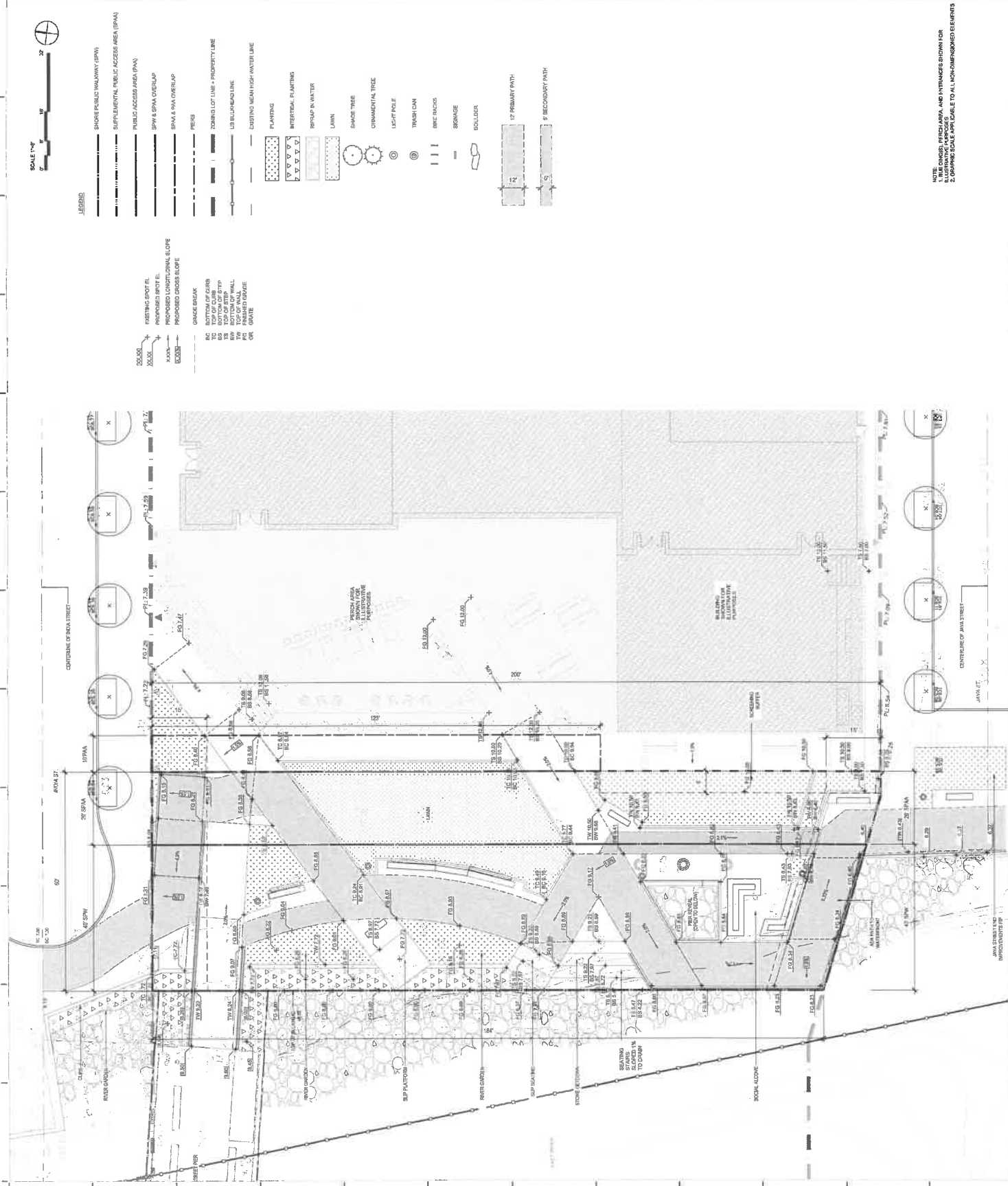
- LEGEND**
- SHORE PUBLIC WALKWAY (SPW)
 - SUPPLEMENTAL PUBLIC ACCESS AREA (SPAA)
 - SPW & SPAA OVERLAP
 - SPW & PMA OVERLAP
 - PUBLIC ACCESS AREA (PAA)
 - PIEDS
 - ZONING LOT LINE + PROPERTY LINE
 - US BUILDING LINE
 - EXISTING MEAN HIGH WATER LINE

- SHADE TREE
- ORNAMENTAL TREE
- LIGHT POLE
- TRASH CAN
- BENCH
- SEATAGE
- BOULDER
- TREE GATE

NOTE:
1. SHOWN AREAS ARE APPROXIMATE AND ENTRANCES SHOWN FOR ILLUSTRATION PURPOSES ONLY.
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

SPW-SPAA MATERIAL PLAN

L-120



01 JAVA ST WATERFRONT

GREENPOINT, BROOKLYN, NEW YORK

FINAL LAND USE APPLICATION #2
09.30.2021

DRAWING INDEX

T-001.00 TITLE SHEET

G SERIES (GENERAL DRAWINGS)

G-005.00 SURVEY 1
G-006.00 SURVEY 2

L-SERIES (LANDSCAPE ARCHITECTURAL DRAWINGS)

L-001.00 ZONING CALCULATIONS CHART 1
L-002.00 ZONING CALCULATIONS CHART 2
L-003.00 ZONING CALCULATIONS CHART 3
L-004.00 ZONING CALCULATIONS CHART 4
L-005.00 ZONING CALCULATIONS CHART 5
L-006.00 ZONING CALCULATIONS CHART 6

L-010.00 ZONING LOT SITE PLAN
L-011.00 WPAA SITE PLAN
L-012.00 INDIA STREET PIER PLAN

L-110.00 SPW+SPAA LAYOUT PLAN
L-120.00 SPW+SPAA MATERIAL PLAN
L-130.00 SPW+SPAA SEATING & FURNISHING PLAN
L-140.00 SPW+SPAA GRADING PLAN
L-150.00 SPW+SPAA CANOPY & PLANTING PLAN

L-301.00 SITE SECTIONS 1
L-302.00 SITE SECTIONS 2

L-501.00 PAVING & EDGING DETAILS

L-541.00 FURNISHING DETAILS 1
L-542.00 FURNISHING DETAILS 2
L-543.00 FURNISHING DETAILS 3
L-544.00 SIGNAGE DETAILS
L-551.00 PLANTING DETAILS 1
L-561.00 RAILING DETAILS 1
L-562.00 RAILING DETAILS 2-RIVER REVEAL

LTG-SERIES (LIGHTING DRAWINGS)

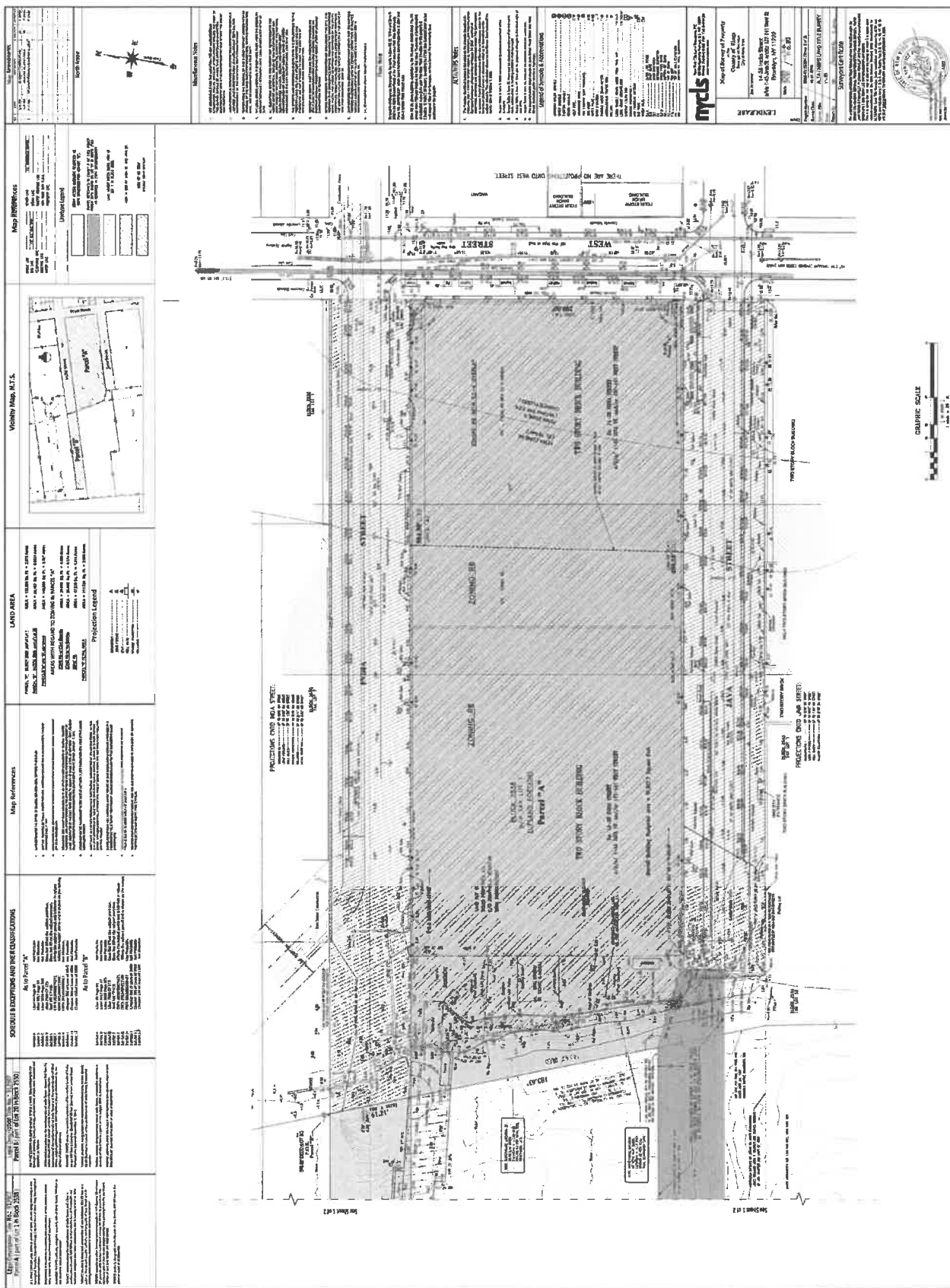
LTG-100.00 LIGHTING CONTROL NARRATIVE/
FIXTURE SCHEDULE/DETAILS
LTG-101.00 PIERS LIGHTING PLAN
LTG-102.00 PIERS PHOTOMETRIC LIGHTING PLAN
LTG-103.00 WATERFRONT PHOTOMETRIC LIGHTING PLAN

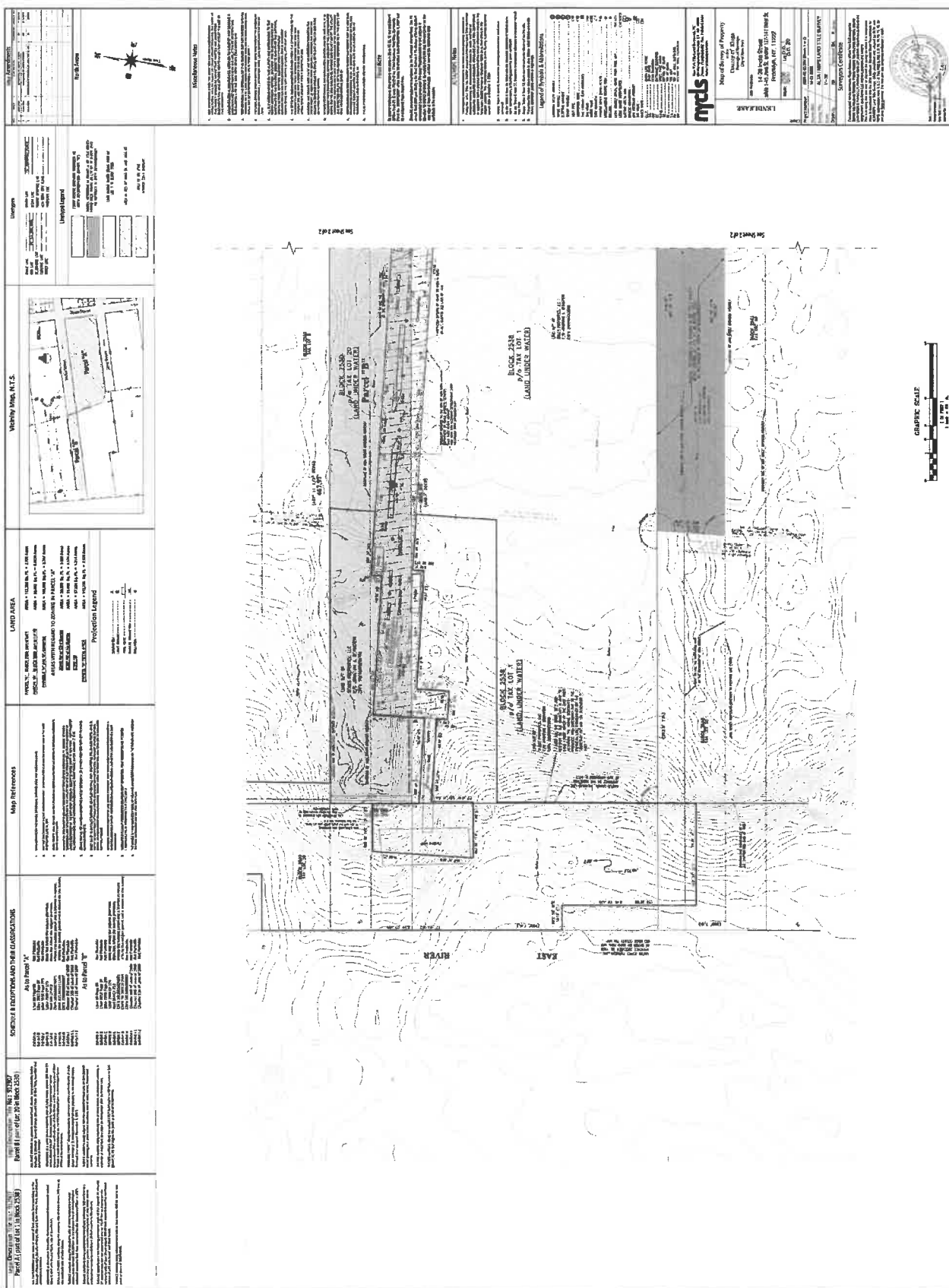
01 JAVA STREET
BROOKLYN, NY 11211

1 Java Owner LLC
200 New Ave. 8th Fl.
Brooklyn, NY 11211
202.555.1234
www.javaowner.com
1 Java Architectural
413 Third Ave. 5th Fl.
New York, NY 10016
212.555.1234
www.javaarchitect.com
1 Java Engineer
145 Hudson St. New York, NY 10013
212.555.1234
www.javaengineer.com
1 Java Landscape Architect
100 South 10th St.
New York, NY 10014
212.555.1234
www.javalandscape.com
1 Java Planner
300 W. 3rd St. 8th Floor
New York, NY 10014
212.555.1234
www.javaplanner.com

TITLE SHEET

T-001





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[illegible]

[illegible]

[illegible]

[illegible]

01 JAVA STREET
BROOKLYN, NY 11211



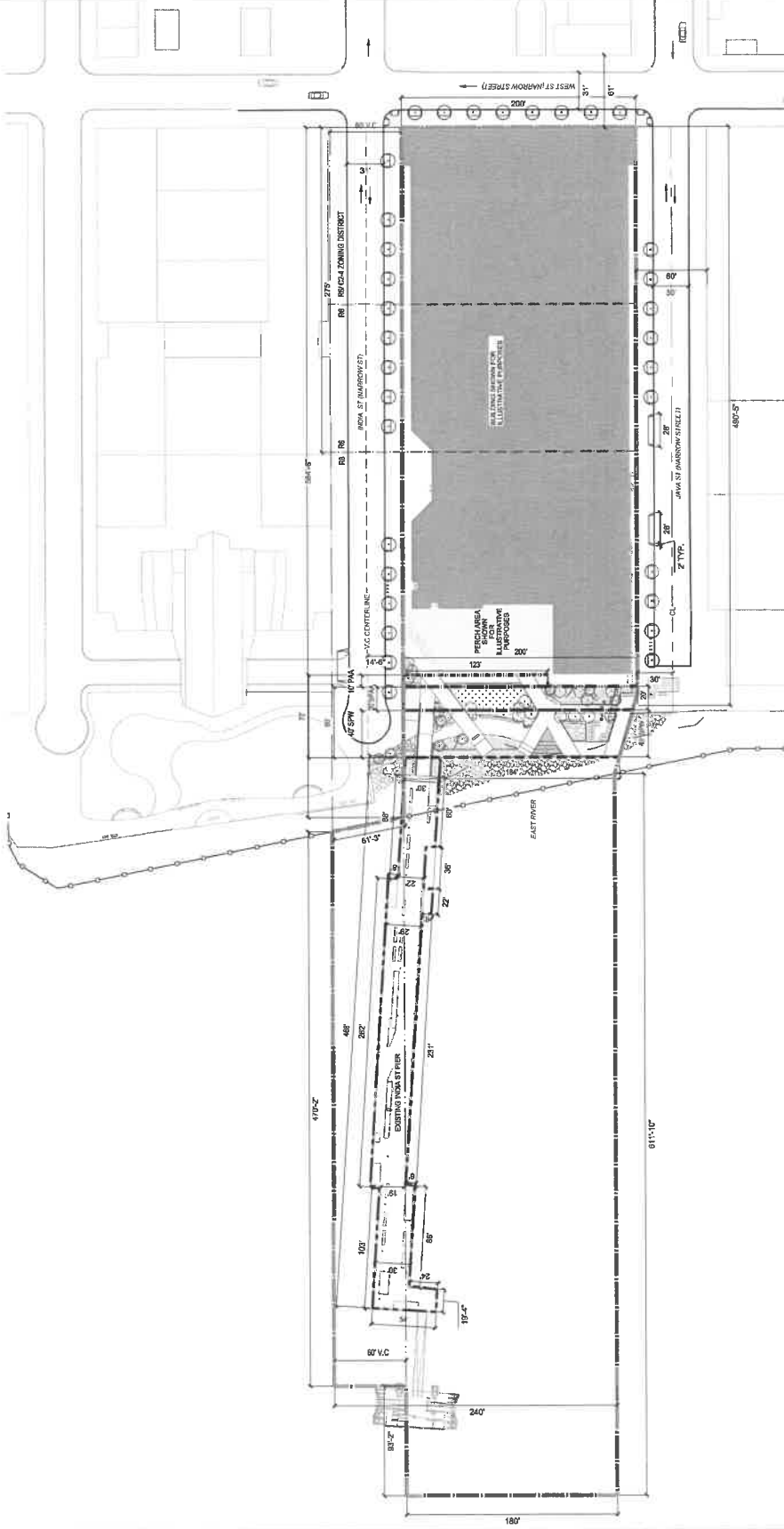
1 Java Owner LLC
100 Park Ave, 8th Fl
New York, NY 10017
Tel: 212 312 1234
Fax: 212 312 1235
Email: info@javaowner.com

