

COMMUNITY BOARD #1 AGENDA – TUESDAY, JANUARY 11, 2022

VIRTUAL MEETING -6:00 P.M.

SESSION OPENING

- Pledge of Allegiance
- Call to Order
- Roll Call Attendance
- Acceptance of Minutes
- Public Session

PUBLIC SESSION: AGNES MCBETH, JERMAINE WILIAMS, JASON PRICE, MARY BULLOCK

- First Vice-Chairman, Anthony Cosentino
- Second Vice-Chairman, Timothy Forsyth
- Third Vice-Chairman, Friday Ogbewe
- Secretary, Loretta Cauldwell
- Chairman, Nicholas Siclari
- District Manager, Joseph Carroll

FUNCTIONAL COMMITTEE REPORTS

- Land Use, Vincent Accornero
- Health/Human Services, Amy Poirer
- Waterfront, Ole Olsen
- Public Services, Sunny Jain
- Youth Services, Ernest Paige
- Rules & Legislative Affairs, Christopher Rooney
- Budget & Finance, Anthony Cosentino
- Transportation, Nicholas Zvegintzov

AD HOC COMMITTEE

- Labor, Robert Holst
- Parks & Recreation

AREA COMMITTEE REPORTS

- West Brighton/St. George, Loretta Cauldwell
- Silver Lake/Sunnyside/Westerleigh/Willowbrook, Camille Zarrelli/Timothy Forsyth
- Rosebank/Ft. Wadsworth, John Guzzo
- Mariners Harbor/Port Richmond, John McBeth
- Clifton/Concord/Stapleton, Larry Beslow

Old Business
New Business
Adjournment

If you are unable to attend the meeting, please call or e-mail Loretta Cauldwell or the Board Office **prior** to the meeting 1-718-981-6900 lcrosby@cb.nyc.gov.

Treasurer's Report - FY 2022

January 2022

<u>CODE</u>	<u>ALLOCATED TO 6/30/21</u>	<u>USED TO DATE</u>	<u>BALANCE</u>
100 Supplies	\$1,294.72	0	\$1,294.72
101 Printing Expense	200.00	0	200.00
110 Food & Forage	1,150.00	0	1,150.00
117 Postage	200.00	0	200.00
199 Data Process Suppl.	450.00	0	450.00
300 General Equip.	0	0	0
314 Office Furniture	140.00	0	140.00
315 Office Equipment	250.00	0	250.00
332 Data Process Equip.	294.00	0	294.00
337 Book Subscriptions	100.00	0	100.00
400 Contractual Svces.	1,500.00	0	1,500.00
40B Communication	3,013.00	0	3,013.00
403 Office Services	150.00	0	150.00
412 Equipment Rental	2,565.15	1,055.00	1,510.15
451 Carfare	0	0	0
452 Special Event	0	0	0
622 Contractor	0	0	0
700 Chase Imprest Fund	200.00	0	200.00
TOTAL:	\$11,506.87	\$1,055.00	\$10,451.87

PLEASE NOTE: EACH CODE IS TRANSFERABLE TO OTHER CODES AS LONG AS THE TOTAL ALLOCATION IS THE SAME.

LARRY BESLOW, CB1 TREASURER
CONTRACTS

*ENCUMBERED FOR FY2022

Waterfront/West Brighton/St. George Public Hearing
Wednesday, January 5, 2022 at 6:30 PM

Board Members

Joseph Carroll
Loretta Cauldwell
George Doyle
Ali Mir Masum
John McBeth
Olaf Olsen
Catherine Paradiso
Chris Rooney
Nicholas Siclari
Steven Williams
Nicholas Zvegintzov

Guests/Public

Barbara Felder, CM Kamillah Hank's Office
Eddy Ahmonte, HPD
Miriam Arnold
Judah Asimov, NYCEDC
Adam Beckerman
Neil Berry
Mr. Bishop
Martha Bromelmeier
Nicole Brooks, Parks Dept.
Ed Burke
Shekina Butler
Jeong-Ah Choi, HPD
Linda Cohen
Peter Coombs
Robert DeBiase
Wideieine Desir
Bobby Digi
Ifeoma Ebo, HPD
Francesca Gallelli
Victoria Giordano, DOT
Jessica Gorman
Sarah Gowell
Mary Habstritt, Lilac Preservation
Jenny Hamann
Karl Hartig
Michael Harwood
Nate Heffron, Parks
Sam Hersh
Sara Hertog
Simon Kawitzky, NYCHA
John Kilcullen
Lillian Lagazzo
Priscilla Marco
Leslie Meadows
Julia Melzer
Radhy Miranda
Stacey Newsome, VP
Jennifer Norton, COWI
Nicole Ogrosso, Stantec
Karen L. Orlowski
Kevin Parris
David Pena
Jason Price
Joannie Qusack
Carmine Raimondi

