



COMMUNITY BOARD NO. 1

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HON. ERIC L. ADAMS
BROOKLYN BOROUGH PRESIDENT



RABBI ABRAHAM PERLSTEIN
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

STEPHEN J. WEIDBERG
THIRD VICE-CHAIRMAN

MARIA VIERA
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

GERALD A. ESPOSITO
DISTRICT MANAGER

HON. STEPHEN T. LEVIN
COUNCILMEMBER, 33rd CD

HON. ANTONIO REYNOSO
COUNCILMEMBER, 34th CD

COMBINED PUBLIC HEARING AND BOARD MEETING JANUARY 10, 2017 211 AINSLIE STREET

PUBLIC HEARING

ROLL CALL

Chairperson Dealice Fuller requested District Manager Mr. Gerald A. Esposito to call the roll. He informed the Chairperson that there were 18 board members present, a sufficient quorum to open the Public Hearing.

It is noted to all speakers that all those who wish to speak during the Public Session must sign and submit their speaker's form on or before 6:15 PM.

APPROVAL OF THE AGENDA

Mr. Caponegro made motion to approve the agenda as written. The motion was seconded by Ms. Sonia Iglesias. The motion was unanimously carried.

UNENCLOSED SIDEWALK CAFÉ – 7 N 15th St., Corp. dba Dirk The Norseman, 7 N 15th Street, Brooklyn, NY 11222-2838 (#2006634-DCA) - Application for 16 tables and 32 chairs – Representative: Michael Kelly.

Mr. Robert Calahan, from Michael Kelly's Office, presented on the renewal application. There were no changes in the operations or the number of tables and chairs. A completed questionnaire on the project was submitted for the record. The restaurant is open Mon.-Sun. from 5PM-4AM. The sidewalk café operates Mon.-Thurs. & Sun. from 5PM-11PM; and Fri. & Sat. from 5PM-1AM. There were no questions raised at the meeting regarding the renewal.

UNENCLOSED SIDEWALK CAFÉ – ELLA HOSPITALITY LLC, DBA MEDOWSWEET, 149 Broadway, Brooklyn, NY 11211-8249 (#2010340-DCA) – Renewal Application for 4 tables and 16 chairs. Representative – Michael Kelly.

Mr. Robert Calahan, from Michael Kelly's Office, presented on the renewal application. There were no changes in the operations or the number of tables and chairs. A completed questionnaire on the project was submitted for the record. The restaurant is closed on Tuesdays. They are open and operate the sidewalk café: Mon., Wed., & Thurs., 6PM-10PM; Fri. 6PM – 11PM, Sat. 11AM-11PM., Sun. 11AM-10PM. There were no questions raised at the meeting regarding the renewal.

UNENCLOSED SIDEWALK CAFÉ – TK FOOD CONCEPTS LLC, dba SALT & CHARCOAL, 171 Grand Street Ext., Brooklyn, NY 11249-4210 (#2009868 DCA) – Renewal Application for 9 tables and 18 chairs. Representative – Michael Kelly.

Mr. Robert Calahan, from Michael Kelly's Office, presented on the renewal application. There were no changes in the operations or the number of tables and chairs. A completed questionnaire on the project was submitted for the record. The restaurant is open Mon. – Sun. from 5PM-12PM (Midnight). The sidewalk café operates Mon., Tues., Wed., Thurs. & Sun from 5PM-11PM. Fri. & Sat. from 5PM-11PM. There were no questions raised at the meeting regarding the renewal.

PRESENTATION: NYC DOT - Evaluation of Banning Left turn From Metropolitan Avenue at Varick Avenue to address concerns about safety - by Mr. Hayes Lord, Project Manager, NYC DOT.

Mr. Hayes Lord, from NYC DOT, provided a presentation to update the board members regarding the request to ban a left turn from Metropolitan Avenue onto Varick Avenue (southbound).

There were no other questions raised and the agenda was moved to the next item.

BSA SPECIAL PERMIT (2016-4976 BZ) - Application to Reduce Accessory Off-Street Parking Requirement for Use Group 6B Office Use in Connection with 333 Johnson Avenue (Block: 3056 Lots: 200, 230, & p/32R) – by Representative: Stefanie Marazzi/Slater & Beckerman.

Ms. Marazzi, from Slater and Beckerman, lead the presentation. She was joined by others from her project team. She provided an overview of the project and used graphics and boards to show the site and plans. She noted that Normandy Development and Construction LLC (Normandy Real Estate Partners) is seeking a special permit from the BSA. It is an as-of-right development at the site and they are permitted to build 2.0 FAR for commercial and manufacturing uses with a required 497 parking spots. They are requesting a variance from BSA to build the minimum number of parking spots that BSA allows. With the special permit they are required to provide 279 spots. The site used to be home to a printing company.

In 2014 the company moved out of state (to Dallas). Normandy purchased the building after the printing company's move was in place. They are proposing to provide 45 bike parking spots. The

site is currently vacant. They anticipate the number of parking spots needed at peak hour at the site, including both employees and visitors to be 141. Based upon the projected weekday parking accumulations they state that they are providing nearly 100% greater capacity than needed.

The members discussed the plan and raised issues about the lack of parking in the area. A question was raised about the parking study. The applicant was asked to attend the Land Use Committee meeting which would be jointly held with the CB #1's Transportation Committee.

There were no other questions raised and the agenda was moved to the next item.

