

Board Meeting Minutes

Community Board 7 - Brooklyn, NY

Date: October 21, 2020

Time: 6:00pm-9:29pm

Location: Webex

Minutes submitted by Secretary Cindy VandenBosch

I. Opening of the Meeting

Officer Gerber Fernandez from the 72nd Precinct reported on the arrests that had taken place on 10/21/2020:

- Earlier today, alcohol, tobacco, and firearm officers were conducting an operation in a precinct in Brooklyn North. They had a few people whose arrests they were processing in the 72nd Precinct.
- Around 8:30am U.S. Postal Police called for assistance, and 72nd Precinct officers responded. The Postal Police had one person in custody as there was a warrant. One person got on the front of the van and prevented the postal police from leaving. That individual was placed under arrest. He was given a desk appearance ticket and released for obstructing government administration and disorderly conduct. There were misunderstandings that ICE was present, but this was not the case. It was the Postal Police.

The following concerns were raised that Officer Fernandez responded to:

- Antoinette Martinez asked what the 72nd Precinct is doing to increase transparency around the arrests that are happening. She indicated that there is a lot of fear in the community and that there's a level of expectation that police officers should be prepared to answer questions from the community. Officer Fernandez indicated that an officer with a white shirt can always communicate or someone with a chevron should be able to give answers. He said that this needs to be an ongoing dialogue, and that on an admin level, they will be hosting a listening session on police reform that goes beyond the precinct that he encouraged everyone to attend.
- Zachary Jasie raised concerns about the situation in Sunset park (41st and 5th Avenue) where people who are drunk and homeless are gathering. Several participate in festivities all day and are defecating in the park. People are not using this entrance as a result. They are also a nuisance to the deli and other local businesses. DHS not responding. The Department of Parks and Recreation have not been able to get the problem addressed. Officer Fernandez indicated his awareness of this situation.
- Barbara Lee expressed concern about the corner of 25th and 4th Avenue. People are congregating and drinking. There are also discarded needles. She also indicated that there's a new spa at 740 Fourth Avenue, Brooklyn, NY near 24th Street. She asked if the police could make sure it isn't a place of prostitution. Officer Fernandez said he would

look into it. What about loitering and drinking? We know about this, and we reached out to all directors, location next to us as well.

- Officer Fernandez said that some of these people are from the homeless hotels in the district. The 72nd Precinct has been trying to speak with all of the directors to make them aware of the situation and come up with one plan, but this outreach effort hasn't been successful. The Precinct does have some scheduled meetings with the directors. He said that if you see illegal activity going on, call 911.
- Cesar Zuñiga expressed concerns about issues in the community and asked Officer Fernandez to follow up with board members about these issues. He asked, "What are the protocols around how to handle things? Who do we contact? What are you obligated to disclose?" He said that all residents should know the answers to these questions and he encouraged Officer Fernandez to talk to Captain Castro. He also proposed scheduling a Public Safety Committee to address the challenges the neighborhood is facing. He also asked Officer Fernandez to send information about the workshop to improve relationships between the community and the NYPD.

II. Adoption of the agenda

Julio Peña motioned to approve the agenda for the meeting and Joan Botti seconded. The motion passed with unanimous consent.

III. Adoption of the minutes of the board meeting of September 16, 2020

Julio Peña motioned to approve the minutes of the board meeting of September 16, 2020 and Pat Ruiz seconded. The motion passed with unanimous consent.

IV. Public Comment

John V. Santore, resident of 446 56th Street, suggested a couple of resolutions for consideration by the community board involving transparency by NYCEDC, including:

1. Request that NYCEDC shall agree to work with the community to develop a survey about workers at the Brooklyn Army Terminal.
2. Request that Small Business Services regularly release its own jobs data about the Workforce One Job Center, but that information has never been publicly released. SBS shall produce that information publicly on a regular basis.
3. Ask SBIDC and NYCEDC to develop new rules regarding the Sunset Park Taskforce's operations. Theoretically, this has to do with how EDC engages with the public. The taskforce itself was established in 2015 and is supposed to be the mechanism by which the public can engage with the taskforce, but there is no public information that is shared and it is not clear how the public can participate. Request to increase transparency and public engagement around waterfront development decision-making.

He also asked what the status was on a joint hearing between CB6 and CB7 on the truck distribution centers. There are going to be reports that there are now five planned truck distribution centers, four in Red Hook and one in Sunset Park.