Marsha Russell
Joann Sacks
Antoun Sawires
Kathy Sforza
Ruben Sibri
Joe Silva
Claudia Toback
Rose Usianowski
Kelly Vilar
Donna Walcavage
Renee Widdison, HPD
Natsumi Yokura, HPD

Ole Olsen Waterfront Chair called the meeting to order at 6:36 P.M. The first item on the agenda is a presentation by: The New York City Economic Development Corporation will give an update on the Tompkinsville Esplanade and Pier.

Sam Hersh of EDC introduced himself. Started Presentation with PowerPoint Slides. We came to Community Board 1 on 6/2021. We just completed our preliminary design in 12/2021. Land Use applications will be in 6/2022. PDC Final Review Meeting will be 1/2023. Statutory Review and Building Process will be completed in 7/2023. Construction completed in 7/2025. Establish ped/bike connection between New Stapleton Waterfront and Ferry terminal. Safe shared use of pedestrians and cyclists along the waterfront. Improve neighborhood access to the waterfront. Support ecosystem. New pier will be built in a resilient manner to mitigate future storm impacts.

Jenny Hamann talked about the location which is the existing promenade at Lighthouse Point to the St. George Ferry Terminal and south to the New Stapleton Waterfront Project. There is a lot of history at this site. It has always had Industrial and Transportation uses. Towards the end of the 19th century there was large industrial growth. 1930's the Cromwell Recreation Center was built. In 2010 the pier collapsed with the impacts of superstorm Sandy in 2012.

Peter Coombs talked about the aspects of the building. We are creating a suitable building for the dock builders with office space, locker rooms, restrooms and an area for storage equipment. The bottom of the building will house the equipment with retractable doors in case of another storm surge. The worker will be housed upstairs. There will be solar panels on the roof. Asking the Mayor to sign a resolution to have no more gas in the buildings going forward. The materials used on the building are perforated metal, polycarbonate glazing system, insulated glass, garage doors with lights for daylighting.

Jenny Hamann talked about the dock builders pier area. This will be for industrial use. Our goal is to protect the industrial users and the pedestrians and cyclists. To achieve that, there will be a fence along the pier with a gate with high visibility striping to show the area being a mixed area of industrial and park uses. Bike lane will be separate from the Esplanade uses which will be protected on both sides with planting. There is a small area for seating. Great space to take in the views.

The Victory Blvd. peninsula, we are closing off the end of Victory Blvd. where through traffic will be eliminated to optimize the space for the bike use and Esplanade use. There will be bollards and gate. There will be more trees and there will be access closer to the water.

The last segment will be Bay Street Landing. There will be decks built with planters for deeper planting. We are aware of not changing the present views of the homeowners today. We will have tables and chairs for seating.

We will be blending materials being used for the promenade lighthouse point and the Stapleton materials to be blended at the peninsula. Some of the materials used will be Revetment Stones, Boulders, Concrete Planter Walls, Steel Sheet Pile Planter Walls, Galvanized Sea Rail, etc. There will be site furnishings. Bike racks, benches, trash bins, lights, table and chairs and water fountain.

We have a plant palette with plants that are tough to withstand the weather conditions like wind, salt and flooding. Different trees, shrubs perennials and grasses.

Questions:

Will there be handicapped access and parking. If so, where?

The area will be accessible. There will be no parking built for this project. Universal access was considered everywhere. A wheelchair would be accessible to all the spaces.

The repair and opening at Pier 1, at Lighthouse Point, which need to be done soon. Community Board 1 is the only community board without a fishing and promenade pier. Will that be done?

Unfortunately, that pier is not part of this project. We don't have that funding for now or in the future.

Why not go around Miller's Launch (not a big detour)? I'm concerned about making marine activities very difficult.

We have been looking into a lot of options. We recognize Miller's Launch is an important part of the community. They provide really good jobs. We looked at going up and over with the slopes in the area that are really extreme. We looked at trying to relocate Miller's Launch. We did an extensive site search for a site that would work for them but they have a lot of responsibilities in the harbor and there were no available sites which they could have the response times they needed like Coast Guard, Border Patrol, Port Authority, etc. They have seen what we are planning here and we are working with them.