2 Java Architectural Consultants
475 South Ave, 8th Fl, New York, NY 10018
Tel: 212 312 1234
Fax: 212 312 1235
Email: info@javaarchitect.com

3 Java Engineer
145 Hudson St, New York, NY 10013
Tel: 212 312 1234
Fax: 212 312 1235
Email: info@javaengineer.com

4 Java Surveyor
100 South 1st St
West Nyack, NY 10994
Tel: 212 312 1234
Fax: 212 312 1235
Email: info@javasurveyor.com

5 Java Planner
300 W. 3rd St, 8th Floor
New York, NY 10011
Tel: 212 312 1234
Fax: 212 312 1235
Email: info@javaplanner.com



- LEGEND**
- TOTAL WSPA (SPW + SPAA + PERSP) = 26,003 SF
 - SHORE PUBLIC WALKWAY (SPW) = 7,890 SF
 - SUPPLEMENTAL PUBLIC ACCESS AREA (SPAA) = 1,371 SF
 - SPW & SPAA OVERLAP
 - SPAA & PAA OVERLAP
 - PUBLIC ACCESS AREA (PAA) = 1,231 SF
 - PERSP = 13,823 SF
 - ZONING LOT LINE
 - US BULKHEAD LINE
 - EX MINN LINE
 - REBID LINE
 - VISUAL CORRIDOR LINE
 - STREET CENTERLINE
- NOTE:**
1. DIMENSIONS SHOWN ARE FOR INFORMATION PURPOSES ONLY.
2. DRAWING SCALE MAY VARY TO ALL DIMENSIONS SHOWN.

L-010

01 JAVA STREET BROOKLYN, NY 11211

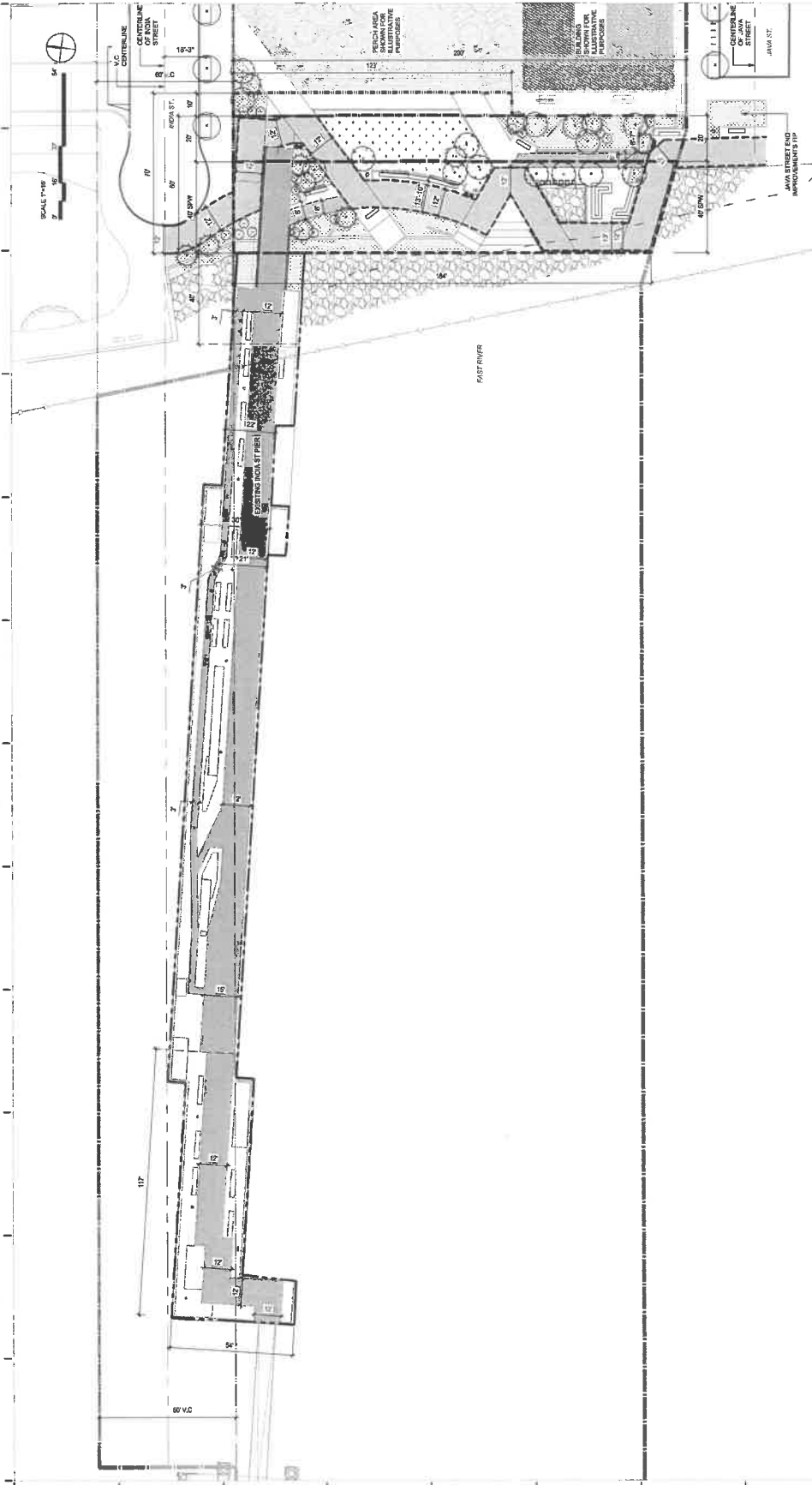
1. Java Owner LLC
200 Park Ave. 8th Fl.
New York, NY 10022

2. Architect
WPAA Architects
425 Park Ave. 8th Fl.
New York, NY 10018

3. Engineer
Marshall Architects
145 Madison St. New York, NY 10013

4. Landscape Architect
Landscape Architecture
302 E. 14th St. New York, NY 10003

5. Civil Engineer
Landscape
300 W. 34th St. 8th Floor
New York, NY 10001



LEGEND

- SPW = 7,000 SF
- SPAL = 3,374 SF
- SPW & SPW OVERLAP
- SPW & PWA OVERLAP
- PWA = 1,221 SF
- PERI = 15,033 SF
- ZONING LOT LINE
- UR PLANNING LINE
- EXISTING JEAN-ROCH WATER LINE
- VISUAL CORRIDOR LINE

- 12' PRIMARY PATH
- 8' SECONDARY PATH
- PERI CIRCULATION
- PLANTING
- LAWN

NOTE:
1. DIMENSIONS, PERI AREA, AND DISTANCES SHOWN FOR ILLUSTRATIVE PURPOSES
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

WPAA SITE PLAN

L-011

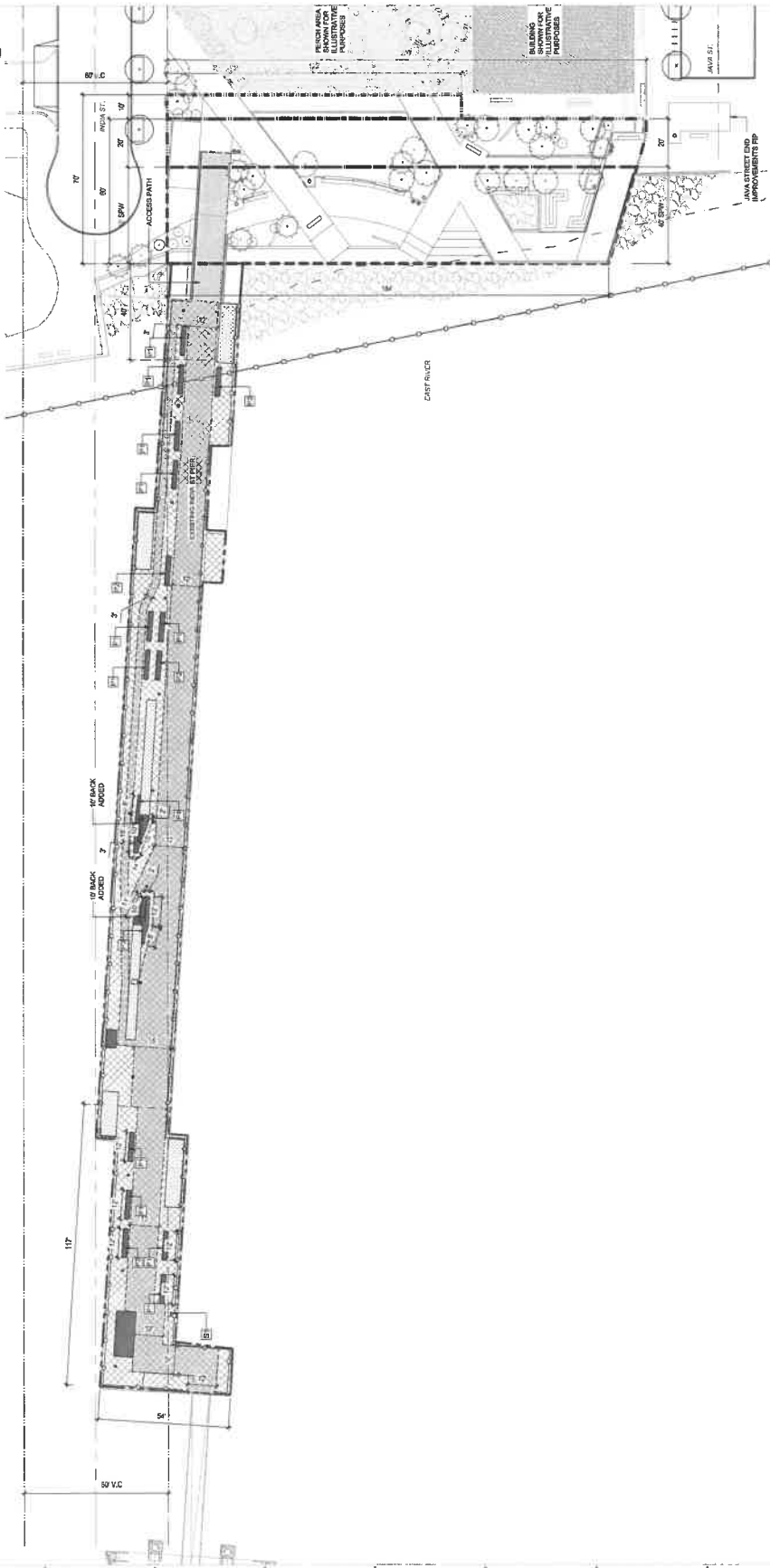
1 Java Street LLC
250 Park Ave, 28th Fl.
New York, NY 10017

James Corner Field Operations
475 West 17th St, 10th Fl, NY 10011

Manuel Architects
145 Hudson St, New York, NY 10013

M.C. McLamb P.C.
West 10th St, New York, NY 10014

Landscape
300 W. 14th St, 6th Floor
New York, NY 10011



PIER SEATING SCHEDULE

PIER SYMBOL	PIER TYPE	QTY	DESCRIPTION	NOTES
P1	SEATING WITHOUT BACK	11	EXISTING TOTAL 11 LF	
P2	BENCH WITH BACK	4	EXISTING TOTAL 4 LF	
P3	PLANTER BENCH A	1	EXISTING 1 LF TWO BACK 1 LF W/ BACK	
P4	PLANTER BENCH B	1	EXISTING 1 LF TWO BACK 1 LF W/ BACK	
	TOTAL		18 LF W/ BACK 18 LF W/ BACK	

PIER SYMBOL	PIER TYPE	QTY	DESCRIPTION	NOTES
P5	W/PA ENTRY	1	SEE 011.044	

PIER SYMBOL	PIER TYPE	QTY	DESCRIPTION	NOTES
P6	SEATING REQUIREMENTS	139 LF	PROPOSED 298 LF	
P7	SEATING W/ BACKS	60 LF	PROPOSED 60 LF	
P8	ORIENTED FACIES WATER	51 LF	PROPOSED 51 LF	

LEGEND

- SPW - 0.07 SF
- SPA - 3.09 SF
- SPW & SPA OVERLAP
- SPA & PMA OVERLAP
- PMA - 2.01 SF
- PIER - 0.09 SF
- US BULKHEAD LINE
- EXISTING MEAN HIGH WATERLINE
- EXISTING GUARDRAIL @ INDIA ST PIER
- EXISTING PAVING @ INDIA ST PIER
- EXISTING PAVING @ INDIA ST PIER
- EXISTING PLANTING
- PIERS CIRCULATION

NOTE:
1. SEE 011.044 FOR PIER SEATING REQUIREMENTS
2. SEE 011.044 FOR PIER SEATING REQUIREMENTS
3. SEE 011.044 FOR PIER SEATING REQUIREMENTS
4. SEE 011.044 FOR PIER SEATING REQUIREMENTS

1. Java Owner LLC
New York, NY 11211
2. Java Architect
New York, NY 11211
3. Java Engineer
New York, NY 11211
4. Java Planner
New York, NY 11211
5. Java Designer
New York, NY 11211
6. Java Contractor
New York, NY 11211
7. Java Installer
New York, NY 11211
8. Java Maintainer
New York, NY 11211
9. Java Operator
New York, NY 11211
10. Java User
New York, NY 11211



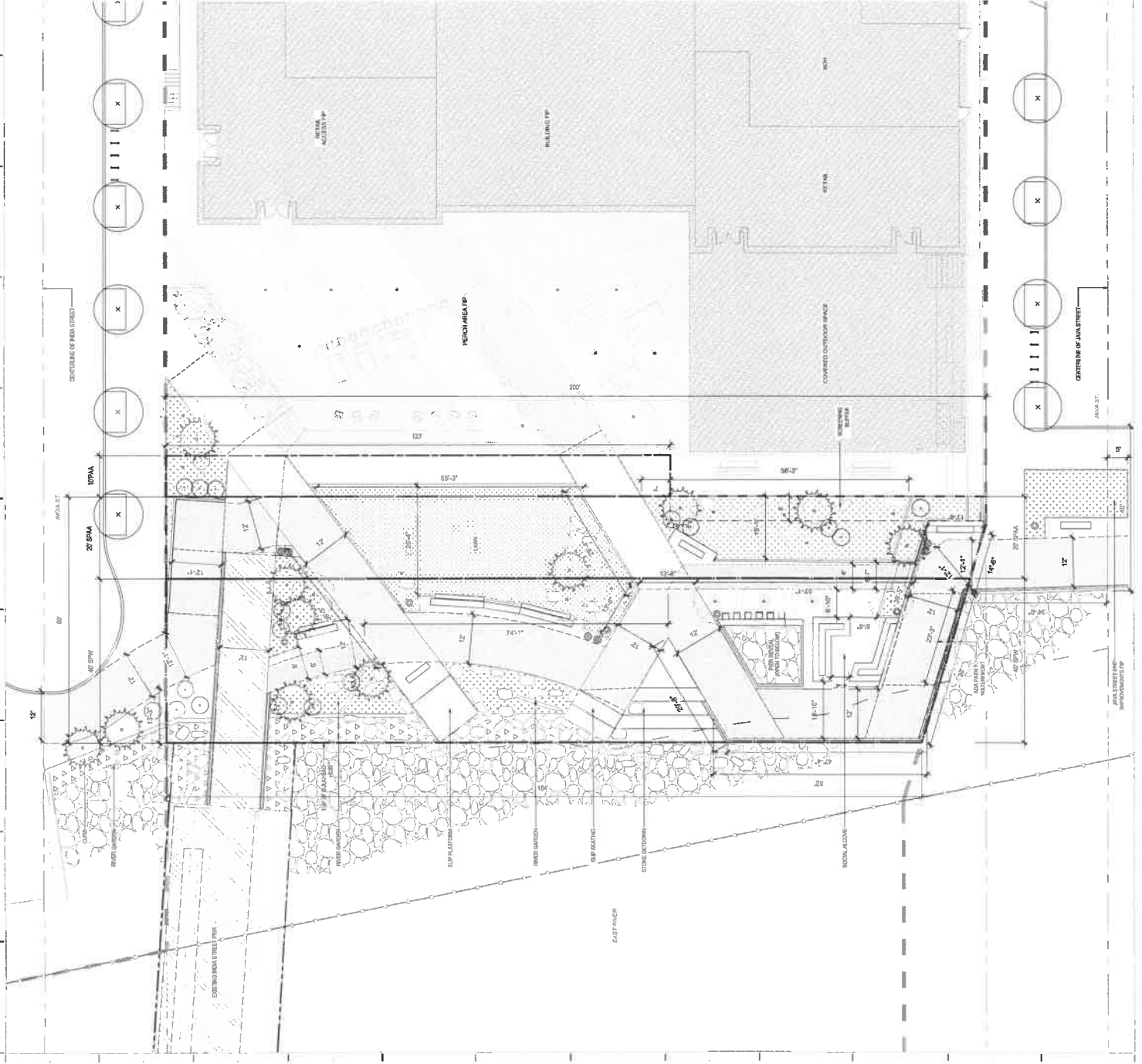
- LEGEND**
- SHORE PUBLIC WALKWAY (SPW)
 - SUPPLEMENTAL PUBLIC ACCESS AREA (SPAA)
 - SPW & SPAA OVERLAP
 - SPW & SPAA OVERLAP
 - PUBLIC ACCESS AREA (PAA)
 - PERMITS
 - ZONING LOT LINE - PROPERTY LINE
 - US BULKHEAD LINE
 - EXISTING MEAN HIGH WATER LINE
 - 12' PRIMARY PATH
 - 8' SECONDARY PATH
 - PERMITS CIRCULATION