V. Committee reports

A. By-Laws Committee

1. The committee convened to discuss feedback from the last committee meeting in September and concerns that the board had regarding the revisions to the by-laws and made some changes based on the feedback. In particular, changes were made to the Exec Committee composition. They re-added the committee names and voted unanimously to move changes forward.
2. Julio Peña read the Executive Summary into the record.
3. Changes are being reviewed by Richard Guay by a lawyer. Julio Peña indicated that he was going to read the changes from the executive summary into the record at the meeting to count as the first reading.
4. Pat Ruiz asked what would happen if Richard comes back with changes. Would it have to be re-read again? She asked why we were not waiting for him to come back first. There was some discussion that another reading might only be necessary if he suggests minor changes, like wording or phrasing.
5. MOTION: Pat Ruiz made a motion to wait to get feedback from Richard Guay before moving on. Joan Botti seconded the motion.
 - a) AMENDMENT ACCEPTED: Cindy proposed an amendment to the motion to read as follows: "To wait to get feedback from Richard Guay before we conduct the first reading and start the process." Pat Ruiz accepted the amendment.
 - b) AMENDMENT REJECTED: Cesar Zuñiga proposed an amendment, "unless there are no significant changes, in which case it will be the first reading." Pat did not accept this amendment.
 - c) ROLE CALL VOTE: The motion did not pass. There were 17 "yes" votes and 19 "no" votes. There were not abstentions.
6. Antoinette Martinez raised the concern that there isn't a streamlined process to ensure that the public can raise concerns in committee meetings. She proposed that the bylaws include language that requires each committee meeting to include a "new business" section and a public comment section to ensure there is space and time for members of the public to bring agenda items or concerns to the table. Julio Peña invited Antoinette to speak with him about it, and that he would include it on the agenda of the bylaws committee. Cesar encouraged everyone to reach out to Julio as soon as possible about any other changes to the bylaws in order to keep the process moving.

B. Public Safety

1. Committee Chair Samuel Sierra reported that there was a liquor license application for 2020 Nightclub located at 225 47th Street in Brooklyn, NY that was reviewed by the public safety committee on February 24, 2020.

At the time, there were documents that were requested by the committee, one regarding the lawyer's relationship to the previous establishment and another regarding uses of the space. Samuel Sierra stated that these documents were never provided, but the lawyer, Michael James, was present at the meeting and contested that he had sent the emails in March and had also called the board office multiple times to follow up.

2. The proposal included a business owner who currently has a bakery at the site, which has now expanded into a deli, and she's looking for a larger space because her catering service has expanded. The catering hall has a capacity for up to 200 people and would also be used as a nightlife venue when it is not scheduled for a catering event. Examples of the type of entertainment at the venue includes a VJ, Mexican dance, and acoustic live bands. They claim they want to be good neighbors and were willing to commit to the use of the site, as well as the hours, from 10pm-4am, Thursday-Sunday.
3. Major concerns were raised during the committee meeting about the issue of the address and the fact that it was an adult nightlife venue. There were additional concerns since the new owner committed to hiring 15 security guards. Why is there a need for so many security guards? Michael James, representative of the new owner, indicated that they do not want to reduce security as they know there were issues with the last owner.
4. Due to miscommunication over the documents, Samuel Sierra will take the application back to committee.

C. Economic Development-Waterfront Committee

1. RESOLUTION: The committee unanimously voted to propose a resolution to the full board with regarding to DCP's 10-year Waterfront Plan, as follows: "The committee recommends to the full board to adopt a resolution asking DCP in a letter to delay finalization of the waterfront plan for at least six months or until the pandemic is over so that the agency can hold further workshops, meetings, or conduct other methods of receiving input from upland communities and businesses along the CB7 waterfront."
2. VOTE: Passed with unanimous consent from the board.

D. Land Use/ Landmarks

1. Application #C200092 ZMK - 312 Coney Island Avenue
 - a) Since the board had agreed to take the committee's position on this application at the last meeting, it no longer requires a vote, as it has proceeded in the ULURP process.
 - b) John provided an update on this application. The committee voted to DISAPPROVE WITH CONDITIONS back in February. The committee voted that it was too permissive, as they were asking for R-8 and the board felt it should be R-7. The Borough President agreed with the board and weighed in on a zoning district for that

site. City Planning reviewed it in an initial public hearing and they reviewed the height aspect as well. John Fontillas mentioned that the process may force the developer to revisit its proposal more closely.

2. March 4th committee meeting considered two BSA applications:

a) 148 26th Street at 3rd Avenue VSA2019301BZ

(1) This application is for a special permit to legalize a physical culture establishment. Back in the 70's, the powers that be decided that all gymnasiums must be reviewed every ten years. This is a typical application that the BSA always sends us to review before they act on it. This is Cross Fit 718, located at 26th and 3rd Avenue, 1st floor 2000 square feet in a building of 14,000 square feet.

(2) BSA reviews permits for physical culture establishments for a period of 10 years. Findings listed during public hearing were uneventful. Vote by committee was to approve this application and to send it on to BSA for approval.

b) Application to permit an existing enlargement of the mezzanine at the premise 318320 54th Street. The LWP Home Products Factory and Warehouse.

