

### **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/brooklyncb1 HON. ANTONIO REYNOSO

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN DISTRICT MANAGER HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

**REVISED** 

April 17, 2024

#### <u>COMBINED PUBLIC HEARING</u> <u>AND BOARD MEETING</u> <u>211 AINSLIE STREET</u> <u>APRIL 9, 2024</u>

#### PUBLIC HEARING

#### **ROLL CALL**

The meeting called to order at order at 6:20pm by Chair Fuller. There were 23 members who answered the call.

- 1. **PRESENTATION: OFFICE OF COMMUNITY AFFAIRS NYC TAXI & LIMOUSINE COMMISSION: -** An overview of the Office's duties. Inform to Community Board 1 residents regarding wheelchair accessible taxi, how to report illegal service refusals and other infractions to the agency. Presentation of General safety trips for traveling in TLC-licensed vehicles. Presenter David Renz.
- <u>PRESENTATION: ATIUM LLC –</u> 55 Meadow Street, (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider) this venue will have a capacity of more than 200 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter, Terrence R. Flynn, Jr.
- 3. <u>PRESENTATION: NYC HEALTH + HOSPITALS / WOODHULL- Provide an</u> update on their services, improvement initiatives and overall status. Presenter Jessica Arocho. Presenter Withdrew.
- 4. <u>PRESENTATION: NEW YORK CONNECTS BROOKLYN</u> Presenting their services and benefits of their programs for older adult. Professional service providers working with someone in need for a long term support. Presenter Allysha Bryant. **Presenter did not show.**

SIMON WEISER FIRST VICE-CHAIRMAN

DEL TEAGUE SECOND VICE-CHAIRPERSON

GINA BARROS THIRD VICE-CHAIRPERSON

DAVID HEIMLICH FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE



#### 5. <u>LIQUOR LICENSES</u>

#### <u>NEW</u>

- 1. 1 Meserole Ave Corp, DBA Deuces Nightlife, 1 Meserole Ave, (New Application and Temporary Retail Permit Liquor, Wine, Beer & Cider, Night Club)
- 2. 211 Reserve LLC, 211 Nassau Ave, (New Wine/Beer/Cider, Bar/Tavern)
- 3. An entity to be formed by Happier NYC, 25 Stewart Avenue, (New Application and Temporary Retail Permit Liquor, Wine, Beer & Cider, Rest)
- 4. Antola Pizziera Corp, DBA Danny's Pizzeria, 239-241 Bushwick Ave, (Corporate Change Wine/Beer/Cider, Rest)
- 5. Born to Lose LLC, 126A Nassau Avenue, (Alteration Liquor, Wine, Beer & Cider, Bar/Tavern)
- 6. Cactus and Co Bk LLC, DBA XOLO, 21 Dunham Place, (Method of Operation Liquor, Wine, Beer & Cider, Rest)
- 7. Chita Thai Team, LLC, DBA Chinta, 157 Franklin Street, (New Application and Temporary Retail Permit Liquor, Wine, Beer & Cider, Rest)
- 8. Eat Happier LLC, DBA Sang's, 154 Scott Avenue Ground Floor, (Class Change and Temporary Retail Permit Liquor, Wine, Beer & Cider, Tavern)
- 9. Elsewhere Group Inc, 599 Johnson Ave, (New Application and Temporary Retail Permit Liquor, Wine, Beer & Cider, Cabaret)
- 10. Field Guide LLC, 235 Kent Avenue, (New Application and Temporary Retail Permit Liquor, Wine, Beer & Cider, Rest)
- 11. Isola Sessions LLC, 361 Metropolitan Ave, (New Application and Temporary Retail Permit Liquor, Wine, Beer & Cider, Bar/Tavern)
- 12. McCarren Park House LLC, DBA McCarren Parkhouse, 855 Lorimer Street, (Alteration Liquor, Wine, Beer & Cider, Bar/Tavern)
- 13. Meyerbrau LLC, DBA Eckhart Beer Company 545 Johnson Ave. (New Application and Temporary Retail Permit Liquor, Wine, Beer & Cider, Rest)
- 14. Redds Tavern Inc, 511 Grand Street, (Corporate Change Liquor, Wine, Beer & Cider, Bar)
- 15. Republic Bar and Lounge Inc, DBA Republic Latin Fusion, 470 Driggs Avenue, (Method of Operation, Rest)
- 16. Saint Jane LLC, 312 Leonard Street, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Rest)
- 17. Salka Food LLC, DBA Copper Mug Coffee, 131 N 4th Street, (New Application Wine/Beer/Cider, Rest)
- 18. Sapporo Ichiban Sushi, Inc. 622 Manhattan Ave. (New Application and Temporary Retail Permit Wine/Beer/Cider, Rest)
- 19. Titi's Empanada's Inc, DBA Titi's Empanadas, 160 havemeyer Street, (New Application, Wine, Beer & Cider, Rest)
- 20. TVC15 LLC, DBA, Gabriela 90 Wythe Ave, (Alteration Liquor, Wine, Beer & Cider, Bar/Tavern)
- 21. William Vale Hotel, 45-59 Wythe a/k/a, 114 N. 13th Street, (New Application and Temporary Retail Permit Liquor, Wine, Beer & Cider, Hotel Rest)

#### **RENEWAL**

- 1. 64 Dobbin Street Corp, DBA Dobbin Street, 64 Dobbin Street, (Renewal Liquor, Wine, Beer & Cider, Catering)
- 644 Driggs Ave LLC, DBA Woodhul Wine Bar, 644 Driggs Ave, (Renewal Liquor, Wine, Beer & Cider, Bar)
- 3. Alula Café Inc, DBA Alula Cafe, 252 Franklin Street, Store 1R, (Renewal Wine/Beer/Cider, Bar/Tavern)
- 4. Angel Van Corp, DBA L Ange Noir Café, 247 Varet Street, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 5. Bamontes Restaurant Corp, 32 Withers Street, (Renewal Liquor, Wine, Beer & Cider, Rest)
- Baoburg Inc, DBA Baoburg, 614 Manhattan Ave, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 7. Berry Street Associates LLC, DBA Gran Torino, 131 Berry Street (Renewal Liquor, Wine, Beer & Cider, Rest)
- Black Squirrel Crew LLC, DBA Mika, 25 29Thames Street, (Renewal Wine/Beer/Cider, Bar)
- 9. Cactus and Co BK LLC, DBA XOLO, 21 Dunham Place, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 10. Chingoo Restaurant Corp, 373 Graham Ave, (Renewal Wine/Beer/Cider, Rest)
- 11. DOC Wine Bar 1st Ave Inc. DBA DOC Wine Bar, 83 N 7th Street, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 12. Domino Park F&B Management LLC, DBA Tacocina, 292 Kent Ave a/k/a 25 River Street, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 13. Eris Evolution LLC, 167 Graham Ave, (Renewal Liquor, Wine, Beer & Cider, Bar/Tavern)
- 14. Eta 125 Corp DBA Mugs Ale House, 125 Bedford Ave, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 15. Gusto Latino Café 1 Corp, 583 Driggs Ave, (Renewal Wine/Beer/Cider, Rest)
- 16. Hand Stuff LLC, DBA Nicky's Unisex, 90 S 4th Street, (Renewal Liquor, Wine, Beer & Cider, Bar/Tavern)
- 17. Howard Project LLC, DBA Le Fanfare, 1103 Manhattan Ave (Renewal Liquor, Wine, Beer & Cider, Rest)
- 18. Jemanya Corp DBA Favela, 57 South 5th Street a/k/a 404 Wythe Avenue, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 19. Kanahashi Inc, Kanahashi, 981 Manhattan Ave, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 20. La Locanda Inc, 432 Graham Avenue, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 21. Mighty Diamond Restaurant Corp, DBA Mother's, 347 Graham Ave, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 22. New Esquina del Sabor Corp, DBA New Esquina del Sabor, 572 Grand Street, (Renewal Liquor, Wine, Beer & Cider, Rest)

- 23. Nights & Weekends BK Corp, DBA Good Bar, 627 631 Manhattan Ave, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 24. Pink Metal LLC, DBA Pink Metal, 253 Bushwick Ave, South Store, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 25. Santiago & Arlo Corp. DBA Friducha Mexican Restaurant, 946 Manhattan Ave, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 26. Tabemen Inc, DBA Wanpaku, 621 Manhattan Ave, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 27. Traif LLC, DBA Traif, 229 South 4th Street, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 28. Uncle Thien Hospitality LLC, DBA Di An Di, 68 Greenpoint Ave, (Renewal Liquor, Wine, Beer & Cider, Rest)

#### 6. CANNABIS LICENSES

- 1. Charles Tavarez, DBA, NYS Cannabis Partners, 1117 Manhattan Ave. Retail dispensary premises.
- 2. Akindele Mesai Jeffrey-Coker, DBA, Hybrid NYC LLC, 300 Kent ave. Retail dispensary premises.
- 3. Jesse O'Neill, DBA, Budies LLC, 626 Manhattan Ave. Retail dispensary premises.

#### **BOARD MEETING**

#### MOMENT OF SILENCE

Chair Fuller called for a moment of silence.

<u>ROLL CALL –</u> Chair Fuller requested a roll call 26 Members answered the call. (Absent: Ms. Argento, Mr. Chirichella, Mr. Costa, Ms. Cuevas, Mr. Daly, Mr. D'Amato, Mr. Dybanowski, Ms. Garcia, Ms. Grontas, Ms. Hilpp, Ms. Iglesias, Mr. Itzkowitz, Mr. Meyers, Mr. Miceli, Ms. Moskovits, Ms. Rojas, Ms. Sabel)

#### APPROVAL OF THE AGENDA

Motion to approve the agenda was made by Ms. Bozena and seconded by Mr. Gross. The agenda was approved by all the members present.

#### **APPROVAL OF THE MINUTES**

Motion made by Mr. Caponegro and seconded by Mr. Pferd: The Minutes of the March 2024 Board meeting were approved by the members present.

**<u>PUBLIC SESSION</u>** (Reserved for the Public's expression. Board Members will not be allowed to speak). Each scheduled participant for this session will have an allowance of two (2) minutes.

Harold Martinez: In favor of Atium LLC.

Kyla Madigam: In favor of Atium LLC.

Robert Murtfeld: In favor of Atium LLC.

Paul Smulski: In favor of Atium LLC.

Sara Shaoul: Against Lise & Vito.

Nicoras Cohen: Against Lise & Vito.

Kenn La Chera: In favor of Universal Daylighting.

Bronwyn Breitner: Monitor Street safety improvements.

Chris Roberti: Clearing up miscommunication about safe streets proposal.

Aaron Kresiwirth: Improve Street safety.

Lauren Comito: Leonard Library update.

Anathera Simplains: Introduced herself as candidate for Assembly.

#### **COMMITTEE REPORTS**

#### <u>ENVIRONMENTAL PROTECTION COMMITTEE</u> – Mr. Stephen Chesler, Committee Chair

1. Mr. Chesler requested a motion to approve comments attached as written.

A motion was made by Mr. Pferd and seconded by Mr. Vega.

The vote was 26 "Yes", 0 "No", 0 "ABSTENTIONS"; 0 "RECUSALS".

#### Motion Carried.

2. Mr. Chesler requested a motion to approve comments attached as written.

A motion was made by Ms. Kantin and seconded by Ms. Teague.

The vote was 26 "Yes", 0 "No", 0 "ABSTENTIONS"; 0 "RECUSALS".

#### **Motion Carried.**

## <u>LAND USE, ULURP AND LAND MARKS COMMITTEE –</u> Del Teague, Committee Chair, report as written.

Ms. Teague requested a motion to approve the application 2023K0176 Project 197 Berry Street, Rezoning.

A motion was made by Mr. Bachorowski and seconded by Ms. Bamonte.

The vote was 27 "Yes", 0 "No", 0 "ABSTENTIONS"; 0 "RECUSALS".

#### Motion Carried.

## <u>SLA REVIEW COMMITTEE</u> – Mr. Bogan Bachorowski Committee Co-Chair, report as written.

Mr. Bachorowski requested a motion to approve the report as written.

A motion was made by Mr. Caponegro and seconded by Ms. Cabrera.

The vote was 28 "Yes", 0 "No", 0 "ABSTENTIONS"; 0 "RECUSALS".

#### Motion Carried.

## <u>CANNABIS REVIEW COMMITTEE</u> – Mr. William Vega, Committee Chair. Report as written.

Mr. Vega requested a motion to approve the report as written.

A motion was made by Ms. Cabrera and seconded by Ms. Foster.

The vote was 28 "Yes", 0 "No", 0 "ABSTENTIONS"; 0 "RECUSALS".

Motion Carried.

#### <u>PARKS & WATERFRONT COMMITTEE</u> – Mr. Philip Caponergo, Committee Chair. Report as written.

Mr. Caponergo requested a motion to send a letter to the Brooklyn Commissioner Martin Maher.

A motion was made by Mr. Bachorowski and seconded by Ms. Bamonte.

The vote was 28 "Yes", 0 "No", 0 "ABSTENTIONS"; 0 "RECUSALS".

#### Motion Carried.

#### **TRANSPORTATION COMMITTEE** – Mr. Eric Bruzaitis, Committee Chair.

1. Mr. Bruzaitis requested a motion: Brooklyn Community Board 1 calls on DOT: A. to implement Daylighting at all intersections within CB1 where DOT determines it to be safe and feasible, using the tools in its toolbox including planters, boulders, bicycle racks, street furniture and solid curb extensions, to slow turning cars and prevent unauthorized use of the reserved space; B. to prioritize Daylighting at intersections within a one block radius of a school, a park, a senior center or a facility for people with disabilities. C. to prioritize Daylighting at each intersection where there has been a traffic-related fatality or injury within CB1. C. to prioritize Daylighting at intersections identified for further analysis with feedback from Brooklyn Community Board 1.

A motion was made by Ms. Horowitz and seconded by Ms. Drinkwater.

The was 14"Yes", 13 "No", 2 "ABSTENTIONS"; 0 "RECUSALS".

#### Motion Did Not Carried.

2. Mr. Bruzaitis requested a motion: Brooklyn Community Board 1 calls on New York City Department of Transportation to: A. to prioritize Daylighting at intersections within a one block radius of a school, a park, a senior center or a facility for people with disabilities; B. to prioritize Daylighting at each intersection where there has been a traffic-related fatality or injury within CB1; C. Prioritize Daylighting at intersections identified for further analysis WITH feedback from Brooklyn Community Board 1.

A motion was made by Ms. Foster and seconded by Mr. Vega

The was 24 "Yes", 3 "No", 0 "ABSTENTIONS"; 0 "RECUSALS".

#### Motion Carried.

3. Mr. Bruzaitis requested a motion: Community Board 1 to draft its standard traffic-related fatality inquiry letter to NYPD Highway Patrol and 90<sup>th</sup>/94<sup>th</sup> Precincts, Councilmembers Gutierrez & Restler, DA Gonzalez, NYC DOT regarding the following victims: Alex Caba; John Paolicelli and Danielle Aber.

A motion was made by Mr. Caponegro and seconded by Mr. Weiser.

The was 25 "Yes", "No", "ABSTENTIONS"; "RECUSALS".

#### Motion Carried.

#### CHAIRPERSON'S REPORT - As written.

**DISTRICT MANAGER'S REPORT** – As written.

<u>**PARKS DEPARTMENT MINUTE**</u> – As written. See attached. Ms. Mary Salig submitted a written report which was distributed.

#### **ANNOUNCEMENTS: ELECTED OFFICIALS**

Councilmember Lincoln Restler, provided an update.

Bruno Daniel, representative for Brooklyn Borough President Antonio Reynoso, provided an update.

Anna Bessendorf, representative for Councilmember Jennifer Gutierrez, provided an update.

Maria Valdez, representative for NYS Senator Julia Salazar, provided an update.

Shawn Morlock, representative for NYS Senator Kristen Gonzalez, provided an update.

#### **OLD BUSINESS**

#### **NEW BUSINESS**

#### **ADJOURNMENT**

The meeting was adjourned at 10:03pm.

Respectfully submitted,

Sonia Iglesias

**Recording Secretary** 

Note: For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact Brooklyn Community Board No. 1, Tel. (718) 389-0009; at least (5) business days in advance to ensure availability.



### **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/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT greenpoint williamsburg

DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN DISTRICT MANAGER HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

March 22, 2024

#### **COMBINED PUBLIC HEARING** AND BOARD MEETING NOTICE

- TO: Community Board Members and Residents
- FROM: Dealice Fuller, Chairperson
- **RE:** Scheduled Combined Public Hearing and Board Meeting (25 members constitute a quorum for the Board)

#### FOR YOUR SAFETY AND THE SAFETY OF OTHER MASKS ARE ENCOURAGED BEFORE ENTERING THE MEETING.

Please be advised that a Combined Public Hearing and Board Meeting of Brooklyn Community Board No. 1 will be held as follows:

WHEN:	TUESDAY April 9, 2024
TIME:	*** 6:00 PM ***
WHERE:	SWINGING SIXTIES SENIOR CENTER
	211 AINSLIE STREET
	BROOKLYN, NY 11211
	(CORNER OF MANHATTAN AVENUE)

#### NOTE TO ALL SPEAKERS: THOSE WHO WISH TO SPEAK DURING THE PUBLIC SESSION MUST SIGN AND SUBMIT THEIR SPEAKER FORM FROM 5:45 PM-6:15 PM NO LATER THAN 6:15 PM.

#### PUBLIC HEARING

#### **AGENDA**

1. **PRESENTATION: OFFICE OF COMMUNITY AFFAIRS NYC TAXI &** <u>LIMOUSINE COMMISSION: -</u> An overview of the Office's duties. Inform to Community Board 1 residents regarding wheelchair accessible taxi, how to report illegal

SIMON WEISER FIRST VICE-CHAIRMAN

DEL TEAGUE SECOND VICE-CHAIRPERSON

GINA BARROS THIRD VICE-CHAIRPERSON

DAVID HEIMLICH FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE service refusals and other infractions to the agency. Presentation of General safety trips for traveling in TLC-licensed vehicles. Presenter David Renz. **15 Minutes.** 

- <u>PRESENTATION: ATIUM LLC –</u> 55 Meadow Street, (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider) this venue will have a capacity of more than 200 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter, Terrence R. Flynn, Jr. 15 Minutes.
- 3. <u>PRESENTATION: NYC HEALTH + HOSPITALS / WOODHULL-</u> Provide an update on their services, improvement initiatives and overall status. Presenter Jessica Arocho. Presenter Withdrew.
- PRESENTATION: NEW YORK CONNECTS BROOKLYN Presenting their services and benefits of their programs for older adult. Professional service providers working with someone in need for a long-term support. Presenter Allysha Bryant. 15 Minutes

#### 5. LIQUOR LICENSES

#### <u>NEW</u>

- 1. 1 Meserole Ave Corp, DBA Deuces Nightlife, 1 Meserole Ave, (New Application and Temporary Retail Permit Liquor, Wine, Beer & Cider, Night Club)
- 2. 211 Reserve LLC, 211 Nassau Ave, (New Wine/Beer/Cider, Bar/Tavern)
- 3. An entity to be formed by Happier NYC, 25 Stewart Avenue, (New Application and Temporary Retail Permit Liquor, Wine, Beer & Cider, Rest)
- 4. Antola Pizziera Corp, DBA Danny's Pizzeria, 239-241 Bushwick Ave, (Corporate Change Wine/Beer/Cider, Rest)
- 5. Born to Lose LLC, 126A Nassau Avenue, (Alteration Liquor, Wine, Beer & Cider, Bar/Tavern)
- 6. Cactus and Co Bk LLC, DBA XOLO, 21 Dunham Place, (Method of Operation Liquor, Wine, Beer & Cider, Rest)
- 7. Chita Thai Team, LLC, DBA Chinta, 157 Franklin Street, (New Application and Temporary Retail Permit Liquor, Wine, Beer & Cider, Rest)
- 8. Eat Happier LLC, DBA Sang's, 154 Scott Avenue Ground Floor, (Class Change and Temporary Retail Permit Liquor, Wine, Beer & Cider, Tavern)
- 9. Elsewhere Group Inc, 599 Johnson Ave, (New Application and Temporary Retail Permit Liquor, Wine, Beer & Cider, Cabaret)
- 10. Field Guide LLC, 235 Kent Avenue, (New Application and Temporary Retail Permit Liquor, Wine, Beer & Cider, Rest)
- 11. Isola Sessions LLC, 361 Metropolitan Ave, (New Application and Temporary Retail Permit Liquor, Wine, Beer & Cider, Bar/Tavern)

- 12. McCarren Park House LLC, DBA McCarren Parkhouse, 855 Lorimer Street, (Alteration Liquor, Wine, Beer & Cider, Bar/Tavern)
- 13. Meyerbrau LLC, DBA Eckhart Beer Company 545 Johnson Ave. (New Application and Temporary Retail Permit Liquor, Wine, Beer & Cider, Rest)
- 14. Redds Tavern Inc, 511 Grand Street, (Corporate Change Liquor, Wine, Beer & Cider, Bar)
- 15. Republic Bar and Lounge Inc, DBA Republic Latin Fusion, 470 Driggs Avenue, (Method of Operation, Rest)
- 16. Saint Jane LLC, 312 Leonard Street, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Rest)
- 17. Salka Food LLC, DBA Copper Mug Coffee, 131 N 4th Street, (New Application Wine/Beer/Cider, Rest)
- 18. Sapporo Ichiban Sushi, Inc. 622 Manhattan Ave. (New Application and Temporary Retail Permit Wine/Beer/Cider, Rest)
- 19. Titi's Empanada's Inc, DBA Titi's Empanadas, 160 havemeyer Street, (New Application, Wine, Beer & Cider, Rest)
- 20. TVC15 LLC, DBA, Gabriela 90 Wythe Ave, (Alteration Liquor, Wine, Beer & Cider, Bar/Tavern)
- 21. William Vale Hotel, 45-59 Wythe a/k/a, 114 N. 13th Street, (New Application and Temporary Retail Permit Liquor, Wine, Beer & Cider, Hotel Rest)

#### **RENEWAL**

- 64 Dobbin Street Corp, DBA Dobbin Street, 64 Dobbin Street, (Renewal Liquor, Wine, Beer & Cider, Catering)
- 2. 644 Driggs Ave LLC, DBA Woodhul Wine Bar, 644 Driggs Ave, (Renewal Liquor, Wine, Beer & Cider, Bar)
- 3. Alula Café Inc, DBA Alula Cafe, 252 Franklin Street, Store 1R, (Renewal Wine/Beer/Cider, Bar/Tavern)
- Angel Van Corp, DBA L Ange Noir Café, 247 Varet Street, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 5. Bamontes Restaurant Corp, 32 Withers Street, (Renewal Liquor, Wine, Beer & Cider, Rest)
- Baoburg Inc, DBA Baoburg, 614 Manhattan Ave, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 7. Berry Street Associates LLC, DBA Gran Torino, 131 Berry Street (Renewal Liquor, Wine, Beer & Cider, Rest)
- 8. Black Squirrel Crew LLC, DBA Mika, 25 29Thames Street, (Renewal Wine/Beer/Cider, Bar)
- 9. Cactus and Co BK LLC, DBA XOLO, 21 Dunham Place, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 10. Chingoo Restaurant Corp, 373 Graham Ave, (Renewal Wine/Beer/Cider, Rest)
- 11. DOC Wine Bar 1st Ave Inc. DBA DOC Wine Bar, 83 N 7th Street, (Renewal Liquor, Wine, Beer & Cider, Rest)

- 12. Domino Park F&B Management LLC, DBA Tacocina, 292 Kent Ave a/k/a 25 River Street, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 13. Eris Evolution LLC, 167 Graham Ave, (Renewal Liquor, Wine, Beer & Cider, Bar/Tavern)
- 14. Eta 125 Corp DBA Mugs Ale House, 125 Bedford Ave, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 15. Gusto Latino Café 1 Corp, 583 Driggs Ave, (Renewal Wine/Beer/Cider, Rest)
- 16. Hand Stuff LLC, DBA Nicky's Unisex, 90 S 4th Street, (Renewal Liquor, Wine, Beer & Cider, Bar/Tavern)
- 17. Howard Project LLC, DBA Le Fanfare, 1103 Manhattan Ave (Renewal Liquor, Wine, Beer & Cider, Rest)
- 18. Jemanya Corp DBA Favela, 57 South 5th Street a/k/a 404 Wythe Avenue, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 19. Kanahashi Inc, Kanahashi, 981 Manhattan Ave, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 20. La Locanda Inc, 432 Graham Avenue, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 21. Mighty Diamond Restaurant Corp, DBA Mother's, 347 Graham Ave, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 22. New Esquina del Sabor Corp, DBA New Esquina del Sabor, 572 Grand Street, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 23. Nights & Weekends BK Corp, DBA Good Bar, 627 631 Manhattan Ave, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 24. Pink Metal LLC, DBA Pink Metal, 253 Bushwick Ave, South Store, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 25. Santiago & Arlo Corp. DBA Friducha Mexican Restaurant, 946 Manhattan Ave, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 26. Tabemen Inc, DBA Wanpaku, 621 Manhattan Ave, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 27. Traif LLC, DBA Traif, 229 South 4th Street, (Renewal Liquor, Wine, Beer & Cider, Rest)
- 28. Uncle Thien Hospitality LLC, DBA Di An Di, 68 Greenpoint Ave, (Renewal Liquor, Wine, Beer & Cider, Rest)

#### 6. CANNABIS LICENSES

- 1. Charles Tavarez, DBA, NYS Cannabis Partners, 1117 Manhattan Ave. Retail dispensary premises.
- 2. Akindele Mesai Jeffrey-Coker, DBA, Hybrid NYC LLC, 300 Kent ave. Retail dispensary premises.
- 3. Jesse O'Neill, DBA, Budies LLC, 626 Manhattan Ave. Retail dispensary premises.

#### **BOARD MEETING**

- 1. MOMENT OF SILENCE
- 2. <u>ROLL CALL</u>
- 3. APPROVAL OF THE AGENDA
- 4. <u>APPROVAL OF THE MINUTES</u> Combined Public Hearing and Board Meeting of March 12, 2024.
- <u>PUBLIC SESSION</u> 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 <u>REGISTER IN PERSON</u> between 5:45 PM 6:15 PM, <u>NO</u> later than 6:15 PM) 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.)
- 6. COMMITTEE REPORTS
- 7. <u>CHAIRPERSON'S REPORT</u> As written.
- 8. **<u>DISTRICT MANAGER'S REPORT</u>** As written.
- 9. ANNOUNCEMENTS: ELECTED OFFICIALS
- 10. OLD BUSINESS
- 11. NEW BUSINESS
- 12. ADJOURNMENT

Note: For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact Brooklyn Community Board No. 1, Tel. (718) 389-0009; at least (5) business days in advance to ensure availability.



#### COMMUNITY BOARD NO. 1 435 GRAHAM AVENUE – BROOKLYN, NY 11211 PHONE: (718) 389-0009 FAX: (718) 389-0098 Email: <u>bk01@cb.nyc.gov</u>

Website: <a href="http://www.nyc.gov/brooklyncb1">www.nyc.gov/brooklyncb1</a>



#### **ATTENDANCE SHEET**

(25 Members Constitute a Quorum for the Board Meeting & Public Hearing) DATE: \_\_\_\_\_

#### **BOARD MEETING AND PUBLIC HEARING**

GINA ARGENTO	KATIE DENNY HOROWITZ
BOGDAN BACHOROWSKI	SONIA IGLESIAS
LISA BAMONTE Ju Mut	MOISHE INDIG
GINA BARROS	JACOB ITZKOWITZ
ERIC BRUZAITIS	ROBERT JEFFERY
IRIS CABRERA The Catherera	BOZENA KAMINSKI
PHILIP CAPONEGRO Chilip Capazi	CORY KANTIN CA MUL
FRANK CARBONE	PAUL KELTERBORN
STEPHEN CHESLER	WILLIAM KLAGSBALD M Cul
MICHAEL CHIRICHELLA	MARIE LEANZA Marie heare
KEVIN COSTA	ADAM MEYERS
STEPHANIE CUEVAS	SANTE MICELI
RONAN DALY	TOBY MOSKOVITS
GIOVANNI D'AMATO	RABBI DAVID NIEDERMAN
ERIN DRINKWATER SMALLA	MARY ODOMIRON Mary Domit
ARTHUR DYBANOWSKI	JANICE PETERSON
LLOYD FENG	AUSTIN PFERD
JULIA AMANDA FOSTER Julia amanda Foster	MICHELLE ROJAS
DEALICE FULLER	BELLA SABEL
CRYSTAL GARCIA	ISAAC SOFER
ANGELINA GRONTAS	SAMEER TALATI
JOEL GOLDSTEIN 2 m	DEL TEAGUE
JOEL GROSS	WILLIAM VEGA
DAVID HEIMLICH	SIMON WEISER
SABRINA HILPP	
Council Member Lincoln Restler	Council Member Jennifer Gutierrez



#### COMMUNITY BOARD NO. 1 435 GRAHAM AVENUE – BROOKLYN, NY 11211 PHONE: (718) 389-0009 FAX: (718) 389-0098 Email: <u>bk01@cb.nyc.gov</u> Website: <u>www.nyc.gov/brooklyncb1</u>



#### MOTION: TO APPROVE SLA REVIEW COMMITTEE REPORT AS WRITTEN

Motion made by: Mr. Caponegro

#### Seconded by: Ms. Cabrera

	YES NO ABS		Yes NO ABS
GINA ARGENTO		KATIE DENNY HOROWITZ	
BOGDAN BACHOROWSKI		SONIA IGLESIAS	
LISA BAMONTE		MOISHE INDIG	
GINA BARROS		JACOB ITZKOWITZ	
ERIC BRUZAITIS		ROBERT JEFFERY	
IRIS CABRERA		BOZENA KAMINSKI	
PHILIP CAPONEGRO		CORY KANTIN	
FRANK CARBONE		PAUL KELTERBORN	
STEPHEN CHESLER		WILLIAM KLAGSBALD	
MICHAEL CHIRICHELLA		MARIE LEANZA	
KEVIN COSTA		ADAM MEYERS	
STEPHANIE CUEVAS		SANTE MICELI	
RONAN DALY		TOBY MOSKOVITS	
GIOVANNI D'AMATO		RABBI DAVID NIEDERMAN	
ERIN DRINKWATER		MARY ODOMIROK	
ARTHUR DYBANOWSKI		JANICE PETERSON	800
LLOYD FENG		AUSTIN PFERD	
JULIA AMANDA FOSTER		MICHELLE ROJAS	
DEALICE FULLER		BELLA SABEL	
CRYSTAL GARCIA		ISAAC SOFER	
JOEL GOLDSTEIN		SAMEER TALATI	ØOO
ANGELINA GRONTAS		DEL TEAGUE	
JOEL GROSS		WILLIAM VEGA	goo
DAVID HEIMLICH		SIMON WEISER	
SABRINA HILPP			
SABRINA HILPP Time: <u>7:40 p.m</u> Tally: <u>2</u>		O_NOABSF	<b>R</b> E



#### COMMUNITY BOARD NO. 1 435 GRAHAM AVENUE – BROOKLYN, NY 11211 PHONE: (718) 389-0009 FAX: (718) 389-0098 Email: <u>bk01@cb.nyc.gov</u>

Website: www.nyc.gov/brooklyncb1



#### **MOTION : TO APPROVE CANNABIS REVIEW COMMITTEE REPORT AS WRITTEN**

Motion made by: Ms. Cabrera

Seconded by: Ms. Foster

	YES NO ABS		Yes NO ABS
GINA ARGENTO		KATIE DENNY HOROWITZ	
BOGDAN BACHOROWSKI		SONIA IGLESIAS	
LISA BAMONTE		MOISHE INDIG	
GINA BARROS		JACOB ITZKOWITZ	
ERIC BRUZAITIS	Ø O O	ROBERT JEFFERY	
IRIS CABRERA	00	BOZENA KAMINSKI	
PHILIP CAPONEGRO		CORY KANTIN	
FRANK CARBONE		PAUL KELTERBORN	
STEPHEN CHESLER		WILLIAM KLAGSBALD	
MICHAEL CHIRICHELLA		MARIE LEANZA	
KEVIN COSTA		ADAM MEYERS	
STEPHANIE CUEVAS		SANTE MICELI	
RONAN DALY		TOBY MOSKOVITS	
GIOVANNI D'AMATO		RABBI DAVID NIEDERMAN	
ERIN DRINKWATER		MARY ODOMIROK	
ARTHUR DYBANOWSKI		JANICE PETERSON	
LLOYD FENG		AUSTIN PFERD	
JULIA AMANDA FOSTER		MICHELLE ROJAS	
DEALICE FULLER		BELLA SABEL	
CRYSTAL GARCIA		ISAAC SOFER	
JOEL GOLDSTEIN		SAMEER TALATI	
ANGELINA GRONTAS		DEL TEAGUE	
JOEL GROSS		WILLIAM VEGA	Ø   D
DAVID HEIMLICH		SIMON WEISER	000
SABRINA HILPP			I
Time: <u>3:50 p. 6</u> Tally:	2-8_YES_	○ NO ○ ABS ○	RECUSAL



### **COMMUNITY BOARD NO. 1**

435 GRAHAM AVENUE – BROOKLYN, NY 11211

PHONE: (718) 389-0009 FAX: (718) 389-0098 Email: <u>bk01@cb.nyc.gov</u> Website: <u>www.nyc.gov/brooklyncb1</u>



## ENVIRONMENTAL PROTECTION COMMITTEE MOTION # 1: TO APPROVE COMMENTS ATTACHED AS WRITTEN

#### Motion made by: Mr. Pferd

Seconded by: Mr. Vega

	YES NO ABS		Yes NO ABS
GINA ARGENTO BOGDAN BACHOROWSKI		KATIE DENNY HOROWITZ	
		SONIA IGLESIAS	
LISA BAMONTE		MOISHE INDIG	
GINA BARROS		JACOB ITZKOWITZ	
ERIC BRUZAITIS		ROBERT JEFFERY	
IRIS CABRERA		BOZENA KAMINSKI	
PHILIP CAPONEGRO		CORY KANTIN	
FRANK CARBONE		PAUL KELTERBORN	
STEPHEN CHESLER		WILLIAM KLAGSBALD	
MICHAEL CHIRICHELLA		MARIE LEANZA	
KEVIN COSTA		ADAM MEYERS	
STEPHANIE CUEVAS		SANTE MICELI	
RONAN DALY		TOBY MOSKOVITS	
GIOVANNI D'AMATO		RABBI DAVID NIEDERMAN	
ERIN DRINKWATER		MARY ODOMIROK	
ARTHUR DYBANOWSKI		JANICE PETERSON	
LLOYD FENG		AUSTIN PFERD	
JULIA AMANDA FOSTER		MICHELLE ROJAS	
DEALICE FULLER		BELLA SABEL	
CRYSTAL GARCIA		ISAAC SOFER	
JOEL GOLDSTEIN		SAMEER TALATI	
ANGELINA GRONTAS		DEL TEAGUE	
JOEL GROSS		WILLIAM VEGA	
DAVID HEIMLICH		SIMON WEISER	
SABRINA HILPP			

#### April 9th, 2024

Environmental Protection Committee Motion #1 - To recommend the board submit the attached comment, as written, to NYS Department of Conservation, regarding the proposed Amendment to the Record of Decision for the Superfund site located at 65 Dupont Street, the former Nuhart Plastic Factory.

Recommended CB1 Comment to DEC Nuhart Superfund Site Regarding the AROD Proposal, Site No. 224136

Ms. Jennifer Gonzalez Project Manager NYSDEC 47-40-21St Street LIC, NY 11101

Re: Comments regarding Amended Remedy Proposed for State Superfund Site No. 224136 (former Nuhart Plastic Factory)

WHEREAS, In 2010 the former Nuhart Plastic Factory located at 65 Dupont Street in Greenpoint Brooklyn was designated a Superfund site by the New York State Department of Environmental Conservation (DEC);

WHEREAS, DEC determined that contamination of the groundwater and soil at this site poses a significant threat to human health and the environment;

WHEREAS, The Remedial Investigation of the site stated that the primary contaminants of concern at this site are phthalates and trichloroethene (TCE);

WHEREAS, Phthalates have a syrupy consistency, and can attach to dust particles;

WHEREAS, According to the Center for Disease Control, Environmental Protection Agency and the National Institute of Health, phthalates are a probable carcinogen, and in animal studies damaged the reproductive organs, kidneys and liver in rats and mice;

WHEREAS, TCE is a volatile organic compound and can be absorbed through the air;

WHEREAS, According to the Center for Disease Control, TCE is a known carcinogen, and exposure to high concentrations can cause dizziness, headaches, sleepiness, confusion, nausea, unconsciousness, liver damage, and even death;

WHEREAS, The developer's environmental consultants, Haley Aldrich in February 2024 stated the 2019-issued Record of Decision remediation requirements for zero valent iron injection, dewatering and soil excavation had been completed;

1

Additionally, the board is concerned that the health and contamination data and testing methods being used are out of date.

The board appreciates the fact that this project will create badly needed affordable housing in our district. However, the safety and health of the residents living in Brooklyn Community District #1 is of the utmost importance to us. We urge the NYS Department of Environmental Conservation, the NYS Department of Health and the developers, Madison Realty Capital, to hold the project's future residents and neighbors in the same regard, and work to ensure it.



### **COMMUNITY BOARD NO. 1**

435 GRAHAM AVENUE – BROOKLYN, NY 11211

PHONE: (718) 389-0009 FAX: (718) 389-0098

Email: <u>bk01@cb.nyc.gov</u> Website: <u>www.nyc.gov/brooklyncb1</u>



## ENVIRONMENTAL PROTECTION COMMITTEE MOTION # 2: TO APPROVE COMMENTS ATTACHED AS WRITTEN

#### Motion made by: Ms. Kantin

Seconded by: Ms. Teague

	YES NO ABS		Yes NO ABS
GINA ARGENTO		KATIE DENNY HOROWITZ	
BOGDAN BACHOROWSKI		SONIA IGLESIAS	
LISA BAMONTE		MOISHE INDIG	
GINA BARROS		JACOB ITZKOWITZ	
ERIC BRUZAITIS		ROBERT JEFFERY	
IRIS CABRERA		BOZENA KAMINSKI	
PHILIP CAPONEGRO		CORY KANTIN	
FRANK CARBONE		PAUL KELTERBORN	
STEPHEN CHESLER		WILLIAM KLAGSBALD	
MICHAEL CHIRICHELLA		MARIE LEANZA	
KEVIN COSTA		ADAM MEYERS	
STEPHANIE CUEVAS		SANTE MICELI	
RONAN DALY		TOBY MOSKOVITS	
GIOVANNI D'AMATO		RABBI DAVID NIEDERMAN	
ERIN DRINKWATER		MARY ODOMIROK	
ARTHUR DYBANOWSKI		JANICE PETERSON	
LLOYD FENG	ØOO	AUSTIN PFERD	
JULIA AMANDA FOSTER		MICHELLE ROJAS	
DEALICE FULLER		BELLA SABEL	
CRYSTAL GARCIA		ISAAC SOFER	
JOEL GOLDSTEIN		SAMEER TALATI	
ANGELINA GRONTAS		DEL TEAGUE	
JOEL GROSS		WILLIAM VEGA	
DAVID HEIMLICH		SIMON WEISER	
SABRINA HILPP			

#### April 9th, 2024

Environmental Protection Committee Motion #2 - A 2-part motion to recommend sending resolution letters as written in regard to community composting:

- 1. <u>To Mayor Adams, copying Speaker Adams, NYC Council Finance Committee Chair</u> <u>Brannan, OMB Director Jiha and our local elected representatives, requesting the</u> <u>City restore and increase funding for Community Composting, Prioritization of</u> <u>community compost solutions, and Increase participation in programs and</u> <u>compliance with composting laws</u>
- 2. <u>To Park Commissioner Donoghue, copying Queens Borough President Donovan,</u> <u>Queens Borough Parks Commissioner Langsam, and our local elected</u> <u>representatives, to allow Big Reuse to continue to operate its compost processing</u> <u>operation in Astoria Park, and support and increase these operations throughout</u> <u>the park system.</u>

#### Letter #1

- To: Mayor Eric Adams
- Cc: NYC Council Speak Adriane Adams NYC Council Finance Chair Justin Brannan NYC OMB Director Jacques Jiha NY Senator Julie Salazar NY Assembly Member Emily Gallagher Brooklyn Borough President Antonio Reynoso NYC Council Member Lincoln Restler NYC Council Member Jennifer Gutierrez

WHEREAS, Cuts to FY 2024 and proposed FY 2025 budgets have and are serving to eliminate the NYC Compost Project (NYCCP);

WHEREAS, NYCCP supports 200 food scrap drop-off sites and 7 processing sites;

WHEREAS, NYCCP support 115 green jobs;

WHEREAS, Brooklyn Community District #1 has lost 2 drop-off sites and will lose another one in May, leaving the neighborhood of Greenpoint without any drop-off sites;

WHEREAS, Brooklyn Community District #1 experiences increasing flooding due to increasingly intense rainburst events that occur each year as with many parts of the City;

WHEREAS, Brooklyn Community District #1 experiences increasing flooding due to intensifying rainburst events that occur each year, as with many parts of the City;

WHEREAS, Compost helps planted areas such as gardens, bioswales and tree beds retain 6 times more rainwater, which serves to better mitigate rainburst events;

WHEREAS, Big Reuse supports local environmental advocacy groups such as Newtown Creek Alliance and North Brooklyn Neighbors, who help tend to local street and sidewalk swales and pollinator gardens;

WHEREAS, Big Reuse supports numerous park friends groups in Brooklyn Community District #1, who provide help in local parks with their gardens, swales and tree beds;

WHEREAS, The soil in Brooklyn Community District #1 is laden with levels of lead that greatly exceed EPA's designated safe levels;

WHEREAS, Compost can help mitigate and decontaminate lead in the soil over the long term;

WHEREAS, Community Compost operations create a strong, growing community fabric and is beloved by many;

THEREFORE it is RESOLVED that:

Brooklyn Community Board #1 urges the New York City Department of Parks and Recreation to allow Big Reuse to continue to fully and permanently operate its community compost program in Astoria Park, and to increase community compost operations throughout the NYC Parks system to help support our parks and natural spaces.

3

The City of NewYork	35 GRAHAM AVENU PHONE: FAX: (7 Email: <u>bk</u> Website: <u>www</u>	Y BOARD NO. 1 JE – BROOKLYN, NY 11211 (718) 389-0009 718) 389-0098 <u>c01@cb.nyc.gov</u> .nyc.gov/brooklyncb1	GB GB greenpoint greenpoint williamsburg
PROJECT 197 BERRY ST. REZONI	NG submitted b:y Bensing	MOTION: TO APPROVE THE APPL 250 LLC pursuant to sections 197-c and oning map, Sections Nos. 12c and 12d	
	-	Mr. Bachorowski	
	Seconded by:	Ms. Bamonte DATE: 04/09/2	2024.
	YES NO ABS		Yes NO ABS
GINA ARGENTO		KATIE DENNY HOROWITZ	
BOGDAN BACHOROWSKI		SONIA IGLESIAS	
LISA BAMONTE		MOISHE INDIG	
GINA BARROS		JACOB ITZKOWITZ	
ERIC BRUZAITIS		ROBERT JEFFERY	
IRIS CABRERA		BOZENA KAMINSKI	
PHILIP CAPONEGRO		CORY KANTIN	
FRANK CARBONE		PAUL KELTERBORN	
STEPHEN CHESLER		WILLIAM KLAGSBALD	
MICHAEL CHIRICHELLA		MARIE LEANZA	800
KEVIN COSTA		ADAM MEYERS	
STEPHANIE CUEVAS		SANTE MICELI	
RONAN DALY		TOBY MOSKOVITS	
GIOVANNI D'AMATO		RABBI DAVID NIEDERMAN	
ERIN DRINKWATER		MARY ODOMIROK	
ARTHUR DYBANOWSKI		JANICE PETERSON	Ø_O O
LLOYD FENG	goo	AUSTIN PFERD	
JULIA AMANDA FOSTER	00	MICHELLE ROJAS	
DEALICE FULLER		BELLA SABEL	
CRYSTAL GARCIA		ISAAC SOFER	
JOEL GOLDSTEIN		SAMEER TALATI	
ANGELINA GRONTAS		DEL TEAGUE	
JOEL GROSS		WILLIAM VEGA	
DAVID HEIMLICH		SIMON WEISER	
SABRINA HILPP			
Time: <u>2:25 pm</u> Tally:	<u>27</u> YES (	$\bigcirc$ NO $\bigcirc$ ABS $\bigcirc$	<b></b> RECUSAL



#### COMMUNITY BOARD NO. 1 435 GRAHAM AVENUE – BROOKLYN, NY 11211 PHONE: (718) 389-0009 FAX: (718) 389-0098

Email: <u>bk01@cb.nyc.gov</u>

Website: www.nyc.gov/brooklyncb1



#### PARKS & WATERFRONT COMMITTEE - MOTION: TO SEND LETTER (ATTACHED) TO THE BROOKLYN COMMISSIONER, NYC PARKS Mr. MARTIN MAHER.

