

**COMMUNITY BOARD 7
COMMITTEE MINUTES**

LAND USE COMMITTEE

04.13.2026

- 1. Greeting / Start Meeting @ 6:305PM**
- 2. Take Attendance – Julio Pena III**
- 3. Presentation by Watermark of development at 783 Fourth Avenue, Brooklyn
-- Building A / Building B / Building C From Eric Palantnik and Michelle De La Uz from
Fifth Avenue Committee non profit organization**
- 4. Questions from Board Members**
- 5. Questions from Public**
- 6. Committee to submit Community Agreement Request List to Watermark**

- 1) Names of Committee Members present:

Julio Pena III
Diana Gonzalez
Erin Keith
Joan Botti
Matthew Florkiewicz
Nicholas Jackson
Jeremy Kaplan
Antoinette Martinez

- 2) No Corrections and amendments to previous meeting minutes
- 3) No Additions to the current agenda
- 4) No Motions taken or rejected
- 5) Actions taken or agreed to be taken
 - a) Land Use Committee to continue to foster conversation with public on project at 783 Fourth Avenue
 - b) Include list of questions and concerns to foster conversation and clarification about the construction process and timing
- 6) Next steps
 - a) Public requests a formalized written Community Agreement with developer
 - b) Watermark requests meeting and further public discussion before June
- 7) Public comments – Request list from public to be included into a Community Agreement with developers:
 - a) Request for shadow study to understand and clarify shadows that would occur due to the building location and heights onto neighboring properties and outdoor spaces
 - b) Formalize and confirm the final height of Building A, Building B, and Building C and confirmation that the building heights will not change
 - c) Verfiy and Confirm the environmental testing and monitoring during demolition and construction. Confirm and clarify the process of environmental testing and phasing, and

- monitoring of the property during the duration of any work on the site. Kindly request that Watermark provides diagram / map of anticipated environmental testing locations, environmental monitoring, and cleaning locations per contractor and city documentation.
- d) Confirmation of sustainability measures being taken at Building A, Building B, and Building C – please confirm which strategies and approaches are being taken for short term results? Please confirm which strategies are being take for long term sustainability at these 3 sites?
 - e) Clarify and confirm number of parking spaces: Confirmation that spaces will be located at-grade; confirm number of handicapped / accessible parking spaces vs standard spaces. Community would prefer majority accessible parking spaces vs standard spaces. Please provide diagram of the anticipated location and noted status of each of the spaces (standard / accessible)
 - f) Community is requesting a water management plan and clarification of water management strategies for the site during demolition, during construction, and for the 3 completed buildings. Please confirm and provide 50 yr flood zone map, and 100 year flood zone map as diagrams to be included into community agreement.
 - g) Community is requesting an expected phased / working, and durational construction schedule for all site work at all three lot sites for the projects noted as “Building A”, “Building B”, and “Building C”. Community kindly requests updates per changes that effect the schedule by 2 weeks or more.
 - h) Community kindly requests that the developer attempt to reach out to neighboring properties at least 7 times – neighboring properties are noted as “Rezoning Neighbors” along Fourth Avenue that are being included with the rezoning application
 - i) Community kindly requests that developer provide feedback on which “Rezoning Neighbors” are confirmed as notified and which ones have not been notified
 - j) Community kindly requests that developer uses local union labor
- 8) Next meeting – Monday / May 00
- 9) Time of adjournment @ 8:45pm