COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813
PHONE: (718) 389-0009
FAX: (718) 389-0098
Email: bk01@cb.nyc.gov
Website: www.nyc.gov/brooklyncb1
HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

COMBINED PUBLIC HEARING
AND BOARD MEETING
211 AINSLIE STREET
NOVEMBER 14, 2023

PUBLIC HEARING

ROLL CALL

Chairperson Ms. Dealice Fuller opened the meeting and requested a roll call. Ms. Iglesias announced that 29 Members answered the call, a sufficient quorum to conduct the board meeting.

1. **PRESENTATION: 306 RUTLEDGE STREET** – Presented by: Robin Gonzalez – Erik Palatnik, P.C., Attorneys at Law. Application to allow a use variance filed pursuant to Section 72-21 of the Zoning Resolution of the City of New York ("ZR"), seeking a variance of ZR Section 32-00, within a C8-2 zoning district, to permit the development of twelve two-family town homes (24 dwelling units), which will total 73,681 square feet (2.79 FAR). (Please see the attached presentation)

2. **PRESENTATION: 17 FILLMORE PLACE** – Presented by: Paulina Kernacova – Sarah Jefferys Architecture + Interiors. The project proposes to maintain the existing historical front-street façade, while creating a single-family interior, which utilizes a three-story central atrium, to connect the individual floors together into a shared family residence. The design of the interior atrium is then translated to the rear elevation of the residence, which proposes to better match the adjacent building's rear extension in style. The floor area void created by the atrium is recaptured by the extension of the upper two floors, which creates a cohesive rear elevation, not visible from the surrounding perimeter streets. (Please see the attached presentation)

3. **PRESENTATION: CITY OF YES – ECONOMIC OPPORTUNITY** – Presented by: Lucia Marquez Reagan, Borough Planner – Department of City Planning. A proposal by the New York City Department of City Planning that would modernize our city's zoning rules so that businesses can find space, grow, and adapt to a dynamic economy. These changes would support shops, workers, and vibrant neighborhoods.

4. **PRESENTATION: PROPPED NY LLC, DBA HELLO MEADOW BK, 20 MEADOW STREET** – Presented by Max Bookman, Esq.; Phil Dorn, Esq. – Pesetsky and Bookman PC. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Catering Facility [Private Events Only]) This new venue will have a capacity of more than 200 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee.

5. **PRESENTATION: TGS CLUBHOUSE LLC, DBA TBD, 86 NORTH 11TH STREET** – Presented by Matthew Colton – Helbraun & Levey LLP. (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) This new venue will have a capacity of 432 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee.

6. **LIQUOR LICENSES**

Chairperson Fuller asked all to review the list. Any comments or concerns may be directed to the SLA Review & DCA Committee.

NEW

1. Eris Evolution LLC, DBA TBD, 167 Graham Avenue (Standard Police Notification Form, All Night Permit on New Year's Eve for the hours of 4 AM to 8 AM)
2. Ivanna Newball, DBA NYLA Café, 362 Hewes Street (New Application, Wine, Beer & Cider, Restaurant)
3. Salka Food LLC, DBA Copper Mug Coffee, 131 North 4th Street (New Application, Wine, Beer & Cider)
4. Sandra Hills LLC, DBA Hills Kitchen Bar, 112 Graham Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant)
5. Silo Brooklyn LLC, DBA Silo, 90 Scott Avenue (Standard Police Notification Form, All Night Permit on New Year's Eve for the hours of 10 PM to 12 PM)
6. Stand Up A La Mode LLC, DBA TBD, 362 Grand Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Tavern)
7. Talea Beer Inc, DBA TBD, 87 Richardson Street (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern)
8. Ten Eyck Pins LLC, DBA TBD, 230 Bogart Street (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern)
9. Wythe Berry Free Owner LLC, WB FNB LLC, WB Hotel LLC, WB Operations LLC, WV Hospitality LLC, DBA William Vale Hotel, 55 Wythe Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Hotel)

RENEWAL

1. 184 Kent Avenue Inc, DBA La Nonna Ristorante Bar Enoteca, 184 Kent Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
2. 4th Floor Project LLC, DBA Otis, 18 Harrison Place (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

3. Brooklyn Greens Golf LLC, DBA N/A, 195 Morgan Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
4. Capri Social Club Inc, DBA TBD, 156 Calyer Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
5. Ebie Corp, DBA TBD, 617 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
6. Jomyga Enterprises LLC, DBA Oak & Iron, 147 Franklin Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
7. Leo Grandpa Corp, DBA Leo, 318 Grand Street 1B & 1C (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
8. Lorimer Pizza LLC, DBA Sal's Pizzeria, 544 Lorimer Street (Renewal, Wine, Beer & Cider, Restaurant)
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11. One Stop Beer Shop LLC, DBA Mary's, 134 Kingsland Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
12. Pippilocca LLC, DBA Il Passatore, 14 Bushwick Avenue (Renewal, Wine, Beer & Cider, Restaurant)
13. Red House BK LLC, DBA Kings County Imperial, 22 Skillman Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
14. Sazon Perez Restaurant Inc, DBA TBD, 417 South 4th Street (Renewal, Beer & Cider, Restaurant)
15. Sea Thai Hospitality Inc, DBA Sea Thai Hospitality Inc, 114 North 6th Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
16. Shoreline Hospitality Group LLC, DBA Stowaway, 159 Greenpoint Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
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18. Vanessas Dumpling House Inc, DBA Vanessas Dumpling House Inc, 310 Bedford Avenue (Renewal, Wine, Beer & Cider, Restaurant)
19. Woodfire Collision LLC, DBA Lilia Restaurant, 567-575 Union Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

7. **CANNABIS LICENSES**

1. Alkalife LLC, 118 Bedford Avenue, Retail Dispensary (OCM CAURD 2022-000111)
2. Yerba Buena Shops LLC, 118 Bedford Avenue, Retail Dispensary
3. Canna Life NY Inc DBA Hii, 152 Bedford Avenue, Retail Dispensary
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25. Alkalife LLC, 642 Manhattan Avenue, Retail Dispensary (OCM CAURD 2022-000111)
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27. Eyespot Inc, 263 McGuinness Boulevard, Retail Dispensary & On-Site Consumption Business
28. Picasso Labs, 55 Meadows Street #Courtyard, Microbusiness
29. Mikhail Stoliarov, 38 Meserole Street #CF, Retail Dispensary
30. Hop Stock & Barrel V LLC, 302 Metropolitan Avenue, Retail Dispensary
31. Harlem Syndicate LLC, 195 Morgan Avenue #101, Retail Dispensary
32. Kakes Brands LLC, 60 North 1st Street, Retail Dispensary
33. 100 North 3rd Ltd DBA 7 Leaf Clover, 100 North 3rd Street, Retail Dispensary
34. The High Priestess Herbal Wellness Co Incorporated, 361 Stagg Street #206, Processor Operation
35. Potency Group LLC, 371 Union Avenue, Retail Dispensary
36. WVH Cannabis LLC, 55 Wythe Avenue, Retail Dispensary
37. Breckenridge Café NYC LLC, 319 Wythe Avenue, N/A

LIQUOR LICENSES PUBLIC SPEAKERS

BOARD MEETING

MOMENT OF SILENCE

Chairperson Fuller asked for a moment of silence.

ROLL CALL

37 Members answered the call, a sufficient quorum to conduct the board meeting.

APPROVAL OF THE AGENDA

Chairperson Fuller asked for approval of the agenda. The agenda was unanimously approved.

APPROVAL OF THE MINUTES

Chairperson Fuller asked for approval of the Combined Public Hearing & Board Meeting Minutes of October 11, 2023. The minutes for October 11, 2023 were unanimously approved.

PUBLIC SESSION (Reserved for the Public's expression. Board Members will not be allowed to speak). Each scheduled participant for this session will have an allowance of two (2) minutes.

Marielena Torres: Ms. Torres represented the Community Healthcare Network.

Ronda Messer: Ms. Messer made an announcement about an upcoming public meeting.

Joel Friedman: Mr. Friedman was not present.

Rivka Perry Katz: Ms. Katz was not present **(there is a written statement).**

Leah Archibald: Ms. Archibald commented on City of Yes for Economic Opportunity **(there is a written statement).**

Diogenes Brito: Mr. Brito is for licensed cannabis dispensaries.

John Silvis: Mr. Silvis on behalf of the 38 Meserole Street Condo Board spoke against a cannabis dispensary at 38 Meserole Street.

Ronald Shen: Mr. Shen introduced himself as an applicant for a licensed cannabis dispensary.

Peter Beznos: Mr. Beznos on behalf of Cannalife NY Inc DBA Hii is for licensed cannabis dispensaries.

Zolamax: Ms. Zolamax was not present.

Elliot Drabble: Mr. Drabble spoke in favor of universal daylighting.

Lydia Daniel: Ms. Daniel was not present.

Ben Tweedy: Mr. Tweedy spoke in favor of universal daylighting.

Chris Roberti: Mr. Roberti spoke in favor of universal daylighting.

Carrie Hill: Ms. Hill spoke in favor of universal daylighting.

Meryl LaBorde: Ms. LaBorde spoke in favor of universal daylighting.

Bronwyn Breitner: Ms. Breitner spoke in favor of universal daylighting.

Kevin LaCherra: Mr. LaCherra spoke in favor of universal daylighting.

Kaylie Abner: Ms. Abner was not present.

Rita Friedman: Ms. Friedman requested an hour be added to Monday Woman's Swim at the Metropolitan Pool.

Bella Sabel: Ms. Sabel spoke on behalf of the Scharf Family requesting a parking spot.

WRITTEN STATEMENTS WERE RECEIVED VIA EMAIL – SEE ATTACHED.

COMMITTEE REPORTS

LAND USE, ULURP, & LANDMARKS (SUBCOMMITTEE) – Ms. Del Teague, Committee Chair

Ms. Teague requested a motion to recommend approval of the Jennings Hall Expansion (C230255 ZMK) (CEQR#23DCP133K) Application.

A motion was made by Mr. Simon Weiser, it was seconded by Ms. Iris Cabrera.

The vote was: 32 "YES", 0 "NO"; 1 "ABSTENTIONS"; 2 "RECUSALS."

Motion Passed.

ENVIRONMENTAL PROTECTION COMMITTEE – Mr. Stephen Chesler, Committee Chair

Mr. Chesler requested a motion that a letter be sent to NYC DEP requesting a quarterly meeting with the Community Board and relevant stakeholders to update the Board and discuss issues related to the operation of the Newtown Creek Wastewater Treatment Plant.

A motion was made by Mr. Ronan Daly, it was seconded by Mr. Eric Bruzaitis.

The vote was: 33 "YES", 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS."

Motion Passed.

Mr. Chesler requested a motion that a letter be sent to demand DEP and National Grid resolve the NCWT PRNG flaring problem as soon as possible, the flaring is the responsibility of DEP and the PRNG system is the responsibility of National Grid.

A motion was made by Mr. Ronan Daly, it was seconded by Mr. Eric Bruzaitis.

The vote was: 33 "YES", 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS."

Motion Passed.

Mr. Chesler requested a motion to submit a comment to the Public Service Commission regarding the current National Grid rate case, that this request be denied, as it included increasing and enhancing fossil fuel infrastructure at the Greenpoint Energy Center located

within CB #l's district. CB #l has previously expressed intense opposition to, because support funding this project goes against the climate goals of this Board, this District, New York City and New York State.

A motion was made by Mr. Ronan Daly, it was seconded by Mr. Eric Bruzaitis.

The vote was: 33 “YES”, 0 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS.”

Motion Passed.

PARKS & WATERFRONT COMMITTEE – Mr. Philip Caponegro, Committee Chair

Mr. Caponegro requested a motion to send comments on a RFP for a concession (café) in WNYC Transmitter Park.

A motion was made by Ms. Del Teague, it was seconded by Mr. Joel Gross.

The vote was: 32 “YES”, 0 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS.”

Motion Passed.

Mr. Caponegro requested a motion to send a letter to NYC Parks regarding the Parks Department expeditiously identify a suitable location for a temporary facility within Cooper Park that is safe and accessible. We request the unit be cleaned daily and consider locking it nightly.

A motion was made by Ms. Del Teague, it was seconded by Mr. Joel Gross.

The vote was: 32 “YES”, 0 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS.”

Motion Passed.

CANNABIS REVIEW COMMITTEE – Mr. William Vega, Committee Chair

Mr. Vega requested a motion to approve the Cannabis Review Questionnaire.

A motion was made by Ms. Jan Peterson, it was seconded by Mr. Simon Weiser.

The vote was: 30 “YES”, 0 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS.”

Motion Passed.

TRANSPORTATION COMMITTEE – Mr. Eric Bruzaitis, Committee Chair

Mr. Bruzaitis requested a motion to approve the co-naming of the corner of Graham Avenue and Moore Street in honor of Andres Rodriguez.

A motion was made by Mr. Ronan Daly, it was seconded by Ms. Erin Drinkwater.

The vote was: 30 “YES”, 0 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS.”

Motion Passed.

Mr. Bruzaitis requested a motion to approve the co-naming of the corner of Graham Avenue and Boerum Street in honor of Aibizo Campos.

A motion was made by Mr. Ronan Daly, it was seconded by Ms. Erin Drinkwater.

The vote was: 30 “YES”, 0 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS.”

Motion Passed.

Mr. Bruzaitis mentioned the subsequent motion needed revision, “Community Board 1 requests NYC DOT to conduct study of metered parking that is sensitive to community accommodations on Wallabout between Lee Avenue and Bedford Avenue.” and asked for an amended motion to request metered parking on the south side of Wallabout Street from Bedford Avenue to Lee Avenue from 10 AM to 7 PM to accommodate both the commercial and community needs of the neighborhood.

A motion was made by Mr. Simon Weiser, it was seconded by Ms. Del Teague.

The vote was: 29 “YES”, 0 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS.”

Motion Passed.

Daylighting tabled for further discussion.

SLA REVIEW COMMITTEE – Mr. Arthur Dybanowski, Committee Chair

Mr. Dybanowski requested a motion to approve the report as written.

A motion was made by Mr. Joel Gross, it was seconded by Ms. Crystal Garcia.

The vote was: 29 “YES”, 0 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS.”

Motion Passed.

PARKS DEPARTMENT MINUTE – As written, see attached. Mr. Vincent Piccolo submitted a written report which was distributed.

ANNOUNCEMENTS: ELECTED OFFICIALS

Councilmember Lincoln Restler provided an update.

Councilmember Jennifer Gutierrez provided an update.

Senator Kristen Gonzalez provided an update.

CHAIR’S REPORT – As written.

DISTRICT MANAGER'S REPORT – As written.

OLD BUSINESS – No old business was raised.

NEW BUSINESS – No new business was raised.

ADJOURNMENT

Ms. Sonia Iglesias made a motion to adjourn the meeting.

The meeting was adjourned at 9:52 PM.

Respectfully submitted,

Sonia Iglesias

Sonia Iglesias
Recording Secretary

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REVISED
November 8, 2023

COMBINED PUBLIC HEARING AND BOARD MEETING NOTICE

TO: Community Board Members and Residents
FROM: Dealice Fuller, Chairperson
RE: Scheduled Combined Public Hearing and Board Meeting
(26 members constitute a quorum for the Board)

FOR YOUR SAFETY AND THE SAFETY OF OTHERS MASKS ARE ENCOURAGED BEFORE ENTERING THE MEETING.

Please be advised that a Combined Public Hearing and Board Meeting of Brooklyn Community Board No. 1 will be held as follows:

WHEN: **TUESDAY --- NOVEMBER 14, 2023**
TIME: ***** 6:00 PM *****
WHERE: **SWINGING SIXTIES SENIOR CENTER**
211 AINSLIE STREET
BROOKLYN, NY 11211
(CORNER OF MANHATTAN AVENUE)

NOTE TO ALL SPEAKERS: THOSE WHO WISH TO SPEAK DURING THE PUBLIC SESSION MUST SIGN AND SUBMIT THEIR SPEAKER FORM FROM 5:45 PM-6:15 PM NO LATER THAN 6:15 PM.

PUBLIC HEARING

AGENDA

1. **306 RUTLEDGE STREET:** Application to allow a use variance filed pursuant to Section 72-21 of the Zoning Resolution of the City of New York ("ZR"), seeking a variance of ZR Section 32-00, within a C8-2 zoning district, to permit the development of twelve two-family town homes (24 dwelling units), which will total 73,681 square feet (2.79 FAR). Presenter: Robin Gonzalez – Erik Palatnik, P.C., Attorneys at Law

2. **17 FILLMORE PLACE:** The project proposes to maintain the existing historical front-street façade, while creating a single-family interior, which utilizes a three-story central atrium, to connect the individual floors together into a shared family residence. The design of the interior atrium is then translated to the rear elevation of the residence, which proposes to better match the adjacent building's rear extension in style. The floor area void created by the atrium, is recaptured by the extension of the upper two floors, which creates a cohesive rear elevation, not visible from the surrounding perimeter streets. Presenter: Paulina Kernacova – Sarah Jefferys Architecture + Interiors

3. **CITY OF YES: ECONOMIC OPPORTUNITY PRESENTATION:** A proposal by the New York City Department of City Planning that would modernize our city's zoning rules so that businesses can find space, grow, and adapt to a dynamic economy. These changes would support shops, workers, and vibrant neighborhoods. Presenter: Lucia Marquez Reagan, Borough Planner – Department of City Planning

4. **PRESENTATION: PROPPED NY LLC, DBA HELLO MEADOW BK, 20 MEADOW STREET:** (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Catering Facility [Private Events Only]) This new venue will have a capacity of more than 200 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter: Max Bookman, Esq.; Phil Dorn, Esq. – Pesetsky and Bookman, P.C.

5. **PRESENTATION: TGS CLUBHOUSE LLC, DBA TBD, 86 NORTH 11TH STREET:** (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) This new venue will have a capacity of 432 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter: Matthew Colton, Esq. – Helbraun & Levey LLP

6. **MEETING DATES FOR CB#1's COMBINED PUBLIC HEARING & BOARD MEETINGS FOR 2024-2025** – DRAFT of Meeting Dates for Brooklyn CB #1's Combined Public Hearing and Board Meetings.

7. **LIQUOR LICENSES**

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35. Potency Group LLC, 371 Union Avenue, Retail Dispensary
36. WVH Cannabis LLC, 55 Wythe Avenue, Retail Dispensary
37. Breckenridge Café NYC LLC, 319 Wythe Avenue, N/A

BOARD MEETING

1. **MOMENT OF SILENCE**
2. **ROLL CALL**
3. **APPROVAL OF THE AGENDA**
4. **APPROVAL OF THE MINUTES** – Combined Public Hearing and Board Meeting of October 11, 2023.
5. **PUBLIC SESSION** – Reserved for the Public's expression. Board Members will not be allowed to speak. (**NOTE:** All persons who wish to speak during this portion of the meeting must **REGISTER IN PERSON** between **5:45 PM – 6:15 PM**, NO later than **6:15 PM**) Each scheduled participant for this session will have an allowance of two (2) minutes [time permitting]. (No questions will be entertained. Speakers are requested to submit their testimony in writing.)
6. **COMMITTEE REPORTS**
7. **PARKS DEPARTMENT MINUTE** – As written.
8. **CHAIRPERSON'S REPORT** – As written.
9. **DISTRICT MANAGER'S REPORT** – As written.
10. **ANNOUNCEMENTS: ELECTED OFFICIALS**
11. **OLD BUSINESS**
12. **NEW BUSINESS**
13. **ADJOURNMENT**

Note: For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact Brooklyn Community Board No. 1, Tel. (718) 389-0009; at least (5) business days in advance to ensure availability.

COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211
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ATTENDANCE SHEET

(26 Members Constitute a Quorum for the Board Meeting & Public Hearing)
DATE: Tuesday, November 14, 2023

BOARD MEETING AND PUBLIC HEARING

GINA ARGENTO	SABRINA HILPP
BOGDAN BACHOROWSKI	KATIE HOROWITZ
LISA BAMONTE	SONIA IGLESIAS
GINA BARROS	MOISHE INDIG
ERIC BRUZAITIS	JACOB ITZKOWITZ
IRIS CABRERA	ROBERT JEFFERY
PHILIP CAPONEGRO	BOZENA KAMINSKI
FRANK CARBONE	CORY KANTIN
STEPHEN CHESLER	PAUL KELTERBORN
MICHAEL CHIRICHELLA	WILLIAM KLAGSBALD
THERESA CIANCIOTTA	MARIE LEANZA
KEVIN COSTA	ADAM MEYERS
STEPHANIE CUEVAS	SANTE MICELI
RONAN DALY	TOBY MOSKOVITS
GIOVANNI D'AMATO	RABBI DAVID NIEDERMAN
ERIN DRINKWATER	MARY ODOMIROK
ARTHUR DYBANOWSKI	JANICE PETERSON
ANGELINA GRONTAS	AUSTIN PFERD
LLOYD FENG	MICHELLE ROJAS
JULIA AMANDA FOSTER	BELLA SABEL
DEALICE FULLER	ISAAC SOFER
CRYSTAL GARCIA	SAMEER TALATI
JOEL GOLDSTEIN	DEL TEAGUE
JOEL GROSS	WILLIAM VEGA
DAVID HEIMLICH	SIMON WEISER

Council Member
Lincoln Restler

Council Member
Jennifer Gutierrez

DATE: NOVEMBER 14, 2023

COMBINED BOARD MEETING

NAME	ROLL CALL 1ST	ROLL CALL 2ND	ROLL CALL 3RD	ROLL CALL 4RD	ROLL CALL 5TH
GINA ARGENTO	✓	✓			
BOGDAN BACHOROWSKI					
LISA BAMONTE	✓	✓			
GINA BARROS	✓	✓			
ERIC BRUZAITIS	✓	✓			
IRIS CABRERA	✓	✓			
PHILIP CAPONEGRO	✓	✓			
FRANK P. CARBONE	✓	✓			
STEPHEN CHESLER	✓	✓			
MICHAEL CHIRICHELLA					
THERESA CIANCIOTTA		✓			
KEVIN COSTA		✓			
STEPHANIE CUEVAS	✓	✓			
RONAN DALY	✓	✓			
GIOVANNI D'AMATO	✓	✓			
ERIN DRINKWATER	✓	✓			
ARTHUR DYBANOWSKI	✓	✓			
LLOYD FENG	✓	✓			
JULIA AMANDA FOSTER	✓	✓			
DEALICE FULLER	✓	✓			
CRYSTAL GARCIA	✓	✓			
JOEL GOLDSTEIN	✓	✓			
ANGELINA GRONTAS					
JOEL GROSS	✓	✓			
DAVID HEIMLICH	✓	✓			
SABRINA HILPP	✓	✓			
KATIE DENNY HOROWITZ	✓	✓			
SONIA IGLESIAS	✓	✓			
MOISHE INDIG					
JACOB ITZKOWITZ	✓	✓			
ROBERT JEFFERY	✓	✓			
BOZENA KAMINSKI	✓	✓			
CORY KANTIN	✓	✓			
PAUL KELTERBORN	✓	✓			
WILLIAM KLAGSBALD	✓	✓			
MARIE LEANZA	✓	✓			
ADAM MEYERS	✓	✓			
SANTE MICELI		✓			
TOBY MOSKOVITS		✓			
RABBI DAVID NIEDERMAN					
MARY ODOMIROK	✓	✓			
JANICE PETERSON	✓	✓			
AUSTIN PFERD	✓	✓			
MICHELLE ROJAS	✓	✓			
BELLA SABEL	✓	✓			
ISAAC SOFER		✓			
SAMEER TALATI	✓	✓			
DEL E. TEAGUE	✓	✓			
WILLIAM VEGA	✓	✓			
SIMON WEISER	✓	✓			
TOTAL:	28	37			
TIME:	6:07	7:48			

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MOTION TO RECOMMEND APPROVAL OF THE JENNINGS HALL EXPANSION (C230255 ZMK) (CEQR #23DCP133K) APPLICATION
MOTION: WEISER **2ND BY:** CABRERA

BOARD MEETING AND PUBLIC HEARING **DATE: 11-14-23**

	YES	NO	ABS	REC		YES	NO	ABS	REC
GINA ARGENTO	☐	☐	☑	☐	SABRINA HILPP	☐	☐	☐	☐
BOGDAN BACHOROWSKI	☐	☐	☐	☐	KATIE DENNY HOROWITZ	☑	☐	☐	☐
LISA BAMONTE	☑	☐	☐	☐	SONIA IGLESIAS	☑	☐	☐	☐
GINA BARROS	☑	☐	☐	☐	MOISHE INDIG	☐	☐	☐	☐
ERIC BRUZAITIS	☑	☐	☐	☐	JACOB ITZKOWITZ	☑	☐	☐	☐
IRIS CABRERA	☑	☐	☐	☐	ROBERT JEFFERY	☑	☐	☐	☐
PHILIP CAPONEGRO	☐	☐	☐	☑	BOZENA KAMINSKI	☑	☐	☐	☐
FRANK CARBONE	☑	☐	☐	☐	CORY KANTIN	☑	☐	☐	☐
STEPHEN CHESLER	☑	☐	☐	☐	PAUL KELTERBORN	☑	☐	☐	☐
MICHAEL CHIRICHELLA	☐	☐	☐	☐	WILLIAM KLAGSBALD	☑	☐	☐	☐
THERESA CIANCIOTTA	☐	☐	☐	☐	MARIE LEANZA	☐	☐	☐	☑
KEVIN COSTA	☑	☐	☐	☐	ADAM MEYERS	☑	☐	☐	☐
STEPHANIE CUEVAS	☐	☐	☐	☐	SANTE MICELI	☐	☐	☐	☐
RONAN DALY	☑	☐	☐	☐	TOBY MOSKOVITS	☐	☐	☐	☐
GIOVANNI D'AMATO	☐	☐	☐	☐	RABBI DAVID NIEDERMAN	☐	☐	☐	☐
ERIN DRINKWATER	☑	☐	☐	☐	MARY ODOMIROK	☑	☐	☐	☐
ARTHUR DYBANOWSKI	☑	☐	☐	☐	JANICE PETERSON	☑	☐	☐	☐
LLOYD FENG	☐	☐	☐	☐	AUSTIN PFERD	☑	☐	☐	☐
JULIA AMANDA FOSTER	☐	☐	☐	☐	MICHELLE ROJAS	☐	☐	☐	☐
DEALICE FULLER	☐	☐	☐	☐	BELLA SABEL	☑	☐	☐	☐
CRYSTAL GARCIA	☑	☐	☐	☐	ISAAC SOFER	☑	☐	☐	☐
JOEL GOLDSTEIN	☑	☐	☐	☐	SAMEER TALATI	☑	☐	☐	☐
ANGELINA GRONTAS	☐	☐	☐	☐	DEL TEAGUE	☑	☐	☐	☐
JOEL GROSS	☑	☐	☐	☐	WILLIAM VEGA	☑	☐	☐	☐
DAVID HEIMLICH	☑	☐	☐	☐	SIMON WEISER	☑	☐	☐	☐