LIQUOR LICENSES

Chairperson Ms. Fuller requested District Manager Mr. Esposito to call the speaker's forward. It was noted that there were two persons who had signed up to speak on liquor licenses. The Chairperson asked for those persons who have signed up regarding liquor licenses to speak at this time.

Ms. Lawrence Lo, property owner of 128 Greenpoint Avenue, spoke in support of a liquor license for proposed restaurant called "Cup of Nachos" at 128 Greenpoint Avenue.

Mr. Ryne Hughes, General Manager for a proposed restaurant at 128 Greenpoint Avenue, called "Cup of Nachos" spoke in support of their liquor license.

NEW

Bedford Shop Inc. dba Bedford Cheese Shop, 265 Bedford Avenue, (New, wine/beer, cider, bar/tavern)

Chris Urriola, dba Media 5 Co., Inc., 524 Graham Avenue, (New, liquor, wine; beer & cider, [eating & drinking establishment])

Corp to be Formed, dba Tom and Joan's Whiskey Bar, 437 Graham Avenue, (New, liquor, wine/beer, cider, tavern) [Attorney withdrew the application]

Down and Out Brooklyn LLC, dba Down and Out, 647 Grand Street, (New, liquor, wine/beer, cider rest)

El Sotano of Brooklyn Corp, dba The Gentry, 592 Manhattan Avenue, (New, liquor, wine/beer, cider, rest)

Entity to Be Formed by Sarah Schneider, 138 North 8th Street, (New, liquor, wine/beer, cider, rest)

Fedoroff's Roast Pork LLC, 178 North 10th Street, (New, wine/beer, cider, rest)

Grand Organic Inc. dba Grand Organic, 779 Grand Street, (Class Change, beer/cider, tavern)

Hong Quan LI Corporation TBA, dba TBA, 507 Grand Street, (New, liquor, wine/beer, cider, rest)

RENEWAL

194 Bedford Ave Rest Corp., dba Dziupla, 194 Bedford Avenue, (Renewal, liquor, wine/beer, cider)

199 Russell Street LLC. DbA Brooklyn Ate Bar, 199 Russell Street, (Renewal, Liquor, wine/Beer, cider, rest)

Brooklyn Slovak American Citizen Club Inc., 619 Manhattan Avenue, (Renewal, liquor, wine/beer, cider, private social club members only)
Desy's Clam Bar Restaurant Corp, 562 Grand Street, (Renewal, liquor, wine/beer cider, rest)
El Barrio Inc, dba Soft Spot, 128 Bedford Avenue, (Renewal, liquor, wine/beer, cider, tavern/bar)
NCC Rest Group LLC, dba Rye, 247 South 1st Street, (Renewal, liquor, wine/beer, cider, rest)
Oaxaca Williamsburg LLC, 130 Grand Street, (Renewal, wine/beer, cider)
Peter's Since 1969 LLC, dba Peter's Since 1969, 168 Bedford Avenue, (Renewal, liquor, wine/beer, cider, rest)
The Greenpoint Tavern Inc, dba The Greenpoint Tavern Inc., 188 Bedford Avenue, (Renewal, wine/beer, cider)
Tribichia Inc., dba Pies 'n' Thighs, 166 South 4th Street, (Renewal, wine/beer, cider, rest)
Warlord Brooklyn LLC, dba Desnuda Cevicheria, 221 South 1st, Store East, (Renewal, liquor, wine/beer, cider, rest)

BOARD MEETING

MOMENT OF SILENCE

Chairperson Ms. Fuller called for a moment of silence.

ROLL CALL

Chairperson Ms. Dealice Fuller requested District Manager Mr. Gerald A. Esposito to call the roll. He informed the Chairperson that there were 31 board members present, a sufficient quorum for the Board Meeting.

APPROVAL OF THE AGENDA

Rabbi Perlstein made a motion to approve the agenda as written. The motion was seconded by Mr. Weidberg. The motion was unanimously carried.

APPROVAL OF THE MINUTES

Ms. McKeever made a motion to approve the minutes of the December 6, 2016 Combined Public Hearing and Board Meeting as written. The motion was seconded by Ms. Teague and unanimously carried. Chairperson Ms. Fuller asked for the Parks Department to provide an update at this time

PARKS DEPARTMENT MINUTE

Ms. Mary Salig, North Brooklyn Parks Manager, provided an update on various parks in the district. Some of the highlights were:

- Playground constructions were moving forward

- There were two contracts for Ten Eyck Playground (1 for the Comfort Station and one for the playground. The comfort station contract is proceeding first, with work scheduled for February 6, 2017. She'll get information regarding the closures with the contract work and advise on schedules for the work.
- Work on McGolrick Park and McCarren Park are also moving forward/
- Epiphany Playground is also moving forward.

PUBLIC SESSION

(Speakers Regarding 13-15 Greenpoint Avenue Text Amendment/Transmitter Park)

Mr. Steve Chesler, from Friends of Transmitter Park, was joined by several members of the community, to speak on the plans for 13-15 Greenpoint Avenue and how it affects the Transmitter Park. He was against the text amendment for 13-15 Greenpoint Avenue.

Ms. Katie Naplatarski, from Friends of Transmitter Parkspoke against the text amendment for 13-15 Greenpoint Avenue.

Mr. Scott Fraser, resident of Greenpoint resident of Kent Street, spoke against the text amendment for 13-15 Greenpoint Avenue.

Ms. Konstancja Maleszynska, representing the Open Space Alliance for North Brooklyn, spoke against the text amendment for 13-15 Greenpoint Avenue.