Who will be maintaining all of these improvements?

EDC is working on a long term lease with Miller's Launch. We will use the funding from that lease to support the Parks Department in maintaining the space. The street areas will be maintained by the city.

How deep is the soil layer to sustain those trees with tap roots?

When we are on deck at Bay Street Landing we are allowing for 4 feet of soil. Not using large trees because of the views and the weight.

Will there be any future mitigation on improving pedestrian wayfinding from Bay Street?

I assume this is the process from getting from the ferry landing to Bay Street? I think we can have signage to be coordinated with DOT.

Asking about access from Hannah Street to the waterfront. That be a major walking area for people and make it in a better way because that area is awful. We hope that would be part of the plan.

Will the new DEP outfall discharge sewage water?

There are no DEP outfalls planned. We are accommodating outfalls that already exist. This will be a separate sewer area.

There was a comment in the chat that it needs to be included.

Recreational space can it include a basketball court?

Yes, there will be a ton of recreational activities with a basketball court included.

There was a concern about this becoming a park rather than a pathway due to homelessness and rats due to the garbage cans, etc.

Will amenities be put in any private properties and if so, who will that be maintained by?

We are working with the Bay Street Landing Homeowners Association to repair the waterfront as part of the original development. We will reconstruct that waterfront promenade.

Will any parts of this esplanade be opened in phases or will it only open the entire access when everything is done?

We are still pretty far off from starting construction. We will have more of an idea of phases after speaking to all the moving parts of the project, permitting, design team, construction team, etc.

How do you ensure the physical integrity of the pathway? There is years worth of damage and sinkholes opening up. Will there be any space for fishing? How about space for kayaks to launch from?

We do not have a kayak launch right now. We do not have a dedicated fishing area. This is pretty minimal as far as a recreational area. We are just trying to connect the waterfront. As far as sinkholes, generally when you see them developing that means the water is coming from the bulkhead so we need to harden the coastal edge.

Will the parking on Murray Hulbert be untouched?

No. In order to make space for the bike lane, there will be some parking loss.

Was the funding allocated by EDC/NYC to repair Pier 1?

We went over this already.

Did the waterfront have a history of trees? It seems like it would be more natural to have a waterfront shrub. The trees are appropriate for an urban salty environment. Are they needed at all? I'm a Horticulturalist.

We agree. More shrubs in the area.

Part of the easement is currently privately owned by Bay Street landing. Will the city be maintaining the improvements along Bay Street Landing or will BSL be tasked with maintaining that section?

Bay Street Landing will be maintaining it.

Bay Street Landing is responsible for Perpetual Maintenance of the waterfront Property in front of the various buildings. We would like to see the slide for the bike pathways, public walkway etc. in front of these Buildings. This is a Passageway/Bikeway of 1,000 ft at Bay Street Landing. It is not City Parkland or Urby. This is a Pathway not a Destination.

We are coming to you now and are in touch with the Bay Street Landing Governer's committees. We will have further conversations.

Will this change continual waterfront access from Bay Street Landing thru to Lighthouse Point?

No.

is there any alternate design for the building proposed on the dock builders pier?

Not at this time. We were not planning to do that.

I think it is amazing that a new pier is to be built. Piers are desperately needed. The Waterfront Alliance feasibility report complained constantly about the cost of building such infrastructure.

We agree with you.

Really excited to see this project come this far as an early advocate for seed funding and New York Rising dollars for this project, will we as community continue to have updates and input throughout ground breaking process asking for the people also proper lighting is a must.

We will continue to be in touch with the Community Board with updates.

Where are the entrances for this waterfront esplanade from Bay Street?

Right now our project area does not extend that far.

I believe it's important for this project to include better pedestrian wayfinding for Hannah Street as the North Shore recreational center is also supposed to be built in this area. We are inviting the public to this space... so we need the access for the public to be improved. would urge CB #1 and others to encourage this.

Will the old pilings from former piers be removed? What is the pile encasement?

It's an attachment that goes onto the piles in the water to improve upon habitats. They will remain.

Jospeh Carroll said the piles act as breakwaters too which is important.

Can a kayak launch be included ? Can a beach area be included ?

No room for kayak launch and water not safe to swim.

Will there be parking for the city employees, the dock builders?

There will be space for the cars on the pier but not too many.