Time: 8:31 PM Tally: 32 YES 0 NO 1 ABS 2 RECUSAL

COMMUNITY BOARD NO. 1

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MOTION THAT A LETTER BE SENT TO NYC DEP REQUESTING A QUARTERLY MEETING WITH THE COMMUNITY BOARD AND RELEVANT STAKEHOLDERS TO UPDATE THE BOARD AND DISCUSS ISSUES RELATED TO THE OPERATION OF THE NEWTOWN CREEK WASTEWATER TREATMENT PLANT

MOTION: DALY **2ND BY:** BRUZAITIS

BOARD MEETING AND PUBLIC HEARING **DATE: 11-14-23**

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	☑	☐	☐	SABRINA HILPP	☐	☐	☐
BOGDAN BACHOROWSKI	☐	☐	☐	KATIE DENNY HOROWITZ	☑	☐	☐
LISA BAMONTE	☑	☐	☐	SONIA IGLESIAS	☑	☐	☐
GINA BARROS	☑	☐	☐	MOISHE INDIG	☐	☐	☐
ERIC BRUZAITIS	☑	☐	☐	JACOB ITZKOWITZ	☐	☐	☐
IRIS CABRERA	☑	☐	☐	ROBERT JEFFERY	☑	☐	☐
PHILIP CAPONEGRO	☑	☐	☐	BOZENA KAMINSKI	☑	☐	☐
FRANK CARBONE	☑	☐	☐	CORY KANTIN	☑	☐	☐
STEPHEN CHESLER	☑	☐	☐	PAUL KELTERBORN	☑	☐	☐
MICHAEL CHIRICHELLA	☐	☐	☐	WILLIAM KLAGSBALD	☑	☐	☐
THERESA CIANCIOTTA	☐	☐	☐	MARIE LEANZA	☑	☐	☐
KEVIN COSTA	☑	☐	☐	ADAM MEYERS	☑	☐	☐
STEPHANIE CUEVAS	☐	☐	☐	SANTE MICELI	☐	☐	☐
RONAN DALY	☑	☐	☐	TOBY MOSKOVITS	☐	☐	☐
GIOVANNI D'AMATO	☐	☐	☐	RABBI DAVID NIEDERMAN	☐	☐	☐
ERIN DRINKWATER	☑	☐	☐	MARY ODOMIROK	☑	☐	☐
ARTHUR DYBANOWSKI	☑	☐	☐	JANICE PETERSON	☑	☐	☐
LLOYD FENG	☐	☐	☐	AUSTIN PFERD	☑	☐	☐
JULIA AMANDA FOSTER	☑	☐	☐	MICHELLE ROJAS	☐	☐	☐
DEALICE FULLER	☐	☐	☐	BELLA SABEL	☑	☐	☐
CRYSTAL GARCIA	☑	☐	☐	ISAAC SOFER	☐	☐	☐
JOEL GOLDSTEIN	☐	☐	☐	SAMEER TALATI	☑	☐	☐
ANGELINA GRONTAS	☐	☐	☐	DEL TEAGUE	☑	☐	☐
JOEL GROSS	☑	☐	☐	WILLIAM VEGA	☑	☐	☐
DAVID HEIMLICH	☑	☐	☐	SIMON WEISER	☑	☐	☐

Time: 8:52 PM Tally: 33 YES 0 NO 0 ABS 0 RECUSAL

COMMUNITY BOARD NO. 1

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MOTION THAT A LETTER BE SENT TO DEMAND DEP AND NATIONAL GRID RESOLVE THE NCWTP RNG FLARING PROBLEM AS SOON AS POSSIBLE, THE FLARING IS THE RESPONSIBILITY OF DEP AND THE RNG SYSTEM IS THE RESPONSIBILITY OF NATIONAL GRID
MOTION: DALY **2ND BY:** BRUZAITIS

BOARD MEETING AND PUBLIC HEARING **DATE: 11-14-23**

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	☑	☐	☐	SABRINA HILPP	☐	☐	☐
BOGDAN BACHOROWSKI	☐	☐	☐	KATIE DENNY HOROWITZ	☑	☐	☐
LISA BAMONTE	☑	☐	☐	SONIA IGLESIAS	☑	☐	☐
GINA BARROS	☑	☐	☐	MOISHE INDIG	☐	☐	☐
ERIC BRUZAITIS	☑	☐	☐	JACOB ITZKOWITZ	☐	☐	☐
IRIS CABRERA	☑	☐	☐	ROBERT JEFFERY	☑	☐	☐
PHILIP CAPONEGRO	☑	☐	☐	BOZENA KAMINSKI	☑	☐	☐
FRANK CARBONE	☑	☐	☐	CORY KANTIN	☑	☐	☐
STEPHEN CHESLER	☑	☐	☐	PAUL KELTERBORN	☑	☐	☐
MICHAEL CHIRICHELLA	☐	☐	☐	WILLIAM KLAGSBALD	☑	☐	☐
THERESA CIANCIOTTA	☐	☐	☐	MARIE LEANZA	☑	☐	☐
KEVIN COSTA	☑	☐	☐	ADAM MEYERS	☑	☐	☐
STEPHANIE CUEVAS	☐	☐	☐	SANTE MICELI	☐	☐	☐
RONAN DALY	☑	☐	☐	TOBY MOSKOVITS	☐	☐	☐
GIOVANNI D'AMATO	☐	☐	☐	RABBI DAVID NIEDERMAN	☐	☐	☐
ERIN DRINKWATER	☑	☐	☐	MARY ODOMIROK	☑	☐	☐
ARTHUR DYBANOWSKI	☑	☐	☐	JANICE PETERSON	☑	☐	☐
LLOYD FENG	☐	☐	☐	AUSTIN PFERD	☑	☐	☐
JULIA AMANDA FOSTER	☑	☐	☐	MICHELLE ROJAS	☐	☐	☐
DEALICE FULLER	☐	☐	☐	BELLA SABEL	☑	☐	☐
CRYSTAL GARCIA	☑	☐	☐	ISAAC SOFER	☐	☐	☐
JOEL GOLDSTEIN	☐	☐	☐	SAMEER TALATI	☑	☐	☐
ANGELINA GRONTAS	☐	☐	☐	DEL TEAGUE	☑	☐	☐
JOEL GROSS	☑	☐	☐	WILLIAM VEGA	☑	☐	☐
DAVID HEIMLICH	☑	☐	☐	SIMON WEISER	☑	☐	☐

Time: 8:52 PM Tally: 33 YES 0 NO 0 ABS 0 RECUSAL

COMMUNITY BOARD NO. 1

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MOTION TO SUBMIT A COMMENT TO THE PUBLIC SERVICE COMMISSION REGARDING THE CURRENT NATIONAL GRID RATE CASE, THAT THIS REQUEST BE DENIED, AS IT INCLUDED INCREASING AND ENHANCING FOSSIL FUEL INFRASTRUCTURE AT THE GREENPOINT ENERGY CENTER LOCATED WITHIN CB#1'S DISTRICT. CB#1 HAS PREVIOUSLY EXPRESSED INTENSE OPPOSITION TO, BECAUSE SUPPORT FUNDING THIS PROJECT GOES AGAINST THE CLIMATE GOALS OF THIS BOARD, THIS DISTRICT, NEW YORK CITY AND NEW YORK STATE, AS GREENPOINT EXPERIENCES FIRST HAND THE DEVASTATING EFFECTS OF CLIMATE CHANGE.

MOTION: DALY **2ND BY:** BRUZAITIS

BOARD MEETING AND PUBLIC HEARING **DATE: 11-14-23**

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	☑	☐	☐	SABRINA HILPP	☐	☐	☐
BOGDAN BACHOROWSKI	☐	☐	☐	KATIE DENNY HOROWITZ	☑	☐	☐
LISA BAMONTE	☑	☐	☐	SONIA IGLESIAS	☑	☐	☐
GINA BARROS	☑	☐	☐	MOISHE INDIG	☐	☐	☐
ERIC BRUZAITIS	☑	☐	☐	JACOB ITZKOWITZ	☐	☐	☐
IRIS CABRERA	☑	☐	☐	ROBERT JEFFERY	☑	☐	☐
PHILIP CAPONEGRO	☑	☐	☐	BOZENA KAMINSKI	☑	☐	☐
FRANK CARBONE	☑	☐	☐	CORY KANTIN	☑	☐	☐
STEPHEN CHESLER	☑	☐	☐	PAUL KELTERBORN	☑	☐	☐
MICHAEL CHIRICHELLA	☐	☐	☐	WILLIAM KLAGSBALD	☑	☐	☐
THERESA CIANCIOTTA	☐	☐	☐	MARIE LEANZA	☑	☐	☐
KEVIN COSTA	☑	☐	☐	ADAM MEYERS	☑	☐	☐
STEPHANIE CUEVAS	☐	☐	☐	SANTE MICELI	☐	☐	☐
RONAN DALY	☑	☐	☐	TOBY MOSKOVITS	☐	☐	☐
GIOVANNI D'AMATO	☐	☐	☐	RABBI DAVID NIEDERMAN	☐	☐	☐
ERIN DRINKWATER	☑	☐	☐	MARY ODOMIROK	☑	☐	☐
ARTHUR DYBANOWSKI	☑	☐	☐	JANICE PETERSON	☑	☐	☐
LLOYD FENG	☐	☐	☐	AUSTIN PFERD	☑	☐	☐
JULIA AMANDA FOSTER	☑	☐	☐	MICHELLE ROJAS	☐	☐	☐
DEALICE FULLER	☐	☐	☐	BELLA SABEL	☑	☐	☐
CRYSTAL GARCIA	☑	☐	☐	ISAAC SOFER	☐	☐	☐
JOEL GOLDSTEIN	☐	☐	☐	SAMEER TALATI	☑	☐	☐
ANGELINA GRONTAS	☐	☐	☐	DEL TEAGUE	☑	☐	☐
JOEL GROSS	☑	☐	☐	WILLIAM VEGA	☑	☐	☐
DAVID HEIMLICH	☑	☐	☐	SIMON WEISER	☑	☐	☐

Time: 8:52 PM Tally: 33 YES 0 NO 0 ABS 0 RECUSAL

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MOTION TO SEND COMMENTS ON A RFP FOR A CONCESSION (CAFÉ) IN WNYC TRANSMITTER PARK
MOTION: TEAGUE **2ND BY:** GROSS

BOARD MEETING AND PUBLIC HEARING **DATE: 11-14-23**

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	☐	☐	☐	SABRINA HILPP	☐	☐	☐
BOGDAN BACHOROWSKI	☐	☐	☐	KATIE DENNY HOROWITZ	☑	☐	☐
LISA BAMONTE	☑	☐	☐	SONIA IGLESIAS	☑	☐	☐
GINA BARROS	☑	☐	☐	MOISHE INDIG	☐	☐	☐
ERIC BRUZAITIS	☑	☐	☐	JACOB ITZKOWITZ	☐	☐	☐
IRIS CABRERA	☑	☐	☐	ROBERT JEFFERY	☑	☐	☐
PHILIP CAPONEGRO	☑	☐	☐	BOZENA KAMINSKI	☑	☐	☐
FRANK CARBONE	☑	☐	☐	CORY KANTIN	☑	☐	☐
STEPHEN CHESLER	☑	☐	☐	PAUL KELTERBORN	☑	☐	☐
MICHAEL CHIRICHELLA	☐	☐	☐	WILLIAM KLAGSBALD	☑	☐	☐
THERESA CIANCIOTTA	☐	☐	☐	MARIE LEANZA	☑	☐	☐
KEVIN COSTA	☑	☐	☐	ADAM MEYERS	☑	☐	☐
STEPHANIE CUEVAS	☐	☐	☐	SANTE MICELI	☐	☐	☐
RONAN DALY	☑	☐	☐	TOBY MOSKOVITS	☐	☐	☐
GIOVANNI D'AMATO	☐	☐	☐	RABBI DAVID NIEDERMAN	☐	☐	☐
ERIN DRINKWATER	☑	☐	☐	MARY ODOMIROK	☑	☐	☐
ARTHUR DYBANOWSKI	☑	☐	☐	JANICE PETERSON	☑	☐	☐
LLOYD FENG	☐	☐	☐	AUSTIN PFERD	☑	☐	☐
JULIA AMANDA FOSTER	☑	☐	☐	MICHELLE ROJAS	☐	☐	☐
DEALICE FULLER	☐	☐	☐	BELLA SABEL	☑	☐	☐
CRYSTAL GARCIA	☑	☐	☐	ISAAC SOFER	☐	☐	☐
JOEL GOLDSTEIN	☐	☐	☐	SAMEER TALATI	☑	☐	☐
ANGELINA GRONTAS	☐	☐	☐	DEL TEAGUE	☑	☐	☐
JOEL GROSS	☑	☐	☐	WILLIAM VEGA	☑	☐	☐
DAVID HEIMLICH	☑	☐	☐	SIMON WEISER	☑	☐	☐

Time: 9:02 PM Tally: 32 YES 0 NO 0 ABS 0 RECUSAL

COMMUNITY BOARD NO. 1

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MOTION TO SEND A LETTER TO NYC PARKS REGARDING THE PARKS DEPARTMENT EXPEDITIOUSLY IDENTIFY A SUITABLE LOCATION FOR A TEMPORARY FACILITY WITHIN COOPER PARK THAT IS SAFE AND ACCESSIBLE. WE REQUEST THE UNIT BE CLEANED DAILY AND CONSIDER LOCKING IT NIGHTLY

MOTION: TEAGUE **2ND BY:** GROSS

BOARD MEETING AND PUBLIC HEARING **DATE: 11-14-23**

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	☐	☐	☐	SABRINA HILPP	☐	☐	☐
BOGDAN BACHOROWSKI	☐	☐	☐	KATIE DENNY HOROWITZ	☑	☐	☐
LISA BAMONTE	☑	☐	☐	SONIA IGLESIAS	☑	☐	☐
GINA BARROS	☑	☐	☐	MOISHE INDIG	☐	☐	☐
ERIC BRUZAITIS	☑	☐	☐	JACOB ITZKOWITZ	☐	☐	☐
IRIS CABRERA	☑	☐	☐	ROBERT JEFFERY	☑	☐	☐
PHILIP CAPONEGRO	☑	☐	☐	BOZENA KAMINSKI	☑	☐	☐
FRANK CARBONE	☑	☐	☐	CORY KANTIN	☑	☐	☐
STEPHEN CHESLER	☑	☐	☐	PAUL KELTERBORN	☑	☐	☐
MICHAEL CHIRICHELLA	☐	☐	☐	WILLIAM KLAGSBALD	☑	☐	☐
THERESA CIANCIOTTA	☐	☐	☐	MARIE LEANZA	☑	☐	☐
KEVIN COSTA	☑	☐	☐	ADAM MEYERS	☑	☐	☐
STEPHANIE CUEVAS	☐	☐	☐	SANTE MICELI	☐	☐	☐
RONAN DALY	☑	☐	☐	TOBY MOSKOVITS	☐	☐	☐
GIOVANNI D'AMATO	☐	☐	☐	RABBI DAVID NIEDERMAN	☐	☐	☐
ERIN DRINKWATER	☑	☐	☐	MARY ODOMIROK	☑	☐	☐
ARTHUR DYBANOWSKI	☑	☐	☐	JANICE PETERSON	☑	☐	☐
LLOYD FENG	☐	☐	☐	AUSTIN PFERD	☑	☐	☐
JULIA AMANDA FOSTER	☑	☐	☐	MICHELLE ROJAS	☐	☐	☐
DEALICE FULLER	☐	☐	☐	BELLA SABEL	☑	☐	☐
CRYSTAL GARCIA	☑	☐	☐	ISAAC SOFER	☐	☐	☐
JOEL GOLDSTEIN	☐	☐	☐	SAMEER TALATI	☑	☐	☐
ANGELINA GRONTAS	☐	☐	☐	DEL TEAGUE	☑	☐	☐
JOEL GROSS	☑	☐	☐	WILLIAM VEGA	☑	☐	☐
DAVID HEIMLICH	☑	☐	☐	SIMON WEISER	☑	☐	☐

Time: 9:02 PM Tally: 32 YES 0 NO 0 ABS 0 RECUSAL

COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211
PHONE: (718) 389-0009
FAX: (718) 389-0098
Email: bk01@cb.nyc.gov
Website: www.nyc.gov/brooklyncb1

MOTION TO APPROVE THE CANNABIS REVIEW QUESTIONNAIRE
MOTION: PETERSON **2ND BY:** WEISER

BOARD MEETING AND PUBLIC HEARING **DATE: 11-14-23**

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	☐	☐	☐	SABRINA HILPP	☐	☐	☐
BOGDAN BACHOROWSKI	☐	☐	☐	KATIE DENNY HOROWITZ	☑	☐	☐
LISA BAMONTE	☑	☐	☐	SONIA IGLESIAS	☑	☐	☐
GINA BARROS	☑	☐	☐	MOISHE INDIG	☐	☐	☐
ERIC BRUZAITIS	☑	☐	☐	JACOB ITZKOWITZ	☐	☐	☐
IRIS CABRERA	☑	☐	☐	ROBERT JEFFERY	☑	☐	☐
PHILIP CAPONEGRO	☐	☐	☐	BOZENA KAMINSKI	☑	☐	☐
FRANK CARBONE	☑	☐	☐	CORY KANTIN	☑	☐	☐
STEPHEN CHESLER	☑	☐	☐	PAUL KELTERBORN	☑	☐	☐
MICHAEL CHIRICHELLA	☐	☐	☐	WILLIAM KLAGSBALD	☑	☐	☐
THERESA CIANCIOTTA	☐	☐	☐	MARIE LEANZA	☑	☐	☐
KEVIN COSTA	☑	☐	☐	ADAM MEYERS	☑	☐	☐
STEPHANIE CUEVAS	☐	☐	☐	SANTE MICELI	☐	☐	☐
RONAN DALY	☑	☐	☐	TOBY MOSKOVITS	☐	☐	☐
GIOVANNI D'AMATO	☐	☐	☐	RABBI DAVID NIEDERMAN	☐	☐	☐
ERIN DRINKWATER	☑	☐	☐	MARY ODOMIROK	☐	☐	☐
ARTHUR DYBANOWSKI	☑	☐	☐	JANICE PETERSON	☑	☐	☐
LLOYD FENG	☐	☐	☐	AUSTIN PFERD	☑	☐	☐
JULIA AMANDA FOSTER	☑	☐	☐	MICHELLE ROJAS	☐	☐	☐
DEALICE FULLER	☐	☐	☐	BELLA SABEL	☑	☐	☐
CRYSTAL GARCIA	☑	☐	☐	ISAAC SOFER	☐	☐	☐
JOEL GOLDSTEIN	☐	☐	☐	SAMEER TALATI	☑	☐	☐
ANGELINA GRONTAS	☐	☐	☐	DEL TEAGUE	☑	☐	☐
JOEL GROSS	☑	☐	☐	WILLIAM VEGA	☑	☐	☐
DAVID HEIMLICH	☑	☐	☐	SIMON WEISER	☑	☐	☐

Time: 9:16 PM Tally: 30 YES 0 NO 0 ABS 0 RECUSAL

COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211
PHONE: (718) 389-0009
FAX: (718) 389-0098
Email: bk01@cb.nyc.gov
Website: www.nyc.gov/brooklyncb1

MOTION TO APPROVE THE CO-NAMING OF THE CORNER OF GRAHAM AVENUE AND MOORE STREET IN HONOR OF ANDRES RODRIGUEZ
MOTION: DALY 2ND **BY:** DRINKWATER

BOARD MEETING AND PUBLIC HEARING **DATE: 11-14-23**

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	☐	☐	☐	SABRINA HILPP	☐	☐	☐
BOGDAN BACHOROWSKI	☐	☐	☐	KATIE DENNY HOROWITZ	☑	☐	☐
LISA BAMONTE	☑	☐	☐	SONIA IGLESIAS	☑	☐	☐
GINA BARROS	☑	☐	☐	MOISHE INDIG	☐	☐	☐
ERIC BRUZAITIS	☑	☐	☐	JACOB ITZKOWITZ	☐	☐	☐
IRIS CABRERA	☑	☐	☐	ROBERT JEFFERY	☑	☐	☐
PHILIP CAPONEGRO	☐	☐	☐	BOZENA KAMINSKI	☑	☐	☐
FRANK CARBONE	☑	☐	☐	CORY KANTIN	☑	☐	☐
STEPHEN CHESLER	☑	☐	☐	PAUL KELTERBORN	☑	☐	☐
MICHAEL CHIRICHELLA	☐	☐	☐	WILLIAM KLAGSBALD	☑	☐	☐
THERESA CIANCIOTTA	☐	☐	☐	MARIE LEANZA	☑	☐	☐
KEVIN COSTA	☑	☐	☐	ADAM MEYERS	☑	☐	☐
STEPHANIE CUEVAS	☐	☐	☐	SANTE MICELI	☐	☐	☐
RONAN DALY	☑	☐	☐	TOBY MOSKOVITS	☐	☐	☐
GIOVANNI D'AMATO	☐	☐	☐	RABBI DAVID NIEDERMAN	☐	☐	☐
ERIN DRINKWATER	☑	☐	☐	MARY ODOMIROK	☐	☐	☐
ARTHUR DYBANOWSKI	☑	☐	☐	JANICE PETERSON	☑	☐	☐
LLOYD FENG	☐	☐	☐	AUSTIN PFERD	☑	☐	☐
JULIA AMANDA FOSTER	☑	☐	☐	MICHELLE ROJAS	☐	☐	☐
DEALICE FULLER	☐	☐	☐	BELLA SABEL	☑	☐	☐
CRYSTAL GARCIA	☑	☐	☐	ISAAC SOFER	☐	☐	☐
JOEL GOLDSTEIN	☐	☐	☐	SAMEER TALATI	☑	☐	☐
ANGELINA GRONTAS	☐	☐	☐	DEL TEAGUE	☑	☐	☐
JOEL GROSS	☑	☐	☐	WILLIAM VEGA	☑	☐	☐
DAVID HEIMLICH	☑	☐	☐	SIMON WEISER	☑	☐	☐

Time: 9:23 PM Tally: 30 YES 0 NO 0 ABS 0 RECUSAL

COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211
PHONE: (718) 389-0009
FAX: (718) 389-0098
Email: bk01@cb.nyc.gov
Website: www.nyc.gov/brooklyncb1

MOTION TO APPROVE THE CO-NAMING OF THE CORNER OF GRAHAM AVENUE AND BOERUM STREET IN HONOR OF AIBIZO CAMPOS
MOTION: DALY **2ND BY:** DRINKWATER

BOARD MEETING AND PUBLIC HEARING **DATE: 11-14-23**

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	☐	☐	☐	SABRINA HILPP	☐	☐	☐
BOGDAN BACHOROWSKI	☐	☐	☐	KATIE DENNY HOROWITZ	☑	☐	☐
LISA BAMONTE	☑	☐	☐	SONIA IGLESIAS	☑	☐	☐
GINA BARROS	☑	☐	☐	MOISHE INDIG	☐	☐	☐
ERIC BRUZAITIS	☑	☐	☐	JACOB ITZKOWITZ	☐	☐	☐
IRIS CABRERA	☑	☐	☐	ROBERT JEFFERY	☑	☐	☐
PHILIP CAPONEGRO	☐	☐	☐	BOZENA KAMINSKI	☑	☐	☐
FRANK CARBONE	☑	☐	☐	CORY KANTIN	☑	☐	☐
STEPHEN CHESLER	☑	☐	☐	PAUL KELTERBORN	☑	☐	☐
MICHAEL CHIRICHELLA	☐	☐	☐	WILLIAM KLAGSBALD	☑	☐	☐
THERESA CIANCIOTTA	☐	☐	☐	MARIE LEANZA	☑	☐	☐
KEVIN COSTA	☑	☐	☐	ADAM MEYERS	☑	☐	☐
STEPHANIE CUEVAS	☐	☐	☐	SANTE MICELI	☐	☐	☐
RONAN DALY	☑	☐	☐	TOBY MOSKOVITS	☐	☐	☐
GIOVANNI D'AMATO	☐	☐	☐	RABBI DAVID NIEDERMAN	☐	☐	☐
ERIN DRINKWATER	☑	☐	☐	MARY ODOMIROK	☐	☐	☐
ARTHUR DYBANOWSKI	☑	☐	☐	JANICE PETERSON	☑	☐	☐
LLOYD FENG	☐	☐	☐	AUSTIN PFERD	☑	☐	☐
JULIA AMANDA FOSTER	☑	☐	☐	MICHELLE ROJAS	☐	☐	☐
DEALICE FULLER	☐	☐	☐	BELLA SABEL	☑	☐	☐
CRYSTAL GARCIA	☑	☐	☐	ISAAC SOFER	☐	☐	☐
JOEL GOLDSTEIN	☐	☐	☐	SAMEER TALATI	☑	☐	☐
ANGELINA GRONTAS	☐	☐	☐	DEL TEAGUE	☑	☐	☐
JOEL GROSS	☑	☐	☐	WILLIAM VEGA	☑	☐	☐
DAVID HEIMLICH	☑	☐	☐	SIMON WEISER	☑	☐	☐

