



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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HON. ERIC L. ADAMS  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

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CHAIRPERSON

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COUNCILMEMBER, 33rd CD

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MARIA VIERA  
FINANCIAL SECRETARY

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RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

February 11, 2020

Commissioner Mitchell J. Silver  
New York City Department of Parks & Recreation  
830 Fifth Ave  
New York, NY 10065

**RE: McCarren Park House**

Dear Commissioner Silver:

Brooklyn Community Board No. 1 held its regular board meeting on February 11, 2020. At the meeting, CB#1's Parks and Waterfront Committee presented its written report (attached).

The report contained a recommendation for a NYC Department of Parks & Recreation's proposal regarding plans for concession for the Park House located in McCarren Park (the park portion that is bounded by Nassau Avenue, Lorimer Street, Driggs Avenue, North 12<sup>th</sup> Street and Bedford Avenue.)

CB#1's board members reviewed the report and voted to support the committee's recommendation to OPPOSE this proposal for the park house.

The following points are made regarding this proposal:

- Inadequate number of bathrooms. This is a proposal that offers no true enhancement of what currently exists for the public and voluminous park users. It is merely a false amenity.

- The proposed maintenance building should not be placed adjacent to the Park House, within the center of the park's most passive use. It should instead be located on the periphery of the park. This proposed maintenance building is not contextual with the park house and other historical McCarren Park structures (i.e. pool, pumphouse, other comfort facilities). These are all constructed in a traditional style of red brick.
- Concern about the proposed restaurant's incursion into the oval, which is the only passive section of this portion of McCarren Park. The community fondly calls this park's area "The Mother's Park". For generations, parents have embraced its unique quiet quality and ample park bench seating. Daily, parents walk around with their youngsters, pushing strollers with sleeping babies. They could stop and sit, converse with each other, or just watch their kids play within the oval space. Conveniently close by and in easy reach was the Park House with bathrooms.
- We have much trepidation about this proposal and question how will the space be occupied? Become a prime source for generating noise?
- The proposers spoke about their operations happening every day until midnight! This is a far cry from the park's normal closure at "dusk".
- Residents surrounding the park have complained about the ballfield's stadium lights remaining on late. These residents successfully advocated to have these bright lights turned off at a more reasonable hour (timers were installed).
- We are greatly concerned about the lack of any real plan to keep alcohol consumption restricted or maintained within a designated smaller space carved into the park house's grounds.
- The two mobile units (trucks/carts) being proposed for the park house's perimeter serve only as clever flanking mechanisms extending the reach of this proposed "eating and drinking" establishment. One only need to reflect on Brooklyn Bazaar's past poor performance in our community to glean an accurate look into the future.

The vote was as follows:

29 "YES"; 1 "NO"; 1 "ABSTENTIONS"; 0 "RECUSALS"

Working for a Better Williamsburg-Greenpoint.

Sincerely,



Dealice Fuller  
Chairperson

DF/mbw  
Attachment



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February 11, 2020

## COMMITTEE REPORT

**TO:** Chairperson Dealice Fuller  
and CB#1 Board Members

**FROM:** Mr. Philip Caponegro  
Parks & Waterfront Committee Chair  
Trina McKeever, Committee Co-Chair

**RE:** Parks & Waterfront Committee Meeting  
held on January 23, 2020.

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CB#1's Parks & Waterfront Committee met at the NYC DPR facility at Bushwick Park, 86 Kent Avenue, at 6:30 PM on January 23, 2020.

### ATTENDANCE:

Present: Caponegro, Chair; McKeever; Chesler; Elkins; Odomirok; Berger\* (\*non-board committee member).

Absent: Carbone; Cianciotta; Cohen; Goldstein; Green; Peterson. A quorum was not present.