- PLANTING**
- WATERFRONT PLANTING
 - RRSAP IN WATER
 - LAWN
 - SHADE TREE
 - ORNAMENTAL TREE
 - LIGHT POLE
 - TRANSITION
 - BIKE RACKS
 - SHRUBS
 - BOULDER

NOTE:
1. ALL DIMENSIONS, DISTANCES, AND STRAIGHTS SHOWN FOR
ILLUSTRATIVE PURPOSES
2. GRAPHIC SCALE APPLICABLE TO ALL UNDIMENSIONED ELEMENTS

SPW + SPAA
LAYOUT PLAN

L-110



1. Java Owner LLC
200 Park Ave. 8th Fl.
New York, NY 10016

2. Java Architect
James Corner Field Operations
475 Tenth Ave. 8th Fl.
New York, NY 10018

3. Java Engineer
M&M Architects
145 Nassau St. New York, NY 10038

4. Java Landscape Architect
M&M Landscape P.C.
100 Nassau St. New York, NY 10038

5. Java Civil Engineer
Langan
100 Nassau St. New York, NY 10038



SYMBOL	DESCRIPTION	AREA	NOTES
	UNIT PAVEMENT TYPE 1	2,127 SF	SEE 011-001
	UNIT PAVEMENT TYPE 2	3,322 SF	SEE 011-001
	STONE	25 SF	SEE 011-001
	LAWN	1,005 SF	SEE 011-001
	PLANTING	2,403 SF	SEE 011-001
	CONCRETE CURB	59 SF	SEE 011-001
	CONCRETE CURB	357 SF	SEE 011-001

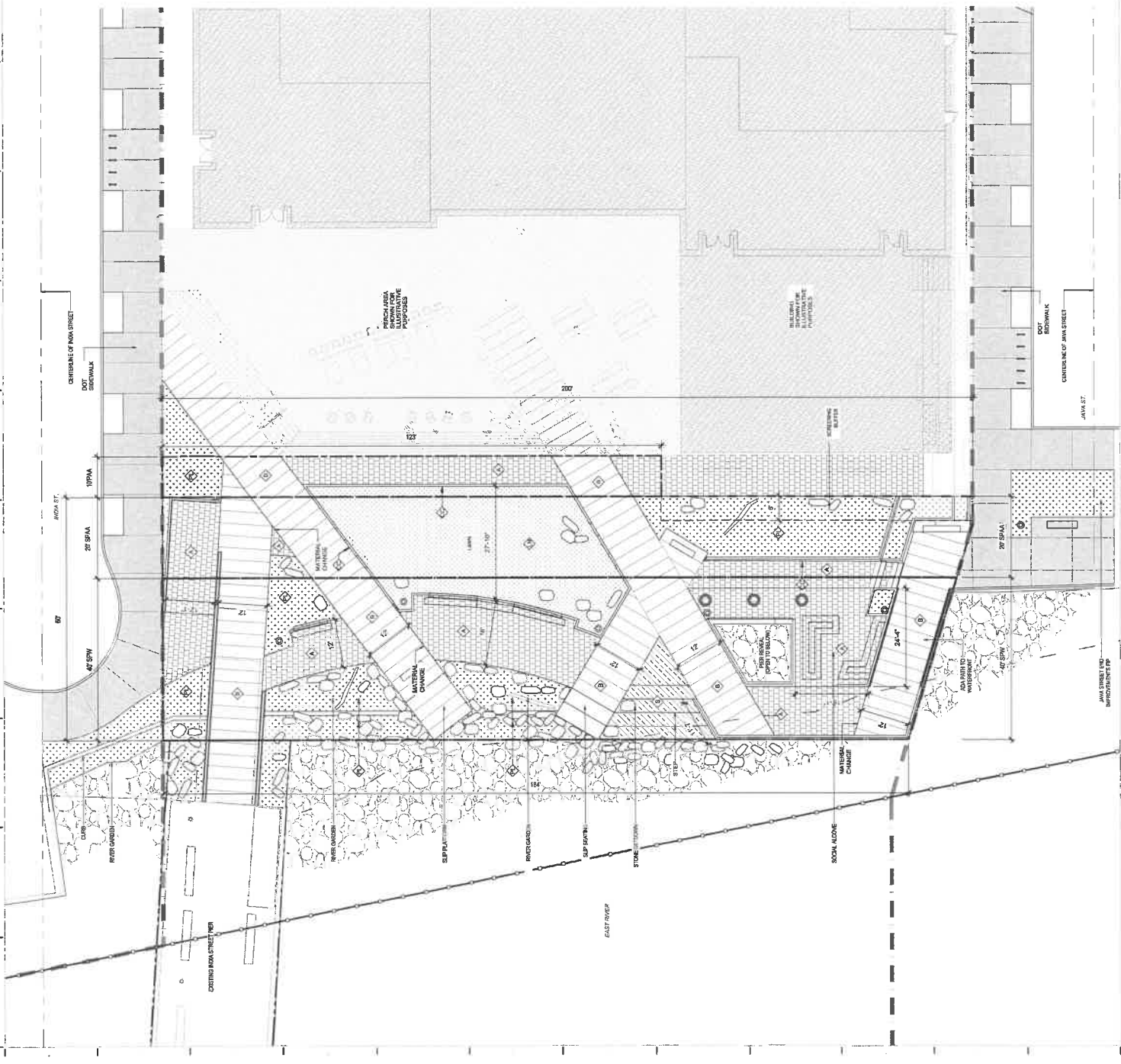
- LEGEND**
- THICK SOLID LINE: SHORE PUBLIC WALKWAY (SPW)
 - DOTTED LINE: SUPPLEMENTAL PUBLIC ACCESS AREA (SPAA)
 - SOLID LINE: SPW & SPAA OVERLAP
 - DASHED LINE: SPW & PAV. OVERLAP
 - SOLID LINE: PUBLIC ACCESS AREA (PAA)
 - DASHED LINE: PAVS
 - SOLID LINE: ZONING LOT LINE + PROPERTY LINE
 - SOLID LINE: US BULFORD LINE
 - DASHED LINE: EXISTING MCH HIGH WATER LINE

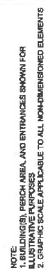
- SHADE TREE
- ORNAMENTAL TREE
- LIGHT POLE
- TRASH CAN
- BIKE RACKS
- SENDER
- BOULDER
- TREE GATE

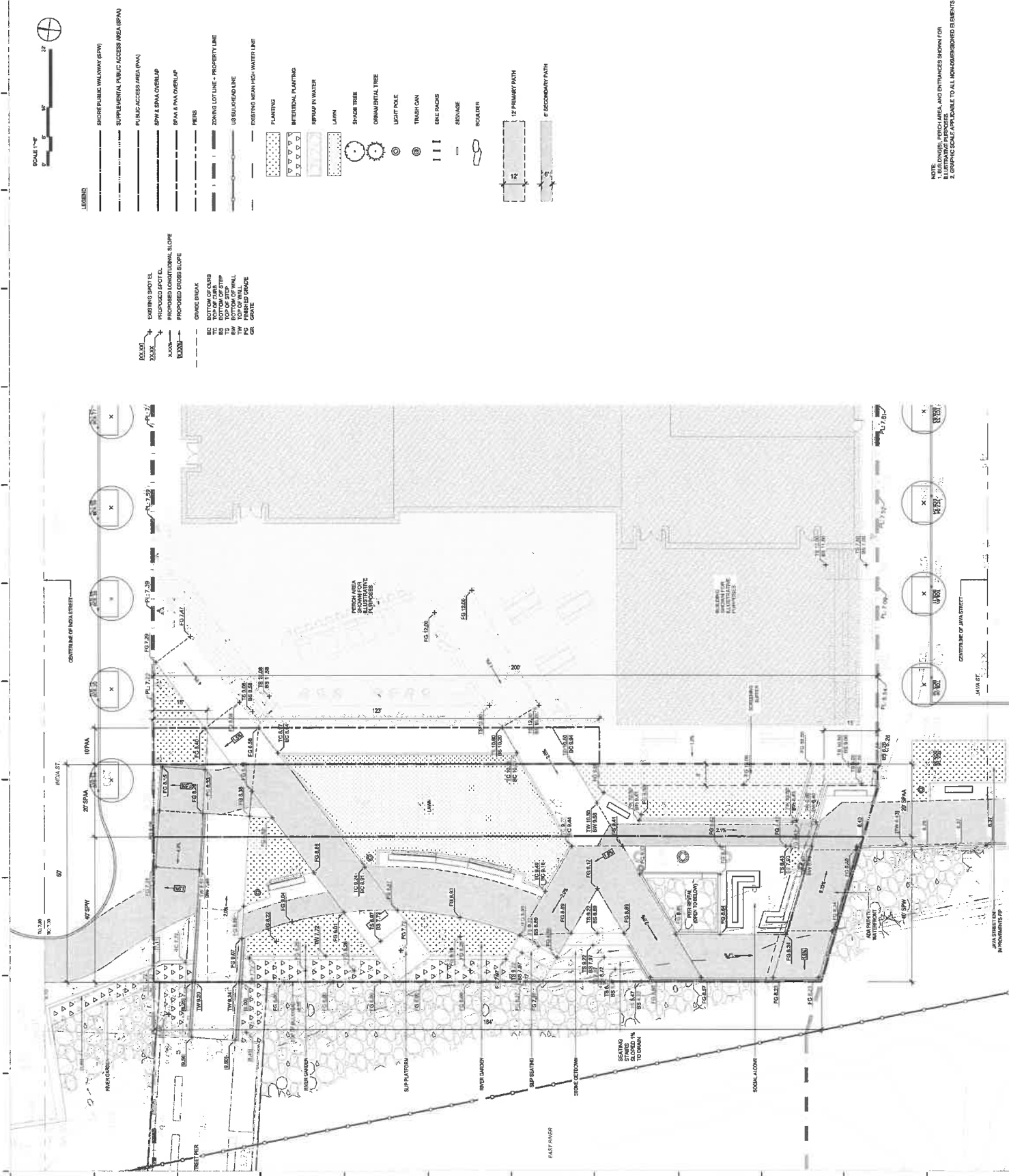
NOTE:
1. BUILDINGS, PERCH AREA, AND ENTRANCES SHOWN FOR REFERENCE ONLY.
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

**SPW+SPAA
MATERIAL PLAN**

L-120







1. Java Street LLC
200 Park Ave, 8th Fl
New York, NY 10022
200 Park Ave, 8th Fl
New York, NY 10022
Java Street LLC
435 Third Ave, 8th Fl, New York, NY 10016
Marcel Architects
145 Hudson St, 8th Fl, New York, NY 10013
Marcel Architects
145 Hudson St, 8th Fl, New York, NY 10013
Marcel Architects
145 Hudson St, 8th Fl, New York, NY 10013
Marcel Architects
145 Hudson St, 8th Fl, New York, NY 10013
Marcel Architects
145 Hudson St, 8th Fl, New York, NY 10013



WATERFRONT SPW+SPAA PLANTING SCHEDULE

SYMBOL	DESCRIPTION	QTY
AC	Amelanchier canadensis	3
CC	Cornus canadensis	2
NS	Nyssa sylvatica	3
PS	Prunus sp.	3
OB	Quercus bicolor	19
	TOTAL	21

WATERFRONT SPW+SPAA PLANTING SCHEDULE

SYMBOL	DESCRIPTION	QTY
AC	Amelanchier canadensis	3
CC	Cornus canadensis	2
NS	Nyssa sylvatica	3
PS	Prunus sp.	3
OB	Quercus bicolor	19
	TOTAL	21

WATERFRONT SPW+SPAA PLANTING SCHEDULE

SYMBOL	DESCRIPTION	QTY
AC	Amelanchier canadensis	3
CC	Cornus canadensis	2
NS	Nyssa sylvatica	3
PS	Prunus sp.	3
OB	Quercus bicolor	19
	TOTAL	21

WATERFRONT SPW+SPAA PLANTING SCHEDULE

SYMBOL	DESCRIPTION	QTY
AC	Amelanchier canadensis	3
CC	Cornus canadensis	2
NS	Nyssa sylvatica	3
PS	Prunus sp.	3
OB	Quercus bicolor	19
	TOTAL	21

WATERFRONT SPW+SPAA PLANTING SCHEDULE

SYMBOL	DESCRIPTION	QTY
AC	Amelanchier canadensis	3
CC	Cornus canadensis	2
NS	Nyssa sylvatica	3
PS	Prunus sp.	3
OB	Quercus bicolor	19
	TOTAL	21

WATERFRONT SPW+SPAA PLANTING SCHEDULE

SYMBOL	DESCRIPTION	QTY
AC	Amelanchier canadensis	3
CC	Cornus canadensis	2
NS	Nyssa sylvatica	3
PS	Prunus sp.	3
OB	Quercus bicolor	19
	TOTAL	21

WATERFRONT SPW+SPAA PLANTING SCHEDULE

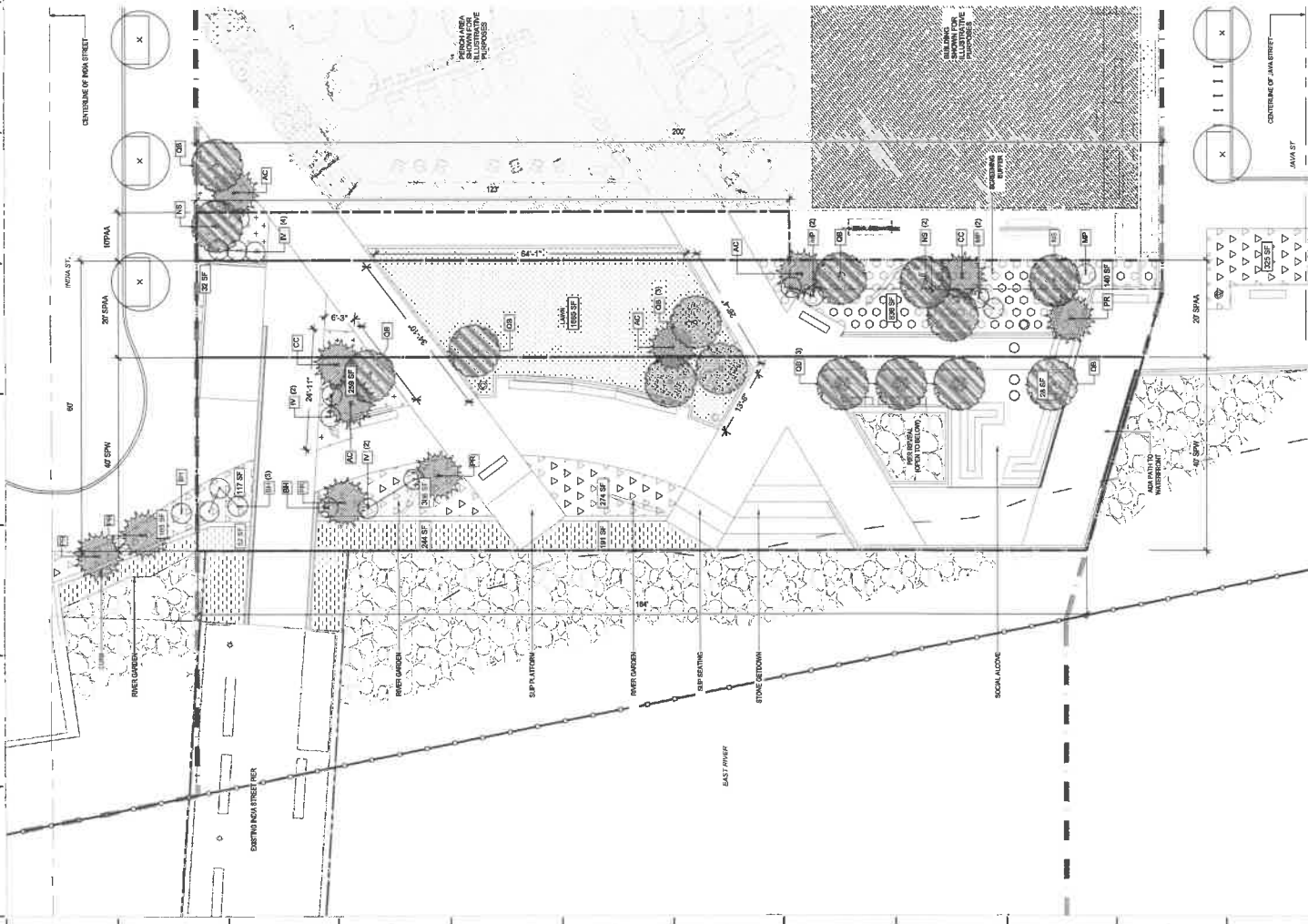
SYMBOL	DESCRIPTION	QTY
AC	Amelanchier canadensis	3
CC	Cornus canadensis	2
NS	Nyssa sylvatica	3
PS	Prunus sp.	3
OB	Quercus bicolor	19
	TOTAL	21