(1) Permit for a 10-year term limit to allow this manufacturing use within a residential district. This use went into action in 1957 before the 1961 zoning code and has been grandfathered before this date. The mezzanine of 960 square feet is not permitted at the original use variance. Owners are trying to legalize that enlargement which they can do through the BSA. The committee's findings were that the mezzanine is inside the building and does not have an effect on the neighborhood. The use also does not have an effect on the street map of NY. They're not looking to make changes to the exterior of the building. The committee unanimously voted to recommend to the full board to allow for the applicant to apply for this variance in a ten-year period.

c) APPROVED: John Fontillas asked the full board to support the committee's recommendations to support both BSA applications by unanimous consent. There were no objections. The motion passed.

3. Meeting on September 30, 2020 to review a Landmarks application made by Green-Wood Cemetery.

(1) The proposal includes two changes to the gatehouse at G-W Cemetery.

- (a) Change interior fence line that runs from the residence out to Fort Hamilton Parkway to create additional burial space.
 - (b) Adapt gatehouse to include an accessible restroom and ramp. In addition, per COVID 19, they're looking at close to half a million people living close to the cemetery. There are few accessible restrooms currently, only one at the main entrance and one at Prospect Park West. There are none in the southern half of the cemetery. Green-Wood is going to Landmarks to make a change to this gatehouse which has two existing restrooms.
 - (c) The Land Use action was passed by the Land Use Committee unanimously.
 - (d) VOTE: John Fontillas asked that the full board support the committee's recommendations to support this land use action with unanimous consent. Cindy VandenBosch indicated she was not eligible to vote. The vote was revised to include unanimous consent of everyone who was eligible to vote, and it was passed with no objections.
4. ULURP Public Hearing on 737 Fourth Avenue scheduled for Monday 10/26 - John Fontillas reminded board members that we are on the clock for the ULURP process for 737 Fourth Avenue and encouraged board members to attend.

E. Personnel/ Internal Budget Committee

1. Chairperson Alexa Aviles reported that We reviewed the last fiscal year's budget and the expenditures. We'll be working on a projected budget for this year of which we will be operating on a significantly reduced OTPS budget of about \$23,500. At the next board meeting, everyone should be receiving a full report of the projections for this year and what was expended last year.

F. Capital & Expense Budget Committee

1. FY 2022 Capital & Expense Budget Priorities
- a) Chairperson John Garcia provided a summary of proposed revisions by the committee and Cindy read the document into the record.
 - b) Cesar Zuñiga motioned to make no recommendations to amend the budget priorities document. Pat Ruiz seconded.
 - c) The committee's recommendations for the FY 2022 Capital & Expense Budget Priorities passed with unanimous consent with no objections.

G. Elected officials and reps

1. Reports were made by Assemblymember Robert Carroll, Senator Myrie's office, Edward Cerna from the Mayor's Office, Taeka Haraguchi from the Comptroller's Office, and Melissa del Valle Ortiz on behalf of Congresswoman Nydia Velazquez's office.

H. District Manager's Report

1. Jeremy Laufer indicated that CB7 is transitioning from using WebEx to Zoom for committee and board meetings.-
2. The Civic Engagement Commission will be hosting a webinar training for CB and staff members on conflict resolution on November 13. Registration required.
3. Jeremy Laufer reported that he and Transportation Chair Zachary Jasie met with DOT. There are a couple of big items coming up on our agenda:
 - a) Study of 7th and 8th Avenues and the traffic conditions there. Went back as far as 2003 and 2015 and discovered that the CB7 asked them to make them both one-way streets from 39th-57th
 - b) Citibike is coming to CB7, proposing as many as 100 Citibike stations between 2021 and 2024. There is a portal that people can give feedback on specific locations. We will send out tomorrow to all board members and to everyone on our list and you can share where you think
 - c) Response to our item on 312 Coney Island Avenue, they will be looking Bichotte Circle/Park Circle and they will be coming out with a traffic plan for the terrible traffic there.
 - d) No update on 3rd Ave and 60th Street
4. DDC will be making a presentation before our transportation committee next week on the 27th regarding Owl's Head Connector and the Gowanus Connector that includes bike lanes, sewers, and water lines. 30 test pits on 3rd Ave, found one elevated lead conditions at 3rd Ave and 20th Street.
5. Starting Saturday, City of New York is launching its poll site language assist website. nyc.gov/wearevoters
6. The MTA 59th Street elevator will be operable by January 2021
7. NYPD statistics were emailed to board members. It's been a bad week and a bad month but overall statistics good for the year.

I. Chairperson's report

1. Reminded everyone to vote early or vote on November 3rd. Early voting started on October 24th. He encouraged everyone to engage in some volunteer work to help get out the vote.
2. Another bicyclist tragically died along Third Avenue, this time a first responder. As a result, Cesar Zuñiga announced the formation of the Ad Hoc Committee on Truck and Traffic Safety that Katie Walsh will chair. Board members interested in joining this committee should notify Katie and Cesar, and soon the mission and goals will be clarified, but this

committee is intended to give dedicated attention to this issue and community members' concerns.

