

BY ADAM LUCENTE

6,000 signatures

Six thousand Canarsie residents can't be wrong.

Members of the Canarsie Improvement Association finally met with Mayor DeBlasio on Dec. 20 to hand him a petition bearing more than 6,000 signatures of locals demanding their own stop on the citywide ferry service.

Association head Marc Want and other members, along with state Sen. Roxanne Persaud (D-Canarsie) and Councilman Alan Maisel (D-Canarsie), journeyed all the way to Fort Greene on Wednesday, where were granted a brief audience with Hizzoner just minutes before a town hall at the Ingersoll Community Center.

"It went very well," said Want. "We're grateful to our representatives for setting it up.'

Securing a meeting to hand off the signatures has not been easy. DeBlasio left them high and dry last week when he abruptly backed out of an earlier planned meeting before a town hall in Greenwood Heights on Dec. 14.

"He cancelled on us at the last minute," said Want.

Continued on page 8



WET AND WILD: Thousands will jump into the ice-cold ocean at Coney Island beach on New Year's Day as part of the Polar Bear Club's annual event, many of them while wearing festive costumes. File photo by Paul Martinka

How to join Polar Plunge

BY JULIANNE CUBA Make a splash!

More than 2,000 brave souls will dive into the frigid waters at Coney Island beach on Jan. 1 as part of a more-than-centuryold tradition, the New Year's Day Plunge. Submerging yourself in the ice cold ocean is an awakening like no other — the perfect activity to kick-start a new year, said the president of the Coney Island Polar Bear Club, which hosts the event.

"Everyone has their own reason, but for me it's this sense of absolute intensity and immediacy and it's also an experience that's so different from what all of us do every day," said Dennis Thomas, who lives in Greenpoint. "It's not about jobs, paying rent, not about the subways, not about relationships, it's an experience that is really different from everything else - that takes you to a different place."

Members of the swim club Continued on page 6

Fears for 'Angel'

BY JULIANNE MCSHANE

The biggest real estate deal in Dyker Heights in a generation could get even bigger.

Experts monitoring the sale of the Angel Guardian Home on 12th Avenue predict that the mystery buyers will do everything they can to maximize profits

on the city-block-sized lot — and that means tearing down the existing buildings and changing the zoning to let them to build much bigger than is currently allowed.

"If I was the builder, I would apply for up-zoning to build as high and to max-Continued on page 10



NOT MUCH LONGER: The New York Islanders are headed to Queens.

Islanders escape Brooklyn

BY COLIN MIXSON Local hockey fans are out

of puck. The New York Islanders are skating out of their Barclays Center digs and into a new home outside of Brooklyn, Gov. Cuomo announced at a Wednesday press conference.

The National Hockey League squad submitted a bid to Empire State Development to build an 18,000-seat arena at Belmont Park in the outer borough of Queens earlier this year. and team honchos learned this week that the state-run

agency favored their iced arena over a soccer coliseum pitched by the New York City Football Club.

Borough President Adams wasted no time bidding the Islanders bon voyage, saying there is no Continued on page 8

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L-ong time coming

Plan for commuters during L-train closure



IT'S GONNA BE L: City and state transit agencies on Dec. 13 released a plan for how hundreds of thousands of L-train straphangers will commute across the East River during the impending closure of the subway's Brooklyn-to-Manhattan tube, including beefed-up service on other subway lines, additional East River-crossing bus routes, and a new ferry service. Department of Transportation

BY JULIANNE CUBA

Locals gave 'em L, and they listened!

City and state officials on Dec. 13 released longawaited plans for how the 400,000 daily L-train riders will get around during the looming 18-month closure of the subway's underwater Brooklyn-to-Manhattan tunnel, just one week after North Brooklynites rallied demanding answers from them.

The city's Department of Transportation and the state's Metropolitan Transportation Authority started meeting with local residents and leaders in early 2016 to discuss why they need to close the more than 100-year-old Canarsie Tube in April 2019 to repair damage wrought by superstorm Sandy.

And almost two years later, on the evening of Dec. 13 — unless specifically requested by media earlier that day — the transportation department dropped the much-anticipated alternative-travel plans on Twitter.