Time: 9:23 PM Tally: 30 YES 0 NO 0 ABS 0 RECUSAL

COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211
PHONE: (718) 389-0009
FAX: (718) 389-0098
Email: bk01@cb.nyc.gov
Website: www.nyc.gov/brooklyncb1

MOTION TO REQUEST METERED PARKING ON THE SOUTH SIDE OF WALLABOUT STREET FROM BEDFORD AVENUE TO LEE AVENUE FROM 10 AM TO 7 PM TO ACCOMODATE BOTH THE COMMERCIAL AND COMMUNITY NEEDS OF THE NEIGHBORHOOD

MOTION: WEISER **2ND BY:** TEAGUE

BOARD MEETING AND PUBLIC HEARING **DATE: 11-14-23**

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	☐	☐	☐	SABRINA HILPP	☐	☐	☐
BOGDAN BACHOROWSKI	☐	☐	☐	KATIE DENNY HOROWITZ	☑	☐	☐
LISA BAMONTE	☑	☐	☐	SONIA IGLESIAS	☑	☐	☐
GINA BARROS	☑	☐	☐	MOISHE INDIG	☐	☐	☐
ERIC BRUZAITIS	☑	☐	☐	JACOB ITZKOWITZ	☐	☐	☐
IRIS CABRERA	☑	☐	☐	ROBERT JEFFERY	☑	☐	☐
PHILIP CAPONEGRO	☐	☐	☐	BOZENA KAMINSKI	☑	☐	☐
FRANK CARBONE	☑	☐	☐	CORY KANTIN	☑	☐	☐
STEPHEN CHESLER	☑	☐	☐	PAUL KELTERBORN	☑	☐	☐
MICHAEL CHIRICHELLA	☐	☐	☐	WILLIAM KLAGSBALD	☑	☐	☐
THERESA CIANCIOTTA	☐	☐	☐	MARIE LEANZA	☑	☐	☐
KEVIN COSTA	☐	☐	☐	ADAM MEYERS	☑	☐	☐
STEPHANIE CUEVAS	☐	☐	☐	SANTE MICELI	☐	☐	☐
RONAN DALY	☑	☐	☐	TOBY MOSKOVITS	☐	☐	☐
GIOVANNI D'AMATO	☐	☐	☐	RABBI DAVID NIEDERMAN	☐	☐	☐
ERIN DRINKWATER	☑	☐	☐	MARY ODOMIROK	☐	☐	☐
ARTHUR DYBANOWSKI	☑	☐	☐	JANICE PETERSON	☑	☐	☐
LLOYD FENG	☐	☐	☐	AUSTIN PFERD	☑	☐	☐
JULIA AMANDA FOSTER	☑	☐	☐	MICHELLE ROJAS	☐	☐	☐
DEALICE FULLER	☐	☐	☐	BELLA SABEL	☑	☐	☐
CRYSTAL GARCIA	☑	☐	☐	ISAAC SOFER	☐	☐	☐
JOEL GOLDSTEIN	☐	☐	☐	SAMEER TALATI	☑	☐	☐
ANGELINA GRONTAS	☐	☐	☐	DEL TEAGUE	☑	☐	☐
JOEL GROSS	☑	☐	☐	WILLIAM VEGA	☑	☐	☐
DAVID HEIMLICH	☑	☐	☐	SIMON WEISER	☑	☐	☐

Time: 9:26 PM Tally: 29 YES 0 NO 0 ABS 0 RECUSAL

COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211
PHONE: (718) 389-0009
FAX: (718) 389-0098
Email: bk01@cb.nyc.gov
Website: www.nyc.gov/brooklyncb1

APPROVAL OF THE LIQUOR LICENSES REPORT AS WRITTEN

BOARD MEETING AND PUBLIC HEARING **DATE: 11-14-23**

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	☐	☐	☐	SABRINA HILPP	☐	☐	☐
BOGDAN BACHOROWSKI	☐	☐	☐	KATIE DENNY HOROWITZ	☑	☐	☐
LISA BAMONTE	☑	☐	☐	SONIA IGLESIAS	☑	☐	☐
GINA BARROS	☑	☐	☐	MOISHE INDIG	☐	☐	☐
ERIC BRUZAITIS	☑	☐	☐	JACOB ITZKOWITZ	☐	☐	☐
IRIS CABRERA	☑	☐	☐	ROBERT JEFFERY	☑	☐	☐
PHILIP CAPONEGRO	☐	☐	☐	BOZENA KAMINSKI	☑	☐	☐
FRANK CARBONE	☑	☐	☐	CORY KANTIN	☑	☐	☐
STEPHEN CHESLER	☑	☐	☐	PAUL KELTERBORN	☑	☐	☐
MICHAEL CHIRICHELLA	☐	☐	☐	WILLIAM KLAGSBALD	☑	☐	☐
THERESA CIANCIOTTA	☐	☐	☐	MARIE LEANZA	☑	☐	☐
KEVIN COSTA	☐	☐	☐	ADAM MEYERS	☑	☐	☐
STEPHANIE CUEVAS	☐	☐	☐	SANTE MICELI	☐	☐	☐
RONAN DALY	☑	☐	☐	TOBY MOSKOVITS	☐	☐	☐
GIOVANNI D'AMATO	☐	☐	☐	RABBI DAVID NIEDERMAN	☐	☐	☐
ERIN DRINKWATER	☑	☐	☐	MARY ODOMIROK	☐	☐	☐
ARTHUR DYBANOWSKI	☑	☐	☐	JANICE PETERSON	☑	☐	☐
LLOYD FENG	☐	☐	☐	AUSTIN PFERD	☐	☐	☐
JULIA AMANDA FOSTER	☑	☐	☐	MICHELLE ROJAS	☐	☐	☐
DEALICE FULLER	☐	☐	☐	BELLA SABEL	☑	☐	☐
CRYSTAL GARCIA	☑	☐	☐	ISAAC SOFER	☐	☐	☐
JOEL GOLDSTEIN	☐	☐	☐	SAMEER TALATI	☑	☐	☐
ANGELINA GRONTAS	☐	☐	☐	DEL TEAGUE	☑	☐	☐
JOEL GROSS	☑	☐	☐	WILLIAM VEGA	☑	☐	☐
DAVID HEIMLICH	☑	☐	☐	SIMON WEISER	☑	☐	☐

Time: 9:30 PM Tally: 28 YES 0 NO 0 ABS 0 RECUSAL

306 Rutledge Street

Brooklyn

November 2023

Prepared for: Eric Palatnik PC

Prepared by: Urban Cartographics

306 Rutledge Street, Brooklyn
Quick Facts

Existing Conditions

- **Development Site:** Block 2228, Lot 11
- **Total Lot Area:** 26,400 sf
- **Existing Uses:** Garage
- **Existing Zoning:** C8-2
- **Maximum Permitted FAR:** 2.0
- **Neighborhood:** Williamsburg
- **Community District:** BK 1
- **City Council District**: 33 - Lincoln Restler

Proposed Actions

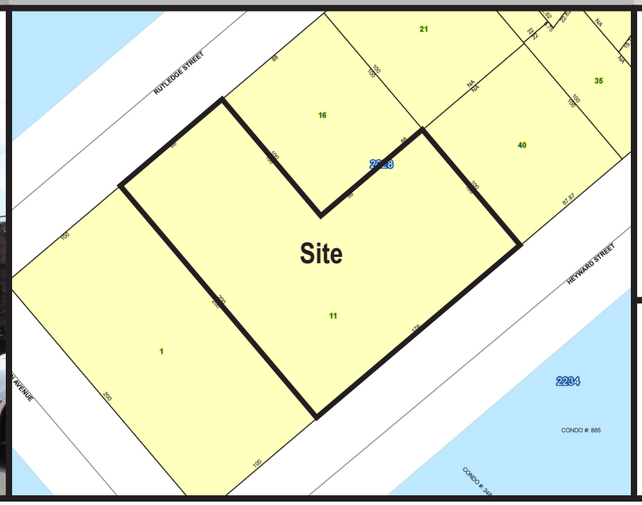
- Proposed variance pursuant to ZR§72-21 seeking a **variance** of ZR§32-00 to permit the **development of twelve two-family townhomes** in a C8-2 district.

As-of-Right Developments

- Community Facility:
  - 90'/ 9-Story Community Facility building
  - 126,720 sf of total floor area (4.80 FAR)
- Commercial:
  - 50'/ 3-Story Commercial Building
  - 52,800 sf of total floor area (2.00 FAR)

Proposed Development

- **12 Two-Family Townhouses**
  - 59'/ 4-Stories with Penthouse & Cellar
- **73,681 sf** of total floor area (2.79 FAR)
  - Each unit ranges in size from 3,291 sf to 4,240 sf
- **24 Dwelling Units**
  - Each unit is 4 bedrooms



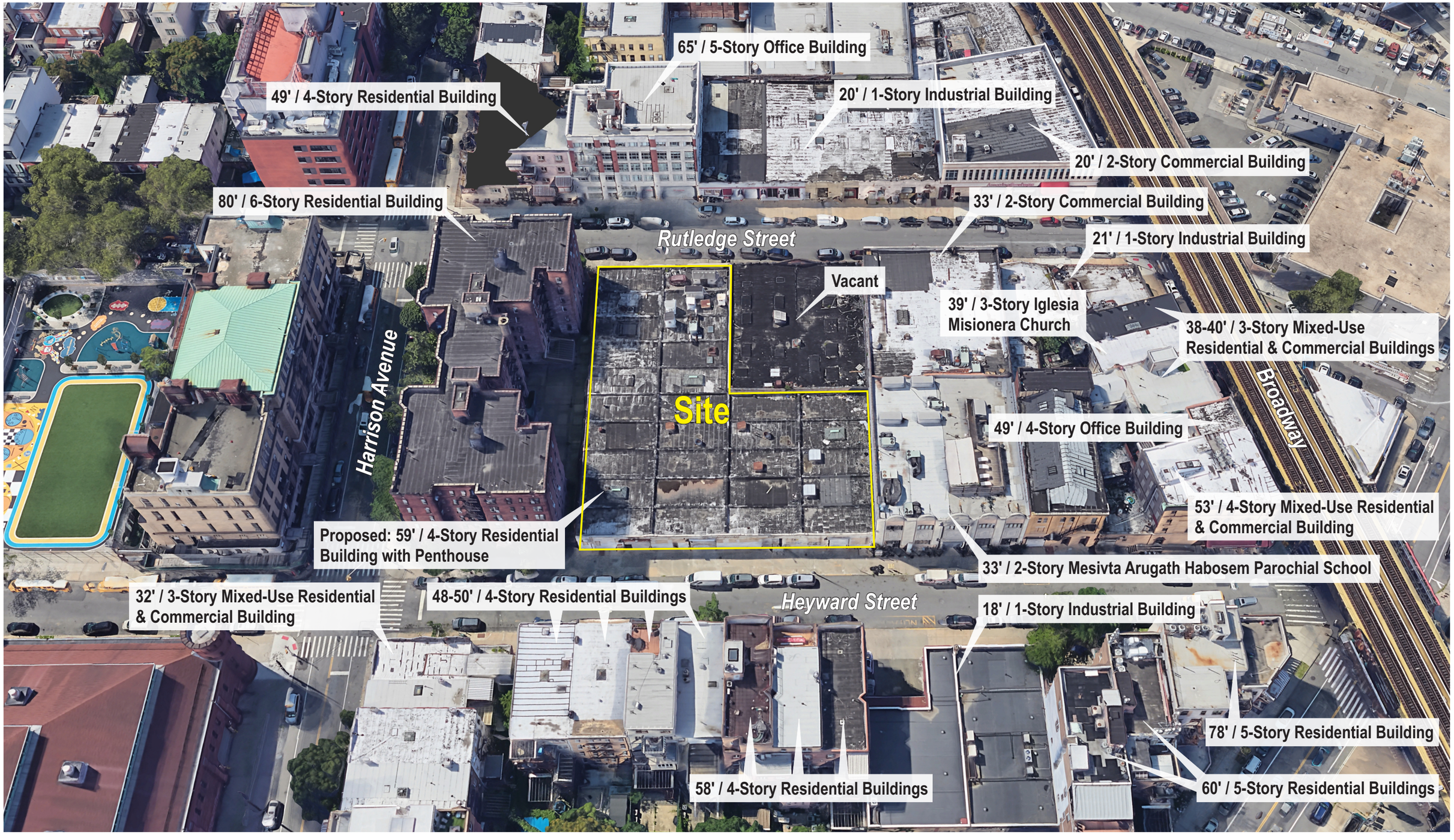
Urban Cartographics

History of the Development Site

- Used as NY Department of Sanitation garage from 1945 to 2008.
- Serious environmental contamination from DSNY garage and from historic dry-cleaning services on adjacent site at 314 Rutledge.
- Owner purchased in 2009 with the responsibility to clean up site.

306 Rutledge Street, Brooklyn

Aerial Map



Urban Cartographics

306 Rutledge Street, Brooklyn

Aerial Zoning Map

Zoning Districts

- Residential
- Commercial
- Manufacturing
- Special Mixed Use (MX)

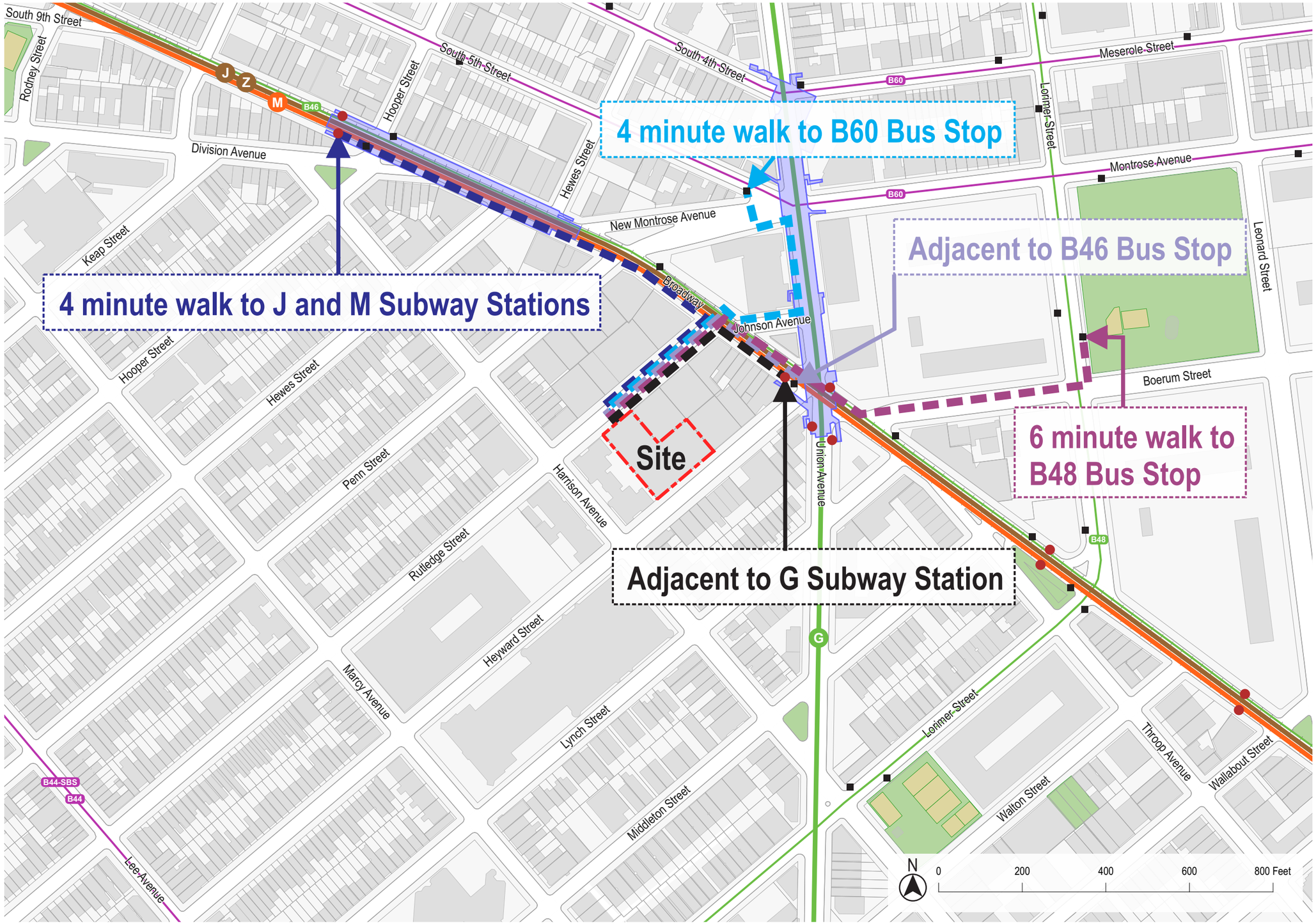
Urban Cartographics

306 Rutledge Street, Brooklyn

Nearby Transit Map

Transit

- Subway Route
- Subway Entrance
- Subway Footprint
- Bus Route
- Bus Stop Location
- Express Bus Stop
- Pedestrian Path To Transit



306 Rutledge Street, Brooklyn

Tax Map

NYC Finance

NYC Digital Tax Map

Effective Date : 06-01-2021 12:28:06
End Date : Current

Brooklyn Block: 2228

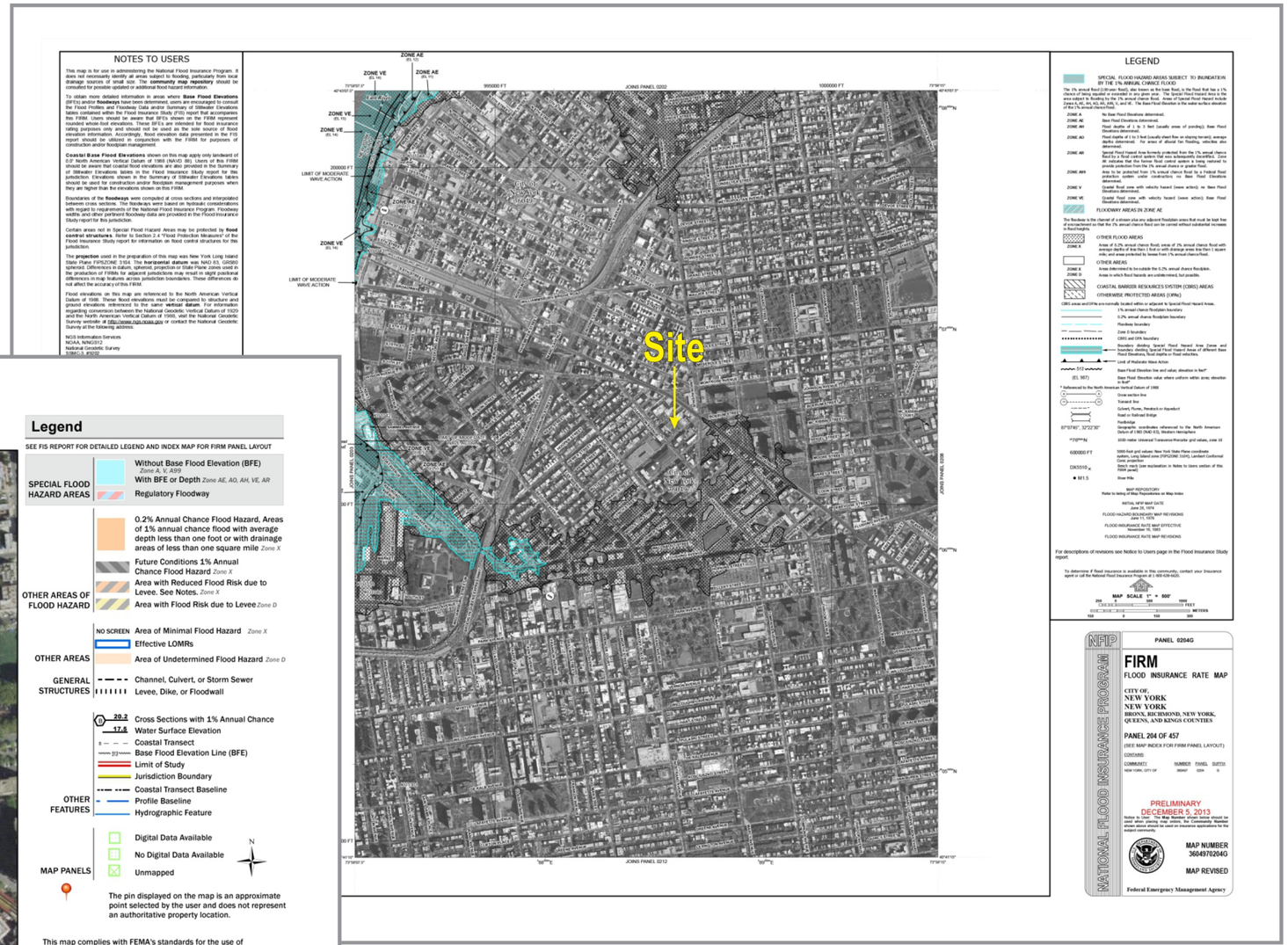
Legend

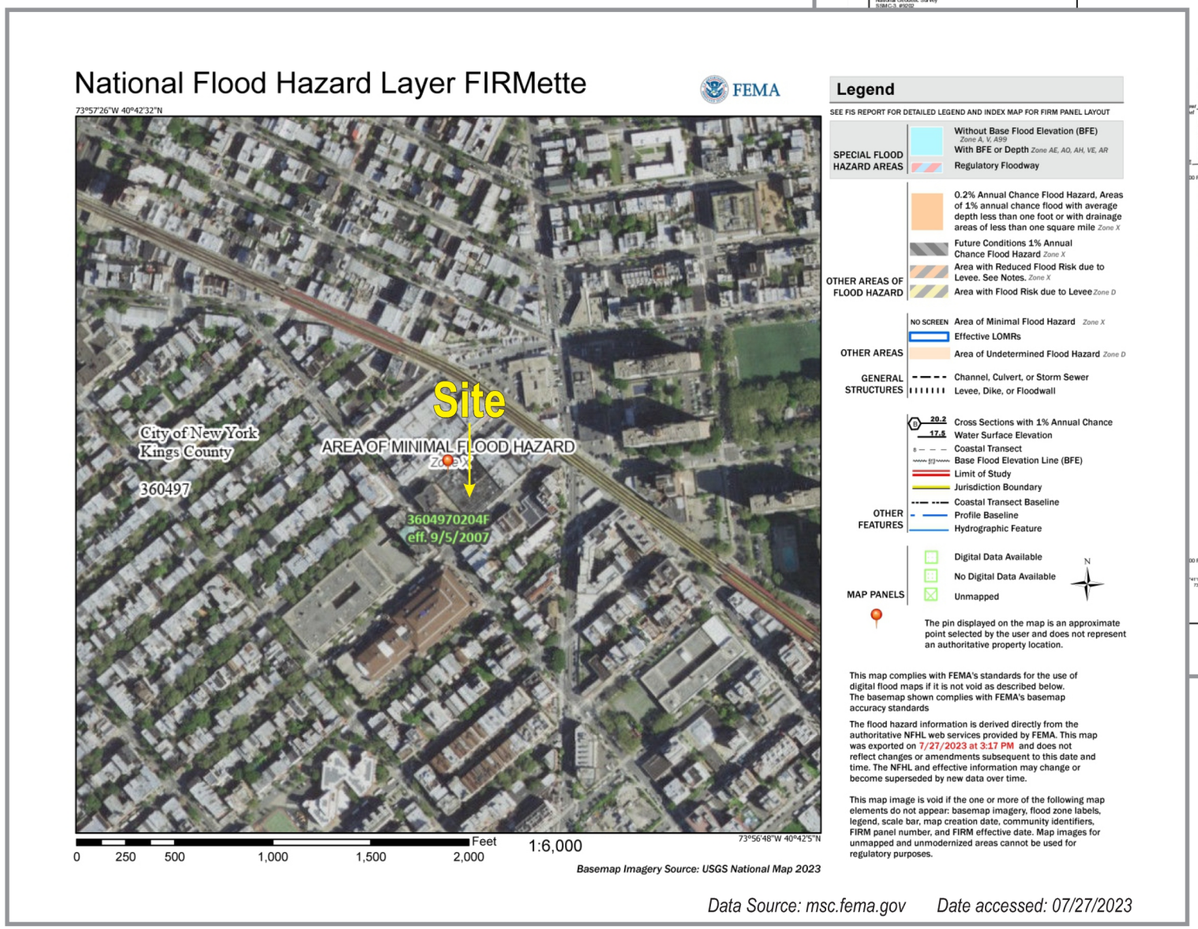
- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

Urban Cartographics

306 Rutledge Street, Brooklyn

Firm Map





Data Source: msc.fema.gov Date accessed: 07/27/2023

306 Rutledge Street, Brooklyn
Radius Diagram / Land Use Map

Block: 2228, Lot: 11 Zoning District: C8-2
Zoning Map: 13b Special District: n/a

Zoning Districts and Commercial Overlays

C1-1 C2-1 C1-2 C2-2 C1-5
C1-3 C2-3 C1-4 C2-4 C2-5

Zoning District Boundary
Special District Boundary
R7A Zoning District Labels

Land Uses

- One and Two-Family Homes
- Multiple Dwelling
- Commercial
- Mixed Use (Residential/Commercial)
- Manufacturing
- Open Space / Park Land
- Institutional / Community Facility
- Parking / Automotive
- Vacant

Lot and Building Information

(#)	Lot Numbers (within radius)	C	Commercial
###	Block Numbers	I	Industrial
I, II, III	Story Height	M	Manufacturing
MD	Multiple Dwelling	W	Warehouse
D	Dwelling	A	Auto
R	Retail	CF	Community Facility
G	Garage		

Data Sources

Land Use and Building Information: MapPLUTO 2023v1 from NYC DCP
Zoning Districts: NYC DCP, file dated 3/16/2023
Digital Tax Map: NYC DOF, file dated 3/1/2023
Building Footprints: NYC DoITT, file dated 4/11/2023

Urban Cartographics

306 Rutledge Street, Brooklyn

Site Photos

View 1

View 2

View 3

306 Rutledge Street, Brooklyn

Site Photos

View 4

View 5

View 6

306 Rutledge Street, Brooklyn

Site Photos

View 7

View 8

View 9

306 Rutledge Street, Brooklyn

Site Photos

View 10

View 11

View 12

306 Rutledge Street, Brooklyn

Site Photos

View 13

View 14

306 Rutledge Street, Brooklyn

Map of People Who Signed Letter of Support

Project Information

- 600' Radius
- Development Site
- Locations of People Who Signed Letter of Support

Urban Cartographics

Proposed Conditions

1. Proposed Renderings;
2. Proposed Plans

PROPOSED 12 TWO-FAMILY TOWNHOMES
FOUR STORIES WITH PENTHOUSE AND CELLAR
24 RESIDENTIAL DWELLING UNITS

306 RUTLEDGE STREET, BROOKLYN, NY 11211

T-100 COVER PAGE
A-001 ZONING ANALYSIS
A-010 FLOOR AREA & SECTION DIAGRAM
A-100 UNIT A - PROPOSED CELLAR & FIRST FLOOR PLAN
A-101 UNIT A & B - PROPOSED SECOND & THIRD FLOOR PLAN
A-102 UNIT B - PROPOSED FOURTH & PENTHOUSE FLOOR PLAN
A-103 PROPOSED MASSING & RENDERING

jfa

WWW.JFRANKL.COM

306 RUTLEDGE ST.
BROOKLYN, NY 11211

Architect
jfa
J FRANKL ARCHITECTS
16 Court St, 36th Floor
Brooklyn, NY 11241
718.569.2200

DOB CONSULTANT
Greenline Building Consultants
202 Foster Ave.
Brooklyn, NY 11230
(718) 871-0382

Owner
306 Rutledge, LLC
149 Heyward St
Brooklyn, NY 11206
(917) 519-5900

Structural Engineer
TBD

Mechanical Engineer
TBD

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

CAD files, sealed drawings and specifications are instruments of service whose ownership belongs to Joseph Frankl, RA. Unauthorized use, changes or publication are prohibited unless expressly approved by Jopsph Frankl, RA. Infringements will be prosecuted. Contractor shall verify all field conditions and dimensions and be responsible for field fit and quantity of work. No allowances shall be made on behalf of the contractor for any error or neglect on his part. In a conflict between sealed drawings and electronic files,the sealed drawings will govern.