Ms. Maya Marzolf, resident of 19 Greenpoint Avenue, spoke about the text amendment for 13-15 Greenpoint Avenue. She noted that she shares a party wall with the construction site and raised concerns with the construction.

Mr. Rolf Carl, resident, spoke about the text amendment and raised concern about the building (13-15 Greenpoint Avenue) having a fire recently.

Ms. Bridget McFadden, resident of Java Street, spoke against the text amendment for 13-15 Greenpoint Avenue.

(Speakers Regarding Other Subjects)

Ms. Penelope Co, spoke regarding the Women's Issues committee report issue last month. She disputed it.

Ms. Danielle McGunagle, resident of West Street, spoke on concerns about traffic and safety on Kent Avenue. Changes for safety are needed. She also noted her concerns with the construction at 13-15 Greenpoint Avenue.

Ms. Patricia Luciani, from the Williamsburg Montessori School, spoke on concerns about traffic and safety on Kent Avenue. Changes for safety are needed.

Mr. Christian Rudder, from Williamsburg Montessori School, spoke on concerns about traffic and safety on Kent Avenue. Changes for safety are needed.

Mr. Jeff Csicsek, spoke on concerns about traffic and safety issues on Grand Street and on Russell Street.

ANNOUNCEMENTS

Chairperson Ms. Fuller noted that Council Member Steve Levin was present and wanted to speak. She called him up to speak and he addressed the board.

Chairperson Ms. Fuller noted that there were persons from elected officials present who wanted to address the board. She acknowledged that Mr. Pinchus Hikind, from Comptroller Stringer's office was present. Mr. Baruch, from the Brooklyn Borough President provided an update. Mr. Alexis Rodriguez, from Council Member Reynoso's office, provided an update. Mr. Young, from Senator Squadron's office provided an update. Mr. Pombozza, from the Brooklyn DA's office, introduced himself and noted that he was the new liaison. His telephone is (718) 250-2817.

COMMITTEE REPORTS

LAND USE, ULURP & LANDMARKS (SUBCOMMITTEE) COMMITTEE REPORT -

Ms. Teague presented the committee's written report:

The Land Use, ULURP & Landmarks (subcommittee) Committee met on December 19, 2016 at 6:30PM in the CB #1's District Office, 435 Graham Avenue, Brooklyn, NY.

She talked about the recent issues raised by the Friends of Transmitter Park and other residents about the development at 13-15 Greenpoint Avenue. She was not sure if the erection of a 13ft. wall was a good or bad idea because it was not brought up when the committee met. She had invited some of the individuals to the committee meeting, but no one was able to come. The committee did form a recommendation and was in the committee's report. The board members can vote to support the resolution or vote the committee's report down and develop a new resolution.

Ms. Teague read the report:

13-15 GREENPOINT AVENUE - N160282 ZRK - An application for a Zoning Text Amendment to the NYC Zoning Resolution Section (ZR) 62-35 (Special Bulk Regulations in Certain Areas within Community District 1, Brooklyn). The text amendment proposes to modify these requirements in order to orient the massing of a proposed 11-story mixed-use building adjacent to a public park located within the Greenpoint neighborhood of Brooklyn - by Nick Hockens, Greenberg Traurig LLP.

This site borders Transmitter Park on the west. The proposed development consists of mixed-commercial/residential (rental) use. The developer plans to provide 77 residential units,

with 30% integrated affordable of up to 130% AMI. Such 30% fraction is based on the assumption that the city will re-instate the 421-a program.

An as-of-right development would require two separate buildings, one facing on Greenpoint Avenue and one on Kent Street with space in between to satisfy light and air requirements.

The developer seeks a site-specific zoning text change that would allow use of the park space as a source of light and air, thereby allowing construction of only one building facing the park (with an 8 ft. setback) instead of two buildings facing Kent Street and Greenpoint Avenue.

The residential unit mix consists of 16 studios; 29 (1) BR's; 31 (2) BR's; and one (2) BR unit for the superintendent. The amenities (a health club, community room, open terrace) would be available to all tenants. The as-of-right development would accommodate fewer units.

Two representatives (Mary Salig, Brooke Mayer) from the Parks Department attended and informed the committee that the developer has been working with the Department and has agreed to remove park-facing balconies pursuant to the Department's privacy concerns. The committee was made aware of e-mail objections submitted by two members of the community with respect to some of the proposed park-facing windows and an open-air platform. Both individuals were asked to come to the meeting to clarify their concerns. However, neither attended.

The committee asked the Parks Department representatives if they could clarify these objections. The representatives informed the committee that the objections were probably based on a privacy concern, but did not express a strong privacy objection on behalf of the Parks Department, except for the balconies, which the developer had already removed from the plan. These representatives did express a concern that the increased population so close to the park, and the resultant increased use of the park, would increase the maintenance costs and would give rise to a need for additional staffing.

The committee noted that the shadow study did not show a clear disadvantage by the proposed building over the affect that the as-of-right two-building development would have. The committee also noted that the two-building development was not necessarily a more attractive or beneficial addition to the site, and would result in fewer affordable units.

On the other hand, the committee noted that the proximity to the park would increase the developer's revenue, with a simultaneous increase in the costs of maintaining the park. The committee felt it was fair to require the developer to commit to helping with maintenance of the park. The Parks Department representatives stated the park could use a bathroom, but they declined to make a specific request at this time from the developer. They confirmed that the developer and the Parks Department would be working together to come to an agreement regarding the developer's responsibility to donate to the park's upkeep/ development.