Straphangers can still new crosswalks at the National stations, but will have to Straphangers can still new crosswalks at the National stations and canarsie stations, but will have to stations at the National stations are staticles at the National stations and the National static stations are staticles at the National static stat

find new ways across the East River during the closure.

To mitigate congestion on other subway lines, transit honchos are boosting service on the G, J, M, and Z trains, installing more turnstiles at stations along those lines, and adding cars to elongate G and C trains.

Commuters will be able to transfer freely between the Broadway G station and the JMZ stations at Lorimer and Hewes streets, and between the L station at Livonia Avenue and the 3 station at Junius Street.

As part of the \$477-million project — which will rack up \$400,000-per-day penalties if it drags beyond its July 2020 deadline — the state-run transportation authority will revamp the Bedford Avenue L station by adding a new staircase and an elevator to make it handicapped-accessible.

And the city's transportation department will fix up the streets surrounding other Brooklyn stations, including adding new crosswalks at the Nassau Avenue G stop and the Myrtle-Broadway JMZ hub, where the agency will also install more bicycle racks. Officials will launch a new ferry route between North Williamsburg and the distant isle of Manhattan for commuters who prefer to cross the East River by boat, as well as lay a new bike lane running from the edge of Newtown Creek at Grand Street all the way down to Driggs Avenue for cyclists.

The city will also create a dedicated High Occupancy Vehicle lane across the Williamsburg Bridge that is reserved for cars carrying three or more passengers during a to-be-determined "rush-hour" window, when automobiles carrying two riders or less will be banned from the bridge, except for emergency vehicles and trucks.

And three new bus routes will run from Grand Street and Bedford Avenue over the Williamsburgto-Manhattan span — all of which will connect to other bus stops and some subway stations along the routes.

But before the city puts more people-movers on busy commercial strips such as Grand Street, transit honchos must rethink their pending purchase of *Continued on page 6*



IT'S READY!: Elders can soon enjoy programs at the newly opened Red Hook senior center.

Photo by Erin Lefevre

Oldsters get a new club house for the new year

Revamped Hook senior center to welcome elders in January

BY JULIANNE CUBA

It's a new chapter for this old center!

Red Hook residents and local leaders on Dec. 15 snipped the ribbon to celebrate the long-awaited opening of the neighborhood's W. Ninth Street senior center, giving oldsters a new space to mingle after its predecessor was destroyed by superstorm Sandy more than five years ago, according to the tenant association president at public-housing complex Red Hook East Houses.

"I'm looking forward to the new things that come into that senior center," said Frances Brown. "It is a new beginning."

But Red Hook's oldsters won't officially be able to pick up a game the oldsters, and started revampof bingo or mahjong, sweat it out ing it with \$5.7 million in comduring exercise classes, or feast on a meal — programs provided through the city's Department of Aging — until early next year, Mayor DeBlasio announced dur-

Dec. 14.

"It's beautiful, and will be open for good in January, so we're really excited about that," Hizzoner said during the meeting with Councilman Carlos Menchaca's (D-Red Hook) constituents.

The devastating 2012 storm ripped through the seniors' previous digs in the basement of a Wolcott Street building, forcing them to congregate, chat, and play games in a nearby community center's ground floor instead.

The New York City Housing Authority sought out the new place near Clinton Street — a shuttered day-care center — for bined federal and city cash, which paid for an entirely new heating and cooling system, kitchen, and gussied-up bathrooms, according to a spokeswoman for the city

ing a town hall for the district on agency, who couldn't confirm the exact day next month the center will officially welcome elders.

> Construction was supposed to wrap on the center back in 2015, but the city hit several roadblocks that resulted in more than twovears' worth of delays, causing much frustration in the community, according to Menchaca's office.

> But faced with adversity, the neighborhood came together, and now gets to celebrate the fresh space, the housing authority's head honcho said during the ribbon-cutting ceremony.

"Five years ago, superstorm Sandy devastated this community, but we responded by coming together to rebuild stronger," said Shola Olatoye. "Today, I am delighted to stand with residents and electeds to open the new Red Hook Community Center, which will soon become a cornerstone for public-housing residents."