BSA SET

REGISTERED ARCHITECT JOSEPH FRANKL 042157 STATE OF NEW YORK

COVER PAGE

DOB JOB #	B00845845
BIN #	3061067
DATE	3/14/2023
DRAWN BY	HP
SCALE	

T-100

SHEET 1 OF 7

DOB BSCAN STICKER

PLUMBING
ELECTRICAL
MECHANICAL
STRUCTURAL
ARCHITECTURAL

ZONING ANALYSIS

PROPERTY DATA
ADDRESS: 306 RUTLEDGE STREET, BROOKLYN 11211
TAX BLOCK: 2228
TAX LOT: 11
ZONING MAP: 13b
ZONING DISTRICT: C8-2 AS-OF-RIGHT (R6A EQUIVALENT FOR USE VARIANCE)
LOT AREA: 26,400 SF
PROJECT IS NOT IN SFHA

SCOPE OF WORK
PROPOSED ZONING PARAMETERS AND ANALYSIS BASED ON AN AS-OF-RIGHT R6A.
PROPOSED 12 TWO-FAMILY TOWNHOMES, FOUR STORIES WITH PENTHOUSE AND CELLAR - 24 RESIDENTIAL DWELLING UNITS.
PROPOSED OCCUPANCY CLASS: R3.

USE REGULATION
ZR 22-10 : PERMITTED USE GROUPS : 1, 2, 3, 4, 6C
PROPOSED USE GROUP: 2A

ZR 23-011 QUALITY HOUSING PROGRAM
(A) IN **R6A**, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A OR R10X DISTRICTS, ANY BUILDING OR OTHER STRUCTURE SHALL COMPLY WITH THE BULK REGULATIONS FOR QUALITY HOUSING BUILDINGS SET FORTH IN THIS CHAPTER AND ANY BUILDING CONTAINING RESIDENCES SHALL ALSO COMPLY WITH THE REQUIREMENTS OF ARTICLE II, CHAPTER 8 (QUALITY HOUSING PROGRAM). HOWEVER, THE PROVISIONS OF ARTICLE II, CHAPTER 8, SHALL NOT APPLY TO BUILDINGS CONVERTED PURSUANT TO ARTICLE I, CHAPTER 5.

FLOOR AREA AND LOT COVERAGE CALCULATIONS
ZR 23-15 OPEN SPACE AND FLOOR AREA REGULATIONS IN R6 - R10 DISTRICTS
IN **R6A**, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A OR R10X DISTRICTS, ANY BUILDING CONTAINING RESIDENCES SHALL COMPLY WITH THE FLOOR AREA RATIO AND LOT COVERAGE REGULATIONS FOR QUALITY HOUSING BUILDINGS SET FORTH IN SECTION 23-153 (FOR QUALITY HOUSING BUILDINGS).

ZR 23-153 FOR QUALITY HOUSING BUILDINGS
IN THE DISTRICTS INDICATED, FOR QUALITY HOUSING BUILDINGS, THE MAX. FLOOR AREA RATIO AND MAX. RESIDENTIAL LOT COVERAGE FOR INTERIOR LOTS OR THROUGH LOTS SHALL BE AS SET FORTH IN THE TABLE IN THIS SECTION.

DISTRICT	MAX LOT COVERAGE (%)	MAX FLOOR AREA RATIO
R6A	65%	3.00

-

LOT COVERAGE ALLOWED = 26,400 x 0.65 = 17,160 SF
PROPOSED LOT COVERAGE = 17,160 SF = 65% (OK)

FLOOR AREA PERMITTED = 26,400 SF x 3.00 = 79,200 SF
PROPOSED FLOOR AREA = 73,681 SF / 26,400 SF = 2.79 (OK)

SEE ZFA CHART FOR CALCULATIONS.

DENSITY CALCULATION
ZR 23-22 MAXIMUM NUMBER OF DWELLING UNITS
IN ALL DISTRICTS, AS INDICATED, THE MAXIMUM NUMBER OF DWELLING UNITS SHALL EQUAL THE MAXIMUM RESIDENTIAL FLOOR AREA PERMITTED ON THE ZONING LOT DIVIDED BY THE APPLICABLE FACTOR IN THE FOLLOWING TABLE

DISTRICT	FACTOR FOR DWELLING UNITS
R6A	680

MAX. D.U. PERMITTED = 74,286 SF / 680 = 109.24 ≈ 109
PROPOSED = 24 DWELLING UNITS (OK)

YARD REGULATIONS
ZR 23-44 PERMITTED OBSTRUCTIONS IN REQ'D YARDS OR REAR YARD
IN ALL RESIDENCE DISTRICTS, THE FOLLOWING OBSTRUCTIONS SHALL BE PERMITTED WITHIN A REQUIRED YARD OR REAR YARD EQUIVALENT :

(A) IN ANY YARD OR REAR YARD EQUIVALENT :
(4) BALCONIES
(9) FENCES, NOT EXCEEDING FOUR FEET IN HEIGHT ABOVE ADJOINING GRADE IN ANY FRONT YARD, EXCEPT THAT FOR CORNER LOTS A FENCE MAY BE UP TO SIX FEET IN HEIGHT

ZR 23-462 SIDE YARDS FOR ALL OTHER BUILDINGS CONTAINING RESIDENCES

(C) IN THE DISTRICTS INDICATED, NO SIDE YARDS ARE REQUIRED.

ZR 23-47 MINIMUM REQUIRED REAR YARDS
IN ALL DISTRICTS, AS INDICATED, A REAR YARD WITH A DEPTH OF NOT LESS THAN 30' SHALL BE PROVIDED AT EVERY REAR LOT LINE ON ANY ZONING LOT

30' REAR YARD PROVIDED (OK)

HEIGHT AND SETBACK REQUIREMENTS
ZR 23-61 APPLICABILITY
IN R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A OR R10X DISTRICTS, ALL BUILDINGS CONTAINING RESIDENCES SHALL COMPLY WITH THE BULK REGULATIONS FOR QUALITY HOUSING BUILDINGS SET FORTH IN SECTIONS 23-62 (PERMITTED OBSTRUCTIONS) AND 23-66.

ZR 23-662 MAXIMUM HEIGHT OF BUILDINGS AND SETBACK REGULATIONS
IN THE DISTRICTS INDICATED, HEIGHT AND SETBACK REGULATIONS FOR QUALITY HOUSING BUILDINGS ARE SET FORTH IN THIS SECTION.

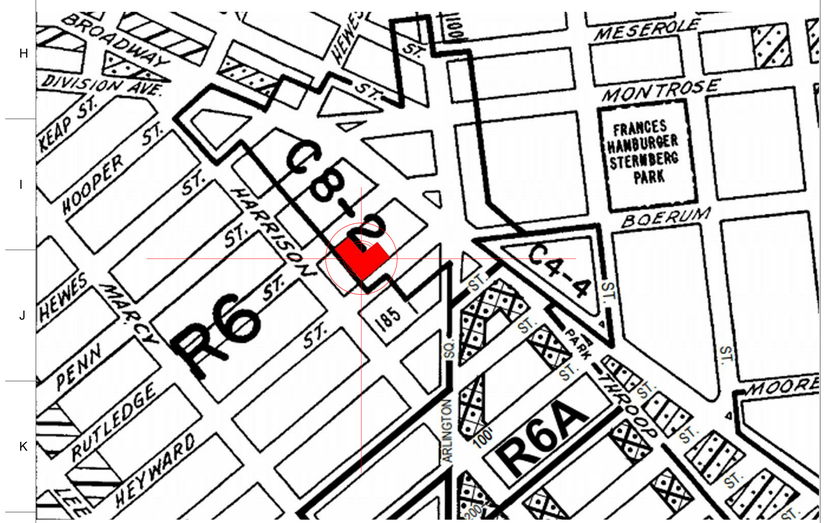
DISTRICT	MIN BASE HEIGHT	MAX BASE HEIGHT	MAX BUILDING HEIGHT
R6A	40'	60'	70'

(C) SETBACK REQUIREMENTS
FOR ALL QUALITY HOUSING BLDS, A SETBACK SHALL BE PROV'D IN ACCORD. WITH THE FOLLOWING REGULATIONS:

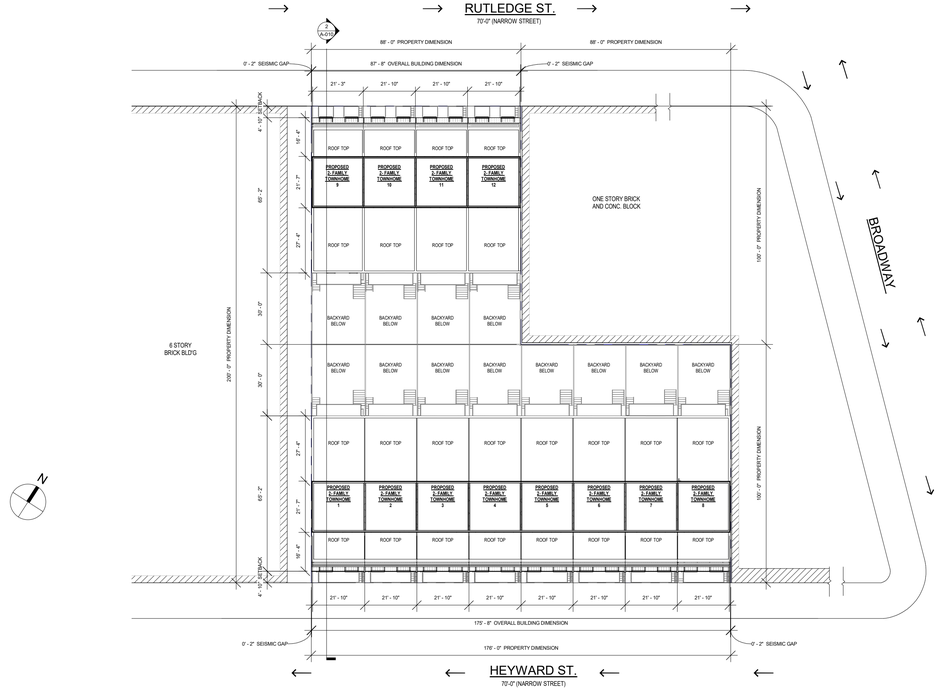
(1) AT A HEIGHT NOT LOWER THAN THE MIN BASE HEIGHT OR HIGHER THAN THE MAX BASE HEIGHT SPECIFIED FOR THE APPLICABLE DISTRICT IN PARAGRAPH (B) OF THIS SECTION, A SETBACK WITH A DEPTH OF AT LEAST 10' SHALL BE PROVIDED FROM ANY ST WALL FRONTING ON A WIDE ST, AND A SETBACK WITH A DEPTH OF AT LEAST 15' SHALL BE PROVIDED FROM ANY STREET WALL FRONTING ON A NARROW STREET.

16'-4" SETBACK PROVIDED AT PENTHOUSE FLOOR (48' H)

2 ZONING ANALYSIS
N.T.S.



1 ZONING MAP
N.T.S.



3 PLOT PLAN
1" = 30'-0"

306 RUTLEDGE ST.

BROOKLYN, NY 11211

Architect
jfa
J FRANKL ARCHITECTS
16 Court St, 36th Floor
Brooklyn, NY 11241
718.569.2200

DOB CONSULTANT
Greenline Building Consultants
202 Foster Ave.
Brooklyn, NY 11230
(718) 871-0382

Owner
306 Rutledge, LLC
149 Heyward St
Brooklyn, NY 11206
(917) 519-5900

Structural Engineer
TBD

Mechanical Engineer
TBD

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

CAD files, sealed drawings and specifications are instruments of service whose ownership belongs to Joseph Frankl, RA. Unauthorized use, changes or publication are prohibited unless expressly approved by Jopsph Frankl, RA. Infringements will be prosecuted. Contractor shall verify all field conditions and dimensions and be responsible for field fit and quantity of work. No allowances shall be made on behalf of the contractor for any error or neglect on his part. In a conflict between sealed drawings and electronic files,the sealed drawings will govern.

BSA SET

REGISTERED ARCHITECT JOSEPH FRANKL 042157 STATE OF NEW YORK

ZONING ANALYSIS

DOB JOB #	B00845845
BIN #	3061067
DATE	3/14/2023
DRAWN BY	HP
SCALE	As indicated

A-001

SHEET 2 OF 7

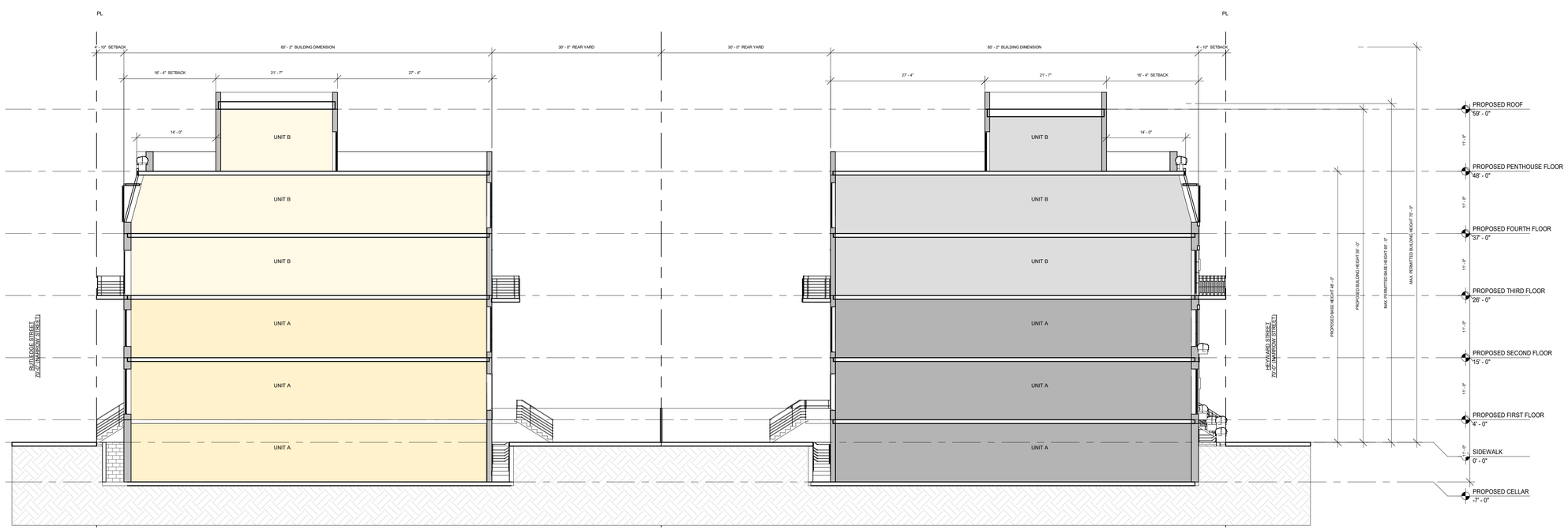
DOB BSCAN STICKER

PLUMBING
ELECTRICAL
MECHANICAL
STRUCTURAL
ARCHITECTURAL

Lot Area			26,400
NEW BUILDING			
TAX LOT #11			
Floor	**Rutledge St (4 units)**	**Heyward St (8 units)**	**Total Zoning Floor Area**
Cellar	5,713	11,448	-
First	5,498	11,026	16,524
Second	5,713	11,448	17,161
Third	5,713	11,448	17,161
Fourth	5,713	11,448	17,161
Penthouse	1,888	3,786	5,674
Total ZFA	**24,525**	**49,156**	**73,681**

Lot Area Total	26,400
Max. Permitted FAR	3.00
Max. Permitted Floor Area	79,200
Proposed FAR	**2.79**
Proposed ZFA	**73,681**

1 ZONING ANALYSIS ZFA CHART
N.T.S.



2 DIAGRAMMATIC SECTION
1" = 10'-0"

306 RUTLEDGE ST.

BROOKLYN, NY 11211

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BSA SET

REGISTERED ARCHITECT JOSEPH FRANKL 042117 STATE OF NEW YORK

PLUMBING
ELECTRICAL
MECHANICAL
STRUCTURAL
ARCHITECTURAL

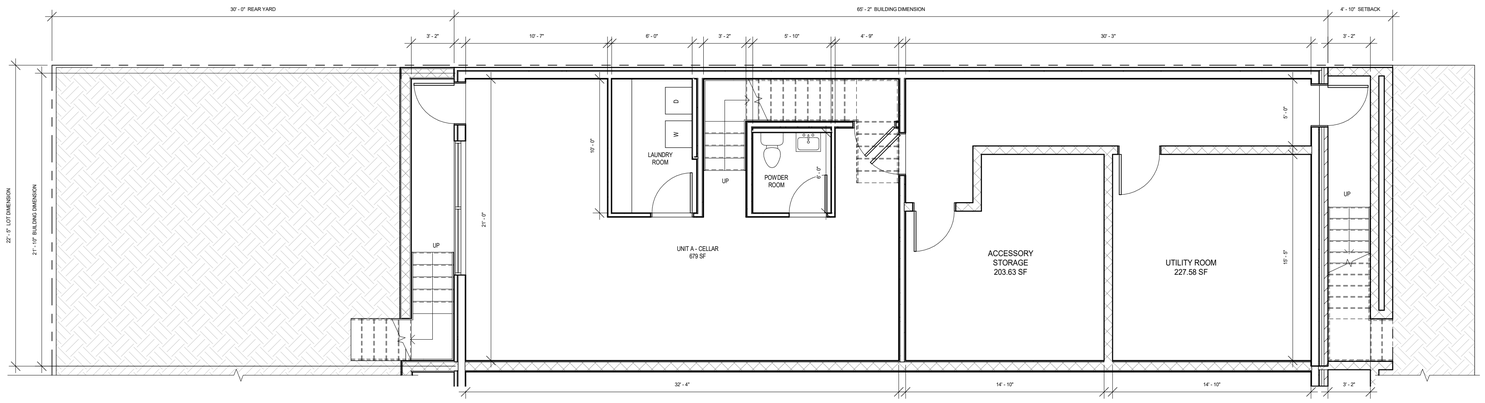
FLOOR AREA & SECTION DIAGRAM

DOB JOB #	**B00845845**
BIN #	**3061067**
DATE	**3/14/2023**
DRAWN BY	**Author**
SCALE	**As indicated**

A-010

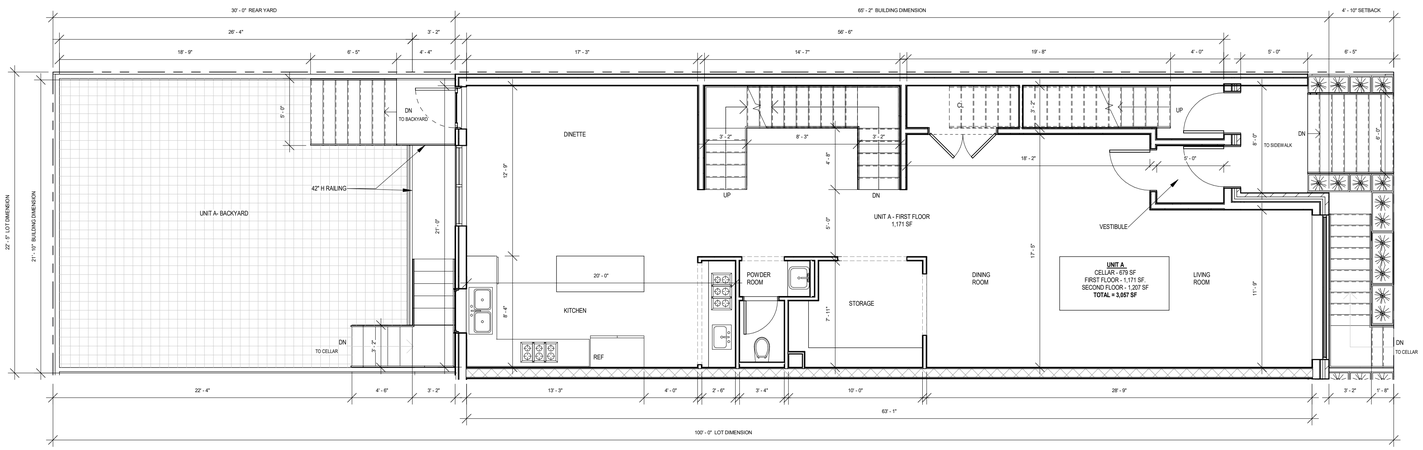
SHEET 3 OF 7

DOB BSCAN STICKER



1 PROPOSED CELLAR (UNIT A)

3/16" = 1'-0"



2 PROPOSED FIRST FLOOR (UNIT A)

3/16" = 1'-0"

306 RUTLEDGE ST.

BROOKLYN, NY 11211

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jfa

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(917) 519-5900

Structural Engineer
TBD

Mechanical Engineer
TBD

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BSA SET

REGISTERED ARCHITECT JOSEPH FRANKL 042151 STATE OF NEW YORK

PLUMBING
ELECTRICAL
MECHANICAL
STRUCTURAL
ARCHITECTURAL

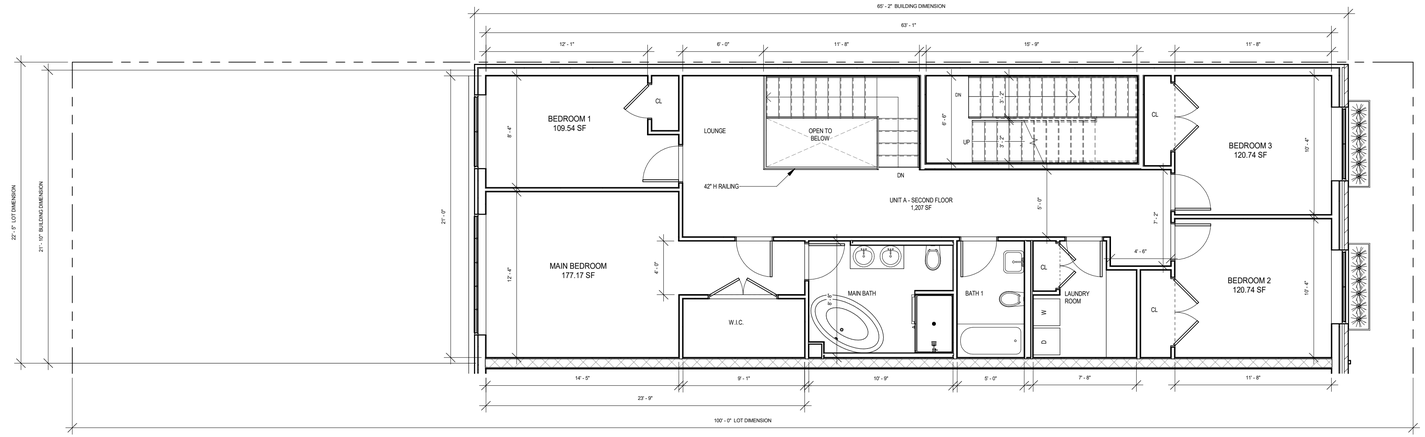
UNIT A - PROPOSED CELLAR & FIRST FLOOR PLAN