3. Chairs and committees.

- a) Some chairs will be stepping down to create opportunities for newer board members, including the housing committee and the public safety committee.
- b) All board members were asked to fill out a survey indicating which committees they would like to be assigned to. 35 or 36 board members responded. If board members would like to indicate their preferences, they should reach out as soon as possible.

4. Creation of a volunteer corps for CB7

- a) Staff, board members, and Melissa del Valle Ortiz have been discussing the creation of a volunteer corp that is affiliated with the community board.
- b) The board is getting organized to support a food distribution event that will be held in conjunction with Congresswoman Nydia Velazquez's office and the Mexican consulate. This would be an intensive event and the planning has just begun. Please reach out to Cesar, the staff, or Melissa to coordinate to decide who wants to participate. Outreach to other partners and stakeholders is required to execute the type of food distribution events that's predicated on the conditions from the donor.

5. Cesar conveyed that he is a dad with kids in remote learning and shared that he wants us to get through this tough time together and keep supporting each other and everyone's children.

6. Questions from board members:

- a) Cindy VandenBosch shared that she hoped that attendance at committee meetings and consultations with existing chairs of committees should be included in the process of assigning committees.
- b) Rovika Rajkishun expressed concern about a board chair running for public office, and that there is nothing in the bylaws that provides guidance for this type of circumstance. She asked what the best practices were in this regard and suggested seeking advice from the Borough President's Office.
 - (1) Cynthia Felix noted that a best practice would be that distribution lists, for example, should not be used inappropriately.
 - (2) Pat Ruiz noted that any board member can run for office as long as they don't cross the line when they are serving on the board. There's no reason that they cannot stay on. As board members, we can tell them if they are out of order. It is not in the City Charter.

- (3) Cesar Zuñiga said that he would reach out to the Borough Presidents' Council and Conflict of Interest Board to get clarifications. He will call the Conflict of Interest Board about his own behavior.
- (4) Depending on what he learns, Cesar noted that he would potentially convene an Executive Committee meeting to discuss this further. Pat Ruiz indicated that such a meeting would also have to include other committee members who are running for office. She said she would reach out to all members who are running for office and would report back to everyone.

J. Old business

1. Voting on committees:

- a) Nick Azadian asked that we resolve the issue of who can vote in committee meetings. He said that the committee placements should be considered in conjunction with this unresolved question about voting in committee. He stated that the proposed procedure would remove people from their ability to vote when they attend committee meetings and that's a key issue to be resolved.
- b) Cesar Zuñiga referred that issue back to the Bylaws Committee to have an intentional conversation about who votes. He indicated that we want to open up spaces, not restrict them.

K. New business

- 1. Antoinette Martinez sought to propose the three resolutions raised by resident John V. Santore during public comment.
 - a) A point of order was made by Dan Murphy indicating that these resolutions must be raised within the Economic Development/Waterfront Committee.
 - b) Antoinette Martinez stated that there were no opportunities in the committee meeting for the public to raise their concerns or share potential resolutions, and she wants to ensure there is space for that.
 - c) Cesar Zuñiga stated that he would bring together staff and the Executive Committee, which will be open to everyone, to address issues of process and will report back.

L. Meeting adjourned

- 1. At 9:29pm, Cynthia Gonzalez motioned to adjourn and Barbara Lee seconded.

Community Board 7
By Laws Committee Meeting Minutes via Zoom
October 1, 2020

Chair: Julio Pena III

Vice Chair: Pat Ruiz

Agenda:

1. Review proposed by-law amendments that were sent back to Committee from September Board meeting

Minutes:

1. Discussed feedback from the board meeting where members had concerns on the language - was not clear enough.
 - a. What is the intent vs. impact - being more clear and specific.
 - i. Executive Committee composition. How do we make it inclusive without creating confusion?
 - b. Committee names being removed makes members uncomfortable
 - i. Not having Committee names felt too big of a shift - the same goal can be achieved while still including names.
 - c. Adding agenda gives board guidance with option to adjust as needed
2. Committee made additional edits based on the feedback
3. Committee tabled discussion on non-committee members voting at committee meetings until after first by-law revisions are complete and plans on revisiting.
4. Committee voted unanimously to send the by-laws changes to the full board pending review from legal.

CB7 Capital Budget & Expense Notes

Capital notes

Affordable Housing was identified as a need.

A motion was brought so that all Board Members could vote regardless if they were on the committee. Martin seconded the motion and it was passed.

Priority 01 was identified as partially true re: funded in a prior year and underway.