Exclusive! Exonerated civic leader speaks

BY JULIANNE CUBA

A judge let the longtime head of good-government group Citizens Union walk away a free man on Dec. 8, after he surrendered to police in October for having small amounts of drugs inside his Brooklyn Heights apartment.

District Attorney Eric Gonzalez urged the court to show mercy to Dick Dadey — who stepped away from his role leading the more-than-century-old civic group in September before being ousted from the job the day he was arrested — and the top prosecutor dismissed Dadey's low-level charges because he voluntarily completed a treatment program and has an otherwise clean record, according to his lawyer David Cohen

But Dadey revealed his battles are not entirely behind him — he continues to fight HIV and Hepatitis C, two potentially debilitating diseases doctors diagnosed him with more than a decade ago, he said. The one-time watchdog-group leader admitted he sometimes used the small amounts of methamphetamine cops found in his apartment to treat the symptoms of his illnesses, which he said do not justify his behavior.

"I was occasionally using a drug in part to self-medicate to deal with the chronic fatigue that I was experiencing as a result of not being fully treated for Hep. C and HIV," he said during a phone interview late last week. "None of this is meant to be an excuse for my abuse and personal failing — it's simply a related circumstance."

Dadey said he lost access to the long-time treatment he received to fight the twin infections about two years ago, when his insurance company he needs for Hepatitis C.



FREE MAN: Dick Dadey. File photo

decided he was healthy enough to no longer need it. But he soon became exhausted, he said, and turned to methamphetamine.

"Crystal meth can give its users needed energy, though at great harm," he said.

Police found the drug along with small amounts of ecstasy after they showed up at Dadey's Remsen Street apartment with a search warrant for an unfounded allegation sometime in mid-September. And when Dadey turned himself in for possession at the 84th Precinct on Oct. 24, authorities handed him a ticket to show up in court in December.

Cops searching his home prompted Dadey to realize that he needed to work on his health, so he took a temporary leave from his post at Citizens Union, he said.

"I took a medical leave from Citizens Union to go into rehab," said the longtime civic leader and LGBT activist who led the now-defunct statewide gayrights group, Empire State Pride Agenda, before taking over the good-government organization. "I checked myself in because I needed to get well."

Dadey said his HIV infection is now under control through the proper treatment, though he's still fighting for permission to get the prescribed medication

Cops: Trucker smashed into cyclist in Cobble Hill

BY JULIANNE CUBA

A truck driver plowed into a wards the Brooklyn Bridge, cyclist pedaling near Court and when she mounted the bike Street and Atlantic Avenue on to cross the intersection at Atthe evening of Dec. 14. send- lantic Avenue around 6:15 pm. ing the woman to the hospital the big-rig rumbling along that with a bleeding knee, authori- street towards the East River ties said.

The 52-year-old victim told cops she was walking her two- officials the woman crossed the cyclist, and emer-

wheeler along Court Street to- the street against the smashed into her.

But a nearby pedestrian told the scene after hitting

light, and the driver said he had a green light at the time of the collision, too, authorities said.

The 37-year-old trucker remained at



Photo by Tom Callan

HIT: The victim being treated.

gency responders transported her to Methodist Hospital with a cut to her left knee, according to a report.

Police let the driver go without any summonses, but are still investigating the crash, a department spokesman said.





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WEDNESDAY NIGHT FEVER: Guests boogied at the "Saturday Night Fever" 40th-anniversary party at the original location of the 2001 Odyssey club in Bay Ridge on Dec. 13. Photo by Georgine Benvenuto

Dance 'Fever' is back in Brooklyn

Locals hustle to film's 40th-anniversary bash

BY JULIANNE MCSHANE

Bay Ridge burned up the dance floor — for one night only!

Brooklynites from around the borough — and even many visitors from the distant isle of Manhattan time-travelled back to 1977 on Dec. 10 to celebrate the 40th anniversary of "Saturday Night Fever" with a dance party at the original location of 2001 Odyssey, the Bay Ridge nightclub made famous in the film, after this paper exclusively broke the story (and the Internet) with news of the party earlier this month.

The throwback night drew stars from the original film, and convincingly restored the Eighth Avenue space — now occupied by Chinese restaurant Bamboo Garden — to its former glory, according to an attendee who was born and raised in Dyker Heights and tore up the original nate and "Saturday Night tles, bumps, and YMCAs as 2001 Odyssey dance floor in Fever" super fan Gianluca disco stars Carol Douglas, his youth.