DOB JOB #	B00845845
BIN #	3061067
DATE	3/14/2023
DRAWN BY	Author
SCALE	3/16" = 1'-0"

A-100

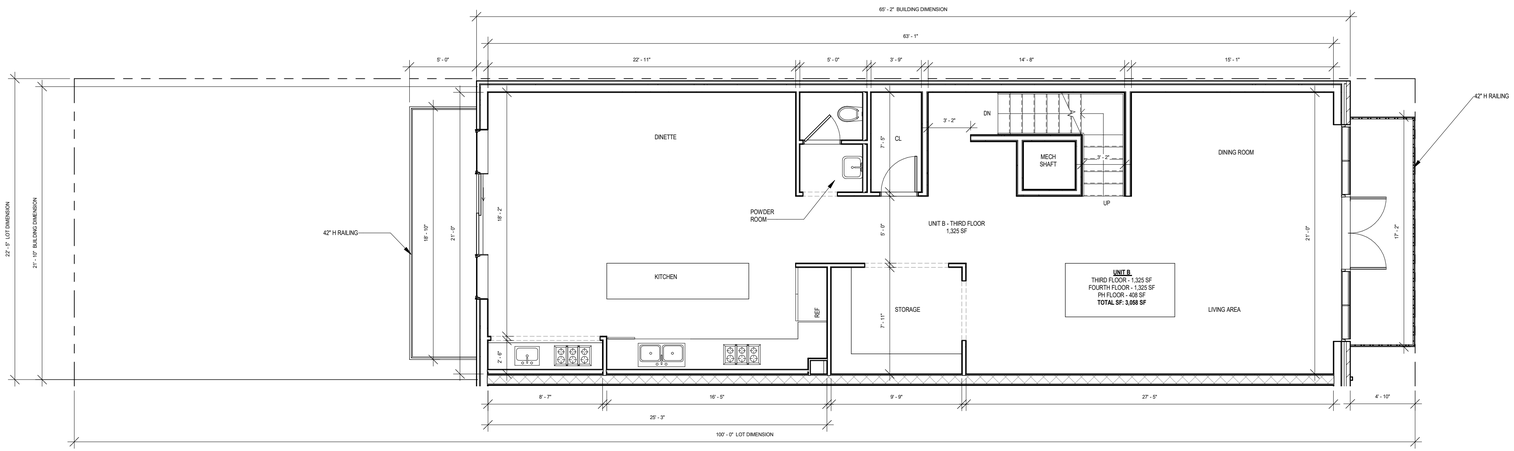
SHEET 4 OF 7

DOB BSCAN STICKER



1 PROPOSED SECOND FLOOR (UNIT A)

3/16" = 1'-0"



2 PROPOSED THIRD FLOOR (UNIT B)

3/16" = 1'-0"

306 RUTLEDGE ST.

BROOKLYN, NY 11211

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(917) 519-5900

Structural Engineer

TBD

Mechanical Engineer

TBD

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BSA SET

REGISTERED ARCHITECT JOSEPH FRANKL 042157 STATE OF NEW YORK

PLUMBING
ELECTRICAL
MECHANICAL
STRUCTURAL
ARCHITECTURAL

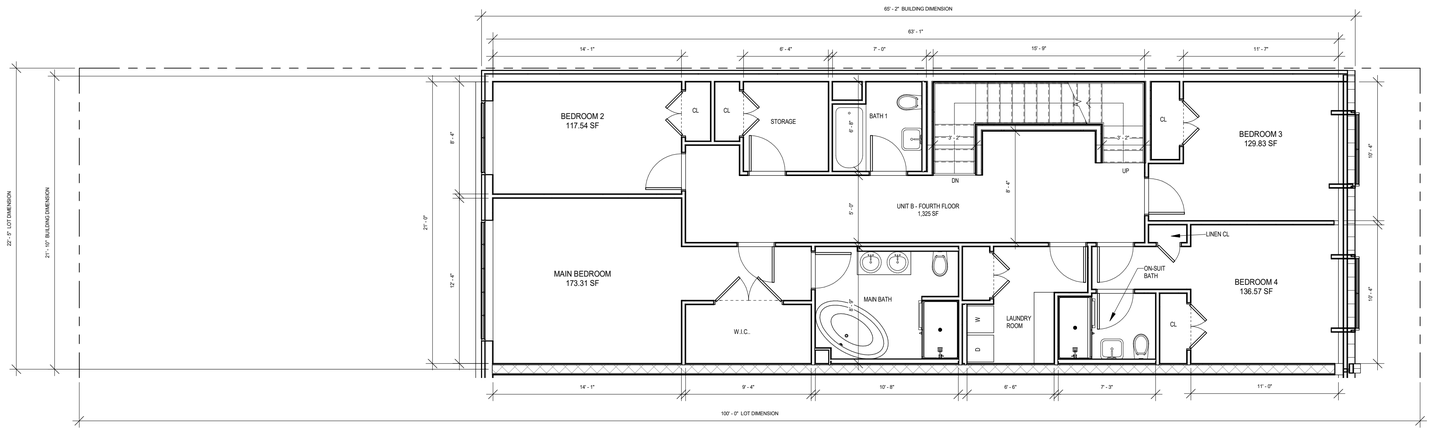
UNIT A&B - PROPOSED SECOND & THIRD FLOOR PLAN

DOB JOB #	B00845845
BIN #	3061067
DATE	3/14/2023
DRAWN BY	Author
SCALE	3/16" = 1'-0"

A-101

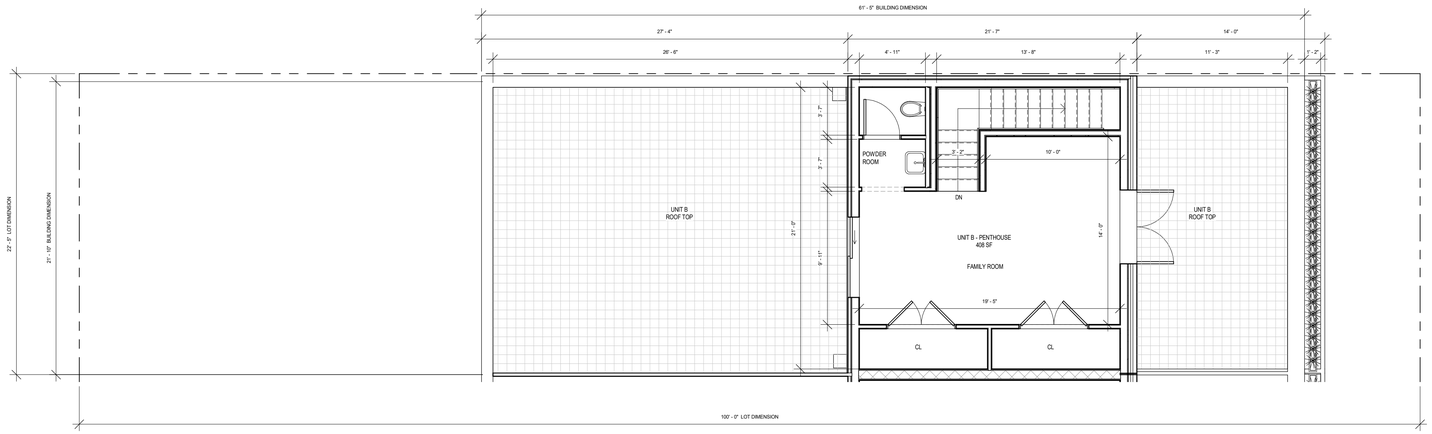
SHEET 5 OF 7

DOB BSCAN STICKER



1 PROPOSED FOURTH FLOOR (UNIT B)

3/16" = 1'-0"



2 PROPOSED PENTHOUSE (UNIT B)

3/16" = 1'-0"

B.C. 504.3 INDIVIDUAL PENTHOUSE CALCULATION

MAX. PENTHOUSE SF ALLOWED
1,425 SF X 0.33 1/3 % = 474.99 = 475 SF (GROSS)

PROPOSED PENTHOUSE SF
471 SF (GROSS) = 33.05% (OK)

306 RUTLEDGE ST.

BROOKLYN, NY 11211

Architect

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Owner

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Structural Engineer

TBD

Mechanical Engineer

TBD

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BSA SET

REGISTERED ARCHITECT JOSEPH FRANKL 042157 STATE OF NEW YORK

PLUMBING
ELECTRICAL
MECHANICAL
STRUCTURAL
ARCHITECTURAL

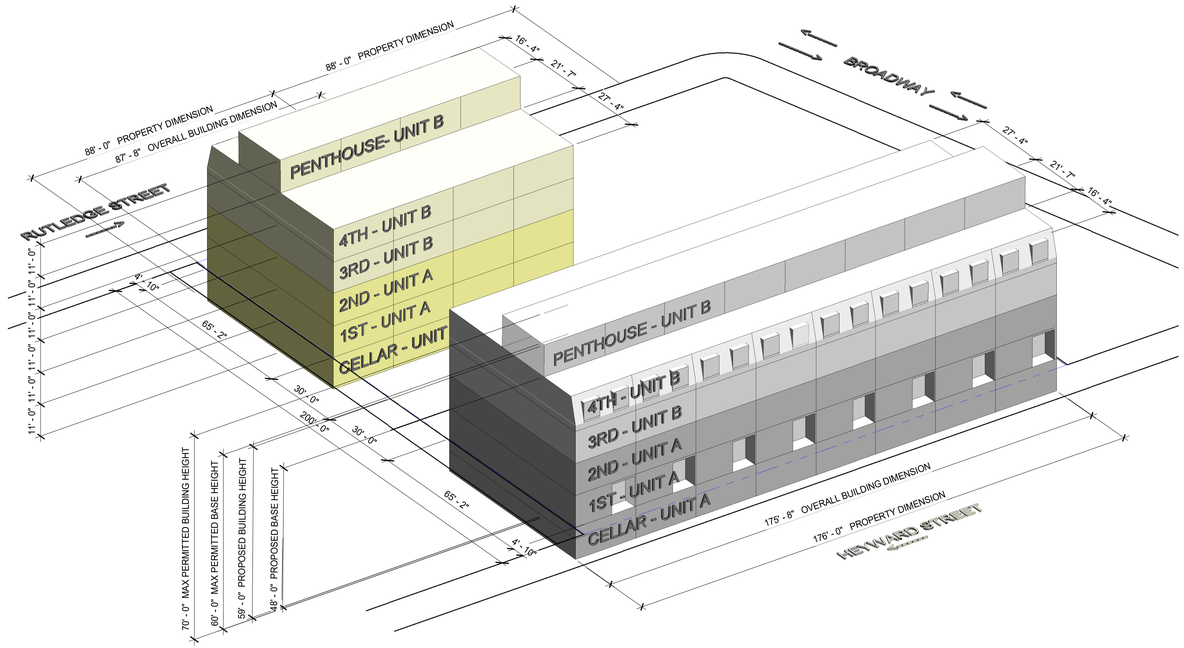
UNIT B - PROPOSED FOURTH & PENTHOUSE FLOOR PLAN

DOB JOB #	B00845845
BIN #	3061067
DATE	3/14/2023
DRAWN BY	Author
SCALE	3/16" = 1'-0"

A-102

SHEET 6 OF 7

DOB BSCAN STICKER



1 MASSING

1 RENDERING

306 RUTLEDGE ST.

BROOKLYN, NY 11211

Architect

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TBD

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BSA SET

REGISTERED ARCHITECT JOSEPH FRANKL 042117 STATE OF NEW YORK

PROPOSED MASSING & RENDERING

PLUMBING
ELECTRICAL
MECHANICAL
STRUCTURAL
ARCHITECTURAL

DOB JOB #	B00845845
BIN #	3061067
DATE	3/14/2023
DRAWN BY	Author
SCALE	

A-103

SHEET 7 OF 7

DOB BSCAN STICKER

Brooklyn Community Board No. 1

435 Graham Avenue

Brooklyn, New York 11211

RE: Proposed BSA Variance Application

BSA Cal. No. 2023-54-BZ

306 Rutledge Street, Brooklyn

Block 2228, Lot 11

Dear Brooklyn Community Board # 1 Board Members:

As immediate neighbors to the property owned by 306 Rutledge LLC, we are writing to express our strong support for the variance application filled for 306 Rutledge LLC, Brooklyn Filed pursuant to Section 72-21 of the Zoning Resolution.

We understand that, if approved, the variance would permit the development of twelve two-family town houses (24 dwelling units) which will total 73,681 square feet (2.79 FAR) in a C8-2 zoning district.

We firmly believe that the proposed development aligns with the existing residential structures in the area and will fit within the use, height and densities of other buildings in the surrounding neighborhood. The project embraces the architectural and aesthetic norms of our community, which is essential for maintaining the neighborhood's charm and appeal.

We encourage and urge you, the Community Board, to support this variance application to grant the necessary approvals and consider the collective voice of our neighboring members.

Thank you for your time and consideration of our perspective. We look forward to a decision that will benefit our community and its future.

Signatures Attached

Signature

Name David Schwimmer

Address 290 Heyward St 3L

Signature

Name David Deutsch

Address 260 Heyward St #4

Signature

Name

Address 269 Heyward St #3

Signature

Name

Address 299 Rutledge St. #2B

Signature

Name

Address 262 Heyward ST 1A

Signature

Name YOEL LAVON

Address 258 HEYWARD ST #1

Signature Shimo Wasserman

Name 299 rutledge St. 3A

Address

Signature Nathan Fisch

Name 251 Rutledge St 3R

Address

Signature Y. Sascher Ungar

Name 275 - Rutledge St. 1 Fl

Address

Signature Joseph Lefkovics

Name 281 Rutledge 2 Fl

Address

ULURP, CALENDAR OR REFERENCE #: BSA Cal. No. 2020-85-BZ
APPLICANT: Eric Palatnik P.C.
LOCATION: 32 Broadway New York, NY 10004 Suite 114
REQUEST: Variance at the Board of Standards and Appeals

COMMUNITY BOARD NO. 1 QUESTIONNAIRE FOR LAND USE ITEMS

PROPOSED ACTION: What is the proposed ULURP, or BSA action (i.e. an amendment to the zoning map, a siting of a city facility, a zoning variance, etc.? This is an application for a use variance filed pursuant to Section 72-21 of the Zoning Resolution of the City of New York ("ZR"), seeking a variance of ZR Section 32-00, within a C8-2 zoning district, to permit the development of twelve two-family town homes (24 dwelling units), which will total 73,681square feet (2.79 FAR). The Premises has 26,400 square feet of lot area and is in an C8-2 zoning district, wherein residential uses are not permitted as of right.

1. For Ownership:

a) Who are the owners? 306 Rutledge LLC

b) If a corporation, who are the principles? Joseph Templer

c) What kind of corporation? LLC

2. For Developers:

a) Who is the developer if it is different than the owner? Same as the owner

b) What is their experience with this type of development? The developers have experience doing other similar developments.

c) Is there a sponsor(s) of the project (i.e. a CB, NYC Housing Partnership, NYCHA?) N/A

3. Financing

a) What is the cost of the project? Projected Cost- $16,575,634 (see economic analysis attached in full BSA Application)

b) How is it financed? Construction loan

c) Will there be tax abatements? Subsidies? Unknown

4. Land

a) What information can be provided about the land? Who owns the land? 306 Rutledge LLC owns land. As further discussed in the Statement of Facts, from om 1945-2008 DSNY used the site as a motorized equipment garage, fueling, and vehicle repair facility. These operations at the site caused substantial environmental contamination that led NYSDEC to issue the DSNY Contamination Spill #9200212. On April 12, 1994, the City entered into the Consent Order with NYSDEC, requiring the City to take responsibility for environmental conditions at the site, including: Performing tightness testing on underground petroleum storage tanks (USTs) on the

site- Submitting a schedule detailing site-specific investigation plans- Performing all necessary investigations and remediation at the site. In 2007, the Owner purchased the property when DSNY was still occupying the site and the City was bound by the Consent Order to clean the site. In January 2009 DSNY vacated the site, but it remained heavily contaminated. The Owner sued the City in 2009, while still having to pay monthly tax, utility, and mortgage payments on the site without any possibility of income. In 2012, the City began partial environmental remediation of the site. In this process they discovered a plume of free phase product or "mineral spirits" that leaked into the subsurface of the site from the neighboring building, causing the DEC to issue the Mineral Spirits Spill in February 2013.ŸIn April 2019, NYSDEC confirmed the presence of substantial remaining contamination since the City did not completely clean up the site. On October 22, 2019, the Owner and the City settled the litigation.

b) What is the condition, status and uses on the property and the zoning? Use groups? The Premises is improved with an underdeveloped 26,400 square foot one-story manufacturing building used as the DSNY garage for repairs etc. The underlying C8-2 district is a general commercial district that permits a wider range of uses than commercial overlays. The C8-2 district permits Use Groups 4-14 and 16 at a maximum FAR of 2.0. Some community facility uses are permitted at a maximum FAR of 4.8. The bulk and height regulations of C8-2 districts are governed by the sky exposure plane, with a maximum street-wall height of four (4)-stories or 60 feet. The parking requirements varies by use.

c) Has there been an environmental assessment or scope of an impact statement prepared by the proposed action? Yes, please see attached with the full BSA application.

d) Will the land be purchased? What is the cost of the land?

When was the property purchased? 2007 What was the cost? Approx.. 8 million

e) Will demolition be needed to clear the land? Yes, demolition of the DSNY building.

f) Is the project in a special district? Historic District? Is it in an Urban Renewal Area? No

g) Will unused development rights be utilized or sold (i.e. air rights)? No

5. Construction:

a) What type of construction will be used (i.e. rehab/new) and methods (i.e. form cast concrete, brink)? This will be a new super structure. Concrete and brick.

b) What is the time frame of the work (i.e. begin/end etc.) The developer anticipates beginning at the end of 2024 and finishing at the end of 2026.

c) Who will be doing the work (i.e. firm, sweat equity, student interns)? Unknown at this time.

6. Project Information:

a) Describe the project in terms of the proposed use(s) such as retain, office, commercial, loft, community facility, etc.)? The entire proposal would be Use Group 2 residential.

b) Is the project residential, how many dwelling units are proposed and what is the number of bedrooms mix? What are the unit sizes? The proposed development plan consists of the new construction of twelve four-story, walk-up residential buildings containing 24 dwelling units totaling 82,918 square feet of net residential area (including the accessory space in the

cellar assigned to the first-floor units). Unit A consists of the cellar, first and second floor and contains four bedrooms, two full bathrooms, and two half bathrooms. Unit B consists of the third, fourth and penthouse floors as well as access to the roof deck off the penthouse. Unit B contains four bedrooms, two full bathrooms and two half bathrooms. The total zoning floor area of the proposed building is 73,681 zoning square feet or an FAR of 2.79.

On Rutledge Street, unit A occupies the cellar, first and second floors with a total of 4,231 square feet. and Unit B occupying the third, fourth and penthouse floors with a total of 3,291 square feet On Heyward Street, the lower unit occupies the cellar through second floors with 4,240.25 square feet and an upper unit occupies the third through penthouse floors with a total of 3,298 square feet. The homes will all have 30 feet rear yards. They would not provide parking. There will be eight units along Rutledge Street and sixteen units along Heyward Street.

c) What are the projected costs of the rentals? If the units are to be condominium or one to three family house, what is the projected purchase price? Per the Economic Analysis report, the units will be sold between 1.9 and 2.5 million. Given the recent impacts on market conditions, combined with new construction in the area, the advertised asking prices will be subject to negotiation.

d) Will there be financing for the units? What are the terms? Each home will be sold individually.

e) Who is the lender? Not applicable

7. Marketing:

a) How will the project be marketed? Advertised? By a real estate brokerage firm

b) If newspaper, which ones? To be determined

c) When will the projects be marketed (before, during or after construction)? After construction

d) What will be the outreach? Unknown at this time.

8. Project Characteristics:

a) Will the project be consistent with the surrounding buildings (i.e. height, FAR/Floor Area Ratio, conforming)? The proposal will not be conforming in use or bulk with the C8-2 zoning district but will be consistent with the adjacent R6 zoning district.

The proposed residential use is keeping with the adjacent residential uses and the new construction within the 400-foot radius. The building will enhance the residential parcels already located on this street and in the immediate surrounding neighborhood. Directly adjacent to the property on Lot 1 is a six-story residential building. Directly across Heyward Street, on Block 2234 are multiple four-story residential buildings. Also on Block 2234, to the northeast are multiple five-story residential buildings. To the northwest, on Block 2221 along Harrison Avenue, there are additional four-story residential muti-family buildings.

b) Will the project be handicap accessible? Explain specifics. An elevator is not required for a 4 story building. The buildings will comply with all handicap accessibility requirements.

c) Special populations for the project (i.e. homeless, low-income, SRO, etc.)? None

9. Open Space/ Parking Amenities:

a) Will there be open space provided with the project? What type (i.e. rear yard, park, waterfront)? Will there be public access? 30 ft. Rear yard

b) Will there be landscaping? Fencing? Street tree planting? Yes, planters as shown on rendering

c) Will parking be provided for (indoor, outdoor, on-street)? Will a waiver be requested? No parking provided. Waiver for entire use.

d) What amenities, if any will be incorporated with the project? How were they developed and with who (i.e. tenants, residents, community groups)? Balconies for units.

10. Building/Lot- currently undergoing any renovations, demolition, construction (of any size)? No but will demolish DSNY building

11. Any violations on the building or lot (i.e. Department of Buildings, Department of Environmental Protection, EPA, etc.)? As shown on the DOB printout attached with the application, there is one open ECB violation for use of the site as a synagogue. The violation has been paid and the building currently vacant. There are 35 open DOB violations for boilers. All of these violations will be cured upon approval of this application and construction of a new building.

12. In addition to the BSA's Environmental Report (or similar document) please provide the following information:

a) List previous industrial uses and processes: The Site was owned and later leased by the New York City Department of Sanitation (DSNY) as a DSNY garage and service facility from at least 1945 until 2009

b) List chemicals and quantities used in and stored for these processes: please refer Tenan environmental report

c) List Hazardous Waste Disposal permits for prior operators: n/a

d) List any proposed remediations: please refer Tenan environmental report

e) Please provide any ASTM Phase I & II information: no Phase I and Phase II please refer to Tenan environmental report- summarized within

Community Board #1

Supplemental Land Use Application Information

Special permit actions - on a separate sheet, list all waivers, etc. request d

A. Project size

Commercial: (sq ft)	
Manufacturing (sq ft)	
Residential (sq ft)	73,681
Total (sq ft)	73,681
Height (feet)	59'
Height (stories)	4 stories

(for projects with more than one building, provide the the above data for each building)

B. Residential projects

	L # of units	# affordable
O bedroom (studio)		
1 bedroom		
2 bedroom		
3 bedroom		
4 bedroom	24 units	
Total units		

Market-rate units

Rental or condo? condo

Estimated cost/rent psf

(market rate units only)

Affordable units

Rental or condo? N/A

Distribution of affordability by% of AMI

C. Open space

	required	proposed
Total area	17,160 in R6	17,160
Publicly accessible	-	-

What are the hours of accessibility for the publicly-accessible open space? - N/A

Will the publicly-accessible *open* space be turned over the Department of Parks for operation?
N/A

D. Parking

Parking - number of spots, number required by zoning.

	required	proposed
#of spaces	0	0

E. Environmental

List all environmental issues identified, environmental designations (Little 'E', HAZMAT, brownfield, Super Fund, etc.) and all remediation required see question 12 above

F. Additional information

For all projects, please provide the following information:

- Draft or final EAS/EIS (pdf and one hard copy)
- 15 copies of power point presentation (11 x 17) to meeting
- Copies of power point presentation, architectural plans and renderings (pdf)
- NYS DEP signoff or status letter (waterfront sites only, pdf)
- List of project team (architect, engineer, landscape architect, code consultant, counsel, et al)
- List of all partners, corporation members, shareholders on ownership/development team
- Contact information (name, telephone, fax and email}

F. Additional Information

- Draft or final EAS/EIS (pdf and one hard copy)- please see in dropbox link in email for virtual hearing
- 15 copies of power point presentation (11X17) to meeting- presenting items from initial application in dropbox link in email
- Copies of power point presentation, architectural plans and renderings (pdf)- please see in dropox link for virtual hearing
- NYS DEP signoff or status letter (waterfront sites only, pdf)- not a waterfront site
- Contact information of team:

Owner/Developer
306 Rutledge St. LLC
149 Heyward St
Brooklyn NY 11206
Phone: 718 483 1823

Attorney
Eric Palatnik P.C. 32 Broadway,
Suite 114
New York, NY 10004
Phone: 212 425 4343
Fax: 212 968 7129
Email: elyse@ericpalatnikpc.com

Architect
JFA- J Frankl Architects
16 Court Street, 36th Floor
Brooklyn, NY 11241
Phone: 718 569 2200
Email: haleyp@jfrankl.com

EAS Consultant
Tenen Environmental
Main: 646.606.2332 x103
Direct: 347.391.2585
Email: mahmed@tenen-env.com

Economic Analysis Consultant
Jack Freeman , Senior Advisor
Capalino
Phone: 212 871 0878
Email: jackfreeman@capalino.com

NOTE:
REAR FACADE IS NOT VISIBLE
FROM STREET

SCOPE OF WORK

1. EXTEND 2ND FLOOR AND 3RD FLOOR IN REAR
2. NEW DOORS ON BASEMENT AND 1ST. FLOOR ON REAR
3. NEW WINDOWS ON 2ND AND 3RD FLOOR IN REAR
4. EXTEND EXISTING DECK
5. NEW STAIRS AND RAILING TO THE DECK