Resolution – The committee voted to approve the application with the following conditions:

- 1- The developer would file a 421-a inclusionary housing application, would receive approval of its application, and would develop the project pursuant to such application; and
- 2- The developer would work with the Parks Department to provide for upkeep of the park, and such agreement would be satisfactory to the Department and reduced to writing. The vote (of the committee) was 10 in favor with 1 abstention.

Ms. Nieves made a motion to support the committee's recommendation. The motion was seconded by Ms. Barros. The members discussed the motion and issues raised regarding the site.

The roll call vote was as follows: 8 "YES"; 19 "NO"; 3 "ABSTENTIONS"; 0 "RECUSALS". The motion failed.

New Resolution: A new motion was introduced by Mr. Burrows. He asked for the members to vote against the text amendment (no variance) and to have the development constructed "as of right". The motion was seconded by Mr. Needelman. A roll call vote was requested. The roll call vote was as follows: 25 "YES"; 1 "NO"; 2 "ABSTENTIONS"; 0 "RECUSALS". The motion was carried.

The portion of the report regarding Landmarks item would be presented by Ms. McKeever, the subcommittee chair.

SLA REVIEW & DCA COMMITTEE REPORT - Mr. Bachorowski presented the committee report. He asked to separate out the vote for the item reading an application for 128 Greenpoint Avenue.

New Licenses - Mr. Bachorowski made a motion that asked for the members to support the committee's recommendations regarding new licenses, with the application for 128 Greenpoint Avenue separated out. The motion was seconded by Mr. Bruzaitis. The motion was carried with 1 "NO" vote against (Mr. Needelman).

Mr. Bachorowski discussed the application for 128 Greenpoint Avenue. He related that although they did submit in signatures at the meeting, it was the committee's feeling that they needed to conduct more outreach for additional signatures in the buildings adjacent to the site and across the street. Some additional signatures were provided, however, the applicant did not address the committee's request sufficiently. Ms. Nieves made a motion to postpone the application and have the applicant conduct more outreach as requested by the committee. The motion was seconded by Ms. Iglesias. The motion was carried with 1 abstention (Mr. Stuart).

Renewals - Ms. Nieves made a motion to support the committee's recommendations to approve the renewals. Mr. Bruzaitis seconded the motion. The motion was unanimously carried.

Previously Postponed Items - Ms. Bachorowski requested the board to vote on the postponements. Mr. Burrows noted that the community and the applicant for Paulie Gee's had come to an agreement that was signed. Mr. Weidberg made a motion to support the recommendations. The motion was seconded by Ms. Iglesias and carried unanimously.

TRANSPORTATION COMMITTEE REPORT -

Mr. Gangone presented the committee's written report and the recommendations:

Safe Seats (Street Seats) Program – proposed for the public plaza near 483 Grand Street. The entity or business in charge will be Alegria Restaurant (located at 483 Grand Street). They will be responsible for the upkeep and cleaning of the plaza by funds dedicated from the City of NY. Mr. Gangone made a motion to support approval of the program at the plaza near 483 Grand Street. The motion was seconded by Mr. Chirichella. The motion was unanimously carried.

Dunham Place Proposal – Proposal to change the direction of traffic flow, on Dunham Place from South 6th Street and Broadway from a two way to a one way southbound flow. Mr. Weiser made a motion to support the proposal. The motion was seconded by Ms. Teague and carried unanimously.

Update on IS 318 Parking Conditions - Further discussion was made to try and alleviate the burden of parking for the faculty at I.S. 318 due to the changes from night time regulations to daytime regulations for sanitation pick up. Since the school encompasses a whole city block and is a very large facility we would like sanitation to change day time regulations to nighttime at the immediate location to alleviate the huge burden on the faculty. As far as signage and permits, the city of NY does not install or give any parking permits to schools and faculty any longer. Whatever was in place has been grandfathered in and no new signage or permits will be issued. The committee is recommending to change the signs from “daytime to “night time” only surrounding the school and as well as on Gerry Street which is a burden on businesses on the block. Ms. Nieves made a motion to support the recommendation. The motion was seconded by Rabbi Niederman. The motion was unanimously carried.

Parking Meters on South 4th Street Update – The meters were installed in December 2016. The committee recommends for signage to be changed to 5PM and not 7PM. Since the Post Office closes at 5PM and so it does not further burden residents finding parking spaces along south 4th Street. Mr. Gangone made a motion to support the recommendation to make the change. The motion was seconded by Mr. Perlstein. The motion was unanimously carried.

Kent Ave Update/Changes – Mr. Gangone presented the committee's recommendation, however, there were concerns raised about DOT's change in the plan to allow a turn into the Navy Yard. This change was made to accommodate the Steiner Studios expansion at the Navy Yard. The Board members raised concerns about the massive amount of truck traffic on Kent Avenue, safety issues, and having additional truck traffic turning into the Navy Yard. After a discussion on the item, a vote to table the matter was made by Ms. Teague. The motion was seconded by Ms. Peterson. The motion was carried and the item was tabled. The board is requesting that the matter be presented at the next Transportation Committee's meeting and that DOT come back with Steiner Studios to discuss the changes that were made to in the plan.