SPINNING RECORDS: DJ Monte Rock III manned the booth at the original 2001 Odyssey club and also appeared in the film.

Photo by Georgine Benvenuto

"I used to go to 2001 Odyssey when I was young," said Michael Harkins, a disco devotee who said that even as a 9-year-old he used to sneak into the club with his mother. "Looking at the dance floor, with the people on it. it looked like the original club."

Italian nutrition mag-Mech flew in from Rome to Randy Jones from the Vil-

personally fund the event - which was free for guests to attend — to the tune of \$200,000, according to the New York Post. And a pack of local organizers went all-out, installing a disco ball and recreating 2001 Odvssev's iconic light-up dance floor, where locals busted out their best hus-

FEVER

Continued from page 4

lage People, and the Trammps played Tony Manero's favorite tunes, including "Disco Inferno."

Original cast members Karen Lynn Gorney, who played John Travolta's love interest Stephanie, and Lisa Peluso, who played his younger sister Linda, helped transport guests back to the 2001 Odyssey as they remembered it from the classic movie. And DJ Monte Rock III, who manned the club's deejay booth and starred in the film. was also on hand.

The former owner of the club's legendary original dance floor was among the attendees, and said that the party's recreation helped add to the night's vibe, but that nothing could compare to the original.

"The recreated floor was wonderful to work with. I gotta tell you," said Vito Bruno, who helped produce the event. "There was so much more versatility in terms of the lighting effects. But the original was

the original, and there's just something about it."

And after guests and local pols — including Borough President Adams, Assemblywoman Nicole Malliotakis (R-Bay Ridge), and Councilman Vincent Gentile (D-Bay Ridge) — worked up an appetite on the dance floor, they snacked on slices from Lenny's Pizza and sliders from White Castle to get a taste of Manero's favorite late-night foods featured in the film. Many guests used the

free event as an excuse to go on a '70s-themed shopping spree to make sure they looked the part, including Harkins, who donned a pink zebra-print coat, a sequin top, and patent leather pink heels, saying that he knew his outfit had to live up to the classic outfits that '70s club-goers regularly donned for a night out in the Ridge.

"I started off conservative, then I thought, 'I need to go flashier," Harkins said. "So I went one step ahead, and still said, 'No, it's not flashy enough.' I grabbed a piece here, a



GROOVE PATROL: Guests dug out their '70s wardrobes to attend the "Saturday Night Fever" 40thanniversary party (above), but few could rival Dyker Heights resident and life-long fan of 2001 Odyssey, Michael Harkins (right), who clearly pulled out all the stops. Photos by Georgine Benvenuto

piece there, and then I said. 'this is what I'm dressing like to get back on that dance floor.'"

Bruno, who preserved the original dance floor. started his career at the 2001 Odyssey working at the door in 1977 the same year the film came out — and eventually worked his way up

to manager. He said he later spent years in court and racked up hundreds of thousands of dollars in legal bills to fight for the dance floor after he bid on it at a badly attended auction and the auctioneers withdrew the floor to try to sell it for a higher price.

> But Bruno eventu

ally got the floor — for an amount he said he could not reveal — before selling it earlier this year through the same private auction company to an unknown buyer for \$1.2 million.

Bruno said he fought so hard for the floor because it was a nostalgic reminder of his youth.

"It was sentimental — it

was my first job in the entertainment business," he said.

But the 40th anniversary party helped transport him back to the glory days of disco fever - even just for a night.

"For us that lived it and were there, it was a tremendously special moment." he said.

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Cider house rules! New apple-booze brewery opens its doors in Bushwick

BY BILL ROUNDY

How do you like these apnles?

A new restaurant and bar devoted to hard apple cider has opened in Bushwick, and it aims to convert people to the wonders of the fruit-based booze. One of the founders of the Brooklyn Cider House says the barn-like space on Flushing Avenue is an attempt to recreate the environment that first opened his eyes to cider's possibilities.

"It was a magical moment — and I just saw stars. I wanted to really have people get that experience that I had," said Peter Yi,

Yi, who grew up in Bensonhurst, spent years working in the wine industry, but a visit to a Spanish cider farm, where he sampled the apple drink at a communal dinner, set him on a new path.