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I. The Committee reviewed four (4) new park designs:

- 1) **ERICSSON PLAYGROUND** - Presented by James Corner, Field Operations. Project to completely renovate Ericsson Playground, a jointly operated playground adjacent to McCarren Park and Middle School 126/John Ericsson Middle School. The park design connects the two greenest areas of the site, the existing native garden classroom to the existing grove of trees, by way of a meandering green ribbon or nature trail. The nature trail organizes the site and

defines three primary sports and activity areas; a flexible field and running track, two intermediate basketball courts and outdoor fitness area, and a unique climbing feature called the "Tree House".

Discussion:

Administrators present from MS 126 explained that students and faculty had been very involved in the scoping and were extremely pleased with the thoughtfulness of the design and its possibilities for educational and physical enrichment.

When asked, Mary Salig explained that the maintenance of the Park would be coordinated with the McCarren Park maintenance and there are plans to involve students in ongoing maintenance as well.

When questioned about the budget, given the obvious richness of the design elements, it was revealed that an outside donor who wished to remain anonymous had been found through NYC Parks Adapt A Park Program. The budget number however was not revealed, it seems to be somewhat fluid.

The committee members with the support of MS 126 faculty and staff voted unanimously to recommend approval of the design. It is fabulous!

VOTE:           5 "Yes" (board members)  
                  1 "Yes" (non-board member)  
                  0 "No"  
                  0 "Abstentions"  
                  0 "Recusals"

2) **BUSHWICK INLET PARK – MOTIVA** - Presented by David Weissman & Abel Bainnson, Butz LLP

The project will reconstruct the Motiva Parcel of Bushwick Inlet Park as a passive linear park with a waterfront esplanade. The intent of the Motiva project is to stabilize the water's edge, remediate the site and develop upland portions of the site for public access via a passive landscaped park, which will link future phases of Bushwick Inlet Park. To engage visitors, a series of passive programmatic elements including a continuous accessible esplanade, a variety of seating options, and an accessible get-down and sand get-down/kayak launch are proposed

Discussion:

Acknowledging that while much of the presentation responded to many of the concepts that had been discussed in the initial scoping, there was general dismay with the lack of a more inspired, naturalistic design.

The current wild state of the inlet (which remediation will necessitate the complete removal of) was compared to the tame, open, albeit passive and green design bisected with 10' wide concrete pathways and housing an open lawn.

There was general disappointment about the excessive use of revetment stone which severely limits the access to the water, and questions regarding the narrowness of the sandy strip of beach. Community members challenged the design team to take more innovative approaches to the shoreline design and to create a more interactive environment and space for salt marsh grasses. The designers cited concerns with permitting from NYSDEC.

There were questions, and again a general sense of dismay, concerning the remediation plan, which consists of capping the entire upland site with 2' of clean soil. There was no information about what kind of pollution would remain in place under the cap, or within the shoreline area and sediments of the inlet itself which will not see any remediation. The designers explained these decisions were driven by budget.

There was frustration expressed that this parcel was being designed separate from Bayside, that the entire inlet was not able to be looked at as one – a frustration for the designers as well - but the way it is.

It was pointed out that along the narrow strip of Kent Avenue, a 10' concrete pathway will be running parallel to the sidewalk and a suggestion that this path be eliminated.

The owner of 7 Franklin Street (Pops), the building just north of the Motiva site expressed much concern about how the park will abut his building, about the placement of the garbage for the park.

With the view of the Manhattan skyline at sunset a major asset for the park, the lighting proposal was questioned, solar lighting or a much-reduced lighting plan was suggested.

Lastly, there were concerns regarding the boat launch and it was suggested that many of the ideas put forth by the boating community were not incorporated.

The committee members echoing a cry from community members, unanimously voted to recommend that the Board reject the Motiva proposal with the following conditions:

- Rethink the shoreline treatment – make it softer, more naturalistic, provide more direct access to the water.
- Rethink the pathways – make them softer and more naturalistic (perhaps fewer).
- Provide more ecologically immersive plantings.
- Revisit the remediation plan, especially in the intertidal areas.
- Reconnect with the boating community to discuss launch design.
- Address the impact of the CSO outflows on the inlet.