Where did Sandy come in and at what height compared to the elevation of the plans rendered?

This will be a resilient area that will withstand flooding that is designed to remain in place when it floods.

Saying there is not space for a kayak launch does not prioritize a kayak launch. The question is can space be made for one or is the site not appropriate?

They will look into it.

Is the new dock holder pier in slide 31? Yes.

Is the asphalt near to BSL replaced to match the beautiful new pathway to the ferry?

There are still ongoing discussions with Bay Street Landing.

Bay Street Landing residents can speak on how high the water came during Sandy.

Sandy came in about 3 feet high at Bay Street Landing and Murray Hulbert.

Why do the piles need to be improved to be habitat? Is there another reason to strengthen them? for habitat concrete to encourage marine growth.

It's an ecological treatment. They encourage shellfish and oyster growth. You'll see tide poles in some of the renderings. You'll also see pile encasements. Special type of concrete that has an additive that encourages marine growth.

Did you say that storm mitigation wasn't taken into the design? That is shocking.

We looked at sea level rise, projections for current and future flooding. It's designed to withstand flooding but it is not a flood protection project.

Booby Digi asked if they looked at the report from the Governor's New York Rising Committee? I want to make sure that some of the recommendations with extensive research that was put into that was considered would be included in your vision. It's like you're saying you didn't include that research. We spent two years and millions of dollars to be allocated. Want to make sure it's not just aesthetics. We don't want to miss the fundamental issues that exist there. That often happens with some of these projects.

I looked at it years ago. My understanding is that it was for a waterfront promenade and ecological restorations. We will take another look at it. If there are things that we missed and you want to make sure we incorporate it, please let us know.

Bobby Digi said, "I will also do my compare and contrast and see if things were missed but thank you for all the hard work that you have done". Ollie Olsen said thank you for your input and maybe the team can look into the natural breakwaters which they are actually installing in the southern part of our island.

Sam Hersh said the wave conditions are different than they are in Tottenville. It's a bit of a different goal. Joe Silva said they are looking at storm resiliency. This waterfront will be designed to not only take the wave energy but take additional flooding. We want to not have a disaster after the event.

Mostly the infrastructure will remain intact without major repairs. We are not trying to build a big seawall to hold back the water. We are covering the wave energy. Those rocks are designed for the largest waves that can come through. Ollie Olsen said there are other Army core projects that are being worked on to combat climate change. There is a project that is starting in lower Manhattan. There are phases of putting gates across the channel which would protect this vital part of our island.

There was a question regarding the pavers? Whether there is asphalt there.

Jenny Hamann said the bike path will be a permeable asphalt. Coming out of the Lighthouse at the Promenade point, we are using two different colored asphalt block pavers. As we get closer to the Peninsula, we will be combining the use of concrete that is tinted to match the Stapleton side. We are still looking at exactly how we are blending it and that they come together at the Peninsula.

If storm resiliency is not included, how will we prevent more sinkholes?

Joe Silva said that all the walls are going to be replaced with Sheet Piling Bulkhead.

Will there be restrooms?

There are Park's facilities across the street at the Murray Hulbert area and a conversation planned for the New Stapleton Waterfront.

Was the DEP infrastructure checked to make sure it's in good condition, i.e., existing watermain's and sewers?

Yes, we completed that inspection and DEP reviewing this also.

How high will the Dock builders building be?

Peter Coombe said at the bridge it is 38 feet 5.5 inches. At the low point of the roof, it's 28 feet, 1 inch. On Slide 31, the bulkhead on the roof is 32 feet. The building seen in this slide is 10,000 square feet which is taller on one side and shorter on the other with 40% smaller in terms of volume. The dock builders are 6,000 square feet. The height of the homeport pier is 7 1/2 feet. The height of this pier on the slide is 11 feet. The water inundated the ground floor of Marine 9 in Superstorm Sandy but there was limited damage. This pier is being built 4 feet above that.

Ollie Olsen asked if there will be solar in that building?

Yes, we are in compliance with Local 92 and 94. The building is built to allow for solar panels.

I wasn't talking about a swimming beach before but a relaxing beach like they are building now on Manhattan west side.

There are the tide poles for the animals that live there. They are not for humans to wade in. They will look into the area where the Victory Peninsula is.

Will the lighting on the walkways include solar?

We will look into it, currently using parks lighting. We can look into solar capabilities. DOT is doing sample projects with solar. DOT will be responsible for the lighting have to coordinate with them.