Motion made by: **Mr. Bachorowski** Seconded by: **Ms. Bamonte** 

	YES NO ABS		Yes NO ABS
GINA ARGENTO		KATIE DENNY HOROWITZ	
BOGDAN BACHOROWSKI		SONIA IGLESIAS	
LISA BAMONTE		MOISHE INDIG	
GINA BARROS		JACOB ITZKOWITZ	
ERIC BRUZAITIS		ROBERT JEFFERY	
IRIS CABRERA	200	BOZENA KAMINSKI	
PHILIP CAPONEGRO		CORY KANTIN	a d d d
FRANK CARBONE		PAUL KELTERBORN	
STEPHEN CHESLER		WILLIAM KLAGSBALD	e o o
MICHAEL CHIRICHELLA		MARIE LEANZA	
KEVIN COSTA		ADAM MEYERS	
STEPHANIE CUEVAS		SANTE MICELI	
RONAN DALY		TOBY MOSKOVITS	
GIOVANNI D'AMATO		RABBI DAVID NIEDERMAN	
ERIN DRINKWATER		MARY ODOMIROK	
ARTHUR DYBANOWSKI		JANICE PETERSON	
LLOYD FENG	a a a a a a a a a a a a a a a a a a a	AUSTIN PFERD	
JULIA AMANDA FOSTER		MICHELLE ROJAS	
DEALICE FULLER		BELLA SABEL	
CRYSTAL GARCIA		ISAAC SOFER	
JOEL GOLDSTEIN		SAMEER TALATI	
ANGELINA GRONTAS		DEL TEAGUE	
JOEL GROSS		WILLIAM VEGA	
DAVID HEIMLICH		SIMON WEISER	
SABRINA HILPP			
Time: <u>8:53pm</u> Tally:	<u>28</u> YES	O_NO_O_ABS_C	RECUSAL

Dear Commissioner Maher,

The CB 1 Parks Committee thanks you for arranging the January 30th park tour in our district. We wanted to recap our discussion regarding Cooper Park to memorialize the items raised.

**BBQ Area:** The northeast corner of the park, where the BBQ grills are located, is the source of many complaints, especially during the summer. These include unpermitted use of amplified sound, large parties that extend late into the night, excessive garbage, and the use of non-sanctioned items like tents, bouncy houses, etc. We understand that addressing these concerns will require achieving community consensus with the Friends of Cooper Park, Cooper Park Houses, other neighbors around Cooper Park, the community board, as well as the councilmember's office.

**Volleyball:** Parks will meet with the regular crowd of volleyball players to discuss their needs and possibly adapt or relocate the constructed sand volleyball pits which get infrequent use

**Skate Park:** Parks will arrange a meeting with representatives from the skating community to plan a mural for the ramp and to attempt to engender more stewardship of this park amenity among its members

**Offleash Dogs:** The number of offleash dogs in the park continues to increase. Grassy picnic areas have become less usable for other park visitors due to wear and tear, and for hygienic reasons. There are conflicts with dogs and other users of the park in the tennis courts and playground areas. Parks has offered to ramp up enforcement, but we believe it needs to be sustained in order to have an effect.

**Porta Potty:** Parks will bring in a porta potty for the duration of the restroom reconstruction project. It will require careful siting and regular maintenance so as not to become a nuisance.

**Capital Plan:** Friends of Cooper Park will reach out to the councilmember to initiate a capital plan process that could address many of the commonly-cited needs in the park for new adult fitness equipment, an enhanced spray park, new benches, and other amenities.

**Rodents and Trash:** Friends of Cooper Park has requested councilmember funding for new rodent resistant garbage cans in the park to help address the rat population

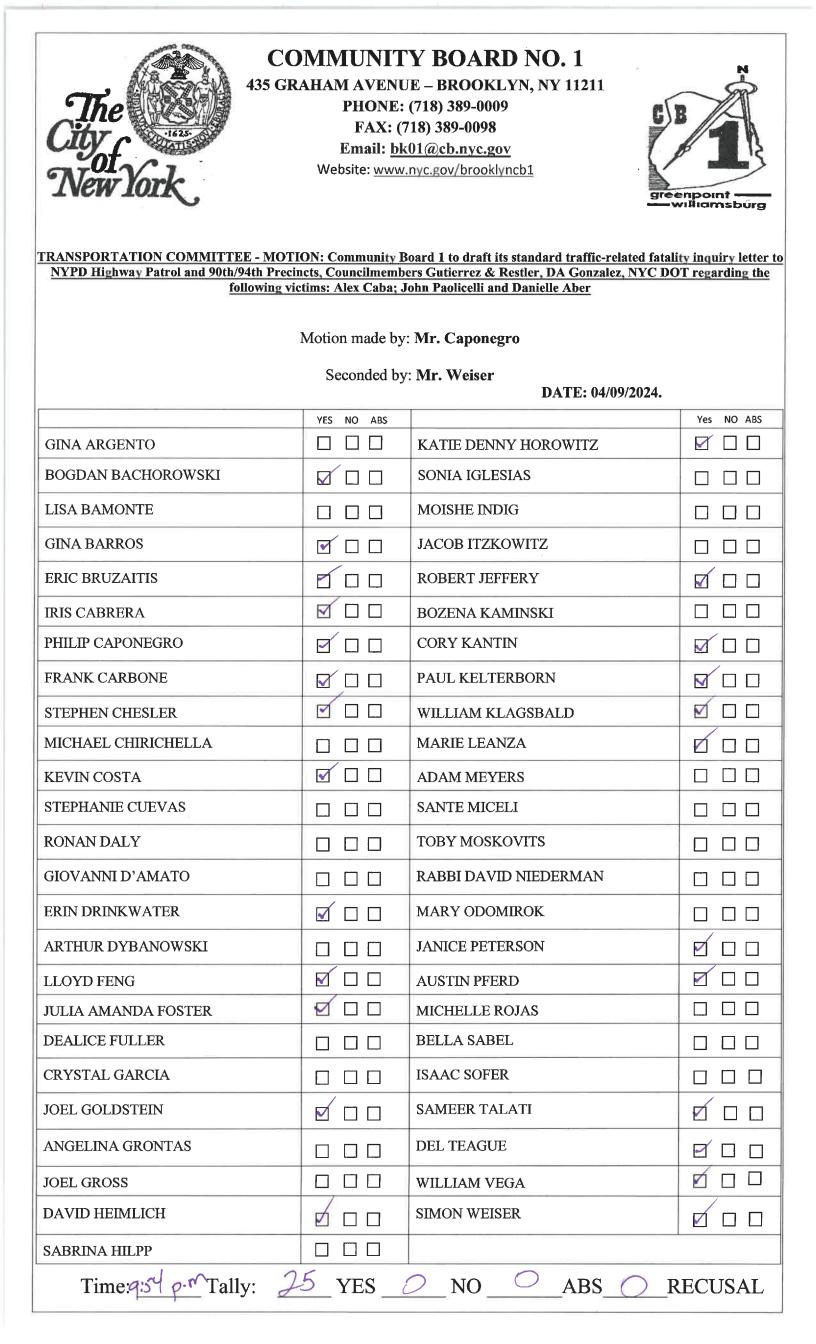
**Interim Efforts:** Wood chips can be spread in workout areas (short term) and around trees to help tidy them up and help with moisture retention.

We thank you again for spending the day with us and for continually striving for better parks in our district.

Sincerely, CB1 Parks Committee

The City of York New York TRANSPORTATION COMMITTEE - Intersections within CB1 where DOT de	5 GRAHAM AVEN PHONE FAX: ( Email: <u>b</u> ) Website: <u>www</u> <u>MOTION: Brooklyn Co</u> termines it to be safe and	TY BOARD NO. 1 UE BROOKLYN, NY 11211 : (718) 389-0009 718) 389-0098 k01@cb.nyc.gov y.nyc.gov/brooklyncb1	ding planters, boulder
3. to prioritize Daylighting at intersection disabilities. C. to prioritize Daylightin	ons within a one block ra g at each intersection w tions identified for furth Motion made b	v turning cars and prevent unauthorized use adjus of a school, a park, a senior center or a here there has been a traffic-related fatality her analysis with feedback from Brooklyn C by: Ms. Horowitz Ms. Drinkwater	a facility for people with or injury within CB1 ommunity Board 1.
	YES NO ABS	DATE: 04/09/202	Yes NO ABS
GINA ARGENTO		KATIE DENNY HOROWITZ	
BOGDAN BACHOROWSKI		SONIA IGLESIAS	
LISA BAMONTE		MOISHE INDIG	
GINA BARROS		JACOB ITZKOWITZ	
ERIC BRUZAITIS		ROBERT JEFFERY	
IRIS CABRERA		BOZENA KAMINSKI	
PHILIP CAPONEGRO		CORY KANTIN	
FRANK CARBONE		PAUL KELTERBORN	
STEPHEN CHESLER		WILLIAM KLAGSBALD	
MICHAEL CHIRICHELLA		MARIE LEANZA	
KEVIN COSTA		ADAM MEYERS	
STEPHANIE CUEVAS		SANTE MICELI	
RONAN DALY		TOBY MOSKOVITS	
GIOVANNI D'AMATO		RABBI DAVID NIEDERMAN	
ERIN DRINKWATER	goo	MARY ODOMIROK	
ARTHUR DYBANOWSKI		JANICE PETERSON	00
LLOYD FENG		AUSTIN PFERD	
JULIA AMANDA FOSTER		MICHELLE ROJAS	
DEALICE FULLER		BELLA SABEL	
CRYSTAL GARCIA		ISAAC SOFER	
JOEL GOLDSTEIN		SAMEER TALATI	
ANGELINA GRONTAS		DEL TEAGUE	
JOEL GROSS		WILLIAM VEGA	
DAVID HEIMLICH		SIMON WEISER	
SABRINA HILPP			

The City of NewYork	GRAHAM AVENU PHONE: FAX: ( Email: <u>bl</u> Website: <u>www</u>	<b>Y BOARD NO. 1</b> JE – BROOKLYN, NY 11211 (718) 389-0009 718) 389-0098 <u>c01@cb.nyc.gov</u> .nyc.gov/brooklyncb1	greenpoint williamsburg
Transportation to: A. to prioritize Day	lighting at intersections	n Community Board 1 calls on New York C within a one block radius of a school, a par t each intersection where there has been a th	k, a senior center or a
	lighting at intersections	identified for further analysis WITH feedb	
		by: <b>Ms. Foster</b>	
	Seconded b	oy: Mr. Vega DATE: 04/09/202	4.
	YES NO ABS		Yes NO ABS
GINA ARGENTO		KATIE DENNY HOROWITZ	
BOGDAN BACHOROWSKI		SONIA IGLESIAS	
LISA BAMONTE		MOISHE INDIG	
GINA BARROS		JACOB ITZKOWITZ	
ERIC BRUZAITIS		ROBERT JEFFERY	
IRIS CABRERA		BOZENA KAMINSKI	
PHILIP CAPONEGRO		CORY KANTIN	
FRANK CARBONE		PAUL KELTERBORN	
STEPHEN CHESLER		WILLIAM KLAGSBALD	
MICHAEL CHIRICHELLA		MARIE LEANZA	
KEVIN COSTA		ADAM MEYERS	
STEPHANIE CUEVAS		SANTE MICELI	
RONAN DALY		TOBY MOSKOVITS	
GIOVANNI D'AMATO		RABBI DAVID NIEDERMAN	
ERIN DRINKWATER		MARY ODOMIROK	
ARTHUR DYBANOWSKI		JANICE PETERSON	
LLOYD FENG	00	AUSTIN PFERD	
JULIA AMANDA FOSTER		MICHELLE ROJAS	
DEALICE FULLER		BELLA SABEL	
CRYSTAL GARCIA		ISAAC SOFER	
JOEL GOLDSTEIN		SAMEER TALATI	
ANGELINA GRONTAS		DEL TEAGUE	
JOEL GROSS		WILLIAM VEGA	
DAVID HEIMLICH		SIMON WEISER	600
SABRINA HILPP			
Time: <u>9:51 pm</u> Tally:	24_YES_	<u>3 NO 0 ABS 0</u>	RECUSAL





Presented by the Taxi and Limousine Commission's Office of Community Affairs What is the Taxi & Limousine Commission (TLC)?

The New York City Taxi & Limousine Commission (TLC) was created in 1971 and is the agency responsible for licensing and regulating New York City's yellow and green taxi cabs, for-hire vehicles (community-based liveries, black cars and luxury limousines), commuter vans, and paratransit vehicles.











## Yellow Taxi (Medallion)

- Yellow taxis are the only vehicles licensed to pick up street-hailing passengers <u>anywhere</u> in New York City.
- Yellow taxis charge standard <u>metered fares</u> for all <u>street hail</u> trips.
- Taxi app-based **E Hail** services can offer set, upfront pricing for trips booked through an app:
  - Arro, Curb-Mobility, GYTA, Myle Technologies Inc., Waave Inc., Wapanda Inc.
- Remember to take the receipt at the end of your trip. Your receipt lists the medallion license number, which can help easily identify your trip if you have any issue such as lost property or illegal overcharges.







## Green Taxi (Street Hail Livery)

- Green taxis provide street hail service and prearranged service in northern Manhattan (above E. 96th St and W. 110th St) and in the outer boroughs.
- Green taxis are easily identified by their green color, taxi "T" markings, and license numbers on the roof and sides of the vehicle.
- Pilot program Street Hail Liveries (SHL) are not green and cannot pick up any street hail passengers. They can only be dispatched by a base.
- Green Taxis charge standard <u>metered fares</u> for all <u>street hail trips</u>.
- SHL bases and Taxi app-based **E Hail** services can offer set, upfront pricing for trips:
  - Arro, Curb-Mobility, GYTA, Myle Technologies Inc., Waave Inc., Wapanda Inc.





## For-Hire Vehicle

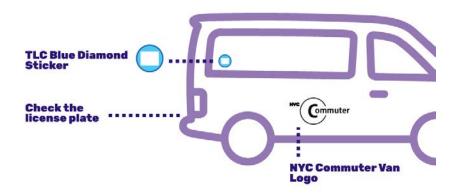
For-hire vehicles include liveries, black cars, luxury limousines and local car service.

For-hire vehicles only provide prearranged service reserved through a base or smartphone app.

The price for trips are set by the base or smartphone app used to reserve the trip.



Vehicles can be identified by for-hire vehicle license plates, which typically begin with the letter "T" and end with the letter "C", as well as TLC vehicle inspection decals located in the lower passenger side of the front windshield.



## Commuter Van

Commuter vans operate within designated areas throughout the city.

Commuter van fares are set by a commuter van authority.



Commuter vans are easily identified by commuter "C" markings and TLC vehicle inspection decals on the windshields, on both rear side windows and the back window.

Paratransit vehicles provide pre-arranged trips for medical-related purposes.

Paratransit trips are arranged through a paratransit base.

# Rights and Complaints



Wheelchair Accessible Service



- An accessible ride can be requested through the following ways:
  - Through the mobile app Accessible Dispatch NYC
  - Online at <u>Accessible Dispatch Reservation</u>
  - By phone at (646) 599-9999 or 311, NY Relay: 711
  - E-Hail Apps
  - FHV bases



Passenger Rights



•Passengers have rights when taking each type of TLC licensed vehicle. You can view these on our agency's website: <u>Passenger Rights.</u>

- •These include but are not limited to:
  - Not be refused service based on a protected class.
  - Be driven by a TLC-licensed driver in good standing, with his/her TLC driver's license on display.
  - A driver who is safe, courteous, and obeys all traffic laws.
  - Clean air, free of smoke, and scent.
  - Working seat belts for all passengers.



# Service Refusal



 It is illegal for a driver to refuse you service based on your destination, race, disability, sexual orientation, gender, gender identity, age, immigration status, national origin, religion/creed, color, marital and partnership status and/or pregnancy.

# •You can report a service refusal to 311:

- By calling 311 or 212-639-9675 from outside of New York City.
- By visiting <u>nyc.gov/311</u>.
- Downloading and using the <u>NYC311 app</u> on Apple or Android.
- •A driver can refuse to pick up a passenger in limited situations, such as if the driver is about to end their shift.



# Lost Property

•If you lost an item in a yellow or green taxi, you should call 311 (212-New-York) or visit <u>311</u> Online.

•If you lost an item in a for-hire vehicle, contact the base or company directly.

•Provide as much information about the trip as possible, such as time, date, pick-up and drop-off location, payment type, and driver or vehicle identifier.



# Lost Property



You can also contact one of the designated lost property police precincts in each borough.

•Bronx - 43<sup>rd</sup> Precinct, 900 Fteley Avenue, (718) 542-0888

•Manhattan - 17<sup>th</sup> Precinct, 167 E. 51st Street, (212) 826-3211 or Central Park Precinct, 86th Street & Tranverse Road, (212) 570-4820

•**Brooklyn** - 76<sup>th</sup> Precinct, 191 Union Street, (718) 834-3211 or 94<sup>th</sup> Precinct, 100 Meserole Avenue, (718) 383-3879

•Queens - 107<sup>th</sup> Precinct, 71-01 Parsons Blvd., (718) 969-5100 or 115<sup>th</sup> Precinct, 92-15 Northern Blvd., (718) 533-2002

•Staten Island - 120<sup>th</sup> Precinct, 78 Richmond Terrace, (718) 876-8500

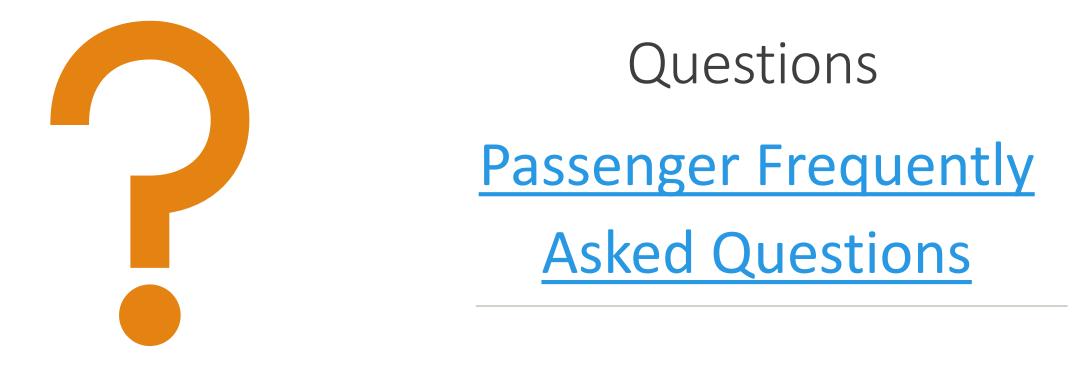


Overcharges and Lost Receipts



•A full list of rates, fees, taxes, and surcharges for <u>metered trips</u> can be found on TLC's website: <u>Taxi</u> <u>fare</u>. For upfront pricing, contact the base you ordered the car from.

- •You can report an overcharge to 311:
  - By calling 311 or 212-639-9675 from outside of New York City.
  - By visiting <u>nyc.gov/311</u>.
  - Downloading and using the <u>NYC311 app</u> on Apple or Android.
- •If you need a duplicate receipt for a yellow or green taxi ride, please email <u>foil@tlc.nyc.gov</u> or fax (212) 676-1102 and include the following information:
  - Medallion/license number or driver's license number
  - Date and time of the ride
  - Pick-up and drop-off locations of the ride



Email comments, questions, suggestions to communityaffairs@tlc.nyc.gov

#### Community Board No. 1 435 Graham Avenue Brooklyn NY, 11211

# Liquor License Application Attachments and Supporting Documents

Applicant: ATIUM, LLC 55 Meadow Street Brooklyn NY 11206

Applicant is applying for: A New Liquor License

#### **ATTACHMENTS:**

3D Walkthrough:

We have created a 3D walkthrough of our entire premises with matterport, you can navaigate through our premises in the same way that you would on Google Street View. Feel free to call John Dimatteo the owner with any technical questions should you need.

3D Walk Through Link: https://my.matterport.com/show/?m=nY2GxukNyhB

# REFUGE

Has the Applicant Owned or Managed a Similar Business:

John Dimatteo - 646.773.7700 Area Event – Nation Wide Production company - 2005 - 2018

The applicant ran a national production company based in New York NY that operated Venues and large-scale events in New York along with 12 markets in the USA. The company operated venues, events, concerts, and music festivals with over 4,000 events that had 0 insurance claims, violations or fines.

#### Venues

- 2000 2004: FLOAT 52nd Street Between 8th and Broad way (700 capacity nightclub)
- 2002 2004: LOT 61 550 West 21st Street New York, NY 10011 (300 capacity nightclub)
- 2001 2003: EUGENE 27 West 24th Street New York, NY (600 capacity nightclub)
- 2005 2006: GLO 431 West 16th Street New York NY 10011 (1,200 capacity nightclub)
- 2012 2014: WEBSTER HALL 125 E 11th Street New York, NY (1,500 capacity nightclub )

#### **Concert Operations**

- 2007 2010 HAMMERSTEIN BALLROOM
- 2008 2012 ROSELAND BALLROOM

#### Markets Beyond New York, NY

- 2007 2011 HARRAH'S POOL AT HARRAH'S RESORT Atlantic City, NJ (3,500 cap. nightclub)
- 2011 2015 LIT ULTRABAR Philadelphia PA (600 capacity nightclub)
- 2008 2014 WET REPUBLIC AT MGM GRAND Las Vegas NV (2,500 capacity pool)
- 2012 2016 ELECTRIC ADVENTURE MUSIC FESTIVAI (15,000 -20,000 person festival
- 2012 2014 HQ NIGHTCLUB Atlantic City, NJ (1,500 capacity nightclub)
- 2013 2014 HQ BEACH CLUB, Atlantic City, NJ (2,500 capacity outdoor poolclub)
- 2016 -2018 MINUS ZERO MUSIC FESTIVAL Stratton Resort VA (8,000 capacity)

#### Craig Bernabeu - 732.991.0899

- 2016-2019 Analog BK NY 177 2nd Avenue Brooklyn NY 11215 (450 capacity nightclub)
- 2017 present Nowadays 56-06 Cooper Avenue Ridgewood NY, 11385 (273 / 1200 capacity restaurant / nightclub)
- 2022 present Wonderland 20 West 20th Street New York NY, 10011 (180 capacity club)

# **Remy Liebersohn**

- 9-year resident of North Williamsburg residing in Community Board 1
- •12-year commercial real estate broker at Cushman & Wakefield specializing in the Brooklyn market
- Notable Brooklyn clients include:
  - Revel Transit
  - Mojo Supermarket
  - Catbird
  - Brooklyn Academy of Music



# What Is REFUGE ?

Refuge is a Multi-faceted Music & Arts Space Housed inside a nearly 200 year old Building Refuge has total capacity of 598

- 1. RESTAURANT & LISTENING BAR 35 person capacity
  - Dining + late night eats
  - Craft Cocktails
  - Vinyl Records spanning nearly a century played on a vintage Hi-FI Audio sound system
- 2. DANCE CLUB 442 person capacity
  - Drinks, Dancing with DJ
  - Music Played on vintage hi-fi sound system
- 3. OUTDOOR ART GALLERY AND GARDEN 120 person seated capacity
  - Outdoor Dining
  - Artwork and installations
  - Plants and trees



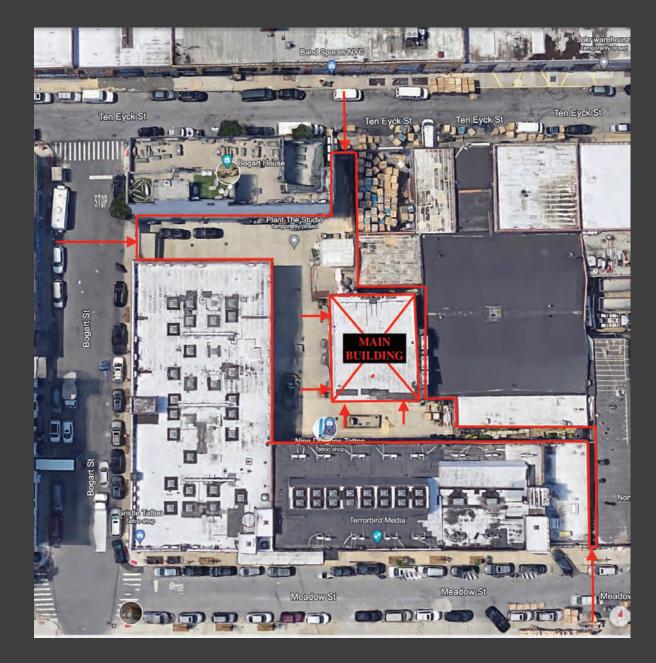


# **Property Overview**



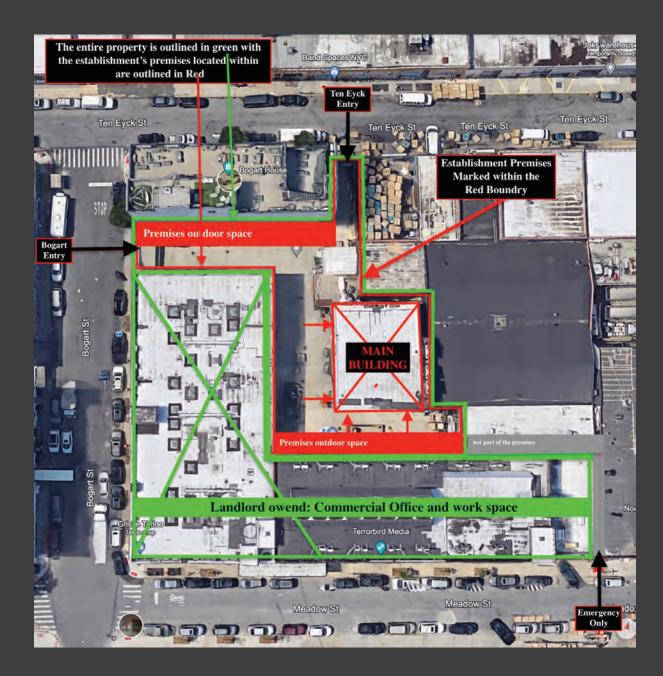
# **Exterior Photos of Establishment:**

Given the unique layout of the establishment and it's private outdoor space we have included an overhead map of the site from google maps with red lines marking the boundaries of the premises.

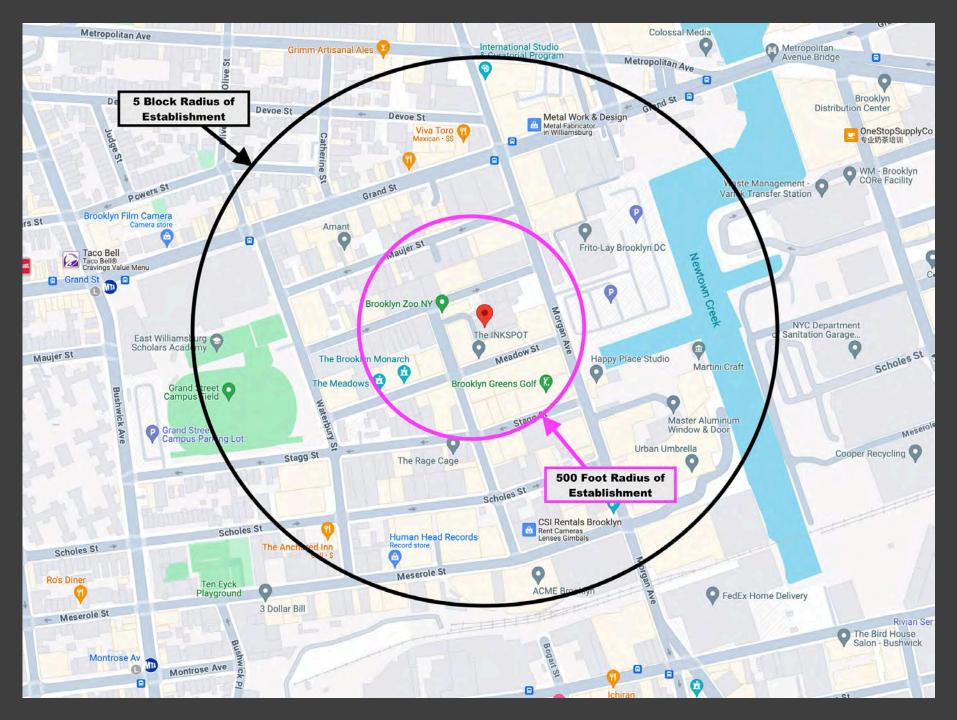


# **Exterior Photos of Establishment:**

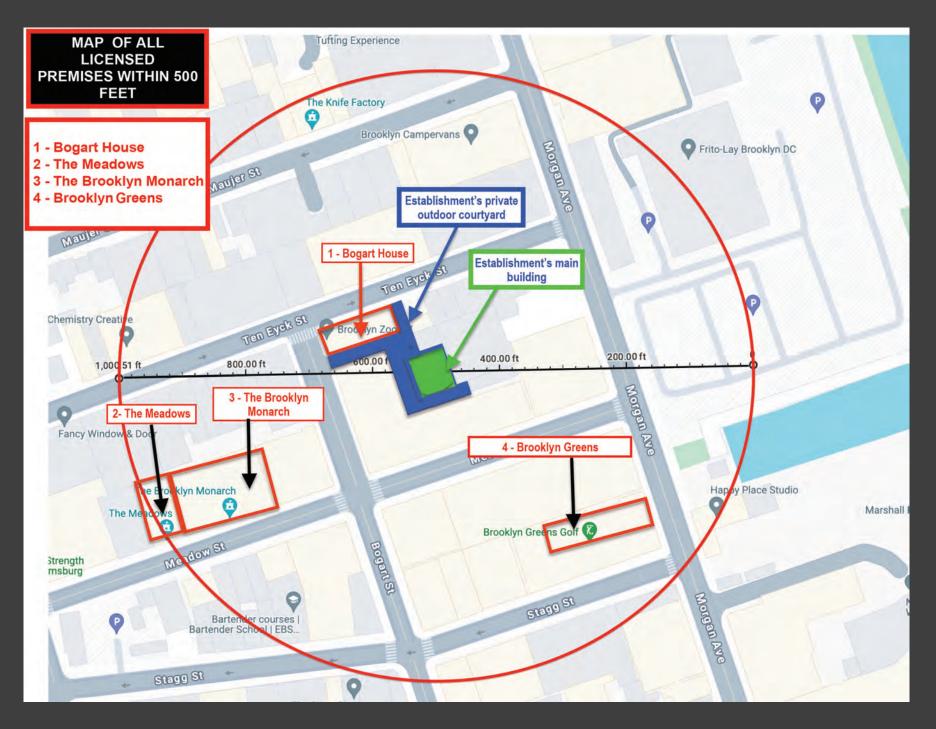
Google map shows the unique layout of the establishment and its private outdoor space. The red lines mark the boundaries of the premises.



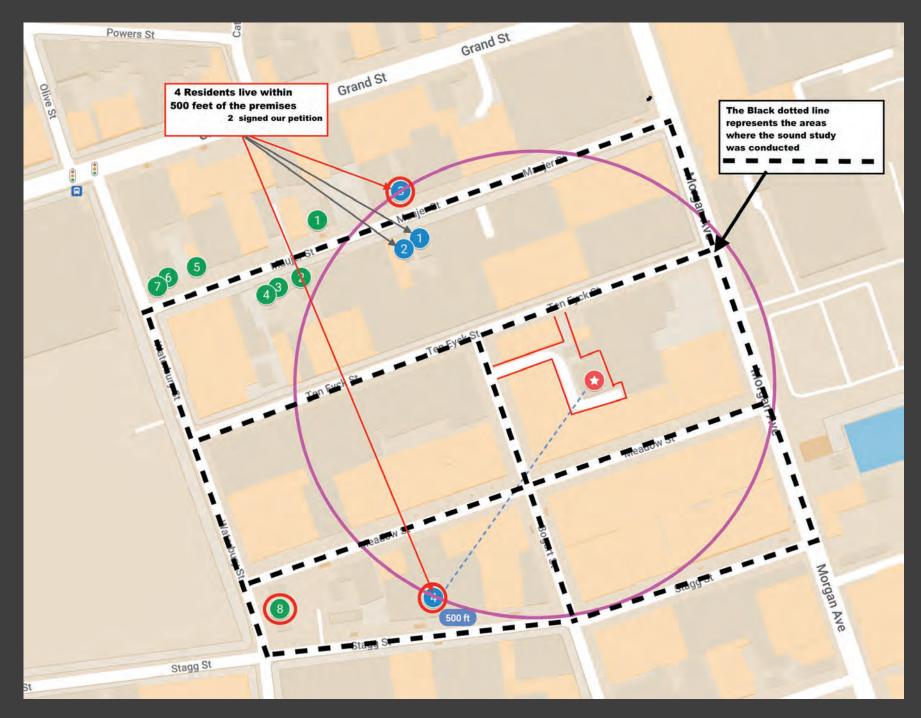
# **5 Block Radius of Premise**



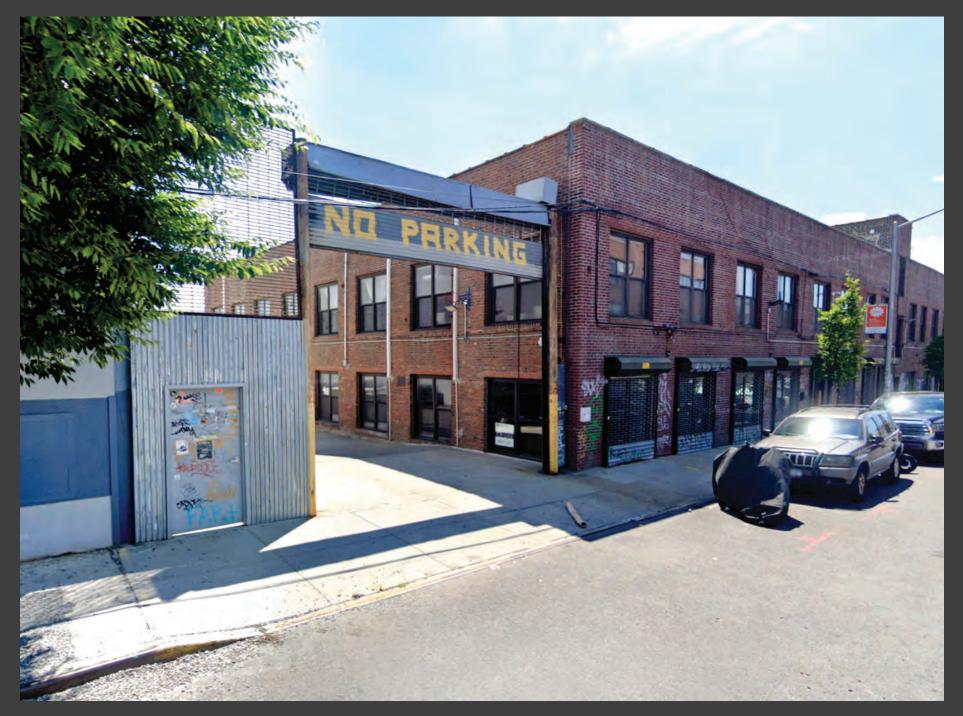
# **Businesses Within 500ft of Premises**



# **Residents Within 500ft of Premises**

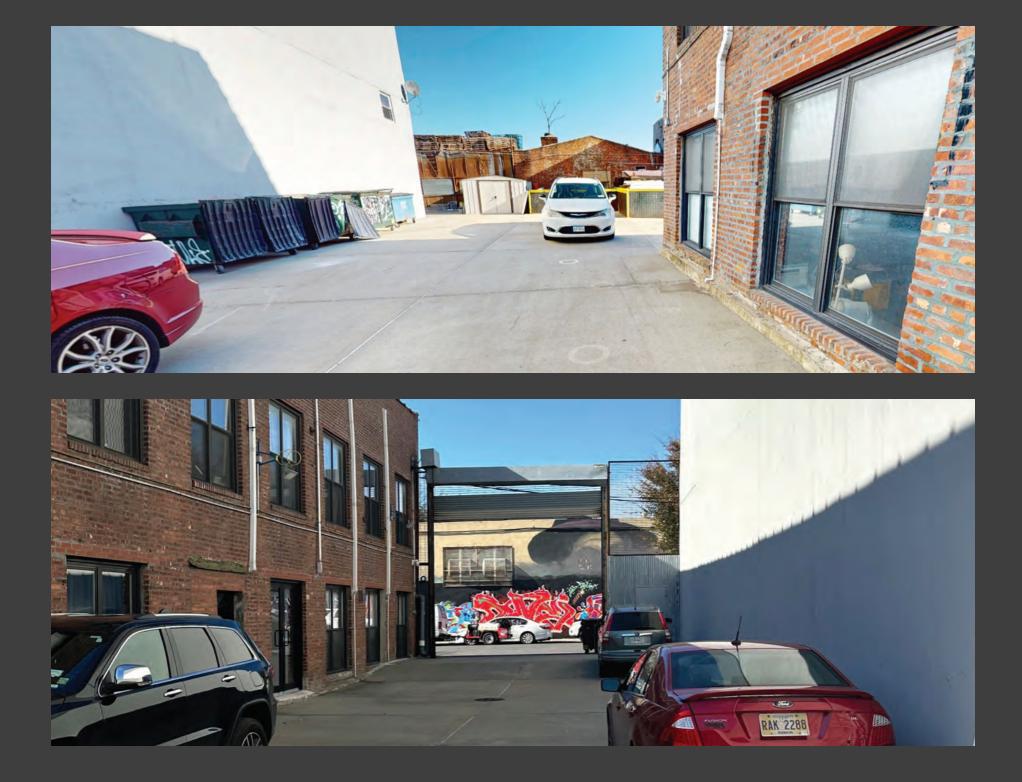


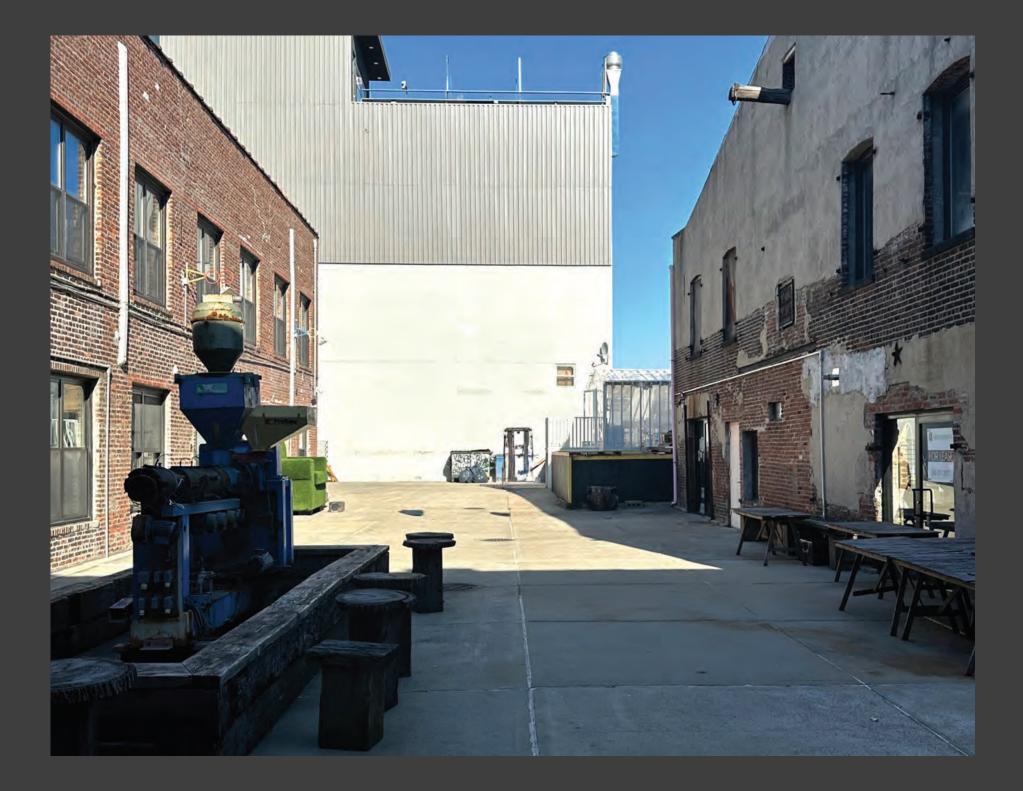
# Main Entrance

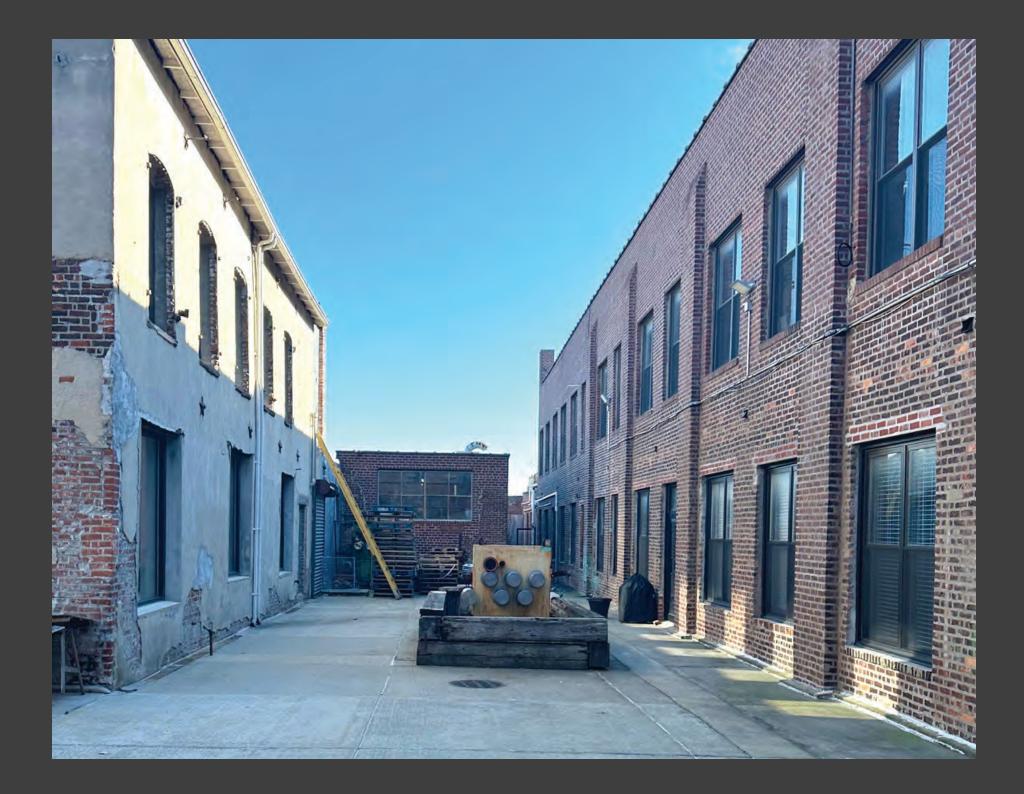


# Main Building

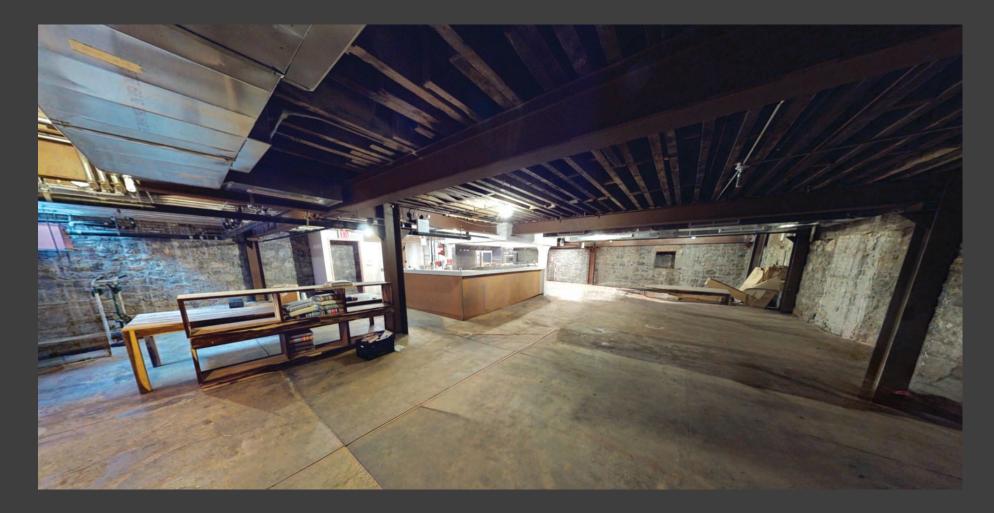




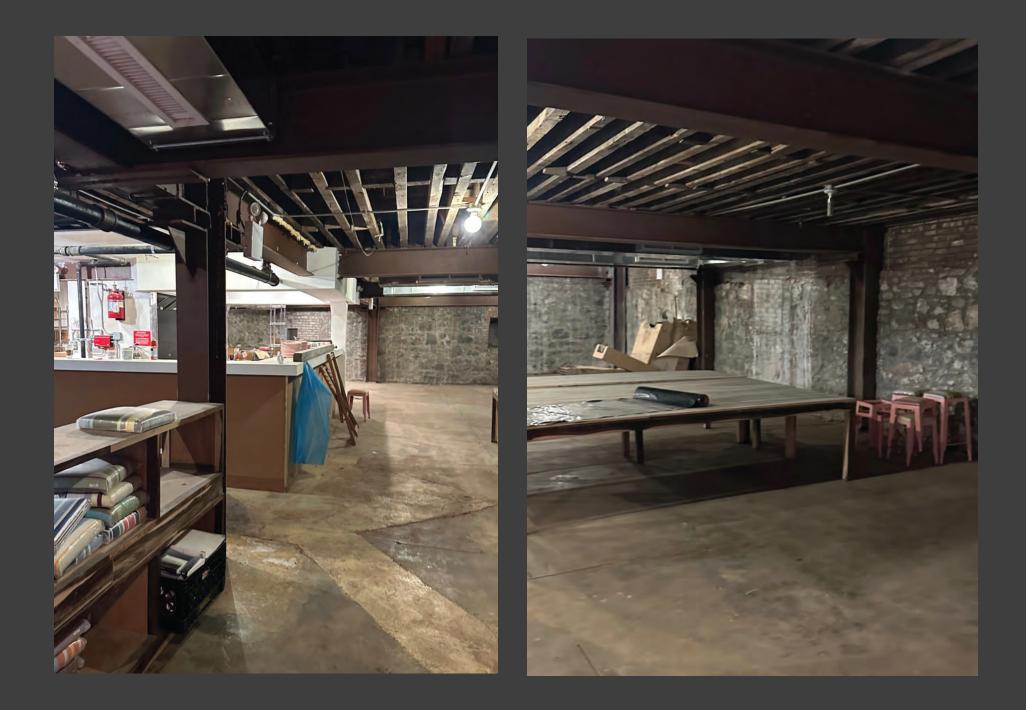




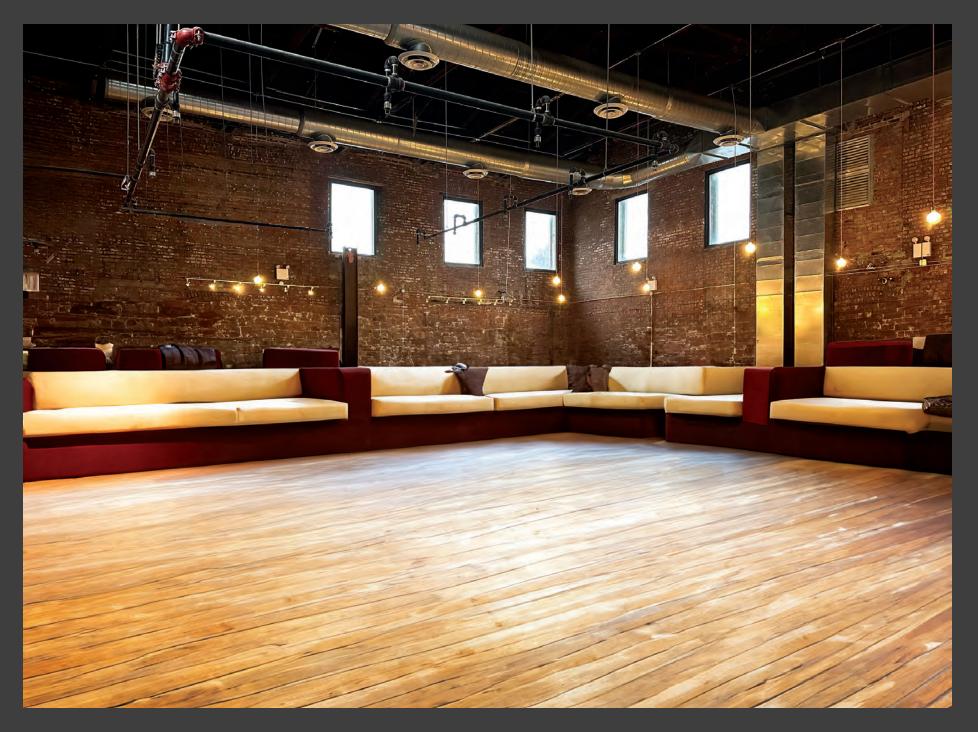
# Lower Level - Restaurant and Listening Bar



