

Boerum Hill Bulletin

THE BOERUM HILL ASSOCIATION IS A VOLUNTEER ORGANIZATION OF RESIDENTS OF BOERUM HILL. WE SEEK TO PRESERVE AND ENHANCE THE UNIQUE QUALITIES OF OUR NEIGHBORHOOD THROUGH ADVOCACY, EDUCATION AND COMMUNITY BUILDING. VISIT US ON THE WEB AT WWW.BOERUMHILLASSOCIATION.ORG

MEMBERS OF THE BOARD:

- Howard Kolins, President
- Dwight Smith, Vice President
- Chuck Wells, Vice President
- Rose Weber, Treasurer *
- Doug Barnes
- Ben Barrett
- Larry Burda
- Daughtry Carstarphen
- Susan Kaplan
- Trudy Katzer
- Leslie Lewis
- Hannah Mason
- Stephen Radacinski
- Sarah Wikenczy
- (*non-board member)

Board meetings are held the first Tuesday of each month from September through June at 7:00pm in the Mugavero Center.

CONTEXTUAL ZONING UPDATE

The Boerum Hill Association has completed its work with the City Planning office that, when approved, would go a long way to preserve the low-rise brownstone character of our neighborhood. It would prevent out-of-scale development through the proposed zoning guidelines so that no hulking 12-story residential towers would be allowed to be constructed in the neighborhood. In fact, maximum heights in the highest density areas would not exceed 8 stories, with the top two floors set back from the base of the building therefore not visible from the street.

The majority of the neighborhood, over 65% of the area, would receive the R6B classification which is the best way to preserve the 4-story brownstone look of Boerum Hill. Several more blocks would receive R6A which allows for one additional floor over the R6B height limit. These height restrictions would a major change from the current 12-story height limit allowed under the existing R6 zoning designation *if the requisite number of properties could be assembled to do so.*

The area between Third and Fourth Avenues has a more mixed character due to its R7B designation dating back to 1990. However, City Planning has agreed to recommend R6B protection to both sides of St. Mark’s Place, an unbroken block of 4-story brownstones, as well as Pacific Street near Fourth Avenue.

We have agreed to recommend R7A for Third Avenue to encourage future development and increase street activity. This will allow another small bulk and height increase that will encourage modest growth in an effort to integrate more street life with ground floor stores.

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Boerum Hill would be more specifically rezoned as R6A, R6B, R7A or R7B, depending on the block. These categories define height and bulk restrictions as follows:

Category	R6A	R6B	R7A	R7B
Max FAR*	3.0	2.0	4.0	3.0
Min/Max				
Base Height	40’/60’	30’/40’	40’/65’	40’/60’
Max Height				
After setback	70’	50’	80’	75’

*FAR means floor area ratio. The R6A and R7B categories are identical except for the higher setback allowed under R7B.

MEET THE BOARD

Doug Barnes is an attorney and a relative newcomer to BH, having moved here in 2005. He has been involved in neighborhood quality of life issues practically since arriving, with a particular interest in sanitation, parking, law enforcement, pest control and 311 effectiveness. As a BHA board member since 2007, Doug has worked with various city agencies to address the needs of BH residents, and last year organized a public meeting on quality of life issues featuring representatives from various city agencies. He enjoys using the New York Freedom of Information Law to obtain information from the city and stage, and provides pro bono legal assistance to the BHA on a variety of topics.

Ben Barrett moved to Boerum Hill in early 2007, shortly before the birth of his first child. He was drawn to Boerum Hill for its beautiful brownstone blocks and its neighborhood feel. Now with two children, Ben and his family continue to enjoy their time in the neighborhood. Ben works for an investment management company in Jersey City, NJ. He joined the BHA Board in 2008.

Larry Burda lives on Hoyt Street with his wife and two young children. After working for the Republic Bank and Legg Mason Real Estate Services, he founded Burda Construction Corporation in 1996. His work ranges from bathrooms to complete renovations including mechanical and green features. Local projects include the Emmanuel Baptist Church, the Griffin Coop and the Grace Church School.

