

CONFIDENTIAL

# Approval Application for Exterior Door regarding 1477 Pacific Street, Brooklyn, New York 11216



February 16, 2016

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# EXECUTIVE SUMMARY

- ¶ As per the meeting with Landmarks Preservation Commission on November 25, 2005, attached please find the position of the subject building owner Sungate Realty & Property Management, LLC., concerning the building located at 1477 Pacific Street, Brooklyn, New York, and the exterior door.
- ¶ Sungate Realty & Property Management, LLC, obtained the subject property on January 31, 2011, and immediately began to address numerous outstanding building issues affecting the premises.
- ¶ Complaints of “in lobby drug dealing”, illegal loitering, and general building security issues were primarily analyzed and addressed.
- ¶ To alleviate the immediate threat to building tenants, and to provide a safer building environment:
  - ¶ Door & Lobby Security Camera’s were installed;
  - ¶ New Door and Door Frameworks were installed;
  - ¶ Building Intercom system was repaired and upgraded.
- ¶ It is the intent of the Applicant that all outstanding issues will be discussed, resolved, and approved by the Commission.

**EXHIBIT A – DESIGNATION DATE PHOTO – 1/22/2007**



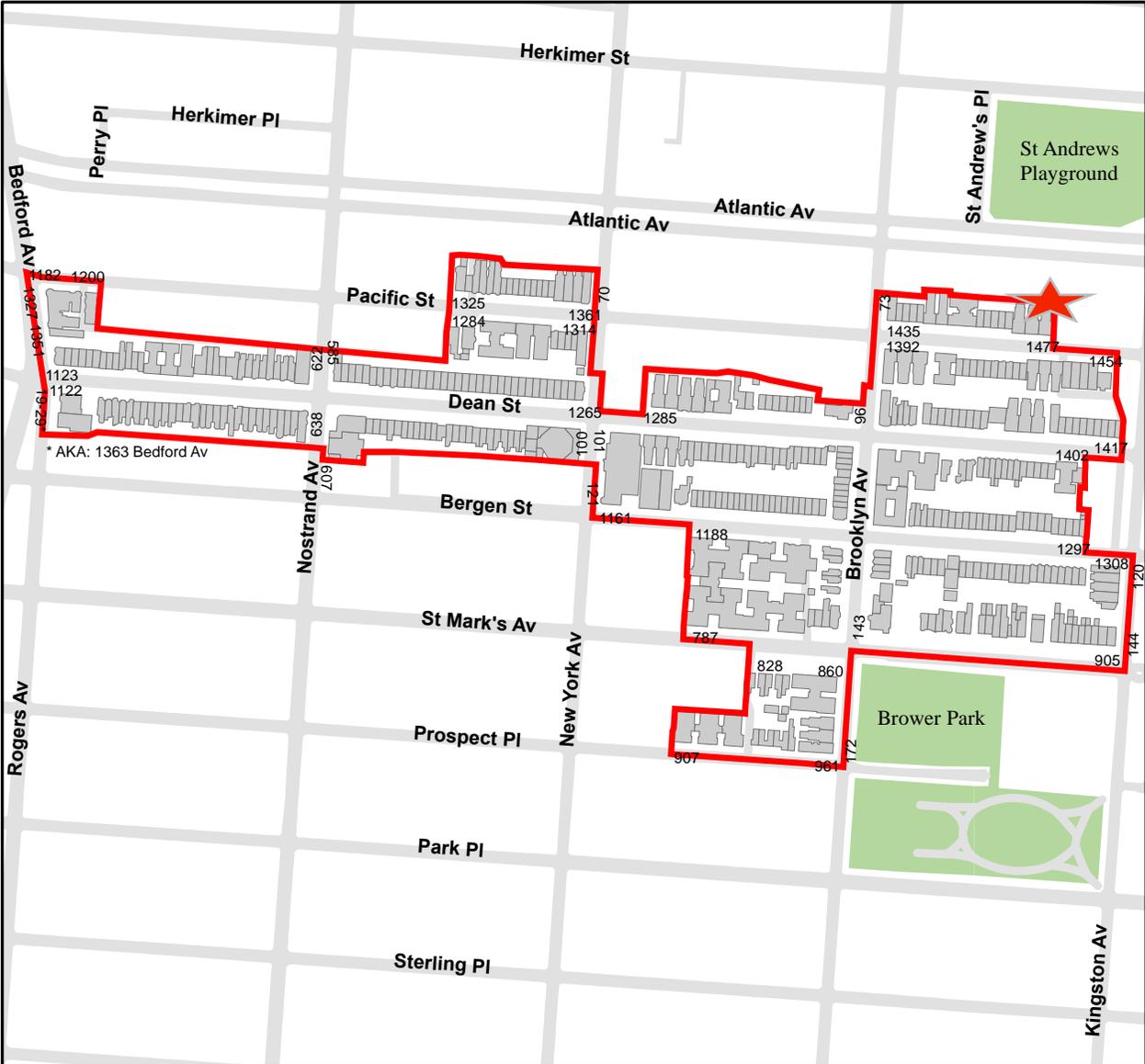
**EXHIBIT B – PREMISES DOOR Circa - 12/9/2015**