# Lower Level - Restaurant and Listening Bar



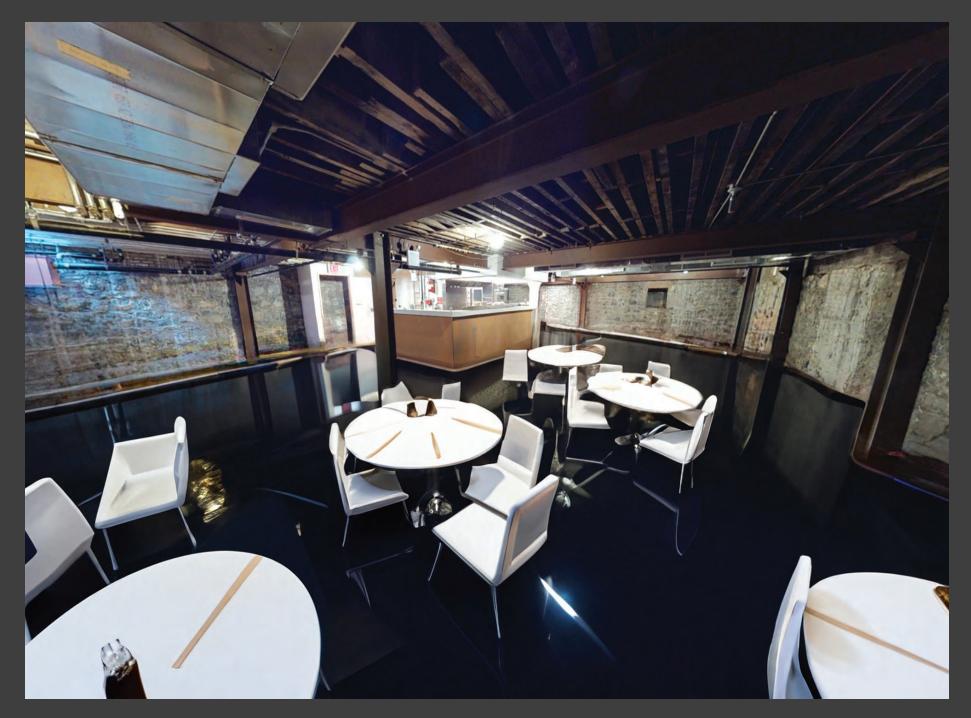
# Dance Club Interior (render)



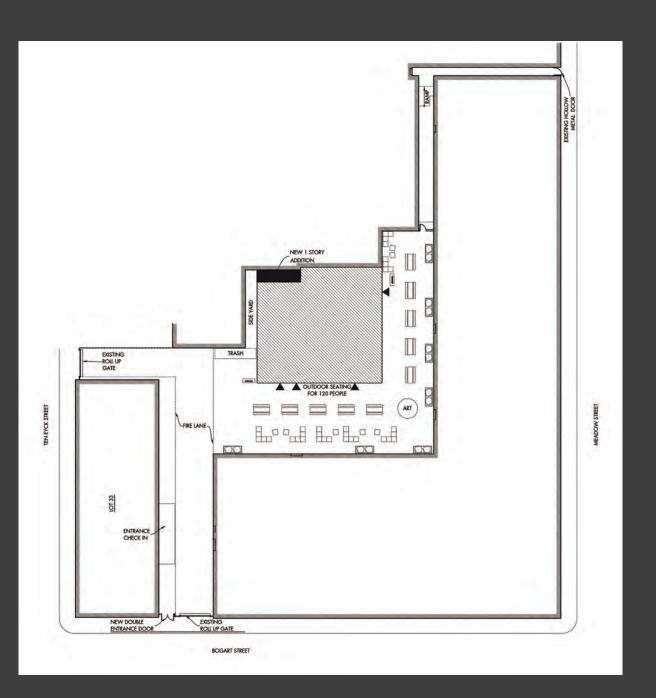
# Courtyard (render)



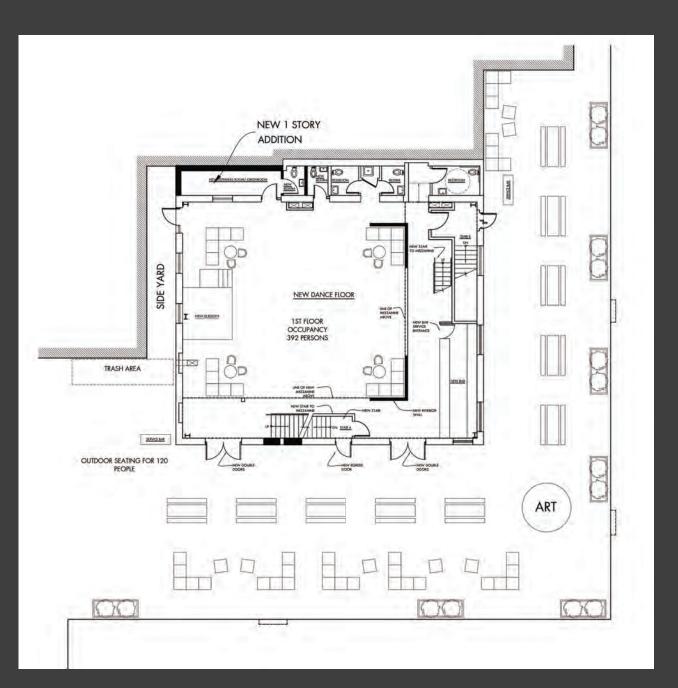
# Restaurant / Lower Level (render)



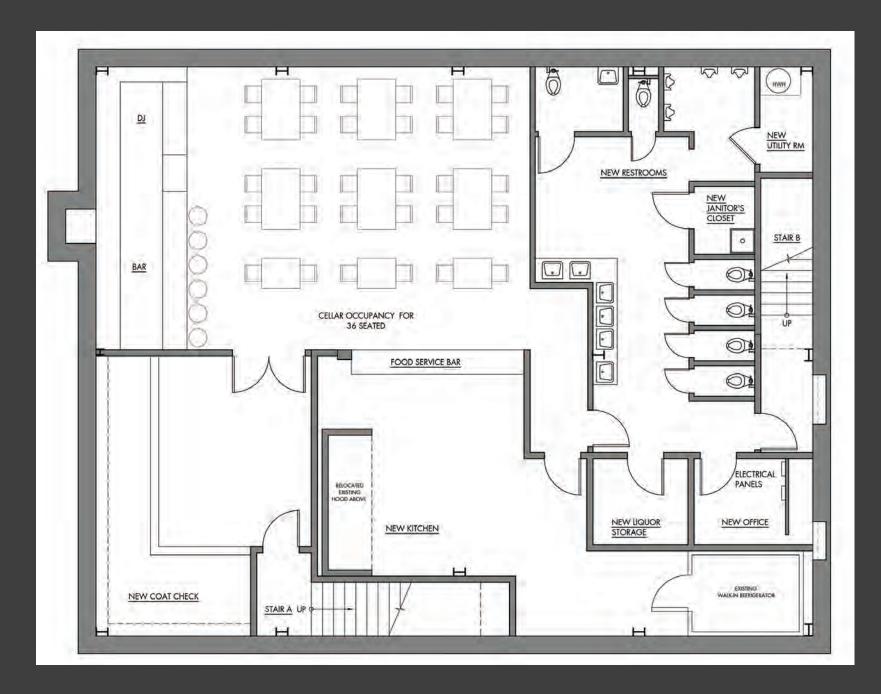
# Schematics/floor plans of the Establishment: Outdoor Entrances and Courtyard



# Schematics/floor plans of the Establishment: Outdoor Courtyard Seating and Indoor Dance Club



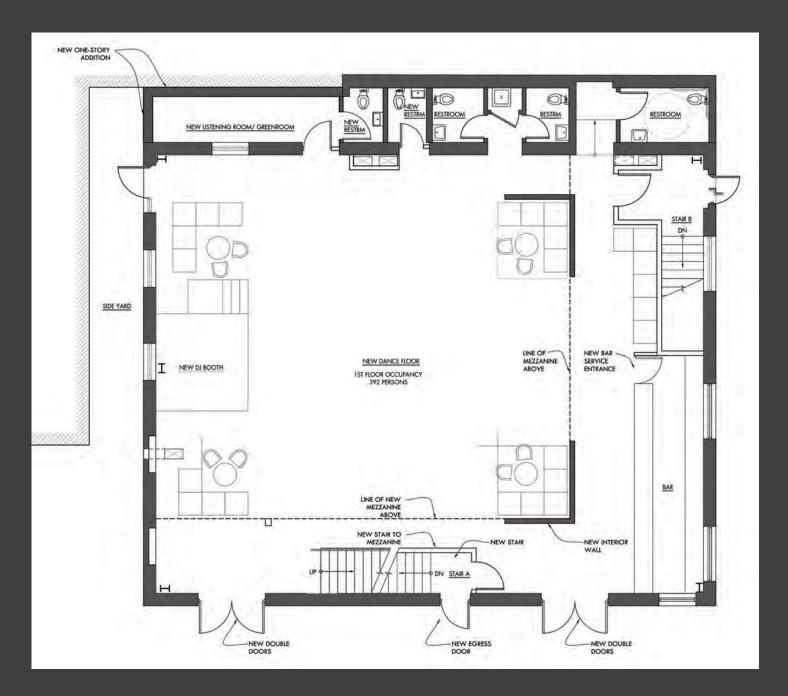
#### Schematics/floor plans of the Establishment: Basement – Restaurant & Listening Bar banquet configuration



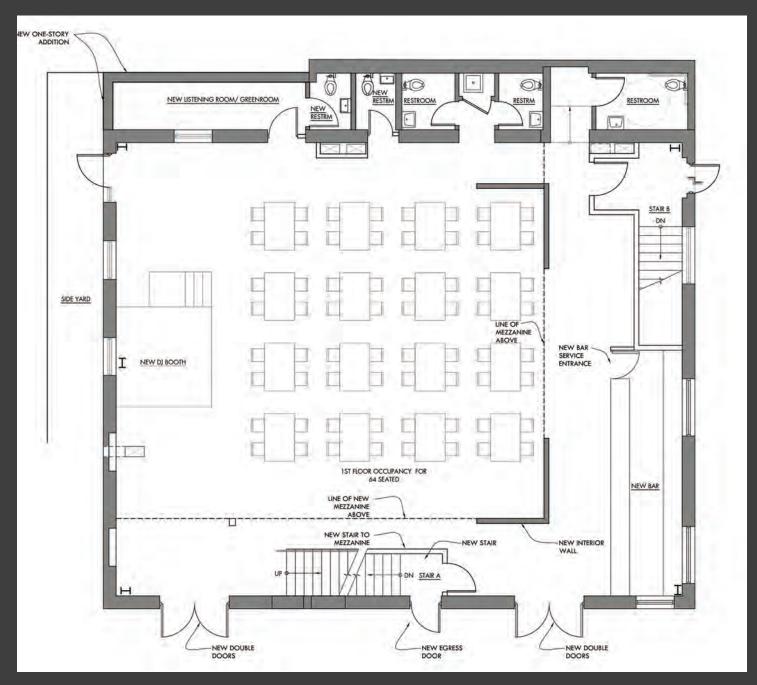
#### Schematics/floor plans of the Establishment: Basement – Restaurant & Listening Bar lounge configuration



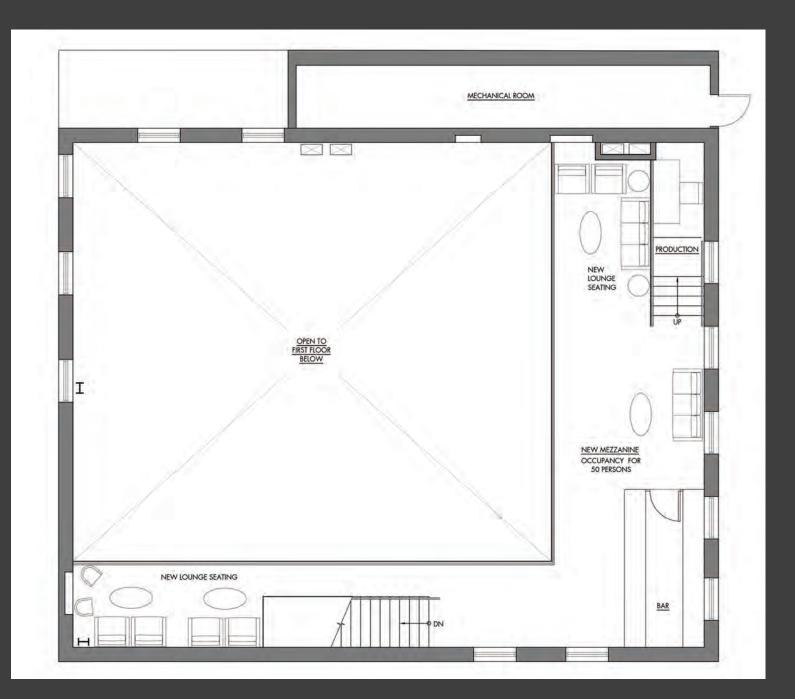
# Schematics/floor plans of the Establishment: Indoor Main Floor – Dance Club configuration



### Schematics/floor plans of the Establishment: Indoor Main Floor – banquet seating configuration



# Schematics/floor plans of the Establishment: Mezzanine floor



# **Restaurant & Listening Bar**

- Capacity: 36 seated
- Intimate setting
- Hi-Fi Audio and acoustics
- Vinyl Record Collection spanning a century
- Entry requires a minimum spend
- Becomes part of the nightclub after 12am when open







# **GREEK CAESAR 14**

gem romaine lettuce, white anchovy, halloumi cheese croutons, lemon-tahini dressing

# **BABY ARUGULA 13**

shaved baby red & golden beets, heirloom radish, pickled red onion, crispy goat cheese spheres, citrus herb vinaigrette

# **CUBAN CHICKEN COBB 15**

pulled verde chicken salad, petite lettuce, tomato, avocado, nueske's bacon, queso fresco, chopped egg, roasted poblano peppers, crispy blue corn tortillas, smoked corn dressing

# GRILLED ROMAINE CAESAR SALAD 20 (GF)

grilled Romaine lettuce, spicy roasted chickpeas, grated parmesan cheese (SOY FREE) and lemon tahini dressing on the side

#### ROASTED PORTOBELLO with BUTTER BEAN MASH 20 (GF) (SOY FREE)

portobello mushroom roasted in miso and spices, rich in umami flavor, over butter bean puree with chimichurri dressing.

# SPICY BLACK BEAN BURGER 20

black bean patty (we use brown rice, cauliflower, broccoli, and mushrooms as base in every burger patty) potato dill bun, aquafaba sriracha mayo, onions, pico de gallo, avocado, lettuce, tomato & sprouts. served with pickle and kraut on the side.

# SHAWARMA OVER RICE PLATTER 25 (NOT GF)

shawarma spiced strips of seitan (NOT GF), bell peppers, and onions served over turmeric jasmine rice, with tzatziki sauce (SOY), kale slaw, red onions, tomatoes, and whole wheat wrap on the side.

## KUNG PAO BOWL 25 (GF)

sautéed yellow turmeric jasmine rice mixed with mushrooms, broccoli, carrots, served with crispy fried cauliflower florets in kung pao sauce sprinkled with scallions & sesame seeds.

# PRESSED GREEN MELT 21

tempeh bacon (NOT GF, SOY) or housemade veggie sausage (GF, SOY FREE), blanched kale, baked red onions, avocado, pesto (NUT FREE), sliced tomato, and melted housemade cheddar cheese (SOY FREE) whole wheat five grain bread (NOT GF), with a pickle and kraut on the side

# VEGGIE SQUASH BOWL 22 (GF)

sautéed: squash, carrots, avocado, cauliflower, broccoli, kale, onions, and sunflower sour cream drizzle on the side. choice of burger patty: (MUSHROOM, ORIGINAL, BLACK BEAN or LENTIL)

# HAND CUT FRIES 12

## ARTISANAL PIZZA MARGARITA 17 tomato, fresh mozzarella, basil

VEGGIE 17 tomato, mozzarella, spinach, mushrooms, onions, peppers

# DESSERTS BANANAS SPLIT 25

vanilla bean soft serve, hot fudge, pineapple marmalade, macerated strawberries, banana brûlée, fresh whipped cream and chocolate covered cherries

#### VEGAN COOKIES & CREAM BANANA PUDDING 15 chocolate banana pudding,

oreo cookies, whipped cream

### CASHEW ICE CREAM 10

choose from: DARK CHOCOLATE, COOKIES & CREAM, VANILLA, COCONUT

## Late Night Menu

# **FOOD & SNACKS**

## THE REFUGE ACAI BOWL 20

acai & banana blend topped w/ strawberries, hemp seeds, almond butter, blueberries & granola

OVERNIGHT OATS 12 with berries

PIZZA 12

**PROTIEN SHAKE 12** 

PROTIEN BAR 7

**GRANOLA BAR 7** 

FRUIT BAR 7

COFFEE & TEA CAPPUCCINO 10 ESPRESSO 6

CAFÉ AMERICANO 6

MOCHA 10

MATCHA LATTÉ 10

COLD BREW 10

**ICED TEA 10** 

## JUICE

## WATERMELON JUICE 10

THE DIMATTEO 16 watermelon, cucumber, mint, lime

THE CLASSIC 15 carrot, apple, ginger

BEETS PER MINUTE 15 carrot, apple, beet

AFTER BURN 7 ginger, lemon, turmeric shot

NOURISH 18 almond milk, banana, avocado, honey

GO GREEN 18 spinach, kale, celery, lemon, pineapple

> COCONUT WATER 10 FIJI WATER 7 ADD ONS 5

ginger or turmeric

# Cuisine



















# **Community Groups**

- Evergreen Exchange
- North Brooklyn
   Chamber of Commerce
- Brooklyn Chamber of Commerce

**Charties** A portion of proceeds will be donated to Second chance Rescue









# Amant

Community Board No. 1 435 Graham Avenue Brooklyn, New York 11211 April 1, 2024

To whom it may concern,

I write to express my support for John Dimatteo and the Refuge team. Having had the pleasure of meeting them recently, it became immediately apparent that they possess a dedication to enhancing our community.

I am impressed by their collaborative spirit and their commitment to fostering connections between the neighborhood and the art community. Their partnership with the Amant foundation signifies a promising endeavor aimed at promoting local artistry and cultural enrichment.

I endorse their application for a 4AM Liquor License. It is our firm belief that granting Refuge this license will not only benefit their establishment but also contribute positively to the vibrancy and vitality of our community.

In conclusion, I extend my sincerest gratitude to John Dimatteo and the Refuge team for their dedication to our neighborhood. I am confident that their efforts will yield valuable contributions, and I offer my full support on their endeavors.

Thank you for your attention to this matter.

Sincerely,

Nick Pilato Executive Director

315 Maujer St. Brooklyn, NY 11211 www.amant.org



April 1, 2024

Community Board No. 1, Brooklyn 435 Graham Avenue Brooklyn, New York 11211

Dear Friends:

On behalf of Evergreen: Your North Brooklyn Business Exchange I would like to inform you that my team chatted with John DiMatteo of Refuge's liquor license application for their site on Bogart Street.

As you know, we do not write letters of support or opposition for liquor licenses. If you have any questions, please contact me at <u>larchibald@evergreenexchange.org</u> or 718-388-7287.

Sincerely,

Leah Archibald **Executive Director, Evergreen** 

3 Kingsland Ave. | Brooklyn, NY 11211 | T 718 388-7287 | F 718 963-1905 | EVERGREENEXCHANGE.ORG



### Second Chance Rescue NYC Dogs

Community Board No.1 435 Graham Avenue Brooklyn, New York 11211

April 1, 2024

#### To Whom It May Concern,

John Dimatteo has been a supporter of our charity since its inception in 2009. As chairman of our host committee John has helped us organize our events and has been an excellent operator at that. As a donor, John has made financial contributions which has helped us rescue over 15,000 animals. Every donation received helps enable us to take in the most desperate medical cases, suffering from mange, Parvo, physical abuse, and neglect. The demand for rescue increases every day, as does the cost of medical care for abused and neglected animals. John is a vital part of our effort to save thousands of animals every year from disaster, abuse, and euthanasia. John will be donating his venue to us for future charity fundraisers in his continued support. We look forward to the opening of Refuge.

Warm regards,

Jennifer Brooks President, Second Chance Rescue NYC https://nycsecondchancerescue.org/ Tax ID 26-4835303



April 2, 2024 Dear Brooklyn Community Board 1.

We write today to express our support for the project known as Refuge, which will be located at 55 Meadow Street in Bushwick. As a hyper-local business organization that focuses on the needs and concerns of North Brooklyn businesses, we encourage you to support their request and act in favor of their project.

We're very familiar with the neighborhood they've chosen for their venue as we have other chamber businesses located within two to three blocks of their address, not to mention that their next door neighbor is also a chamber member and strongly in favor of their plan. We've toured the space and also participated in a comprehensive review of their plans, which included everything from proposed hours of operation, types of entertainment, sound baffling, security protocols, neighborhood collaboration, etc. Knowing that this is a multi-faceted music & arts space...that the individuals who make up the management team are professionals in all relevant industries...and that the neighborhood they're hoping to locate in is a desirable space for artists, arts spaces, and music venues, we believe that Refuge will add to the strong tradition of the community's vibrant arts scene. We also believe, as a result of our discussions, that Refuge will become an active participant in the local business community, as they have already started to prove by becoming a member of the North Brooklyn Chamber and by meeting with other local businesses.

As mentioned above, the principal players involved have many years of experience in operating entertainment venues of all types, including Webster Hall in NYC and nowadays in Queens, as well as concert operations at Hammerstein Ballroom in Manhattan, Harrah's Resort in Atlantic City, the MGM Grand in Las Vegas, and Stratton Resort in Vermont. The acoustic consultant they've hired, Acoustilog, is considered to be among the best in the country and has dealt with all types of establishments from recording studios to printing plants, from night clubs to private residences.

We support Refuge's request and hope that the Community Board will do so as well.

Thank you.

Paul Samulski President Elaine Brodsky Chair

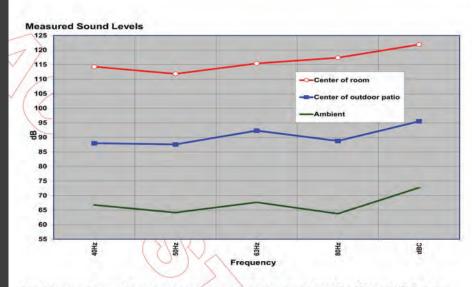
North Brooklyn Chamber + 56 N. 9th Street + Suite 4K + Brooklyn, NY + 11249

# **Refuge - Not Refuse**

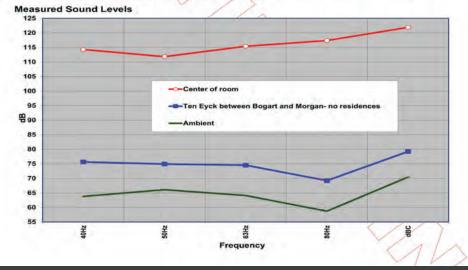
- Refuge team will keep the streets clean on Bogart, Ten Eyck and Meadow Streets
- Staff members will patrol and clean up garbage and refuse on our streets and dispose on our site



# Sound Study conducted by Al Fierstein of Acoustilog



The test sound was not heard one block away to the southwest near the Monarch Club, but sound from Monarch was clearly heard out on the street.







## Sound Study conducted by AI Fierstein of Acoustilog

Recommended Methods used to isolate internal sound from the outdoor environment

Ceiling & roof treatments

Sound Proof Glass

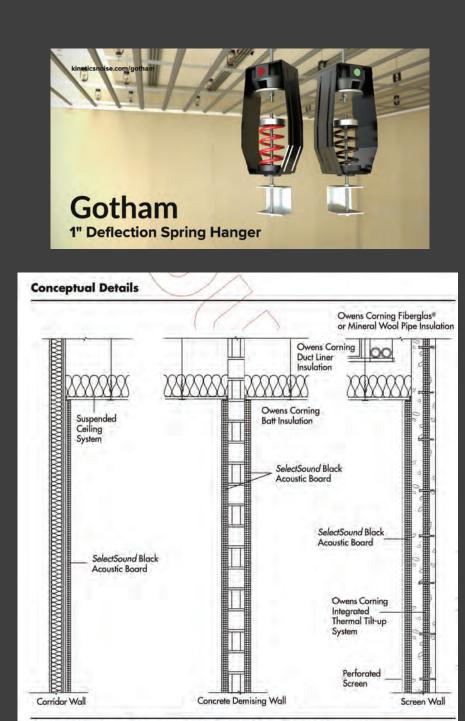
Sound Proof Doors

Sound Absorbing quiet

glass in windows

Sound Absorbing panels on walls

The specific details from our sound study are included in a 44 page document for anyone who would like a copy



For CSI type sample specification, please contact your local Owens Corning representative.

# Petition Signatures (54):

#### **Refuge: Petition for Liquor License**

The following undersigned residents of premises and surrounding buildings support the issuance of an

on premises \_\_\_\_\_Uquor \_\_\_\_ license (Please Indicate type of license)

#### to the following applicant/establishment:

#### Atium, LLC d/b/a Refuge

Address of premises: 55 Meadow Street Brooklyn NY , 11206

- This business will be a: bar restaurant (circle one) or describe other : Restaurant / Mightclub / Private Event Space
   With an outdoor space: backyard garden sidewalk café rooftop (circle one)
- The hours of operation for establishment's Indoor space:
  - a Monday Friday: 5:00PM -11:00PM (Dinner)
  - o Fridays, Saturdays, Sundays & Holidays 10:00 PM 5:00 AM , 8:00 AM 6:00 PM

The hours of operation for establishment's outdoor space:

Monday - Thursday: 6:00PM -11:00PM

o Fridays, Saturdays, Sundays & Holldays 10:00 AM - 12:00 Midnight

Date	Name (Please Print)	0	Signature	Address	Are you a resident of the building?(Kindly Indicate Yes or No)
26/24	Philip Mgzzone	V-	Prz	300 Margan Ave	VES
2/21/24	Angelo My Donove	1040	op	- 220 Maryan Ave - 220 Basart St	yes
2/21/2	Ashy chyp "	B		22Bajar St	Ses
2/2/2	& Candice Cuida	24 6	ydla	4 morgan	Utes

Brooklyn Community Board No. 1 will not consider signatures beyond the \$00 foot radius. 

**Refuge: Petition for Liquor License** 

The following undersigned residents of premises and surrounding buildings support the issuance of an

on premises \_\_Liquor \_\_\_

(Please Indicate type of license)

license

#### to the following applicant/establishment:

#### Atium, LLC d/b/a Refuge

Address of premises: 55 Meadow Street Brooklyn NY, 11206

- This business will be a: bar restaurant (circle one) or describe other : Restaurant /Nightclub / Private Event Space
- With an outdoor space: backyard garden sidewalk café rooftop (circle one)
- The hours of operation for establishment's Indoor space:
  - o Monday Friday: 5:00PM -11:00PM (Dinner)
  - o Fridays, Saturdays, Sundays & Holidays 10:00 PM 6:00 AM , 8:00 AM 6:00 PM

The hours of operation for establishment's outdoor space:

o Monday - Thursday: 6:00PM +11:00PM

o Fridays, Saturdays, Sundays & Holidays 10:00 AM - 12:00 Midnight

Date	Name (Please Print)	Signature	Address	Are you a resident of the building?(Kindly Indicate Yes or No)
	Steven LAPS MAN	1	35 Marton St	Yes
	Mark Hikins	126-	333 stare St	Ves
	James Hayes	Alla	35 Mezidowst	yes

Brooklyn Community Board No. 1 will not consider signatures beyond the 500 foot radius.

The following undersigned residents of premises and surrounding buildings support the issuance of an

#### on premises \_\_Liquor \_\_\_\_\_ license

(Please indicate type of license)

#### to the following applicant/establishment:

#### Atium, LLC d/b/a Refuge

Address of premises: 55 Meadow Street Brookiyn NY, 11206

- This business will be a: bar restaurant (circle one) or describe other : Restaurant /Nightclub / Private Event Space
- With an outdoor space: backyard garden sidewalk café rooftop (circle one)
- The hours of operation for establishment's Indoor space:
  - Monday Friday: S:00PM -11:00PM (Dinner)
  - o Fridays, Saturdays, Sundays & Holidays 10:00 PM 6:00 AM , 8:00 AM 6:00 PM

The hours of operation for establishment's outdoor space:

- o Monday Thursday: 6:00PM -11:00PM
- o Fridays, Saturdays, Sundays & Holidays 10:00 AM 12:00 Midnight

Date	Name (Please Print)	Signature	Address	Are you a resident of the building?(Kindly Indicate Yes or No)
2.29.2024	DANNY MUM	1 to	317 Tor Erin	Yes
2.29.24	Petrichmon,	pon	305 TEN EYON	N/8
2/29/24	Edward Juses	EDWARDTORRES	301 STAGG STREET	ND

Brooklyn Community Board No. 1 will not consider signatures beyond the 500 foot radius.

APPLICANT SHOULD USE THIS FORMAT FOR THEIR PETITION SHEETS

### **Refuge: Petition for Liquor License**

Name (Please Print)	Signature	Address	Are you a resident of the building?(Kindly Indicate Yes or No)
Philip Mazzone	Pipm	200 Morgen Ave	Ves
Nicholas Sector	1000	75 needers Thrand II	4.05
Junal Stamper	AS	303 Jac St.	Jes
D. Amperonos	0 to	307 Endesst	Hes
FOMMERCIN	1		1
Alicahune Mally	m	333 Badart.	Yes
Megan Lang	ave	341 Scholes St.	NO
	Chan Hell	63 MEADOW	YES
	Philip Mazzone Micholas Scamper Mudo Scamper Demonstrate Doman Scamper Doman Scamper Maria Maka Alirahasi E Maka	Philip Mazzone Pip M Midalos Sector Mudo Sector Demonstrate Demonstrate Michanie Maky Megan Lang Maly	PhilipMazzone P-pm 200 Morgan Ave Midalis 3-200 P-pm 200 Morgan Ave Midalis 3-200 P-pm 323 Jaa D-Minger D- 323 Jaa D-Minger Make D- 333 Boart. Alichansie Make - 333 Boart. Megan Lang MOL 341 Scholes St.

×

Brooklyn Community Board No. 1 will not consider signatures beyond the 500 foot radius.

The following undersigned residents of premises and surrounding buildings support the issuance of an

#### on premises \_\_Liquor \_ (Please indicate type of license)

#### to the following applicant/establishment:

license

#### Atium, LLC d/b/a Refuge

Address of premises: 55 Meadow Street Brooklyn NY, 11206

- restaurant (circle one) or describe other : Restaurant /Nightclub / Private Event Space This business will be a: bar
- With an outdoor space: backyard garden sidewalk café rooftop (circle one)
- The hours of operation for establishment's Indoor space:
  - Monday Friday: 5:00PM -11:00PM (Dinner)
  - o Fridays, Saturdays, Sundays & Holidays 10:00 PM 6:00 AM , 8:00 AM 6:00 PM

The hours of operation for establishment's outdoor space:

- o Monday Thursday: 6:00PM -11:00PM
- o Fridays, Saturdays, Sundays & Holidays 10:00 AM 12:00 Midnight

Date	Name (Please Print)	Signature	Address	Are you a resident of the building?(Kindly Indicate Yes or No)
20/02/204	Mouth Steinbour	Mostin Stick	SS Meader Street	yes

Brooklyn Community Board No. 1 will not consider signatures beyond the 500 foot radius.

**APPLICANT SHOULD USE THIS FORMAT FOR THEIR PETITION SHEETS** 

#### **Refuge: Petition for Liquor License**

Date	Name (Please Print)	Signature	Address	Are you a resident of the building?(Kindly Indicate Yes or No)
2 6 20	Philip Mazzone	Pion	200 Morgan Ave	Ves
2/21/24	Kyle Rudd	Sin	SS Menbow 127	Yes
2/2/2	Adam Genrard	Ala	55 Merdow 7303	Yes
2/2/24	Alpha Barry	alther	55 Meadow #510	Yes
2/21/24	Rai Devenin	Ber	55 Meadow H21a	Yes
2/2/124	HAXIN KROFT	Tu.	55 Meadow #214	195
2/21/24	HAROLD MARTINED	Al (the	35 MEADIN ST ZIZ	Yes
2/21/24	Tustin Landis	THEL	55 Mendow St 210	YES
2/21/2	Plabby Phillips	2 Malling	55 Meedow St 203	NO
2/21/24	Yano, Sapunkova	2 A	55 Meadow St 203	NO
12/24	Sterling Calan	Knew	200, 55 meadowst. 21	ves
2 21/24	11 1 1	SHOUL	55 Meadow St,	yes.
2/2/24	ROBERT MURIFELD	Much	55 meadoust	net
	Brooklyn Community Bo	ard No. 1 will not consider sig	gnatures beyond the 500 foot radius.	0

Brooklyn Community Board No. 1 will not consider signatures beyond the 500 foot radius.

Date	Name (Please Print)	Signature	Address	Are you a resident of the building?(Kindly indicate Yes or No)
2 4 21	Philip Mazzone	Pipm	200 Morgan Ave	Ves
2/2:4	Nicholas Sector	1000	75 Meoder Thread #1	4.05
3/200	Livido Stamper	AB	303 Jac St.	Jes
SIIM	D. Mar nowst	0.to	307 Endesst	Hes
1.14	POMNINECIN	.1		1
4/1/2	Alicahune Mally	an	333 Badovt.	Yes
3/1/24	Megan Lang	aver	341 Scholes St.	NO
3/1/04	CHARLES !	Chon Holl	63 MEADOW	YES
_				15-00-0

Brooklyn Community Board No. 1 will not consider signatures beyond the 500 foot radius.

APPLICANT SHOULD USE THIS FORMAT FOR THEIR PETITION SHEETS

### **Refuge: Petition for Liquor License**

Date	Name (Please Print)	Signature	Address	Are you a resident of the building?(Kindly Indicate Yes or No)
2/4/20	Philip Mazzone	Pion	200 Morgan Avre 23 meadow St BK 17 meabows	Ves
121/24	Chip'su	ST	23 meadow St BK	yes.
151154	Chip'su Paul Camocho,	Vou Cante	17 mestavis	Wes
	1			1 -

Brooklyn Community Board No. 1 will not consider signatures beyond the 500 foot radius.

Date	Name (Please Print)	Signature	Address	Are you a resident of the building?(Kindly Indicate Yes or No)
2 4 20	Philip Mazzone	Pion	200 Morgan Aure	Ves
2/7/24	CLEO MALONE	Cogna some	35 MEADOW ST	NO
2/7/24	ma loopin	CART	35 MEADOW ST.	NO
1.1-1	Japa Paerla	Lut	e 35 meadows	t No
Malu	Man Aldon	na	195 Morgan Ave	No
and	James Ril	de	200 Mozgan AVE	NO
2/2/24	stephon colon	4	343 Acse 27	No
11		20		

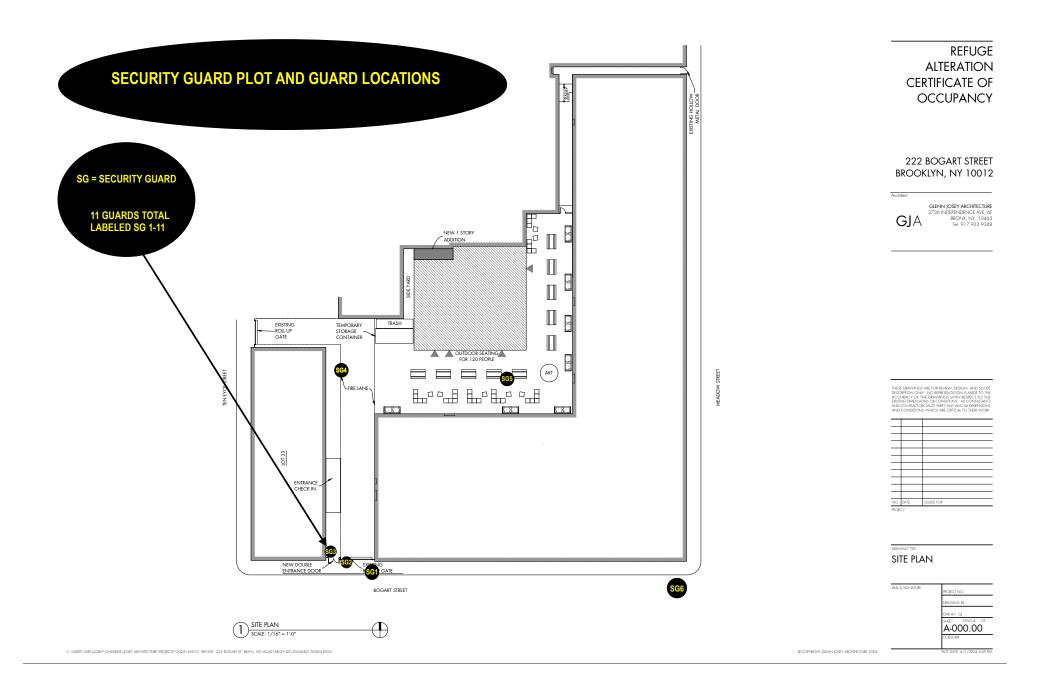
Brooklyn Community Board No. 1 will not consider signatures beyond the 500 foot radius.

APPLICANT SHOULD USE THIS FORMAT FOR THEIR PETITION SHEETS

## **Refuge: Petition for Liquor License**

Date	Name (Please Print)	Signature	Address	Are you a resident of the building?(Kindly Indicate Yes or No)
3/7/2	Sean Charles	A.V.	- 55 Meoder 113 B	4 es
3.7.24	Stel. A Hussa'r	All	- 351. MUAJER.SS	NO,
3.724	Chelsen hile	(A)	317 New Jer	Yes
3-7-24	REGINS TOTERTAIN	t	557 MAUTOR	YJ
3-7-24	MANJOT GULATI	Mart	318 MAUDER ST	No
3-7-27	Grahum Hall	1/m	315 marjer St	NO
3-7-24	Mira Aldridge,	mach	2 103 Gration Ave	NO
5/13/24		h	219 Morga- Ave.	No
3/13/24	Frank DiSalvo	Fra Did	221 Morian Ave	No
\$6 25 66	NICKPILATO	0	316 Tin Erck	NO
23/25/24	David Rather	AL-	55 Meadow #211	yes

Brooklyn Community Board No. 1 will not consider signatures beyond the 500 foot radius.









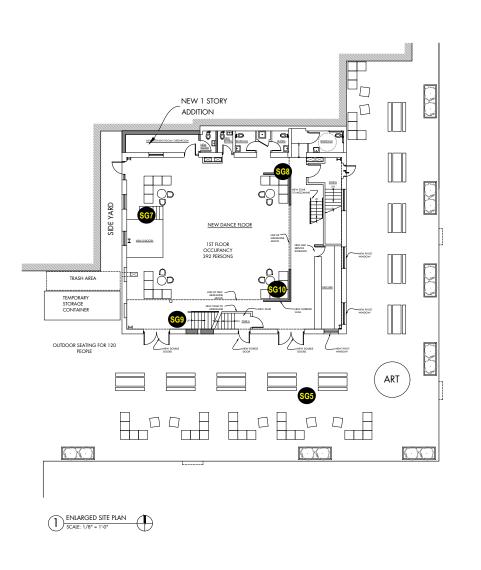
Architer

ACC	URACY O	INLY. NO REPRESENTATION IS MADE TO TH F THE DRAWINGS WITH RESPECT TO TH ISIONS OR CONDITIONS. ALL CONSULTANT.
		TORS MUST VERFY ANY AND ALL DIMENSIONS DNS WHICH ARE CRITICAL TO THEIR WORK
_		
_		
	-	
_		
_		
NO.	DATE	ISSUED FOR

#### ENLARGED SITE PLAN

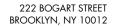


DRAVA (NIC TITLE



C:\USBRS\GEN.JOSEY\ONEDRIVE\JOSEY ARCHITECTURE\PROJECTS\2024\24010 - REFUGE - 222 BOGART ST, BKIYN, NY\ACAD\ARCH\SD\20240401 SD004 DWG

REFUGE ALTERATION CERTIFICATE OF OCCUPANCY



Architect

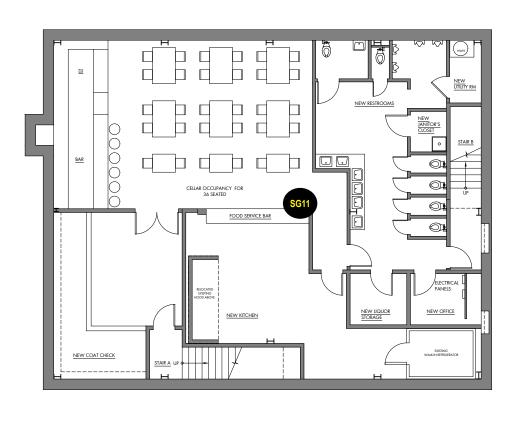


_		
_		
_		
NO	DATE	ISSUED FOR

THESE DRAWINGS ARE FOR REVIEW, DESIGN, AND SCOPE



DRAWING TITLE







# TRAFFIC STUDY:

# **SUMMARY AND OVERVIEW**

- The Annual Average Daily Traffic on our premises registers at 509 vehicles, with a notable concentration during typical business hours 9:00 AM to 5:00 PM
- **Peak Traffic hours:** delineated between 8:00 AM to 5:00 PM on weekdays and, denote heightened traffic during these days and times
- **Public Transportation:** approximately 35% of our clientele opt for public transportation as their mode of arrival.
- **Taxi, Uber, Lyft:** Approximately 50% of our patrons favor taxi services, Uber, or Lyft for their commuting needs
- **Personal Vehicle Transportation:** Around 15% of our guests opt for personal vehicle transportation, with an average occupancy of 2.5 individuals per vehicle.
- Given our dual identity as a restaurant and dance-club, our guest influx and egress occur gradually, manifesting as a continuous flow rather than sudden surges.
- Mondays, Tuesdays, Wednesdays estimated guest count: 100
  - 6 Cars driving and parking in the area
  - o 20 Taxi drop offs
  - 35 guests utilizing public Transportation
- Thursdays estimated Guest Count: 300
  - 18 cars driving and parking in the area
  - 175 people utilizing public transportation
  - o 60 taxi/drop offs
- Fridays, Saturdays Guest count for the day over 12 Hours: 500 people
  - 166 people taking public transportation
  - o 80 drop-off/pick ups over 12 hours
  - 30 cars driving and parking over 12 hours
- Sundays estimated at 250 people
  - 88 people taking public transportation
  - 50 drop-off/pick ups
  - $\circ$   $\,$  15 cars driving and parking

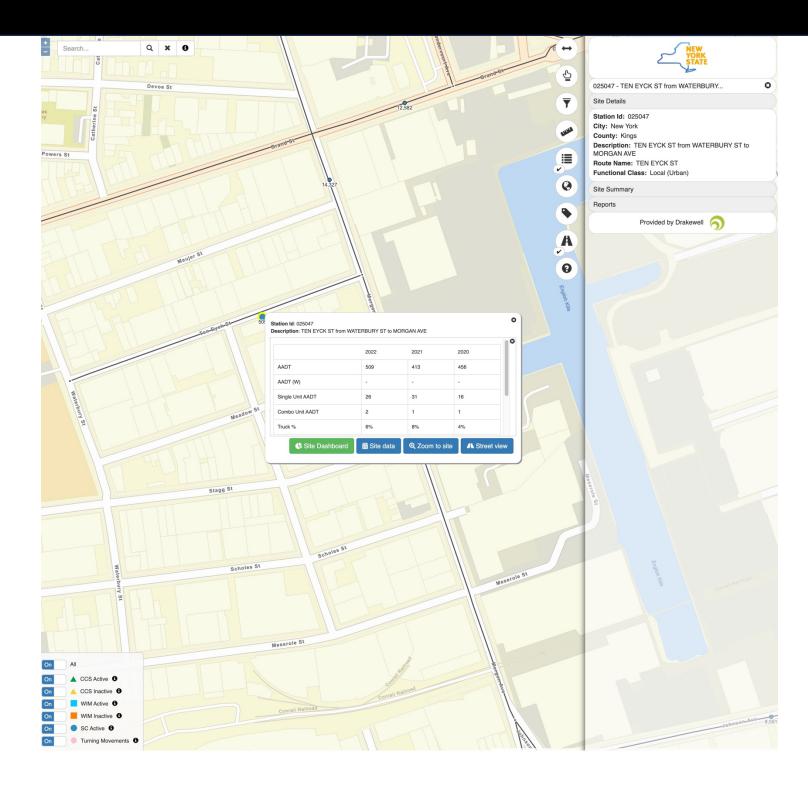
Considering the capacity of our facility and the nature of our business, the influx and egress of guests will be in small groups throughout extended timeframes, which results in a negligible influence on the traffic flow within this industrial locale, particularly as traffic activity diminishes substantially after 6:00 PM.