South 11th Street Proposal (Petition) - To make South 11th Street a one-way from a two-way street. Residents came to the committee meeting to have South 11th Street changed to a one-way,

based on the fact of a fatal crash and the size of the street. South 11th Street is 30 feet wide which includes parking on both sides of the street and two-way traffic making it very hard for traffic to move and cars are getting damaged from passing vehicles. Buses and emergency vehicles find it very difficult to move down the street. DOT posted signs for no parking on one side of the street but people are removing signs and creating a dangerous situation. The one-way petition is from Kent Avenue towards Berry Street. They are asking to make it a one-way with parking on both sides. Included are signatures from residents. The Committee recommends for approval of the changed and to also to have all signage replaced immediately for the time being. Ms. Viera made a motion to support the recommendation. The motion was seconded by Mr. Weiser. The motion was unanimously carried.

RESOLUTION REGARDING THE FORMER GREENPOINT HOSPITAL SITE - Ms.

Peterson submitted a letter regarding HPD and the former Greenpoint Hospital site. She requested support for the letter. She read the letter:

*Hon. Vicki Been, Commissioner
NYC Department of Housing Preservation & Development
100 Gold Street
New York, NY 10038*

Dear Commissioner Been:

Please be advised that at the regular meeting of Brooklyn Community Board No. 1 held on January 10, 2017 the members of the board voted to send this letter.

We appreciated the update provided by HPD staff recently at the Community Board meeting on December 6th and the opportunity for additional comments.

As you can understand, there have been three competitive RFP processes by the City of New York to date for the site that have yet to produce one unit of housing while the publicly vetted and broadly supported Williamsburg Greenpoint Community Plan has been stalled from full implementation over a 30 year period of time.

Recent presentations by HPD staff left more questions than answers and respectfully request an explanation to the following questions at your earliest opportunity.

(1.) There is serious community concern on the number of affordable housing units proposed on the Greenpoint Hospital Development site and the levels of affordability. Please share with us the projected number of units, range of sizes and target affordability levels.

(2.) Community residents are concerned about the preservation of architecturally significant buildings on the campus. Please advise of HPD's plans for those buildings and the parameters required of NYS SHPO.

(3.) Brooklyn Community Board #1 has repeatedly requested that the developer of this property should be a local not-for-profit organization with demonstrated housing capacity. Please reaffirm the RFPs requirement for a local nonprofit developer.

(4.) The community's plan for the Greenpoint Hospital development site includes preservation of the Small World Day Care Center and Swinging Sixties Senior Center as well as the redevelopment of School Settlement Association building as our community is lacking community facilities and local schools surrounding the campus do not have gyms or auditoriums. Please confirm that the RFP will require the developer to develop the new School Settlement Center facility.

Our community looks forward to receiving your response and clarification shortly.

A motion was made by Ms. Peterson to support sending the letter to HPD. The motion was seconded by Mr. Caponegro. A roll call vote was conducted. The vote was as follows: 27 "YES"; 0 "NO"; 2 "ABSTENTIONS". The motion was carried.

LANDMARKS SUBCOMMITTEE REPORT – Ms. KcKeever read the subcommittee's recommendations that were contained in the Land Use Committee report and noted the committee's related recommendations.

Proposed Renovations at 196 Guernsey Street - Resolution: The Committee voted unanimously to recommend approval of the proposed violation remedy for 196 Guernsey Street. Ms. McKeever made a motion to support the committee's recommendation. The motion was seconded by Ms. Teague and unanimously carried.

Window Replacement Project at 143 South 8th Street - Resolution: The Committee voted unanimously to recommend approval of the proposed violation remedy for 196 Guernsey Street. Ms. McKeever made a motion to support the recommendation. Mr. Burrows asked why they would not use historic type wooden windows. Ms. McKeever noted that the LPC does approve the metal type windows and that the wooden ones would cost \$100,000. Ms. Teague made a motion to support the committee's recommendation. The motion was carried (there were four "NO" votes: Havan, Needelman, Burrows, Peterson).

CHAIRPERSON'S REPORT

Chairperson Ms. Fuller chose to forego her report in order to expedite the agenda.

DISTRICT MANAGER'S REPORT

A written report was submitted and distributed for review. District Manager Mr. Esposito stated that the report was as written.

OLD BUSINESS

No old business was raised at this time.

NEW BUSINESS

Chairperson Ms. Fuller noted that the deadline date for the board member renewal application was February 17, 2017.

Mr. Burrows requested a copy of the list of board members with the appointment dates be emailed to all the members, so that they could see when their appointment expires.

Mr. Burrows asked for the Borough President to provide training for the board members on land use.

ADJOURNMENT

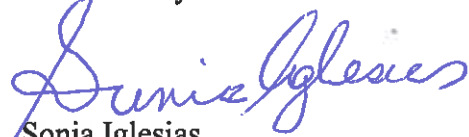
Chairperson Ms. Fuller called for a motion to adjourn the meeting. Ms. Viera made a motion to adjourn the meeting. Ms. Barros seconded the motion. The motion was unanimously carried. The board meeting was adjourned.