KEY

- 17 FILLMORE PL
- ADJACENT PROPERTIES
- 1 STORY ADDITION
- 2 STORY ADDITION
- 3 STORY ADDITION
- 4 STORY ADDITION
- (X) VIEW LOCATION

SITE PLAN

SCALE: 1/64" = 1'-0"

Fillmore Place Historic District
Borough of Brooklyn, NY
Landmarks Preservation Commission

Calendared: January 13, 2009
Public Hearing: March 24, 2009
Designated: May 12, 2009

Boundary of Historic District
Tax Map Lots in Historic District

17 FILLMORE PL

SITE PLAN / STREET VIEW | A00

SARAH JEFFERYS DESIGN 611 BROADWAY SUITE 424 NEW YORK NY 10012 T:212.625.1450

SCALE: VARIES | 05.25.23

4

3

2

1

8

7

6

5

17 FILLMORE PL

SITE PLAN / STREET VIEW | **A01**

SARAH JEFFERYS DESIGN 611 BROADWAY SUITE 424 NEW YORK NY 10012 T:212.625.1450

SCALE: VARIES | 05.25.23

12

11

10

9

16

15

14

13

17 FILLMORE PL

SITE PLAN / STREET VIEW | **A02**

SARAH JEFFERYS DESIGN 611 BROADWAY SUITE 424 NEW YORK NY 10012 T:212.625.1450

SCALE: VARIES | 05.25.23

18

17

17 FILLMORE PL

SITE PLAN / STREET VIEW | **A03**

SARAH JEFFERYS DESIGN 611 BROADWAY SUITE 424 NEW YORK NY 10012 T:212.625.1450

SCALE: VARIES | 05.25.23

EXISTING ELEVATION

NO WORK PROPOSED
AT FRONT ELEVATION

17 FILLMORE PL

REAR ELEVATION | **A05**

SARAH JEFFERYS DESIGN 611 BROADWAY SUITE 424 NEW YORK NY 10012 T:212.625.1450

SCALE: 1/8" = 1'-0" | 05.25.23

Pewter
3016L (29)