Requests by Board Members regarding moving Capital Budget priorities:

- Separate #2 but move up rehabilitating schools, separate language and perhaps 2 different proposals. Ensure is ADA compliant.
- Move #5 up
- Move #6 up as this is important to BK7 regarding restroom, plumbing, electricity and security
- Move priority #9 re: reconstruct a park (Rainbow playground) or amenity to a lower number as funding was allocated and project underway
- Move up # 10 up, however, the issue is safety and recommendation was to bring up in committee, perhaps bundle
- Move #11 to elevate and combine/bundle sewer infrastructure and street
- Move up #17 re: reconstruct a park (Martin Luther playground) or amenity to #9 as funding was not allocated and elected officials need to address/request funding
- Move # 24 since there is no funding

Expense Budget Movement and Enhancement Requests

- #1 – Additional crossing guard budget was increased by 1% last year. There are now 44, not 40. There is still a need but a hiring freeze exists
- # 5 was put into the NYPD but there is now a movement to pull them out.
- Move up #8 as it relates to truck enforcement
- Move #10 re: B63 service for student transportation. Now not a priority due to pandemic, therefore move up in priority list
- Change # 18 to advise the agency should be Youth & Community Development as they serve ESL needs
- Move up #18 regarding vocational training for adults with disabilities and autistic adults, craft language and identify the agency responsible for training

Overall concerns, requests, statements regarding Capital and Expense budget

- Add mental health support for community food insecurity, small business supports, homeless service issues and supports, housing insecurity such as evictions, unemployment
- Play spaces are needed for students with special needs; park space, play spaces and accommodations, recreation center
- Safe crossways/crossing such as better lighting for pedestrian crossing, perhaps a study to understand all of the pedestrian accidents relating to crossing
- Emergency funds for PPE
- More technology for children and seniors, e.g. WiFi access for all - Free
- Increase funding for CB7
- Homelessness and mental health – more social/policy issue not fiscal
- Add additional facilities to existing facilities
- Increase funding to HRA for food and social programs in CB7 area due to vulnerable populations
- Address the whole idea of Special Ed compliance

Brooklyn CB7 Land Use/Landmarks Committee
Meeting Date: August 4, 2020
(notes filed October 16, 2020)

Notes by: John Fontillas

737 4th Avenue – Totem Development
Brooklyn Block 652, Lots 1 and 7
Introductory Presentation

On August 4, 2020, the Land Use/Landmarks Committee conducted a Zoom call meeting that was well attended virtually. Approximately 50 board members, residents and other stakeholders called in to discuss Totem Development/Tucker Reed's proposal for 737 4th Ave. The site is currently occupied by a parking lot and (2) one story commercial buildings of which one contains a Dunkin' Donuts. The site is located one block west of the main entrance of Green-Wood Cemetery on 25th Street and sits above the 25th Street Subway Station on the R line.

Mr. Reed and his associates from Totem Development presented the scheme for the project, a 14 story, 127,825 gsf mixed use building containing 142 apartment units, of which 35 units will meet affordable housing requirements under the Mandatory Inclusionary Housing (MIH) program. Totem is applying for a ULURP change in the Zoning Map to convert the site from a M1-1D to R8A/C2-4 district and change in the Zoning Text to establish a MIH area on the site. The existing R8A district currently ends at 24th Street, one block north. Several larger mixed-use buildings have been recently constructed in the R8A district from 20th Street north. There is an existing 12 story hotel building on midblock of 4th Avenue between 25th and 26th Streets, catty-corner from the site. No residential uses are permitted on the site per current zoning.

Mr. Reed mentioned his company has reviewed research and data on Sunset Park's housing needs and the project is intended to respond to the Board's affordable housing goals developed over the past few years. He specifically referred to CB7's NYU Wagner Housing Study as useful information for his proposal. The Board has asked Totem to provide apartment units that are affordable to household incomes of 30% AMI as part of their mix of affordable units. The Board also asked Totem to consider creating family size units, with 2 or 3 BR configurations to address a significant housing need in the community. Fifth Avenue Committee will be Totem's non-profit partner in marketing the project.

Mr. Reed noted the project is required to provide an MTA subway access easement for a future elevator and off-street entry to the 25th St. Station. This easement removes several hundred square feet from the rentable area on the ground floor. He also stated that he agrees with the Board's preference to lease the street-level commercial storefronts to local neighborhood-oriented retailers at affordable rents, rather than to formula or chain retailers.

The discussion with the group focused on numbers of affordable units, possible rent structures, and unit sizes. There was discussion as to whether the building could be turned into a homeless shelter similar to what recently happened to the developments on 15th Street. Totem said it was unlikely due to the amount of effort put in to apply for a rezoning as well as the

project's value as an ongoing rental development versus selling the building to HPD. The number of parking spaces (45 will be provided) relative to the number of units was also discussed, with Totem saying they have heard from the community that additional spaces for residents in the neighborhood would be welcome. These parking spaces will be completely below grade accessed from a ramp on 25th Street.