Respectfully submitted,



Marie Bueno Wallin
Assistant District Manager

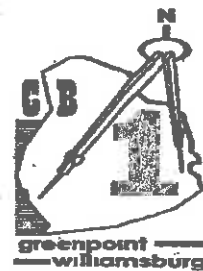
Reviewed by:



Sonia Iglesias
Recording Secretary



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 COUNCILMEMBER, 33rd CD

HON. ANTONIO REYNOSO
 COUNCILMEMBER, 34th CD

1st Roll Call P/H
 2nd roll Call Board Meeting

ATTENDANCE SHEET

(25 Members Constitute a Quorum for the Board Meeting & Public Hearing) DATE: Tuesday, January 10, 2017

BOARD MEETING AND PUBLIC HEARING

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<input checked="" type="checkbox"/>	GINA BARROS	<input checked="" type="checkbox"/>	AARON McCANN
<input type="checkbox"/>	MOSES BONDO	<input checked="" type="checkbox"/>	TRINA McKEEVER
<input checked="" type="checkbox"/>	ERIC BRUZAITIS	<input checked="" type="checkbox"/>	IRIS MINAYA
<input checked="" type="checkbox"/>	THOMAS J. BURROWS	<input type="checkbox"/>	TOBY MOSKOVITS
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<input checked="" type="checkbox"/>	MICHAEL CHIRICHELLA	<input checked="" type="checkbox"/>	RABBI DAVID NIEDERMAN
<input type="checkbox"/>	THERESA CIANCIOTTA	<input checked="" type="checkbox"/>	KAREN NIEVES
<input type="checkbox"/>	JOSHUA COHEN	<input checked="" type="checkbox"/>	MARY ODOMIROK
<input type="checkbox"/>	ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	RABBI ABRAHAM PERLSTEIN
<input type="checkbox"/>	T. WILLIS ELKINS	<input checked="" type="checkbox"/>	JANICE PETERSON
<input checked="" type="checkbox"/>	JULIA AMANDA FOSTER	<input type="checkbox"/>	ISAAC SOFFER
<input type="checkbox"/>	SAMUEL FRANCOZ	<input type="checkbox"/>	ROBERT SOLANO
<input checked="" type="checkbox"/>	DEALICE FULLER	<input checked="" type="checkbox"/>	JAMES STUART
<input checked="" type="checkbox"/>	VINCENT GANGONE	<input checked="" type="checkbox"/>	DEL TEAGUE
<input type="checkbox"/>	JOEL GROSS	<input checked="" type="checkbox"/>	TOMMY TORRES
<input checked="" type="checkbox"/>	ARTINEH HAVAN	<input type="checkbox"/>	MARIA VIERA
<input type="checkbox"/>	MARTIN HOFFMAN	<input checked="" type="checkbox"/>	STEPHEN WEIDBERG
<input checked="" type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	SIMON WEISER
<input checked="" type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	TESA WILSON
<input type="checkbox"/>	BOZENA KAMINSKI	<input type="checkbox"/>	
<input type="checkbox"/>	RYAN KUONEN	<input type="checkbox"/>	

Council Member
 Stephen T. Levin

Council Member
 Antonio Reynoso

**333 Johnson Avenue (at White Street)
Normandy Real Estate Partners
ZR 73-44 Special Permit**

Normandy Development and Construction, LLC (Normandy Real Estate Partners) is seeking a special permit (ZR 73-74) from the Board of Standard & Appeals.

As-of-right at this site, we are permitted to build 2.0 FAR for commercial and manufacturing uses with a required 497 parking spots. We are requesting a variance from BSA to build the minimum number of parking spots BSA allows.

Based on data from employee surveys for the Domino Sugar project:

- o 17.7% of office trips would be by car;
- o 47.4% of office trips would be by subway;
- o 6.7% of office trips would be by bus; and
- o 27% of trips would be by walking/ferry/bike/other

Parking spots required, as-of-right: 497

Parking spots required, with special permit: 279

Anticipated # of parking spots needed at peak hour at the site, including both employees and visitors: 141 (based on the projected weekday parking accumulation) – so, we are providing nearly 100% greater capacity than needed.

Bike parking spots proposed: 45

Public transportation available in the area:

Subway stops

Morgan Avenue L: .2 miles

Montrose Avenue L: .3 miles

Flushing Avenue J,M: .8 miles

Broadway G: .8 miles

Bus stops

B60: directly beside

B57: .5 miles

B43: .4 miles

History of the location: The site used to be home to a printing company, which moved to Dallas in 2014. Normandy purchased the building after that move was already in place. It is currently vacant.

Developer

Normandy Real Estate Partners

1370 6th Avenue

New York, New York 10019

212-445-0061

Travis Feehan, Principal

Land Use Counsel

Slater & Beckerman PC
40 Exchange Place, Suite 1502
New York, New York 10005
212-391-8045
Stefanie Marazzi, Member