WATERFRONT SPW+SPAA PLANTING SCHEDULE

SYMBOL	DESCRIPTION	QTY
AC	Amelanchier canadensis	3
CC	Cornus canadensis	2
NS	Nyssa sylvatica	3
PS	Prunus sp.	3
OB	Quercus bicolor	19
	TOTAL	21

WATERFRONT SPW+SPAA PLANTING SCHEDULE

SYMBOL	DESCRIPTION	QTY
AC	Amelanchier canadensis	3
CC	Cornus canadensis	2
NS	Nyssa sylvatica	3
PS	Prunus sp.	3
OB	Quercus bicolor	19
	TOTAL	21



NOTE:
1. BELLOWING PERCENTAGE AND DISTANCES SHOWN FOR
2. GRAPHIC SCALE APPLICABLE TO ALL UNDIMENSIONED ELEMENTS

SPW+SPAA CANOPY & PLANTING PLAN

L-150

01 JAVA STREET
BROOKLYN, NY 11211

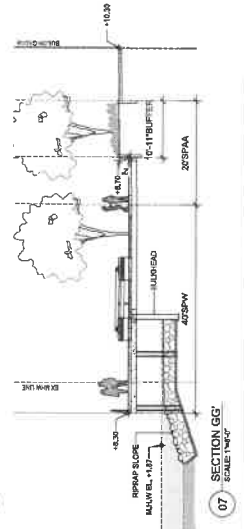
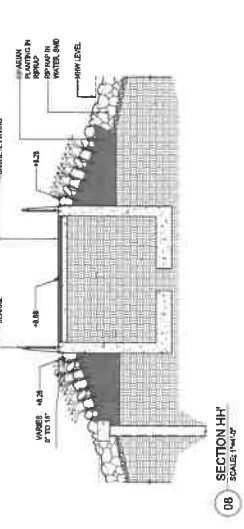
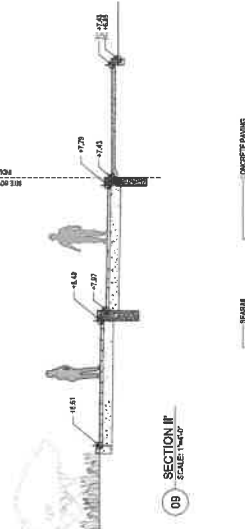
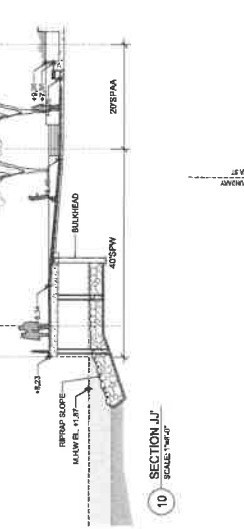
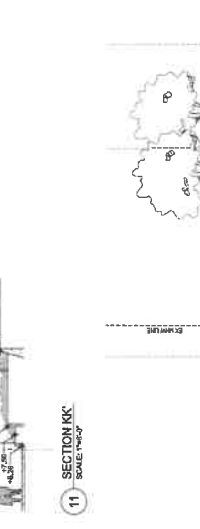
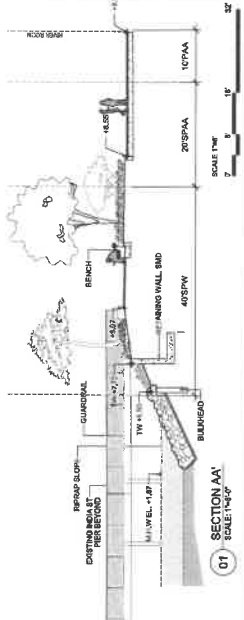
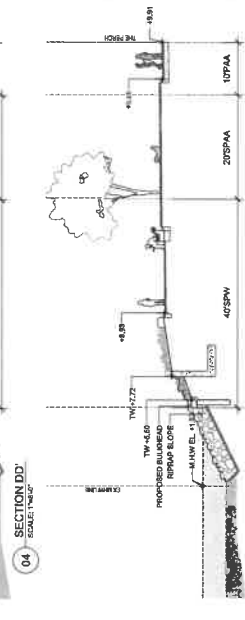
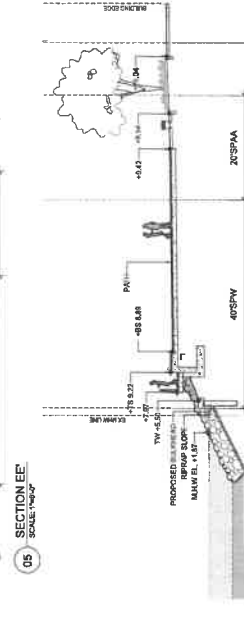
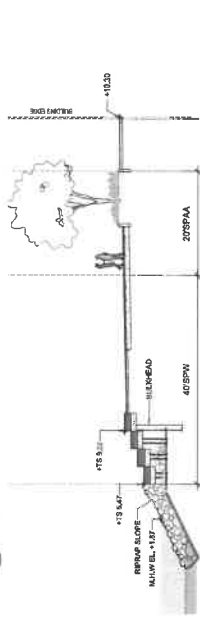
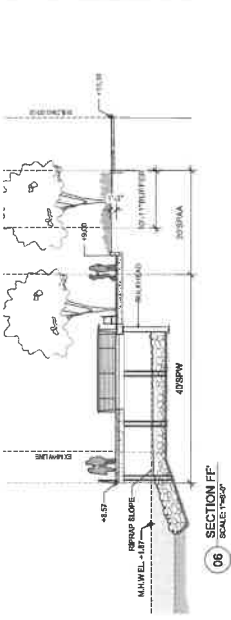
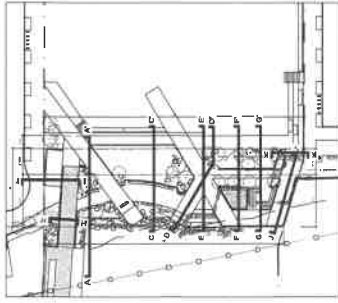
1 Java Owner LLC
10 Hudson St., New York, NY 10013
New York, NY 10013

James Corner Field Operations
475 10th Ave, 8th Fl., New York, NY 10018

Murphy Architecture
10 Hudson St., New York, NY 10013
New York, NY 10013

M.G. MacLean P.C.
100 South St., New York, NY 10038
New York, NY 10038

Engineers
100 South St., 8th Floor
New York, NY 10038



SITE SECTIONS 1

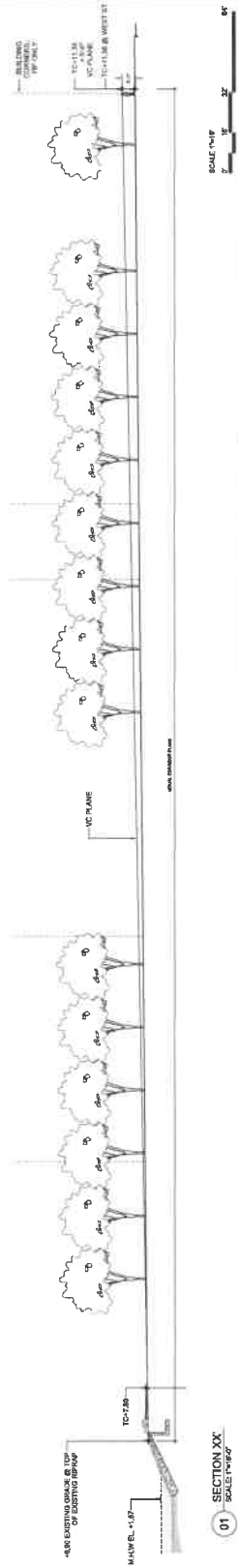
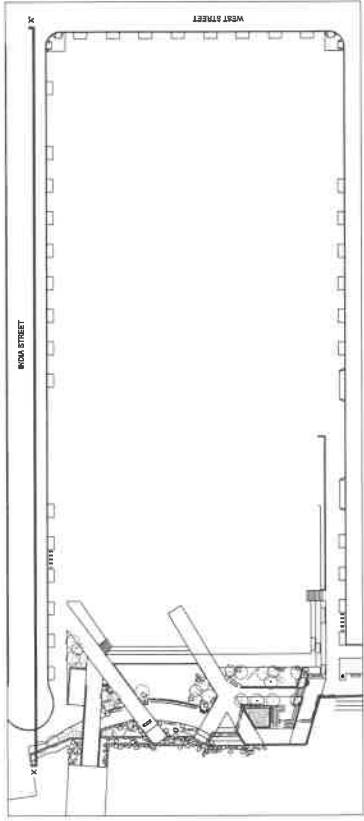
L-301

01 JAVA STREET
BROOKLYN, NY 11211

1 Java Owner LLC
200 Park Ave, 10th Fl.
New York, NY 10036

James Corner Field Operations
100 Avenue C, New York, NY 10018

Meredith Architects
145 Hudson St, New York, NY 10013
NY, NY
100 Street 18 St
West Street, NY 10004
Laguardia
300 W. 34th St, 8th Floor
New York, NY 10018



SITE SECTIONS 2

L-302

1 Java Owner LLC
200 York Ave. 8th Fl.
Brooklyn, NY 11211

James Corner Field Operations
475 Third Ave. 8th Fl. New York, NY 10016

Martel Architects
145 Hudson St. New York, NY 10013

M&M Mechanical P.C.
800 South 1st St.
New York, NY 10014

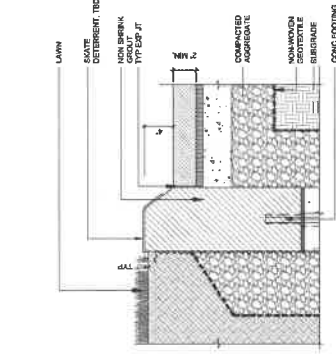
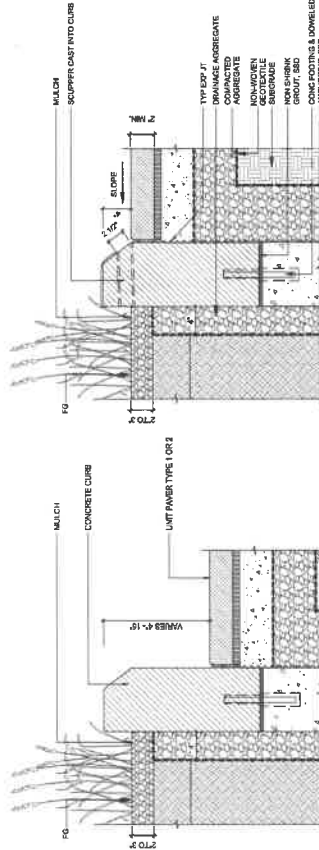
Langston
200 W. 3rd St. 6th Floor
New York, NY 10011



UNIT PAVER TYPE 1

UNIT PAVER TYPE 2

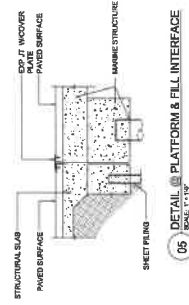
09 MATERIAL SWATCHES
SCALE: 1/8" = 1'-0"



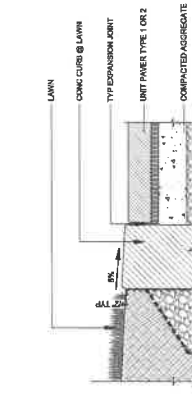
08 PLANTER EDGE CURB
SCALE: 1/8" = 1'-0"

07 PAVING TYPE 3 @ PLANTER & CURB W/ SCUPPER
SCALE: 1/8" = 1'-0"

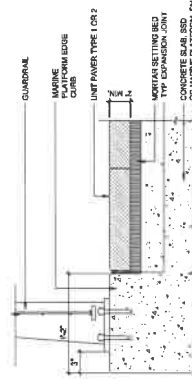
06 TYPICAL CURB @ LAWN
SCALE: 1/8" = 1'-0"



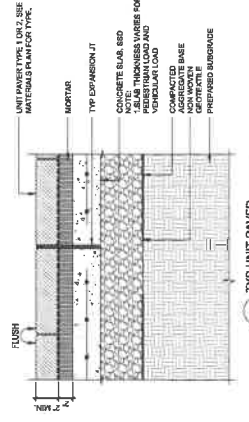
05 DETAIL @ PLATFORM & FL. INTERFACE
SCALE: 1/8" = 1'-0"



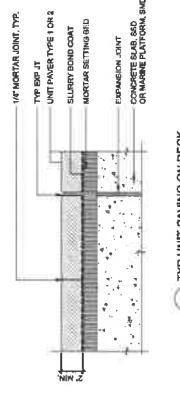
04 ACCESSIBLE CURB @ LAWN
SCALE: 1/8" = 1'-0"



03 UNIT PAVING @ PLATFORM EDGE
SCALE: 1/8" = 1'-0"



01 TYP. UNIT PAVER
SCALE: 1/8" = 1'-0"



02 TYP. UNIT PAVING ON DECK
SCALE: 1/8" = 1'-0"

PAVING DETAILS 1

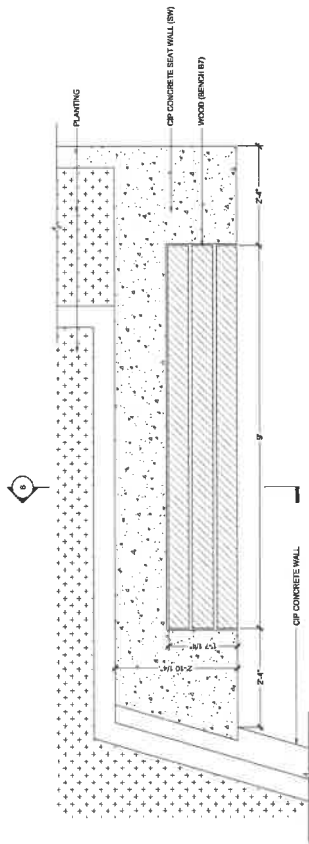
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200 Park Ave, 9th Fl
New York, NY 10022

James Corner Field Operations
475 Park Ave, 9th Fl, New York, NY 10018

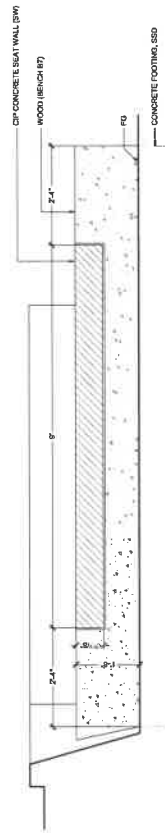
Marcel Architects
145 Hudson St, New York, NY 10013

M.G. McLarney P.C.
130 South 9th St
Brooklyn, NY 11204

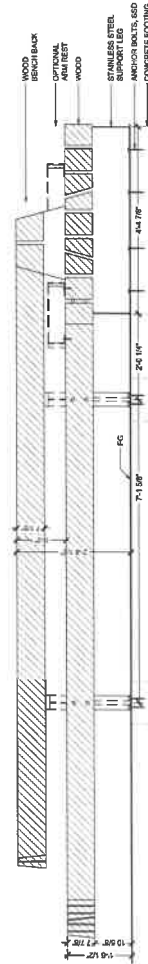
Larsen
100 11th Ave, 3rd Floor
New York, NY 10003



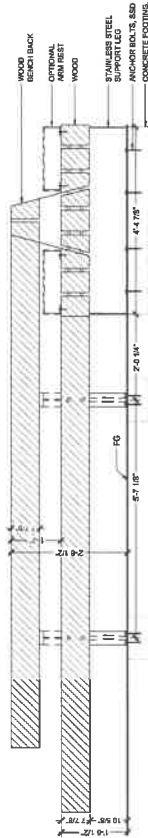
7 BENCH 7 AND SEAT WALL (SW) PLAN
SCALE: 1" = 1'-0"



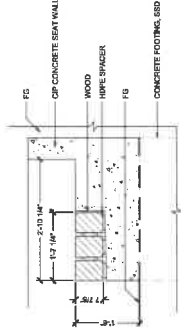
5 BENCH 7 AND SEAT WALL (SW) ELEVATION
SCALE: 1" = 1'-0"



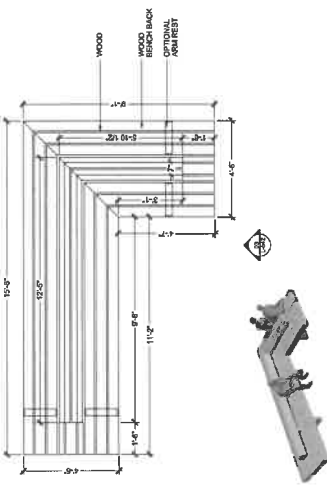
4 BENCH ELEVATION B5
SCALE: 1" = 1'-0"