<sup>\*</sup>above data is estimated based on past events and customer data

<sup>\*</sup>AADT empirical data and times below are taken from NYC Department of Transportation website

<sup>\*</sup>our team members have spent time on 4 consecutive weekend nights in the area gathering data and photos

<sup>\*</sup>screen shots of streets are taken during our proposed business hours



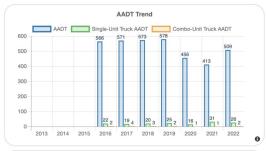
025047 - TEN EYCK ST from WATERBURY ST to MORGAN AVE City: New York County: Kings Functional class: 7U - Local (Urban)

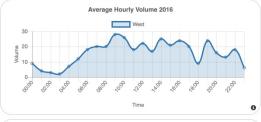
AADT	

Site Data

0

Annual Statistics										
Data Item	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Statistics type	-	-	-	Actual	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
AADT	10	-	-	566	571	573	578	456	413	509
Single-Unit Truck AADT	-	-	-	22	19	20	25	16	31	26
Combo-Unit Truck AADT		-	-	2	4	3	2	1	1	2
K-Factor	-	-	-	0.081	0.081	0.081	0.081	0.081	0.081	0.081
D-Factor	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00
DHV	-	-	-	46	46	46	47	37	33	41
DDHV	-	-	-	46	46	46	47	37	33	41
Truck AADT	-	-	-	24	23	23	27	17	32	28
Truck %	-	-	-	4%	4%	4%	5%	4%	8%	6%









Count History						
Year	Month	Count type	Weekend Duration	Workweek Duration	Duration	
2016	August	Volume	0 hours	64 hours	64 hours	

Data Item	2016	2017	2018	2019	2020	2021	2022
Statistics type	Actual	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
AADT (Annual Average Daily Traffic)	566	571	573	578	456	413	509
Single-Unit Truck AADT	22	19	20	25	16	31	26
Combo-Unit Truck AADT	2	4	3	2	1	1	2
K-Factor	0.081	0.081	0.081	0.081	0.081	0.081	0.081
D-Factor	1	1	1	1	1	1	1
DHV	46	46	46	47	37	33	41
DDHV	46	46	46	47	37	33	41
Truck AADT	24	23	23	27	17	32	28
Truck %	4%	4%	4%	5%	4%	8%	6%



# SITE PHOTOS DURING OUR PROPOSED HOURS OF OPERATION

\*screen shots of streets are taken during our proposed business hours

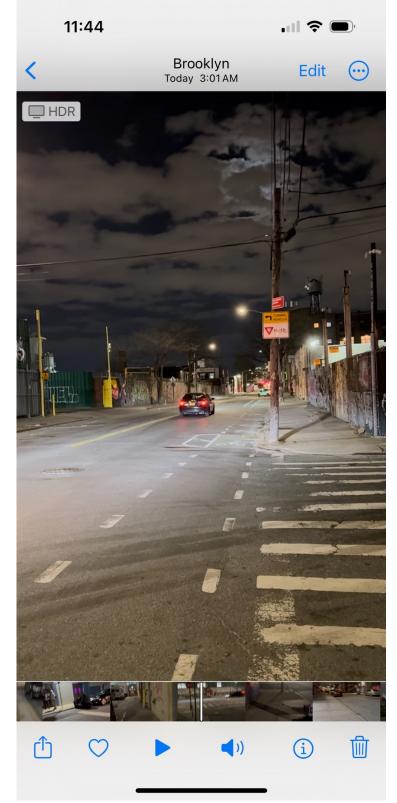
## CORNER OF BOGART STREET AND MEADOW STREET LOOKING NORTH

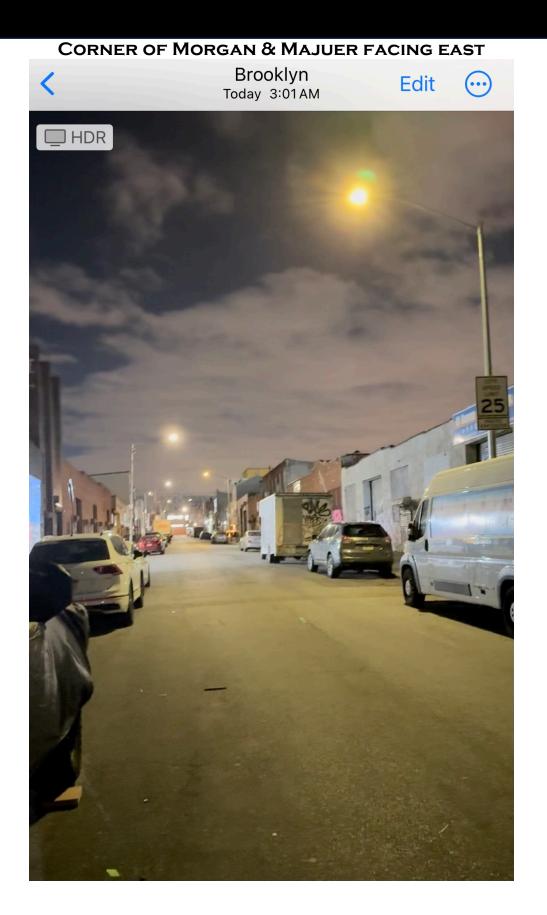


## CORNER OF TEN EYCK AND MORGAN AVENUE LOOKING WEST



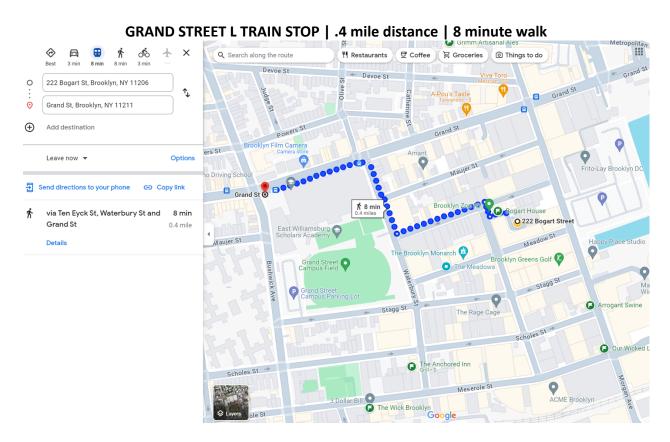
# Morgan & Ten Eyck South bound



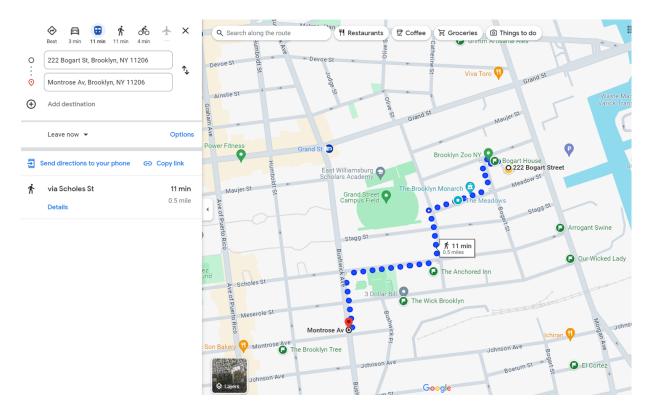


# **PUBLIC TRANSPORTATION**

Public Transportation NYC MTA The L Train has 2 stops that are within a half mile of the premises



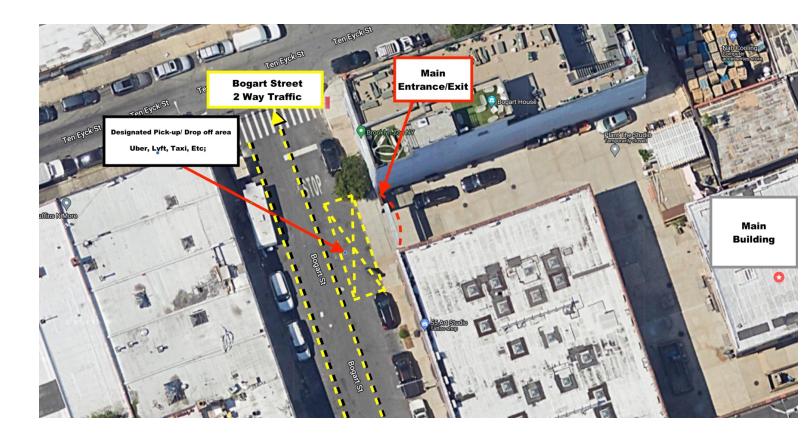
## MONTROSE AVENUE L TRAIN STOP | .5 mile distance | 11 minute walk



# **UBER DROP OFF & PICK UP LOCATION**

# **222 BOGART STREET MAIN ENTRANCE**

- We have designated the 222 Bogart Street Entrance as our Main drop off and pickup for UBER, LYFT and Taxis
- Bogart Street is 42 feet wide and allows for two-way traffic
- Taxi Drop off can take place without any disturbance to the two-way traffic
- Bogart Street is approximately 7 car lengths wide Assuming the average cars Width is 5.8 feet Bogart Street is capable of having cars parked on either side, with room for two-way traffic and 1 to 2 lanes for pick up and drop off.





# **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/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN DISTRICT MANAGER HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

April 9, 2024

areenpoint

villiamsburg

## <u>COMMITTEE REPORT</u> <u>Environmental Protection Committee</u>

TO: Chairperson Fuller and CB1 Board Members

- **FROM:** Mr. Stephen Chesler, Committee Chair Environmental Protection Committee
- **RE:** Committee Report from April 2, 2024

The Committee met on the Evening of April 2, 2024, at 6:00 PM at CB1 District office, 435 Graham Ave (Corner of Frost St), Brooklyn, NY 11211.

**Members:** Chesler, Chair; Bruzaitis; Costa; Horowitz; Peterson; Sabel; Vega; Hofmann\*; Stewart\* (\*) *Non board committee member*.

Present:Chesler, Bruzaitis, Costa, Horowitz, Vega, Hofmann\*Absent:Peterson, Sabel, Stewart\*

6 members present. A quorum was achieved.

## MEETING

## 1) AMENDED REMEDY PROPOSED FOR STATE SUPERFUND SITE: FORMER NUHART PLASTIC MANUFACTURING 65 DUPONT STREET BROOKLYN, NY 11222

<u>SITE NO. 224136:</u> - Public Comment Period through April 24, 2024. Review the proposal and recommend comments. (*See attached DEC fact sheet, relevant site supporting documents and hazardous chemical exposure health information documents. Access the ROD Amendment and other project documents online through the DECinfo Locator: <u>https://extapps.dec.ny.gov/data/DecDocs/224136/.</u>)* 

In 2010, the site of the former Nuhart Plastic Manufacturing factory located at 65 Dupont Street in northern Greenpoint, bordered by Clay Street and Franklin Street, was classified by the New

SIMON WEISER FIRST VICE-CHAIRMAN DEL TEAGUE

SECOND VICE-CHAIRPERSON GINA BARROS THIRD VICE-CHAIRPERSON

DAVID HEIMLICH FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE York State Department of Environmental Conservation (DEC) as a Class 2 Superfund site. Dupont Street Owners LLC. In 2019 a Record of Decision (ROD) was approved to remediate contaminated groundwater and soil primarily through dewatering, soil excavation and zero valent iron injection. The primary contaminants of concern targeted for remediation are phthalates, a plasticizer used to soften plastic and Trichloroethene (TCE), a volatile organic compound, used as a degreaser. In January 2024 the developer, Dupont Street Owners, LLC, stated they had completed the dewatering and soil excavation requirements of the ROD (see attached letter from Haley Alrich, developer environmental consultants. dated February 26, 2024). However, based on postremediation test results, DEC determined that the existence of the contaminants of concern still exceeded state cleanup objective levels (SCO), and would require additional dewatering and excavation. The developers countered that additional deeper excavation is not feasible because it would compromise the structural integrity of the site threatening the stability of the ventilation tent and causing potential migration of contamination groundwater offsite. Therefore, the developers proposed an alternative remedy that utilizes in-situ stabilization (ISS), whereby a concrete mixture is injected into areas where remaining contaminants exceed SOC, effectively sealing off these areas.

In a public meeting hosted by North Brooklyn Neighbors on February 15th, 2024, regarding the 65 Dupont Superfund site, DEC stated that an ISS pilot study will be done to support full implementation of ISS sitewide pending a positive test result from the study. However, if the developers chose to implement ISS statewide, they would be doing so at their own risk, subject to responses from DEC, NYS Department of Health and the public during a future public comment period, that could potentially force the developers to perform additional remedial actions. As indicated in the attached letter from Haley Alrich dated March 7, 2024, ISS has been fully implemented in the targeted areas for the entire site. The ventilation tent has been disassembled and removed.

See the attached information documents from federal agencies highlighting the potential threats to human health from exposure to phthalates and TCE. Phthalates is a syrupy substance that can attach to dust particles. Though no human studies have been performed for phthalates, this chemical is classified as a probable human carcinogen and in studies on animals negatively impacted the endocrine systems, reproductive organs, liver and kidneys. TCE, being a volatile chemical compound, can be inhaled through contact with the air. It is a known carcinogen.

For this site to be eligible for the state 421a tax abatement program, the developer must obtain a certificate of occupancy by June 15, 2026. If they do not meet this deadline, they will cease remediation and construction. This would leave the state responsible for completing the remediation. The developer is in an intense rush to complete the remediation and the subsequent construction of the project. The completed site will contain approximately 500 rental apartment units including affordable units and ground floor retail.

#### **Committee discussion:**

Laura Hofmann: She feels the testing data and methods used are outdated.

Steve Chesler: Has deep concern about this situation. The speed at which the developer is working to complete the remedy without getting positive test results and positive feedback from DEC and DOH, is disconcerting. It is worth noting the developer and DEC have had some recent setbacks.

Tenants at 642 E 14th Street in Manhattan were forced to vacate their building after it was damaged by the Madison Realty Capital (developing 65 Dupont St as Dupont Street Owners LLC) project's excavation work adjacent to it. Regarding DEC, 34 Berry Street in Williamsburg, Brooklyn additional extensive contamination was discovered after the building was constructed and inhabited by tenants.

Laura Hofmann: She does not trust the developers nor DEC. What happens if there is leakage? What are the effects of this if it happens?

William Vega: Their (the developers) financial obligations are not our problem. Discourses at community meetings are highly technical, so in essence, inaccessible.

Laura Hofmann: (whose family lives across the street from the superfund site) There are new family adverse health diagnoses. Her son has a newly diagnosed heart defect. Her family and neighbors have experienced generations of illnesses. We need information about the health impacts from the local environment.

A motion was made by Kevin Costa to recommend the board submit the attached comment, as written, to NYS Department of Conservation, regarding the proposed Amendment to the Record of Decision for the Superfund site located at 65 Dupont Street, the former Nuhart Plastic Factory.

Second by William Vega

Yes votes 6 No votes 0 Abstentions 0

Motion passed.

2) CONSIDERATION TO RESTORE COMMUNITY COMPOSTING IN BROOKLYN COMMUNITY DISTRICT #1 (& CITY WIDE): - Propose amending the environmental items in the CD #1 District Needs Statement accordingly, and potentially propose additional board action. Presentations from Brooklyn Solid Waste Advisory Board and North Brooklyn Compost.

Presentations were made first by Beth Slepian and Shari Rueckl of the Brooklyn Solid Waste Advisory Board (SWAB), followed by Katie Zwick of North Brooklyn Compost. Both presentation files are attached.

Both organizations and others either support or supply food scrap drop off sites that have operated through Brooklyn CD #1. These scraps are converted to compost through processing centers operated by organizations such as Big Reuse in Astoria Park in Queens.

Key takeaways were 1 million tons of compostable waste being sent to landfills and incinerators. Just less than 3% were diverted for conversion to compost. Benefits: for green infrastructure adding compost to these areas allows soils to absorb 6x their weight or up to 80% of water from a

4" rainburst event. A key flood reducer. Supports urban farming. Supports Street Tree Care which helps the City achieve its Forest Canopy Goals. Reducing sidewalk waste keeps rats at bay.

Organics processing: wastewater treatment plant for conversion to natural gas. Though it eliminates methane emissions that landfills produce, RNG does emit carbon dioxide, those less potent, the dominant greenhouse gas in the atmosphere. Local community processing facilities. Staten Island municipal; compost facility which requires extensive trucking for intake and distribution.

Proposed Mayoral FY 2025 Budget & Beyond Cuts will eliminate:

- NYCCP = 7 organizations: 4 Botanic Gardens plus Big Reuse, Earth Matter, LES Ecology Center
- GrowNYC also affected.
- 200+ drop-off (collection) sites
  - Staffed/Unstaffed drop-offs.
  - Community gardens
- 7 processing sites
- Compost distribution.
- Master Composter Program
- Outreach by all
- 115 green jobs

Effected BK CD1 drop-off sites: McCarren will close on 5/18/24. Transmitter Park & McGolrick Parks sites closed in December 2023. Only Domino Park and River Street sites remain open.

BKSWAB: recommended priorities: reinstate and increase funding, city prioritization of community compost solutions and increase participation in programs and compliance with composting laws.

NBK Compost: Composting is important to North Brooklyn to help mitigate lead contamination in soil. A Columbia University study found 92% of backyards in Greenpoint had unsafe levels of lead with many having levels near 10 times "safe" EPA levels. This makes growing plants and vegetables very challenging. Cornell's College of Agriculture and Life Sciences notes composting can act as a long-term cleaning and decontamination solution. Beside reducing landfill greenhouse gas emissions, composting can improve nearby air quality.

NBK Compost provided drop-off sites at McGolrick and Transmitter Parks that relied on Big Reuse to pick up and process the scraps. In just 2 years, NBK Compost collected 346,565 lbs of scraps. Over 250 volunteers have worked for them and they served over 450 neighbors each week.

Testimonials provided emphasize the ability to impact climate change in a small, but significant way and support 115 green jobs.

#### **Discussion:**

Steve Chesler: What is the brown bin participation rate? BKSWAB: It's low, and lower since before the pandemic. They need to get back to the committee with that data.

Katie Horowitz: Will City funding affect NBK Compost *and* Big Reuse? Katie Zwick/NBKC: NBK Compost is not a processor, but Big Reuse is, whose operation they rely on.

William Vega: neighbors are upset about the bait and switch aspect to the brown bin program. Therefore, there is a lack of trust with the City. Katie Zwick: there is a lack of outreach regarding the use of the brown bins.

Katie Horowitz: NBK Compost seems well funded because they are so well organized. North Brooklyn Parks Alliance depends on Big Reuse for the Under K Park they manage and the parks and playgrounds they offer horticultural support throughout the district.

Laura Hofmann: They should not be rolling back environmental programs in our district.

# Katie Horowitz made a 2-part motion to recommend sending resolution letters (attached) as written regard to community composting to:

- 1) To Mayor Adams, copying Speaker Adams, NYC Council Finance Committee Chair Brannan, OMB Director Jiha and our local elected representatives, requesting the City restore and increase funding for Community Composting, Prioritization of community compost solutions, and Increase participation in programs and compliance with composting laws
- 2) To Park Commissioner Donoghue, copying Queens Borough President Donovan, Queens Borough Parks Commissioner Langsam, and our local elected representatives, to allow Big Reuse to continue to operate its compost processing operation in Astoria Park, and support and increase these operations throughout the park system.

## 3) DISTRICT NEEDS FY 2025: Environment Protection.

Reconsider the current Most Important Resiliency Concern: the waste to gas program at the NCRRF (wastewater treatment plant), and speak to the ongoing problems with its operation, e.g. flaring and vibrations. Also, think about what items might be more important such as climate change and flooding in the district or the prevalence of toxic sites in the district and its effects.

Consider revising the targeted district flood areas and zones. Waiting for new data from DEP.

Consider reworking the composting item in light of the committee's actions related to the compost project and Big Reuse, and recently emerged and revealed problems with the brown bin program.

Intention is to finalize the Environmental Sections at the May EPC meeting.

### **Old Business**

#### Newtown Creek Superfund Site

Steve Chesler reported from the Newtown Creek CAG that an Natural Resource Damages Assessment is being compiled in conjunction with the Superfund feasibility statement, whereby the Responsible Parties will be assessed a financial obligation to restore natural elements of the creek to a to be determined benchmark. Next CAG meeting is April 17th.

#### Meeker Ave Plume Superfund Site

Steve Chesler reported that this CAG began forming their steering committee at their last meeting. Their next meeting is April 10th.

### Newtown Creek Wastewater Resource Recovery Facility RNG System

A note from Beth DeFalco at DEP regarding the operational status and issues with the RNG system:

DEP's Resource Recovery website (<u>https://www.nyc.gov/site/dep/whats-new/resource-recovery.page</u>) now shows in the bottom left a real-time indicator of whether the gas-to-grid system is operational.

In addition, DEP has recently come to an agreement with NationalGrid to ensure both DEP and the community are notified during theirsystem's outages. If the system is anticipated to be offline for more than 24 hours continuously or 48 hours in a given month, NationalGrid's program manager will provide both DEP and Community Board 1 with information on remedial action and the anticipated restoration time.

As for the legal agreement between National Grid and DEP, it includes certain remedies and economic penalties should the National Grid system not function for a minimum number of hours per year. The first year under the agreement began on March 31, 2023. There is no "trial" year or exception applied to the first year of operations. While certain levels of non-performance over a multi-year period allow DEP to require National Grid to transfer ownership of their system to DEP and/or dismantle the system, we have not yet reached that point.

#### **New Business**

Climate: Consider Hearing about Rainproofing Community District 1 like Hoboken, NJ, implementing their approach district by district.

Environmental Protection Committee Motion #1 - To recommend the board submit the attached comment, as written, to NYS Department of Conservation, regarding the proposed Amendment to the Record of Decision for the Superfund site located at 65 Dupont Street, the former Nuhart Plastic Factory.

# Recommended CB1 Comment to DEC Nuhart Superfund Site Regarding the AROD Proposal, Site No. 224136

Ms. Jennifer Gonzalez Project Manager NYSDEC 47-40-21St Street LIC, NY 11101

Re: Comments regarding Amended Remedy Proposed for State Superfund Site No. 224136 (former Nuhart Plastic Factory)

WHEREAS, In 2010 the former Nuhart Plastic Factory located at 65 Dupont Street in Greenpoint Brooklyn was designated a Superfund site by the New York State Department of Environmental Conservation (DEC);

WHEREAS, DEC determined that contamination of the groundwater and soil at this site poses a significant threat to human health and the environment;

WHEREAS, The Remedial Investigation of the site stated that the primary contaminants of concern at this site are phthalates and trichloroethene (TCE);

WHEREAS, Phthalates have a syrupy consistency, and can attach to dust particles;

WHEREAS, According to the Center for Disease Control, Environmental Protection Agency and the National Institute of Health, phthalates are a probable carcinogen, and in animal studies damaged the reproductive organs, kidneys and liver in rats and mice;

WHEREAS, TCE is a volatile organic compound and can be absorbed through the air;

WHEREAS, According to the Center for Disease Control, TCE is a known carcinogen, and exposure to high concentrations can cause dizziness, headaches, sleepiness, confusion, nausea, unconsciousness, liver damage, and even death;

WHEREAS, The developer's environmental consultants, Haley Aldrich in February 2024 stated the 2019-issued Record of Decision remediation requirements for zero valent iron injection, dewatering and soil excavation had been completed;

WHEREAS, Haley Aldrich provided post-remediation test results that indicated sections of the Superfund site still exceed state soil cleanup objectives (SCO) for phthalates and TCE;

WHEREAS, Haley Aldrich stated that performing deeper excavation is not feasible because doing so could compromise the structural integrity of the ventilation tent and potentially cause contaminated groundwater to migrate off site;

WHEREAS, Haley Aldrich proposed utilizing in-situ stabilization (ISS) to complete the remediation of the site whereby a concrete mixture is injected into the soil in the SCO exceedance areas effectively sealing off the contamination;

WHEREAS, The developers moved straight through an ISS pilot study fully implementing the ISS alternative remedy sitewide, at their own risk, before DEC has responded to the pilot study test results and completion of the public comment period on the proposed Amendment to the ROD;

WHEREAS, The developers must obtain a certificate of occupancy for this site by June 15, 2026 in order to qualify for a NYS 421a tax abatement;

WHEREAS, The developers have stated that they have an enormous financial liability committed to the cleanup and development of their site at 65 Dupont Street and would incur a substantial monetary loss if the project does not meet the June 15, 2026 deadline,

THEREFORE it is RESOLVED that:

Brooklyn Community #1 would like to express its deep concern regarding the proposed amended remedy for State Superfund Site No. 224136 (former Nuhart Plastic Factory).

As has been stated by the developer, they must complete the site remediation and their housing development project in order to receive a certificate of occupancy, in order to qualify for a state 421a tax abatement. The board is worried the developer will sacrifice quality control and safety working under these underlying time constraints, as exemplified by their decision to proceed atrisk with implementing the amended ISS remedy sitewide before DEC's review and response to test results and public comment input. Being mixed and poured at a breakneck pace, has the ISS concrete mixture been compromised, leaving it susceptible to leakage?

Being that the developer is responsible for cleaning up two potentially lethal contaminants of concern in wide areas of the site where levels still exceed state residential limits, we fear for the health and safety of residents and neighbors. We cite recent setbacks for both the developers and DEC that undermine confidence in this rushed process. At 642 E 14th Street in Manhattan, the developers damaged a residential building there while performing excavation work at an adjacent property, prompting a vacate order for tenants. At 34 Berry Street in Williamsburg, extensive additional contamination was discovered after the building was constructed.

Additionally, the board is concerned that the health and contamination data and testing methods being used are out of date.

The board appreciates the fact that this project will create badly needed affordable housing in our district. However, the safety and health of the residents living in Brooklyn Community District #1 is of the utmost importance to us. We urge the NYS Department of Environmental Conservation, the NYS Department of Health and the developers, Madison Realty Capital, to hold the project's future residents and neighbors in the same regard, and work to ensure it.

<u>Environmental Protection Committee Motion #2 - A 2-part motion to recommend sending</u> resolution letters as written in regard to community composting:

1. <u>To Mayor Adams, copying Speaker Adams, NYC Council Finance Committee Chair</u> <u>Brannan, OMB Director Jiha and our local elected representatives, requesting the</u> <u>City restore and increase funding for Community Composting, Prioritization of</u> <u>community compost solutions, and Increase participation in programs and</u> <u>compliance with composting laws</u>

2. <u>To Park Commissioner Donoghue, copying Queens Borough President Donovan,</u> <u>Queens Borough Parks Commissioner Langsam, and our local elected</u> <u>representatives, to allow Big Reuse to continue to operate its compost processing</u> <u>operation in Astoria Park, and support and increase these operations throughout the</u> <u>park system.</u>

### Letter #1

- To: Mayor Eric Adams
- Cc: NYC Council Speak Adriane Adams NYC Council Finance Chair Justin Brannan NYC OMB Director Jacques Jiha NY Senator Julie Salazar NY Assembly Member Emily Gallagher Brooklyn Borough President Antonio Reynoso NYC Council Member Lincoln Restler NYC Council Member Jennifer Gutierrez

WHEREAS, Cuts to FY 2024 and proposed FY 2025 budgets have and are serving to eliminate the NYC Compost Project (NYCCP);

WHEREAS, NYCCP supports 200 food scrap drop-off sites and 7 processing sites;

WHEREAS, NYCCP support 115 green jobs;

WHEREAS, Brooklyn Community District #1 has lost 2 drop-off sites and will lose another one in May, leaving the neighborhood of Greenpoint without any drop-off sites;

WHEREAS, Brooklyn Community District #1 experiences increasing flooding due to increasingly intense rainburst events that occur each year as with many parts of the City;

WHEREAS, Compost helps planted areas such as gardens, bioswales and tree beds retain 6 times more rainwater which mitigate rainburst events;

WHEREAS, The soil in Brooklyn Community District #1 is laden with levels of lead that greatly exceed EPA's designated safe levels;

WHEREAS, Compost can help mitigate and decontaminate lead in the soil over the long term;

WHEREAS, The brown bin program participation rate is incredibly low;

WHEREAS, Many residents do not have access to the brown bin program;

WHEREAS, The brown bin program is waste to gas program, not a compost creation program, contrary to what many residents were led to believe,

THEREFORE it is RESOLVED that:

Brooklyn Community Board #1 requests the City restore and increase funding for Community Composting, Prioritize community compost solutions, and Increase participation in programs and compliance with composting laws and Educational Initiatives.

## Letter #2

 To: NYC Parks Commissioner Sue Donoghue
 Cc: NYC Queens Borough President Donovan Richards Queens Borough Parks Commissioner Jackie Langsam NY Senator Julie Salazar
 NY Senator Kristen Gonzalez
 NY Assembly Member Emily Gallagher
 NYC Council Member Lincoln Restler
 NYC Council Member Jennifer Gutierrez

WHEREAS, Big Reuse operates a compost processing operation in Astoria Park in Queens;

WHEREAS, Big Reuse supports numerous food scrap drop-off sites in Brooklyn Community District #1;

WHEREAS, Big Reuse supports and provides compost to North Brooklyn Parks Alliance, a parks conservancy in Brooklyn Community District #1, who manages 7-acre Under K Park and provides supplemental horticultural support to almost 50 parks and playgrounds in our district;

WHEREAS, Big Reuse supports critical infrastructure in Brooklyn Community District #1;

WHEREAS, Brooklyn Community District #1 experiences increasing flooding due to intensifying rainburst events that occur each year, as with many parts of the City;

WHEREAS, Compost helps planted areas such as gardens, bioswales and tree beds retain 6 times more rainwater, which serves to better mitigate rainburst events;

WHEREAS, Big Reuse supports local environmental advocacy groups such as Newtown Creek Alliance and North Brooklyn Neighbors, who help tend to local street and sidewalk swales and pollinator gardens;

WHEREAS, Big Reuse supports numerous park friends groups in Brooklyn Community District #1, who provide help in local parks with their gardens, swales and tree beds;

WHEREAS, The soil in Brooklyn Community District #1 is laden with levels of lead that greatly exceed EPA's designated safe levels;

WHEREAS, Compost can help mitigate and decontaminate lead in the soil over the long term;

WHEREAS, Community Compost operations create a strong, growing community fabric and is beloved by many;

THEREFORE it is RESOLVED that:

Brooklyn Community Board #1 urges the New York City Department of Parks and Recreation to allow Big Reuse to continue to fully and permanently operate its community compost program in Astoria Park, and to increase community compost operations throughout the NYC Parks system to help support our parks and natural spaces.



Department of Environmental Conservation

### Where to Find Information

Access project documents through the DECinfo Locator: https://www.dec.ny.gov/data/DecDocs/224136/

and at these location(s):

Brooklyn Public Library - Greenpoint Branch 107 Norman Avenue Brooklyn, NY 11222 (718) 389-4394

**Brooklyn Public Library - Williamsburg Branch** 240 Division Avenue Brooklyn, NY 11211

(718) 486-6006

**Brooklyn Community Board 1** 435 Graham Avenue Brooklyn, NY 11211 (718) 389-0009

### Who to Contact

Comments and questions are welcome and should be directed as follows:

#### **Project-Related Questions**

Jennifer Gonzalez, Project Manager NYSDEC 47-40-21<sup>St</sup> Street, LIC, NY 11101 (718) 482-4508 jennifer.gonzalez@dec.ny.gov

#### **Project-Related Health Questions**

Stephen Lawrence NYSDOH Empire State Plaza, Corning Tower Rm. 1787 Albany, NY 12237 (518) 402-0450 beei@health.ny.gov

For more information about New York's State Superfund Program, visit: www.dec.ny.gov/chemical/8450.html

## FACT SHEET

**State Superfund Program** 

March 2024

Former NuHart Plastic Manufacturing 65 Dupont Street Brooklyn, NY 12222

SITE No. 224136 NYSDEC REGION 2

### Amended Remedy Proposed for State Superfund Site; Public Comment Period and Public Meeting Announced

Virtual Public Meeting: April 10, 2024 at 7:00 PM

https://meetny.webex.com/weblink/register/rf0feaaa44558968f65a13a2114 <u>d95cd2</u>

NYSDEC invites you to a public meeting to discuss the proposal to amend the Record of Decision documents (i.e., amended remedy) for the site. You are encouraged to provide comments at the meeting, and during the 30- day comment period described in this fact sheet.

The public is invited to comment on a remedy amendment being proposed by the New York State Department of Environmental Conservation (NYSDEC) in consultation with the New York State Department of Health (NYSDOH) to address contamination related to the Former NuHart Plastic Manufacturing site ("site") located at 65 Dupont Street, Brooklyn, Kings County. Please see the map for the site location. The estimated cost to implement the amended portion of the remedy is \$1,400,000.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a Proposed Record of Decision Amendment (ROD Amendment) for 30 days, from March 25 through April 24, 2024.

- Access the ROD Amendment and other project documents online through the DECinfo Locator: <u>https://extapps.dec.ny.gov/data/DecDocs/224136/</u>.
- Documents also are available at the locations identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

The site is listed as a Class "2" site in the State Registry of Inactive Hazardous Waste Sites (list of State Superfund sites). A Class 2 site represents a significant threat to public health or the environment; action is required. NYSDEC is proposing the following remedy to address these threats:

**Original Remedy:** On March 2019, the NYSDEC issued a Record of Decision (ROD) which selected a remedy for the Former NuHart Plastics Manufacturing Site. A minor modification of the ROD was issued in November 2022. The remedy is as follows:

• Installation of a sheet pile containment system to support excavation and serve as a barrier to migration for any remaining contamination;

## STATE SUPERFUND PROGRAM

- Excavation and off-site disposal of on-site sources of phthalate and trichloroethene (TCE) contamination to a depth of approximately 15 to 20 feet across the entire site. Excavation would be completed under a temporary structure with air handling and treatment;
- Excavation and removal of any underground storage tanks;
- Installation of an off-site barrier to prevent migration of contaminants onto the off-site property to the southwest of the site;
- Installation and operation of off-site product recovery wells and/or trenches;
- Implementation of In-Situ (i.e. in place) Chemical Reduction injection program utilizing zero-valent iron (ZVI) to treat TCE and its associated degradation products in groundwater;
- Importing clean material that meets the established soil cleanup objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementing a Site Management Plan (SMP) for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site may be necessary.

**Proposed ROD Amendment:** In January 2024, postexcavation sampling at the base of the excavation revealed that elevated concentrations of phthalates at levels indicative of non-aqueous phase liquid (NAPL) was present at certain locations. Further excavation to remove the remaining contaminated soil is infeasible due to potential for failure of the sheet pile wall.

The ROD amendment proposes treatment of NAPL via In Situ Solidification (ISS) up to a maximum depth of 25 feet below grade surface. ISS is a process that binds the soil particles in place creating a low permeability mass. The residual contaminated soil from 19.5 ft to 24.5 ft will be mixed in place together with cement using an excavator or augers. The soil and cement are mixed to produce a solidified mass resulting in a low permeability monolith. The resulting solid matrix reduces or eliminates mobility of contamination and reduces or eliminates the matrix as a source of groundwater contamination. NYSDEC developed the amended remedy after reviewing the "Completion of OU-1 Western Excavation Remedial Element" letter which was submitted under New York's State Superfund Program by Dupont Street Owner LLC (the "remedial party"). **Next Steps:** NYSDEC will consider public comments as it finalizes the remedy for the site. The selected remedy will be described in a document called a "Record of Decision Amendment" that will explain why the remedy was amended and respond to public comments.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**Site Description:** The Former NuHart Plastic Manufacturing site is identified as Block 2487, portion of Lots 117 and is 1.18-acres in size. The site was developed since at least 1887 and was used for metalworking, manufacturing of light fixtures, soaps, and water proofing materials through 1950. From 1950 until 2004, the site was used by the NuHart Company for the production, storage, and shipping of plastic and vinyl products. Operations ceased in 2004 and the site buildings have been vacant since that time. The site is currently being remediated and redeveloped and will consist of two residential buildings with a one-level cellar with planned affordable housing.

**State Superfund Program:** New York's State Superfund Program identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and/or the environment go through a process of investigation, evaluation, cleanup and monitoring. NYSDEC attempts to identify parties responsible for site contamination before committing State funds for investigation and cleanup.

For more information about the SSF, visit: https://dec.ny.gov/environmental-protection/sitecleanup/brownfield-and-state-superfund-programs/statesuperfund-sites

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Stay Informed With DEC Delivers Sign up to receive site updates by email: <u>https://dec.ny.gov/environmental-protection/site-</u> <u>cleanup/regional-remediation-project-information/environmental-</u> <u>cleanup-email-newsletters</u>

### **DECinfo Locator**

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <u>https://dec.ny.gov/maps/interactive-maps/decinfo-locator</u>

## STATE SUPERFUND PROGRAM

### **Site Location Figure**





Figure 1 - Site Boundary Map Former NuHart Plastic Manufacturing Site No. 224136



Kathy Hochul, Governor | Basil Seggos, Commissioner

### Translation Available. Don't see your language? Ask!

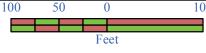
English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.		
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.		
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本,請聯絡下方人員。本次翻譯不收取費用。		
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.		
אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.		
বাঙালি Bengali	এই নখিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।		
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.		
Kreyòl Ayisyen Haitian Creole	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.		
Italiano Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.		
العربية Arabic	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.		
Jęzky Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.		

Contact: Jennifer Gonzalez, 718-482-4508 jennifer.gonzalez@dec.ny.gov





Figure 2 - Areal Extent of LNAPL In Groundwater



### Legend

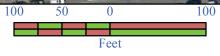


Superfund Site Boundary



### Department of Environmental Conservation

NEW YORK STATE OF OPPORTUNITY



### Legend — — TCE Plume in GW





H & A of New York Engineering and Geology, LLP 213 W 35th Street 7th Floor New York, NY 10001 646.277.5685

26 February 2024 File No. 203497

Ms. Jennifer Gonzalez New York State Department of Environmental Conservation Division of Environmental Remediation, Region 2 47-40 21<sup>st</sup> Street Long Island City, New York 11101

Subject: Former NuHart West Site New York State Department of Environmental Conservation Site No. 224136 Block 2487, Part of Lot 17 (former Lots 1, 10, 12, 72 & 78) Proposed Amendment to the Record of Decision, Revision 1

Dear Ms. Gonzalez:

H & A of New York Engineering and Geology, LLP (Haley & Aldrich) is submitting this letter on behalf of Dupont Street Owner LLC to request an amendment to the Record of Decision (ROD) associated with the Former NuHart Plastic Manufacturing Site located at 65 Dupont Street in the Greenpoint neighborhood of Brooklyn, New York (the NuHart West Site, or the Site). This Request is associated with ROD Element 2: Excavation in Operable Unit 1. As set forth in more detail in the enclosure, the specific changes proposed are as follows: soil with exceedances of the Protection of Groundwater Soil Cleanup Objectives (PGWSCOs), as defined by 6 NYCRR Part 375-6.8 for those contaminants found in the Site groundwater above standards, specifically with respect to phthalates, remain at the Bottom of Excavation and will be treated by In-Situ Stabilization (ISS).

Should there be any questions regarding this request or plan, please do not hesitate to contact us.

Sincerely yours, H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP

cott A. Underhill, P.E.

**Engineer of Record** 

Mari C. Conlon, P.G. Senior Associate

cc: Jane H. O'Connell, NYSDEC Andre Obligado, NYSDEC Scarlett McLaughlin, NYSDOH

amus James M. Bellew

Principal

Sarah A. Commisso, G.I.T. Senior Geologist

Stephen Lawrence, NYSDOH Zach Kadden, Dupont Street Owner LLC Shalom Silverman, Dupont Street Owner LLC Victoria Della Salla, Dupont Street Owner LLC

#### Attachments:

### Figures:

Figure 1 – Documentation Sample Location Map

- Figure 2 OU-2 Western Excavation Area Excavation Depths
- Figure 3 Vertical Delineation Sample Analytical Results Summary Map
- Figure 4 Proposed In-Situ Stabilization Plan
- Figure 5 Cross Section A-A' and B-B'

#### Tables:

Table 1 – Vertical Delineation Sample Analytical Results

- Attachment A Record of Decision
- Attachment B OU-1 Eastern Excavation Remedial Element Completeness Letter and NYSDEC approval

Attachment C – Analytical Laboratory Reports

Attachment D – SOE Stability 65 Dupont Street by JZN Engineering

- Attachment E ISS Bench Scale Treatability Study
- Attachment F Building 1 Soil Mix Program by JZN Engineering
- Attachment G OU-1 Western Excavation Request for Modification to the Remedy by OMNIBUILD
- Attachment H NYSDEC In-Situ Solidification QA/QC Guidance Document
- Attachment I ISS Demonstration Test QC Results
- Attachment J Coretech Coring Photo Documentation



I hereby certify that the Proposed Record of Decision Amendment, Revision 1, for the Former NuHart Plastic Manufacturing Site was prepared in accordance with all applicable statues and regulations and in substantial conformance with the New York State Department of Environmental Conservation's Technical Guidance for Site Investigation and Remediation (DER-10).

Respectfully submitted,



Registered Protestions Finance New York License No. 075332 26 February 2024 Date



#### SITE INFORMATION AND STATUS

The Site is part of a larger property (the Property). The Site, also referred to herein as the NuHart West Site, occupies the western portion of the Property and is identified as Section 3, Block 2487, Part of Lot 17, on the New York City tax map. The NuHart West Site is 49,000-square feet in area. The eastern portion of the property is referred to as the NuHart East Site and is identified as Section 3, Block 2487, Lot 18. The NuHart East Site is approximately 49,000-square feet in area. The combined property is bounded by Clay Street, followed by industrial and manufacturing buildings to the north; Dupont Street, followed by residential apartment buildings and a senior living facility to the south; residential buildings to the east; and Franklin Street, followed by the Greenpoint Playground to the west. The NuHart West Site is listed in the NYSDEC Inactive Hazardous Waste Registry as a Class 2 Site (NYSDEC Site No. 224136), and the NuHart East Site is enrolled in the NYSDEC Brownfield Cleanup Program (BCP) (Site No. C224287).

On 11 October 2022, a LNAPL Physical Barriers Design Report was submitted to NYSDEC. It was approved on 24 October 2022. The installation of the OU-1 LNAPL Physical Barrier Wall began in January 2023 and was completed on 5 May 2023. The 100% Remedial Design was submitted to NYSDEC on 16 February 2023 and was approved by NYSDEC on 16 May 2023. Currently the Site has been divided in half into two excavation areas based on the size of the negative pressure enclosure, under which the OU-1 excavation work is taking place. The eastern portion of the excavation was completed and a letter detailing the excavation completeness and documentation sample results was submitted to NYSDEC on 27 September 2023. The letter was approved on 3 October 2023 (Attachment B). The excavation on the western portion of the Site has been advanced beyond the remedial target depth of 16 feet below top of slab or approximately El. -1.5 feet NAVD 88 (using a top of slab El. 14.5 feet NAVD 88).

#### **RECORD OF DECISION SUMMARY**

The ROD presents the remedial program selected by the NYSDEC to address contamination associated with the historical site operations conducted at the NuHart West Site. The ROD addresses the remedial program for two Operable Units (OUs), which consist of an on-site contamination component (OU-1) and an off-site contamination component (OU-2). The ROD contains the following elements:

Remedial Design
 Excavation (OU-1)
 Backfill (OU-1)
 LNAPL Physical Barriers (OU-1 and OU-2)
 Cover System (OU-1)
 LNAPL Recovery (OU-2)

7: Air Sparge/Soil Vapor Extraction (OU-1 and OU-2)
8: Vapor Mitigation (OU-1 and OU-2)
9: Treatment Remedy Shutdown
10: Institutional Controls (OU-1)
11: Site Management (OU-1 and OU-2)

The ROD is included as Attachment A.

#### **EXCAVATION OU-1 (ROD ELEMENT NO. 2)**

For ROD Element 2, the ROD stipulates:



The existing on-site building(s) will be demolished and materials which can't be beneficially reused on site will be taken off-site for property disposal in order to implement the remedy. Excavation and off-site disposal of contaminant source areas, including:

- Grossly contaminated soil as defined in 6NYCRR Part 375-1.2(u);
- Concentrated soil or semi-solid hazardous substance per 6 NYCRR Part 375-1.2(au);
- Non-aqueous phase liquids;
- Soil with visual waste material or non-aqueous phase liquid;
- Soil which exceeds the protection of groundwater soil cleanup objectives (PGWSCOs), as defined by 6 NYCRR Part 375-6.8 for those contaminants found in the site groundwater above standards;
- Soil that creates a nuisance condition, as defined in Commissioner Policy CP-51 section G;
- Grossly contaminated soil that may be present in proximity to the Underground Storage Tanks (USTs) and piping trench systems formerly used to store and convey phthalates and lubricating oil during the former plastic manufacturing process;
- VOC-impacted soil that are above the water table in the northeastern corner of the site; and
- Excavation and removal of any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination.

To accomplish the excavation remedial element, the remedial design specified the excavation of all material to a depth of 16 feet below top of slab, or El. -1.5 feet, within a temporary structure. At the base of excavation (BOE), one soil sample is to be collected every 900 square feet to document the performance of the remedial excavation. The entire excavation of OU-1 is approximately 49,000 square feet; therefore, at least 55 documentation samples (28 samples in the western excavation area and 27 in the eastern excavation area) were required, as shown in Figure 1. To accommodate development design, the BOE was increased to a depth of 18.5 to 19 feet below top of slab, or El. -4 to -4.5 feet, between 3 and 3.5 ft beyond the required excavation as per the ROD.