Proposed facade color:
PAREX USA, LaHabra Stucco

EXISTING ADJACENT BUILDING

PROPOSED ELEVATION

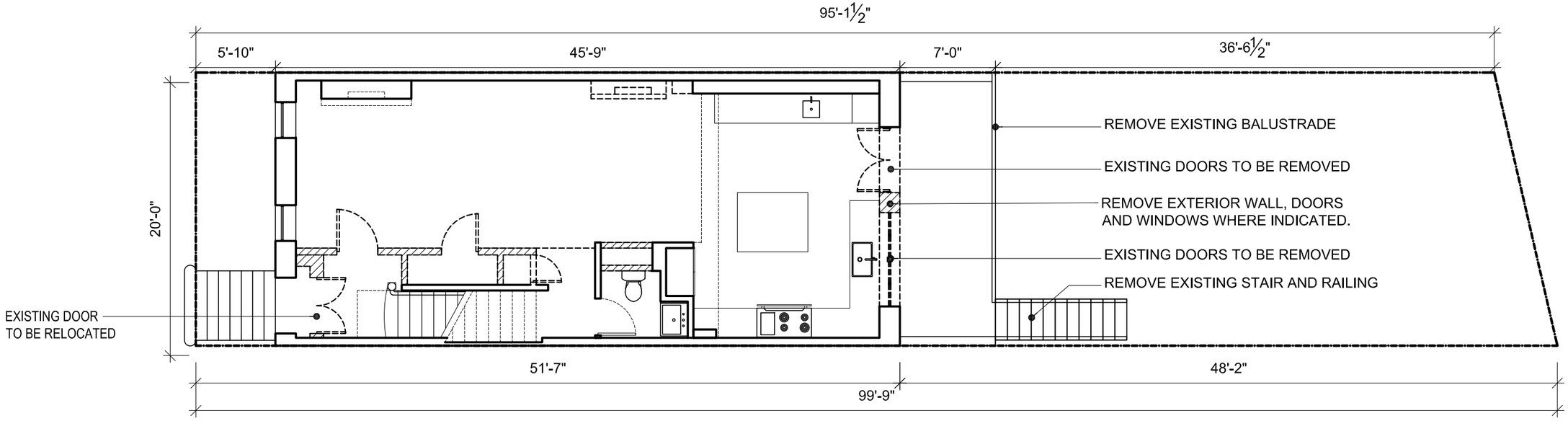
EXISTING ADJACENT BUILDING

17 FILLMORE PL

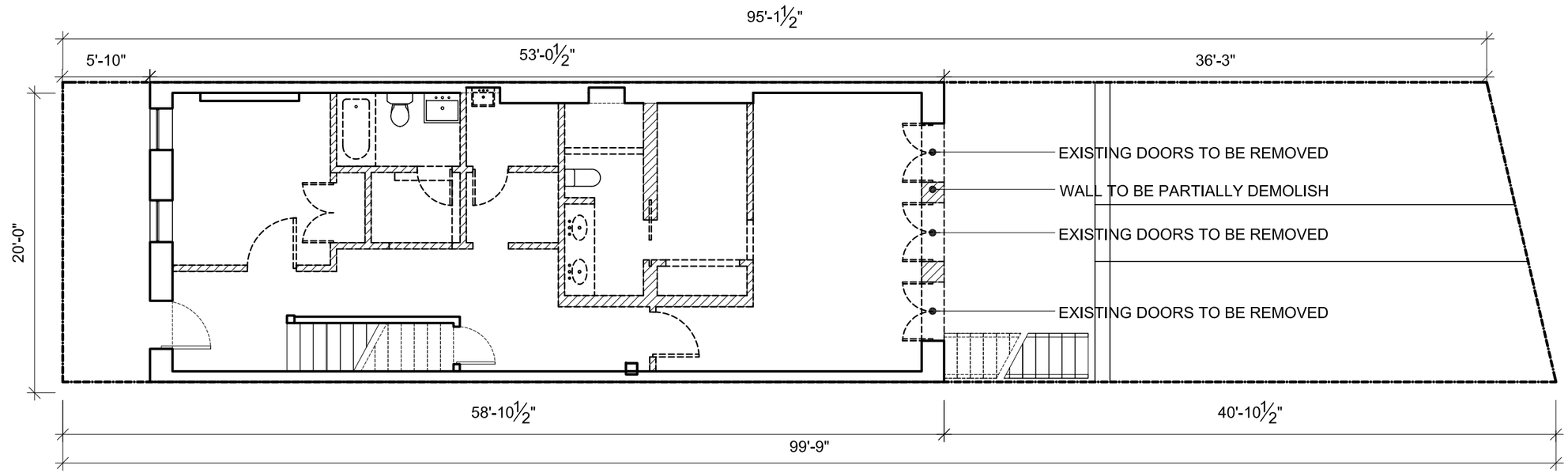
REAR ELEVATION - STUCCO COLOR | **A06**

SARAH JEFFERYS DESIGN 611 BROADWAY SUITE 424 NEW YORK NY 10012 T:212.625.1450

SCALE:VARIES | 05.25.23



FIRST/PARLOR FLOOR



BASEMENT

KEY

EXISTING TO REMAIN

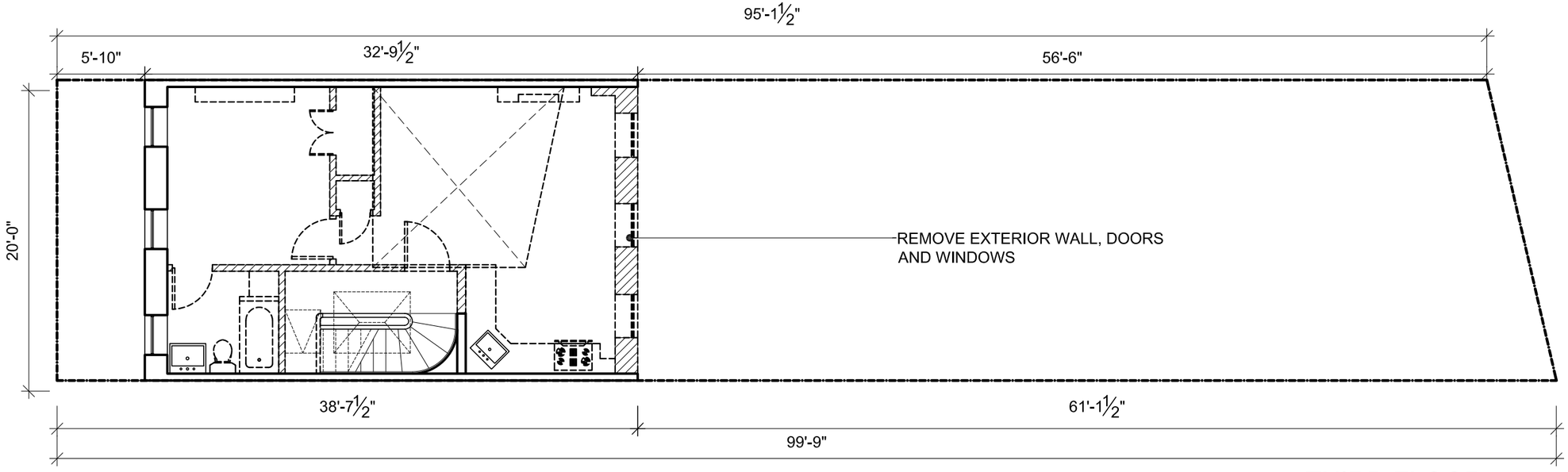
PROPOSED EXSITING TO REMOVED

17 FILLMORE PL

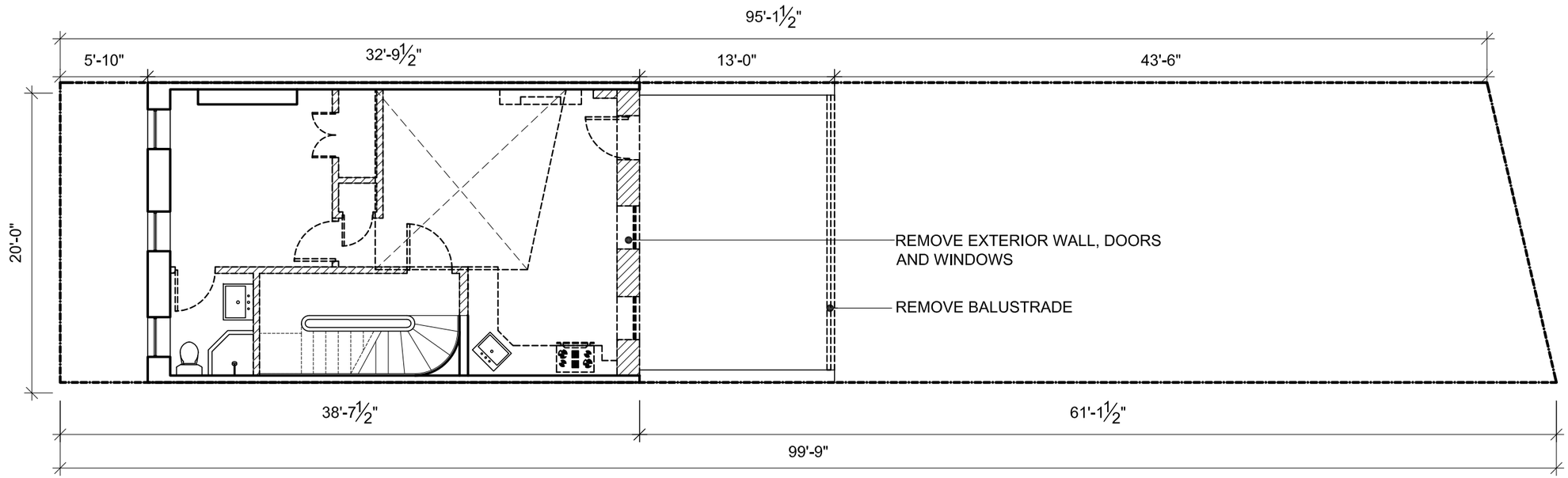
EXISTING PLANS | **A07**

SARAH JEFFERYS DESIGN 611 BROADWAY SUITE 424 NEW YORK NY 10012 T:212.625.1450

SCALE: 1/8" = 1'-0" | 05.25.23



THIRD FLOOR



SECOND FLOOR

KEY

EXISTING TO REMAIN

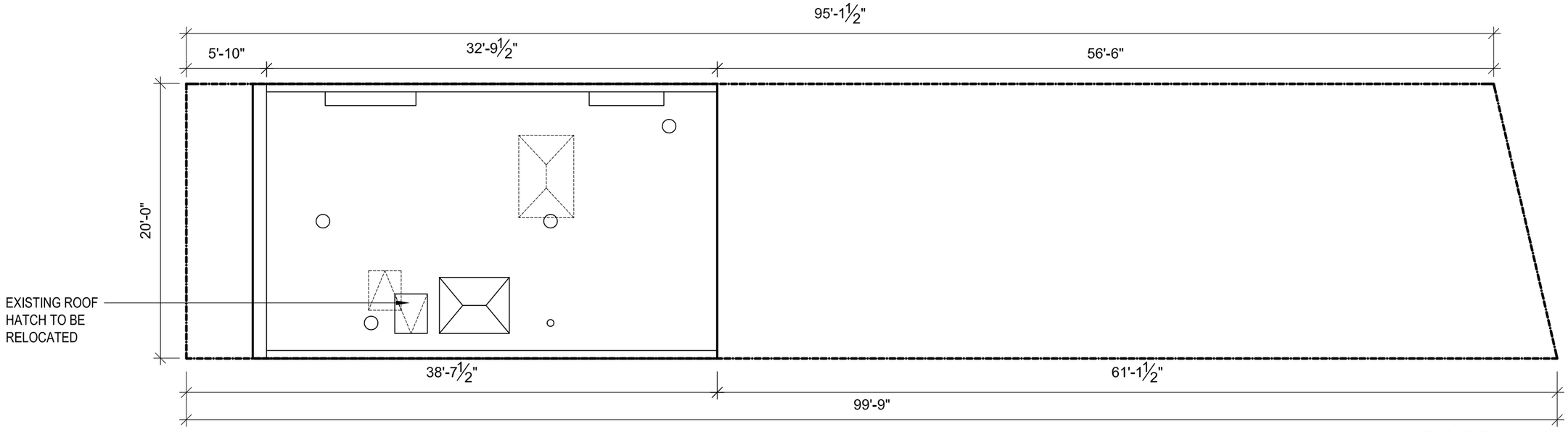
PROPOSED EXSITING
TO REMOVED

17 FILLMORE PL

EXISTING PLANS | **A08**

SARAH JEFFERYS DESIGN 611 BROADWAY SUITE 424 NEW YORK NY 10012 T:212.625.1450

SCALE: 1/8" = 1'-0" | 05.25.23



ROOF

KEY

EXISTING TO REMAIN

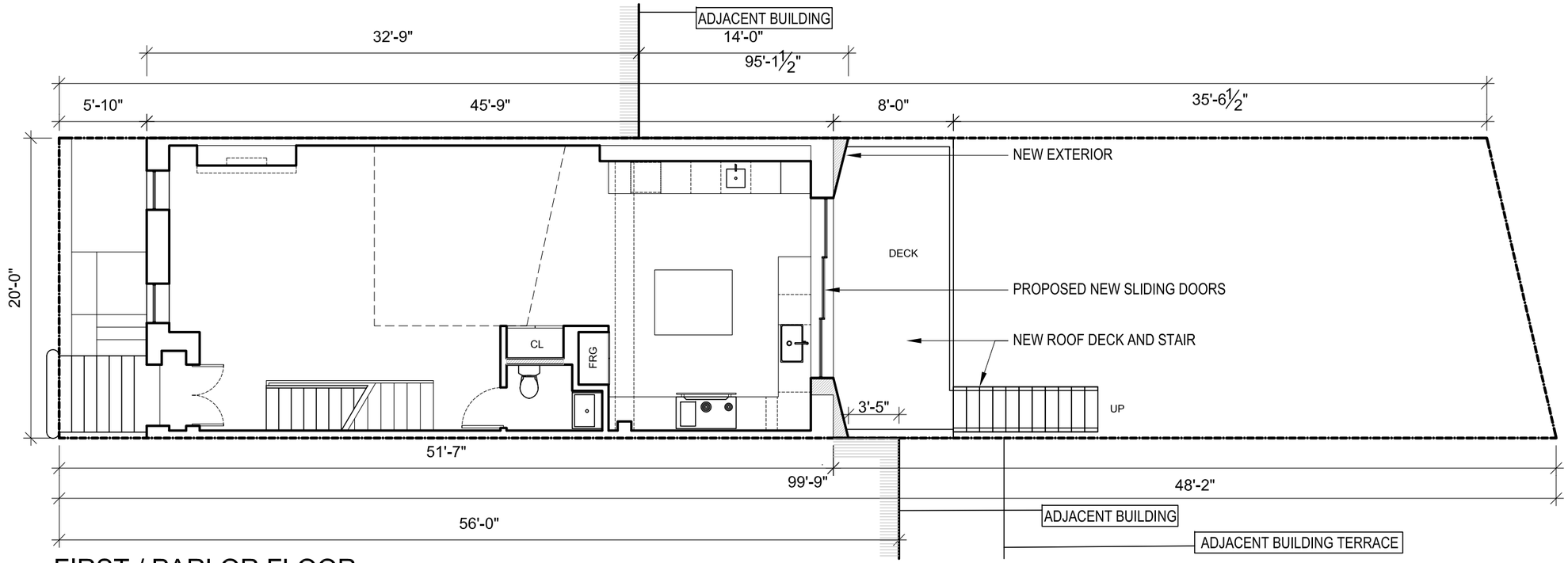
PROPOSED EXSITING
TO REMOVED

17 FILLMORE PL

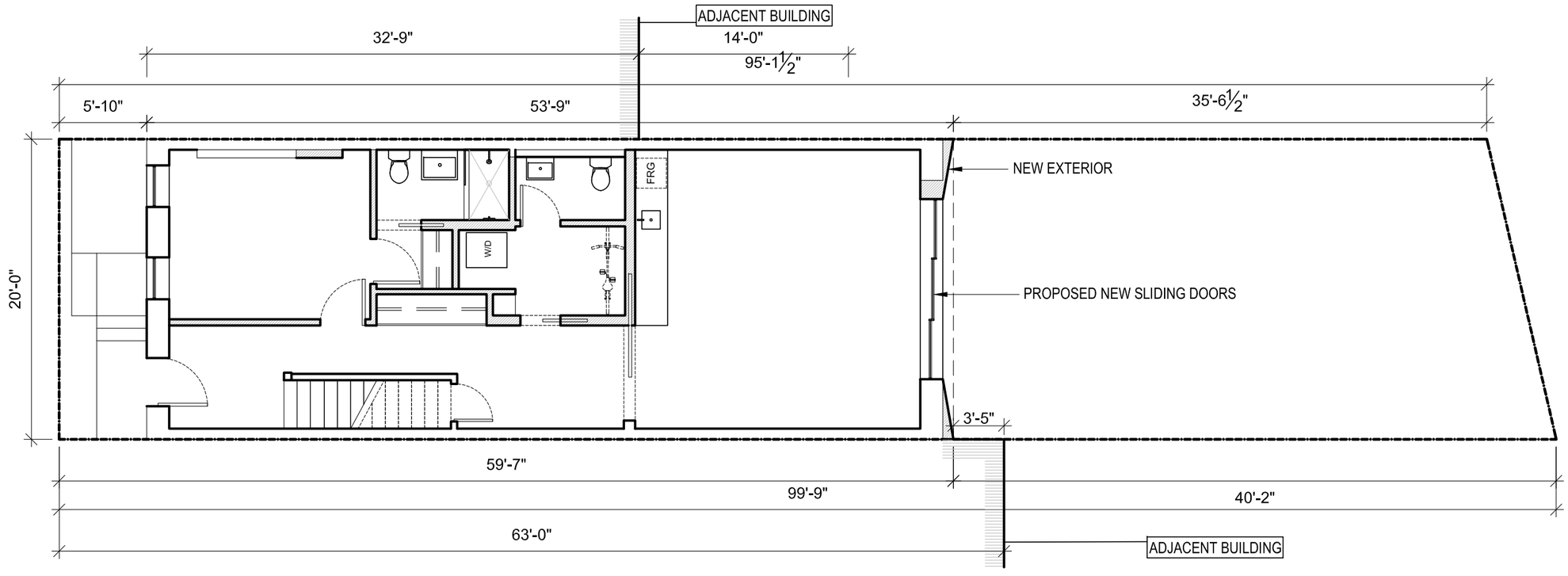
EXISTING PLANS | **A09**

SARAH JEFFERYS DESIGN 611 BROADWAY SUITE 424 NEW YORK NY 10012 T:212.625.1450

SCALE: 1/8" = 1'-0" | 05.25.23



FIRST / PARLOR FLOOR



BASEMENT FLOOR

KEY

EXISTING

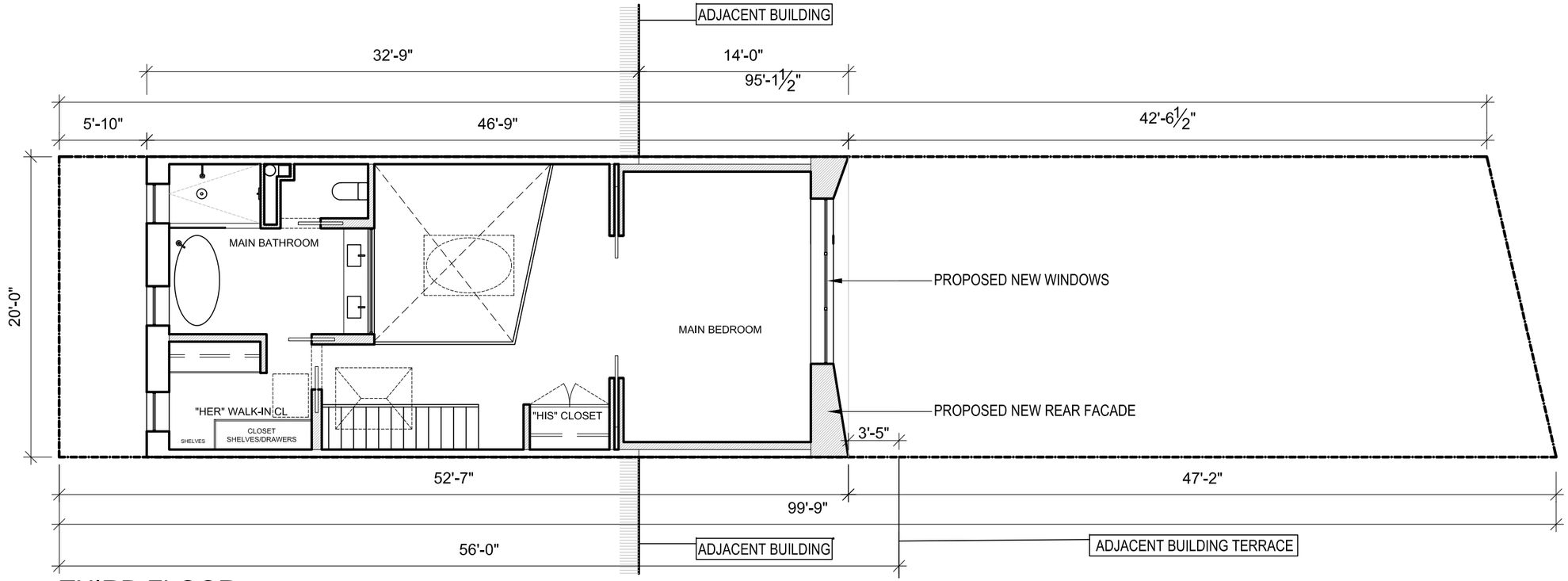
PROPOSED

17 FILLMORE PL

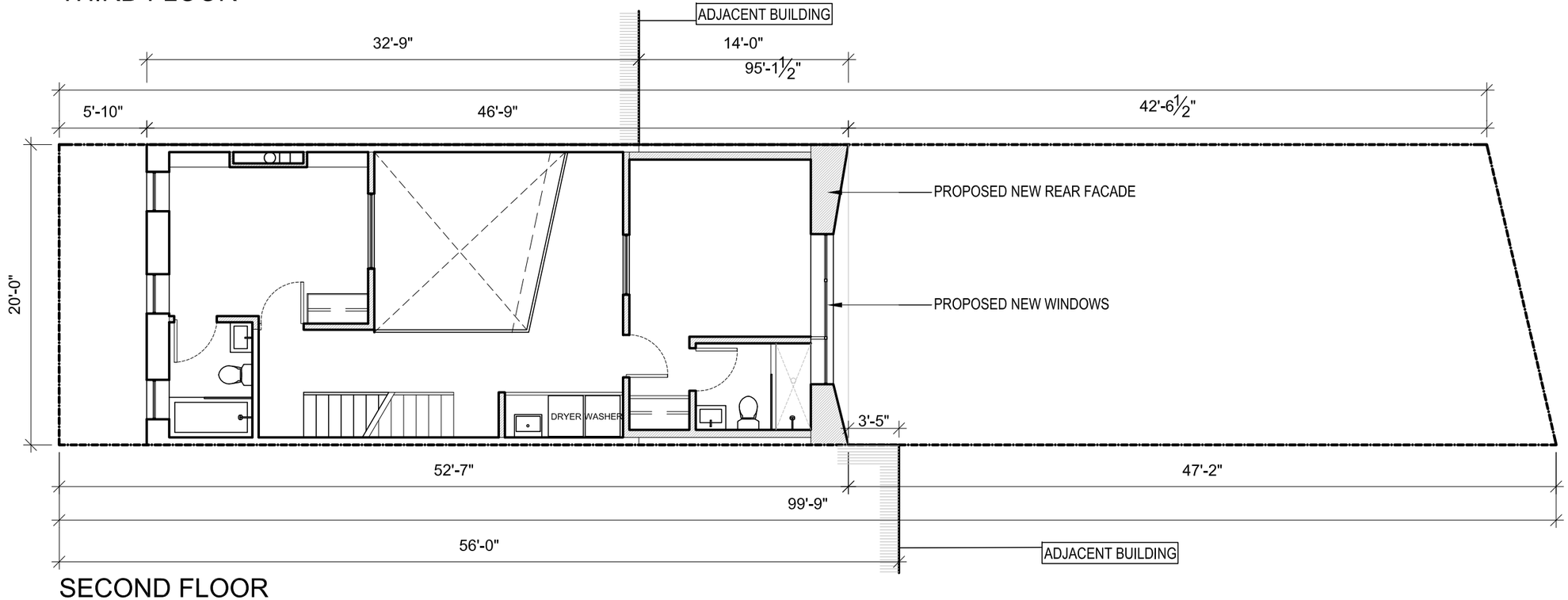
PROPOSED PLANS | **A10**

SARAH JEFFERYS DESIGN 611 BROADWAY SUITE 424 NEW YORK NY 10012 T:212.625.1450

SCALE: 1/8" = 1'-0" | 05.25.23



THIRD FLOOR



SECOND FLOOR

KEY

EXISTING

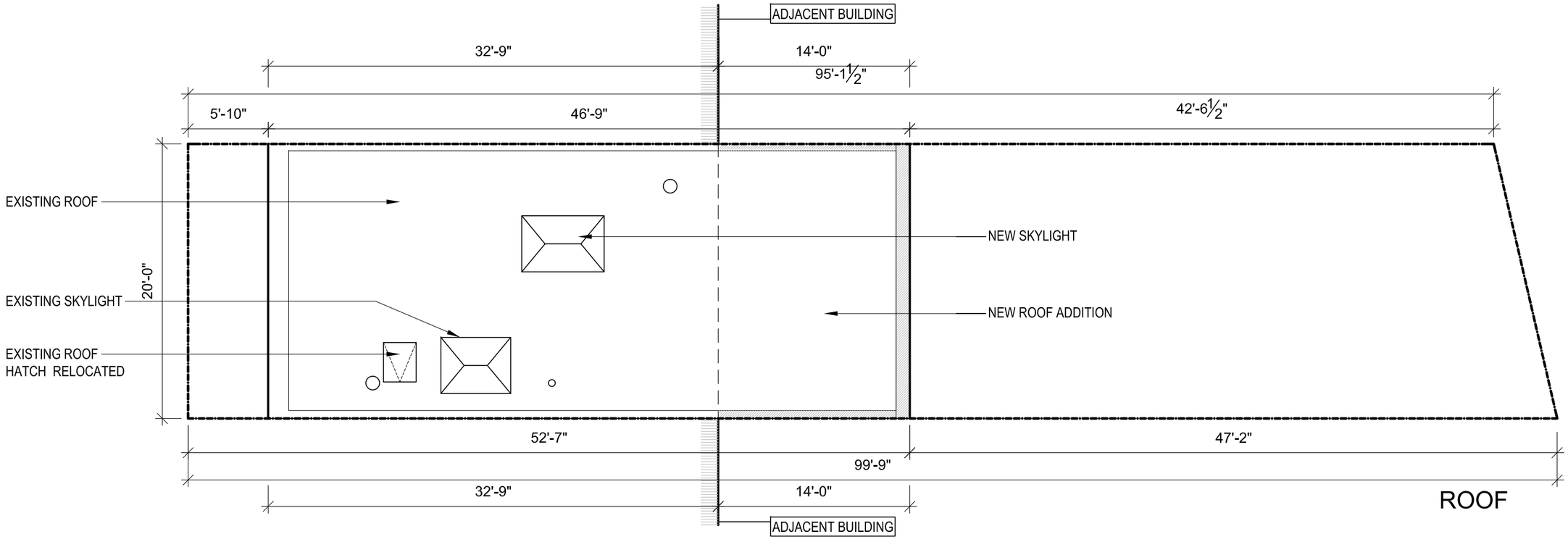
PROPOSED

17 FILLMORE PL

PROPOSED PLANS | **A11**

SARAH JEFFERYS DESIGN 611 BROADWAY SUITE 424 NEW YORK NY 10012 T:212.625.1450

SCALE: 1/8" = 1'-0" | 05.25.23



ROOF

KEY

EXISTING

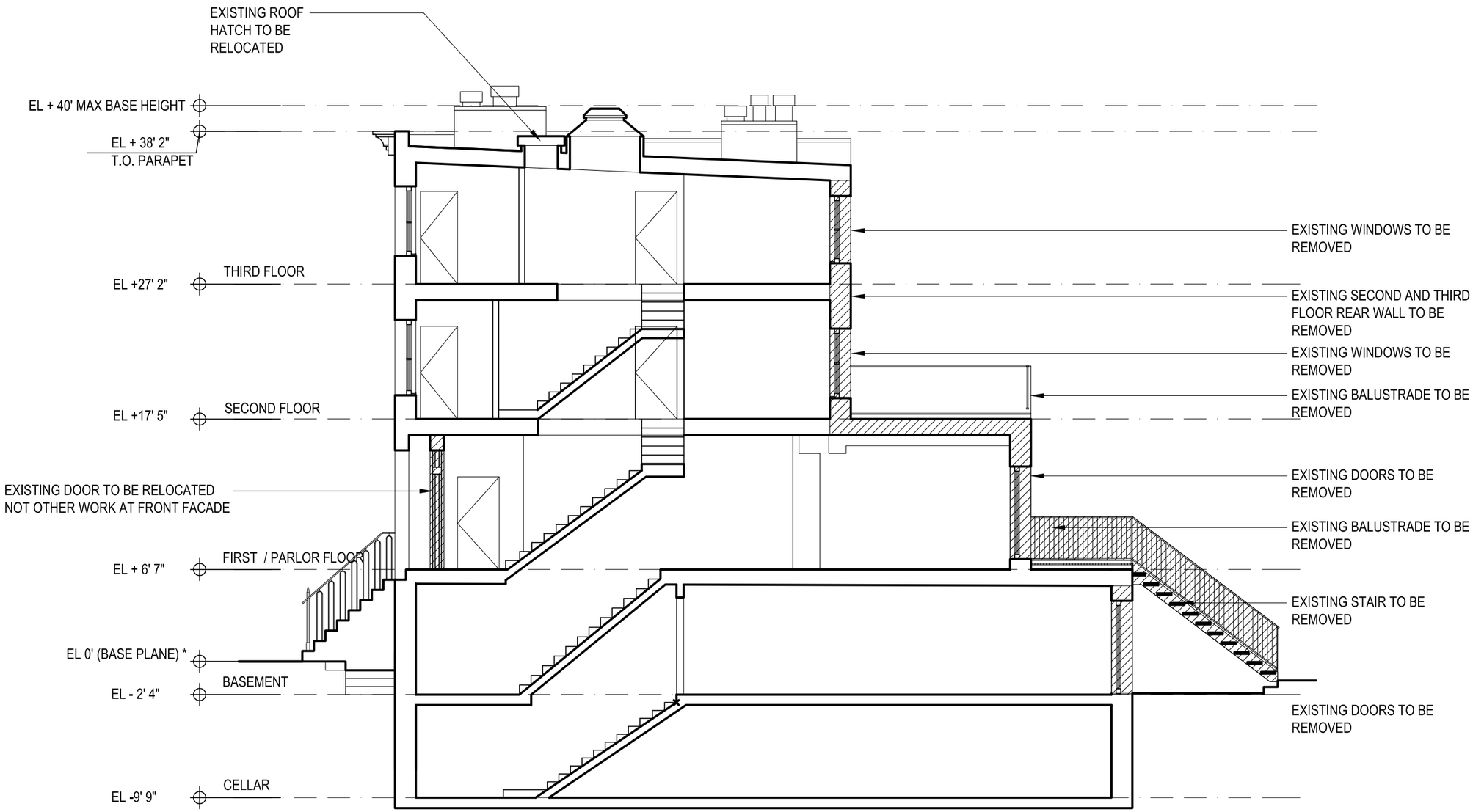
PROPOSED

17 FILLMORE PL

PROPOSED PLANS | **A12**

SARAH JEFFERYS DESIGN 611 BROADWAY SUITE 424 NEW YORK NY 10012 T:212.625.1450

SCALE: 1/8" = 1'-0" | 05.25.23



KEY

EXISTING TO REMAIN

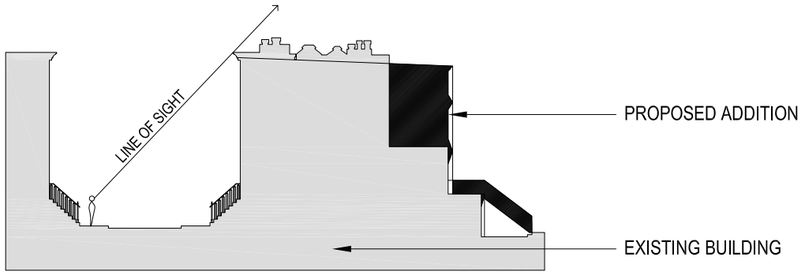
PROPOSED EXSITING TO REMOVED

17 FILLMORE PL

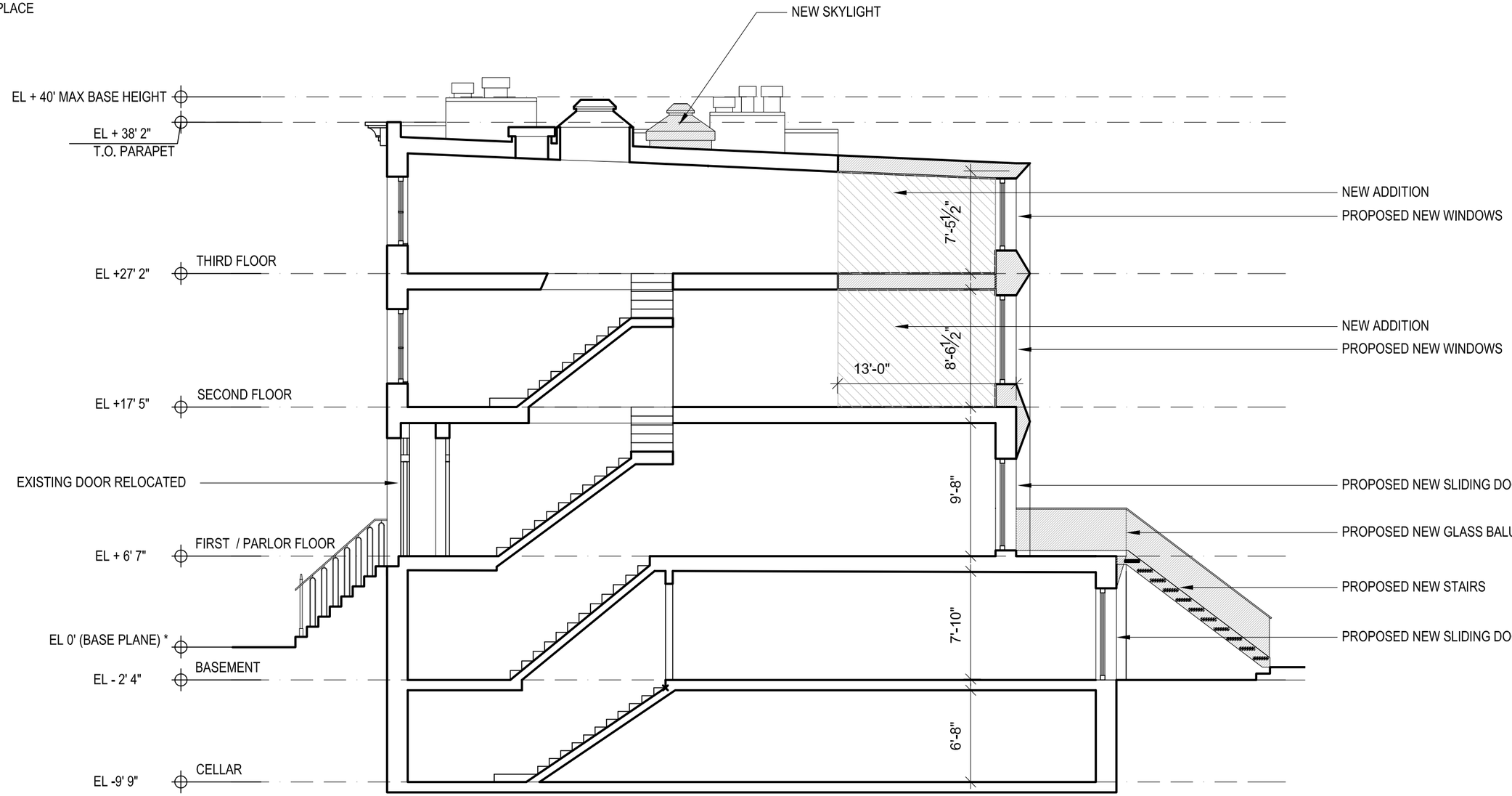
EXISTING SECTION | **A13**

SARAH JEFFERYS DESIGN 611 BROADWAY SUITE 424 NEW YORK NY 10012 T:212.625.1450

SCALE: 1/8" = 1'-0" | 05.25.23



SIGHTLINE FROM FILLMORE PLACE



KEY

EXISTING

PROPOSED

17 FILLMORE PL

PROPOSED SECTION | **A14**

SARAH JEFFERYS DESIGN 611 BROADWAY SUITE 424 NEW YORK NY 10012 T:212.625.1450

SCALE: 1/8" = 1'-0" | 05.25.23

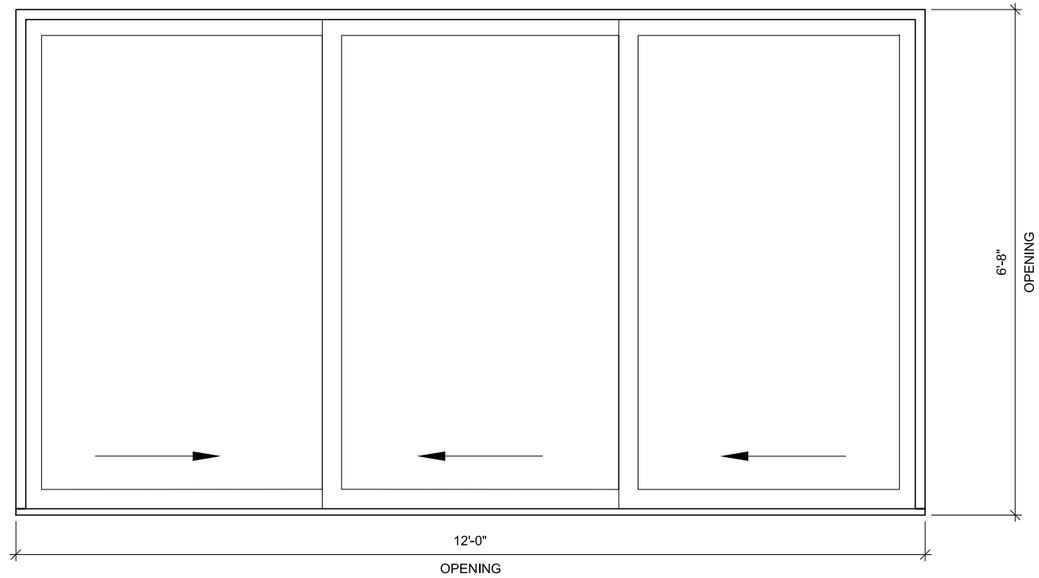
NEW SPECIFICATIONS FOR DOORS 'A' & 'B AND WINDOWS 'C' & 'D":

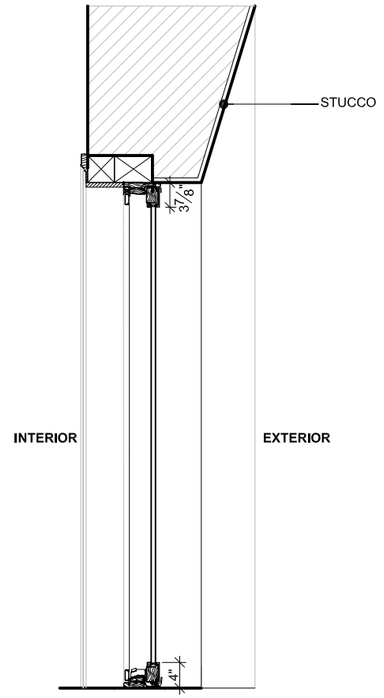
PELLA- ARCHITECT SERIES CONTEMPORARY, QUAD SLIDING DOOR, ENDURACLAD EXTERIOR, NON-STANDARD SIZE

DOORS WITH FRAME EXPANDER (TRIMMED, FIELD APPLIED, AND SEALED BY OTHERS)

CASING (FIELD APPLIED AD SEALED BY OTHERS), COLOR -BLACK

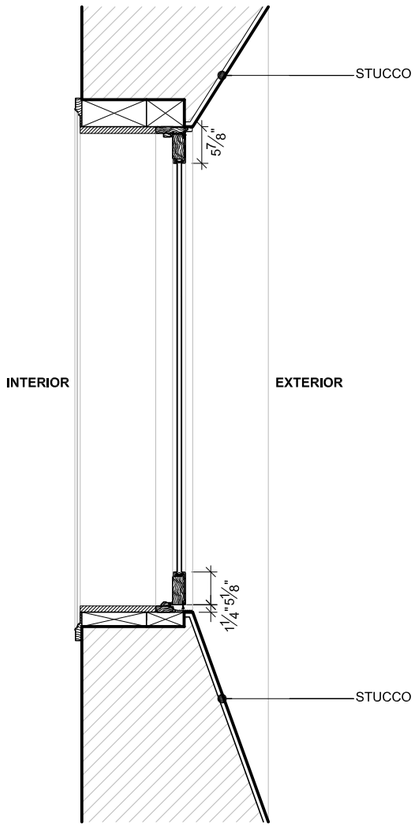
1 PROPOSED DOORS 'A' & 'B'

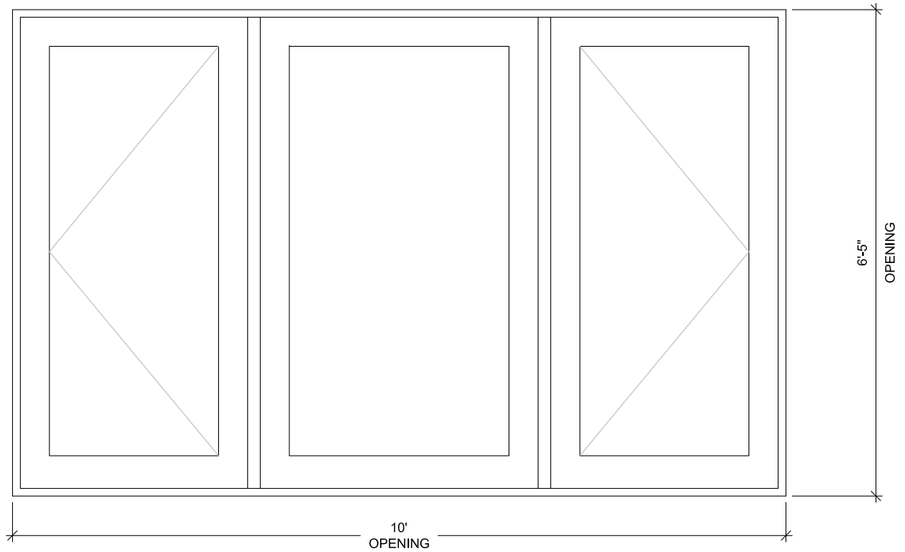




PROPOSED DOORS 'A' & 'B ' SECTION

PROPOSED WINDOWS 'C' & 'D' SECTION





2 PROPOSED WINDOWS 'C' & 'D'

19 FILLMORE PL

17 FILLMORE PL

17 FILLMORE PL

15 FILLMORE PL

17 FILLMORE PL

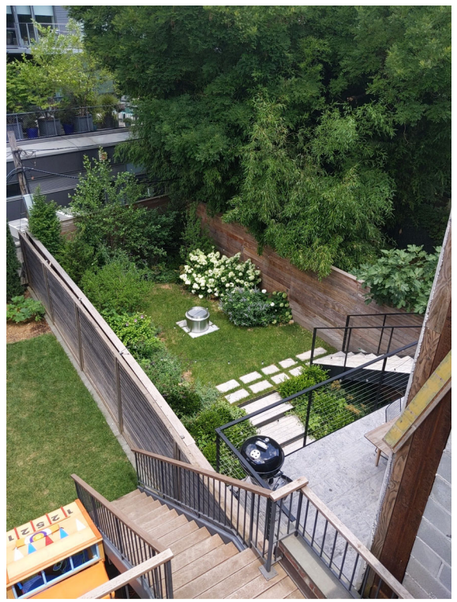
REAR FACADES OF ADJACENT BUILDINGS | **A16**

SARAH JEFFERYS DESIGN 611 BROADWAY SUITE 424 NEW YORK NY 10012 T:212.625.1450

SCALE: VARIES

05.25.23

E8

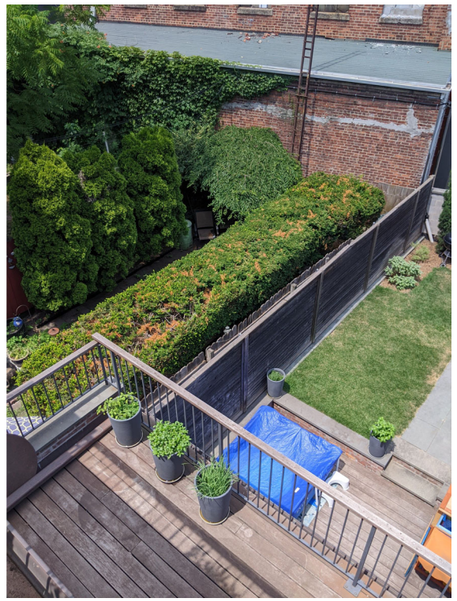


E7

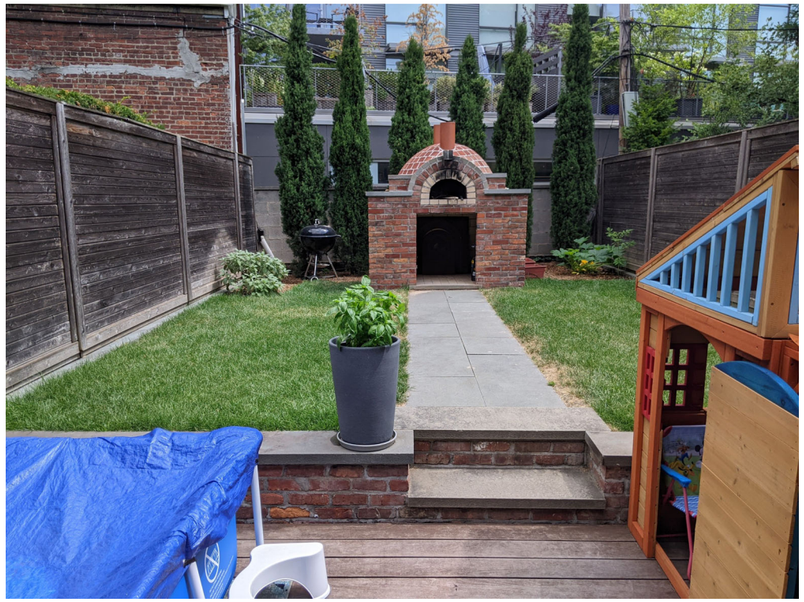
E6

E5

E4

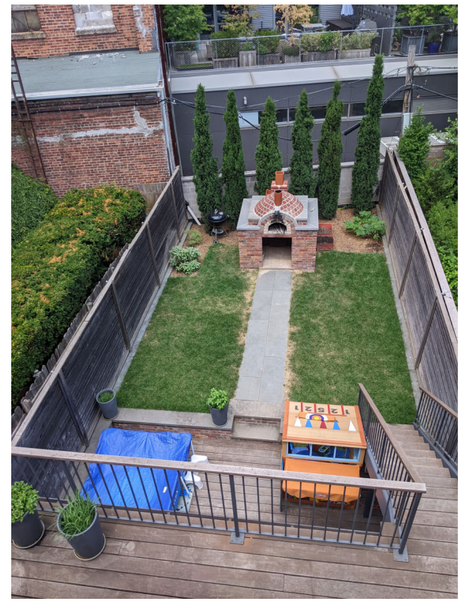


E3



E2

E1



17 FILLMORE PL

REAR YARD & ADJACENT EXTENSIONS PHOTOS | **A17**

SARAH JEFFERYS DESIGN 611 BROADWAY SUITE 424 NEW YORK NY 10012 T:212.625.1450

SCALE: VARIES | 05.25.23

17 FILLMORE PL

ROOF PHOTOS | **A18**

SARAH JEFFERYS DESIGN 611 BROADWAY SUITE 424 NEW YORK NY 10012 T:212.625.1450

SCALE: 1/8" = 1'-0" | 05.25.23

Landmarks Preservation Commission

Standard Application for work on landmark properties

Submission Tips

- Attach only ONE application per email submission.
- Attach all images and materials as individual files. Do not paste them into the body of the email.
- Image files must be JPG/JPEG, GIF, or PNG formats.
- PDF files must be flattened.
- Large files of 10MB or more are not accepted by email and must be submitted using a file transfer service.
- Do not secure files or file transfer links with a password or other encryption.
- Compressed files (ZIP, RAR) are not accepted.
- SAVE completed application form before submitting.

Filing Instructions

You **MUST FILE** a complete application in order to obtain your permit. Follow the instructions below so that your application is complete upon submission.