# 1477 Pacific Street, Brooklyn, New York 11216

- Landmark Designation of North Crown Heights was proposed in 2007, however, actual designation was signed on April 24, 2007.
- The proposed areas for landmark on the block of Pacific Street, between Kingston Avenue and Brooklyn Avenue, includes many multiple dwellings, at least 6 of which are substantially similar to the subject property - 1477 Pacific Street.
- Attached Exhibits display the subject property and Six similar buildings on the subject block:
  - Designation Date Photo of Subject Property circa 2007 – **Exhibit A;**
  - Present Date Photo of the Subject Property circa 2015 – **Exhibit B;**
  - Designation Date Photo’s of similar to subject property circa 2007 - **Exhibit E;**
  - Present Date Photo’s of similar to subject property circa 2015 - **Exhibit F.**
- As displayed on the Present Date Photo’s, only one premises maintains the original Wrought Iron Enframement, that being 1469 Pacific Street.
- The subject premises, as with many of the “similar to subject property,” were built as Eight Family residential units in 1906. Each of these properties have replaced the wrought iron enframement.
- Specific to the subject property, the wrought iron enframement was severely damaged due to numerous break-ins, and material deterioration of the enframement, immediate replacement was necessary.

# EXHIBIT C - CROWN HEIGHTS NORTH PHASE I LANDMARK MAP



NYC LANDMARKS  
 PRESERVATION COMMISSION  
 Proposed Crown Heights North  
 Historic District  
 Calendared June 20, 2006  
 Public Hearing September 19, 2006  
 Designated April 24, 2007

 Historic District Boundaries  
*The street numbers indicate the last building in the district on each street.*



 Location of subject property – 1477 Pacific Street, Brooklyn, New York

# EXHIBIT D CRIME STATISTICS FOR THE 77<sup>TH</sup> POLICE PRECINCT

Bill de Blasio

## City of New York

William J. Bratton

Mayor

Police Commissioner

Volume 22 Number 47

### CompStat

77th Precinct

Report Covering the Week 11/16/2015 Through 11/22/2015

Crime Complaints												
	Week to Date			28 Day			Year to Date*			2 Year	5 Year (2010)	22 Year (1993)
	2015	2014	% Chg	2015	2014	% Chg	2015	2014	% Chg	% Chg	% Chg	% Chg
Murder	0	1	-100.0	1	1	0.0	11	8	37.5	-8.3	-31.3	-85.1
Rape	2	0	***.*	3	0	***.*	20	17	17.6	-13.0	0.0	-69.7
Robbery	7	4	75.0	27	18	50.0	259	256	1.2	-28.1	9.3	-86.7
Fel. Assault	7	7	0.0	28	25	12.0	328	350	-6.3	-5.2	18.0	-70.1
Burglary	1	4	-75.0	21	22	-4.5	232	271	-14.4	-12.8	-18.3	-83.8
Gr. Larceny	6	10	-40.0	30	40	-25.0	423	461	-8.2	-15.4	56.7	-19.7
G.L.A.	6	1	500.0	9	6	50.0	94	121	-22.3	-6.0	-18.3	-86.3
<b>TOTAL</b>	<b>29</b>	<b>27</b>	<b>7.41</b>	<b>119</b>	<b>112</b>	<b>6.25</b>	<b>1,367</b>	<b>1,484</b>	<b>-7.88</b>	<b>-14.93</b>	<b>12.05</b>	<b>-76.53</b>
Transit	1	1	0.0	2	4	-50.0	42	31	35.5	-2.3	31.3	***.*
Housing	0	4	-100.0	6	8	-25.0	89	98	-9.2	-20.5	39.1	***.*
Petit Larceny	22	17	29.4	67	61	9.8	741	868	-14.6	-16.6	-2.9	***.*
Misd. Assault	17	16	6.3	55	52	5.8	591	635	-6.9	-11.5	-18.9	***.*
Misd. Sex Crimes	1	1	0.0	5	4	25.0	49	46	6.5	32.4	2.1	***.*
Shooting Vic.	0	2	-100.0	1	2	-50.0	32	39	-17.9	-15.8	-52.2	-86.7
Shooting Inc.	0	2	-100.0	1	2	-50.0	28	34	-17.6	-12.5	-47.2	-87.0

Historical Perspective										
(Historical perspective is a complete calendar year of data.)										
	1990	1993	1998	2001	2014	% Chg '14 vs '01	% Chg '14 vs '98	% Chg '14 vs '93	% Chg '14 vs '90	
Murder		70	82	9	19	8	-57.9	-11.1	-90.2	-88.6
Rape		99	71	52	43	22	-48.8	-57.7	-69.0	-77.8
Robbery	2,412	2,202	772	487	299	-38.6	-61.3	-86.4	-87.6	
Fel. Assault	1,307	1,190	648	498	388	-22.1	-40.1	-67.4	-70.3	
Burglary	2,130	1,582	722	575	298	-48.2	-58.7	-81.2	-86.0	
Gr. Larceny	705	599	346	387	511	32.0	47.7	-14.7	-27.5	
G.L.A.	1,242	774	291	347	138	-60.2	-52.6	-82.2	-88.9	
<b>TOTAL</b>	<b>7,965</b>	<b>6,500</b>	<b>2,840</b>	<b>2,356</b>	<b>1,664</b>	<b>-29.4</b>	<b>-41.4</b>	<b>-74.4</b>	<b>-79.1</b>	