The adjacent Lot 7 is not currently projected as part of this development. Totem stated that this one-story taxpayer building will remain in place due to a deli tenant's existing long-term lease at the corner. The zoning application will show an additional 41,525 gsf mixed use building to be built on this portion of the site in the future. Totem mentioned they hope to be certified by City Planning in September, with ULURP starting soon after.

Mr. Reed said that he has been very conscious of housing issues in the neighborhood and the timing of development projects over the past few years. He was willing to hold off submitting his development proposal until after the Industry City rezoning made its way through the land use review process, but his schedule was interrupted by the Covid-19 crisis. He would like to start the ULURP process now and offered to meet with residents to hear their concerns. The Board's Land Use Committee asked him to make another brief presentation to respond to questions in September or October, in addition to the required Public Hearing.

Green-Wood Cemetery Fort Hamilton Ave Gatehouse
Landmarks Application

On September 30, 2020, the Land Use/Landmarks Committee conducted a Zoom call meeting to review a Landmarks application for renovations to the Green-Wood Cemetery Fort Hamilton Ave Residence and Gatehouse. Green-Wood is seeking a Certificate of Appropriateness from the NYC Landmarks Preservation Commission (LPC) to remove and replace site fencing at the Residence and to create an exterior disabled access ramp to the Gatehouse. The Cemetery and structures are NYC Landmarks as well as a National Historic Landmark. The Board is required to review plans for exterior changes to landmark properties prior to LPC review.

Architect Josh Branfonbrener presented a package of exhibits detailing the changes. From the onset of the Covid-19 crisis, Green-Wood has experienced a significant rise in visitation and has opened its four gates every day from 8am-6pm to accommodate the flow of visitors. As a result, there is increased demand for visitor amenities, especially restroom facilities. Currently, the Cemetery only has public restroom facilities at its Main Gate and Prospect Park West gates and none on its southern half. Although there are existing restrooms at the Fort Hamilton Gatehouse, the entrance portico of the Gatehouse is elevated up a set of steps, making the Gatehouse interior inaccessible to the disabled.

The proposed changes involve renovation of the existing restrooms to create two new individual compartment restrooms which will comply with ADA regulations. To access the restrooms, Green-Wood proposes to raise the entrance portico to align with the 1st Floor level and to provide a new curved ramp to transition up from grade. The materials of the ramp will be concrete and stone with bronze handrails. Brandfonbrener noted that the existing decorative encaustic floor tile at the portico will be demolished when the portico is rebuilt at the higher level. The tile will be replicated with new encaustic tile at the raised floor level.

At the Residence, Green-Wood is proposing to remove two existing tool sheds and a length of curved iron fence, replacing it with a new 7' high straight run steel fence located approximately 75' feet to the east of the existing. Relocation of the fence will provide additional burial space west of the Residence, while maintaining an exterior rear yard private space for the Residence directly south.

Questions from the Committee included what was the extent of the interior renovation for the restrooms and does the scope require new fresh air intake louvers for code compliance? Brandfonbrener stated that the existing restrooms are ventilated simply with double-hung windows and they are not planning to upgrade the mechanical systems to require louvers. Another question involved the amount of traffic expected through the adjacent residential district. Green-Wood stated that the numbers of people using the Fort Hamilton gate is less than the Main Gate and they do not anticipate significant amounts of vehicular or pedestrian traffic entering at this location. Lastly, the Committee Chair asked if Community Board 12 is required to be notified of this change since the project is located along its border. The District Manager stated that all of Green-Wood Cemetery lies within CB7's boundaries, therefore all land use permitting is under our purview.

The Land Use Committee voted on the proposal and it was approved unanimously. The Committee will recommend approval to the Full Board at the October 21, 2020 meeting.

737 4th Avenue – Totem Development
Brooklyn Block 652, Lots 1 and 7

On October 5, 2020, the Land Use/Landmarks Committee conducted a Zoom call meeting to discuss Totem Development/Tucker Reed's rezoning proposal for a site located at 737 4th Ave. This was the second informational meeting on the project conducted by the Land Use Committee, with a previous meeting held via Zoom on August 4, 2020. Totem received certification for the rezoning in late September, committing the Board to review and vote on the application within its sixty day ULURP review timeframe.

The site is currently occupied by a parking lot and (2) one story commercial buildings of which one contains a Dunkin' Donuts. The site is located one block west of the main entrance of Green-Wood Cemetery on 25th Street and sits above the 25th Street Subway Station on the R line. Totem is applying for a ULURP change in the Zoning Map to convert the site from a M1-1D to R8A/C2-4 district and change in the Zoning Text to establish a Mandatory Inclusionary Housing (MIH) area on the site. The existing R8A district currently ends at 24th Street, one block north. There is an existing 12 story hotel building on midblock of 4th Avenue between 25th and 26th Streets, catty-corner from the site. No residential uses are permitted on the site per current zoning.

