



**BROOKLYN COMMUNITY  
BOARD 14  
FLATBUSH–MIDWOOD COMMUNITY DISTRICT  
810 East 16th Street  
Brooklyn, New York 11230**

**ZOHRAN MAMDANI**  
*Mayor*

**ANTONIO REYNOSO**  
*Borough President*

February 19, 2026

**KARL-HENRY CESAR**  
*Chair*

**SHAWN CAMPBELL**  
*District Manager*

Daniel Garodnick, Director  
Department of City Planning  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271

**EXECUTIVE COMMITTEE**

**ERIC OST**  
*First Vice-Chair*

Dear Director Garodnick:

**DEBORAH VALENTIN**  
*Second Vice-Chair*

Pursuant to Section 204 of the New York City Charter, Brooklyn Community Board held a public hearing on February 9, 2026, pertinent to the Citywide Statement of Needs for City Facilities (CSON) for Fiscal Year 2028.

**ORNELLA PARKER**  
*Third Vice-Chair*

**FLORENCIA CHANG-AGEDA**  
*Secretary*

As there are no plans for sites in CD14 we ask to be informed should a site come into consideration for facilities still to be determined.

**BINYOMIN BENDET**  
*Member-at-Large*

**MOUSSA HASSOUN**  
*Member-at-Large*

More urgently, once again the CSON failed to include the 70<sup>th</sup> Police Precinct House. CB14 has had to repeatedly advise the Department of City Planning of the omission in past years, and errors in the years it was included. The 2023 CSON included it but had the years wrong. The 2024-2025 the CSON included it but CD14 asked for a review of the siting criteria. Instead of a response DCP simply omitted it again this year. Why?

**ALVIN M. BERK**  
*Chairman Emeritus*

According to the narrative in the Citywide Statement of Needs, “*NYPD’s priority in identifying capital needs across its portfolio rests primarily on the state of good repair, but it also takes into consideration the voices of the community through community affairs and community outreach.*” The 70<sup>th</sup> police precinct house epitomizes a state of disrepair. There has been a lack of heat, flooding, inadequate technology, years of façade scaffolding and scores of work orders, and as of February 9<sup>th</sup> a burst steam pipe. The community has made collective voices heard for over three decades. Therefore, this statement is unconvincing.

According to the Citywide Statement of Needs, *“Projected across the next ten years, the City plans to invest a cumulative \$1.3 billion to renovate buildings and upgrade equipment and necessary systems. These investments represents (sic) both large sums...including ... state of good repair improvements such as Americans with Disabilities Act (ADA) compliance renovations at precincts (\$57.1 million), ...and other facilities renovations (\$291.4 million).”* Given that the 70<sup>th</sup> Precinct shares a block with one of the most concentrated populations of multiply handicapped residents in NYC, it seems that ADA compliance at the 70<sup>th</sup> Police Precinct House should have been a top priority. Therefore, this statement is disingenuous.

According to the Citywide Statement of Needs, *“In order to ensure that the NYPD has the best tools and facilities available to achieve its mission, capital needs are evaluated regularly. This process involves identifying and inventorying needs and then conducting a priority assessment based on the state of good repair of each asset.”* In 2018, NYPD spent \$1 million on a feasibility study to determine whether a new precinct house could be built at the current location. It was determined that it could not. In 2023, NYPD claimed to have reviewed sites in the precinct which were found inadequate due to scale. CB14 has asked for information as to those site locations and has requested that the specifications be reviewed to make site selection more attainable. NYPD has repeatedly failed to respond. Therefore, this statement lacks credibility.

According to the Citywide Statement of Needs, *“When initially identifying capital needs, NYPD considers the following: Age and condition of site, deteriorated conditions informed by work orders submitted, Life cycle replacement schedules for building infrastructure, equipment and systems, (and) Operational needs, lease compliance, local law compliance and correction of non-compliant/illegal conditions, and work environment improvement.”* Further, *“To determine the age, condition, and work orders submitted, NYPD utilizes both the asset reports from the Mayor’s Office of Management and Budget’s (OMB) cyclical engineering inspections of assets reported through the NYC Asset Information Management System (AIMS) system as well as its own Enterprise Asset Management software. AIMS is an OMB periodic inspection of buildings report, including site surveys. Enterprise Asset Management Software is an NYPD software for work orders from internal requests, including site inspections.”* Therefore, CB14 has filed a FOIL request to OMB and NYPD (2026-056-05547) to obtain these data as they pertain to the 40<sup>th</sup> Precinct which was originally built in 1923 – two decades after the 70<sup>th</sup> was started and the 70<sup>th</sup> Precinct for the purposes of comparison.

To consider the veracity of the following assertion in the Citywide Statement of Needs, *“In evaluating pressing capital needs, the NYPD demonstrates its commitment to the community by taking community concerns, feedback, and complaints into consideration,”* and *“This prioritization procedure allows NYPD to take a detailed look at the competing capital priorities across its portfolio and employ their ranking system to determine where pressing state of good repair improvements are most urgently needed.”* CB14 requests the outstanding list of state of good repair projects in order of urgency priority.

Commissioner Tisch presented a state of the city report where she asserted her efforts to “drag the NYPD into the 21<sup>st</sup> century.” Since plans for the current 70<sup>th</sup> precinct house began in the 19<sup>th</sup> century and completed in 1910, it seems like a very good place to start.

Given that the 70<sup>th</sup> Precinct was in the city budget in the past and that the community has never lost sight of this capital budget priority but NYPD and OMB has indeed continuously lost sight to the extent that it keeps dropping out of the Citywide Statement of Needs altogether, we urgently, ardently, and desperately appeal to NYPD and OMB to begin again but in earnest this time.

Please let us know how we can assist.

Thank you,



Shawn Campbell  
District Manager

cc: Hon. Rita Joseph, 40<sup>th</sup> NYC Council District  
Hon. Farah Louis, 45<sup>th</sup> NYC Council District  
Hon. Inna Vernikov, 48<sup>th</sup> NYC Council District  
Hon. Simcha Felder, 44<sup>th</sup> NYC Council District  
Hon. Shahana Hanif, 39<sup>th</sup> NYC Council District  
Sherif Soliman, Director, Office of Management and Budget  
Jessica Tisch, Commissioner, New York City Police Department  
Assistant Chief Charles Minch, Commanding Officer, PBBS  
Deputy Inspector Joseph Wernersback, Commanding Officer, 70<sup>th</sup> Precinct