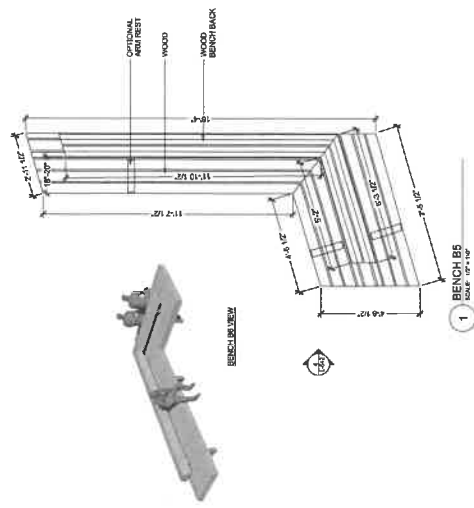
3 BENCH ELEVATION B4
SCALE: 1" = 1'-0"



6 BENCH 7 AND SEAT WALL (SW) SECTION
SCALE: 1" = 1'-0"



2 BENCH B4
SCALE: 1" = 1'-0"



1 BENCH B5
SCALE: 1" = 1'-0"

01 JAVA STREET
BROOKLYN, NY 11211

1 Java Street LLC
200 Park Ave, 8th Fl
New York, NY 10022

James Corner Field Operations
475 Fifth Ave, 8th Fl, New York, NY 10018

Manuel Architects
145 Madison St, New York, NY 10017

M.A. McCann P.C.
100 South W 5th St
New York, NY 10014

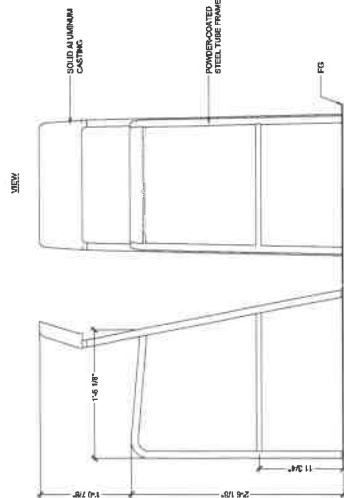
Langston
100 South W 5th St
New York, NY 10014

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
13	REVISION	
14	REVISION	
15	REVISION	
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18	REVISION	
19	REVISION	
20	REVISION	

FURNISHING DETAILS 3

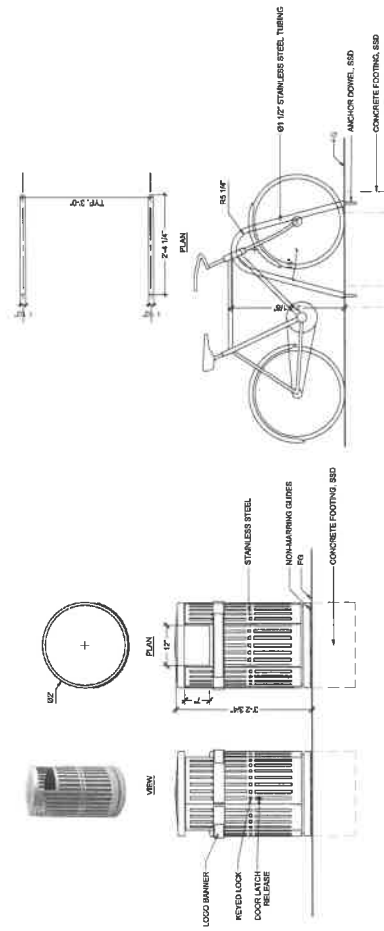
L-543

1/4" = 1'-0"
1/8" = 1'-0"
1/16" = 1'-0"



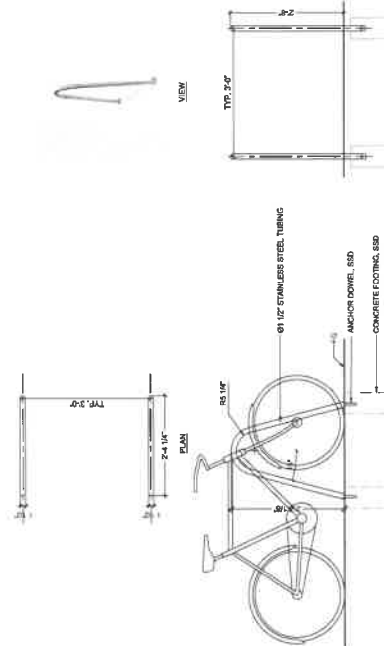
3 FIXED BAR STOOL (L-543)

1/4" = 1'-0"



2 TRASH RECEPTACLE

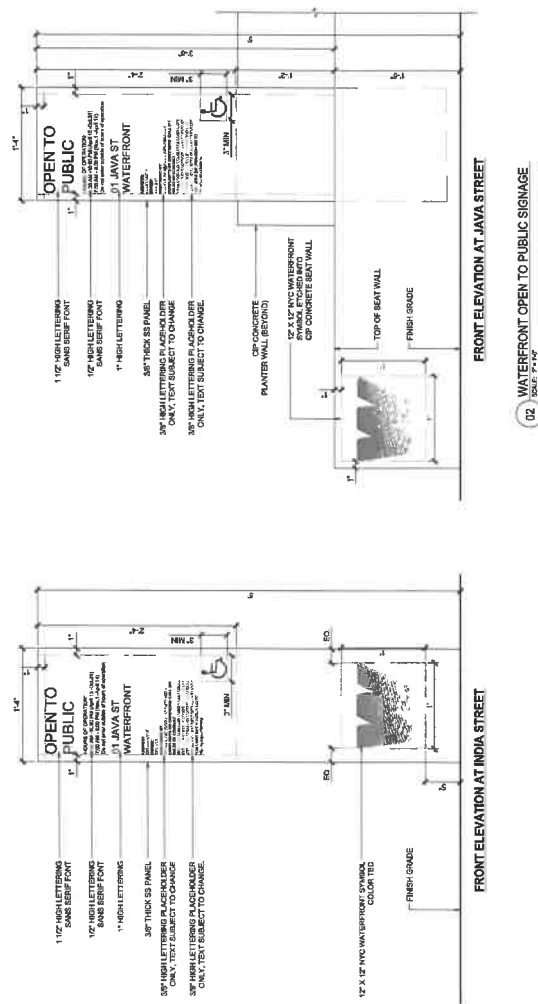
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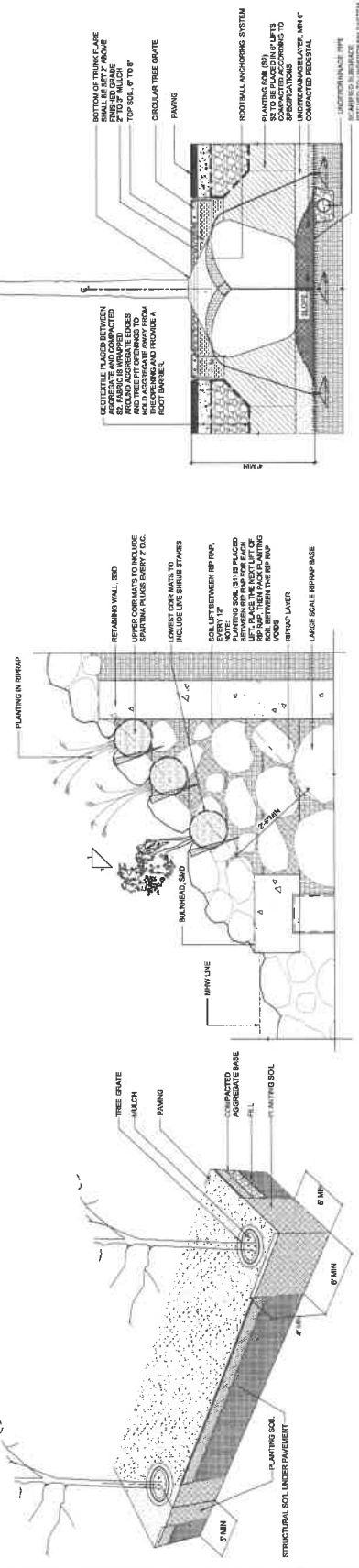
1 BIKE PARKING

1/4" = 1'-0"

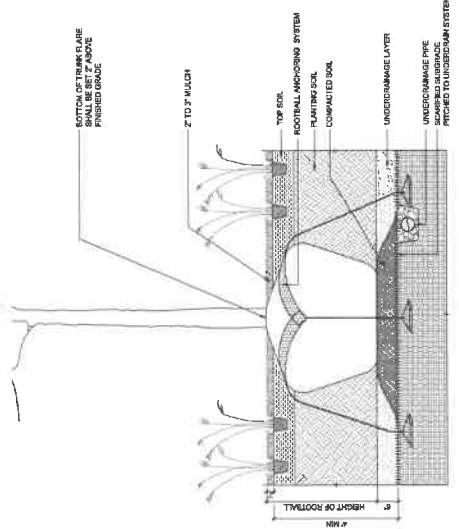
1. Javis Owner LLC 250 Park Ave. 9th Fl. New York, NY 10166	James Corner Field Operations 475 Tenth Ave. 9th Fl. New York, NY 10018	Marvell Architects 143 Hudson St. New York, NY 10013	M.G. Mil Jansen P.C. 100 Sotheby Hill Rd. West Nyack, NY 10994	Langston 330 W. 31st St. 8th Floor New York, NY 10001
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1 Java Owner LLC
200 Park Ave 8015
New York, NY 10022
200 Park Ave 8015
New York, NY 10022
475 10th Ave, 8th Fl, New York, NY 10018
Revel Architecture
140 Hudson St, New York, NY 10013
M.G. Bell & Co.
100 South 14th St
New York, NY 10014
Langdon
300 W. 34th St, 8th Floor
New York, NY 10018

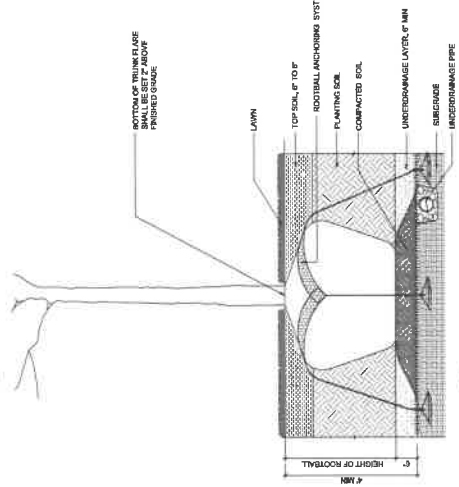


10 TREE PLANTING IN PAVED AREA AXON
SCALE: 1/4" = 1'-0"



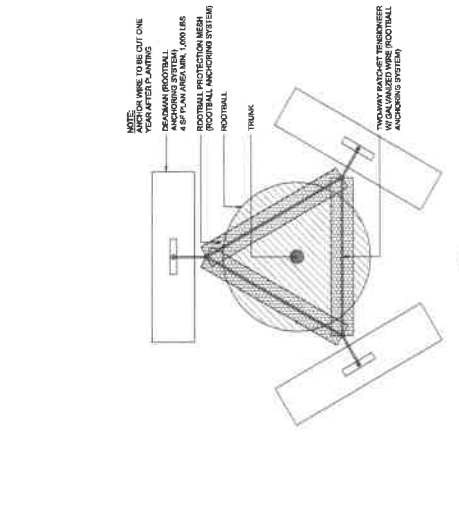
07 TYPICAL TREE PLANTING IN PLANTED AREA
SCALE: 1/4" = 1'-0"

09 TYPICAL BIPARTIAN PLANTING
SCALE: 1/4" = 1'-0"

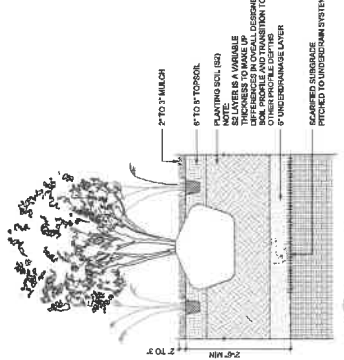


06 TYPICAL TREE PLANTING IN LAWN
SCALE: 1/4" = 1'-0"

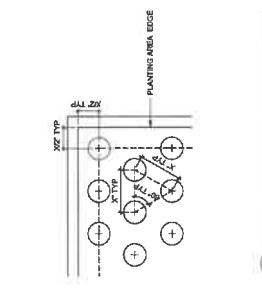
08 TYPICAL TREE PLANTING IN PAVING
SCALE: 1/4" = 1'-0"



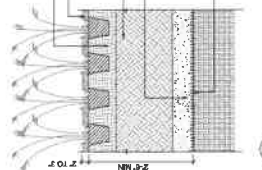
05 TYPICAL TREE ANCHORING PLAN
SCALE: 1/4" = 1'-0"



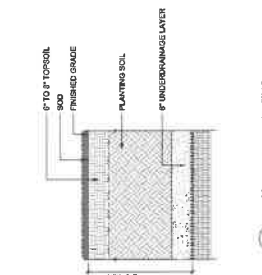
04 TYPICAL SHRUB PLANTING
SCALE: 1/4" = 1'-0"



03 TYPICAL GROUNDCOVER PLANTING (PLAN)
SCALE: 1/4" = 1'-0"



02 TYPICAL GROUNDCOVER PLANTING
SCALE: 1/4" = 1'-0"



01 TYPICAL LAWN PLANTING
SCALE: 1/4" = 1'-0"

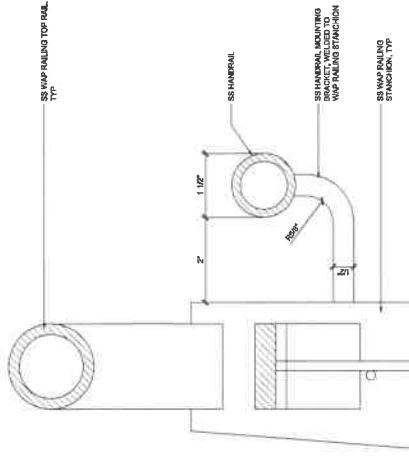
1 Java Owner LLC
200 Park Ave, 8th Fl.
New York, NY 10022
202-637-1000

2 Java Architects
300 Park Ave, 8th Fl.
New York, NY 10022
202-637-1000

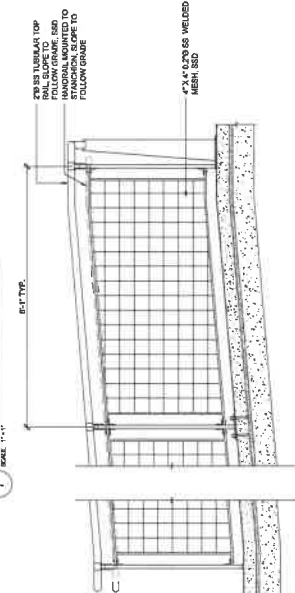
3 Java Architects
145 Hudson St, New York, NY 10013
202-637-1000

4 Java Architects
100 South 4th St.
New York, NY 10014
202-637-1000

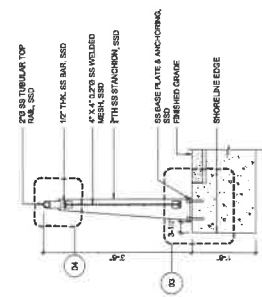
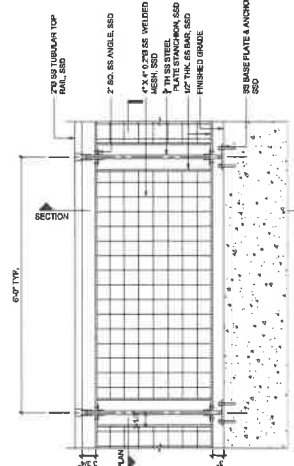
5 Java Architects
200 Park Ave, 8th Fl.
New York, NY 10022
202-637-1000



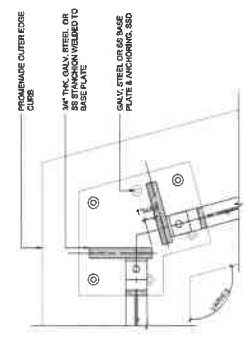
7 HANDRAIL MOUNTING DETAIL
SCALE 1" = 1'-0"



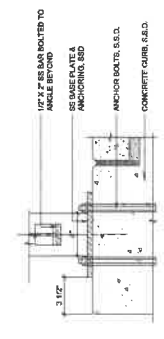
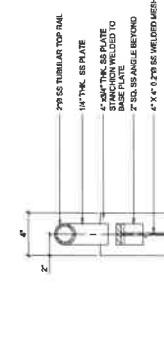
02 WAP RAILING AT JAVA ST RAMP - ELEVATION
SCALE 1" = 1'-0"



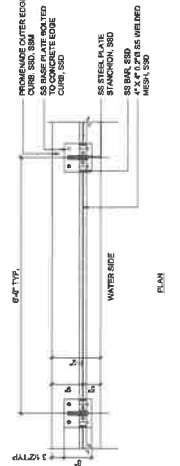
05 WAP RAILING TOP RAIL CORNER DETAIL
SCALE 3" = 1'-0"



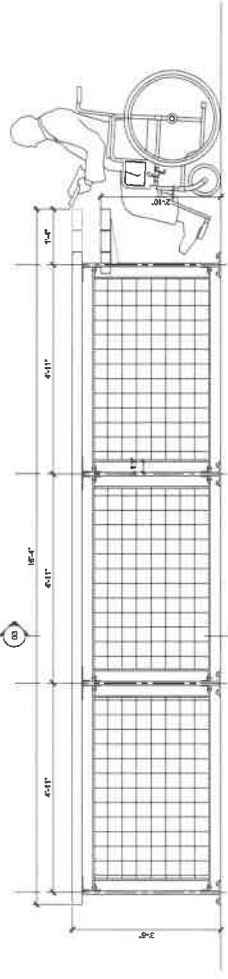
04 WAP RAILING TOP RAIL
SCALE 3" = 1'-0"