Daughtry Carstarphen is an architect, mother and musician who has lived in BH since 2002. As an archi-

tect, she is concerned with providing decent, inspiring housing and community spaces to nonprofit organizations serving people of all ages and walks of life. She has participated in design completions for Habitat for Humanity, the September 11th Memorial Design Competition, and ReVisioning Coney Island, and has won honorable mention for "Loop House" – a water-saving green design in the Southwest. In addition, she helped to found "Friends of 16 Sycamores Park" and is working with neighbors to raise money, awareness and city investment in the neighborhood parks. She has also worked at the Brooklyn Bureau of the Department of City Planning and has a vested interest in smart, scaled development.

Susan Kaplan is an attorney and poet who has lived in the neighborhood for over ten years. Her children attended PS 38 and as part of her real estate practice, she has been involved in numerous house and condo sales throughout the community. Her practice also includes litigation and family law. As a poet, she has taught at the Virginia Military Institute and the University of Cambridge and was part of the editorial team for the *Mississippi Review* and has published in such journals as *Poetry* and *Boulevard*. As a participant in keeping the neighborhood "low and lovely," Susan is interested in the zoning issues that control overgrowth with regards to density and building height limits.

Trudy Katzer is a long-time Boerum Hill resident with deep roots in our neighborhood. She first rented an apartment in 1976, and then bought a house in 1978. Her son, now father of

a school-age child himself, attended the neighborhood school PS 261 and then graduated from Brooklyn Tech. She has been interested in the growth of Naturally Occurring Retirement Communities (NORCs) in Boerum Hill and the other brownstone communities and is trying to determine what aids, services, and amenities will be needed for older BH residents to enable them to age in their own homes.

Howard Kolins has been President of the BHA for two years. He has spearheaded many board projects: co-chairing the very successful House Tours in 2008 and 2010, serving as the writer and editor of the BHA Newsletter and being the representative on the House of Detention Stakeholders' Committee to name a few. Howard has lived in BH for 25 years both as a tenant and an owner. He met his wife, Carol, a former Rockette, when he was a producer for Radio City Entertainment. They have 2 boys in public schools, MS 447 and Brooklyn Tech. Howard is a self-employed producer of business meeting, special events and galas. His garage is home to the annual Hoyt Street Association Plant Sale.

Leslie Lewis has been President of the 84th Precinct Community Council for 18 Years. This is a pro bono position that acts a liaison between the Precinct and the community in Downtown Brooklyn. Years ago Leslie Lewis created a concept he called "Job Power" as a way to bring employers to unemployed urban minorities. He sent it to President Nixon who assigned his Assistant Daniel P. Moynihan to study and the government then adopted the

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OUR SUPPORTERS

They supported the 2010 House Tour, so please support them

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Ticket Outlets

Exit 9, 127 Smith Street
Sterling Place, 363 Atlantic Avenue
Annie's Blue Ribbon General Store, 365 State Street
Gumbo. 493 Atlantic Avenue

Floral Arrangements

GRDN
Opalia
QuartreCoeur

Sponsor Brunch

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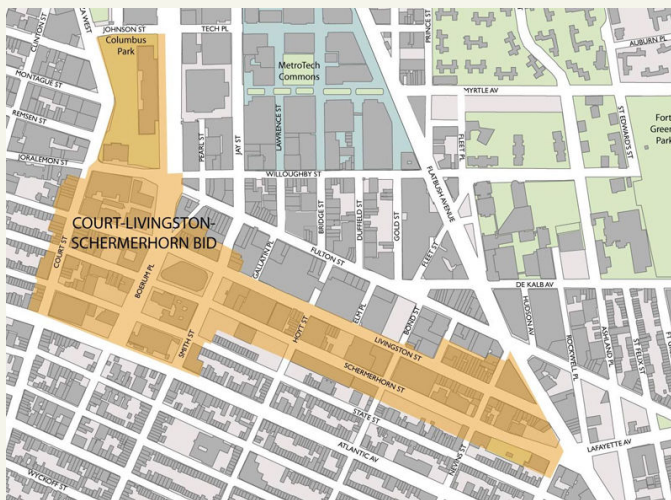
JOIN THE BHA FOR 2011

USE THE FORM ON THE
OPPOSITE PAGE TO
JOIN OR RENEW
YOUR MEMBERSHIP

BEAUTIFYING DOWNTOWN

The Court-Livingston-Schermerhorn (CLS) Business Improvement District began operations in October 2007. The CLS BID is managed by the Downtown Brooklyn Partnership, a not-for-profit development corporation that seeks to improve and develop the greater Downtown Brooklyn community. Two other major Downtown Brooklyn BIDs, Metro-Tech BID and Fulton Mall Improvement Association, are also members of the Partnership.