Mr. Reed presented exhibits showing the scope of the proposed project. Totem is projecting a 14 story building reaching a maximum height of 145' to the roof (excluding mechanical bulkheads and projections), comprising a fully underground Cellar parking level, a ground floor retail and residential lobby level, and 13 residential unit floors above. The building will contain 8,585 zsf of commercial use, no community facility uses and 99,534 zsf of residential use. Totem is projecting 142 dwelling units of which 25% will be affordable per MIH.

Mr. Reed reiterated his support for the Board's goal to increase the number of affordable units in the district, at AMI household income levels that are appropriate to the Sunset Park population. They intend to provide additional levels of income diversity down to 30% AMI. They also intend to provide larger units with 2 or 3 BR's to meet the need for families in the district. Totem is not planning to include Studio (OBR) apartments in the project. Totem presented estimated rents per AMI band as shown on the attached exhibit. The units designated as affordable will be in perpetuity, with minimal year to year increases based on federal AMI adjustments.

Totem has engaged Fifth Avenue Committee to assist in marketing affordable units within CB7 with the aim to designate up to 50% of the units to local families. Totem is committed to extensive outreach in the district and promises to prioritize CB7 seniors and families through multi-lingual advertising.

The following questions were asked by the Board:

1. If the building height were lowered to 10 stories, how would that affect the number of affordable units? Totem noted per MIH, the number of affordable units is a direct percentage of the number of total units, or 25%. Reducing the height by four floors would reduce the overall building square footage and total number of units, which would reduce the number of affordable units accordingly.
2. When will we know the final number of units available? Totem noted that the building documents have only progressed to a Schematic Design level due to the need to secure the rezoning first. After site entitlements are approved through ULURP, Totem will finalize the drawings and determine a final unit count. The Board will be notified of the count as soon as the design is complete.
3. What is the possibility of 100% affordable housing on this site? Totem noted that they have already purchased the land and are trying to develop affordable housing within the existing MIH regulations and available subsidies. With the Covid-19 crisis significantly affecting city budgets, it is highly unlikely that the Department of Housing Preservation and Development (HPD) will be able to offer subsidies that would enable 100% affordable unit development over the next few years. As a private developer, Totem must use the value of the market rate units to balance the public good of affordable units while ensuring a reasonable return. However, they believe their cost factors will allow them to moderately set market rate unit prices for family households within the 80-120% AMI range, with 1 BR units at \$1500-1900 and 2 BR units at \$1700-2200.
4. Totem introduced several development partners that will assist them in reaching community participation goals. Crescent Consulting will provide outreach and planning to track local and diverse hiring and contracting. Brooklyn Workforce Innovations will assist in fostering employment access training, job placement and career development support for young adults in the community. Oonee, a community-based startup that specializes in secure bike parking will install a modular storage pod on site to encourage mobility. Lastly, Totem has reached an agreement with 32BJ to provide property management and building services.
5. What is the projected construction cost of the development? Totem noted that there are approximately 110,000 sf of development rights at \$600-700 construction cost per square foot, or \$65-80M in costs, with land and financing costs in addition.
6. Several neighborhood residents are concerned with the number of homeless shelters that have developed in the neighborhood. In particular, they are concerned that this development will follow in the footsteps of two projects at 4th Ave and 15th Street, which were sold during construction to HPD and will be used as shelters when they are completed. Totem reassured the Board that they have no intention of selling to HPD. Given the amount of predevelopment work they have invested to date in the rezoning, the project has more value to them as a rental apartment building than to flip it to HPD. Totem is willing to commit in writing that they will not sell the project to HPD during or after construction.

7. Is the site in an Opportunity Zone? The site is mapped within an Opportunity Zone, however, the tax benefits only accrue to the developer when the project is sold, and only if held for at least 10 years. Totem does not see this as a significant advantage to their development proforma.
8. Will there be a difference between the way the affordable units and market rate units are finished? No, affordable housing requirements determine that there can be no significant differences between the level of finishes between units. Also, affordable units must be distributed throughout the building and cannot be segregated or isolated onto particular floors.

Committee Chair John Fontillas reminded those on the call that Totem committed to attending these optional informational sessions prior to certification. These sessions have been helpful in getting across the Board's priorities, allowing the developer to understand the reasoning behind them and providing an opportunity for Totem to respond in kind. Chair Fontillas thanked Totem for their interest in working with the Board and said that he hoped that this engagement process would serve as a precedent for any developer looking to receive the Board's consent on a future land use application.