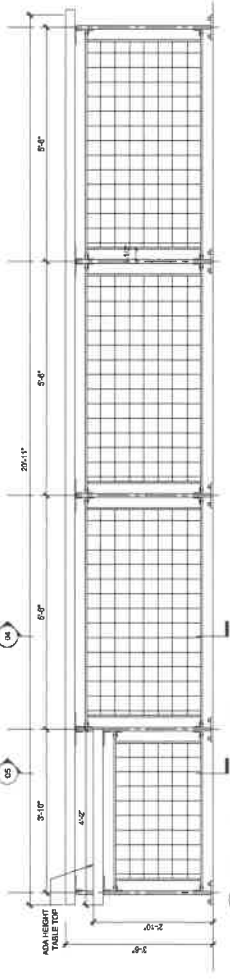
03 WAP RAILING ANCHOR PLATE
SCALE 3" = 1'-0"



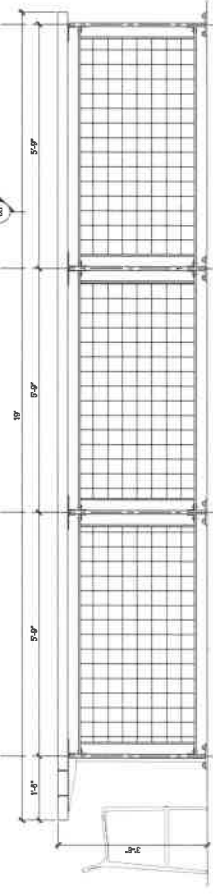
01 TYPICAL WAP RAILING DETAIL
SCALE 1" = 1'-0"



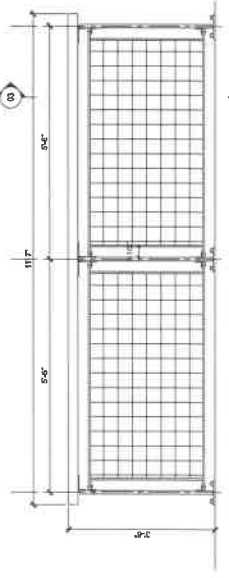
09 RIVER REVEAL RAILING ELEVATION
SCALE: 1" = 1'-0"



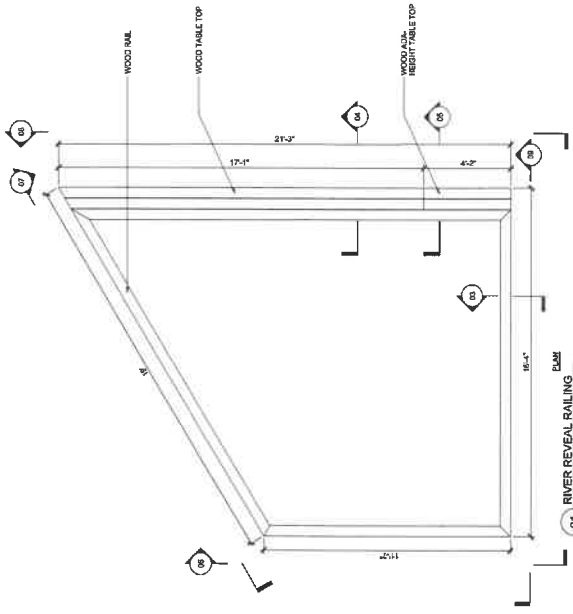
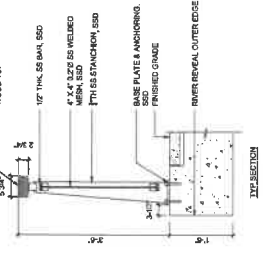
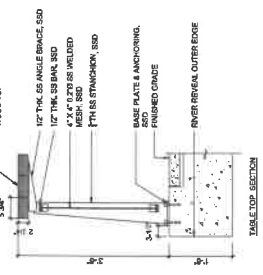
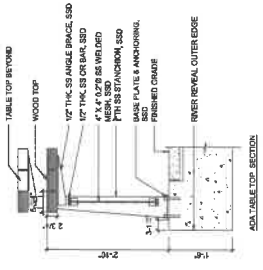
08 RIVER REVEAL TABLE TOP ELEVATION
SCALE: 1"=1'-0"



07 RIVER REVEAL RAILING ELEVATION
SCALE: 1" = 1'-0"



06 RIVER REVEAL RAILING ELEVATION
SCALE: 1" = 1'-0"



10 SCALE 1/8" = 1'-0"

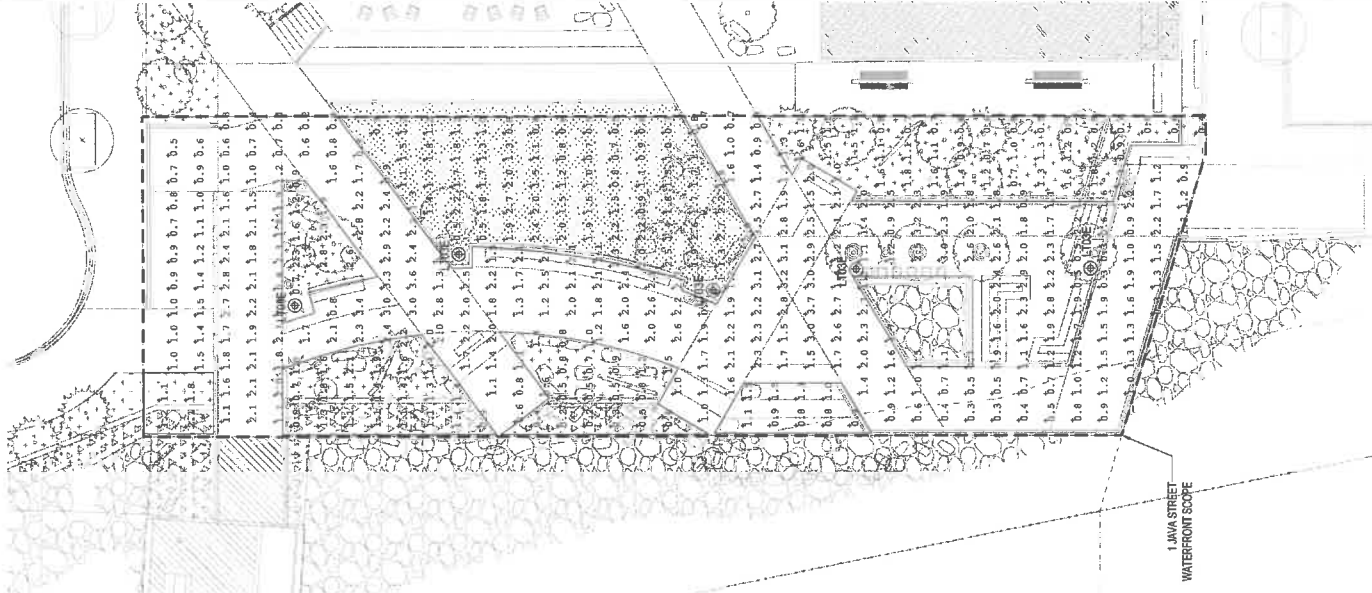
1. Java Street LLC
200 Park Ave. 8th Fl.
New York, NY 10022

James Corner Field Operations
415 Third Ave. 8th Fl., New York, NY 10016

Martel Architects
145 Madison St., New York, NY 10013

M&M Associates P.C.
100 South 10th St.
New York, NY 10038

Langan
300 W. 3rd St. 6th Floor
New York, NY 10014



REQUIRED	PROVIDED
AVERAGE ON WALKABLE AREAS = MINIMUM 1 FC	AVERAGE ON WALKABLE AREAS = 1.65 FC
MINIMUM ILLUMINATION OF OTHER AREAS [HORIZONTAL ILLUMINATION] = 0.2 FC	MINIMUM ILLUMINATION OF OTHER AREAS [HORIZONTAL ILLUMINATION] = 0.2 FC
AVERAGE ILLUMINATION TO MINIMUM FOOT CANDLE UNIFORMITY RATIO = 10 : 1	AVERAGE ILLUMINATION TO MINIMUM FOOT CANDLE UNIFORMITY RATIO [WALKABLE AREAS] = 8.25 : 1 AVERAGE ILLUMINATION TO MINIMUM FOOT CANDLE UNIFORMITY RATIO [ALL OTHER AREAS] = 6.40 : 1

01 JAVA STREET
BROOKLYN, NY 11211

1 Java Street LLC
300 Park Ave. 9th Fl.
New York, NY 10017
212.455.1234

James Corner Field Operations
415 South Ave. 8th Fl., New York, NY 10013
212.260.1234

Manuel Architects
145 Hudson St., New York, NY 10013
212.260.1234

M.G. McLaughlin P.C.
100 Street - 18th Fl.
New York, NY 10036
212.260.1234

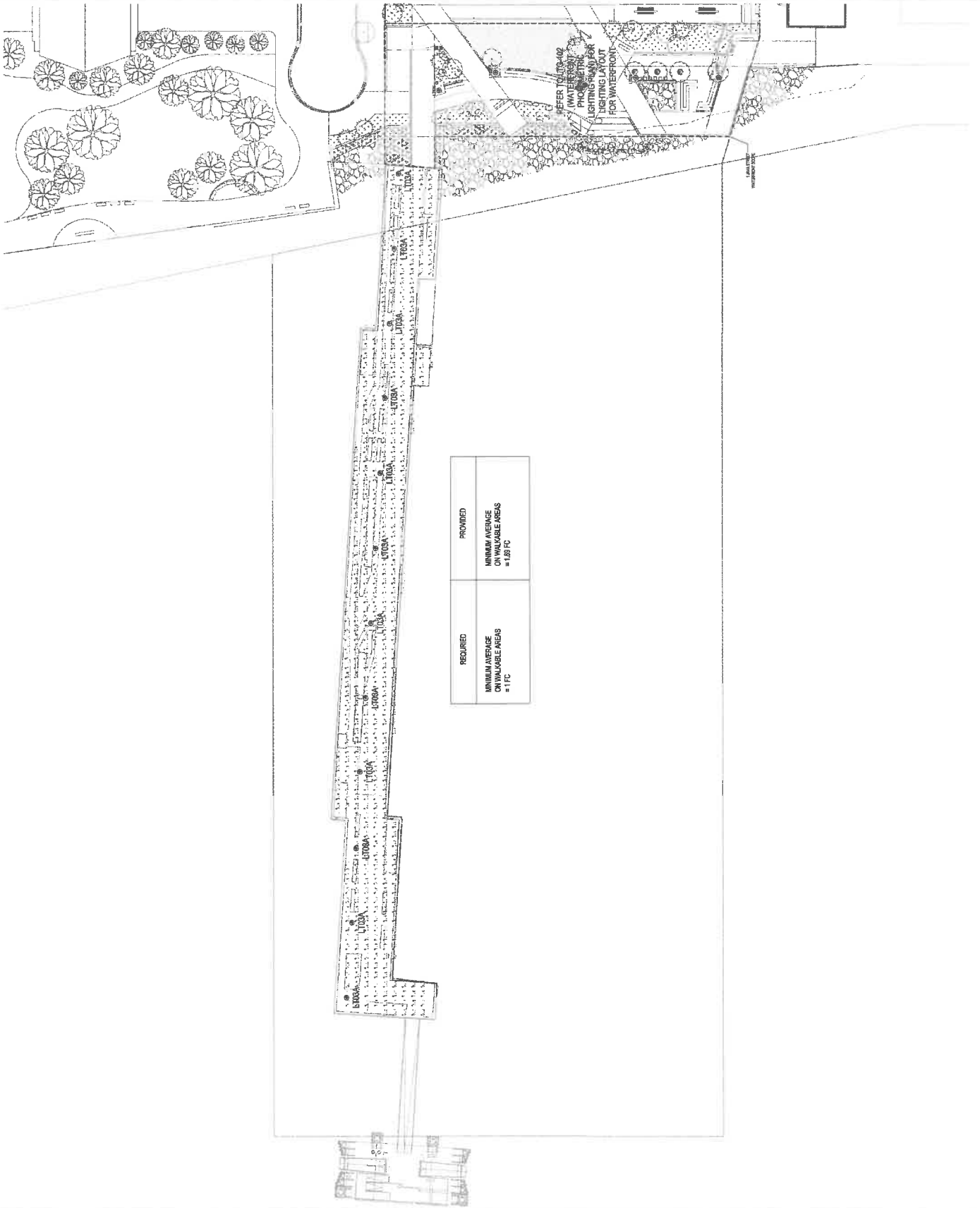
Langston
300 W. 14th St. 8th Floor
New York, NY 10011
212.260.1234