"When I had it, with the food — it changed my life," he said. "I fell in love, head over heels."

Yi and some partners soon bought an orchard in the Hudson Valley, and began working to create a cider that would live up to Yi's standard. But it is not just about the apple concoction — Yi said he wants to

L TRAIN

Continued from page 2

200 diesel-fueled buses, ac-

cording to a local pol, who

demanded the city swap

that fleet with one that

is more environmentally

ceptable that we even con-

"It's practically unac-

friendly.



IN POUR TASTE: Peter Yi, right, releases cider from one of the giant barrels contained in the Brooklyn Cider House, a new bar, restaurant, and cidery in Bushwick.

duplicate the whole experience, with the food, the people, and the drinks.

"If I just made the cider, people would not get it it's too funky, it's weird," he said. "You have to have it under the right context to really get it."

That context involves a five-course prix fixe meal, with rich chorizo, grilled vegetables, fish, steak, and a cheese plate (a vegetarian option is also available). served at a communal table. Between each course, diners are led to one of six enormous casks in the middle of the giant restaurant. Each holds between two and three thousand gallons of cider, each from a different apple variety, and aged a different length of time.

After turning a spigot, the cider leaps out in a wide arc, with guests lining up to capture it in their pint glasses — a process that aerates the cider and gives it extra flavor. Depending on age and variety, the ciders can taste like a fine dry wine, or a funky lemonade.

Brooklyn Cider House makes four varieties of cider: Kinda Dry, Bone Dry, Half Sour, and Raw. But the full expression of the drink comes from the latter version. said Yi.

"All the cider that we make is a gateway to get you to try the Raw," said Yi, "because Raw is really the ultimate cider."

Those who cannot devote two-and-a-half hours to a full meal can also pop in to the bar, which serves drinks by the glass and bar snacks including a decadent burger. In a few weeks, the restaurant plans to add ciders made by other companies, along with a full bar of liquor.

Yi hopes that the Cider House will become a regular destination for local cider fans and their friends.

"It's a great gathering place for people to celebrate life," he said.

Brooklyn Cider House [1100 Flushing Ave. between Irving and Knickerbocker avenues in Bushwick, (347) 295-0308, www.brooklynciderhouse.com]. Open Tue-Thu, 5–11 pm; Fri, 5 pm*midnight; Sat, 11 am–1 am;* Sun, 11 am-midnight. \$32-\$52 for prix-fixe meals and cider catching.



BEACH STAND: Last year, thousands braved the chilly waters off Coney Island on New Year's Day. Photo by Milo Hess

PLUNGE

Continued from page 1

plunge into the bitter waters every Sunday from November through April, but for the New Year's Day extravaganza they usually cede the surf and spend time organizing the hordes of once-a-year swimmers, said Thomas, who plans to dive into the ocean on New Year's Eve for the club's usual Sundav swim.

New Year's Day bathers must first sign a waiver, as required by the Parks Department, before charging into the polar waters in groups of about 500. Most people stay in the water for no more than five minutes, said Thomas.

"New Year's Day, people get in and get out pretty quick, most don't stay in more than a couple minutes," he said. "It's really get, in splash around, and get out fast."

But no matter how long you can stand in the surf before losing feeling in your toes, it is still an accomplishment to brag about, said Thomas.

"It's a great experience for New Yorkers, it's a New York tradition. and we welcome everyone to come and check this off their bucket list or use it as bragging rights against their friends," he said.

participants A11 should show up at the

enue between 10 am and noon to register for the event and sign the waiver, wearing a bathing suit and ready to hit the water at the 1 pm start time. Evervone should also bring a set of warm clothes, a towel, a camera to document the moment, and old sneakers to protect their feet from the freezing temperatures, said Thomas.

beach near Stillwell Av-

"We recommend having like an old pair of sneakers or surf boots, something to insulate your feet, a little insulation there goes a long way — other than that, bathing suits will do just fine," he said.

Entry into the Atlantic Ocean is free, but the Polar Bear Club encourages donations that support the Coney Island community, including the New York Aquarium and the Alliance for Coney Island.