Mr. Olsen mentioned there should be emergency alert response similar to what Manhattan has along the westside for people to access.

Life ring installations need to be considered as well.

We will look into that.

Who will have the keys for the access gate for emergencies?

FDNY and Bay Street Landing and DEP will have a key.

Mr. Olsen thanked Sam, Peter and Jenny. Thank you to your team. We really appreciate it. It is coming out very nicely. Thank you to all of you for your time and cooperation and input to our community. Hopefully we will continue to have these meetings with the EDC for this project to come out beautiful and successful. I thank Lisa and Joseph for coordinating this meeting.

Loretta Cauldwell Chairwoman of the West Brighton/St. George Area Committee took over as Chair of the meeting and introduced Mr. Keven Paris, Housing Preservation and Development announced that HPD will give the following presentation on:

New York City Housing and Preservation & Development and the New York City Housing Authority will speak on its releasing an RFEI to identify partners to make comprehensive improvements to the West Brighton I & II developments through the PACT program. The project will also include the demolition of two vacant and uninhabitable NYCHA buildings on the southwestern corner of the campus. These buildings will be replaced with a new HPD-financed building with approximately 100-120 rental units. The RFEI will be released this month (December 2021), and designation is anticipated to occur in late 2022. Site plans for the proposed building will be shared once this designation occurs. Renovations will begin in late 2023 or early 2024, followed by the groundbreaking of the new building.

NYCHA – question why so many more housing going from bungalow building to 634 apartments, 1, 421 - residents – 16 buildings 8 elevators no open space residents - were schools looked at – would be an EAS for school capacity – needs to go through ULURP it is currently over built already. –

NYCHA – this the first phase these are preliminary plans, these are not final plans. - we still have to send to HPD and others – renovation won't be until 2023. Construction will not start to 2025.

A few questions and answers and statements were made as follows:

Do all these PACT projects need extra density to finance them?

Wildeleine Desire said there were 6 to 8 families in those units presently.

Loretta Cauldwell was concerned with two small bungalows taken down to build a 5-7 story building with 120 units. Going from two families to 120 families? There are 634 units, and you want to add another 120 units which will be about 750 units. It would be nice to put a park there for the people instead of another building. It's unfair to the community. Maybe a large community center would be something the community wants. There is no place for the kids to play.

Joe Carroll also said the area is dense with a lot of people living there which would be a terrible inconvenience. They don't have enough space to themselves as it is now. There is no open space. You would be better off getting rid of HPD and doing this on your own. You are following a mantra without considering the consequences.

Intimate conversation with that community please let's allow the community there empowered to speak to their needs none of us here live there so let's not assume what they the community need. Survey the community. Take these meeting back to the community there are many leaders there who can tell you what they want. – Meetings have been held with the residents.

Nicholas Zvegintzov asked about this PACT program. Does it rely on density as the way to get financing from these private partners?

Simon Kawitzky said no, the vast projects we do does not include any redevelopment. The renovations are funded by the Federal Government. We don't need added density here to provide renovations either. The renovations can proceed without the building, but the new building would allow for new facilities that the community can benefit from.

When there is an opportunity to create more affordable housing, we usually go that route.

There is other space for these affordable housing to be built. She stated that the community at large needs to be surveyed because they will be impacted with schools all transportation phases.

Joseph Carroll said a larger community center is needed like the Gerard Carter Center in Stapleton more than the first floor of the building.

How many of the 634 apartments in the West Brighton Houses are presently habitable compared to those which are not? All the apartments are habitable and need to be improved and modernized with electrical and plumbing included. They are very old buildings. The two vacant buildings were housing 24 apartments.

District Manager Joseph Carroll asked, if you do this deal with FEDS with NYCHA still be in control? They like to control with their own regulations with persons they give money to.

NYCHA will be in control but we will still own the land. We will do a lot more monitoring with day-to-day management. We will be working hand in hand with the feds.

Once updates are done on project we will come back. Hopefully in 6 months.

Kevin Parris of HPD said we all understand the concerns of the community.

George Doyle said when NYCHA talks to the West Brighton Houses, they call a public meeting where the tenants association and the community board be involved so NYCHA doesn't try to sweep it under the rug.

Information: Shekina Butler, West Brighton Houses Resident Association,
PresidentShekinaButler@yahoo.com, 347-451-0842. Stacy Newsome, Vice President.

Loretta Cauldwell said thank you for this presentation.

Joseph Carroll said, looking forward to seeing this develop.