PIER
PHOTOMETRIC
LIGHTING PLAN

PIER
PHOTOMETRIC
LIGHTING PLAN

LTG-103

PIER



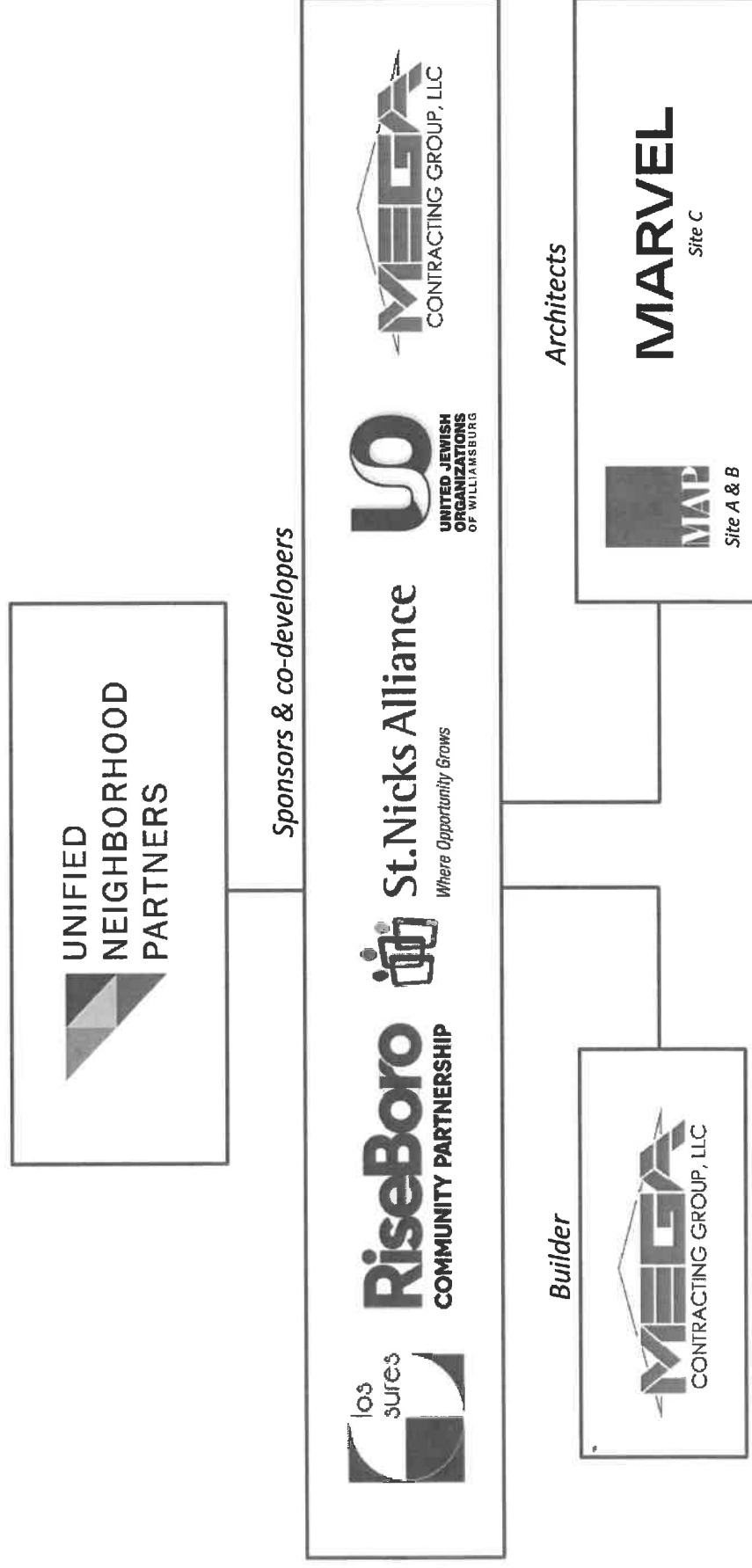
UNIFIED NEIGHBORHOOD PARTNERS



COMMUNITY BOARD 1 MEETING | NOVEMBER 9, 2021

LOS SURES | RISEBORO | ST. NICKS ALLIANCE | UJO | MEGA CONTRACTING GROUP

PROJECT TEAM



Strategic Partners & Tenants

JOE NYC
JOINT OWNERSHIP ENTITY

Owner at permanent conversion

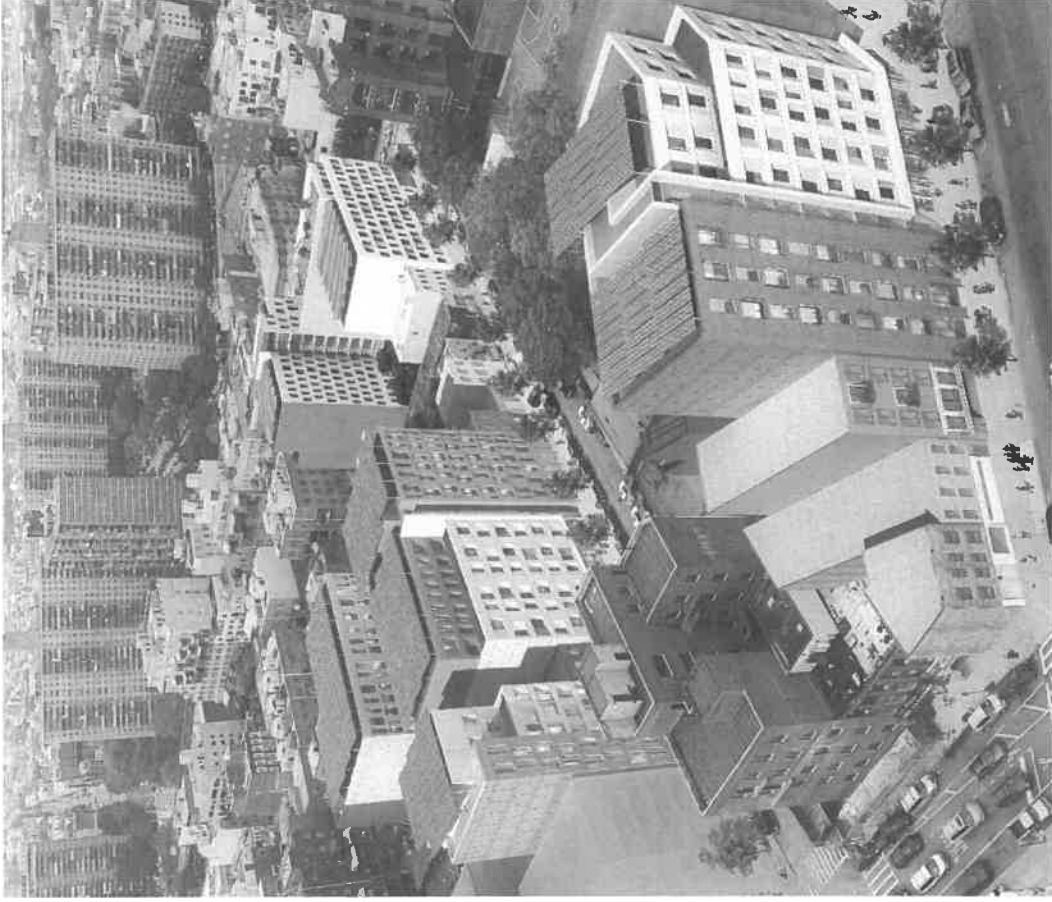
Community Space

ReConnect Café, St. Nicks Workforce, shared community space

Outreach Committee

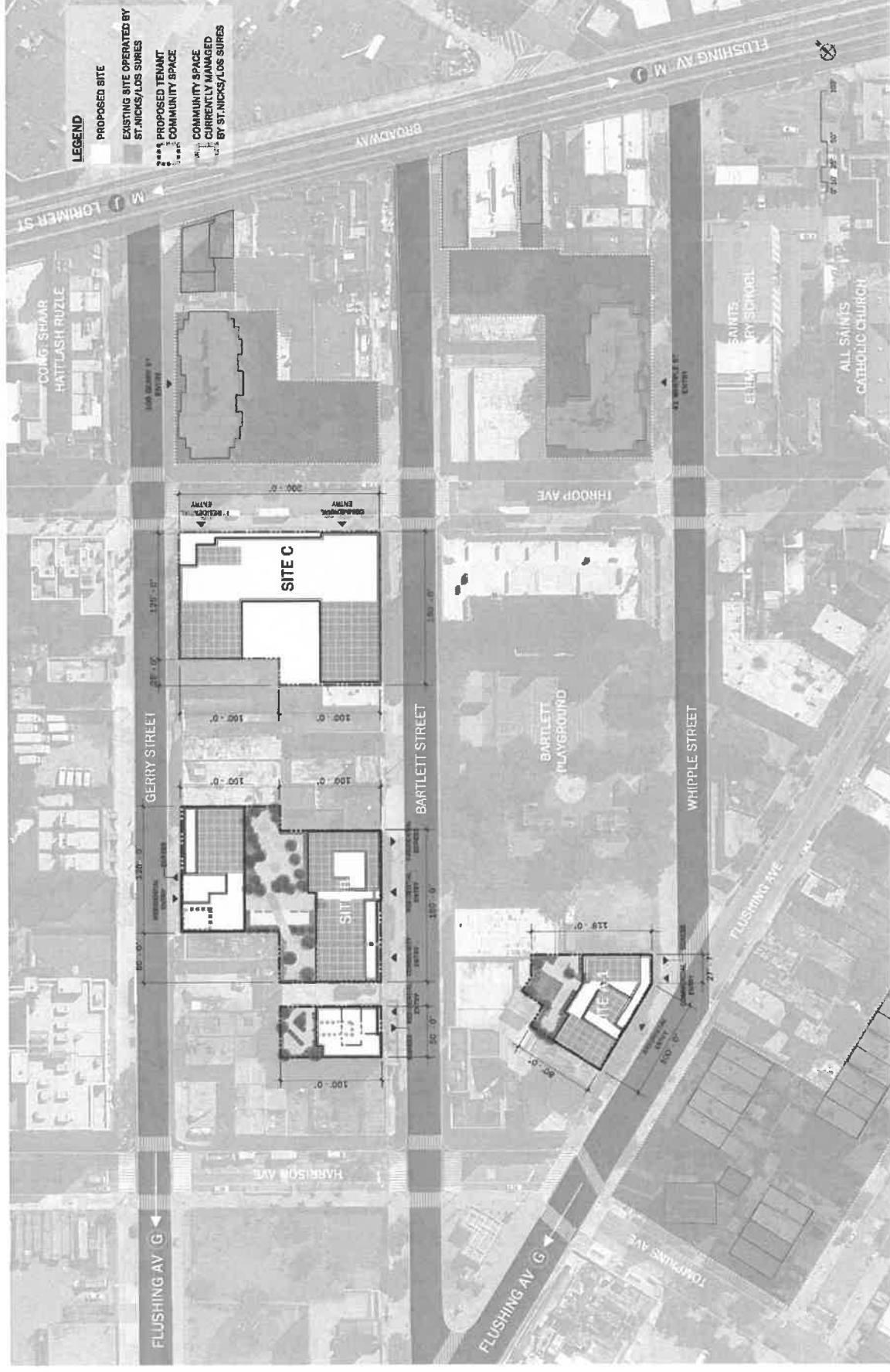
Bed-Stuy Restoration, IMPACCT Brooklyn, Bridge Street Dev Corp

OUR VISION



- **390 units** of multi-family affordable housing in 5 buildings
- **21,000 SF** landscaped open space
- **7,000 SF** workforce development center
- **2,100 SF** shared community center featuring diverse programming
- **1,300 SF** coffee shop with youth employment programming
- All-electric **passive house** design with rooftop solar arrays
- NYS Brownfield Cleanup Program

NEIGHBORHOOD PLAN



AERIAL PHOTO



PROGRAM

	Site A Bartlett Crossing	Site B Broadway Commons	Site C Throop Corners	Total
Residential Units	78	170	139	387
Superintendent's Unit	1	1	1	3
Retail (SF)	1,300	-	-	1,300
Community Facility (SF)	-	2,100	7,000	9,100
Resident Open Space (SF)	4,000	9,800	7,200	21,000

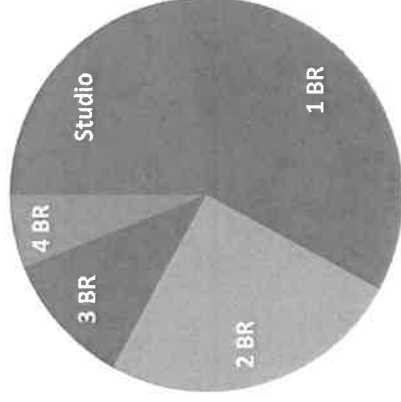
AFFORDABILITY & UNIT MIX

*Program as submitted for RFP. Exact unit distribution and affordability subject to change.

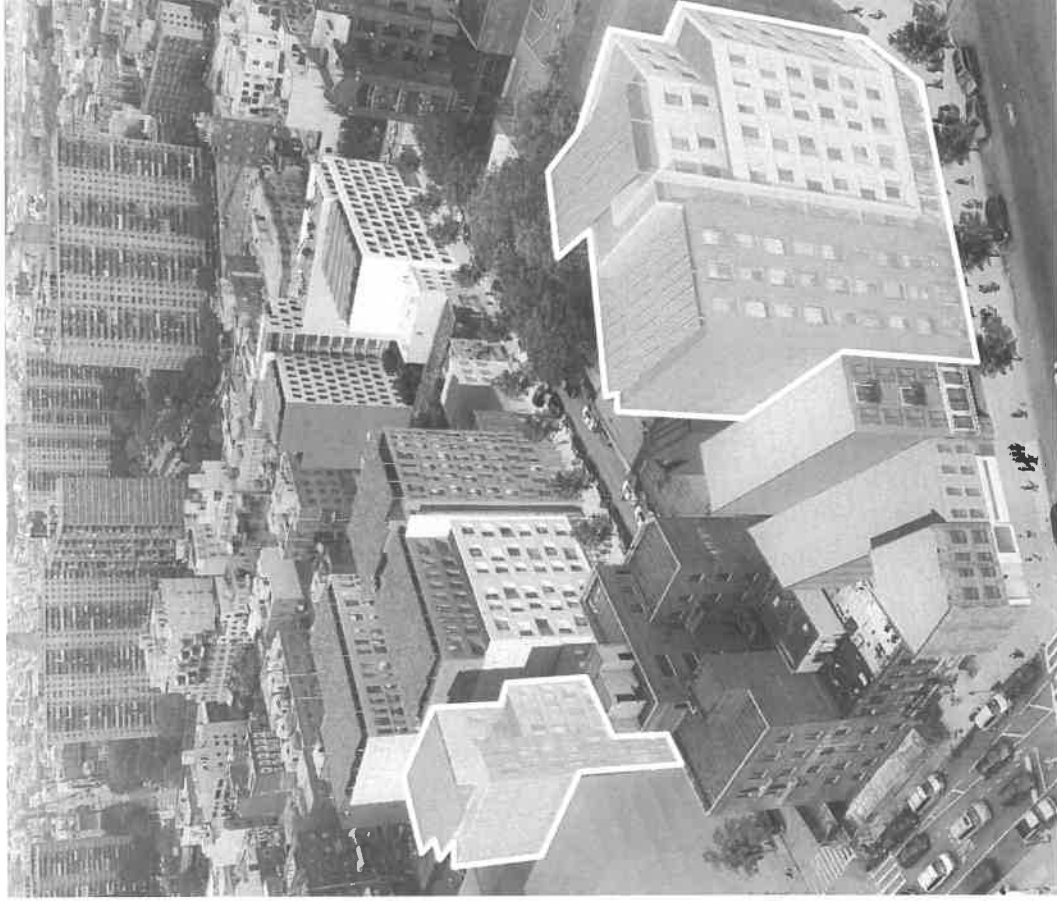
Building	Our Space	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	Super	Total
Site A - Bartlett Crossing	9	9	8	8	29	15	1	79
Site B - Broadway Commons	17	17	17	18	82	19	1	171
Site C - Throop Corners	14	14	14	14	69	14	1	140
Total	40	40	39	40	180	48	3	390

Unit Mix

Studio	23%
1 BR	35%
2 BR	25%
3 BR	11%
4 BR	6%

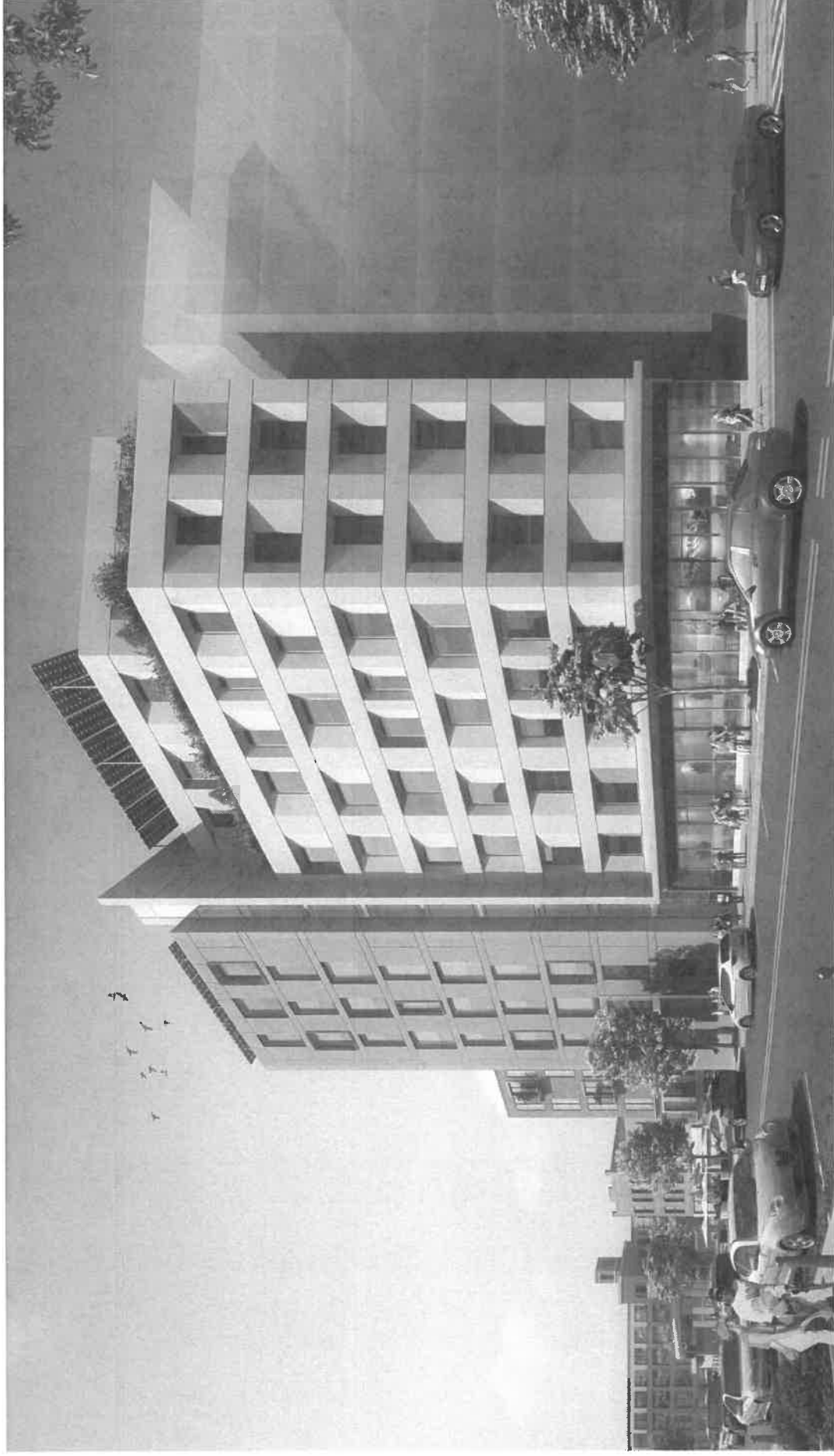


SITE A – BARTLETT CROSSING



- Target construction start date early 2023
- **78 units** of multi-family affordable housing & 1 superintendent's unit
- **1,300 SF** coffee shop with youth programming
- All-electric **passive house** design with rooftop solar arrays
- Target **ULURP** certification for Site A2 disposition Winter 2021/2022