After drying off, swimmers can grab a bite at local eateries like Tom's, Ruby's Bar and Grill, Nathan's or the Steeplechase Beer Garden, said Thomas, and the Coney Island Brewery will host an after-party featuring a spicy Belgian ale called "The Plunge."

Polar Bear Plunge [Riegelmann Boardwalk near Stillwell Avenue in Conev Island. (917) 533-3568, www.polarbearclub. org]. Jan. 1 at 1 pm. Free.



CEO: Les Goodstein **PRESIDENT & PUBLISHER:** Jennifer Goodstein

buses," said Councilman Antonio Reynoso (D-Williamsburg).

sider anything but electric

The city's five-page transit-mitigation packet hinted at other plans for Grand Street, saying it is "looking to make major changes to a street that will serve as a major bus-and-bicycle corri-

dor to the Williamsburg Bridge," but lacked more information. concrete Transportation honchos conceded that the strip is one of the trickiest pieces of the puzzle, and agreed to meet with business leaders and local pols about proposals within the next few weeks.

"Grand Street remains

the biggest piece we need to finalize in our plan. Everyone is anxious to get that right," said Polly Trottenberg, the head of the Department of Transportation. "We will sit down before end of this year with interested businesses to finalize those plans. We should be able to figure this out."

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They match the walls of marble and granite in the ballroom — which itself sports one of the largest chandeliers in all of Brooklyn — giving you just a brief inkling into what they have in store for you and your guests. Come and see the grandeur for yourself.

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The lavish party room, which can be made intimate enough for parties of 100, or grand enough to host a spectacular of up to 400, is marked by a central chandelier that will take your breath away. It is the focal point for a magnificent space done up in sophisticated pinks and reds, with mirrored accents that lend a touch of infinity to the already expansive area.

The re-done, picture perfect bridal room is large, romantic and very feminine, accommodating up to 15 in easy comfort, with wall-to-wall mirrors.

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Don't you want to celebrate those once-in-a-lifetime days in Paradise?

The catering office is open Tuesday through Sunday, 1 - 9 p.m. Note that the facilities are also available during the weekdays for all types of social meetings and functions.

For the further convenience of your guests, Paradise also can provide free valet parking.

ISLANDERS

Continued from page 1

love lost between the borough and its shortlived hockey squad in a Tuesday statement issued before the move was officially announced.

"There's only one Brooklyn team for Barclays Center and that's the Brooklyn Nets," the beep said. "We wish the Islanders well on their journey to Belmont."

The Islanders signed a 25-year lease with the Prospect Heights arena in 2012, but the team struggled to acclimate to the venue after it started playing there in 2015. The space is too small to accommodate a regulation-size rink without pulling chairs from around one goal, which spectators in certain perches cannot see because it is blocked by a balcony, leading Business Insider to declare those seats "the worst ... in American profes-



LEAVING KINGS FOR QUEENS: The New York Islanders are fleeing their current Barclays Center digs for a new stadium the team plans to build in the outer borough of Queens.

sional sports."

The Barclays Center rink also suffers from poor ice conditions, according to Islanders forward Cal Clutterbuck, who told the New York Post that "[it's] the worst ice I've ever seen in my nine years [in the league]."

The team drew the lowest home-game at-

tendance of any National Hockey League franchise this season, with an average 11,642 people attending each game — nearly 10,000 spectators less than the top-ranked Chi-Blackhawks' cago 21,584 per game, according to an ESPN report.

But fortunately for

the Islanders, Barclays Center honchos reportedly hoped to terminate their partnership with the hockey team before its lease expired, too, because they could allegedly make more money with the squad off the ice that on it, Bloomberg reported earlier this year.

it yet, but I will bring it back to City Hall as we discuss the build-out and will put Canarsie on the table as well," DeBlasio told the crowd at the town hall 15 months ago. But the city's Economic De-

the neighborhood.

FERRY

Continued from page 1

on Wednesday calls for a ferry

stop in Canarsie that will bring

commuters to Manhattan as

a way to mitigate disruption during the planned 18-month

shutdown of the L train tunnel,

which links the neighborhood

the L from Brooklyn," said

Want. "Four ferries in an hour

can take as many people as a

sio promised Canarsie resi-

dents that he would consider

establishing the ferry stop in

"I'm not going to commit to

At a town hall meeting in September 2016, Mayor DeBla-

"About 120,000 people take

to the distant isle.

train can."