The CLS BID provides supplemental sanitation services, retail development services, streetscape improvements, and advocacy efforts in order to improve the business environment and quality of life for its nearly 200 constituents. .



Atlantic Yards Update: The BHA, as part of the BrooklynSpeaks coalition, had won a court decision that says the Empire State Development Corporation failed to account for the current 25 year construction so the Court ordered the ESDC to reassess the 10-year build out schedule in

The district roughly contains Schermerhorn and Livingston Streets, stretching from Flatbush Avenue to Court Street and Court Street stretching from Atlantic Avenue to Joralemon Street.

The CLS has just begun the implementation of its Vision Plan. You may have already seen many of 100 new tree plantings due by the spring. Other improvements will include multi-rack newsboxes, improved street lighting and enhanced subway station entrances and an exciting public art program.

The program will place world-class art on blank walls, building surfaces, fences and parking lots. Imagine the drab entrance at the Hoyt Schermerhorn subway entrance covered with a beautiful mural or a painted wrapping for one of the multi-level parking lots.

A review committee chaired by local developer, Abby Hamlin, has selected the artists who will create this work over the next 5 to 10 years.

Other Downtown improvements include the Fulton Mall renovations, new bus lanes, benches, bike racks, waste receptacles, awnings and plazas.

The BHA appreciates all the efforts of the CLS bid they move forward to make downtown more lively and livable. We look forward to seeing the artwork in 2011.

failing to prepare a Supplemental Environmental Impact Statement for the 2009 MGPP. At issue is the 1100 space parking lot that was not part of the previous plan and the destruction of any additional buildings not in the arena footprint until an environmental study is done. Stay tuned.

B E C O M E A M E M B E R O F T H E B O E R U M H I L L A S S O C I A T I O N

Name(s) _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

Your contact info will never be shared or sold, and you may opt out of any communications at any time.

Yearly Membership (open to all residents of Boerum Hill)

- \$25 - Individual \$15 - Individual Senior/Student/Low-income
 \$40 - Family \$25 - Family* Senior/Student/Low-income

Business Supporters (listed on BHA website, newsletters, and other publications)

- \$125 - Business Donor \$250 - Business Sponsor

Contributions (Not a resident or business owner? Or checked a box above but still want to do more? Contributions of any size are always welcome and help support the important work of the BHA)

- + \$100 "Good Neighbor" + \$250 "Neighborhood Hero!" + \$_____ Other

The BHA membership year is from January 1 to December 31. Members in good standing as of June 1 may vote in the June board election. All others, including business supporters, may not vote but are welcome at all BHA events and activities.

* Family memberships (2+ adults in the same household), are entitled to two votes. Individual members receive one vote.

Contribute Your Talent and Energy

Join your neighbors who volunteer to work on BHA activities and community priorities. Identify your areas of interest.

- | | |
|--|---|
| <input type="checkbox"/> Atlantic Yards | <input type="checkbox"/> Public Relations and Communication (neighborhood calendar, block associations, press releases, etc.) |
| <input type="checkbox"/> Block Captain (help distribute BHA notices on your block) | <input type="checkbox"/> Parks and Playgrounds (improving Douglass/Greene Park) |
| <input type="checkbox"/> Boerum Hill History | <input type="checkbox"/> Quality of Life (public safety, sanitation, recycling, noise) |
| <input type="checkbox"/> Community Events (meetings, holiday party, house tour) | <input type="checkbox"/> Technology (website, email, online tools) |
| <input type="checkbox"/> Greening & Neighborhood Beautification | <input type="checkbox"/> Traffic and Transportation (transit, parking, etc.) |
| <input type="checkbox"/> Land Use (development, zoning, building noise) | <input type="checkbox"/> Tutoring (homework help to neighborhood youth) |
| <input type="checkbox"/> Land marking | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Membership (recruitment, member services) | |
| <input type="checkbox"/> Newsletter | |

Make your check payable to the **Boerum Hill Association**.