#### **OU-1 EASTERN EXCAVATION AREA COMPLETENESS**

The Eastern Excavation Area Completeness Letter was submitted to NYSDEC on 27 September 2023 and approved on 3 October 2023 (Attachment B). As described in the letter, documentation sample areas were observed for visual and olfactory evidence of gross contamination and 20 of the 27 documentation samples were collected at the BOE (18.5 to 19 feet below top of slab, or El. -4 to -4.5 feet). The documentation sample results indicated the following exceedances of PGWSCOs in residual material for the following compounds:

- Bis(2-ethylhexyl)phthalate (8 exceedances ranging from 50 to 7,700 mg/kg; standard is 435 mg/kg)
- Di-n-octylphthalate (1 exceedance of 550 mg/kg; standard is 120 mg/kg)
- cis-1,2-Dichloroethene (3 exceedances ranging from 0.36 to 1.4 mg/kg; standard is 0.25 mg/kg)



• Trichloroethene (4 exceedances ranging from 0.6 to 11 mg/kg; standard is 0.47 mg/kg)

Results from the Remedial Investigation completed by ESI consultants in July 2015 indicated bis(2ethylhexyl) phthalate concentrations as high as 59,200 mg/kg in soil. Based on discussions with the NYSDEC, the rationale for the completion of this area and to move the negative pressure enclosure is the removal of material meeting the definition of gross contamination and the significant reduction in source. Specifically, bis(2-ethylhexyl)phthalate concentrations have shown 87 percent reduction in source material concentrations based on the maximum detected during the RI of 59,200 mg/kg and the maximum detected in the documentation samples of 7,700 mg/kg. Documentation sample analytical results are included in the Eastern Excavation Area Completeness Letter included as Attachment B.

### **OU-1 WESTERN EXCAVATION AREA COMPLETENESS**

The OU-1 western excavation area has had the most impacts from the LNAPL plume since 32,000 gallons of the 42,000 gallons of phthalate and plasticizer tank storage volume on the NuHart West Site was located within the western excavation area. This has been observed during the monthly light nonaqueous phase liquids (LNAPL) gauging events, which have shown LNAPL up to 6 feet in thickness on the water table. In addition, prior to remedial action commencement, an Interim Remedial Measure was ongoing for over 10 years which consisted of LNAPL recovery via belt skimmers removing approximately 2,529 gallons of LNAPL.

To confirm the presence of grossly contaminated material in the Western excavation area, each documentation sample area was observed for visual and olfactory evidence of gross contamination, and shake tests were completed at each location to confirm the presence or absence of LNAPL. Shake tests were performed by collecting soil from the BOE (18.5 to 19 feet below top of slab, or El. -4 to -4.5 feet), applying laboratory provided distilled water to the test jar, agitating the soil/water within the covered test jar for 30 seconds, and allowing the test jar to remain undisturbed for at least 30 minutes. Upon completion of the process, the test jar was observed for LNAPL. Shake test locations and a photolog showing shake test results for each of the sample locations is included in the OU-1 Completion of the OU-1 Western Excavation Remedial Element Letter submitted to NYSDEC on 3 January 2024 (Attachment B). If a shake test indicated the presence of LNAPL, then the 30-ft by 30-ft area (900 square feet) represented by the documentation sample was excavated down 0.5 foot and a shake test was performed at the new BOE. This process was repeated until the shake test results indicated the absence of LNAPL in the soil.

Figure 2 shows the BOE depths of each of the documentation sample locations, except for documentation sample location EP-04, which was not accessible due to the presence of the access ramp. To evaluate this area, three additional shake test samples were collected from the shear wall on the southern side of the ramp at 8, 12 and 16 ft bgs. These three shake tests (ST-1R, ST-2R and ST-3R) did not show the presence of LNAPL.

The BOE depths ranged from 18.5 to 21.5 feet below top of slab (El. -4.0 to -8.0 feet).



With no visual LNAPL present, based on the shake test, documentation samples were collected, except for documentation sample EP-04. The results show exceedances of PGWSCOs in residual material for the following compounds:

- Bis(2-ethylhexyl)phthalate (26 exceedances ranging from 59 to 26,000 mg/kg; standard is 435 mg/kg)
- Di-n-octylphthalate (12 exceedances ranging from 100 mg/kg to 430 mg/kg; standard is 120 mg/kg)

Documentation sample analytical results are included in Attachment C.

A meeting was held on 5 January 2024 with NYSDEC to discuss completion of the OU-1 western excavation area and the documentation sample results. The NYSDEC stated that 8,000 mg/kg is the maximum concentration of bis(2-ethylhexyl)phthalate that could remain in order to maintain consistency with the residual concentrations remaining in soils in the eastern excavation area.

On 5 January 2024, Haley & Aldrich collected additional soil samples in order to vertically delineate phthalates contamination in areas that exhibited bis(2-ethylhexyl)phthalate exceeding 8,000 mg/kg. A Geoprobe drill rig operated by Coastal Environmental Solutions Inc. was mobilized to the Site and borings were advanced up to an additional 10 ft. Grab samples were collected at two foot intervals below the initial documentation sample depth throughout the 10 ft boring.

Depths where grab sample concentrations of bis(2-ethylhexyl) phthalate achieved concentrations below 8,000 mg/kg is shown on Figure 3.

#### **CONTAMINANTS REMAINING ABOVE PGWSCOS**

Haley & Aldrich is requesting an amendment to the ROD to cease excavations based on the depths shown on Figure 2, treat soils with bis(2-ethylhexyl) phthalate concentrations above 8,000 mg/kg with in situ stabilization (ISS), and leave residual soils with concentrations of phthalates (i.e., bis(2-ethylhexyl)phthalate and di-n-octylphthalate) above PGWSCOs. The rationale is as follows:

- The design called for a remedial excavation depth of 16 feet below top of slab (El., -1.5 feet); the current excavation depth is approximately between 18.5 to 21.5 feet below top of slab (El. -4.0 to -8.0 feet), or up to 5.5 feet deeper than required by the ROD. The SOE was designed to facilitate a BOE of approximately 19 feet below top of slab (El. -4.5 feet). Any further excavation cannot be accomplished without major modifications to the SOE system. Current SOE as-built drawings and cross sections from the Geotechnical Engineer are included as Attachment D.
- 2. Structural stability of the negative pressure enclosure would be compromised with additional excavation, as set forth in the SOE Stability Letter included in Attachment D. The SOE was designed to support the negative pressure enclosure and any changes to the design parameters of the SOE would lead to the instability of the negative pressure enclosure.



- 3. Additional dewatering required for excavation beyond the current elevation cannot be accommodated without significant redesign of the dewatering system, which is limited by the depth of the SOE sheeting (installed to El. -19). Additional dewatering also could induce additional drawdown outside the Site and increase the potential for settlement of adjacent structures.
- 4. Migration of any groundwater in contact with any residual soil contamination in OU-1 will be contained as follows:
  - a. Lateral migration is contained by the LNAPL Physical Barrier around the perimeter of OU-1 which consists of steel sheet piles (sealed with the Adeka<sup>®</sup> water swelling agent applied at the seams) installed to a depth of El. -19.
  - b. Infiltration and vertical migration of contaminants of concern will be eliminated by installation of the composite cover system, consisting of gravel subbase, rat slab, waterproofing material, and concrete slab to act as a cover. It is noted that the installation of the subbase material and the rat slab would commence immediately upon movement of the temporary enclosure.
- 5. The areas where bis (2-ethylhexyl) phthalate exceeds 8,000 mg/kg will be treated through ISS as detailed below.

### **IN-SITU STABILIZATION TREATMENT**

To address phthalate impacted soil containing concentrations of bis(2-ethylhexyl)phthalate above 8,000 mg/kg based on the additional sampling conducted on 5 January 2024, Haley & Aldrich is proposing the use of ISS to treat the remaining phthalate impacted soil. An ISS Bench Scale Treatability Study was conducted using reagent five mix designs ranging between 6% and 12% Portland cement and slag. The results of the ISS-bench test showed that all mix designs met the minimum unconfined compressive strength (UCS) standard of 50 pounds per square inch (psi) and maximum hydraulic conductivity of 1x10<sup>-6</sup> cm/s at 28 days. In addition, Synthetic Precipitation Leaching Procedure (SPLP) was performed on two of the mix designs. The results of the ISS Bench-Scale Treatability Study are included in Attachment E.

The proposed treatment area will be where phthalates were detected in documentation samples above 8,000 mg/kg including documentation sample locations EP-09, EP-10, EP-17, EP-25, EP-26, EP-33, EP-34, EP-42, EP-50, EP-51, and EP-52, as shown on Figure 1.

The proposed treatment area will be 4 feet below excavation depth extending to a maximum depth of 25 feet below top of slab (El. -10.5) as shown on Figure 4 and in cross sections on Figures 5A and 5B. Phthalates above 8,000 mg/kg will be stabilized with the exception of concentrations located around EP-25 and EP-52. Additional excavation or ISS beyond 4 ft below current grade elevation cannot be completed without major modification to the SOE.

The estimated volume of soil to be stabilized is approximately 1,900 cubic yards. A mixture of 20% Type III Portland cement (by weight) is proposed to be used to stabilize the phthalates within the soil. Soil will be mixed in cells in a manner that accommodates the support of excavation. The stabilization mixing will



be completed with the on-site excavator, the proposed mixing plan is provided in Attachment F and the proposed methods and means are provided in Attachment G. An approved backfill material, if needed, may be placed over the area no sooner than two days after the last cell has been mixed, to allow for the material to stabilize. This proposed mixture ratio, cell size, timing and process has been successfully implemented on similar sites.

As stated in the SOE Stability Letter included in Attachment D and shown on the mixing plan included in Attachment F, ISS to El. -10.5 ft can be accomplished by bracing modifications to the SOE system by installing additional walers and sequencing the ISS to areas of approximately 6 ft in width along the SOE and within the influence zone of 15 ft.

Further ISS below El. -10.5 cannot be accomplished without major modifications to the SOE system. ISS below El. -10.5 would require two additional tiers of walers and tiebacks, one of which would have to extend into the eastern excavation area where the building portion of the foundation and first floor have already been constructed.

Alternative methods to on-Site mixing, including auger paddle mixing, were evaluated by the Site contractor. To accomplish this, a soil mix rig FES FR180X-IV (see Attachment G) with a mast height of 67.2 ft and a drilling diameter of 63 inches would have to be used. The locations of the mixing areas are along the LNAPL barrier wall which are areas within the negative pressure enclosure with the lowest clearance. Due to the presence of the girts and cables, there would be a significant risk of damaging the structural supports of the negative pressure enclosure and/or penetrating the skins of the negative pressure enclosure.

Use of a smaller drill rig, COMMACHIO MC22 (see Attachment G) was evaluated. However, during installation of the LNAPL barrier wall, obstructions were noted which required adjustments and significant pre-drilling prior to installation. The smaller drill rig would likely not have the strength to advance to the terminal depth to effectively stabilize the area.

#### **ISS QUALITY CONTROL**

Documentation of the ISS installation will be accomplished through two methods: test cylinders and core/trenching. The objectives of the ISS mixing are to completely mix the soils and to have the solidified soils have a minimum UCS of 50 psi and a maximum hydraulic conductivity of 1x10<sup>-6</sup> cm/s based on testing cylinders that have set for 28 days. A series of test cylinders will be collected from the mixed soil at a frequency of one per 500 cubic yards per the guidance provided in the *NYSDEC In-Situ Solidification QA/QC* guidance document dated November 8, 2019 (Attachment H). Since approximately 1,900 cubic yards will be mixed, a total of four samples will be collected. Samples will be tested for UCS using ASTM Method D2166 and for hydraulic conductivity using Method D5084 at day 7, day 14 and day 28 after mixing. Therefore, each sample set will have a total of six cylinders formed: three for UCS and three for hydraulic conductivity.

To confirm complete mixing of the ISS, cores/trenches will be completed within the ISS monolith. The coring/trenching will be performed to document the effectiveness of the ISS and will be performed based on the *NYSDEC In-Situ Solidification QA/QC* guidance document dated November 8, 2019



(Attachment H) at a frequency of one per 5,000 square feet. The approximate surface area that will be treated is just over 10,000 square feet, so a total four core locations (two of which have been completed as part of the ISS Demonstration Testing detailed below) will be installed at the locations shown on Figure 4.

#### **ISS DEMONSTRATION TESTING**

Demonstration tests performed on 8, 9 and 12 February 2024 mixed three cells utilizing Portland cement mix ratios (by weight) of 10%, 12%, and 20%. Demonstration tests performed on 8, 9 and 12 February 2024 mixed five cells utilizing Portland cement mix ratios (by weight) of 10%, 12%, and 20%. Results of the QC sampling for 7-day tests are provided below show that all three of the mix designs provided acceptable QC results (mixing cell locations and lab reports are included in Attachment I).

Mixing Cell	Date Mixed	Mixing Type	Cement Mix Ratio	UCS at Day 7	Hydraulic Conductivity at Day 7
Franklin C'	2/8/24	Barrel Mixer	10%	796 psi	6.7x10 <sup>-8</sup> cm/s
Franklin D'	2/8/24	Barrel Mixer	12%	629 psi	1.6x10 <sup>-7</sup> cm/s
Dupont H	2/9/24	Excavator Bucket	20%	812 psi	5.4x10 <sup>-8</sup> cm/s
Dupont E	2/12/24	Barrel Mixer	20%	371 psi	1.7x10 <sup>-7</sup> cm/s
Dupont F	2/12/24	Barrel Mixer	20%	676 psi	2.0x10 <sup>-7</sup> cm/s

Three demonstration cores collected by Coretech were observed to be solid to 48 inches in mixing cells Franklin D', Dupont H and Dupont E all of which had cement mix ratio of 20% with exception of Franklin D'. Photo documentation is available in Attachment K.

From the above demonstration test results, the 20% cement mix ratio is proposed for the full-scale implementation of ISS proposed herein.

### CLOSING

As set forth above, Haley & Aldrich requests the language for ROD Element 2 be modified as follows:

### Excavation (OU1)

The existing on-site building(s) will be demolished and materials which can't be beneficially reused on site will be taken off-site for property disposal in order to implement the remedy. Excavation and off-site disposal of contaminant source areas, including:

• Grossly contaminated soil as defined in 6NYCRR Part 375-1.2(u);



- Concentrated soil or semi-solid hazardous substance per 6 NYCRR Part 375-1.2(au);
- Non-aqueous phase liquids;
- Soil with visual waste material or non-aqueous phase liquid;
- Soil which exceeds the protection of groundwater soil cleanup objectives (PGWSCOs), as defined by 6 NYCRR Part 375-6.8 for those contaminants found in the site groundwater above standards; with the exception of bis(2-ethylhexyl)phthalate, for which residual elevated concentrations unable to be removed from the site will be treated via In Situ Stabilization, where significant source reduction has not been achieved, up to a maximum depth of four feet below the bottom of excavation;
- Soil that creates a nuisance condition, as defined in Commissioner Policy CP-51 section G;
- Grossly contaminated soil that may be present in proximity to the Underground Storage Tanks (USTs) and piping trench systems formerly used to store and convey phthalates and lubricating oil during the former plastic manufacturing process;
- VOC-impacted soil that are above the water table in the northeastern corner of the site; and
- Excavation and removal of any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination.



FIGURES





#### LEGEND



#### DOCUMENTATION SAMPLE LOCATION

EXTENT OF LIGHT NON-AQUEOUS PHASE LIQUID (LNAPL) ON GROUNDWATER

SITE BOUNDARY

OU-1 WESTERN EXCAVATION AREA

#### NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.

2. SITE BOUNDARY, GROUNDWATER MONITORING WELL LOCATIONS, PRODUCT RECOVERY WELL LOCATIONS, AND APPROXIMATE EXTENT OF LNAPL DIGITIZED FROM FIGURE TITLED, "FIGURE 1, AERIAL EXTENT OF LNAPL ON GROUNDWATER", PREPARED BY GZA, DATED AUGUST 2016.

3. AERIAL IMAGERY SOURCE: NEARMAP, 27 SEPTEMBER 2022



8

40 SCALE IN FEET

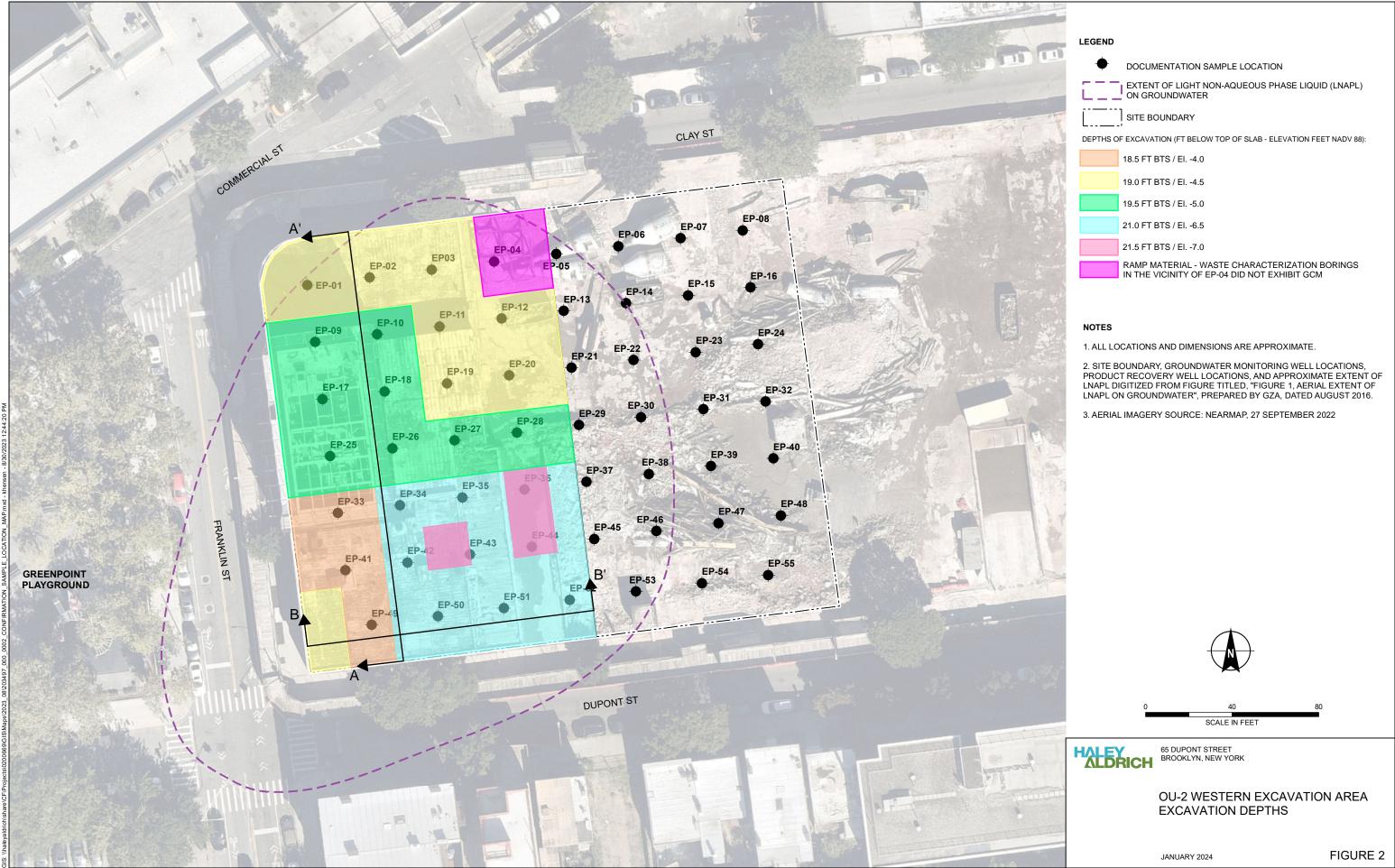
**ALDRICH** 

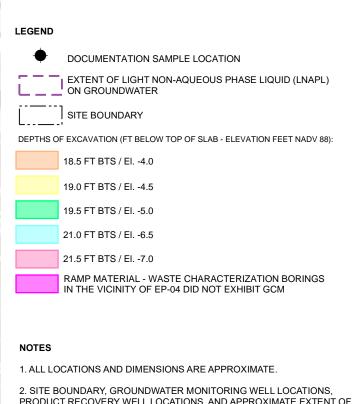
65 DUPONT STREET BROOKLYN, NEW YORK

#### DOCUMENTATION SAMPLE LOCATION MAP

JANUARY 2024

FIGURE 1







HALEY & ALDRICH OF NEW YORK 213 W. 35th Street 7th Floor New York, NY 10001 646.277.5685

7 March 2024 File No. 0203497

New York State Department of Environmental Conservation Division of Environmental Remediation, Region 2 47-40 21<sup>st</sup> Street Long Island City, New York 11101

Attention: Ms. Jennifer Gonzalez

Subject: Former NuHart West Plastic Manufacturing Site NYSDEC Site No. 224136 Block 2847, Lot 17 OU-1 Western Excavation ISS Completion Letter

Dear Ms. Gonzalez:

Haley & Aldrich of New York Engineering & Geology LLP (Haley & Aldrich of New York) is providing this letter to address the completion of in-situ stabilization (ISS) in the Operable Unit 1 (OU-1) on the western portion of the Former NuHart West Site (within the current location of the temporary structure) located at 65 Dupont Street in the Greenpoint neighborhood of Brooklyn, New York (the Site). The ISS was conducted in accordance with the Record of Decision (ROD) Amendment Letter submitted to the New York State Department of Environmental Conservation (NYSDEC) on 26 February 2024.

The purpose of this letter is to provide the quality control (QC) sample results and core sample documentation from the ISS area and to request that the ISS at the bottom of the excavation be considered complete based on these results. With the completion of the ISS, and all other contaminated soil removed from beneath the temporary structure with the exception of the ramp material, the temporary structure can be removed.

#### **QA/QC SAMPLE RESULTS**

Test cylinders were formed from each ISS mixing cell (Figure 1) and tested by RSA Geolab of Union, New Jersey for unconfined compressive strength (UCS) and hydraulic conductivity at 7 days, 14 days, and 28 days after mixing. The Certification for RSA Geolab is included in Attachment D. Based on the ROD Amendment Letter, QC samples must have a minimum UCS of 50 psi and a maximum hydraulic conductivity of  $1 \times 10^{-6}$  cm/s, based on testing cylinders that have set for 28 days. Based on the 7-day sample results, these criteria have been met. Geotechnical laboratory results are provided in Attachment A. Since the criteria have been using the 7-day test results, the 28 tests were not run.

New York State Department of Environmental Conservation 7 March 2024 Page 2

#### **CORE SAMPLE COLLECTION**

A total seven core samples were collected from the ISS mixing area to date. Core locations are shown on Figure 1. All seven core samples collected to date had a minimum of 83% recovery or greater and demonstrated that the ISS was successfully mixed to the proposed depths stated in the ROD Amendment Letter. A photographic log of the cores is included in Attachment B.

Core Location	Percent Recovery
Dupont F	100%
K-1	100%
Franklin E'	83%
Dupont H'	88%
Franklin D	100%
Franklin E	96%
К-4	100%

#### **REMAINING MATERIAL TO BE EXCAVATED**

In the northeastern portion of the Site, the access ramp is present and the endpoint in this location (EP-04) was not able to be collected. The access ramp needs to stay in place to facilitate installation of the final remedial element, the composite cover system, during which time, the ramp will be removed. To evaluate the area, three additional shake test samples were collected from the shear wall on the southern side of the ramp at 8, 12 and 16 ft bgs. These three shake tests (ST-1R, ST-2R and ST-3R) did not show the presence of LNAPL. The locations of the shake tests collected from the access ramp are shown on Figure 2. A photographic log of the shake tests is included in Attachment C.

#### CONCLUSION

Haley & Aldrich of New York confirms that the excavation remedial element is complete on the second phase (western portion) of OU-1 based on endpoint sample results at the bottom of excavation. Elevated concentrations of phthalates in areas where endpoint samples have not met 8,000 mg/kg at the bottom of excavation, have been stabilized by ISS. The remaining soil to be removed from the Site (i.e., the access ramp and the soil under the access ramp) need to stay in place to facilitate the installation of the final remedial element, the composite cover system, after which time, the ramp will be removed.



New York State Department of Environmental Conservation 7 March 2024 Page 3

Sincerely yours, HALEY & ALDRICH OF NEW YORK

Scott Underhill

Scott A. Underhill, P.E. Remedial Engineer

Yan h Bannie.

Sarah A./Commisso, G.I.T. Senior Geologist

Cc:

Jane O'Connell, NYSDEC Andre Obligado, NYSDEC Scarlett McLaughlin, NYSDOH Stephen Lawrence, NYSDOH Zach Kadden, Dupont Street Owner LLC Shalom Silverman, Dupont Street Owner LLC Victoria Della Salla, Dupont Street Owner LLC David Freeman, Gibbons P.C. Matthew Sinkman, Gibbons P.C.

### Figures:

Figure 1 – ISS and Core Location Map Figure 2 – Access Ramp Shake Test Location Plan

Tables:Table 1 – QC Sample Analytical Results

### Attachments:

- Attachment A QC Sample Geotechnical Laboratory Results
- Attachment B Core Sample Photographic Log
- Attachment C Access Ramp Shake Test Photographic Log
- Attachment D RSA Geolab Certification

James M. Belle

James M. Bellew Principal



## Bis(2-ethylhexyl) phthalate (DEHP)

117-81-7

### Hazard Summary

Bis(2-ethylhexyl) phthalate (DEHP) is used in the production of polyvinyl chloride (PVC). It exhibits low toxicity from acute (short-term) and chronic (long-term) exposures. Acute exposure to large oral doses of DEHP can cause gastrointestinal distress in humans. No information is available on the chronic, reproductive, developmental, or carcinogenic effects of DEHP in humans. Animal studies have reported increased lung weights and increased liver weights from chronic inhalation exposure to DEHP. Oral exposure has resulted in developmental and reproductive effects in rats and mice. A study by the National Toxicology Program (NTP) showed that DEHP administered orally increased the incidence of liver tumors in rats and mice. EPA has classified DEHP as a Group B2, probable human carcinogen

Please Note: The main sources of information for this fact sheet are EPA's Integrated Risk Information System (IRIS) (3), which contains information on oral chronic toxicity and the Reference Dose (RfD), and the carcinogenic effects of DEHP including the unit cancer risk for oral exposure, and the Agency for Toxic Substances and Disease Registry's (ATSDR's)Toxicological Profile for Bis(2-ethylhexyl)phthalate. (1)

### Uses

• The major use of DEHP is in the production of PVC and vinyl chloride resins, where it is added to plastics to make them flexible. (1)

### Sources and Potential Exposure

- The most probable route of exposure to DEHP is through food, with an average contribution of DEHP from food of 0.25 milligrams per day (mg/d). DEHP migrates into food from plastics during processing and storage. (1)
- Exposure to DEHP can also occur during certain medical procedures, such as blood transfusions and kidney dialysis and use of respirators. (1)
- In one study, DEHP was found in drinking water, at levels ranging from 0.04 to 30 parts per billion (ppb). (1)
- The average ambient air concentration of DEHP is very low, with < 0.002 ppb in urban areas. DEHP levels in indoor air in a newly painted room or a room with recently installed flooring could be higher than levels in the outdoor air. (1)
- Occupational exposure to DEHP may occur for those workers in factories that manufacture or use the chemical. (1)

### Assessing Personal Exposure

• Breakdown products of DEHP may be measured in urine or blood to determine exposure to DEHP. However, this test only provides a measure of recent exposure to the chemical. (1)

### Health Hazard Information

Acute Effects:

- No information is available on the acute effects of DEHP in humans via inhalation exposure. (1)
- Acute exposure to large oral doses of DEHP (5 to 10 grams) can cause gastrointestinal distress in humans. (1)
- Animal studies have noted effects on the liver and kidney and adverse effects on weight gain and food consumption from oral exposure to DEHP. (1)
- Acute animal tests in rats have shown DEHP to have low acute toxicity from oral exposure. (2)

### Chronic Effects (Noncancer):

- No information is available on the chronic effects of DEHP in humans. (1)
- Animal studies have reported increased lung and liver weights from chronic inhalation exposure to DEHP. (1)
- Oral animal studies have reported effects on the liver from DEHP exposure. (1)
- EPA has not established a Reference Concentration (RfC) for DEHP. (3)
- The Reference Dose (RfD) for DEHP is 0.02 milligrams per kilogram body weight per day (mg/kg/d) based on increased relative liver weights in guinea pigs. The RfD is an estimate (with uncertainty spanning perhaps an order of magnitude) of a daily oral exposure to the human population (including sensitive subgroups), that is likely to be without appreciable risk of deleterious noncancer effects during a lifetime. It is not a direct estimator of risk but rather a reference point to gauge the potential effects. At exposures increasingly greater than the RfD, the potential for adverse health effects increases. Lifetime exposure above the RfD does not imply that an adverse health effect would necessarily occur.(3)
- EPA has medium confidence in the study on which the RfD was based because it utilized sufficient numbers of guinea pigs and measured multiple endpoints but only used two dose levels; medium confidence in the database because there are corroborating chronic animal bioassays; and, consequently, medium confidence in the RfD. (3)
- The California Environmental Protection Agency (CalEPA) has calculated a chronic reference exposure level of 0.01 milligrams per cubic meter (mg/m<sup>3</sup>) based on increased liver and lung weights in rats. The CalEPA reference exposure level is a concentration at or below which adverse health effects are not likely to occur. (5)

Reproductive/Developmental Effects:

- No information is available on the reproductive or developmental effects of DEHP in humans. (1)
- No reproductive or developmental effects were observed in animal studies from inhalation exposure to DEHP. (1)
- DEHP has been demonstrated to cause developmental toxicity, such as birth defects, in rats and mice from oral exposure. Reproductive effects, such as decreased fertility, proportion of pups born alive, and testicular weights and tubular atrophy, have also been noted from oral exposure to DEHP in animals. (1)

Cancer Risk:

- No information is available on the carcinogenic effects of DEHP in humans. (1)
- In the only available animal inhalation cancer study, lifetime exposure of hamsters to a very low dose of DEHP did not result in any significant increase in the incidence of tumors. However, because this is a very low dose, it is not possible to reach a conclusion as to whether or not higher concentrations might produce different results. (1)
- A study by the NTP showed that DEHP administered in the diet increased the incidence of liver tumors in rats and mice. (6)
- EPA has classified DEHP as a Group B2, probable human carcinogen. (3)
- EPA uses mathematical models, based on animal studies to estimate the probability of a person developing cancer from ingesting water containing a specified concentration of a chemical. EPA calculated an oral cancer slope factor of 0.014 (mg/kg/d)<sup>-1</sup> and an oral unit risk estimate of  $4.0 \times 10^{-7}$  (µg/L)<sup>-1</sup>. EPA estimates that, if an individual were to continuously ingest water containing DEHP at an average of 3 µg/L (0.003 mg/L) over his or her entire lifetime, that person would theoretically have no more than a one-in-a-

million increased chance of developing cancer as a direct result of ingesting water containing this chemical. Similarly, EPA estimates that ingesting water containing 30  $\mu$ g/L (0.03 mg/L) would result in not greater than a one-in-a-hundred thousand increased chance of developing cancer, and water containing 300  $\mu$ g/L (0.3 mg/L) would result in not greater than a one-in-ten thousand increased chance of developing cancer. For a detailed discussion of confidence in the potency factors, please see IRIS. (3)

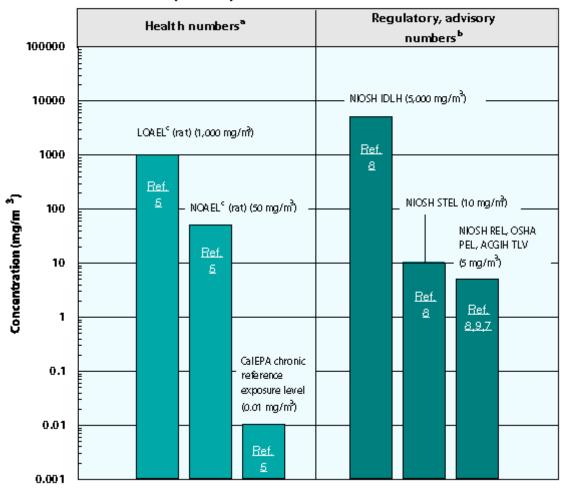
### **Physical Properties**

- Bis(2-ethylhexyl phthalate is also called di(2-ethylhexyl)phthalate or DEHP . (1)
- DEHP is a colorless liquid with almost no odor. (1)
- The chemical formula for DEHP is C H O, and the molecular weight is 390.57 g/mol. (1)
- The vapor pressure for DEHP is  $6.2 \times 10^{50}$  mm Hg at 25 °C, and it has a log octanol/water partition coefficient (log K ) of 4.2-5.11. (1)

Conversion Factors (only for the gaseous form):

To convert concentrations in air (at 25 °C) from ppm to mg/m<sup>3</sup>: mg/m<sup>3</sup> = (ppm) × (molecular weight of the compound)/(24.45). For DEHP: 1 ppm = 15.9 mg/m<sup>3</sup>.

### Health Data from Inhalation Exposure



### Bis(2-Ethylhexyl)Phthalate

ACGIH TLV -- American Conference of Governmental and Industrial Hygienists' threshold limit value expressed as a time-weighted average; the concentration of a substance to which most workers can be exposed without adverse effect.

NIOSH IDLH -- National Institute of Occupational Safety and Health immediately dangerous to life and health; NIOSH concentration representing the maximum level of a pollutant from which an individual could escape within 30 minutes without escape-impairing symptoms or irreversible health effects.

NIOSH REL--NIOSH's recommended exposure limit; NIOSH-recommended exposure limit for an 8- or 10-h timeweighted-average exposure and/or ceiling.

NIOSH STEL --NIOSH's recommended short-term exposure limit; a 15-minute TWA exposure which should not be exceeded at any time during a workday.

OSHA PEL--Occupational Safety and Health Administration's permissible exposure limit expressed as a timeweighted average; the concentration of a substance to which most workers can be exposed without adverse effect averaged over a normal 8-h workday or a 40-h workweek.

The health and regulatory values cited in this factsheet were obtained in December 1999.

ື Health numbers are toxicological numbers from animal testing or risk assessment values developed by EPA.

<sup>2</sup> Regulatory numbers are values that have been incorporated in Government regulations, while advisory numbers are nonregulatory values provided by the Government or other groups as advice. OSHA numbers are regulatory, whereas NIOSH and ACGIH numbers are advisory.

The NOAEL and LOAEL are from the critical study used as the basis for CalEPA's chronic reference exposure level.

### Summary created in April 1992, updated in January 2000

### References

- 1. Agency for Toxic Substances and Disease Registry (ATSDR). Toxicological Profile for Di(2ethylhexyl)phthalate. Public Health Service, U.S. Department of Health and Human Services, Atlanta, GA. 1993.
- 2. U.S. Department of Health and Human Services. Registry of Toxic Effects of Chemical Substances (RTECS, online database). National Toxicology Information Program, National Library of Medicine, Bethesda, MD. 1993.
- 3. U.S. Environmental Protection Agency. Integrated Risk Information System (IRIS) on Di(2ethylhexyl)phthalate. National Center for Environmental Assessment, Office of Research and Development, Washington, DC. 1999.
- 4. U.S. Department of Health and Human Services. Hazardous Substances Data Bank (HSDB, online database). National Toxicology Information Program, National Library of Medicine, Bethesda, MD. 1993.
- 5. California Environmental Protection Agency (CalEPA). Air Toxics Hot Spots Program Risk Assessment Guidelines. Part III. Technical Support Document for the Determination of Noncancer Chronic Reference Exposure Levels. SRP Draft. Office of Environmental Health Hazard Assessment, Berkeley, CA. 1999.
- 6. National Toxicology Program. Carcinogenesis Bioassay of Di(2-ethylhexyl)phthalate (CAS No. 117-81-7) in F344 Rats and B6C3F Mice (Feed Studies). NTP TR 217. U.S. Department of Health and Human Services, Public Health Service, National Institutes of Health, Bethesda, MD. 1982.
- 7. American Conference of Governmental Industrial Hygienists (ACGIH). 1999 TLVs and BEIs. Threshold Limit Values for Chemical Substances and Physical Agents. Biological Exposure Indices. Cincinnati, OH. 1999.
- 8. National Institute for Occupational Safety and Health (NIOSH). Pocket Guide to Chemical Hazards. U.S. Department of Health and Human Services, Public Health Service, Centers for Disease Control and Prevention. Cincinnati, OH. 1997.
- 9. Occupational Safety and Health Administration (OSHA). Occupational Safety and Health Standards, Toxic and Hazardous Substances. Code of Federal Regulations. 29 CFR 1910.1000. 1998.

#### Toxic Effects of Di-2-ethylhexyl Phthalate: An Overview - PMC

85. Erkekoglu P., Zeybek N. D., Giray B. K., et al. The effects of di(2-ethylhexyl)phthalate on rat liver in relation to selenium status. *International Journal of Clinical and Experimental Pathology.* 2014;95(1):64–77. doi: 10.1111/iep.12059. [PMC free article] [PubMed] [CrossRef] [Google Scholar]

86. Ha M., Wei L., Guan X., Li L., Liu C. P53-dependent apoptosis contributes to di-(2-ethylhexyl) phthalate-induced hepatotoxicity. *Environmental Pollution.* 2016;208:416–425. doi: 10.1016/j.envpol.2015.10.009. [PubMed] [CrossRef] [Google Scholar]

87. Jia Y., Liu T., Zhou L., et al. Effects of Di-(2-ethylhexyl) Phthalate on lipid Metabolism by the JAK/STAT Pathway in Rats. *International Journal of Environmental Research and Public Health.* 2016;13(11, article no. 1085) doi: 10.3390/ijerph13111085. [PMC free article] [PubMed] [CrossRef] [Google Scholar]

88. Zhang W., Shen X.-Y., Zhang W.-W., Chen H., Xu W.-P., Wei W. The effects of di 2-ethyl hexyl phthalate (DEHP) on cellular lipid accumulation in HepG2 cells and its potential mechanisms in the molecular level. *Toxicology Mechanisms and Methods.* 2017;27(4):245–252. doi: 10.1080/15376516.2016.1273427. [PubMed] [CrossRef] [Google Scholar]

89. Hillman L. S., Goodwin S. L., Sherman W. R. Identification and measurement of plasticizer in neonatal tissues after umbilical catheters and blood products. *The New England Journal of Medicine*. 1975;292(8):381–386. doi: 10.1056/NEJM197502202920801. [PubMed] [CrossRef] [Google Scholar]

90. Mangala Priya V., Mayilvanan C., Akilavalli N., Rajesh P., Balasubramanian K. Lactational exposure of phthalate impairs insulin signaling in the cardiac muscle of F1 female albino rats. *Cardiovascular Toxicology*. 2014;14(1):10–20. doi: 10.1007/s12012-013-9233-z. [PubMed] [CrossRef] [Google Scholar]

91. Posnack N. G., Swift L. M., Kay M. W., Lee N. H., Sarvazyan N. Phthalate exposure changes the metabolic profile of cardiac muscle cells. *Environmental Health Perspectives*. 2012;120(9):1243–1251. doi: 10.1289/ehp.1205056. [PMC free article] [PubMed] [CrossRef] [Google Scholar]

92. Gillum N., Karabekian Z., Swift L. M., Brown R. P., Kay M. W., Sarvazyan N. Clinically relevant concentrations of di (2ethylhexyl) phthalate (DEHP) uncouple cardiac syncytium. *Toxicology and Applied Pharmacology.* 2009;236(1):25–38. doi: 10.1016/j.taap.2008.12.027. [PMC free article] [PubMed] [CrossRef] [Google Scholar]

93. Rock G., Labow R. S., Franklin C., Burnett R., Tocchi M. Hypotension and cardiac arrest in rats after infusion of mono(2ethylhexyl)phthalate (MEHP), a contaminant of stored blood. *The New England Journal of Medicine*. 1987;316(19):1218– 1219. doi: 10.1056/NEJM198705073161915. [<u>PubMed</u>] [<u>CrossRef</u>] [<u>Google Scholar</u>]

94. Posnack N. G. The Adverse Cardiac Effects of Di(2-ethylhexyl)phthalate and Bisphenol A. *Cardiovascular Toxicology.* 2014;14(4):339–357. doi: 10.1007/s12012-014-9258-y. [PMC free article] [PubMed] [CrossRef] [Google Scholar]

95. Posnack N. G., Idrees R., Ding H., et al. Exposure to phthalates affects calcium handling and intercellular connectivity of human stem cell-derived cardiomyocytes. *PLoS ONE.* 2015;10(3) doi: 10.1371/journal.pone.0121927.e0121927 [PMC free article] [PubMed] [CrossRef] [Google Scholar]



CAS#: 117-84-0

### **Division of Toxicology**

This Public Health Statement is the summary chapter from the Toxicological Profile for Di-noctylphthalate. It is one in a series of Public Health Statements about hazardous substances and their health effects. A shorter version, the ToxFAQs<sup>TM</sup> is also available. This information is important because this substance may harm you. The effects of exposure to any hazardous substance depend on the dose, the duration, how you are exposed, personal traits and habits, and whether other chemicals are present. For more information, call the ATSDR Information Center at 1-888-422-8737.

This Statement was prepared to give you information about di-n-octylphthalate and to emphasize the human health effects that may result from exposure to it. The Environmental Protection Agency (EPA) has identified 1,416 hazardous waste sites as the most serious in the nation. These sites make up the National Priorities List (NPL) and are the sites targeted for long-term federal cleanup activities. Di-n-octylphthalate has been found in at least 300 of the sites on the NPL. However, the number of NPL sites evaluated for di-noctylphthalate is not known. As EPA evaluates more sites, the number of sites at which di-noctylphthalate is found may increase. This information is important because exposure to di-noctylphthalate may cause harmful health effects and because these sites are potential or actual sources of human exposure to di-n-octylphthalate.

When a substance is released from a large area, such as an industrial plant, or from a container, such as a drum or bottle, it enters the environment. This release does not always lead to exposure. You can be exposed to a substance only when you come in contact with it. You may be exposed by breathing, eating, or drinking substances containing the substance or by skin contact with it.

If you are exposed to a substance such as di-noctylphthalate, many factors will determine whether harmful health effects will occur and what the type and severity of those health effects will be. These factors include the dose (how much), the duration (how long), the route or pathway by which you are exposed (breathing, eating, drinking, or skin contact), the other chemicals to which you are exposed, and your individual characteristics such as age, gender, nutritional status, family traits, lifestyle, and state of health.

### **1.1 WHAT IS DI-N-OCTYLPHTHALATE?**

Di-n-octylphthalate, also known as dioctyl phthalate, is a colorless, odorless, oily liquid. It does not evaporate easily. There is no evidence that di-noctylphthalate occurs naturally in the environment. Di-n-octylphthalate is manufactured for many uses. It is commonly used as a plasticizer (a substance added to plastics to keep them soft or more flexible). These plastics are found in products such as carpetback coating, packaging films, medical tubing and blood storage bags, floor tile, wire, cables, and adhesives. Di-n-octylphthalate is also used in cosmetics and pesticides.

### 1.2 WHAT HAPPENS TO DI-N-OCTYLPHTHALATE WHEN IT ENTERS THE ENVIRONMENT?

Di-n-octylphthalate may enter the environment in industrial waste waters, air emissions, and solid wastes from manufacturing and processing operations, from evaporation of the compound from plastics, from the burning of plastic products, and

### DEPARTMENT of HEALTH AND HUMAN SERVICES, Public Health Service Agency for Toxic Substances and Disease Registry

### September 1992



CAS#: 117-84-0

### **Division of Toxicology**

by leaking from plastics in landfills into soil or water, including groundwater. Di-n-octylphthalate is expected to stick tightly to soil, sediment, and dust particles once it is released to the environment. If released to the atmosphere, the compound may be deposited on the ground or to surface water in rain or dust particles. Small amounts of the compound can build up in animals that live in water, such as fish and oysters. The compound breaks down into other products mainly by the action of microorganisms. Additional ways di-noctylphthalate is transformed into other substances include reaction with sunlight and other chemicals present in the atmosphere, reaction with water, and breakdown of the compound in surface waters by sunlight.

### 1.3 HOW MIGHT I BE EXPOSED TO DI-N-OCTYLPHTHALATE?

You may be exposed to di-n-octylphthalate by eating foods contaminated with any of the compound that has leaked from plastic containers, by eating certain foods, such as fish, that have built up high levels of the compound, and by drinking contaminated water. You may also be exposed to di-n-octylphthalate during medical treatments such as blood transfusions and dialysis that use equipment made of plastics containing di-noctvlphthalate. In addition, if you live near a hazardous waste site or an industrial manufacturing or processing facility, you may be exposed through contact with air, water, or soil that may have been contaminated around these sites. Little information is available about the concentrations of di-noctylphthalate in air, water, or soil. The compound has been measured at 0.06 - 0.94 parts di-noctylphthalate per trillion parts of air (ppt), in rain at 2.6 -20 ppt, in river water at 1 -310 ppt, and in sediment at less than 5 -25,000 ppt.

Workers in the chemicals and plastics industries may also be exposed to di-n-octylphthalate. The National Occupational Exposure Survey estimated that 10,393 individuals were exposed to the compound in the workplace in 1980.

### 1.4 HOW CAN DI-N-OCTYLPHTHALATE ENTER AND LEAVE MY BODY?

Di-n-octylphthalate can enter your body when you drink water or eat food containing it. We do not know if di-n-octylphthalate enters your body when you breathe air containing it or when it comes in contact with your skin. It is possible that exposure could occur near hazardous waste sites, at manufacturing facilities, or through the use of consumer products containing the substance. We do not know how much you will absorb if you eat or drink it.