The official Public Hearing for this matter is scheduled for October 26, 2020, with a Land Use Committee meeting to be scheduled soon after. A final vote by the full Board is expected at the November 18, 2020 meeting.

RENTS FOR THE AFFORDABLE HOUSING UNITS



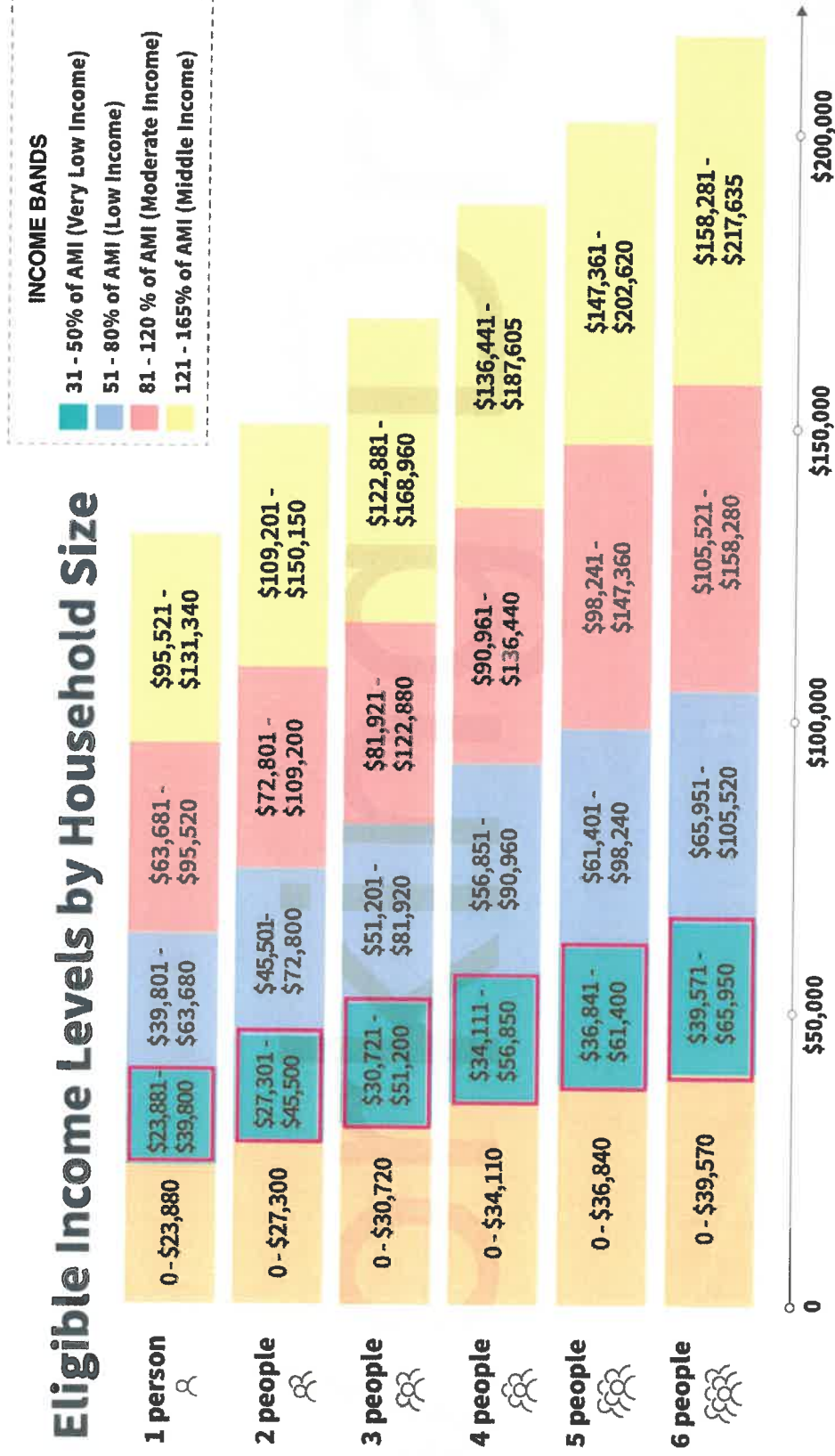
Estimated Rents per AMI*

Unit Size	30%	40%	50%	60%
1 BR	\$503	\$717	\$930	\$1,143
2 BR	\$598	\$854	\$1,110	\$1,366
3 BR	\$683	\$978	\$1,274	\$1,570

*Assumes tenant pays electricity, no electric stove. Rents are approximate and have been calculated at 30% of annual gross income of the target AMI. For low-income bands, rents are based on 30% of 27%, 37%, 47%, 57%, 67%, and 77% of AMI. All rents are subject to program requirements.

PROJECT WILL SERVE WORKING CLASS FAMILIES MAKING 30% - 80% AMI

Eligible Income Levels by Household Size



Combined income of 30% - 60% AMI