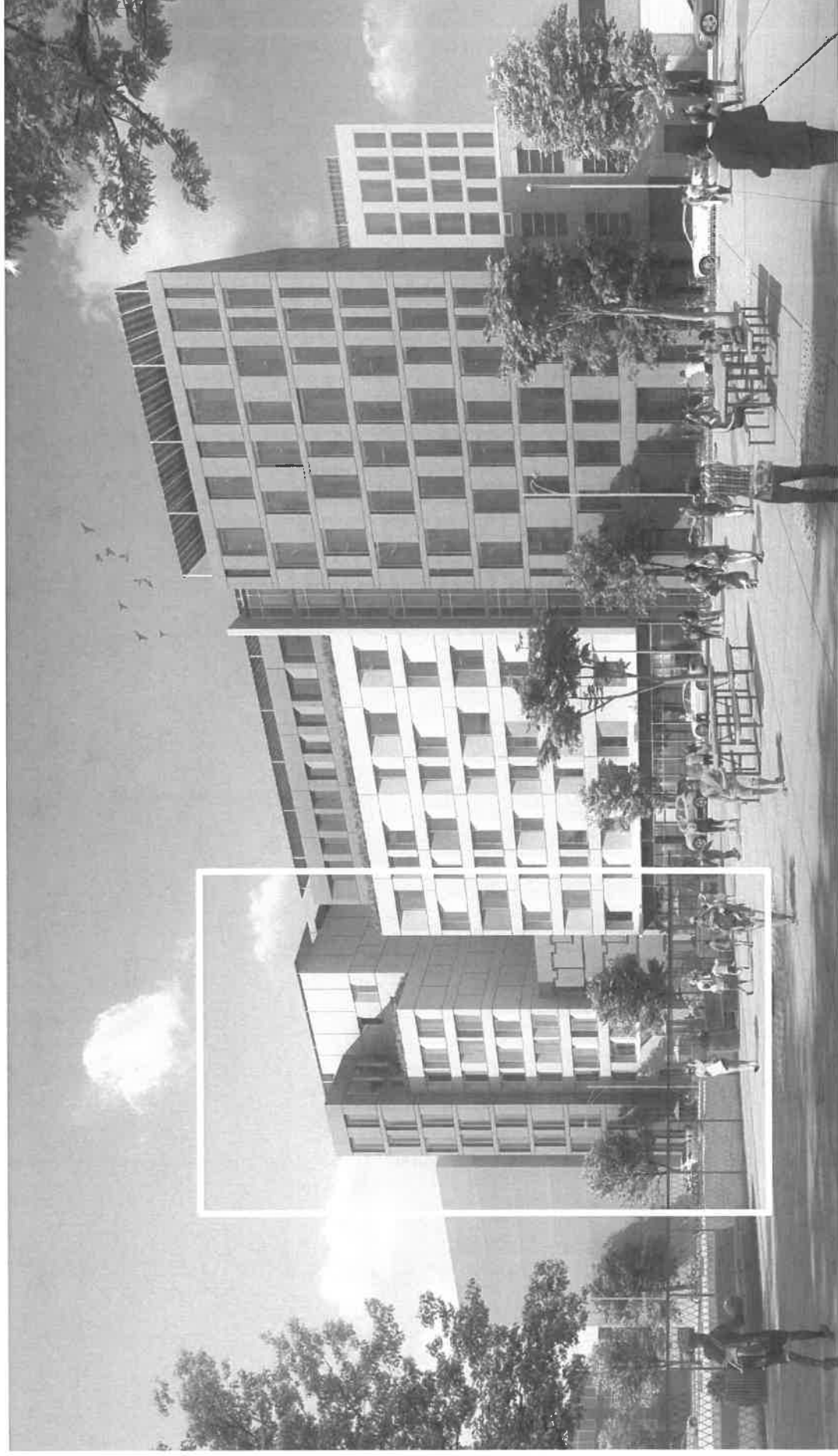
SITE A1 - BARTLETT CROSSING



View from Flushing Ave facing NW

Lead Developer: St. Nicks Alliance

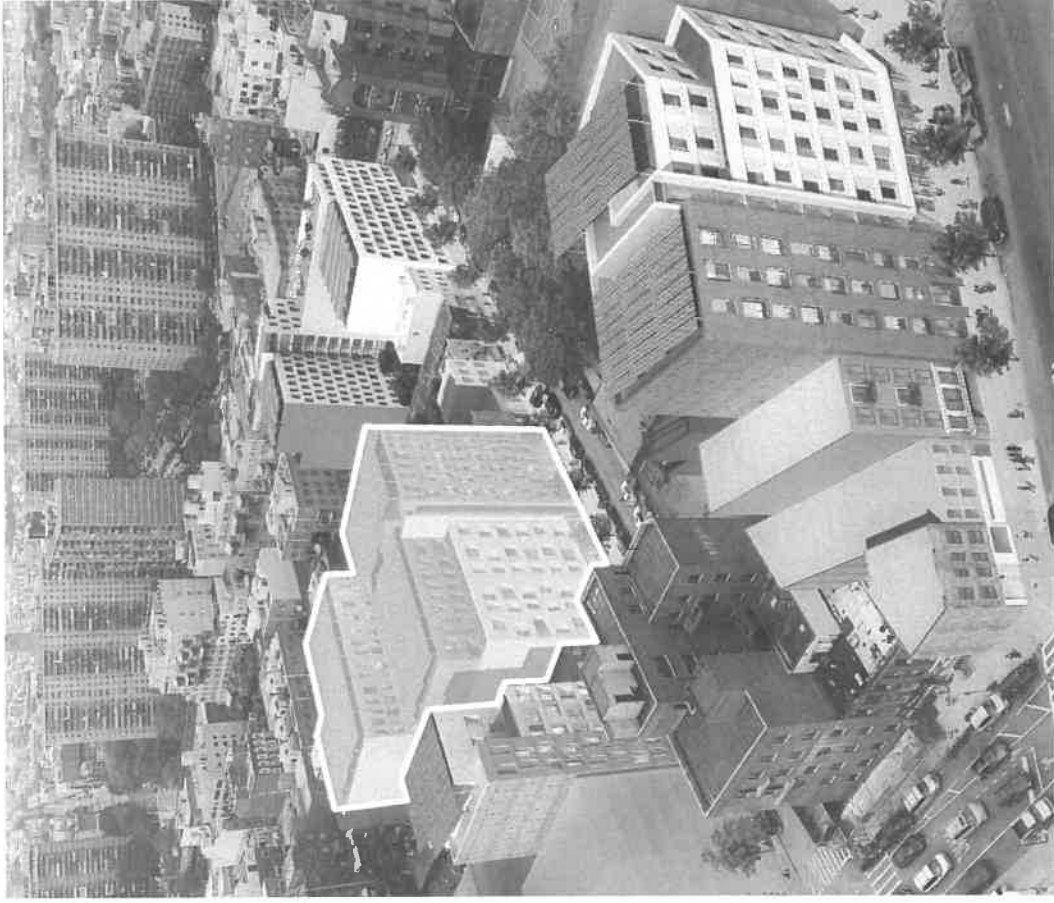
SITE A2 - BARTLETT CROSSING



View from the Bartlett Playground facing NW

Lead Developer: St. Nicks Alliance

SITE B – BROADWAY COMMONS



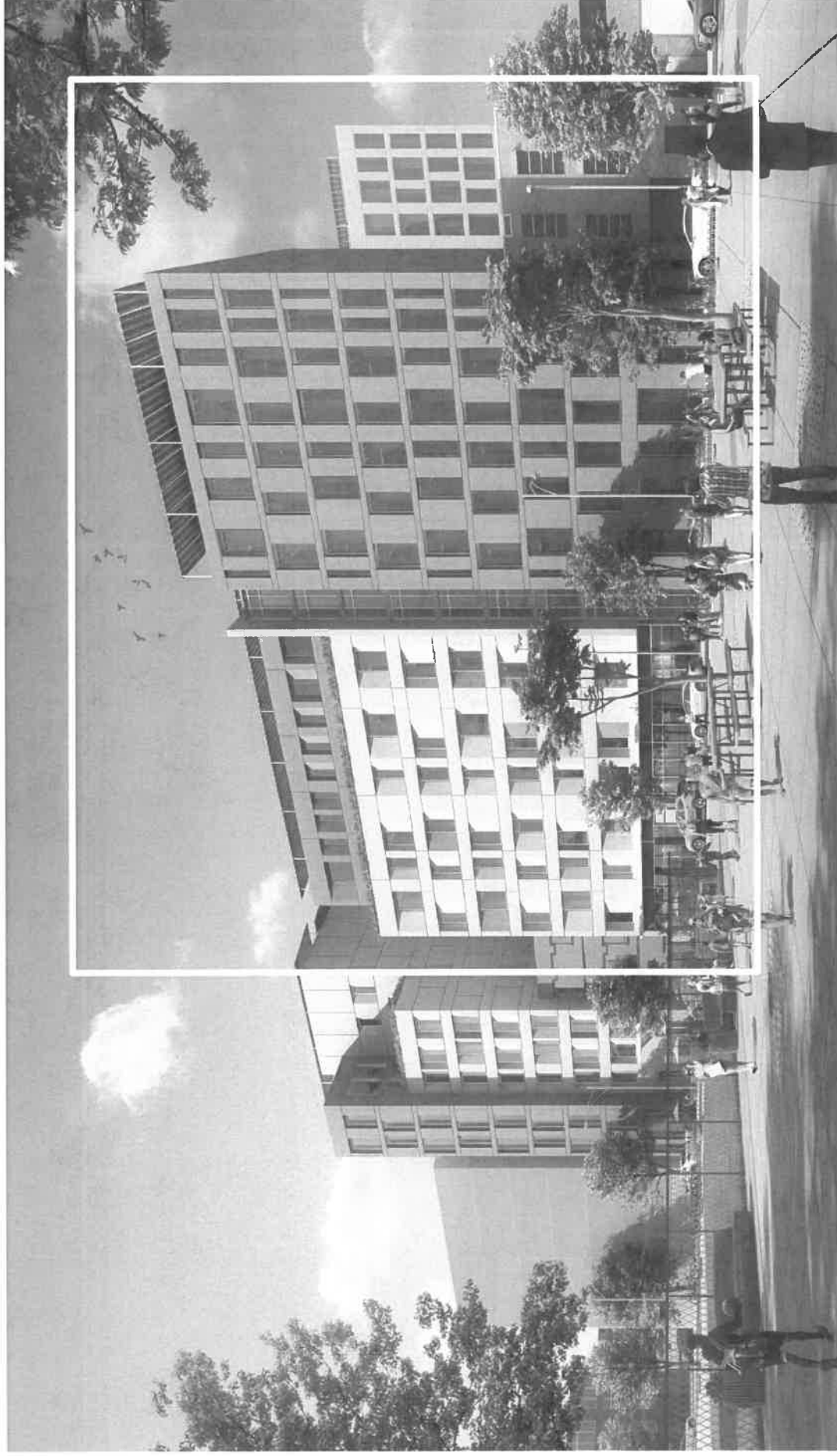
- Target construction start date
Summer 2023
- **139 units** of multi-family affordable housing & 1 superintendent's unit
- **2,100 SF** shared community center featuring diverse programming
- All-electric **passive house** design with rooftop solar arrays
- **16,000 SF** landscaped courtyard

A black and white photograph of a modern building with a grid-like facade, viewed from a low angle looking up. The building is surrounded by lush greenery and trees. A large, dark, angular structure is visible in the foreground, partially obscuring the view.

[illegible]

Ground floor

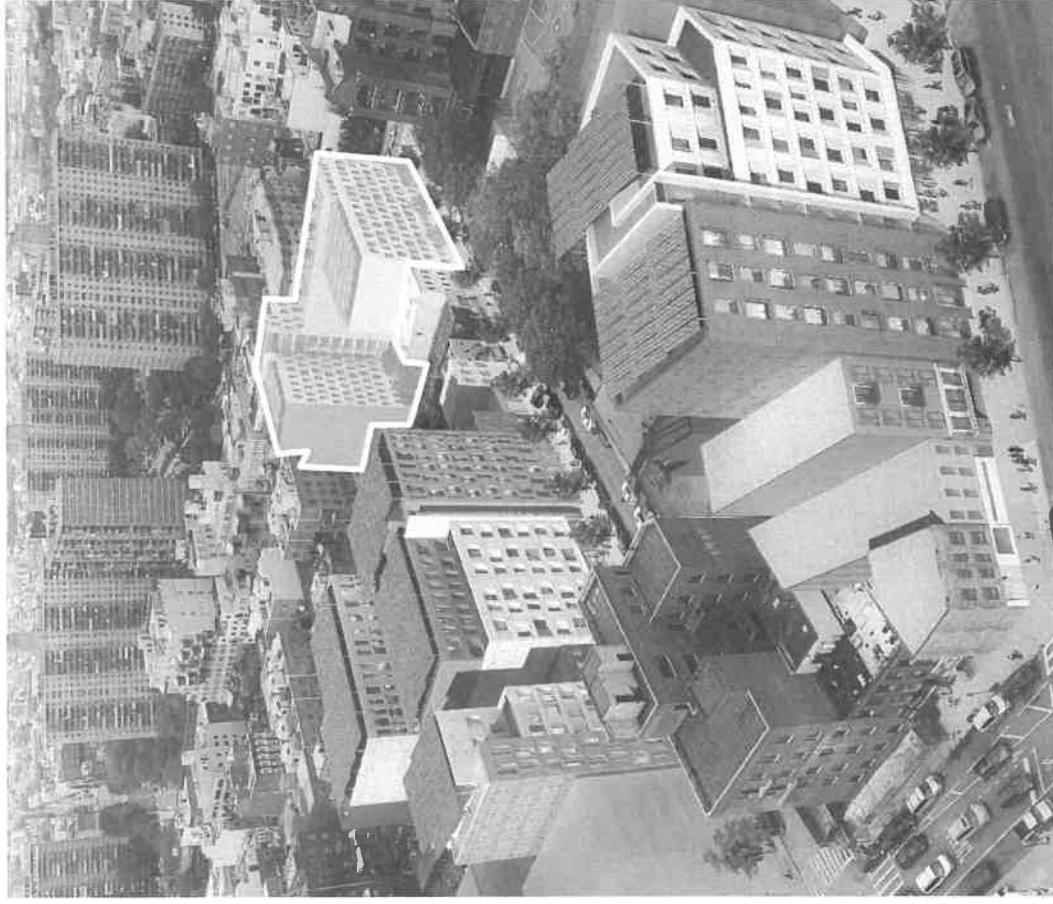
SITE B - BROADWAY COMMONS



View from the Bartlett Playground facing NW

Lead Developer: Los Sures

SITE C - THROOP CORNERS

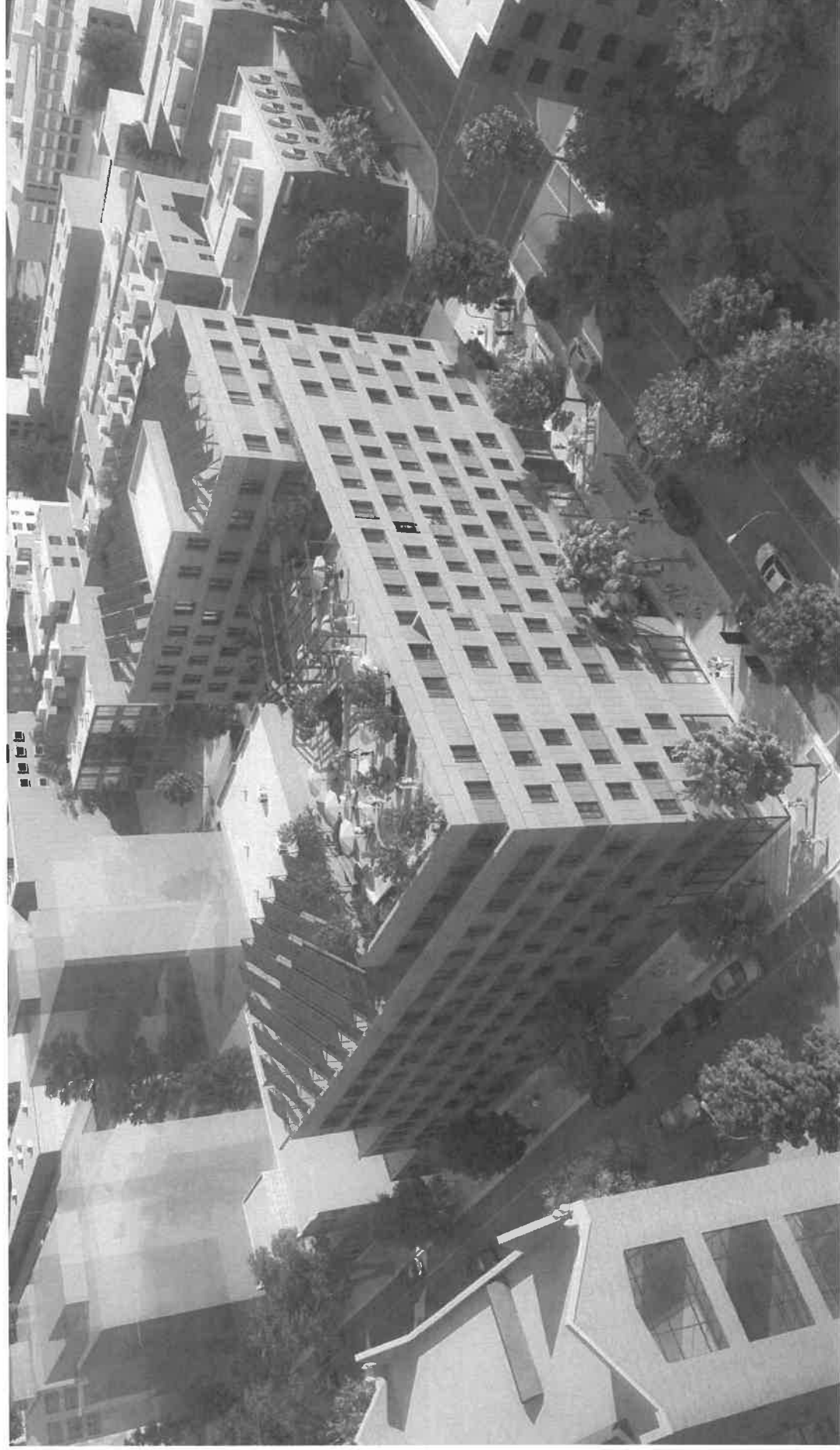


- Target construction start date early 2022
- **139 units** of multi-family affordable housing & 1 superintendent's unit
- **7,000 SF** workforce dev center
- All-electric **passive house** design with rooftop solar arrays
- High % of 3BR's & 4BR apartments

SITE C - THROOP CORNERS



SITE C - THROOP CORNERS



View from the corner of Bartlett Street and Throop Avenue facing NW

Lead Developer: RiseBoro

SITE C - THROOP CORNERS



View from Gerry Street facing SW

Lead Developer: RiseBoro

SITE C - THROOP CORNERS

*Program as submitted for RFP. Exact unit distribution and affordability subject to change.

Formerly Homeless	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	Super	Total
14	14	14	14	69	14	1	140
Studio	1 BR	2 BR	3 BR	4 BR	Total		
27	61	15	19	18	140		

St. Nicks Workforce Development Center

7,000 SF

OUTREACH COMMITTEE

- Assist in creating a plan for marketing of units for all three sites
- Ensure broad distribution and fair, open process
- Local non-profits IMPACCT Brooklyn, Bed-Stuy Restoration & Bridge Street Development Corp
- 50% preference for CB1 & CB3
- Multiple language services
- First: Site C – Throop Corners marketing begins late Spring 2023

QUESTIONS?