All figures are subject to further analysis and revision. All degrees of rape are included in the rape category.  
 As of January 2013, complaints occurring within the jurisdiction of the Department of Correction have been disaggregated from the borough and precinct crime totals and are displayed separately on the Department of Correction CompStat page.  
 Crime statistics reflect New York State Penal Law definitions and differ from the crime categories used by the FBI Uniform Crime Reporting Program. All Crime statistics are translated to Uniform Crime Reporting categories for submission to the UCR Program.

# CRIME STATISTICS FOR THE 77<sup>th</sup> POLICE PRECINCT – AFFECT ON SUBJECT PROPERTY

- The subject property is serviced by the NYC 77<sup>th</sup> Police Precinct.
- As per the preceding chart, violent and non-violent crime has decreased significantly during the past Twenty-Five years within the jurisdiction, however, this specific block of Pacific Street has been a known enclave of drug activity.
- The subject property has been the victim of numerous forced entry attacks where the drug dealers would maintain an active presence in the foyer and main floor of the building. As part of this frequent and unwarranted activity, the drug dealers forcibly removed the door locking mechanism; the drug dealers disabled the intercom system, and it appeared that the drug dealers forcibly attempted to remove/kick-in the door enframement.
- The continuous stake-out by these criminal offenders created an immediate danger to the residents of the Eight-Family building.
- In an attempt to remove these individuals from the premises, new locks were installed, however, the offenders damaged/removed and thwarted all management security efforts.
- The new building owner sought to swiftly remedy the various issues by implementing the following:
  - Hired a management company to provide a more “on-site” presence in the building;
  - Installed IR Camera system in the front doorway, foyer and first floor, and backyard;
  - Installed new framework and Exterior Door regarding the subject unit;
  - Provided “high security multi-lock keys” to all lawful tenants.

# SUBJECT PROPERTY AFTER NEW IMPLEMENTATION

- Since the management company implementation the following has occurred:
  - Door break-ins have been reduced to zero
  - Drug activity/loitering inside and outside of the building has been reduced (inside to zero / outside activity has been reduced;
  - Mailbox tampering has been reduced to zero;
  - Tenant retention has increased.
- However, major crimes are still an issue in the area.

OFFENSE	2007	2008	2009	2010	2011	2012	2013	2014
MURDER & NON-NEGL. MANSLAUGHTER	496	523	471	536	515	419	335	333
RAPE	1351	1299	1205	1373	1420	1445	1378	1,352
ROBBERY	21809	22401	18601	19486	19717	20144	19128	16,539
FELONY ASSAULT	17493	16284	16773	16956	18482	19381	20297	20,207
BURGLARY	21762	20725	19430	18600	18720	19168	17429	16,765
GRAND LARCENY	44924	44242	39580	37835	38501	42497	45368	43,862
GRAND LARCENY OF MOTOR VEHICLE	13174	12482	10670	10329	9314	8093	7400	7,664
<b>TOTAL SEVEN MAJOR FELONY OFFENSES</b>	<b>121,009</b>	<b>117,956</b>	<b>106,730</b>	<b>105,115</b>	<b>106,669</b>	<b>111,147</b>	<b>111,335</b>	<b>106,722</b>

# CONCLUSION

- Due to the immediate needs and safety of the residents in the Eight-Family building, building owners were forced to proactively address the health, safety and well being of the building residents.
- The installation of the new door and framework has reduced illegal entry to the building to zero, where attempting to retrofit new locks to the old framework proved fruitless.
- The installation of the new door and framework allow anyone to fully see any person which may have been lurking/positioned in the foyer from the street.
- The camera installation has acted as a deterrent to drug dealers entering the building.
- The installation of the new doors and framework are not out of character with the development of the block and the substantially similar buildings in the immediate vicinity, i.e., 1473 Pacific Street.
- The Subject premises contains the same elements as the indicated substantially similar buildings, i.e: a transom; door enframing encompassing the full exposed area; metal frameworks and glass windows to aid in visibility of the entry foyer.
- That only one building retains the original wrought iron enframing and door as per Exhibit C and Exhibit D.
- That the character and safety of the building has not diminished as a result of the installation of the new door, enframing and cameras.

# EXHIBIT E COMPLEMENTARY PREMISES ON SAME LANDMARK BLOCK

## Designation Date Photographs Circa 2007

1445  
PACIFIC STREET



1447  
PACIFIC STREET



1469  
PACIFIC STREET



1473  
PACIFIC STREET



# EXHIBIT F COMPLEMENTARY PREMISES ON SAME LANDMARK BLOCK

## Present Date Photographs Circa 2015

1445  
PACIFIC STREET



1447  
PACIFIC STREET



1469  
PACIFIC STREET



1473  
PACIFIC STREET



1477  
PACIFIC STREET