VOTE:           5 "Yes" (board members)  
                  1 "Yes" (non-board member)  
                  0 "No"  
                  0 "Abstentions"  
                  0 "Recusals"

3) **MARCY GREEN**: Presented by Kevin Bogle, NYC Parks

The project is a redesign of the three parcels of Marcy Green Park. The design includes a dog run, seating, game tables, a water feature, expanded planting and a lawn area for seating.

Discussion:

The dog park will be made of a synthetic turf that has proved successful in other dog parks in the city, there will be hoses for dog owners to clean up after their dogs.

Some suggestions:

- More evergreen trees
- Coordinate the planting in the DOT right of way
- Address the postal cars that currently park along the sidewalk
- Enhance the chain-link fence along the BQE perhaps with ribbon to block noise and pollution.
- Jennifer Gutierrez and Leslie Valesquez from El Puente requested game tables be added to the design for playing dominos which is a neighborhood favorite.

With these suggestions in mind, the committee members - with the support of Jennifer Gutierrez speaking on behalf of Councilman Reynosa's office - unanimously recommend that the Board approve the Marcy Green design.

VOTE:           5 "Yes" (board members)  
                  0 "No"  
                  0 "Abstentions"  
                  0 "Recusals"

4) **TEN EYCK PLAZA** - Presented by Terry Naranjo, NYC Parks.

This project will reconstruct Ten Eyck Plaza between Ten Eyck Street and Stagg Street. The scope includes new play equipment, water play, paving, seating and supplemental planting. The existing entrance gates and concrete piers will remain, while the 7' high steel perimeter fence will be replaced with a 4' high steel fence to better establish the visual connection from the adjacent sidewalks.

Discussion:

There seemed to be unanimous sentiment that the design was a great improvement.

The committee members, with the support of Jennifer Gutierrez speaking on behalf of Councilman Reynosa's office, unanimously recommend that the Board approve the Ten Eyck design.

VOTE:           5 "Yes" (board members)  
                  0 "No"

0 "Abstentions"