Mail this form and the check to the:

Boerum Hill Association, P.O. Box 020583, Brooklyn, NY 11202

MAIZE FIELD TURNS INTO RYE

Our Native American corn field has faded with the summer but we've continued this project through the winter.

Local artist Christina Kelly harvested the corn in October



and has planted hardy winter rye, a grain that was introduced by the Europeans to the Lenape Indians of Brooklyn. Not only did rye maintain the soil's health but it could be used for making bread and whiskey.

While we will probably not make bread or booze, it will con-

tinue to bring interest to the wide sidewalk as you enter or exit the subway.

The BHA would like to thank the Department of Transportation's Urban Art Program for their support in this project along with the additional support of the Invisible Dog Art Center and Husk.

We have met with another local artist, Andrew Casner, who is conceiving a new project for 2011. It will take a few months to work out the details of the plan with the DOT. So look for news of this in the new year.



TRUCK TRAFFIC

The board continues to look at traffic in our area. In October, in response to our requests, the Police Department conducted a check of truck loads on Atlantic Avenue that resulted in a variety of fines.

However, we continue to see large trucks and empty double-decker buses on Hoyt, Nevins, Pacific and Bergen Streets in clear violation of the law. The truck routes include Court, Smith and Jay Streets *north* of Atlantic Avenue and Flatbush Avenue, Third and Fourth Streets. Only local deliveries are allowed on the residential streets.

We've asked the Police and DOT to take a look at the illegal truck traffic that damages our trees and literally shakes our homes. Go to www.nyc.gov and search for the truck route map if you are interested.

We are also concerned about bicyclists who flout the laws. Please remember to ride in the bike lanes and only in the direction of other vehicle traffic. Wear a helmet and reflective clothing. Make sure to have a light if its nighttime and give way to pedestrians at all times. Above all, ride smart and be safe.

Join the Board of the Boerum Hill Association

We need people who want to be advocates for our neighborhood. If you would like take tackle a local issue with us please come to a monthly board meeting and introduce yourself.

For more information about the BHA contact Howard Kolins 718-625-4073

TREE SURVEY

Local gardener, Kristen Austin, has organized a group of neighbors who are surveying every tree in Boerum Hill. Armed with Parks Department Maps and tape measures, they record the condition of our trees. When completed, we hope to replace dead trees and fill empty pits as well as encourage homeowners to "Adopt a Tree" going forward. This will help preserve our beautiful leafy blocks. If you want to volunteer contact us though our website.

The 84th Police Precinct Community Council Meetings take place on the third Tuesday of every month from September through June. The next meeting will be **January 18th at Borough Hall**. Hear Precinct crime statistics and speak directly with the 84th Precinct Captain Mark DiPaolo. Make yourself heard! Refreshments are served!

THE PRESIDENT'S MESSAGE

Dear Neighbors,

The Board continues to be active in preserving and improving Boerum Hill.

In September, Daughtry Carstarphen and Hannah Mason presented our second Movie Night in 16 Sycamores Playground which was a big hit with over 80 kids and parents in attendance. Look for more movies and activities in 2011, including the restoration of equipment.

Dwight Smith has been spearheading our rezoning requests to City Planning. While we have some more work to do, I can proudly report that the majority of Boerum Hill is moving toward R6B designation which will preserve our low brownstone scale.

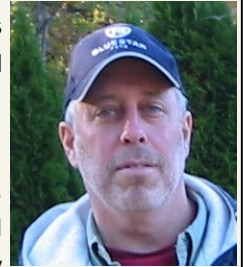
On Halloween, it was great to see so many trick-or-treaters making their way around Boerum Hill. A big thank you for

everyone who was stoop sat to hand out candy and cheer.

Speaking of cheer, the board and I wish you a healthy

and happy holiday and a prosperous New Year!

In Community, Howard Kolins



THE BOARD (CONTINUED FROM PAGE 2)

program nationwide. To this day, every time you hear of a Job Fair event in the United States this is the concept developed by Leslie Lewis. He has served on the Board of the Boerum Hill Association for 20 years and is a long term member of the Atlantic Avenue Betterment Association.