Di-n-octylphthalate can also enter your body during medical treatment through the use of plastic tubing or storage bags contaminated with di-noctylphthalate. Once it enters your body, it breaks down into other chemicals and the health effects of some of these chemicals are not well understood. Di-n-octylphthalate and its breakdown products will leave your body mostly in your urine, but we do not know how quickly that happens. We do not know if the compound or its breakdown products will remain in the tissues.

DEPARTMENT of HEALTH AND HUMAN SERVICES, Public Health Service Agency for Toxic Substances and Disease Registry

### September 1992



CAS#: 117-84-0

### **Division of Toxicology**

### September 1992

### **1.5 HOW CAN DI-N-OCTYLPHTHALATE AFFECT MY HEALTH?**

No information is available regarding the possible effects caused by di-n-octylphthalate if you breathe, eat, drink, or have skin contact with it. Furthermore, there is no information on the effects of breathing di-n-octylphthalate in laboratory animals. Di-noctylphthalate has caused death in some rats and mice given very high doses by mouth. Mildly harmful effects have been seen in the livers of some rats and mice given very high doses of di-noctylphthalate by mouth for short or intermediate durations of time. Brief oral exposures to lower doses of di-n-octylphthalate generally caused no harmful effects.

We have no information on the health effects of din-octylphthalate when applied to the skin of humans for long periods of time. Di-n-octylphthalate can be mildly irritating when applied to the skin of animals. It can also be slightly irritating when put directly into the eyes of animals.

We do not know if di-n-octylphthalate causes cancer in humans or animals. Unlike other phthalates such as di(2-ethylhexyl)phthalate, di-noctylphthalate does not appear to affect the ability of male animals to father offspring [see ATSDR toxicological profile for di(2-ethylhexyl)phthalate for more information on this chemical]. Some birth defects occurred in newborn rats whose mothers received high doses (approximately 5 grams per kilogram of body weight [5 g/kg]) of di-noctylphthalate by injection during pregnancy. However, humans are not exposed to di-noctylphthalate this way, and no harmful effects on developing fetuses were seen when mice were given this chemical by mouth. Di-n-octylphthalate has not been classified for carcinogenic effects by the Department of Health and Human Services, the International Agency for Research on Cancer, or the EPA.

### 1.6 IS THERE A MEDICAL TEST TO DETERMINE WHETHER I HAVE BEEN EXPOSED TO DI-N-OCTYLPHTHALATE?

Di-n-octylphthalate and its principal breakdown products can be measured in urine, blood, and tissues. However, the information available on these tests is so limited that it is not possible to know if they are specific for di-n-octylphthalate, if they can be used to determine how much you were exposed to, if they can predict whether harmful health effects will occur, or how long the test is useful after exposure occurs. These tests are not available in doctors' offices.

### 1.7 WHAT RECOMMENDATIONS HAS THE FEDERAL GOVERNMENT MADE TO PROTECT HUMAN HEALTH?

The government has developed guidelines for di-noctylphthalate. These are designed to protect the public from the possible harmful health effects of the chemical. However, EPA has recently determined that there is not enough evidence to say that di-n-octylphthalate definitely causes harmful effects in humans or to the environment.

DEPARTMENT of HEALTH AND HUMAN SERVICES, Public Health Service Agency for Toxic Substances and Disease Registry



CAS#: 117-84-0

### **Division of Toxicology**

September 1992

### 1.8 WHERE CAN I GET MORE INFORMATION?

### If you have any more questions or concerns, please contact your community or state health or environmental quality department or:

Agency for Toxic Substances and Disease Registry Division of Toxicology 1600 Clifton Road NE, Mailstop F-32 Atlanta, GA 30333

### Information line and technical assistance:

Phone: 888-422-8737 FAX: (770)-488-4178

ATSDR can also tell you the location of occupational and environmental health clinics. These clinics specialize in recognizing, evaluating, and treating illnesses resulting from exposure to hazardous substances.

### To order toxicological profiles, contact:

National Technical Information Service 5285 Port Royal Road Springfield, VA 22161 Phone: 800-553-6847 or 703-605-6000

### Reference

Agency for Toxic Substances and Disease Registry (ATSDR). 1997. Toxicological profile for di-noctylphthalate. Atlanta, GA: U.S. Department of Health and Human Services, Public Health Service.

> DEPARTMENT of HEALTH AND HUMAN SERVICES, Public Health Service Agency for Toxic Substances and Disease Registry

#### Español | Other Languages





## The National Institute for Occupational Safety and Health (NIOSH)

The National Institute for Occupational Safety and Health (NIOSH) Home

Promoting productive workplaces through safety and health research / L



# Trichloroethylene



### Overview

### CAS NO. 79-01-6

Trichloroethylene (CICH=CCl<sub>2</sub>) is a colorless liquid with a chloroform-like odor. Trichloroethylene may cause irritation to the eyes and skin. Exposure to high concentrations can cause dizziness, headaches, sleepiness, confusion, nausea, unconsciousness, liver damage, and even death. Trichloroethylene is a known carcinogen. Workers may be harmed from exposure to trichloroethylene. The level of exposure depends upon the dose, duration, and work being done.

Trichloroethylene is used in many industries. It is mostly used as a solvent to remove grease from metal parts, but it is also an ingredient in adhesives, paint removers, typewriter correction fluids, and spot removers. Some examples of workers at risk of being exposed to trichloroethylene include the following:

- Workers who use this substance for metal degreasing
- Workers who use it as an extraction solvent for greases, oils, fats, waxes, and tars
- Factory workers in the textile processing industry who use it to scour cotton, wool, and other fabrics
- Dry cleaning workers who use it to remove spots
- Factory workers in plants that manufacture pharmaceuticals
- Chemical workers who use it to make other chemicals

NIOSH recommends that employers use Hierarchy of Controls to prevent injuries. If you work in an industry that uses trichloroethylene, please read chemical labels and the accompanying Safety Data Sheets for hazard information. Visit NIOSH's page on Managing Chemical Safety in the Workplace to learn more about controlling chemical workplace exposures.

The following resources provide information about occupational exposure to trichloroethylene. Useful search terms for trichloroethylene include "ethylene trichloride," "TCE," "trichloroethene," and "trilene."



# Brooklyn CB1 NYC Community Composting Request for CB Resolution

April 2, 2024



## About BkSWAB and Save Our Compost

### The Solid Waste Advisory Boards (SWABs)

are volunteer advisory boards appointed by the Borough Presidents and include a diverse group of residents, advocates, and industry representatives. Created in 1989, the SWABs advise the Borough President and City Officials on solid waste issues such as recycling, reduction, resiliency, and environmental equity with a goal of achieving zero waste.

**Save Our Compost (SOC) Coalition** was created in spring 2020 after NYC suspended composting due to COVID budget cuts. It includes the seven organizations within the NYC Compost Project and many more, including BkSWAB. SOC's mission is to support and expand community composting to uplift the environment and to advance climate justice.



### Join a BkSWAB Meeting!

**Brooklyn SWAB**'s monthly hybrid meetings are free and open to the public.

We have a featured speaker and catch up on waste world happenings the first Monday each month\* at 6:30pm! \*April meeting is on 4/8

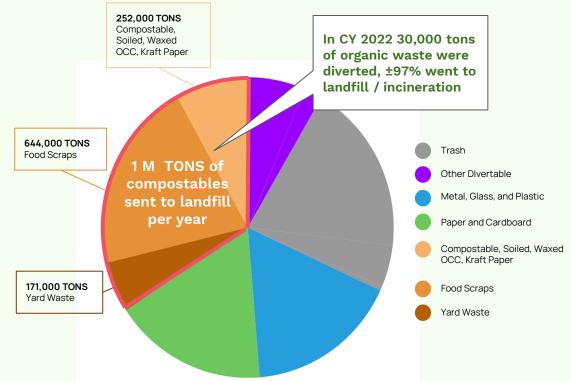
### **RSVP Here**



brooklynswab.org

# NYC's Residential Waste by Weight

Of the 3.1 M tons waste/year collected by DSNY...





Source: 2017 Waste Characterization Study Source: Monthly Tonnage Data (CY 2022)

# **Compost Use and Benefits**



#### **Green Infrastructure**

Adding compost once or twice a year allows soils to absorb 6x their weight —or up to 80% of water from a 4" rainfall—greatly reducing flooding. Adding compost also helps soil sequester more carbon.



# **Urban Farming**

Community composting, gardens and local farm stands work well together to support healthier diets.



## **Street Tree Care**

Community made compost is used in volunteer-led street tree care. It will also help the city achieve its Forest Canopy goals.



# **Compost Use and Benefits**

#### **Green Infrastru**

Adding compost onc wice a year allows soils to absorb 6x their weight -or up to 80% of water from a 4" rainfall-greatly reducing flooding. Adding compost also helps soil sequester more carbon.

# + No buffet keeps rats away A Reduced greenhouse gas emissions

Community composting, gardens and local farm stands work well together to support healthier diets.

## **Street Tree Care**

Community made compost is used in volunteer-led street tree care. It will also help the city achieve its Forest Canopy goals.



# **Public Food Scrap Collection Options in NYC**



Green Bins Food Scrap Drop-Off Sites (FSDO) Community Composting These organics are turned into compost, a valuable soil amendment.

Brown Bins City Sanitation Provided Residential Organics Collection



#### **Orange (Smart) Bins**

City Sanitation Provided Drop-Off Organics Collection These organics are processed mostly through anaerobic codigestion; a little goes to municipal composting. All residents can use! They are currently at three sites in CB1.

Available to all non-NYCHA residents but dependent on building management for utilization and resident access.

There are no Smart Bins currently located in CB1.



# **Primary Organics Processing Methods in NYC**



DEP wastewater treatment plant for biogas (CB1)

Process locally in community composting facilities

Staten Island Compost Facility (municipal composting)



How does the City process food scraps and yard waste now and what are the opportunities for scaling up to accommodate citywide curbside collection?

A panel discussion moderated by Council Member Sandy Nurse discussing community and municipal composting and anaerobic digestion

June 12 6pm - 7:30pm tinyurl.com/NYC-ORGANICS



# Learn More

Watch the panel discussion hosted by the SWABs here





# "Composting" Includes Many Interconnected Activities





# NYC Compost Project <u>eliminated</u> with PEG Cuts + FY25 onward

- NYCCP = 7 organizations: 4
   Botanic Gardens plus Big Reuse,
   Earth Matter, LES Ecology
   Center
- GrowNYC also affected
- 200+ drop-off (collection) sites
   O Staffed/Unstaffed drop-offs
   O Community gardens
- 7 processing sites
- Compost distribution
- Master Composter Program
- Outreach by all
- 115 green jobs



#### **Before PEG Cuts to NYC Compost Project**

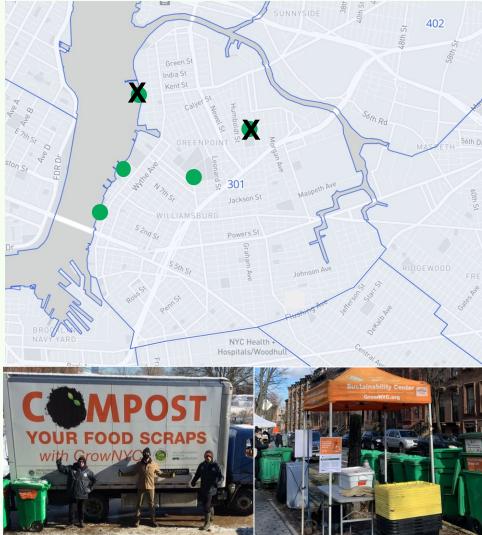


# Public Community Composting in Community Board 1

Food Scrap Drop Offs [FSDOs]

- McCarren Park Saturdays 8am-12pm
   SET TO CLOSE 5/18/24
- Domino Park Mon 10am-6pm, Thurs 12pm-8pm
- River St Composting Site [Compost Power] Tues 9am-3pm, Fri 9am-1pm, Sat 10am-1pm
- NBK Compost CLOSED DEC 2023: <u>McGolrick Park: Sun 10am-1pm</u> <u>Transmitter Park: Sun 11:30am- 1pm</u>





# **Mid-Scale Community Composting Sites**



Runs 3 community sites : Queensbridge\*, Gowanus, Red Hook Farms



Compost Yard in East River Park (1998-2021), Canarsie Compost Site (\$2.1m funding was cut in Nov 2023 PEGS)



On Governors Island



On grounds at QBG in Flushing Queens



On grounds at Snug Harbor in Staten Island



#### \*Urgent! Help Save Big Reuse's Queensbridge Processing Site

Sign the petition here





# What Can Community Board 1 Do?

# We request a resolution to show support for community composting; this includes restoration of funds in the NYC FY'25 budget

# (MN CB1 + QN CB6 have passed resolutions)



View the resolutions here



# **Save Our Compost 2024 Priorities**





# The BkSWAB is here to help. Thank you!

<u>swab.brooklyn@gmail.com</u> <u>brooklynswab.org</u>



@brooklyn\_swab

Brooklyn Solid Waste Advisory Board  $\mathbb{X}$ 

@BkSWAB

@saveourcompost

Save Our Compost

@SaveNYCCompost

linktr.ee/Saveourcompostnyc

# North Brooklyn Compost Project

**CB1 Environmental Protection Committee Meeting** April 2, 2024



## Why is composting important to Greenpoint?

According to a 2017 study by graduate students from Columbia University's Department of Earth and Environmental Sciences, **92 percent of backyards in Greenpoint have unsafe levels of lead** and many have levels that are nearly 10 times the levels deemed "safe" by the EPA. As a neurotoxin, lead can **inhibit mental development and cause behavioral problems** in children who are exposed to unsafe levels. Lead in the soil also means that **growing plants and vegetables is particularly challenging and unsafe**.

Cornell's College of Agriculture and Life Sciences recommends a series of actions to decontaminate soil. One of the most tangible solutions is the application of compost as a soil amendment to clean and decontaminate the soil over time. In addition to improving soil quality, compost provides essential nutrients to plants and vegetables so they can grow heartier.

Beyond the benefits to soil, **compost diverts organic matter from landfills** where it would typically produce harmful methane gas as it breaks down. Not only does this directly impact climate change by removing GHGs from the air, it improves the air quality in the immediate vicinity of landfills.

## **About NBK Compost**

The North Brooklyn Compost Project is a community-led initiative dedicated to keeping food scraps, yard waste, and other organic matter out of landfills. We ran weekly drop-offs on Sundays at McGolrick Park and outside Transmitter Park.

Our weekly drop-offs were run by a team of **neighborhood volunteers** who are dedicated to educating the community, introducing people to the beauty and significance of composting, and maintaining a strong relationship with the neighborhood and community spaces.

All the scraps we collected were **picked up and process by Big Reuse**.

## **NBK Compost History & Context**

March/April 2020	June 2020	July 2020	September 2020	December 2020
FSDOs and Curbside Program Suspended	NBK Compost Hosts First Drop-Off	NBK Compost moves to McGolrick Park Farmers Market	Partnership Established with Big Reuse	NBK Compost Opens Satellite Drop-Off Outside Transmitter Park
	100 lbs of Scraps Collected			Big Reuse Faces Eviction from Queensbridge Site
May 0001	December 0001	Neversker 0000	Desember 0000	Marrah 0004
May 2021	December 2021	November 2023	December 2023	March 2024
NBK Compost Celebrates 100,000 Ibs Collected	Curbside Composting Returns to Brooklyn CB1	Community Composting Eliminated from City Budget	GrowNYC Receives Private Donation to Fund Compost Ops	Big Reuse Faces Eviction from Queensbridge Site
	200,000 lbs Collected to Date	346,565 lbs Collected to Date		

# The Early Days



# **The Early Days**





## **Partnership with Big Reuse**



#### **NBK Compost's Overall Impact**

**2,500** Ibs of food scraps collected each week (avg.)

# 346,565

Ibs of scraps collected & diverted from landfill

450+ neighbors served each week 250+ volunteers

> **3,000+** Ibs of free compost distributed to the community

Community composting has been one of the unexpected gifts the pandemic brought. It was so meaningful to have a **weekly routine** be to walk to McGolrick Park every Sunday and see and be in community with my neighbors, all tireless volunteers, who partnered with the wonderful folks at Big Reuse, to collect and then process our community's food scraps. Thanks to the partnership, which included frequent compost giveaways, it was a **comfort to know that my food scraps were actually being turned into compost**, and not methane gas like through the city-wide compost program. It's been such a loss to have community efforts on pause due to city budget cuts. **Community compost should be supported by, and thrive, via city funds and not rely on private donors, and the city program should model itself off of the NYC Compost Project.** 

- Natalie Green

The impacts of the current and accelerating climate crisis are undeniable. While many of us as individuals feel hopeless in the face of these series of natural disasters, **community composting was one of the few outlets we had as individuals to feel that our actions were making a difference in the battle against rising greenhouse gas emissions**. This entirely volunteer-run organization also provided a sense of community and camaraderie, bringing together kindred spirits who believe in prioritizing actions that protect the Earth. Particularly in a city like New York that's huge volume of people, consumption, and waste can lead to the most sizable carbon footprint in the country, we need community composting now more than ever to help keep environmentalism top of mind and help protect the planet for future generations to come.

- Lizzie Tao

I have worked in community compost in this neighborhood for over four years, and seen firsthand the benefits to this community. The recent decision to cut all funding for community compost will **deny millions of New Yorkers the ability to keep their food scraps out of landfills** — and it means over 115 people like myself will lose our jobs. We need our city to invest in sustainable waste management, build community resilience, and fund green jobs, yet the Mayor and the Sanitation Commissioner are choosing to do just the opposite.

The **network of community compost organizations in this city is an ecosystem**, and these budget cuts ripple through community gardens, schools, urban farms, parks, food pantries, longstanding non-profit organizations, and individual New Yorkers.

The City cannot sustain a viable curbside organics collection program while working against community composting and the workers and volunteers who maintain it. With the imminent loss of all the outreach, education, and access provided by GrowNYC Compost program and the NYC Compost Project, the City's curbside program will continue to stagnate in participation and suffer high rates of contamination. We know that when there are gaps in service, good habits are lost, and if these programs are not renewed, the compost diversion rate will likely never recover.

- Lena Frey

Collectively, the NYC Compost Project and GrowNYC manage hundreds of food scrap drop-offs across the city, process millions of pounds of organics each year, do vital work to educate citizens, and directly contribute to building a healthier and more resilient future for this city.

When will the leaders of our great city recognize the importance of community composting and the NYC Compost Project? When our shoreline erodes further? When more lives and homes are lost to historic flooding? I can only hope that the recognition comes before it is too late.

Community composting represents only a sliver of the total city budget. **Despite the minimal cost** of these programs, they are highly effective and beloved by many.

- Katie Zwick

# Thank you!

nbkcompost.org @nbkcompost



## **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/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN DISTRICT MANAGER HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

April 9, 2024

#### **COMMITTEE REPORT**

#### Land Use, ULURP, and Landmarks (Subcommittee) Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Ms. Del Teague, Committee Chair Mr. Stephen Chesler, Committee Co-Chair Ms. Bozena Kaminski, Landmarks Subcommittee Co-Chair

RE: Land Use Committee Report from April 1, 2024

The Committee met on the evening of April 1, 2024, at 6:00 PM at CB1 District office, 435 Graham Ave. (Corner of Frost St), Brooklyn, NY. 11211

**Present:** Teague; Chesler; Kelterborn; Meyers; Pferd; Sofer; Vega; Kawochka\* **Absent:** Kaminski; Drinkwater; Indig; Itzkowitz; Kantin; Miceli; Rabbi Niederman; Weiser; berger\*; Stone\* (\**non-board member*)

(A quorum was not present)

#### AGENDA

1. <u>197 BERRY STREET</u>: In the matter of an application submitted by Bensing 250 LLC pursuant to sections 197-c and 201 of the New York City Charter for an amendment of the Zoning map, Sections Nos. 12c and 12d by changing from an M1-2/R6B District to an M1-



FIRST VICE-CHAIRMAN
DEL TEAGUE
SECOND VICE-CHAIRPERSON

SIMON WEISER

GINA BARROS THIRD VICE-CHAIRPERSON

DAVID HEIMLICH FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE 4/R6B District property bounded by Berry Street, a line midway between North 4th Street and North 3rd Street, Bedford Avenue, and North 3rd Street, as shown on a diagram (for illustrative purposes only) dated February 20, 2024. Presenter Gary Tarnoff, Kramer Levin Naftalis & Frankel LLP.

Mr. Taubman presented.

This is a 3-4 story building that contains 84 dwelling units, retail spaces, a health club, and an accessory below-ground garage with 142 parking spaces The purpose of the application is to allow the owner to convert 100 parking spaces into small self-storage units for use by residents and local small businesses. The eliminated spaces represent the number required by the current M1-4 zoning for the non-residential units. The zoning change will not affect the 42 residential required spaces. The proposed change will affect this site and 7 feet into the middle of the block where Whole Foods is located.

There are two elevators, one of which will remain used for the car parking; the other will be used by people using the storage units. There is additional stair egress.

The application is supported by the North Brooklyn Chamber of Commerce, the building's residents, and local residents, some of whom were involved with the Open Streets program on Berry Street. The supporters concur with the owner's contention that the current spaces are underused, and the storage spaces are much needed by the community.

#### **Recommendation:**

A motion was made to approve the application. The motion was approved by all 6 members who were present at the time.

 DISCUSSION ABOUT AFFORDABLE HOUSING: - Continue to refine research and/or data collection that we can focus on in our request for interns. Discuss intern sources. Discuss how to proceed now, concurrently with the intern search, possibly with formation of a working group within the committee. Discuss additional sources of information regarding the current status of affordability and the needs of our district.

# <u>Reminder of Additional information regarding affordability that we requested from DCP at the prior committee meeting:</u>

- Information regarding the income breakdown of our residents and current AMI levels.- More information on the remaining city-owned sites.

- Whether the affordability Under the Voluntary Inclusionary Housing regulations is permanent, even after the tax break sunset.

- Information on the vacancy rate, both market rate and affordable units. One question raised was if there is a large market rate vacancy, we may want to reevaluate whether there is a housing shortage for market rate units, and how much density (with its strain on our infrastructure) should be allowed.

[Ms. Marquez Reagan informed us that a DEP study shows that sewage at Newtown Creek has decreased. This might indicate a decrease in our population.]

- Whether we can connect 421-a to the construction of affordable units. What will the effect of the loss of the tax break be on affordability.

- information on our senior population vs. available senior housing.
- Information on our youth population and available schools.

- Information regarding resources the city used for arriving at existing housing and developmental policies. Information the city may have regarding research resources available to us, including interns, to assist us in formulating a needs assessment regarding positive future development.

#### **Current Discussion:**

We have begun our search for interns. We sent a request to La Guardia college for an intern with research or data collection abilities to work with the Land Use/Landmarks committee on affordable housing issues and research. Mr. Pferd contacted Funding for the City of New York. We can send in a request in August.

We discussed two articles presented by Mr. Chesler. The first was a report by ANHD that found that the need for housing is the greatest at the lower and moderate levels of the rental market. <u>https://anhd.org/report/data-brief-we-have-least-housing-where-renters-need-it-most</u>. The second was a study by DCP claiming that the restrictive zoning, for example on height and density, has resulted in a decrease in development. It appears this finding will be a part of the next City of Yes proposals that will probably seek to remove some of those restrictions. https://storymaps.arcgis.com/stories/fb123e8a753043319364d0ddf541f38a.

We also discussed the recent lawsuit that has resulted in the decrease of local 50% affordable preferences, thus putting our residents in the position of having to look for city wide availability.

We decided that we should reach out to various housing related organizations, such as ANHD and the Urban Land Institute (ULI), as well as to developers with either affordable or market-rate experience, such as Frank Lang and Joe Riggs, as potential valuable sources of relevant information regarding the needs of the community as well as the issues faced by developers in providing affordability. We agreed such information would help us to develop a realistic strategy for approaching the city.

3. **MOTION:** A motion was made to excuse the absence of Rabbi Niederman and Ms. Drinkwater. The motion was approved by all 7 members who were present.

# The next meeting of the Land Use, ULURP, and Landmarks (Subcommittee) Committee is scheduled as follows:

WHEN:	Monday, May 6, 2024.
TIME:	6:00 P.M. (Meeting will end at 9:00 P.M.)
WHERE:	CB1 District Office
	435 Graham Ave. (Corner of Frost St.)
	Brooklyn, NY. 11211



## **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/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN DISTRICT MANAGER HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

April 9, 2024

#### **COMMITTEE REPORT**

#### SLA REVIEW AND DCA COMMITTEE

TO: Chairperson Dealice Fuller And CB#1 Board Members
FROM: Arthur Dybanowski, Chair SLA Review & DCWP Committee
RE: Committee Meeting on March 27, 2024

The SLA Review & DCWP Committee met at CB1 District Office 435 Graham Ave (Corner of Frost St) at 6:30 pm on March 27, 2024, Representatives of the Community Board and other Community Board members participated in the discussion and review of the applications. Applicants were advised that the meeting was to end at 9:00 pm and those applications not reached would be postponed to the next Committee meeting. Prior to the meeting, the List of New and Renewal applications that had been posted at the Public Hearing was provided to the 90 and 94 Precincts of the NYPD for their review.

#### **ATTENDANCE:**

Present:Bachorowski; Bruzaitis; Talati; Cohen\*Absent:Dybanowski; Daly; Foster; Miceli; Sofer; Weiser(+)

There was no quorum.

#### LIQUOR LICENSES

#### <u>NEW</u>

1. 11211 Negotium LLC, 26 Bushwick Ave, (Class Change Liquor Wine, Beer & Cider, bar / Tavern) **Committee recommended APPROVAL.** 

SIMON WEISER FIRST VICE CHAIRMAN

DEL TEAGUE SECOND VICE-CHAIRPERSON

GINA BARROS THIRD VICE-CHAIRPERSON

DAVID HEIMLICH FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE



- 2. AI Sushi Inc, DBA, Mizu Sushi, 311 Bedford Ave (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
- 3. Bondi 156 N 4th Street LLC, DBA, Bondi, 156 N 4th St, (Class Change Liquor Wine, Beer & Cider, Sushi Bar) Committee recommended APPROVAL.
- 4. Family Negocio Corp, DBA, Koko's, 588 Grand St, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest) Committee recommended DENIAL, the applicant did not appear.
- 5. Fries Rice Bros EV LLC, DBA, Fan Fried Rice, 740 Driggs Ave, (Class Change Liquor Wine, Beer & Cider, Rest) Committee recommended APPROVAL.
- 6. GPP Hospitality LLC, DBA, Greenpoint Public House, 623 Manhattan Ave, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Bar / Tavern) Committee recommended DENIAL.
- 7. Have & Meyer BK INC, 103 Havemeyer St, Store 2, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
- 8. Hua Yuan 6 Inc, DBA, Sakura 6, 837 Manhattan Ave, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
- 9. LAB Restaurant Inc, DBA, Mido Omakase Room, 221 South 1st St. unit East Store (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest) Committee recommended APPROVAL.
- 10. Lora Sport Bar Corp, 163 Marcy Ave, (Class Change Liquor Wine, Beer & Cider, bar / Tavern) Committee recommended APROVAL with conditions. (Stipulations: More signatures with addresses, 2 AM license)
- 11. Moonrise Williamsburg LLC, DBA, Pending, 126 Bedford Ave, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Bar / Tavern) Committee recommended APROVAL with conditions. (Stipulations: More signatures with addresses)
- 12. Nealtican Deli Grocery Corp, 1225 Flushing Ave, (Corporate Change Liquor Wine, Beer & Cider, Rest) Committee recommended APROVAL with conditions. (Stipulations: More signatures with addresses)
- Norman Bakery LLC, DBA, Incendia,120 Norman Ave, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Bar / Tavern) Previously APPROVED on 01-30-24.

- 14. SA Empty Plate LLC, DBA, Plus De Vin. 445 Graham Ave. (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Bar / Tavern) Committee recommended APPROVAL.
- 15. The Test Brewery LLC, 302 Metropolitan Ave, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Bar / Tavern) Committee recommended APPROVAL.
- 16. Threes Operations LLC, DBA, Threes Brewing, 113 Franklin St, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Bar / Tavern) **Postponed.**
- 17. Tum Rub Corp, DAB, The AM-THAI, 225 South First St, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
- 18. View Hospitality LLC, 420 Kent Ave, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
- 19. Unknown Baths LLC, DBA, Bathhouse, 103 North 10<sup>th</sup> St, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest) **Postponed.**

#### **RENEWAL**

#### All the Renewals are approved by the Committee Members, there are no issues.

- 1. 260 Meserole Rest Corp, DBA, 3 Dollar Bill, 260 Meserole St. (Renewal Liquor Wine, Beer & Bar / Tavern)
- 2. 51 Kent Café Inc, DBA, Kent Ale House, 51 Kent Ave, (Renewal Liquor Wine, Beer & Cider, Rest)
- 3. 620 LOR LLC, DBA, Mo's General, 620 Lorimer (Renewal Liquor Wine, Beer & Cider, Rest)
- 90 Wythe LLC. DBA, Café Balearica, 44 Berry St. Retail 3, (Renewal Liquor Wine, Beer & Cider, Bar / Tavern)
- Chez Lolo Inc. DBA, La Petit Joie, 577 Union Ave, (Renewal Liquor Wine, Beer & Cider, Rest)
- Cup of Nachos LLC, DBA, Oxomoco, 128 Greenpoint Ave, (Renewal Liquor Wine, Beer & Cider, Rest)
- DM Hope alliance Inc, DBA, De Mole, 2 Hope St, (Renewal Liquor Wine, Beer & Cider, Rest)
- 8. Ella Hospitality LLC, DBA Meadowsweet, 149 Broadway (Renewal Liquor Wine, Beer & Cider, Rest)
- 9. Jinli BK LLC, 623 Grand St, (Renewal Liquor Wine, Beer & Cider, Rest)
- 10. K Top Chicken Inc, 639 Driggs Ave, (Renewal Liquor Wine, Beer & Cider, Rest)
- 11. Lil Fambly LLC, DBA, Santa Fe BK, 178 N 8th St, (Renewal Liquor Wine, Beer & Cider, Rest)
- 12. Lili and Cata LLC, 72 Greenpoint Ave, (Renewal Liquor Wine, Beer & Bar / Tavern)

- 13. Lover Says Go LLC, DBA, Sleepwalk, 251 Bushwick Ave, (Renewal Liquor Wine, Beer & Bar / Tavern)
- 14. Nineteen Twenty Four Inc, DBA, Roberta's, 43 Bogart St, AKA 271 Moore St, (Renewal Liquor Wine, Beer & Cider, Rest)
- 15. Ramen Spot Inc, 760 Manhattan Ave, (Renewal Liquor Wine, Beer & Cider, Rest)
- 16. St. Stanislaus Memorial ASSN, 519 Leonard St, (Renewal Liquor Wine, Beer & Veterans Post)
- 17. Threefold Holdings LLC, DBA, Threes Brewing, 113 Franklin St, (Renewal Liquor Wine, Beer & Bar / Tavern)
- 18. Two Hands Williamsburg LLC, DBA, Two hands, 266 Kent Ave. (Renewal Liquor Wine, Beer & Cider, Rest)
- 19. Via Della Fiera 105 Corp, DBA, Lella Alimentari, 325 Manhattan Ave, (Renewal Liquor Wine, Beer & Bar / Tavern)
- 20. Unknown Baths LLC, DBA, Bathhouse, 103 North 10<sup>th</sup> Street, Brooklyn, 11249 (Renewal Liquor Wine, Beer & Cider, Rest)

#### **ITEMS PREVIOUSLY POSTPONED**

- 1. Atium LLC, DBA N/A, 55 Meadow Street (New Application, Liquor, Wine, Beer & Cider, Night Club) **Postponed has to present to full board.**
- 2. The Brooklyn Brewery Corporation, DBA The Brooklyn Brewery, 1 Wythe Avenue, Cellar, 1<sup>st</sup> and 4<sup>th</sup> Floors (New Application, Liquor, Wine, Beer & Cider, Restaurant) **Committee** recommended APPROVAL.
- 3. Silenth LLC, DBA Café Colette, 79 Berry Street (Corporate Change, Liquor, Wine, Beer & Cider, Restaurant) Committee recommended DENIAL, the applicant did not appear.

Renewal licenses were posted at the Public Hearing of the Community Board and all members were encouraged to review the list and report any issues or concerns to the SLA Review Committee. The list was also provided to both the 90 and 94 Precincts of the NYPD. After review, the Committee recommends the **APPROVAL** of all Renewal applications.

The next meeting of the SLA Review & DCWP Committee is scheduled as follows:WHEN:Thursday, May 2, 2024TIME:6:30 PM (Meeting will end at 9:00 PM)WHERE:CB1 District Office435 Graham Ave (Corner of Frost St)Brooklyn, NY, 11211

The City NewYork	435 GRAHAM AV Pl En Website	NITY BOARD No. 1 /ENUE - BROOKLYN, NY 11211- 8813 HONE: (718) 389-0009 FAX: (718) 389-0098 nail: bk01@cb.nyc.gov : www.nyc.gov/brooklyncb1 HON. ANTONIO REYNOSO ROOKLYN BOROUGH PRESIDENT			
SIMON WEISER FIRST VICE-CHAIRMAN	DEALICE FULLER CHAIRPERSON	HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD			
DEL TEAGUE SECOND VICE-CHAIRPERSON	JOHANA PULGARIN DISTRICT MANAGER	HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD			
GINA BARROS THIRD VICE-CHAIRPERSON	DISTRICT MANAGER				
DAVID HEIMLICH FINANCIAL SECRETARY		А	pril 9, 2024		
SONIA IGLESIAS RECORDING SECRETARY			pm 9, 2021		
PHILIP A. CAPONEGRO       COMMITTEE REPORT         MEMBER-AT-LARGE       Cannabis Review Committee					
ТО	: Chairperson	Dealice Fuller and CB1 Board Members			
FR	<b>OM:</b> Mr. William	Vega, Committee Chair			
RE	: Cannabis Rev	view Committee Report from April 4, 2024	Ļ		

The Cannabis Review Committee met on Thursday, April 4, 2024, at CB1 District Office, 435 Graham Avenue (Corner of Frost Street), Brooklyn, NY 11211 at 6:00 PM.

#### **ATTENDANCE**

Present: Vega (Chair), Barros, Cabrera.

Absent: Daly, Bachorowski, Foster, Miceli, Sofer

Five members constitute a quorum for this committee, a quorum was not reached.

#### **AGENDA:**

Committee review of submitted Cannabis Retail Applications:

#### 1. <u>CANNABIS LICENSES</u>

1. Hassan Holder, DBA, Elevation Headquarters, 10 Lombardy Street, Retail Dispensary (Applicant failed to appear, committee recommends OCM not to approve application)

#### 2. <u>ITEMS PREVIOUSLY POSTPONED</u>

#### 3. <u>RESOLUTION TO APPROVE JULIA FOSTER'S REQUEST TO BE EXCUSED</u>

Vote as follows:

Vega:	YES
Barros:	YES
Cabrera:	YES

Cannabis Committee reviewed 1 retail dispensary applications. Committee approved 0 applications. Committee disapproved 1 application for failure to appear for scheduled meeting. Committee accepted 0 applicant's withdrawn application.

The next meeting of the Cannabis Review Committee is scheduled as follows:

WHEN:	Wednesday, May 1, 2024
TIME:	6:00 PM (Meeting will end at 9:00 PM)
WHERE:	CB1 District Office
	435 Graham Ave. (Corner of Frost St.)
	Brooklyn, NY. 11211



#### **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/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT



SIMON WEISER FIRST VICE-CHAIRMAN

DEL TEAGUE SECOND VICE-CHAIRPERSON

GINA BARROS THIRD VICE-CHAIRPERSON

DAVID HEIMLICH FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

April 9, 2024

#### **<u>COMMITTEE REPORT</u> Transportation Committee**

- **TO**: Chairperson Dealice Fuller and CB1 Board Members
- FROM: Mr.Eric Bruzaitis, Committee Chair

DEALICE FULLER

CHAIRPERSON

JOHANA PULGARIN

DISTRICT MANAGER

**RE:** Transportation Committee Report from Tuesday, March 26, 2024

The Transportation Committee met Tuesday, March 26, 2024 (CALLED TO ORDER: 6:38 PM; ADJOURNED: 9:01 PM) at CB1 District Office, 435 Graham Ave. (corner of Frost St), Brooklyn, NY, 11211.

A quorum was met.

#### ATTENDANCE

Present:Bruzaitis; Weiser; Costa; Kelterborn; Klagsbald; Odomirok; Pferd; Talati; Vega;<br/>Radezky\*.Absent:Argento; Drinkwater; Goldstein; Itzkowitz; \*Breitner.

#### **AGENDA**

#### 1. <u>2025 DISTRICT NEEDS STATEMENT ON TRANSPORTATION. Committee will</u> discuss inclusion of proposed new items in the next District Needs Statement.

Driggs: Committee determined that this street needs a walk-through to drill down on the specific issues.

Lorimer: Committee decided to leave it on the list from Bedford Slip/Manhattan Avenue end down to ??

Broadway: Committee modified the extents from Bedford to Flushing

Graham: Mr. Paul Kelterborn reported on the findings from the committee site visit:

This is a busy commercial district with a significant need for loading zones to prevent doubleparking. Many opportunities for daylighting intersections with something physical to protect visibility and slow turning traffic.

We noted that the corner of Grand and Graham remains dangerous partially because there are not enough loading zones on Grand St. and the daylighting is not physically reinforced. (site of 2020 and 2022 fatalities)

Some intersections like Boerum are dangerous because they have no painted crosswalk and no traffic control (no 4-way stop sign or light).

The intersection of Varet (site of a 2014 pedestrian fatality) has very successful daylighting with concrete bump outs and a shortened pedestrian crossing. There should be more of this treatment throughout the entire corridor.

The pedestrian plaza built out at the corner of Broadway is well done (site of a 2021 pedestrian fatality). It removes a dangerous slip lane, shortens a pedestrian crossing, removes intersection complexity, and creates additional space for pedestrians and vending.

The corridor could use more benches and streetscape beautification to help support the local businesses. (This is something the BID could be working on).

A new idea to explore is an all-way pedestrian crossing at the terminus of Graham where Flushing and Broadway intersect. (site of a 2023 pedestrian fatality). This is a very chaotic intersection, with the hospital on one side. We discussed whether it could be made safer if pedestrians could cross in all directions, including diagonally, without having to worry about turning traffic.

Morgan Ave.: committee decided to add Morgan from Meeker to Johnson and specify that a redesign is needed to make this stretch safe for bicyclists as well as usable for industrial businesses.

Greenpoint Ave: Committee will add a request for a protected bike lane from McGuinness to the bridge.

Kingsland Ave: Committee will ask for a redesign from Maspeth to Meeker, as well as specify the need for safety interventions at all the intersections.

Roebling St.: Committee discussed the community advocacy around reconnecting Continental Army Plaza with LaGuardia Playground by changing the block of Roebling below S. 4th Street into a plaza block. Committee will ask El Puente to attend the next meeting to discuss further.

Mr. Bruzaitis suggested that since the park is recently upgraded, the opportunity to close the bridge entrance may have passed. He also noted that the closure would drive more traffic to South 3<sup>rd</sup> St and increase congestion on Grand St to access bridge. There are already congestion issues with this approach as it is the main feed onto the bridge. Roebling bridge access is well used at peak times.

Union Ave: Committee will add a request for a redesign from Meeker to Broadway that gives special attention to updating the design of the bike lane to bring it up to current safety standards.

Bushwick Ave: Committee will add a redesign request from Metropolitan to Flushing with special emphasis on improving the area around PS250 between McKibben and Siegel.

The committee will finalize the District Needs report in May.

### 2. OLD BUSINESS

Mr. Kelterborn presented a revised resolution to support universal daylighting within Community District 1. The proposal incorporates many of the concerns raised by board members following the full board presentation by Sam Schwarts traffic engineers. Specifically, the ability of the board to propose to NYC DOT priority intersections where either fatalities have occurred or are known to the district to be historically problematic. It also suggests CB1 have oversight of proposed daylighting locations if NYC DOT submit notice to the board WITOUT prior CB1 input.

MOTION: (Mr. Costa) CB1 to adopt the following resolution and report to NYC DOT: BE IT RESOLVED THAT Brooklyn Community Board 1 calls on DOT: A. to implement Daylighting at all intersections within CB1 where DOT determines it

to be safe and feasible, using the tools in its toolbox including planters, boulders, bicycle racks, street furniture, and solid curb extensions, to slow turning cars and prevent unauthorized use of the reserved space;

**B.** to prioritize Daylighting at intersections within a one block radius of a school, a park, a senior center or a facility for people with disabilities

C. to prioritize Daylighting at each intersection where there has been a trafficrelated fatality or injury within CB1

• to prioritize Daylighting at intersections identified for further analysis with feedback from Brooklyn Community Board 1.

SECOND: Mr. Talati AYE: 7 NO: 0 ABS: 1 MOTION PASSES

John Rozmus spoke about the need for working fire hydrants around Banker's Anchor and voiced other concerns with the plaza.

Mr. Bruzaitis explained that the committee had a full vetting of the plaza which included support from the church and the necessary sign-off by FDNY. Mr. Bruzaitis also noted that he visits the location on a regular basis and that Lot Radio, the maintenance partner for the plaza, keeps the plaza in good condition and has not observed any significant issues.

Mr. Rozmus also expressed his concerns with the Berry Open Street and conflicts with posted evacuations routes. It was explained that the city was moving away from explicit evacuation routes in favor of announcements to move to upland areas for flooding concerns and other instructions specific to emergencies.

### 3. <u>NEW BUSINESS</u>

MOTION: (Mr. Pferd) Report to the Attendance Committee to excuse the absences of committee members Ms. Argento, Ms. Drinkwater and Ms. Breitner. SECOND: Mr. Vega. MOTION PASSED WITHOUT OBJECTION OR ABSTENTIONS. MOTION: (Mr. Pferd) Community Board 1 to draft its standard traffic-related fatality inquiry letter to NYPD Highway Patrol and 90<sup>th</sup>/94<sup>th</sup> Precincts, Councilmembers Gutierrez & Restler, DA Gonzalez, NYC DOT regarding the following victims:

Alex Caba-Guitierrez Harrison Avenue @ Lorimer St. February 26, 2024, 9:46 PM

John Paolicelli Broadway @ Lorimer St. February 27, 2024, 7:52 AM

Danielle Aber Nassau Ave & Sutton St. February 21, 2024, 7:06 PM

### SECOND: Mr. Costa. MOTION PASSED WITHOUT OBJECTION OR ABSTENTIONS.

Mr. Chris Roberti presented an update on the PS110 timeline for developing a proposal for safety enhancements to Monitor Street.

Lynn Pinezich read a statement opposing the work of the PS110 parents.

Mr. Bruzaitis thanked both Mr. Roberti for his group's work, and recognized Ms. Pinezichs objections to the process and other concerns. He also thanked both parties for addressing these concerns in a civil manner and encouraged the parties to work together to ensure that a safety plan can be implemented in the future to prevent incidents involving PS 110 students and all of the areas neighbors. He noted that the intersection of Monitor and Driggs continues to be a chaotic and dangerous intersection that needs to be remedied.

Paul Kelterborn raised the need for a hearing with DOT representatives to question them about a number of street and safety improvements that the board has requested. A discussion ensued about whether this meeting should be Transportation only or held jointly with the Public Safety committee. No determination was made.

Austin Pferd suggested that the committee think about writing a letter in support of proposed legislation Intro 501 which would create a civilian reporting program for hazardous parking in bus and bike lanes. No motion was made but the item will be discussed at a later date.

Monica Holowacz expressed frustration with illegal truck parking by City Swift, in front of 520 Kingsland. She has reached out the DOT, PD, and filed numerous 311 complaints but there has been no resolution of this issue.

Mr. Bruzaitis stated his frustration with this concern considering all the work the community and DOT has done to remedy this abuse by City Swift. Mr. Bruzaitis will follow up with the new XO at the 94<sup>th</sup> Precinct.

Adjourned 9:01 PM

Following the adjournment, Mr. Kevin LaCherra expressed his concerns with Mr. Rozmus' disruptive behavior at the meeting and addressing comments to him directly and not the committee. Mr. Bruzaitis noted his concerns and that any issues between Mr. LaCherra and Mr. Rozmus outside the public meeting are beyond the board's control. However, he noted that Mr. Rozmus has been cautioned in the past that he may be removed from the meeting if he cannot follow decorum. Mr. Bruzaitis stated that he will be less tolerant of disruptions going forward.

### The next meeting of the Transportation Committee will be Thursday, May 23<sup>rd</sup> at 6:30 PM at the CB1 District Office, 435 Graham Ave. (Corner of Frost St), Brooklyn, NY. 11211



### **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/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN DISTRICT MANAGER HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

March 26, 2024

### **EXECUTIVE BOARD**

TO: CB#1 Board Members

FROM: Chairperson Dealice Fuller

RE: Executive Board Meeting Held on March 20, 2024

The Executive Board met on Wednesday, March 20, 2024, at 5:30 PM.

ATTENDANCE: Present: Chairperson Fuller, Teague, Barros, Heimlich, Iglesias, Absent: Weiser, Caponegro. (A quorum was present)

### 1. MEETING CALLED TO ORDER:

Chairperson Fuller opened the Meeting. and asked the committee members to review the agenda presentation requests list (See attached).

### 2. <u>PREPARATION OF THE AGENDA FOR THE APRIL 9, 2024, COMBINED</u> <u>PUBLIC HEARING & BOARD MEETING.</u>

The Executive Board committee members reviewed the various requests received for the presentation. Chairperson Fuller asked for approval of the agenda and all present approved.

All presentations will be limited to 15 minutes. All the items on the agenda were approved.

The vote was as follows: "YES" Fuller; Teague; Barros; Heimlich; Iglesias. 0 "NO", 0 "ABS".