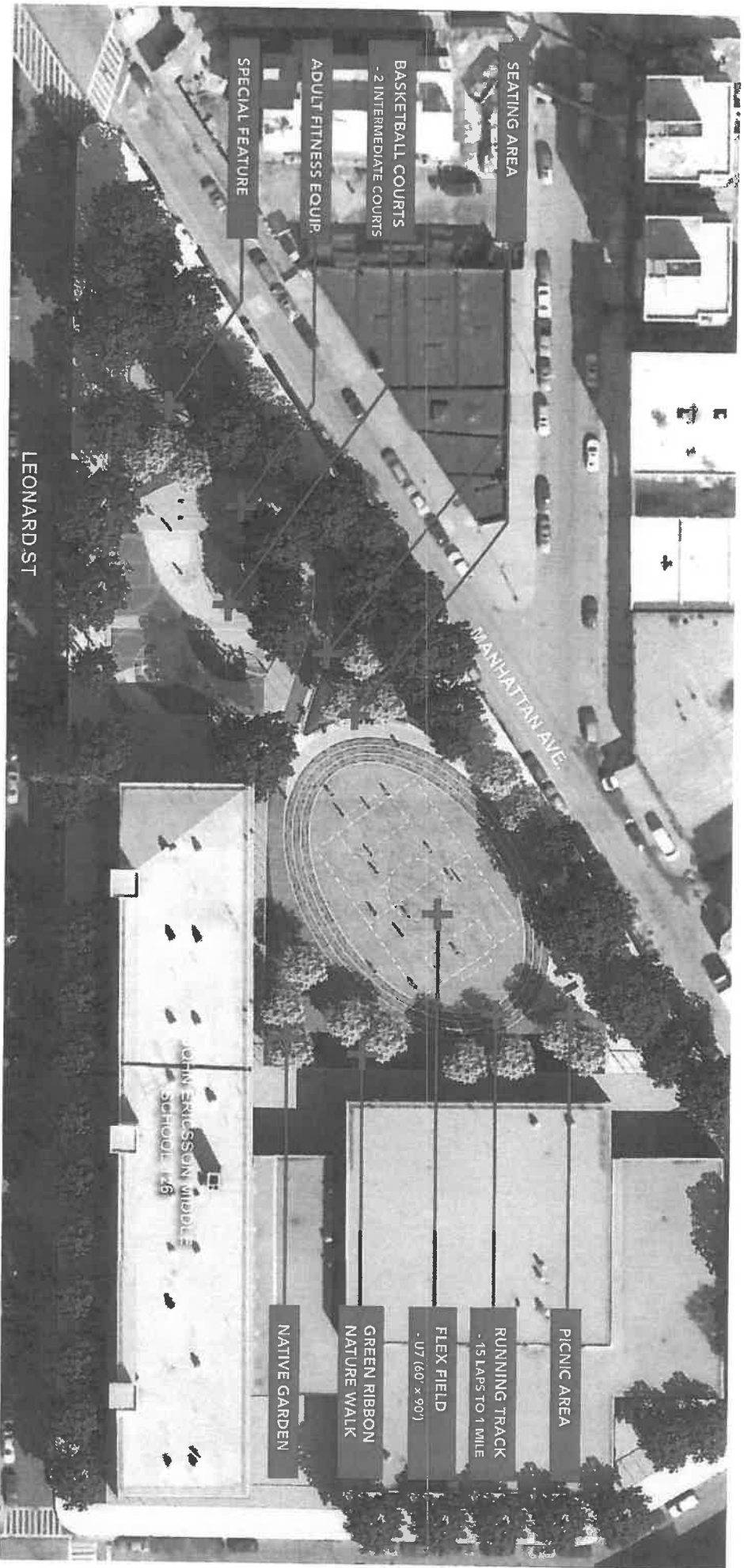
0 "Recusals"

## II. OTHER BUSINESS:

- **MCCARREN PARK HOUSE PROPOSAL** -The five (5) committee members who were present unanimously agreed to ask the board to submit a letter to the Department of Parks & Recreation stating CB#1's **rejection of this proposal by the Brooklyn Bazaar entity for the McCarren Park Field House and note staunch OPPOSITION.** This proposal was previously shown to the full Board at the January meeting. A more detailed presentation had been shown to the Parks Committee in late 2019. The committee relates disturbing discrepancies between these presentations.

The Committee recommends that the letter also outline the following issues found wrong with this proposal:

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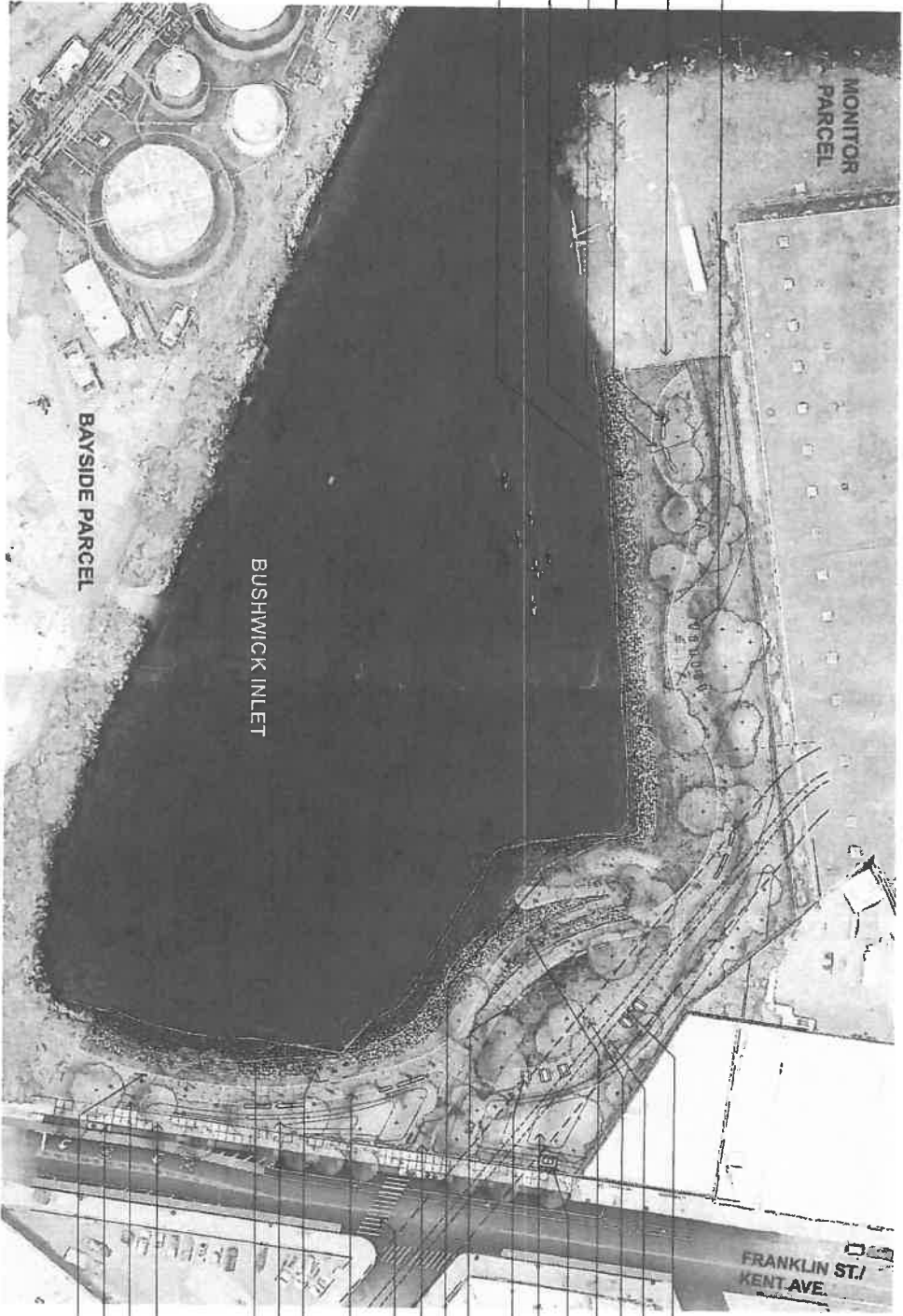


NYC Parks  
**JAMES  
 CORNER  
 FIELD  
 OPERATIONS**

**Ericsson Playground | Plan**







- CHAISE LOUNGES \_\_\_\_\_
- FUTURE CONNECTION TO MONITOR PARCEL \_\_\_\_\_
- OVERLOOK W/ BACKED BENCHES \_\_\_\_\_
- ADA BINOCULARS \_\_\_\_\_
- REVEMENT STONE/ SLOPE STABILIZATION \_\_\_\_\_
- OSPREY STAND \_\_\_\_\_

- EX. 60" DIA. SEWER LINE
- ORNAMENTAL GRASSES
- MULTI-PURPOSE LAWN
- ADA ACCESSIBLE 'GET-DOWN'
- TRASH COLLECTION
- PLANTED BERM
- STD. & ADA ACCESSIBLE PICNIC TABLES
- BACKLESS BENCHES
- SAND 'GET-DOWN'
- PARK ENTRY
- NEW CROSSWALK STRIPING & PEDESTRIAN RAMP
- ESPLANADE PATHWAY (10'-0" WD.)
- REVEMENT PLANTERS
- PLANTED AREA, TYP.
- REVEMENT STONE/ SLOPE STABILIZATION
- CONCRETE SIDEWALK
- PARK ENTRY
- BICYCLE RACKS
- ADA BINOCULARS