The petition the association finally handed the mayor

velopment Corporation — the agency spearheading the ferry service - admitted to this paper earlier in the year that the city has not made any headway



AHOY !: Marc Want was finally able to hand the mayor more than 6,000 signatures demanding a ferry stop at Canarsie Pier.

File photo by Georgine Benvenuto

on expanding to Canarsie, but pledged it would be included in the next possible study.

But that won't happen until after the service's initial rollout is complete in 2018, making it unlikely that a new stop can be added in time for the 2019 shutdown of the L train.

Canarsie residents are trying to hurry the process along with the petition drive, and Maisel is glad Hizzoner now has concrete evidence of local demand for the service.

"Now they need to study it," said Maisel. "I hope he chooses Canarsie, because it's logical."





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imize as much space as possible," said the broker, who spoke on the condition of anonymity due to his previous bid for the property.

The lot — bound by 12th and 13th avenues and 63rd and 64th streets and slightly larger than a football field — is zoned for three-story, 40-foot-tall row houses, the same as much of Dyker Heights, Bay Ridge, and Gravesend, city records show. But if developers wanted to change the zoning to be able to build higher on the property, they would have to go through the Uniform Land Use Review Procedure process, which would require extensive public review by the Department of City Planning, the City Planning Commission, Community Board 10, Borough President Adams, the borough board, the Council, and the mayor.

The city's new inclusionary zoning law would also require the developers to incorporate affordable



MYSTERY BUYER: The sprawling Angel Guardian Home in Dyker Heights has been sold to unknown buyers and locals wonder what will replace it. Photo by Georgine Benvenuto

housing in return for any zoning change. The Sisters of Mercy have already said that the mystery buyer plans include "some affordable housing," which would not be required if the plan was to build as of right.

But even without a zoning change, the developers can still get quite a bang for their buck. The lot just north of the Angel Guardian property — between 62nd and 63rd streets, including Tabor Court — currently fits 76 two and threestory row houses, meaning that developers could potentially fit up to 228 units on the Angel Guardian property if they used the space to its full potential under the current zoning.

And two and three-family homes can become more profitable for tenants over time than condos, the anonymous agent said, because buyers can rent out extra units. He said two-family homes in the nabe average around \$1.3 million, while three-families go from \$1.6 million-\$1.8 million.

But locals lamented the imminent loss of the century-old structure, the memories it holds, and what its future means for the nabe. One woman who lived in foster care with other kids for 15 years after the Sisters of Mercy placed her in a home said that the Angel Guardian home served as a nostalgic reminder of her past, and she was sad that the Sisters sold it.

"It really upsets me that they sold it," said Geraldine Grecco, who has lived on nearby Tabor Court for the past 37 years. "My foster mom raised 27 of us from the Angel Guardian home, so it holds a special place in my heart."

Grecco echoed the calls of locals who hoped that the Sisters would choose a developer that would build affordable senior housing in the space. Her Tabor Court neighbor Annamarie Kaplon agreed, adding that a school could also benefit the nabe, which is the most overcrowded school district in the city. Kaplon also said that she would push back against luxury condos or low-income housing, both of which she said would only add to the nabe's problems.

"I'm really hoping it's not condominiums," Kaplon said. "The traffic around here is terrible, the parking is terrible. We just don't need any more condominiums. And I'm a little concerned about lowincome housing — how low are we talking? I don't know what kind of people are coming in, and that is frightening."

But the anonymous broker said that it was unlikely the new owner would add a school or senior housing after shelling out millions for the property because neither would necessarily bring a return on the investment.

"I don't think a school brings value, I don't think a senior center brings value," he said. "We always want the quiet, tree-lined street, and those are the ones you pay top dollar for."

Grecco said she still hopes the developers will consider the community's needs when they begin building on the property, rather than only seeing it as a potential cash cow.

"I just hope they put the property to good use — that it's useful and not just somebody's making millions off of," Grecco said. "Everybody worries when there's change, and sometimes change is good. But it's just sad."

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