SIMON WEISER FIRST VICE-CHAIRMAN

DEL TEAGUE SECOND VICE-CHAIRPERSON

GINA BARROS THIRD VICE-CHAIRPERSON DAVID HEIMLICH

FINANCIAL SECRETARY

RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE



### 3. ADDITIONAL DISCUSSION:

Mr. Paul Kelterborn was presented at the Executive Board Meeting and stated that he is not receiving the Executive Board Meeting Reports, at least for the months of January and February 2024. The Executive Board explain the standard timing for all the Committees reports including the Executive Board Committee and inform him that beside the emails, the reports can be found at the website. <u>https://www.nyc.gov/site/brooklyncb1/meetings/minutes.page</u>

Mr. Paul Kelterborn, talked about the importance of the daylighting project and some transportation issues in the district along with the importance of the transit law enforcement and adequate signalization. The Executive Board informed him that the different Committees such as Transportation, Land Use and Environmental Committees are working on updating the District Needs statement and addressing some new issues. Mr. Kelterborn was invited to bring any new issues and present them to the corresponding Committee.

Third Vice-Chairperson Barros and Chairperson Fuller presented a statement for the Brooklyn Community Board Chairpersons Biannual Workshop, for the consideration, comments, and input of the Executive Board. (Statement Attached).

The executive Board approved the content and language of the document and approved the presentation of this document at the Borough Hall meeting.

The meeting was Adjourned. (7:15 p.m.)

### REVISED-PRESENTATION REQUEST LOG - REQUESTS RECEIVED TO PRESENT AT THE CB #1's COMBINED & PUBLIC HEARING – 03/20/2024

÷.	DATE RECEIVED	HOW	REQUEST FROM	PRESENTATION DESCRIPTION	ITEM ON A CLOCK?	CLOCK DETAILS
1.)	02/04/24	Via Email	David Renz Policy Analyst   Office of Community Affairs New York City Taxi & Limousine Commission	I was wondering if the Community Board would be interested in having the TLC present to them. We can attend a full board meeting or a transportation committee meeting if you think that would be better. Looking forward to hearing from you.	NO	
2.)	02/05/24	Via Email	Arthur Dybanowski, Chair, SLA Review & DCA Committee	The applicant Atium LLC – 55 Meadow St. Brooklyn, NY. 11206 Would like to present at our full board meeting in April due to large capacity venue.	NO	
3.)	03/01/24	Via Email	NYC Health + Hospitals / Woodhull	Woodhull Hospital would like to present at an upcoming Community District 1 meeting in order to update the community on their services, improvement initiatives and overall status. They also want to hear from the community on needs that they may be able to address.	NO	
4.)	03/01/24	Via Email	New York Connects Brooklyn	They want to present their services and benefits of their program for older adults. Please see information attached.	NO	

(03/18/24 10:30 AM)

public information about opportunities for civic engagement.

The Mayor would be authorized to transfer to the Commission, by executive order, any directly related powers and duties currently being performed by the Mayor's Office or any department whose head is appointed by the Mayor.

Finally, the Civic Engagement Commission would be required to annually report on participatory budgeting, poll site language assistance, and any other information it deems relevant.

These amendments would take effect on April 1, 2019.

### **Community Boards**

The Commission proposes the following amendments to the Charter, in order to help make community boards more reflective of the communities they represent and more effective in that representation:

**Term limits.** The Commission proposes term limits for community board members, who currently serve for two-year terms without limit, to create opportunities for new voices and leaders on all community boards. Members appointed or reappointed on or after April 1, 2019, would be limited to serving four consecutive two-year terms. However, members appointed or reappointed for a term commencing on April 1, 2020, could be reappointed for up to five consecutive two-year terms, in order to prevent a heavy turnover of community board membership in 2027 and 2028. Appointments made for terms commencing after April 1, 2020, would be subject to four consecutive two-year term limits. These term limits would be prospective only; terms served before April 1, 2019, or April 1, 2020, would not count toward the term limits that start on those dates. Members who have served for the maximum number of consecutive terms would not be barred from re-appointment after one full term out of office.

**Appointment process.** The Commission proposes several changes intended to bring more uniformity and transparency to the process of appointing members to community boards and to encourage diversity in appointments. The proposed amendments would require Borough Presidents to seek out persons of diverse backgrounds for appointment to community boards and make applications available on their websites. The proposal would also add new application and reporting requirements related to these appointments, including an annual report disclosing information about membership and the recruitment and selection process.

**More resources.** The Commission proposes requiring the Civic Engagement Commission, if the voters approve creating such an entity, to provide additional resources to community boards, including access to urban planning professionals and language access resources, in





order to enable the boards to more effectively meet their Charter responsibilities.

The amendments relating to term limits and the appointment process would take effect on January 1, 2019. The amendments related to resources provided by the Civic Engagement Commission would take effect on April 1, 2019, but only if the ballot questions relating to community boards and the Civic Engagement Commission are both adopted by the voters.

### **Issues for Future Consideration**

#### **The Districting Process**

The Commission also received a considerable volume of public comments about the districting process. After every decennial census, the Mayor and the City Council must appoint a 15-member Districting Commission to draw City Council district lines to accommodate changes in population. The next districting plan will take effect in 2023, and the Commission heard a variety of proposals relating to the process by which district lines are drawn. These proposals can be sorted into four themes: i) promoting political independence and diversity in the Districting Commission's appointment process; ii) ensuring transparency and public participation; iii) protecting the City's minority communities after the loss of the Voting Rights Act's pre-clearance mechanism; and iv) counteracting a potential undercount in the 2020 U.S. Census.

The Commission heard compelling testimony that this is an issue in need of urgent attention. However, after careful consideration of the above public proposals, the Commission has determined that further research, outreach, and analysis is needed before recommending any of these proposals be submitted to the voters. Given the testimony received in this process, the Commission urges future Commissions to take up the analysis of this issue in order to present to the voters an amendment designed to effectuate a fair and independent districting process for all New Yorkers.

### **Ranked Choice Voting**

The Commission also received a considerable volume of public comment about ranked choice voting. Members of the public and various City elected officials urged the Commission to consider proposing a Charter amendment implementing ranked choice voting (otherwise known as "instant runoff voting"), which permits voters to rank multiple candidates on their ballots in order of preference.

After careful consideration of these proposals, the Commission believes that further research, outreach, and analysis is appropriate before presenting any such proposal to the voters. The Commission recommends that a future Charter Revision Commission or other legislative body study the important and complex questions these proposals raise about representation





Draft of Brooklyn Community Board One Statement to be given at the Brooklyn Community Board Chairperson Biannual Workshop Brooklyn Borough President Antonio Reynoso

Introduction: Brooklyn Community Board One would like to highlight the significant effort and complexity of the work involved in the crucial role of community board members. Our roles entail working together collaboratively, attentively listening to the people's concerns in our community, and taking appropriate measures to address those concerns that will safeguard and improve the quality of life in our community.

Therefore, it is important to recognize that the much more experienced community board members are keepers of crucial institutional knowledge of its inner workings and our community. These community board members have among the best records of attendance, participation, and follow-through at full board meetings and on committees. Their feedback and participation are critical in developing a succession plan.

The importance of committees: It is important to highlight the complex work of community board members on the various committees. These committees impart important reports to the community and provide an opportunity for the community to have their voices heard on many issues. In doing so, some committees will meet for long hours, listening to the community's many concerns, which sometimes means listening to their strong emotions.

Community Board One has 18 committees, of which 8 meet monthly (Executive, ULURP, Historic/Landmarks, Liquor Licenses review, most recent Cannabis Licenses review, Transportation, Environmental, Parks/Waterfront). These committee meetings start at about 6:30 p.m. and sometimes end around 10:30 p.m.

The Liquor Licenses review committee, for example, has had to review each month between 40 and 50 new and renewals of liquid licenses, which have included a review of backyard use and outdoor dining. They will soon have to include a review of the outdoor dining applications, including a review of the roadway cafes. This has added to a continuous increase in community concerns about how noise and crowds impact the quality of life in their community. The Cannabis Committee has had to address the community's concern about the proliferation of illegal cannabis stores. Some are near playgrounds and schools. The ULURP committee has continually fought for increased true housing affordability in new and existing developments.

All the while, the Community Board District Office is understaffed. Compared to city agencies with large staffs, we have a staff of three: the District Manager, Assistant District Manager, and Community Associate. They are expected to work on a flexible schedule, which sometimes results in working until 11 p.m., depending on the committee meetings.

Due to flexible schedules, they accumulate time that must be used within a certain period, which causes a shortage of staff on the days they must use their flexible hours, such as during the day office hours.

Community Boards work with all agencies that have a staff of about 100 people, whereas community boards work with a staff of three. They have been expected to increase their work responsibilities, such as adding the responsibilities for the new Cannabis Committee and changes to the District Needs submission process.

Furthermore, due to the growing population in Williamsburg and Greenpoint, the number of people seeking assistance from the community board has increased.

Yet we have not received the funds or support to increase the staff of our District office; although this continues to be priority number one on the District Needs Budget Requests Statement, therefore, we are asking for more funding to increase staff.

Succession Planning: Term limits will require a radical change to the membership of our Community Board beginning in 2027, and without proper planning, this transition could leave us in a state of dysfunction. We agree that our Board would benefit, as it has in the past, from including new members who would bring energy and fresh ideas to our work. However, a transition takes time, and we cannot complete this work in the few months remaining in the current term.

The Community Board should have the chance to collaborate with the Borough President's office in creating and implementing a plan to enable new board members to acknowledge and learn from the more experienced and active community members. Many of these experienced members hold important committee leadership positions and possess valuable institutional knowledge.

We propose to work with the Brooklyn Community Board office to improve our documentation of the policies and procedures that have governed our work and to establish new and better training programs so that new members can contribute meaningfully and assume positions of responsibility quickly. They will learn from our most experienced and active members by attending the committee meetings and studying the committee responsibilities (why, how they do the review and make their decisions.)

Diversification: Community Board One is diversified; we therefore agree and welcome Borough President Reynoso's continued priority to support our groups (homeowners and renters, more recent immigrants, seniors, and younger people, different racial/ethnic groups, different religious groups, different sexes and genders, and people living with disabilities).



### **District Manager's Report**

TO:All Board MembersFROM:Johana P. Pulgarin<br/>District Manager

**MARCH 2024** 

1. Complaint Tally Sheet for February – March 2024.

RE:

- 2. NYC Council District 3 Conversation with NYC Council Member Erik Bottcher.
- 3. Civic Engagement CEC Annual Report
- 4. Brooklyn Community Board 1, representatives: Simon Weiser (First Vice-Chair), Johanna Pulgarin (District Manager) and Luis Castrillon (Assistant District Manager) attended the MTA Accessibility Upgrades at Metropolitan Av -Lorimer St, G and L Stations. Event organized by MTA Chair and CEO Janno Lieber, on April 1, 2024.
- 5. NYC DOT Outdoor Dining webinar: Requirements and application process for the outdoor dining program.
- 6. St. Nicks Alliance Re: Inclusionary Housing Project developed in the former Greenpoint Hospital. The Kingsland Commons 2, construction expected to commence in July 2024.
- 7. Notification from the 94<sup>th</sup> Precinct: informing that there have been numerous thefts within the confines of the 94th Precinct. These thefts have all been committed by individuals on mopeds and the victim being a pedestrian walking while on the phone and/or having headphones in their ears.



### **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/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT GB greenpoint williamsburg

DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN DISTRICT MANAGER HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

### **COMPLAINT TALLY**

### MARCH 05, 2024 – MARCH 29, 2024

SIMON WEISER FIRST VICE-CHAIRMAN

DEL TEAGUE SECOND VICE-CHAIRPERSON GINA BARROS THIRD VICE-CHAIRPERSON

DAVID HEIMLICH

FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE

	-	r	
COMPLAINT TYPE	TALLY	COMPLAINT TYPE	TALLY
AIR	4	NATIONAL GRID	3
ANIMAL CONTROL		NOISE	3
APPLICATION		OTHER	
ARCADE/RIDES		PARKING	16
ASSISTANCE	12	PARKS DEPARTMENT	4
BASKET REQUESTS		PEST CONTROL	
<b>BUILDINGS DEPARTMENT</b>	5	PLATES	
BULK PICKUP		POLICE DEPARTMENT	9
CATCH BASIN		POOLS	
CAVE-IN		POTHOLES	
CODE ENFORCE		PROTECTION	
COLLEGE		PRUNING	
CON-EDISON		PUBLIC ASSISTANCE	
CRIME		REAL ESTATE	
DCA		RECYCLING	
DCAS		REFERRALS	
DEMO		REGULAR PICKUP	
DEP	4	RELOCATION	
DERELICT AUTO/BIKES		RENT CONTROL	
DOCUMENTS	2	SANITATION	2
DOS		SCHOOL/PS	
DOT	3	SCHOOL REGION	
DRUGS	2	SEAL-UP	
EDUCATION		SENIOR HOUSING	
ELEVATOR		SERVICE	
ENFORCEMENT		SEWER BACKUP	
EQUIPMENT		SEWER BREAK	
FEDERAL		SIDEWALK	
FIRE DEPARTMENT		SIGNS	
FOOD STAMPS		SNOW REMOVAL	
GREENSTREET		SOCIAL SERVICES	
HEALTH DEPARTMENT	2	SPRAYING	
HEAT/HOT WATER		STATE	
HIGHWAYS		STREETLIGHT	
HOUSING AUTHORITY		TRAFFIC LIGHTS	
HPD	4	TREE REMOVAL	
HRA	· ·	TREE REQUESTS	
HS		TRENCH WORK (& DEP)	
HYDRANT		UNSWEPT STREET LITTER	
INFO REQUESTS	17	VERIZON/CABLE	
JHS		WATER	
LEGAL	2		
LICENSE			
LOT CLEANING			
LOT CLEANING/BQE			
MEDICAID			
METERS			
AT A A A A A A A A A A A A A A A A A A			



### FOR IMMEDIATE RELEASE

Contact: district3@council.nyc.gov

### COUNCIL MEMBER ERIK BOTTCHER LAUNCHES INNOVATIVE RAT CONTROL PROGRAM USING NATURAL PREDATORS

New York City, NY - April 1, 2024 - Today NYC Council Member Erik Bottcher unveiled a groundbreaking rodent control program that will harness the raw power of nature to combat the city's persistent rat infestation issue.

In a bold move aimed at reducing the reliance on traditional pest control methods, Council Member Bottcher will partner with leading wildlife experts to introduce a large-scale local deployment of natural predators in the form of non-venomous snakes.



Under this innovative program, between 10,000 to 20,000 corn snakes will be strategically released in parks and residential neighborhoods throughout Council District 3, where they will prey on rats and mice, controlling the rodent population in an environmentally friendly manner.

With finely-tuned hunting instincts honed over millions of years, thousands of serpentine predators will methodically penetrate every nook and cranny of City Council District 3 and reach every place that rats and mice have been known to nest, including tree beds, flower boxes, parked cars, and interior apartment walls.

Through a rigorous training regimen overseen by expert herpetologists and animal behavior specialists, the snakes will be taught to distinguish between rats and other animals, ensuring that they exclusively target rodent populations, which will help address concerns expressed by small dog owners.

In situations where the interior of city blocks cannot be accessed easily by the pest control teams, drones will be utilized to drop snakes into the backyards of apartment buildings. In cold winter months, residents will be encouraged to welcome snakes inside. This is expected to provide the added benefit of controlling mouse populations within residences.

"I don't know about you, but if I had to choose between coming face-toface with a rat or a snake on Horatio Street, I'd probably go with the snake," said **Council Member Erik Bottcher**. "I'd like to thank the snakes for giving us a hand with the rat problem, but I won't, because they don't have hands."



"To be honest, we have concerns, because a mature female corn snake can produce as many as 100 offspring per year, and they are extremely aggressive when approached from behind" said **Karen Rattlebottom, Executive Director of the National Organization of Python Enthusiasts (N.O.P.E.)** "However, we appreciate Council Member Bottcher's commitment to introduce Turkey Buzzards to Manhattan to help control the forthcoming snake infestation."

"I encourage all New Yorkers to show our new reptilian allies a warm welcome, while also maintaining a safe distance from them at all times," said **NYC Council Sanitation Committee Chair Shaun Abreu**. "The next time a rat wants to rifle through someone's trash, they better think twice, because there's probably gonna be at least one snake in there." A first-of-its-kind communication system is being developed to interact with the snakes and provide them with necessary instructions and feedback. While snakes to not yet understand human language, they can respond to certain sounds and vibrations. The system under development will emit signals that guide the snakes and encourage specific behaviors.

The program will commence on April Fool's Day, 2025.

I would love to be connected with you on social media! Please give me a follow so we can keep you apprised of our work in real time:



Forward to a friend

Want to change how you receive these emails? You can <u>update your preferences</u> or <u>unsubscribe</u>



## **Annual Report**





nyc.gov/cec | @nyccec

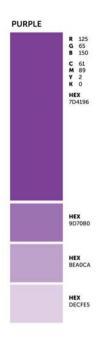
### AGENCY REBRAND

At the CEC, we believe that storytelling is a key component in our work of sharing our lived experiences, which is why we rely on art to help us connect with New Yorkers through a more robust, creative lens. In 2022, we embarked on a collaborative journey to reimagine the look, feel, and brand identity of the Civic Engagement Commission (CEC). Our new aesthetics were designed by Time of Day Media, supported by the People's Artist Yazmany Arboleda, CEC staff, and in collaboration with community stakeholders. Drawing inspiration from iconic New York City street art and artists, our new identity symbolizes accessibility, approachability, and is representative of the tone of our city. Through this rebrand, we aim to foster greater civic engagement and resonance with the diverse communities in New York City.













"Democracy NYC Purple" represents our mission to increase voter participation and civic engagement in NYC through education, registration, and policy amplification. We work to eliminate historic barriers to voting and encourage all eligible New Yorkers to make their voices heard.







"People's Money Green" celebrates **NYC's first-ever participatory budgeting process**, where anyone age 11 and up can decide how to spend part of the city budget to address community needs, regardless of immigration status.



PEOPLE'S BUS PINK







"People's Bus Pink" celebrates the process of **change and the joy of community engagement**. The People's Bus, once used to transport those detained on Rikers Island, has been transformed with input from New Yorkers into a mobile community center. Its purpose is to bring beauty and joy to civic life in NYC.







"Community Boards Blue" is inspired by our city sky and **celebrates all things local**. Community Boards, made up of volunteers appointed by Borough Presidents, weigh in on issues that impact their communities, from land use to small businesses to the environment.



# COMMUNITY BOARDS



### **COMMUNITY BOARDS ASSISTANCE**

The City Charter specifically mandates the CEC to provide assistance and training to community boards, in consultation and coordination with the Department of City Planning (DCP) and other relevant agencies as well as borough presidents, to the extent practicable.

Over the last year we have continued to expand our range of training topics. We expanded the audience to include board members and board staff so more people can benefit from the resources we provide. In addition, we daytime sessions, not just evenings as had been the practice, to try and accommodate people's busy schedules.

In total, the Commission hosted 34 trainings with 8 partners in Fall 2022 and Spring 2023. The training topics were determined by a previous Needs Assessment survey and interest in serving some of our key populations such as People with Disabilities and Youth. Partners and topics of trainings are shown in the below table, along with the number of attendees per borough.

Overall attendees shared positive feedback about workshops as noted in the quotes below:

Land Use & Equity Planning: "The workshops gave clear explanations about Land Use and Equity. This provided greater understanding." CB Member, Bronx 10

People with Disability Training Series: "I appreciated the workshops very much. The trainer was knowledgeable, professional, skilled, and receptive to board members' questions, as was the CEC facilitator."

CB Member, Brooklyn 7

### **CEC Workshop Attendance Records by Borough**

Partner	Workshop Topic	Dates	Bronx	Brooklyn	Manhattan	Queens	Staten Island
Independent Budget Office	Intro to the City Budget	Oct 12, 19, Nov 21	18	22	15	8	4
Office of Data Analytics	Explore the Open Data Portal	Oct 24, 27, Nov 3, 14, 17	29	25	21	16	2
YVote	Youth Engagement & Community Boards	Nov 21, Dec 1, 7, 8, 12	13	18	7	3	2
Mayor's Office for People with Disabilities (Series)	Disability Etiquette & Awareness	Mar 7, 9, 14. 16	23	16	10	23	7
	Accessible Documents	4-Apr-06					
	Accessible Virtual Meetings						
Dept of Housing Preservation and Development	Fair Housing	19-Apr-26	15	22	42	12	1
	Affordable Housing	2-May-09					
Association of Neighborhood and Housing Development	Land Use and Equity Planning	March 21, 23, 29	17	15	21	6	5
Parliamentarians of Metro NYC	Efficient Board Meetings	May 16, 22, 31	76	47	42	29	15
	Committees	April 17, 25, 27					
	Motions and Amendments	1-Jun					
	Role of the Parliamentarian						
Prof. Mark Johnson	Program Analysis (requested by Brooklyn Borough President)	16-Feb		61			
Fotal			191	226	158	97	36









Open to all Community Board Members

Engagement

### **City Council Hearing**

### Appointing and Supporting NYC's Community Boards - February 28th, 2023

At the request of the Committee on Governmental Operations Chair Ung, the CEC along with Borough Presidents and District Managers, offered testimony at a City Council hearing regarding CEC efforts to support boards across the city. One topic that became a focus of the hearing was language access and the great need boards have for support to provide better language access in their meetings and communications.

As a follow up from the hearing, CEC formulated a survey with the input of the Future of Community Boards Working Group to ask the Board staff their feedback on language access. Initial findings include:

- Twenty-two boards responded to the survey to date. Eight boards reported that they translated their materials, including but not limited to district needs surveys, resource guides, event flyers and public meeting notices. Five boards also specifically mentioned language access on their sites.
- All 22 boards reported having board members who speak a language other than English; 18 of the 22 also had staff members who speak a language other than English. These bilingual staff and board members also serve as informal interpreters when needed.
- Twelve of the 22 said that they thought board meetings and committee meetings could benefit from interpretation assistance.

CEC is continuing to do outreach to increase the response rate on this survey. It is important to note that boards are generally small organizations with few full-time staff lines. Staff and budget constraints make it challenging to meet the costs of translation and interpretation, which are quite costly. Board leaders continue to tell CEC that they are being asked to do more work with less funding and that without dedicated funding, it will be difficult for boards to meaningfully connect with limited English proficient New Yorkers. They do not want to be criticized for inadequate language access when they have not been given resources. CEC will continue to work with boards to provide access to language line and strengthen their language access planning.

## ROADMAP FOR THE YEAR AHEAD

### **CITYWIDE PARTICIPATORY BUDGETING**

The CEC looks forward to launching the next cycle of The People's Money (2023-2024). There are various lessons learned from the first cycle that seek to inform the planning of the second cycle.

### Key Process-Wide Lessons

- Maintaining Investments in Partnerships
  - One of the central successes of year one of the The People's Money was the CEC's emphasis on building a large swath of funded partnerships. The partnerships not only leveraged the reach of community partners in terms of participants served, but it also enabled the CEC to have trusted community leaders serve as intermediaries and for the leaders to have an additional capacity building opportunity. In the second cycle, partnerships will continue to play a central and even expanded role.
- Expanding Education on City Budget and Participatory Budgeting
  - The CEC received repeated positive feedback on the excitement surrounding educational materials including civic trivia cards and community profiles that informed participants in all phases about the city's budget, data points of their communities and boroughs, as well as context about PB as a worldwide phenomenon. For the second cycle, the CEC will continue to produce educational material that our partners and residents can use year-long, in addition to exploring different mediums and customizations.
- Being More Conscious of Environmental Footprint
  - One crucial piece of feedback the CEC received throughout the phases was to be more mindful of the environmental footprint of printed materials. For example, in Phase 1, partners had difficulty juggling various pieces of paper including, surveys, applications, and more. Likewise in Phase 3, partners noted that they had to recycle large quantities of unused palm cards or ballots. In the second cycle, the CEC will explore ways to reduce the level of materials and offer more digital substitutes for paper materials, while still retaining some paper options to address digital inequity.

### **Phase-Specific Lessons and Adaptations**

### Phase 1:

The CEC seeks to reduce the idea generation workshop from 2 hours to 1.5 hours following community partner feedback on the difficulty around the length of the session. In addition, the CEC will incorporate more educational material around the phases of the PB process and offer various customizations for each activity to allow for partners to "choose their own adventure" based on their audiences. There will be less emphasis on individuals submitting one idea, and more emphasis on groups coming to consensus around a collective idea, with options to submit individual ideas online.

### Phase 2:

The CEC will work toward creating a more cohesive Borough Committee experience by introducing an opening and closing session with all 5 borough committees present. Furthermore, the Borough Committees will be expanded from an average of 16 residents to 20-25 residents to account for attendance lapses. The curriculum of the committee meetings will incorporate more of expert panels, detailed data, and lived experience.

### Phase 3:

The CEC will work to create two unique vote campaigns: a digital campaign and an inperson campaign. The goal would be to increase digital participation and reduce our paper footprint while still maintaining an in-person form of voting for residents who do not have access to electronic devices and/or do not feel comfortable participating online. In terms of timeline, the CEC seeks to move the voting period earlier in the year to accommodate school participation. Hence, instead of voting taking place between May-June, the CEC proposes to move it earlier in the year from April-May.

### Phase 4:

The CEC seeks to build in the program timeline more time for project implementors to build out their scope of work so that projects can start being implemented earlier in the year around July instead of late August.

At the moment of this report, the CEC is gearing up to launch Phase 1: Idea Generation in mid-October of 2023. Community partners, residents, and agencies can stay up to date on The People's Money (2023-2024) by visiting participate.nyc.gov to learn about where we are in the process and opportunities to be involved.

### DEMOCRACY NYC

DemocracyNYC will continue to work toward building a culture of voting in New York City through innovative outreach strategies and meaningful relationship building with communities across the five boroughs.

The election calendar for the remainder of this year includes:

- November General Election
  - Election Day is Tuesday, November 7, 2023. Polls are open from 6am to 9pm.
  - Early Voting Period is October 28, 2023 November 5, 2023.

Voters must vote at their assigned Early Voting Site. Visit the NYC Board of Elections' Poll Site locator to find your Early Voting or Election Day poll site.

### **COMMUNITY BOARDS**

With an interest in updating the 2019 All Boards Needs Assessment sent to District Managers, we launched another survey emailing all board member whose emails we had collected from the recent workshops to better understand their training needs.

We received 105 responses from Board Members and Staff across the city. When asked what Professional development classes Community Board Members and Staff would benefit from, the top three responses given by members included: Local Economic Development, the City Budget, and ULURP and Land Use. Another question was what other resources or trainings would help your board achieve a more equitable representation of your community? The top three answers to that were Youth Engagement Outreach, Outreach Training, and Change Management Training. CEC will use these responses to help plan our 2023/2024 training schedules. MENU Schedules(/schedules) Maps(/maps) Fares & Tolls(/fares) Planned Work(/alerts) (/) MTA Celebrates Accessibility Upgrades at Metropolitan Av-Lorimer St

> **MTA Celebrates Accessibility Upgrades at Metropolitan Av-**Lorimer St G and L Stations

G and L Stations

**New York City Transit** Updated April 1, 2024 8:15 p.m.

(/press-

release)

>

Press

Releases

合(/) >









Metropolitan Av and Lorimer St Stations are the 150th and 151st Subway Stations to Become Accessible

> See Video of Today's News Conference (https://www.youtube.com/watch?v=D7SNfoTx-p0)

See Photos from Today's News Conference (https://flic.kr/s/aHBqjBjKEa)

See B-Roll Footage of New Elevators at Metropolitan Av and Lorimer St G and L Stations (https://www.youtube.com/watch? v=X6ifiZj2GJs) The Metropolitan Transportation Authority (MTA) today announced that the Metropolitan Av and Lorimer St stations are now accessible to customers in accordance with the Americans with Disabilities Act (ADA). The project included the installation of six new elevators, three at each station, with one street elevator and two mezzanine-to-platform elevators at each station. In addition to the new elevators, two new platform stairs were built for better passenger circulation at Metropolitan Av , and six sets of stairs were built – four on the platform and two street-level – and one set of street-level stairs was newly refurbished to meet ADA compliance at Lorimer St .

Other station upgrades include new tactile strips on platform edges for customer safety, new ADA boarding areas, new accessible fare control equipment at both station entrances, as well as new station signage, broken tile replacement on the stations' ceilings and walls, and a new public announcement system.

The newly installed elevators include new fire alarm systems, smoke and heat detectors and cameras inside the elevator cabs, all to enhance customer safety. Each elevator is also equipped with an emergency two-way communication system which gives riders the ability to communicate with dispatchers in the event of an emergency via standard voice communications or visually by answering on-screen questions, which greatly improves communication for riders with hearing or speech disabilities. The mezzanine area around the new elevators was also regraded to create ADA accessible pathways.

"With this opening at Metropolitan Av-Lorimer St , 151 MTA subway stations are now accessible to everyone – seniors, parents with strollers, everyone," **said MTA Chair and CEO Janno Lieber.** "We're knocking out these ADA accessibility projects at four or five times the pace of prior MTAs, and we're not going to slow down."

"Making Metropolitan Av-Lorimer St accessible is a major win for Brooklyn customers, bringing not just the benefits of new elevators but also new stairwells to improve customer flow in a critical transfer station," **said New York City Transit President Richard Davey.** "I especially want to thank our partners at MTA Construction & Development for delivering this project with innovative construction methods that minimized service disruptions. Customers can look forward to further improvements in the year ahead, with ten additional stations slated to receive accessibility upgrades."

"Newly accessible stations at Metropolitan Av-Lorimer St mark the completion of Construction & Development's first Design-Build ADA package," **said MTA Construction & Development President Jamie Torres-Springer.** "This exciting milestone represents the MTA's successful implementation of innovative contracting methods to deliver projects better, faster, and cheaper."

"Transforming our transit system into one that's accessible for all remains a top priority for all of us in MTA leadership," **said MTA Chief Accessibility Officer Quemuel Arroyo.** "Opening these two accessible stations is a huge step forward for subway access for Brooklynites and all New Yorkers, and marking this milestone of more than 150 accessible stations bring us one step closer to achieving an accessible system." The Metropolitan Av-Lorimer St upgrades were fully funded by a grant from the Federal Transit Administration (FTA). This project marks the completion of an ADAimprovement package of eight subway stations, which is MTA Construction & Development's first such package being delivered better, faster, and cheaper through innovative contracting tools such as design-build and project bundling. Metropolitan Av also received 'State of Good Repair' work alongside these upgrades.

The ADA upgrades at Metropolitan Av provided an opportunity for Brooklyn-based artist Jackie Chang to add two new compositions to her existing installation of six mosaics, titled *Signs of Life*. The artwork is centered on graphic symbols and bold text to spark contemplation as 'food for thought' for those traveling through the station. The new mosaics were added to the Metropolitan Av mezzanine, where all eight mosaics can now be appreciated by customers entering and leaving the station.

At Lorimer St , Brooklyn-based artist Chloë Bass was commissioned by MTA Arts & Design to create mosaic artwork for the reconfigured fare control area in the station's entrance. Titled *Personal Choice #5*, the artwork features various gestures of touch in three compositions, overlaid with text written by Bass. The artwork is a poetic representation of human connections. *Personal Choice #5* was unveiled as part of the station upgrade project being celebrated today.

### Delivering Accessibility Projects Better, Faster, and Cheaper

The pace in which the MTA is awarding contracts for accessible projects is five times what it was before 2020. The MTA has awarded contracts for 13 stations in 2020, 10 stations in 2021, 13 stations in 2022, and 16 stations in 2023. There are accessibility upgrades funded by private developers at the 57 St station in Manhattan, and the Queensboro Plaza station in Queens.

When ridership plummeted during the COVID-19 pandemic, the MTA took the opportunity to fast-track accessibility improvements at 15 subway stations. Following today's announcement, there are 151 ADA accessible stations and 38 stations in construction for accessibility upgrades.

The 2020-2024 MTA Capital Plan includes a historic investment of \$5.2 billion to make 67 subway stations ADA accessible, more than any capital plan in the MTA's history and more than the last three capital plans combined. In addition, the Authority is delivering accessibility projects at an unprecedented pace, completing 28 ADA stations since 2020, more than double the number of ADA stations completed in the previous six years.

"Reliable public transportation is essential for countless New Yorkers, and the installation of accessible elevators at the Lorimer Street and Metropolitan Avenue stations in Williamsburg will help ensure people aren't left behind due to disability," **said Representative Nydia M. Velázquez**. "I look forward to continuing to work to ensure that New York City's public transportation is accessible for all." resources that allow all New Yorkers — especially New Yorkers with disabilities — to ride safely and easily," **said Brooklyn Borough President Antonio Reynoso.** "The new elevators and accessibility upgrades at the Lorimer are precisely the work we must be prioritizing as we build a sustainable, green city that meets the mobility needs of its residents. Thank you to the MTA for spearheading these essential improvements."

### NEW YORK CITY TRANSIT (/TAXONOMY/TERM/46)

### THE MTA ()

About the MTA (/about) Contact Us (/contact-us) Careers (/careers) Transparency (/transparency)

Doing Business With Us (/doing-business-with-us) Press Releases (https://new.mta.info/press-release) Arts & Design (/agency/arts-design) NY Transit Museum & Shop (https://www.nytransitmuseum.org/)

### OTHER ()

Terms & Conditions (/terms-and-conditions) Privacy Policy (/privacy-policy)



English

Powered by Google Translate

## **Dining Out NYC Review Guide**

C

Application Process Review Process Enforcement

# **Dining Out NYC Basics**



## Typology

- Roadway Cafes: Located in the curb lane or parking lane fronting a ground floor restaurant
- **Sidewalk Cafes**: Located on a public sidewalk or sidewalk widening that is fronting a ground floor restaurant

## Seasonality

- Roadway Cafes: April 1st to November 29th
- Sidewalk Cafes: Year-round

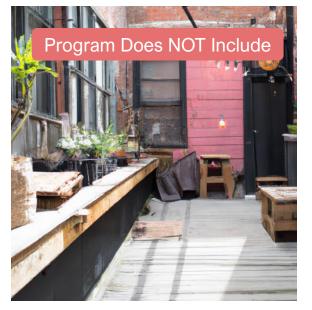
## Includes

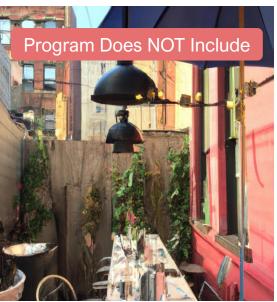
- Public Sidewalks
- Public Roadway
- Private property developed as sidewalk widening areas pursuant to NYC Zoning Resolution

## **Does NOT Include**

- Private Property
- Privately Owned Public Spaces (POPS)







# **Plan Review Team**

### **Internal Review at DOT**

 Dedicated plan review staff evaluates applications based on eligibility, accuracy, completeness, and compliance with program requirements

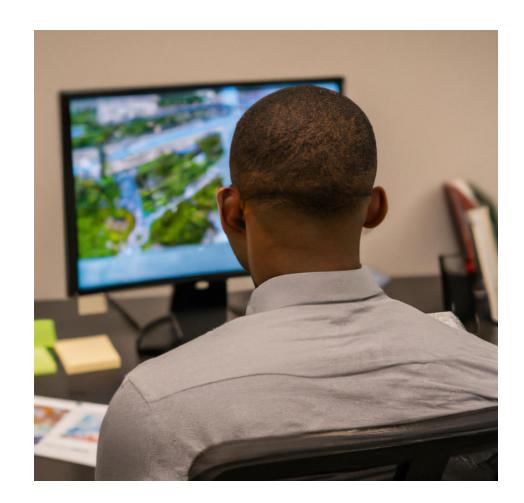
### **External Review**

- Community Boards
- Borough Presidents
- City Council Members

### Additional Review with other City Agencies

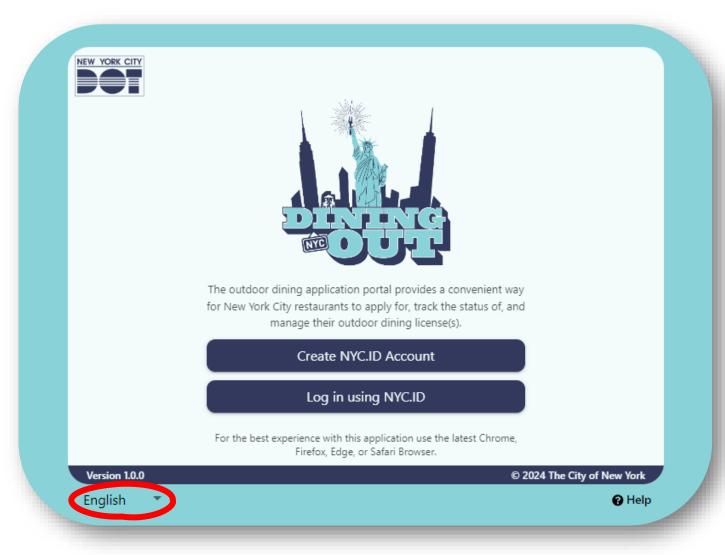
- Department of Buildings
- Mayor's Office for People with Disabilities
- Fire Department of New York
- Landmarks Preservation Commission





# **Application Process**





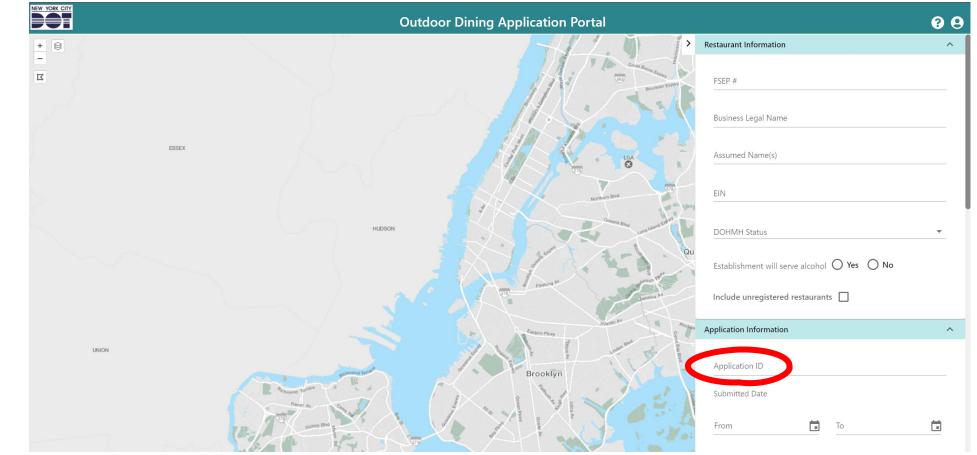
Comprehensive website taking restaurants from application to approval

Applicants will be able to track the status of their application on the portal

Restaurants will be assigned a reviewer during the application process

Will be available in several languages

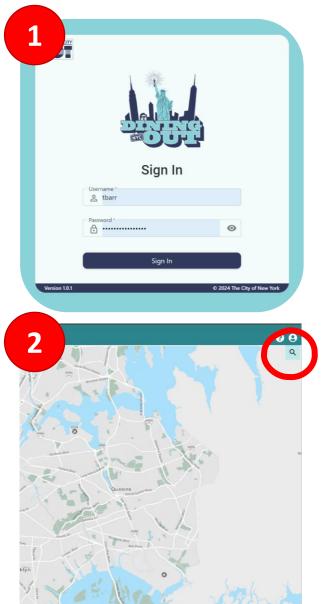




External review partners will be able to search for an application by either toggling the map or searching by the application number

When an application is ready for external review, DOT will send applicable parties the application number, which can be used to access the application and site plan

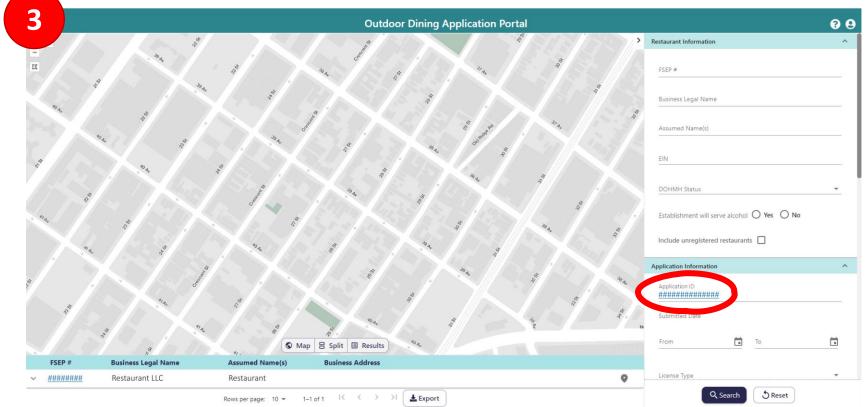




Login using your NYC Net account

Use the magnify glass in the top right corner to search for applications





After clicking on the magnify glass, you can enter an application ID to search for an application

4 SEP # **Business Legal Name** Assumed Name(s) **Business Address** Restaurant LLC Restaurant App. Submitted Date Application ID # **Application Status** Applicant E-Mail Address 03/05/2024 Under Review info@restaurant.com License Expiration Date License Type License Status License Issued Date Under Review Sidewalk Roadway Under Review -

Once you search the application number, a new window will appear with the restaurant profile and corresponding application



After you click on the application, a menu will appear on the right-hand side and include site plans, photos, and other application documents

	74	
	the state	
\$ <sup>3</sup>		
	\$ \$	
39 Av	a de la companya de	
Split 🗉 Results	30 Ar	30 St.
Split I Results Business Address		.3
Application Status	Applicant E-Mail Address	
Under Review	info@restaurant.com	
se Issued Date	License Expiration Date	
	-	

Sidewalk Dim Total Length:	ensions:	Total Width:	
Total Area: <b>Curb Lane Di</b> r Total Length:	nensions:	Total Width:	
Total Area:			
Additional T	erms		
Sidewalk:	Enter comments here		~
Roadway:	Enter comments here		~
DOCUMENT	S INVOICES HIST	DRY	
Frontage 1 S	ite Plans (2)		^
Sidewalk			
	<u>Cafe Site Plan Form.</u>	<u>pdf</u>	
By: Resta On: 03/0			
011.00,0	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Roadway		u al f	
	y Cafe Site Plan Form.	par	
By: Resta On: 03/0			
Site Photos	5)		~
Forms (3)			~

# **Application Essentials**



Required Document for Program	When to Submit	Source
Dining Out NYC Applicant Affirmation Form	In Application, Pre-approval	DOT - Dining Out NYC Website
Insurance Acknowledgement Form	In Application, Pre-approval	DOT - Dining Out NYC Website
IRS 147-C EIN Verification Letter	In Application, Pre-approval	IRS
NYC Substitute W-9 Form	In Application, Pre-approval	DOT - Dining Out NYC Website
Pest Control Certification Form	In Application, Pre-approval	DOT - Dining Out NYC Website
Property Owner Consent Form	In Application, Pre-approval	DOT - Dining Out NYC Website
Site Plan Form	In Application, Pre-approval	DOT - Dining Out NYC Website
Tax Affirmation Form	In Application, Pre-approval	DOT - Dining Out NYC Website
Authorized Representative Form (if applicable)	In Application, Pre-approval	DOT - Dining Out NYC Website
Cellar or Basement Door Certification Form (if applicable)	In Application, Pre-approval	DOT - Dining Out NYC Website

Required Document for Program	When to Submit	Source
Broker Certification	In Application, Post-approval	DOT – Dining Out NYC Website
Certificate of Insurance	In Application, Post-approval	Insurance Company

# **Application Essentials**

## Fee Schedule

- License Fee
  - Initial fee, 4-year term
    - \$1,050 for (1) sidewalk cafe
    - \$1,050 for (1) roadway cafe
    - \$2,100 for (2) both cafes
- Revocable Consent Fee
  - Annual Fee
  - Calculated based on:
    - Geography
    - Cafe size
- Public Notice Fee (if applicable)
  - One-time fee
  - Amount varies
- Security Deposit
  - \$2,500
  - One-time, Refundable at end of term

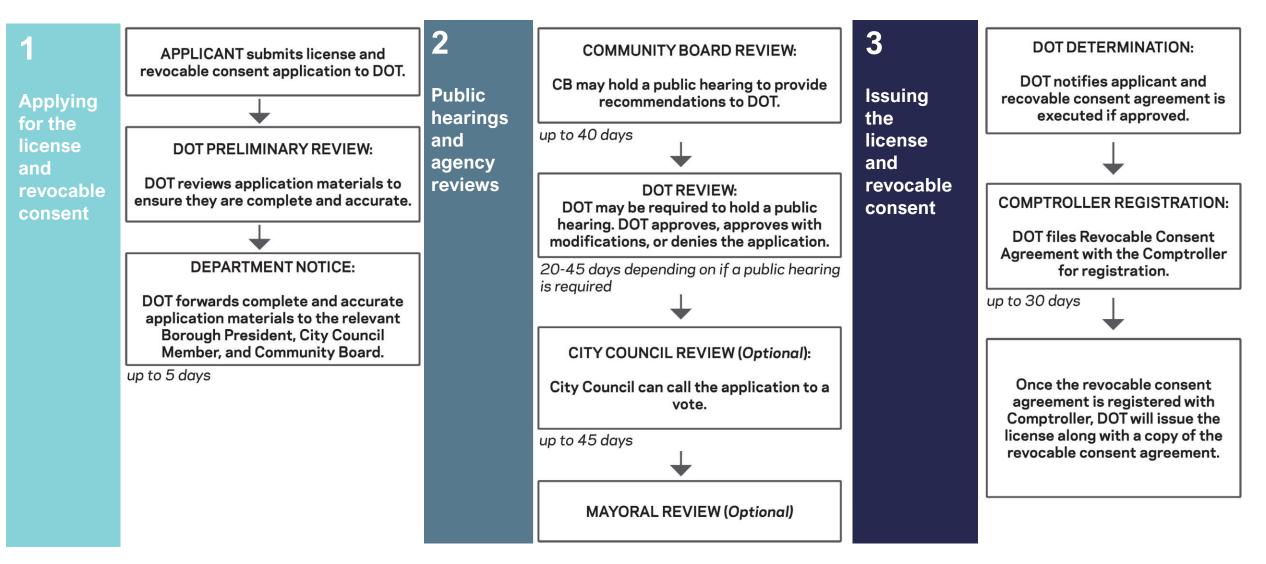


License Fee	Paid in application portal, pre-approval
Revocable Consent Fee	Paid in application portal, post-approval
Public Notice Fee (if applicable)	Billed during application process
Security Deposit	Billed, post-approval

# **Review Process**

# **Review Process: Sidewalk Cafe Setup**

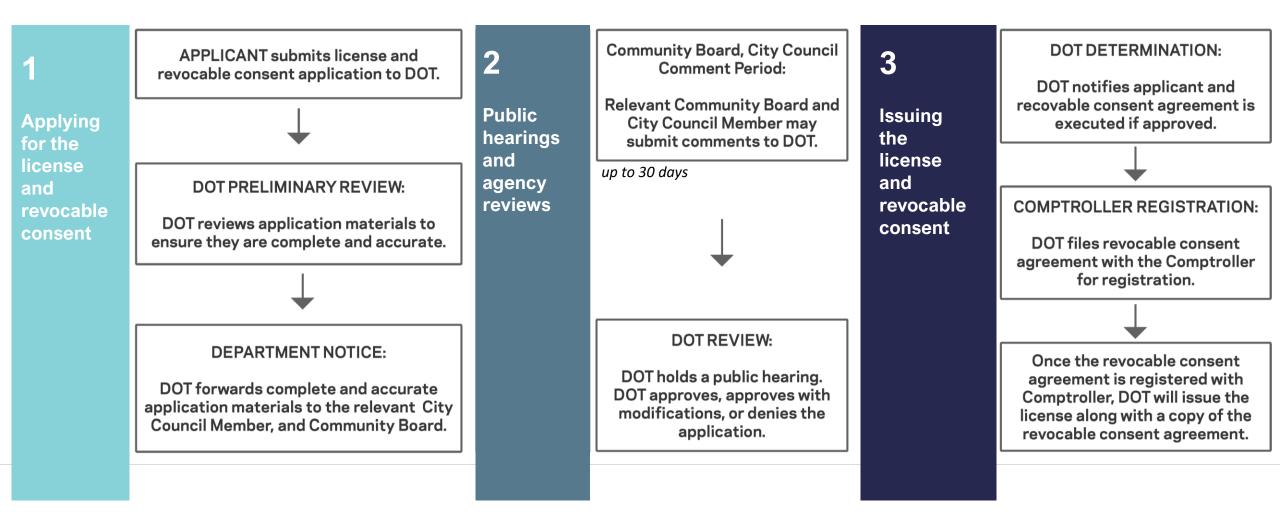




\* Number of days are mandated by law

# **Review Process: Roadway Cafe Setup**





# **Review Process: Gauging Community Feedback**



### **Community Board Review**

### Sidewalk:

After receiving an application, the relevant Community Board has **40 days** to hold a public hearing and submit a recommendation to DOT **or** waive its public hearing and recommendation

## What triggers a DOT Public Hearing?

### Sidewalk:

- 1. Community Board submits a recommendation to deny the application
- 2. Community Board submits a recommendation to approve the application with substantial modifications and the applicant does not agree to adopt such modifications
- 3. DOT has determined that a public hearing would be beneficial to address a concern about the effect of a sidewalk cafe at the proposed location

### **Roadway:**

After receiving an application, the relevant Community Board has **30 days** to submit comments to DOT

### Roadway:

DOT will hold a public hearing for **all roadway applications** after Community Board/City Council comment period

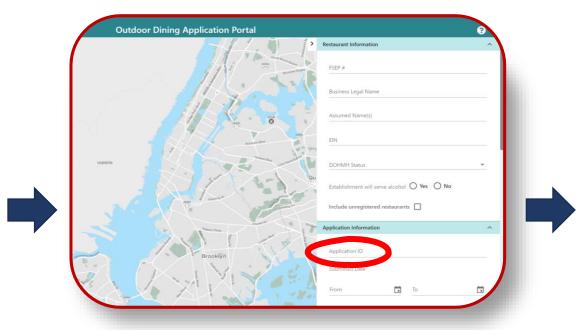
## **How to Submit Recommendations**



NYC DOT will send community boards an email notification

Email notification will include:

- 1. Application ID
- 2. Recommendation
- 3. Form Submission Link



Community Boards can retrieve application information, including site plans by searching the Application ID on the Dining Out NYC Portal Community Boards will submit their recommendation

Community Boards can submit their recommendation using the submission link that was provided in the email notification.