Architects

Architecture Plus Information

Environmental Consultant

Philip Habib & Associates



333 Johnson Avenue

Community Board 1 Presentation
Land Use and Transportation Committee

23 January 2017

A-1

Site Location



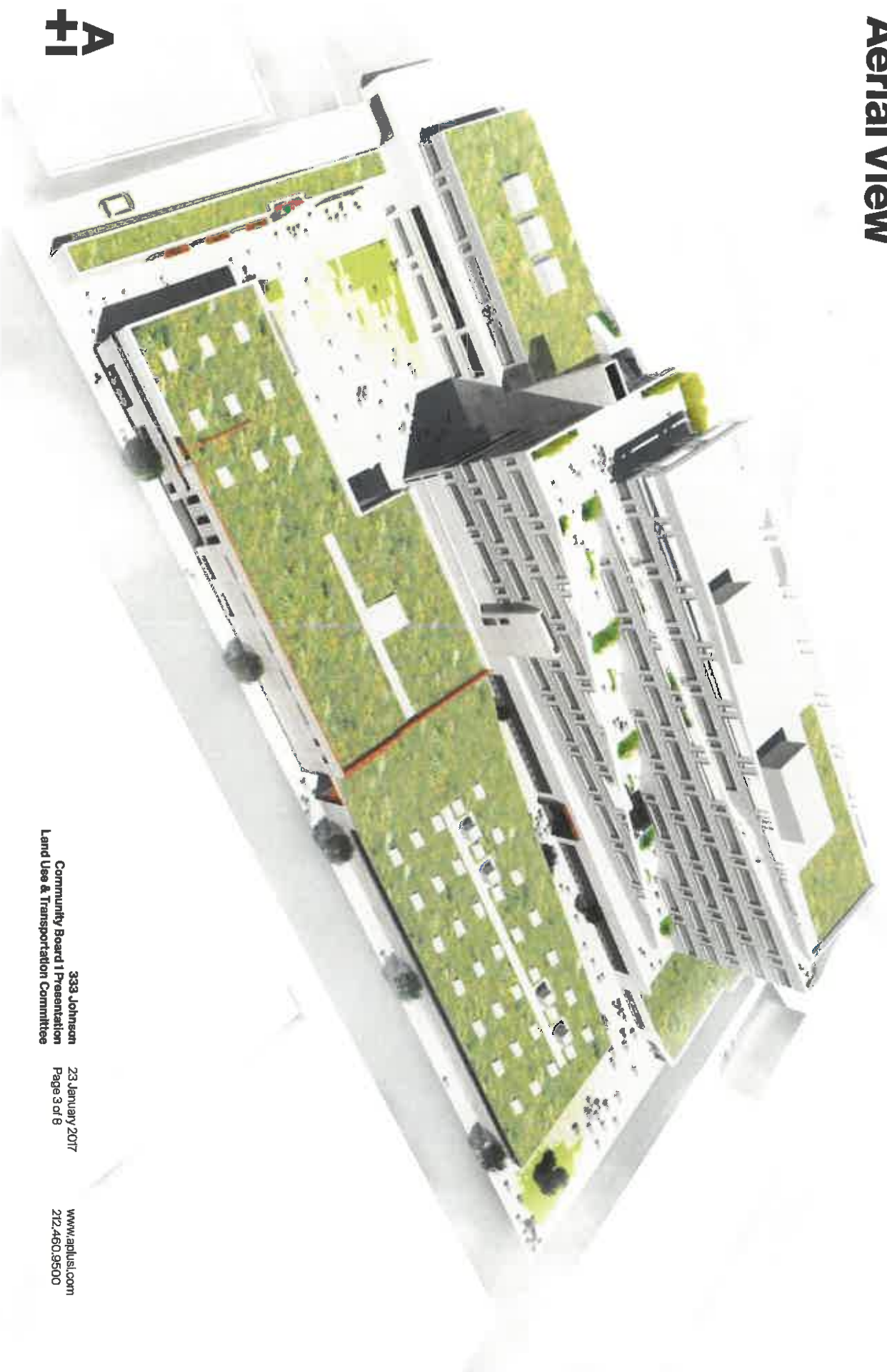
#1

333 Johnson
Community Board 1 Presentation
Land Use & Transportation Committee

February 2011

www.cohab.com
112 250 0950

Aerial View



A+1

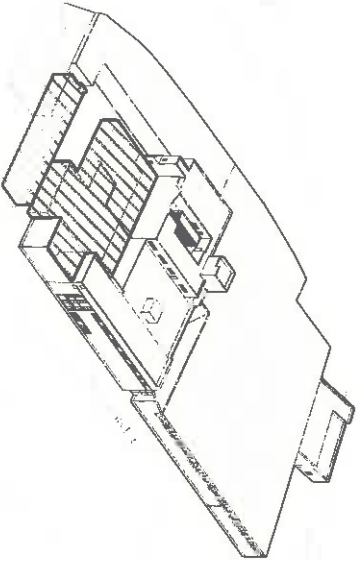
Existing Conditions



A+1

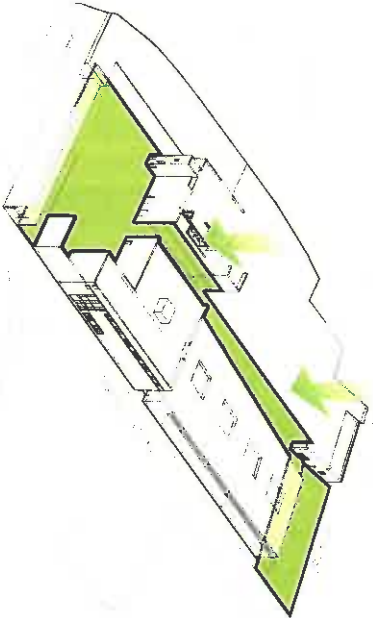
Phasing

1

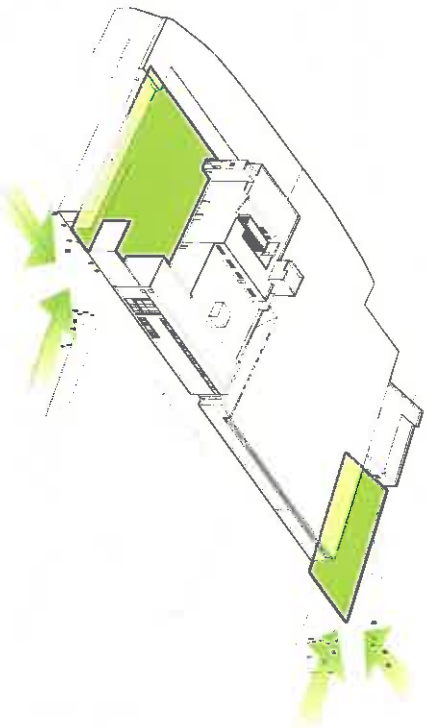


Demolish buildings in unsafe condition.