NTS N

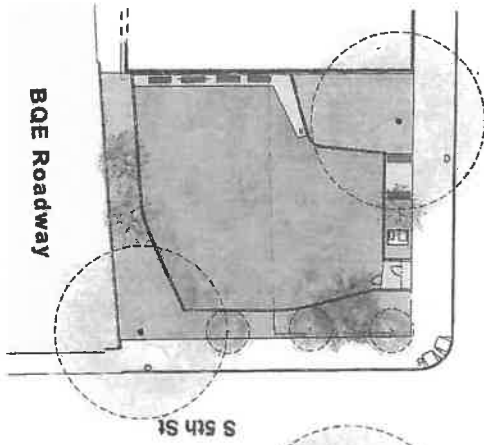


NYC PARKS

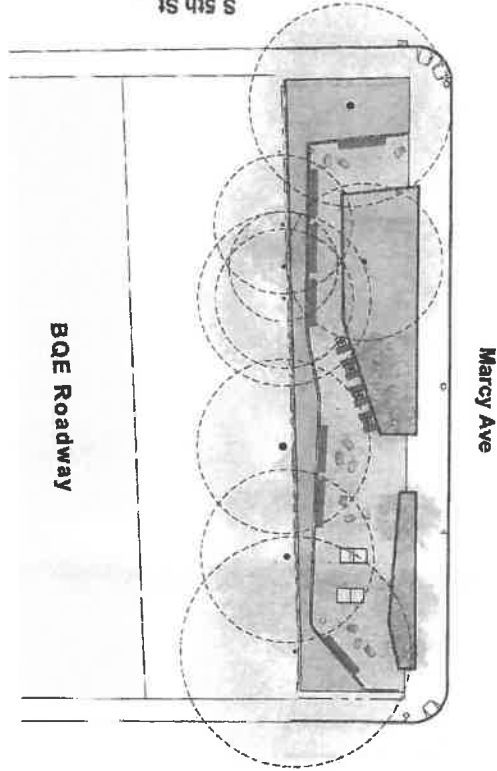


**Bushwick Inlet Park, Motiva Parcel | Schematic Design Plan**

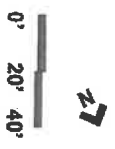
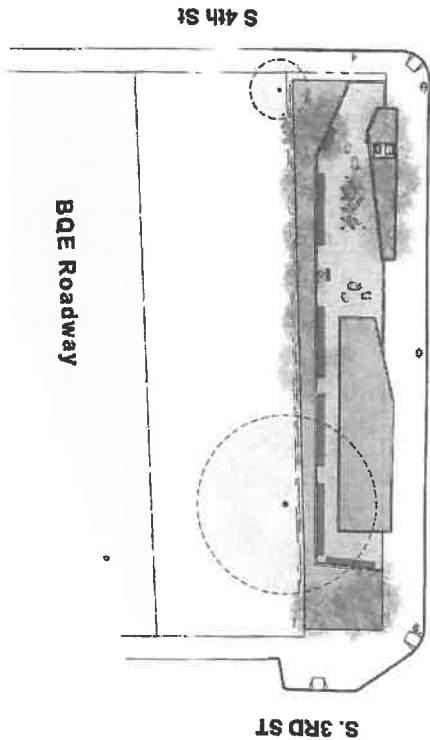
**MARCY GREEN SOUTH**  
Dog Run



**MARCY GREEN CENTER**  
Seating Areas, Ping Pong



**MARCY GREEN NORTH**  
Seating Areas, Splash Pad, Drinking Fountain, Lawn





NYC Parks

# Ten Eyck Plaza | Schematic Design