Community Boards have **40 days to review Sidewalk Cafe Setups** & **30 days to review Roadway Cafe Setups**. Review deadlines will be included on the notification email

## **Community Board Considerations**



Community Boards can provide feedback based on these categories, for *both* setups.

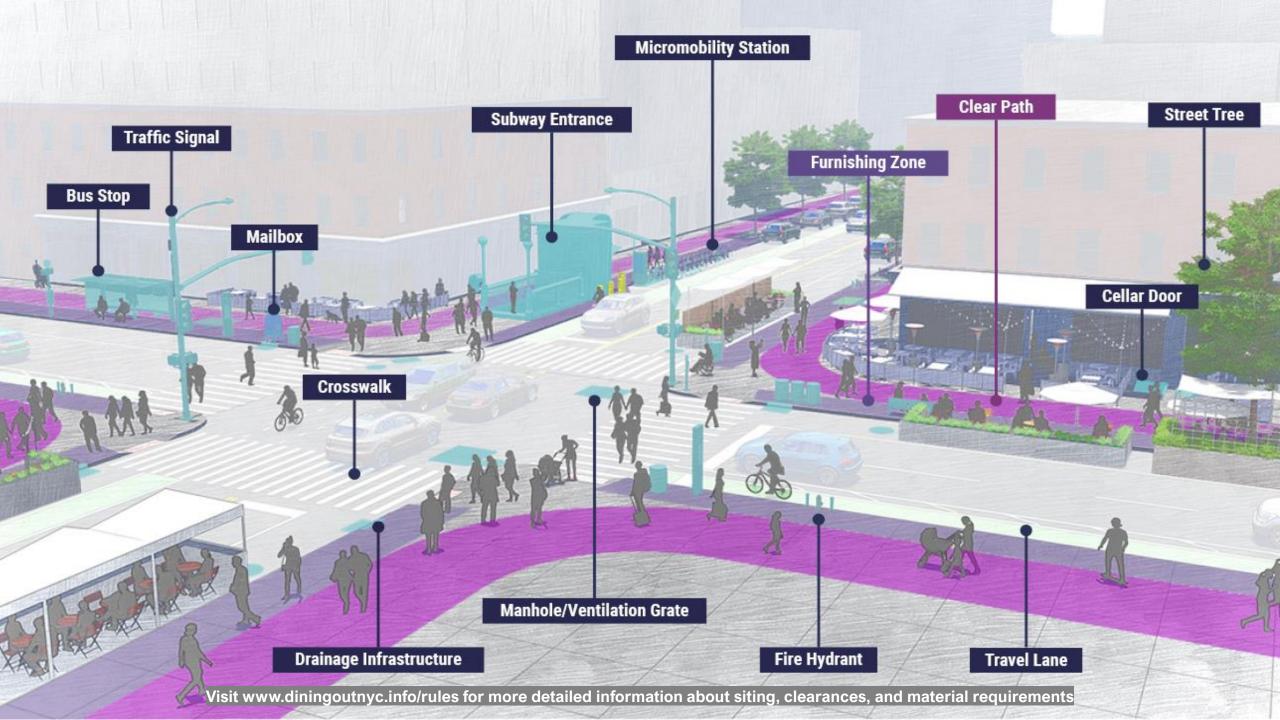
Comments related to the cafe setup's physical footprint

Comments related to the **pedestrian flow** around cafe setup

Comments related to the conflicts with current curb use

Community Boards can submit general comments related to the application and site plan

Visit <u>https://www.diningoutnyc.info/rules</u> for more detailed information about siting, clearances, and material requirements



# Enforcement

# **DOT Inspections**

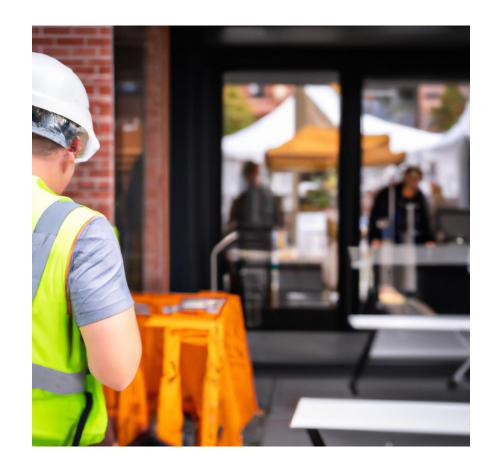
#### Rev YORK CITY DODIE Vanis Rodriguez Commissioner

### **Inspections Process**

- Sidewalk and roadway cafes will be inspected upon initial installation
- Inspectors will conduct routine inspections for all participating restaurants in addition to complaint driven inspections

## **Program Requirements Enforcement Process**

- Restaurants that violate any program or design requirement will first be issued a Corrective Action Request (CAR)
- Any corrective action required by the CAR needs to be completed within 30 days
- Subsequent violations may result in summonses as well as suspension or revocation of outdoor dining licenses



# **Enforcement Common Concerns**

### **Areas of Enforcement:**

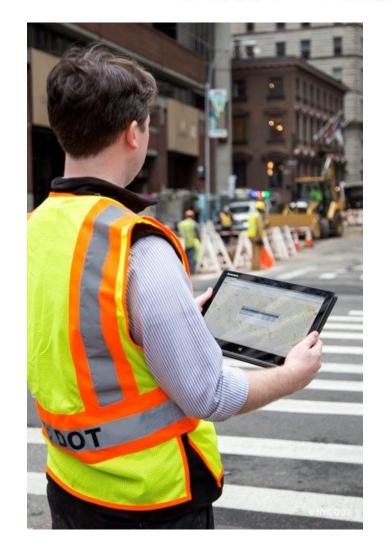
Accessibility Concerns Advertising Discrepancies Amplified Sound & Speakers Cleanliness Clear Path Compliance Lighting Issues Maintenance Issues Smoking

## Who to Contact:

<u>Dining Out NYC:</u> DiningOutNYC@dot.nyc.gov

<u>NYC 311:</u> 3-1-1





All DOT enforcement related concerns should be sent to <u>DiningOutNYC@dot.nyc.gov</u>

# **Important Dates**

## **Temporary Participants**



To continue operating an existing setup through the approval process, temporary program participants must apply by August 3rd, 2024



## **Temporary Participants**





Temporary program participants that do not apply by August 3rd, 2024, will need to remove their current outdoor dining setups

Temporary program participants will need to bring their setup into compliance with Dining Out NYC design requirements within 30 days after application approval or by November 1st, 2024

# **Pending Applications**





Temporary program participants must comply with Dining Out NYC design requirements **by November 1st, 2024**, to continue operating their setup

If the setup does not comply with the Dining Out NYC design requirements by November 1st, 2024, **the food service establishment must remove the setup at their expense** 

# **Additional Resources**



## **Dining Out NYC Website**

General program information and resources Legislation Dining Out NYC Rules Setup Guides



Contact Us Scan the QR Code to be added to Dining Out NYC's Contact Registry DiningOutNYC@dot.nyc.gov 212-839-4500

### **Kingsland Commons - Building 2**

#### **PROJECT OVERVIEW**

Kingsland Commons is a joint venture between St. Nicks Alliance and the Hudson Companies to redevelop the Greenpoint Hospital campus, which was awarded in Fall 2018 and will include 4 buildings. Building 2 is the 2<sup>nd</sup> phase of the redevelopment of the campus. St. Nicks and Hudson along with shelter operator Project Renewal are currently in construction on Building 1, which is the adaptive reuse of the existing Nurses Building into a 200-bed men's homeless shelter, Building 2 will be a 311-unit ELLA building, Building 3 will include the adaptive reuse of the main hospital facility into a 109-unit SARA building, and Building 4 will be a new 137-unit ELLA building. The total development cost of Building 2 is ~\$220 Mil.



#### **PROJECT DESIGN**

The project consists of one 18-story building, including 310 residential units and 1 supers' unit. There will be a ground floor health clinic, a café, and a business/workforce development center run by St. Nicks. The project will include solar arrays, outdoor courtyards and playgrounds, a children's playroom, tenant lounge, rooftop terrace, laundry rooms, fitness center, and bike storage. The project will be designed to passive house standards and has been awarded NYSERDA Buildings of Excellence Blue Ribbon award, making this building extremely energy efficient and sustainable.

#### AMI AND UNIT MIX

HH Income	#
	Units
Former Homeless	93
30% AMI	16
40% AMI	16
50% AMI	44
60% AMI	48
80% AMI	93
Super	1
Total	311

Unit size	# Units	
Studio	54	
1 Bedroom	102	
2 Bedroom	100	
3 Bedroom	54	
Super(2BR)	1	
Total	311	

#### FINANCING

The \$220 million project will be financed utilizing NYC HDC bonds, an NYC HDC mortgage, HPD ELLA subsidy, HPD 4% LIHTC's, Brownfield Tax Credits, and NYC Reso A Capital. The project's Passive House design standards enabled it to receive a Buildings of Excellence Award from NYSERDA. Additionally, St. Nicks Alliance is including up to \$3 million in remaining excess Inclusionary Housing proceeds from its 2019 Neighborhood Women projects FAR sale. Additionally, the development team has a \$5.6 million predevelopment loan with New York City Energy Efficiency Corporation (NYCEEC), which expires in June 2024.

#### TIMELINE

- Q2 2024 Application for 4% LIHTC
- Q2 2024 Close on project financing
- Q3 2024 Q2 2027 Project Construction
- Q2 2028 Project Occupancy



April 4, 2024 Via Email: <u>bk01@cb.nyc.gov</u>

Dealice Fuller, Chair Johanna Pulgarin, District Manager Brooklyn Community Board #1 435 Graham Avenue Brooklyn, NY 11211

### RE: Kingsland Commons (former Greenpoint Hospital site) Building 2 – 89 Maspeth Avenue, Brooklyn (Block: 2885, Lot: 1)

Dear Chair Fuller & Ms. Pulgarin:

As you are aware, St. Nicks Alliance and Hudson Companies have been designated to develop the former Greenpoint Hospital as the multi-phase Kingsland Commons Development. The initial phase began in 2022 with renovation, still in progress, of the former nurse's residence converted to a men's shelter.

This letter is to notify you of the next phase, a 300+ unit multifamily rental, which is a MANDATORY Inclusionary Housing project. The Kingsland Commons Building 2 is located at 89 Maspeth Avenue with construction expected to commence in July 2024. All of the documents attached were also provided to The Department of Housing Preservation & Development's Inclusionary Housing team. Please find the following:

- Kingsland Commons Project Description
- Affordable Housing Plan Application to NYC HPD
- Building plans for Bldg. 2 please note zoning information on page 2
- Architectural renderings
- Organizational Chart

The development team is available to answer any of the Board's questions about the project. Community Board #1 has been a consistent and stalwart supporter of the community plan for Greenpoint Hospital development. We are happy to be able to have project finally moving forward while following the community vision for affordable housing development. Please feel free to contact me with any questions or request for follow-up at tel. #718-388-5464x105 or flang@stnicksalliance.org

Sincerely

Earth Florg

Frank Lang Deputy Executive Director for Housing



### Community Board 1 Monthly Parks Update – April 2024

### **Epiphany Playground is Open!**

We were very excited to welcome children back into Epiphany Playground! After an extensive renovation, Epiphany opened its doors. The playground was completely reconstructed, with play areas for children of all ages, a water feature, swings, and newly reconstructed handball and basketball courts.

### Partnerships for Parks volunteer projects - Outreach Coordinator

Adrian Kalinowski is your new Partnerships for Parks Outreach Coordinator for park properties within Brooklyn Community Board 1. Please contact Adrian at 347.244.2890 (cell) or <u>adrian.kalinowski@parks.nyc.gov</u>.

### CB1 currently has the following projects under construction:

- Box Street Park –EDC contractors have begun on site work.
- Bushwick Inlet Park: Motiva construction began March 11, 2024, and will be complete fall 2025.
- Cooper Park Comfort station –construction began spring 2023 and will be complete fall 2024.
- Frost Playground construction began summer 2023 and will be complete summer 2024.
- McCarren Recreation Center reconstruction of roof and exterior masonry walls began spring 2022 and will be completed fall 2024.
- Sarah J.S. Tompkins Garnet Playground construction began fall 2023 and is expected to be complete fall 2024.

### We have several projects awaiting construction start:

- Berry Playground This project is currently in the procurement phase. Park work is estimated to begin spring 2025.
- Ericsson Playground in design.
- McCarren Park natural turf softball fields –construction anticipated to begin fall 2024 and completed fall 2025.



SIMON WEISER

GINA BARROS

FIRST VICE-CHAIRMAN

SECOND VICE-CHAIRPERSON

THIRD VICE-CHAIRPERSON DAVID HEIMLICH FINANCIAL SECRETARY SONIA IGLESIAS RECORDING SECRETARY PHILIP A. CAPONEGRO MEMBER-AT-LARGE

## **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/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN DISTRICT MANAGER HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

April 11, 2024

Chair Tremaine Wright Office of Cannabis Management 59 Maiden Lane New York, NY 10038

### **RE: CANNABIS APPLICATIONS**

Dear Chair Wright:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1 held on April 9, 2024, the Cannabis Review Committee reviewed the report attached, and the various recommendations made. Below are the actions taken:

### **CANNABIS APPLICATIONS:**

 Hassan Holder, DBA, Elevation Headquarters, 10 Lombardy Street, Retail Dispensary (Applicant failed to appear, committee recommends OCM not to approve application) The Committee voted unanimously to deny the application. The board members voted to support the recommendation to DENY the application. The Vote was: 28"Yes",0 "No", 0 "Abstentions"

### **ITEMS PREVIOUSLY POSTPONED**

None

Cannabis Committee reviewed 1 retail dispensary applications. Committee approved 0 applications. Committee disapproved 1 application for failure to appear for scheduled meeting. Committee accepted 0 applicant's withdrawn.



The next meeting of the Cannabis Review Committee is scheduled as follows:WHEN:Wednesday, May 1, 2024TIME:6:00PMWHERE:CB1 District Office435 Graham Ave.(Corner of Frost Street)Brooklyn, NY. 11211

Working for a Better Williamsburg-Greenpoint.

Sincerely,

ealice Fullor

Dealice Fuller Chairperson



## **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/brooklyncb1 HON. ANTONIO REYNOSO

DEALICE FULLER

CHAIRPERSON

JOHANA PULGARIN

DISTRICT MANAGER





SIMON WEISER FIRST VICE-CHAIRMAN

DEL TEAGUE SECOND VICE-CHAIRPERSON

GINA BARROS THIRD VICE-CHAIRPERSON

DAVID HEIMI ICH FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE

HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

Chair Lily M. Fan NYSLA 80 S. Swan Street Albany, New York 12210-8002 April 11, 2024

**RE: SLA APPLICATIONS** 

Dear Chair Fan:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1 held on April 9, 2024, the board members reviewed the SLA Review & DCA Committee Report (attached) and the various recommendations made. Below are the actions taken:

### **LIQUOR LICENSES:**

### NEW:

- 1. 11211 Negotium LLC, 26 Bushwick Ave, (Class Change Liquor Wine, Beer & Cider, bar / Tavern) Committee recommended APPROVAL. The Committee recommends approval. The Committee voted unanimously to approve application. The Board Members voted to support the recommendation to APPROVE the application. The Vote was: 28 "YES", 0 "NO"; 0 "Abstentions".
- 2. AI Sushi Inc, DBA, Mizu Sushi, 311 Bedford Ave (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest) Committee recommended APPROVAL.

The Committee recommends approval.

The Committee voted unanimously to approve application.

The Board Members voted to support the recommendation to **APPROVE** the application. The Vote was: 28 "YES", 0 "NO"; 0 "Abstentions".

 Bondi 156 N 4th Street LLC, DBA, Bondi, 156 N 4th St, (Class Change Liquor Wine, Beer & Cider, Sushi Bar) Committee recommended APPROVAL. The Committee recommends approval. The Committee voted unanimously to approve application. The Board Members voted to support the recommendation to APPROVE the application.

The Vote was: 28 "YES", 0 "NO"; 0 "Abstentions".

- 4. Family Negocio Corp, DBA, Koko's, 588 Grand St, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest) The applicant did not appear. The Committee recommended DENIAL; the applicant did not appear. The Committee recommends denying the application. The Committee voted unanimously to deny the application. The Board Members voted to support the recommendation to DENY the application. The Vote was: 30 "Yes", 0 "No", 0 "Abstentions".
- 5. Fries Rice Bros EV LLC, DBA, Fan Fried Rice, 740 Driggs Ave, (Class Change Liquor Wine, Beer & Cider, Rest) Committee recommended APPROVAL. The Committee recommends approval. The Committee voted unanimously to approve application. The Board Members voted to support the recommendation to APPROVE the application. The Vote was: 28 "YES", 0 "NO"; 0 "Abstentions".
- 6. GPP Hospitality LLC, DBA, Greenpoint Public House, 623 Manhattan Ave, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Bar / Tavern) The Committee recommended DENIAL. The Committee recommends denying the application. The Committee voted unanimously to deny the application. The Board Members voted to support the recommendation to DENY the application. The Vote was: 30 "Yes", 0 "No", 0 "Abstentions".
- 7. Have & Meyer BK INC, 103 Havemeyer St, Store 2, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest) Committee recommended APPROVAL. The Committee recommends approval.
  The Committee voted unanimously to approve application.
  The Board Members voted to support the recommendation to APPROVE the application.

The Vote was: 28 "YES", 0 "NO"; 0 "Abstentions".

8. Hua Yuan 6 Inc, DBA, Sakura 6, 837 Manhattan Ave, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.** The Committee recommends approval.

The Committee voted unanimously to approve application.

The Board Members voted to support the recommendation to **APPROVE** the application. The Vote was: 28 "YES", 0 "NO"; 0 "Abstentions".

9. LAB Restaurant Inc, DBA, Mido Omakase Room, 221 South 1st St. unit East Store (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest) Committee recommended APPROVAL.

The Committee recommends approval.

The Committee voted unanimously to approve application.

The Board Members voted to support the recommendation to **APPROVE** the application. The Vote was: 28 "YES", 0 "NO"; 0 "Abstentions".

10. Lora Sport Bar Corp, 163 Marcy Ave, (Class Change Liquor Wine, Beer & Cider, bar / Tavern) Committee recommended APROVAL with conditions. (Stipulations: More signatures with addresses. 2 AM license)

The Committee recommends approval with conditions. (Stipulations: More signatures with addresses, 2 AM license)

The Committee voted unanimously to approve application.

The Board Members voted to support the recommendation to **APPROVE** the application. The Vote was: 28 "YES", 0 "NO"; 0 "Abstentions".

11. Moonrise Williamsburg LLC, DBA, Pending, 126 Bedford Ave, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Bar / Tavern) Committee recommended APROVAL with conditions. (Stipulations: More signatures with addresses)

The Committee recommends approval with conditions. (Stipulations: More signatures with addresses)

The Committee voted unanimously to approve application.

The Board Members voted to support the recommendation to **APPROVE** the application. The Vote was: 28 "YES", 0 "NO"; 0 "Abstentions".

 Nealtican Deli Grocery Corp, 1225 Flushing Ave, (Corporate Change Liquor Wine, Beer & Cider, Rest) Committee recommended APROVAL with conditions. (Stipulations: More signatures with addresses)

The Committee recommends approval with conditions. (Stipulations: More signatures with addresses)

The Committee voted unanimously to approve application.

The Board Members voted to support the recommendation to **APPROVE** the application. The Vote was: 28 "YES", 0 "NO"; 0 "Abstentions".

- Norman Bakery LLC, DBA, Incendia,120 Norman Ave, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Bar / Tavern) Previously APPROVED on 01-30-24.
- 14. SA Empty Plate LLC, DBA, Plus De Vin. 445 Graham Ave. (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Bar / Tavern) Committee recommended APPROVAL.

The Committee recommends approval.

The Committee voted unanimously to approve application.

The Board Members voted to support the recommendation to **APPROVE** the application. The Vote was: 28 "YES", 0 "NO"; 0 "Abstentions".

15. The Test Brewery LLC, 302 Metropolitan Ave, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Bar / Tavern) Committee recommended APPROVAL.

The Committee recommends approval.

The Committee voted unanimously to approve application.

The Board Members voted to support the recommendation to **APPROVE** the application. The Vote was: 28 "YES", 0 "NO"; 0 "Abstentions".

 Threes Operations LLC, DBA, Threes Brewing, 113 Franklin St, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Bar / Tavern) Applicant requested Postponement.

The Committee recommends the postponement.

The Committee voted unanimously to postpone the application.

The Board Members voted to support the recommendation to **POSTPONE** the application. The Vote was: 28 "Yes", 0 "No", 0 "Abstentions".

17. Tum Rub Corp, DAB, The AM-THAI, 225 South First St, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest) Committee recommended APPROVAL.

The Committee recommends approval.

The Committee voted unanimously to approve application.

The Board Members voted to support the recommendation to **APPROVE** the application. The Vote was: 28 "YES", 0 "NO"; 0 "Abstentions".

 View Hospitality LLC, 420 Kent Ave, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest) Committee recommended APPROVAL. The Committee recommends approval.

The Committee voted unanimously to approve application.

The Board Members voted to support the recommendation to **APPROVE** the application. The Vote was: 28 "YES", 0 "NO"; 0 "Abstentions".

19. Unknown Baths LLC, DBA, Bathhouse, 103 North 10<sup>th</sup> St, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest) Applicant requested Postponement.

The Committee recommends the postponement.

The Committee voted unanimously to postpone the application.

The Board Members voted to support the recommendation to **POSTPONE** the application. The Vote was: 28 "Yes", 0 "No", 0 "Abstentions".

#### **RENEWAL:**

- 1. 260 Meserole Rest Corp, DBA, 3 Dollar Bill, 260 Meserole St. (Renewal Liquor Wine, Beer & Bar / Tavern)
- 51 Kent Café Inc, DBA, Kent Ale House, 51 Kent Ave, (Renewal Liquor Wine, Beer & Cider, Rest)
- 3. 620 LOR LLC, DBA, Mo's General, 620 Lorimer (Renewal Liquor Wine, Beer & Cider, Rest)
- 90 Wythe LLC. DBA, Café Balearica, 44 Berry St. Retail 3, (Renewal Liquor Wine, Beer & Cider, Bar / Tavern)
- 5. Chez Lolo Inc. DBA, La Petit Joie, 577 Union Ave, (Renewal Liquor Wine, Beer & Cider, Rest)
- Cup of Nachos LLC, DBA, Oxomoco, 128 Greenpoint Ave, (Renewal Liquor Wine, Beer & Cider, Rest)
- DM Hope alliance Inc, DBA, De Mole, 2 Hope St, (Renewal Liquor Wine, Beer & Cider, Rest)
- 8. Ella Hospitality LLC, DBA Meadowsweet, 149 Broadway (Renewal Liquor Wine, Beer & Cider, Rest)
- 9. Jinli BK LLC, 623 Grand St, (Renewal Liquor Wine, Beer & Cider, Rest)
- 10. K Top Chicken Inc, 639 Driggs Ave, (Renewal Liquor Wine, Beer & Cider, Rest)
- 11. Lil Fambly LLC, DBA, Santa Fe BK, 178 N 8th St, (Renewal Liquor Wine, Beer & Cider, Rest)
- 12. Lili and Cata LLC, 72 Greenpoint Ave, (Renewal Liquor Wine, Beer & Bar / Tavern)
- 13. Lover Says Go LLC, DBA, Sleepwalk, 251 Bushwick Ave, (Renewal Liquor Wine, Beer & Bar / Tavern)
- 14. Nineteen Twenty Four Inc, DBA, Roberta's, 43 Bogart St, AKA 271 Moore St, (Renewal Liquor Wine, Beer & Cider, Rest)
- 15. Ramen Spot Inc, 760 Manhattan Ave, (Renewal Liquor Wine, Beer & Cider, Rest)
- St. Stanislaus Memorial ASSN, 519 Leonard St, (Renewal Liquor Wine, Beer & Veterans Post)
- 17. Threefold Holdings LLC, DBA, Threes Brewing, 113 Franklin St, (Renewal Liquor Wine, Beer & Bar / Tavern)

- 18. Two Hands Williamsburg LLC, DBA, Two hands, 266 Kent Ave. (Renewal Liquor Wine, Beer & Cider, Rest)
- 19. Via Della Fiera 105 Corp, DBA, Lella Alimentari, 325 Manhattan Ave, (Renewal Liquor Wine, Beer & Bar / Tavern)
- 20. Unknown Baths LLC, DBA, Bathhouse, 103 North 10<sup>th</sup> Street, Brooklyn, 11249 (Renewal Liquor Wine, Beer & Cider, Rest)

Renewal licenses were posted at the Public Hearing of the Community Board and all members were encouraged to review the list and report any issues or concerns to the SLA Review Committee. The list was also provided to both the 90 and 94 Precincts of the NYPD. After review, the Committee recommends the **APPROVAL** of all Renewal applications.

The board members voted to support the APPROVAL OF THE RENEWALS.

The vote was as follows: 28 "Yes"; 0 "No"; 0 "Abstentions."

#### **PREVIOUSLY POSTPONED:**

- Atium LLC, DBA N/A, 55 Meadow Street (New Application, Liquor, Wine, Beer & Cider, Night Club) Postponed has to present to full board. The Committee recommends the postponement has to present to Full Board. The Committee voted unanimously to postpone the application. The Board Members voted to support the recommendation to POSTPONE the application. The Vote was: 28 "Yes", 0 "No", 0 "Abstentions".
- The Brooklyn Brewery Corporation, DBA The Brooklyn Brewery, 1 Wythe Avenue, Cellar, 1<sup>st</sup> and 4<sup>th</sup> Floors (New Application, Liquor, Wine, Beer & Cider, Restaurant) Committee recommended APPROVAL.

The Committee recommends approval.

The Committee voted unanimously to approve application.

The Board Members voted to support the recommendation to **APPROVE** the application. The Vote was: 28 "YES", 0 "NO"; 0 "Abstentions".

 Silenth LLC, DBA Café Colette, 79 Berry Street (Corporate Change, Liquor, Wine, Beer & Cider, Restaurant) Committee recommended DENIAL, the applicant did not appear. The Committee recommends denying the application.

The Committee voted unanimously to deny the application.

The Board Members voted to support the recommendation to **DENY** the application. The Vote was: 30 "Yes", 0 "No", 0 "Abstentions".

The next meeting of the SLA Review & DCA Committee is scheduled as follows:WHEN:Thursday, May 2, 2024TIME:6:30 PM (Meeting will end at 9:00 PM)WHERE:CB1 District Office, 435 Graham Ave.<br/>(Corner of Frost St.)Brooklyn, NY. 11211

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fullor

Dealice Fuller Chairperson



435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT



SIMON WEISER FIRST VICE-CHAIRMAN

DEL TEAGUE SECOND VICE-CHAIRPERSON

GINNA BARROS THIRD VICE-CHAIRMAN

FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

April 12, 2024

Commissioner Martin Maher Brooklyn Parks NYC Department of Parks & Recreation Prospect Park Litchfield Villa 95 Prospect Park West Brooklyn, NY 11215

DEALICE FULLER

CHAIRPERSON

JOHANA PULGARIN

DISTRICT MANAGER

#### **RE:** Cooper Park

Dear Commissioner Maher:

The CB 1 Parks Committee thanks you for arranging the January 30th Park tour in our district. We wanted to recap our discussion regarding Cooper Park to memorialize the items raised.

**BBQ Area:** The northeast corner of the park, where the BBQ grills are located, is the source of many complaints, especially during the summer. These include unpermitted use of amplified sound, large parties that extend late into the night, excessive garbage, and the use of non-sanctioned items like tents, bouncy houses, etc. We understand that addressing these concerns will require achieving community consensus with the Friends of Cooper Park, Cooper Park Houses, other neighbours around Cooper Park, the community board, as well as the council member's office.

**Volleyball:** Parks will meet with the regular crowd of volleyball players to discuss their needs and possibly adapt or relocate the constructed sand volleyball pits which get infrequent use

**Skate Park:** Parks will arrange a meeting with representatives from the skating community to plan a mural for the ramp and to attempt to engender more stewardship of this park amenity among its members.

**Off leash Dogs:** The number of off leash dogs in the park continues to increase. Grassy picnic areas have become less usable for other park visitors due to wear and tear, and for hygienic reasons. There are conflicts with dogs and other users of the park in the tennis courts and playground areas. Parks has offered to ramp up enforcement, but we believe it needs to be sustained in order to have an effect.

**Porta Potty:** Parks will bring in a porta potty for the duration of the restroom reconstruction project. It will require careful siting and regular maintenance so as not to become a nuisance.

**Capital Plan:** Friends of Cooper Park will reach out to the councilmember to initiate a capital plan process that could address many of the commonly cited needs in the park for new adult fitness equipment, an enhanced spray park, new benches, and other amenities.

**Rodents and Trash:** Friends of Cooper Park has requested councilmember funding for new rodent resistant garbage cans in the park to help address the rat population.

**Interim Efforts:** Wood chips can be spread in workout areas (short term) and around trees to help tidy them up and help with moisture retention.

We thank you again for spending the day with us and for continually striving for better parks in our district.

Working for a Better Williamsburg-Greenpoint.

Sincerely, alice Fullor

Dealice Fuller Chairperson



435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098 Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1 HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT



SIMON WEISER FIRST VICE-CHAIRMAN

DEL TEAGUE SECOND VICE-CHAIRPERSON

GINA BARROS THIRD VICE-CHAIRPERSON

DAVID HEIMLICH FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN DISTRICT MANAGER HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

April 16, 2024

Captain Jonathan A. Navarrete Commanding Officer, 94th Pct New York City Police Department 100 Meserole Ave Brooklyn, New York 11222

Captain Hariton K. Marachilian Commanding Officer, 90th Pct New York City Police Department 211 Union Avenue Brooklyn, New York 11211

Inspector Sylvester Ge Commanding Officer, Highway Patrol New York City Police Department 1 Police Plaza New York, New York 10038

District Attorney Eric Gonzalez 350 Jay Street Brooklyn, New York 11201 **RE: Inquiry – Status of Traffic Fatality** 

Dear Captain Navarrete, Captain Marachilian, Inspector Ge, and District Attorney Gonzalez,

At the regular meeting of Brooklyn Community Board No. 1, held the evening of April 9, 2024, at 211 Ainslie St, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

CB# 1 seeks an update regarding the status of the investigation into the traffic fatality of:

- Alex Caba-Gutierrez: February 26, 2024, at Lorimer Street. 9:46 PM
- John Paolicelli: February 27, 2024, at Lorimer Street. 7:52 AM
- Danielle Aber: February 21, 2024, at the intersection of Nassau Avenue and Sutton Street.

The vote was as follows: 25 "YES"; 0 "NO"; 0 "ABSTENTIONS".

Working for a Safer Williamsburg-Greenpoint.

Sincerely,

Dealice Fullor

Dealice Fuller Chairperson

cc: Council Member Jennifer Gutierez Council Member Lincoln Restler Brooklyn Borough President Antonio Reynoso NYC DOT Brooklyn Borough Commissioner Keith Bray



435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098 Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1 HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT



SIMON WEISER FIRST VICE-CHAIRMAN

DEL TEAGUE SECOND VICE-CHAIRPERSON

GINA BARROS THIRD VICE-CHAIRPERSON

DAVID HEIMLICH FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN DISTRICT MANAGER HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

April 17, 2024

Commissioner Ydanis Rodriguez NYC Department of Transportation 55 Water Street. New York, NY 10041

**RE:** Prioritize Daylighting

Dear Commissioner Rodriguez,

At the regular meeting of Brooklyn Community Board No. 1, held the evening of April 9, 2024, at 211 Ainslie St, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

In light of Mayor Adams' announcement directing the NYC Department of Transportation to daylight one thousand corners per year throughout NYC, Brooklyn's Community Board 1 has adopted the following resolution:

BE IT RESOLVED THAT Brooklyn Community Board 1 calls on New York City Department of Transportation to:

- A. to prioritize Daylighting at intersections within a one block radius of a school, a park, a senior center or a facility for people with disabilities.
- B. to prioritize Daylighting at each intersection where there has been a traffic-related fatality or injury within CB1.

C. Prioritize Daylighting at intersections identified for further analysis WITH feedback from Brooklyn Community Board 1.

The vote was as follows: 24 "YES"; 3 "NO"; 0 "ABSTENTIONS".

Working for a Safer Williamsburg-Greenpoint.

Sincerely,

Dealice Fullow

Dealice Fuller Chairperson



435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1 ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT



SIMON WEISER FIRST VICE-CHAIRMAN

DEL TEAGUE SECOND VICE-CHAIRPERSON

GINNA BARROS THIRD VICE-CHAIRMAN

FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

JOHANA PULGARIN DISTRICT MANAGER

DEALICE FULLER

CHAIRPERSON

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

April 15, 2024

Ms. Jennifer Gonzalez Project Manager NYS Department of Conservation Litchfield Villa 47-40 21st Street LIC, NY. 11101

# RE: Comments regarding Amended Remedy Proposed for State Superfund site No. 224136 (former Nuhart Plastic Factory)

WHEREAS, In 201 O the former Nu hart Plastic Factory located at 65 Dupont Street in Greenpoint Brooklyn was designated a Superfund site by the New York State Department of Environmental Conservation (DEC);

WHEREAS, DEC determined that contamination of the groundwater and soil at this site poses a significant threat to human health and the environment;

WHEREAS, The Remedial Investigation of the site stated that the primary contaminants of concern at this site are phthalates and trichloroethene (TCE);

WHEREAS, Phthalates have a syrupy consistency, and can attach to dust particles;

WHEREAS, According to the Center for Disease Control, Environmental Protection Agency and the National Institute of Health, phthalates are a probable carcinogen, and in animal studies damaged the reproductive organs, kidneys and liver in rats and mice;

WHEREAS, TCE is a volatile organic compound and can be absorbed through the air;

WHEREAS, According to the Center for Disease Control, TCE is a known carcinogen, and exposure to high concentrations can cause dizziness, headaches, sleepiness, confusion, nausea, unconsciousness, liver damage, and even death;

WHEREAS, The developer's environmental consultants, Haley Aldrich in February 2024 stated the 2019-issued Record of Decision remediation requirements for zero valent iron injection, dewatering and soil excavation had been completed;

WHEREAS, Haley Aldrich provided post-remediation test results that indicated sections of the Superfund site still exceed state soil cleanup objectives (SCO) for phthalates and TCE;

WHEREAS, Haley Aldrich stated that performing deeper excavation is not feasible because doing so could compromise the structural integrity of the ventilation tent and potentially cause contaminated groundwater to migrate off site;

WHEREAS, Haley Aldrich proposed utilizing in-situ stabilization (ISS) to complete the remediation of the site whereby a concrete mixture is injected into the soil in the SCO exceedance areas effectively sealing off the contamination;

WHEREAS, The developers moved straight through an ISS pilot study fully implementing the ISS alternative remedy sitewide, at their own risk, before DEC has responded to the pilot study test results and completion of the public comment period on the proposed Amendment to the ROD;

WHEREAS, The developers must obtain a certificate of occupancy for this site by June 15, 2026 in order to qualify for a NYS 421 a tax abatement;

WHEREAS, The developers have stated that they have an enormous financial liability committed to the cleanup and development of their site at 65 Dupont Street and would incur a substantial monetary loss if the project does not meet the June 15, 2026 deadline,

THEREFORE is RESOLVED that:

Brooklyn Community #1 would like to express its deep concern regarding the proposed amended remedy for State Superfund Site No. 224136 (former Nuhart Plastic Factory).

As has been stated by the developer, they must complete the site remediation and their housing development project in order to receive a certificate of occupancy, in order to qualify for a state 421 a tax abatement. The board is worried the developer will sacrifice quality control and safety working under these underlying time constraints, as exemplified by their decision to proceed at-risk with implementing the amended ISS remedy sitewide before DEC's review and response to test results and public comment input. Being mixed and poured at a breakneck pace, has the ISS concrete mixture been compromised, leaving it susceptible to leakage?

Being that the developer is responsible for cleaning up two potentially lethal contaminants of concern in wide areas of the site where levels still exceed state residential limits, we fear for the health and safety of residents and neighbors. We cite recent setbacks for both the developers and DEC that undermine confidence in this rushed process. At 642 E 14th Street

in Manhattan, the developers damaged a residential building there while performing excavation work at an adjacent property, prompting a vacate order for tenants. At 34 Berry Street in Williamsburg, extensive additional contamination was discovered after the building was constructed.

Additionally, the board is concerned that the health and contamination data and testing methods being used are out of date.

The board appreciates the fact that this project will create badly needed affordable housing in our district. However, the safety and health of the residents living in Brooklyn Community District #1 is of the utmost importance to us. We urge the NYS Department of Environmental Conservation, the NYS Department of Health and the developers, Madison Realty Capital, to hold the project's future residents and neighbors in the same regard, and work to ensure it.

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Fulla

Dealice Fuller Chairperson



435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

ANTONIO REYNOSO **BROOKLYN BOROUGH PRESIDENT** 



DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN DISTRICT MANAGER

HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

April 15, 2024

Commissioner Susan M. Donoghue NYC Department of Parks & Recreation Litchfield Villa The Arsenal, Central Park, 850 5th Ave. Room 203 New York, NY 10023

> RE: To allw Big Reuse to continue to operate its compost processing operation in Astoria Park. Support and increase these operations throughout the park system.

Dear Commissioner Donoghue:

WHEREAS, Big Reuse operates a compost processing operation in Astoria Park in Queens:

WHEREAS, Big Reuse supports numerous food scrap drop-off sites in Brooklyn Community District #1;

WHEREAS, Big Reuse supports and provides compost to North Brooklyn Parks Alliance, a parks conservancy in Brooklyn Community District #1, who manages 7-acre Under K Park and provides supplemental horticultural support to almost 50 parks and playgrounds in our district;

WHEREAS, Big Reuse supports critical infrastructure in Brooklyn Community District #1;

WHEREAS, Brooklyn Community District #1 experiences increasing flooding due to intensifying rain burst events that occur each year, as with many parts of the City;

SIMON WEISER FIRST VICE-CHAIRMAN

DEL TEAGUE SECOND VICE-CHAIRPERSON

GINNA BARROS THIRD VICE-CHAIRMAN VACANT

FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE

WHEREAS, Compost helps planted areas such as gardens, bioswales and tree beds retain 6 times more rainwater, which serves to better mitigate rainburst events;

WHEREAS, Big Reuse supports local environmental advocacy groups such as Newtown Creek Alliance and North Brooklyn Neighbors, who help tend to local street and sidewalk swales and pollinator gardens;

WHEREAS, Big Reuse supports numerous park friends groups in Brooklyn Community District #1, who provide help in local parks with their gardens, swales and tree beds;

WHEREAS, The soil in Brooklyn Community District #1 is laden with levels of lead that greatly exceed EPA's designated safe levels;

WHEREAS, Compost can help mitigate and decontaminate lead in the soil over the long term;

WHEREAS, Community Compost operations create a strong, growing community fabric and is beloved by many;

THEREFORE it is RESOLVED that:

Brooklyn Community Board #1 urges the New York City Department of Parks and Recreation to allow Big Reuse to continue to fully and permanently operate its community compost program in Astoria Park, and to increase community compost operations throughout the NYC Parks system to help support our parks and natural spaces.

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller Chairperson

CC:

Queens Borough President, Donovan Richards Queens Borough Parks Commissioner, Jackie Langsam Senator, Julia Salazar Assembly Member, Emily Gallagher Brooklyn Borough President, Antonio Reynoso Council Member, Lincoln Restler Council Member, Jennifer Gutierrez



SIMON WEISER

GINNA BARROS THIRD VICE-CHAIRMAN

VACANT

FIRST VICE-CHAIRMAN

FINANCIAL SECRETARY SONIA IGLESIAS RECORDING SECRETARY PHILIP A. CAPONEGRO MEMBER-AT-LARGE

SECOND VICE-CHAIRPERSON

#### **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/brooklyncb1

ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN

DISTRICT MANAGER

HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

April 15, 2024

Hon. Eric L. Adams Mayor City of New York City Hall New York, NY 10007

> RE: Request for the City restore and increase funding for Community composting, prioritization of Community compost solutions, and increase participation in programs and compliance with composting laws

Dear Mayor Adams:

WHEREAS, Cuts to FY 2024 and proposed FY 2025 budgets have and are serving to eliminate the NYC Compost Project (NYCCP);

WHEREAS, NYCCP supports 200 food scrap drop-off sites and 7 processing sites;

WHEREAS, NYCCP support 115 green jobs;

WHEREAS, Brooklyn Community District #1 has lost 2 drop-off sites and will lose another one in May, leaving the neighborhood of Greenpoint without any drop-off sites;

WHEREAS, Brooklyn Community District #1 experiences increasing flooding due to increasingly intense rain burst events that occur each year as with many parts of the City;

WHEREAS, Compost helps planted areas such as gardens, bioswales and tree beds retain 6 times more rainwater which mitigate rain burst events;



WHEREAS, The soil in Brooklyn Community District #1 is laden with levels of lead that greatly exceed EPA's designated safe levels;

WHEREAS, Compost can help mitigate and decontaminate lead in the soil over the long term;

WHEREAS, The brown bin program participation rate is incredibly low;

WHEREAS, Many residents do not have access to the brown bin program;

WHEREAS, The brown bin program is waste to gas program, not a compost creation program, contrary to what many residents were led to believe,

THEREFORE it is RESOLVED that:

Brooklyn Community Board #1 requests the City restore and increase funding for Community Composting, Prioritize community compost solutions, and Increase participation in programs and compliance with composting laws and Educational Initiatives.

Working for a Better Williamsburg-Greenpoint.

Sincerely, Dealice Fullor

Dealice Fuller Chairperson

CC:

Council Speaker, Adrienne Adams Council Finance Chair, Justin Lee Brannan OMB Director, Jacques Jiha Senator, Julia Salazar Assembly Member, Emily Gallagher Brooklyn Borough President, Antonio Reynoso Council Member, Lincoln Restler Council Member, Jennifer Gutierrez