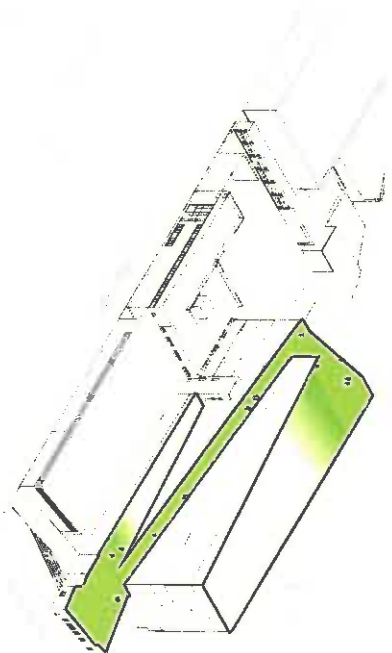
2



Connect the site.



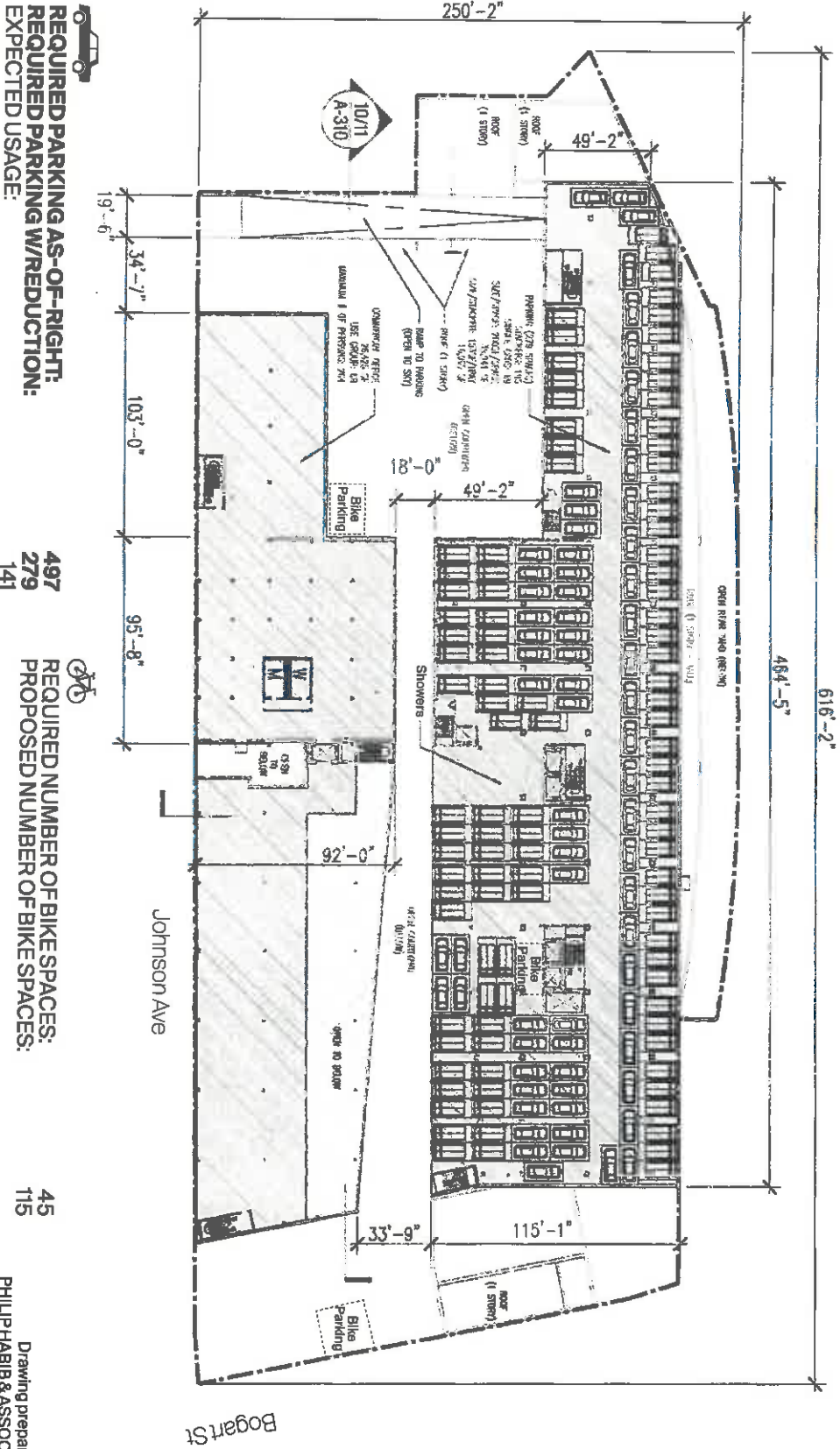
Create community green spaces.



As of right construction.

A
+1

Parking Layout



REQUIRED PARKING AS-OF-RIGHT:
REQUIRED PARKING W/REDUCTION:
EXPECTED USAGE:

497
279
141

REQUIRED NUMBER OF BIKE SPACES:
PROPOSED NUMBER OF BIKE SPACES:

45
115

Drawing prepared by:
PHILIP HABIB & ASSOCIATES
 102 Madison Avenue
 New York, NY 11016
 T. 212.929.5805

A-1

View from Bogart Street



A-1