Hannah Mason, originally from Michigan, moved with her family to Kensington, Brooklyn when she was 12 years old. Since then she has lived in several borough neighborhoods including Carroll Gardens, Cobble Hill, Prospect Heights and Bay Ridge. Hannah now lives on Dean Street in Boerum Hill with her partner and three young children. The eldest is currently in 2nd grade at PS261. Hannah was the Exhibitions Manager at the Brooklyn Museum for seven years. She's a founding member of Fool's Pearls Productions, a New York based theater group and is an active member of the city's performing arts scene. Among the many important issues facing BH residents today, the Atlantic Yards, traffic/transportation and accessible green space are of interest to her. She has been on the board for four years.

Stephen P. Radacinski lives on Hoyt

Street having moved to Boerum Hill in 1982. He currently works as a Security Consultant after retiring from the NYPD at the rank of Sergeant after 20 years. He was also a 1st Lieutenant in the US Army and a graduate of St. Mary's University in San Antonio, Texas.

Dwight Smith is a 26-year resident of Boerum Hill. He currently serves as a Vice President of the Boerum Hill Association, a Community Board 2 board member, a Community Board 2 Parks and Recreation Committee member; and he is a long-standing Hoyt Street Association Garden sale volunteer. He has over 30 years of corporate and government experience in finance and strategic planning. He now works as a consultant.

Charles Wells, Chuck Wells is Copy Director at Rosetta's New York office, where he regularly impresses clients like Crane & Co, OfficeMax, Coach with his creativity and innovations. He has successfully named everything from a Willie Nelson album to an OTC headache medicine to buildings in lower Manhattan to his two wonderful children. Chuck has a passion for learning - you will probably hear about his love of history, dedication to community and

extensive travel. You will easily recognize him as the guy with the large mutant chops.

Sarah Wikencyz is the Director of Advocacy for the International Women's Program at the Open Society Institute based in New York where she is working on issues related to women, peace and security in conflict-affected countries. From 2001 to 2007, Wikencyz was a Senior Advisor with the International Rescue Committee designing and managing humanitarian protection programs in the Horn of Africa, Afghanistan and Pakistan as well as taught graduate courses at NYU on relief and post conflict reconstruction. From 1991 to 2001, she designed and managed refugee programs for the United Nations High Commissioner for Refugees (UNHCR), the International Organization for Migration (IOM) and the US State Department while based in Africa and the Middle East. She has a BA in Political Science and graduate degrees in International Studies and International Management.

Rose Weber is our valued and trusted treasurer although not a board member she performs this much needed role...wonderfully! *Thank you, Rose.*



Boerum Hill

Association
P.O. Box 020583
Brooklyn, NY 11202-0583
www.boerumhillassociation.org

Growing a better Boerum Hill

CONTEXTUAL ZONING

(continued from page 1)

It is important to note that some of our blocks have taller and bulkier multi-unit apartment buildings, such as those near PS 38, that are part of the fabric of Boerum Hill. Therefore these blocks will be rezoned R6A which is consistent with the range of mixed building types. It is also important to note that the R6A and R7B categories are identical except for the higher setback allowed under R7B.

Overall, this plan is a strong preservation-oriented proposal that reflects our existing character and an intelligent, modest growth plan for the future.

While the BHA is still negotiating the final contextual zoning designations in the neighborhood, we want to thank the Brooklyn City Planning office for their hard work and willing partnership throughout the process. Any disagreements have been turned into dialogue, block-by-block reviews and new plans.

An environmental review will begin before the proposal goes to CB2 for review. The plan will go through the ULURP process which can take seven months and eventually to City Council for final approval.

CHECK IT OUT

“Sorry for Blocking Your Car”

Placards are available on the **BHA website**. Although double parking for street cleaning is clearly illegal, the Police do look the other way if we behave. The placard is intended for use during alternate side parking periods to balance the competing problems of street sanitation and the shortage of available parking places. You just put your phone number in the windshield and make sure to move your car when called. Go to **www.boerumhillbassociation.org** and print out the form.

JOIN THE BHA

Help us be advocates for Boerum Hill by becoming a member. Join us on the web at www.boerumhillbrooklyn.org