1. Fill out **ALL SECTIONS** of this form.

2. Attach **ALL MATERIALS** that describe the existing conditions and the proposed work, like photos, architectural drawings, material samples, etc. Consult the LPC Permit Guidebook at **www.nyc.gov/landmarks** for a list of required materials for your work type.

3. Submit this form and all corresponding materials **BY EMAIL** to:

applications@lpc.nyc.gov

For help:

Visit the LPC website: **www.nyc.gov/landmarks**, call LPC at **212-669-7817** or email **info@lpc.nyc.gov**.

Note:

If you are filing for a Notice of Compliance (sign-off) for approved work, an amendment to an existing permit or submitting drawings for a Certificate of Appropriateness, use the **Post-Approval Application Form**.

Property Information

Address: 17 FILLMORE PLACE Floor / Apt. No.:

Borough: BROOKLYN Block: 2367 Lot: 38

Person Filing Application

This person will be considered the "applicant" and will receive all correspondence as the primary point of contact for the application.

Name: SARAH JEFFERYS

Title: DESIGNER Organization: SJD

Address: 611 BROADWAY, SUITE 424

City: NEW YORK State: NY ZIP: 10012

Phone: 2126251450 Email: SARAH@SJDNY.COM

Applicant's Statement

This check box must be marked by the applicant for the application to be considered complete.

☒ In submitting this application on behalf of the owner of the property, I hereby swear and affirm that I have been authorized by the owner to submit this application. I also understand that if the representations are not truthful, that the Landmarks Preservation Commission may treat the application as not submitted or filed or rescind any approval issued in reliance on them. I further understand that if anything in my verification is untrue that I may be subject to criminal and/or civil fines and penalties. Finally, I understand and agree that by checking this box I am electronically signing this document, and that this electronic signature shall have the same validity and effect as a signature affixed to each document and statement by hand.

Landmarks Preservation Commission

Standard Application for work on landmark properties

Proposed Work

Check all that apply.

- ☒ **Interior Alterations:** Altering or making changes to interior spaces
- ☐ **Restoration and Other Facade Work, Roof Work:** Repairing or restoring the facade, roof or other architectural features
- ☐ **Storefronts:** Installing, repairing or replacing storefronts
- ☐ **Awnings and Canopies:** Installing or replacing awnings and canopies
- ☐ **Signage:** Installing or replacing signs and related lighting
- ☒ **Windows and Doors:** Installing, repairing or replacing windows and doors
- ☒ **Additions and New Construction:** Making additions to existing buildings, and constructing new buildings
- ☐ **Excavation:** Excavating in basements, cellars, yards and areaways
- ☒ **Front, Side, Rear Yards and Areaways:** Making changes to the front, side or rear yards and areaways
- ☐ **Barrier-Free Access:** Making changes to doors and entrances and installing or replacing ramps and lifts
- ☐ **Sidewalks:** Installing, repairing or replacing sidewalks and vault lights
- ☐ **Health, Safety, Utility Equipment:** Installing health, safety and utility equipment (e.g. security cameras, utility meters, light fixtures, etc.)
- ☐ **Heating, Ventilation, Air Conditioning (HVAC), and Other Mechanical Equipment:** Installing or replacing HVAC equipment and other equipment (e.g. solar panels, generators, etc.)
- ☐ **Fire Escapes:** Installing, replacing or repairing fire escapes
- ☐ **Temporary Installations:** Installing temporary signs, artwork, banners, kiosks or making other temporary construction-related modifications
- ☐ **Other:** (Describe) _____

Additional Information

Answer yes or no.

Do you intend to fix work that was done without an LPC Permit? ☐ Yes ☒ No

If yes, provide the Warning Letter/Summons/Notice of Violation No. _____

Are you filing with any other NYC agencies? ☒ Yes ☐ No

If yes, check all that apply below

- ☒ Department of Buildings
- ☐ Board of Standards and Appeals
- ☐ City Planning
- ☐ Other

Landmarks Preservation Commission

Standard Application for work on landmark properties

Owner's Information

In co-op or condominium buildings, the "owner" is the co-op corporation or condominium association. A condominium unit owner can act as the "owner" **ONLY IF** the work is limited to interior alterations or if the work is exterior and the unit owner states s/he has the authority to perform that work under the condominium plan.

Name: DAVID ALEXANDER BARLOW

Title: _____ Organization: _____

Address: 17 FILLMORE PLACE

City: BROOKLYN State: NY ZIP: 11211

Phone: 610-698-4122 Email: BARLOW.FAMILY.NY@GMAIL.COM

Facade Easement

If there is a facade easement, the easement holder must consent to the work.

Is there a facade easement on the property? ☐ Yes ☒ No

If yes, provide easement holder's information below

Name: _____

Phone: _____ Email: _____

Owner's Consent and Signature

In co-op or condominium buildings, the "owner" is the co-op corporation or condominium association. A condominium unit owner can act as the "owner" **ONLY IF** the work is limited to interior alterations or if the work is exterior and the unit owner states s/he has the authority to perform that work under the condominium plan.

Digital signatures may be placed using Adobe Acrobat Fill & Sign or other third-party software signature features, or by clicking the prompt on the signature line to create and sign with a Digital ID.

In submitting this form electronically, I hereby swear and I affirm that I am the owner of the property. I am familiar with the work proposed to be carried out on my property. I hereby give my consent for this application to be filed electronically with LPC. The information provided herein, including all supplemental materials is correct and complete to the best of my knowledge. I also understand that if the signature is not authentic, or representations are not truthful, that the Landmarks Preservation Commission may treat the application as not submitted or filed or rescind any approval issued in reliance on them. I further understand that if anything in my verification is untrue that I may be subject to criminal and/or civil fines and penalties.

Signature: _____ Date: 9/25/2023

The signature of the Owner or Authorized Representative may be an original or digital signature

Printed Name: DAVID ALEXANDER BARLOW Title: OWNER

ULURP, CALENDAR OR REFERENCE # _____
APPLICANT: _____
LOCATION: 17 FILLMORE PL, BROOKLYN, NY 11211
REQUEST: _____

COMMUNITY BOARD NO. 1 QUESTIONNAIRE FOR LAND USE ITEMS

Please complete this questionnaire and return to District Manager Johanna Pulgarin at CB #l's Headquarters, 435 Graham Avenue, Brooklyn, New York 11211.
Feel Free to contact the Board's Office at (718) 389-0009
If you· have any questions or require additional Information

PROPOSED ACTION: What is the proposed ULURP, or BSA action (i.e. an amendment to the zoning map, a siting of a city facility, a zoning variance, etc.)? NO CHANGE IN LAND USE

l. For Ownership:

a) Who are the owners? Jessica Ho and David Barlow

b) If a corporation, who are the principles? N/A

c) What kind of a corporation? N/A

2. For Developers:

a) Who is the developer if it is different than the owner? N/A

b) What is their experience with this type of development? N/A

c) Is there a sponsor(s) of the project (i.e.. a CBO, NYC Housing Partnership, NYCHA?) N/A

3. Financing:

d) What is the cost of the project? $750,000

e) How is it financed? OWNER FINANCED

f) Will there be tax abatements? Subsidies NO

3. Land

a) What information can be provided about the land? Who owns the land? PRIVATELY OWNED BY JESSICA HO AND DAVID BARLOW

b) What is the condition, status and uses on the property and the zoning? Use groups? CURRENTLY ZONED AS WALK-UP APARTMENTS- THREE FAMILY.

c) Has there been an environmental assessment or scope of an impact statement prepared for the proposed action? N/A

d) Will the land be purchased? What is the cost of the land? When was the property purchased? 2012 What was the cost? $1,400,000

e) Will demolition be needed to clear the land? NO

f) Is the project in a special district? Historic District? Is it in an Urban Renewal Area? FILLMORE PLACE HISTORIC DISTRICT

g) Will unused development rights be utilized or sold (i.e. air rights)? NO

5. Construction:

a) What type of construction will be used (i.e. rehab/new) and methods (i.e. pre-form cast concrete, brick) RENOVATION, NEW REAR EXTENSION- STEEL CONSTRUCTION, STUCCO CLADDING

b) What is the time frame of the work (i.e. begin/end, etc.)? 12-15 MONTHS

c) Who will be doing the work (i.e. firm, sweat equity, student interns)? GENERAL CONTRACTOR- TBD

6. Project Information:

a) Describe the project in terms of the proposed use(s) such as retail, office, commercial, loft, community facility, etc.)? RESIDENTIAL

b) If the project is residential, how many dwelling units are proposed and what is the number of bedrooms mix? What are the unit sizes? SINGLE FAMILY- 4 BEDROOMS

c) What are the projected costs of the rentals? If the units are to be condominium or one-to- three family house, what is the projected purchase price? ONE FAMILY- CURRENT OWNER IS DOING THE RENOVATION

d) Will there be financing for the units? What are the terns? N/A

e) Who is the lender? N/A

7. Marketing:

a) How will the project be marketed? Advertised? N/A

b) If newspaper, which ones? N/A

c) When will the projects be marketed (before, during or after construction)? N/A

d) What will be the outreach? N/A

8. .<u>Project Characteristics:</u>

a) Will the project be consistent with the surrounding buildings (i.e. height, FAR/Floor Area Ratio, conforming)? YES- CONFORMING TO ALL ZONING REGULATIONS

b) Will the project be handicap accessible? Explain specifics: NO- 3 STORY WALK-UP

c) Special populations for the project (i.e. homeless, low-income, SRO, etc.) NO

9. Open Space/Parking Amenities:

a) Will there be open space provided with the project? What type (i.e. rear yard, park, and waterfront)? Will there be public access? REAR YARD- NO PUBLIC ACCESS

b) Will there be landscaping? Fencing? Street tree planting? EXISTING REAR YARD LANDSCAPING AND FENCING TO REMAIN

c) Will parking be provided for (indoor, outdoor, on-street)? Will a waiver be requested? STREET PARKING ONLY

d) What amenities, if any, will be incorporated with the project? How were they developed and with who (i.e. tenants, residents, community group)? N/A

10. Building/Lot -currently undergoing any renovations, demolition, construction (of anv size)?

NO

11. Any violations on the building or lot (i.e. Department of Buildings, Department of Environmental Protection, EPA, etc.)?

1 OPEN VIOLATION WITH DOB FROM 01/08/2020- RESOLVED- OWNER NEEDS TO FILE A CERTIFICATE OF CORRECTION

12. In addition to the BSA's Environmental Report for similar document). Please provide the following information:

a) List previous industrial uses and processes: N/A

b) List chemicals and quantities used in and stored for those processes: N/A

c) List Hazardous Waste Disposal permits for prior operators: N/A

d) List any proposed remediation: N/A

e) Please provide any ASTM Phase I & II information: N/A

PREPARED BY: PAULINA KERNACOVA TITLE: . PROJECT MANAGER

SIGNATURE: DATE: 11/13/2023

CONTACT#(212) 625-1450 FAX#(____) _____

EMAIL: PAULINA@SJDNY.COM

Community Board #1

Supplemental Land Use Application Information

Special permit actions - on a separate sheet, list all waivers, etc. requested

A. Project size

Commercial: (sq ft)	N/A
Manufacturing (sq ft)	N/A
Residential (sq ft)	3,287
Total (sq ft)	3,287
Height (feet)	38'8"
Height (stories)	3

(for projects with more than one building, provide the the above data for each building)

8. Residential projects

	# of units	# affordable
0 bedroom (studio)		
1 bedroom		
2 bedroom		
3 bedroom		
4 bedroom	1	
Total units	1	

Market-rate units

Rental or condo? N/A

Estimated cost/rent psf _____

(market rate units only)

Affordable units

Rental or condo? N/A

Distribution of affordability by% of **AMI**

C. Open space

	required	proposed
Total area	600 SF	916 SF
Publicly accessible	0	0

What are the hours of accessibility for the publicly-accessible open space? N/A

Will the publicly-accessible open space be turned over the Department of Parks for operation? N/A

D. Parking

Parking - number of spots, number required by zoning

	required	proposed
# of spaces	1	1

E. Environmental

List all environmental issues identified, environmental designations (Little 'E', HAZMAT, brownfield, Super Fund, etc.) and all remediation required N/A

F. Additional information

- For all projects, please provide the following information:
- Draft or final EAS/EIS (pdf and one hard copy)
- 15 copies of power point presentation (11 x 17) to meeting
- Copies of power point presentation, architectural plans and renderings (pdf)
- NYS DEP signoff or status letter (waterfront sites only, pdf)
- List of project team (architect, engineer, landscape architect, code consultant, counsel, et al)
- List of all partners, corporation members, shareholders on ownership/development team
- Contact information (name, telephone, fax and email)

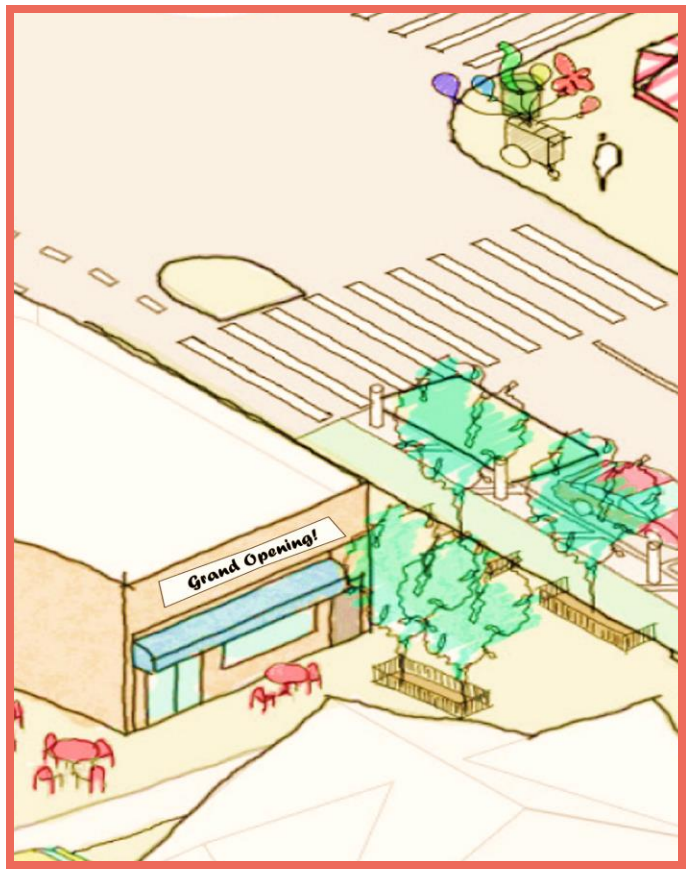
city of yes

for Economic Opportunity

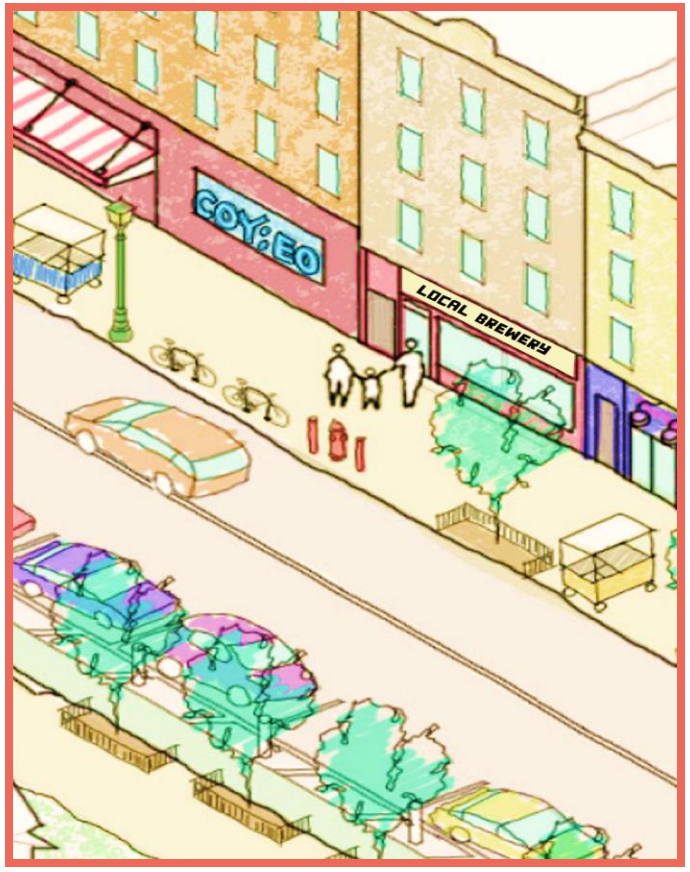
Proposal Overview

November 14th, 2023

How does zoning affect businesses in NYC neighborhoods?



Where can I open my business?



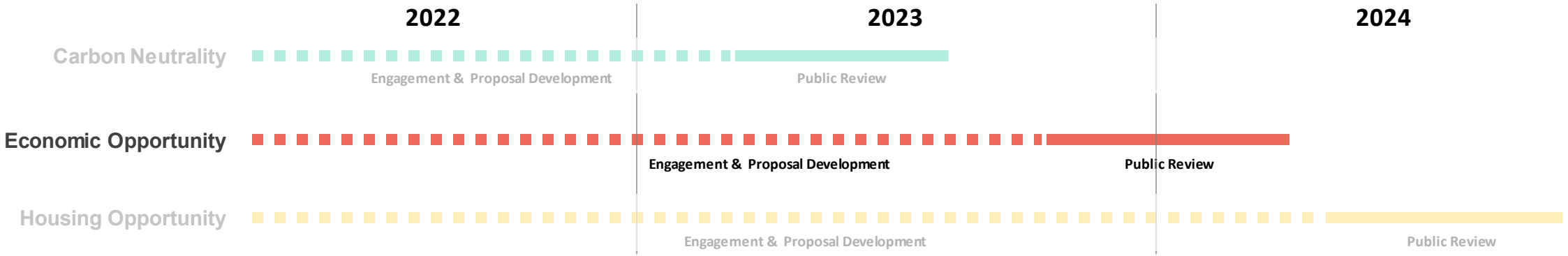
What can I do in my space?

Where can I expand?

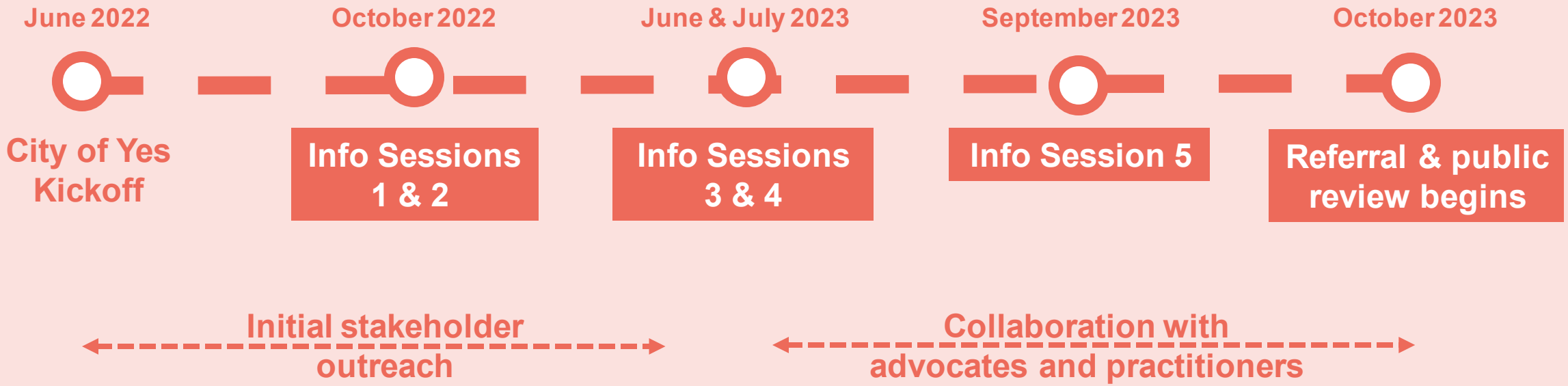
for Carbon Neutrality
Expanding opportunities for decarbonization projects

for Economic Opportunity
Growing jobs and small businesses with more flexible zoning

for Housing Opportunity
Ensuring all neighborhoods are meeting the need for housing opportunities



Engagement process to date

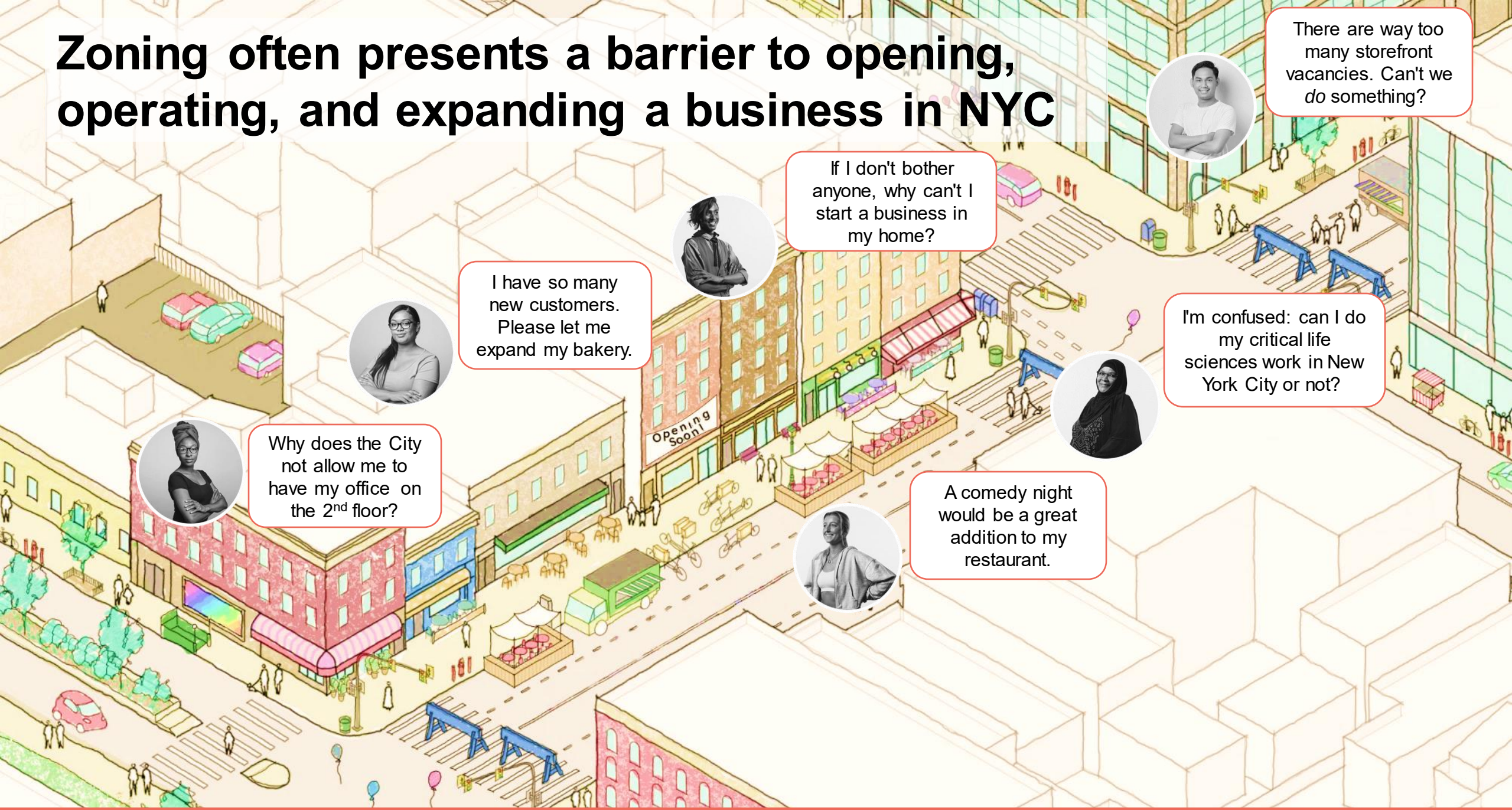


to date:

Five open-to-the-public pre-referral info sessions

Meetings with **100+** stakeholder organizations

Zoning often presents a barrier to opening, operating, and expanding a business in NYC



City of Yes for Economic Opportunity: Goals

Goal 1:

Make it easier for businesses to find space and grow

Lift barriers so businesses can be closer to their customers.

Goal 2:

Boost growing industries

Reduce obstacles for new types of businesses.

Goal 3:

Enable more business-friendly streetscapes

Deliver active, safe, and walkable streets for businesses and residents

Goal 4:

Create new opportunities for businesses to open

Establish new zoning tools to boost job growth and business expansion

Summary of proposals

Goal 1

Make it easier to find space and grow

1. **Lift time limits** to reactivating vacant storefronts
2. **Simplify rules** for business types allowed on commercial streets
3. Expand opportunities for **small-scale clean production**
4. Modernize **loading dock** rules so buildings can adapt over time
5. Enable commercial activity on **upper floors**
6. **Simplify and modernize** how businesses are classified in zoning

Goal 2

Support growing industries

7. Clarify rules to permit indoor **urban agriculture**
8. Give **life sciences** companies more certainty to grow
9. **Support nightlife** with common-sense rules for dancing and live entertainment
10. Create more opportunities for **amusements** to locate
11. Enable entrepreneurship with modern rules for **home-based businesses**

Goal 3

Foster vibrant neighborhoods

12. Introduce **corridor design rules** that promote better activate ground floors
13. Reduce conflicts between **auto repair** shops and pedestrians
14. Encourage safe and sustainable deliveries with **micro-distribution**

Goal 4

New opportunities for businesses

15. Facilitate **local commercial space** on residential campuses
16. Create process for allowing **corner stores** in residential areas
17. Rationalize **waiver process** for adapting spaces for industries like film
18. Create **new kinds of zoning districts** for future job hubs

Goal 1 Make it easier for businesses to find space and grow

1. Reactivate storefronts

Allow closed storefronts in residential areas to reopen

2. Simplify district types

Update use rules to make it possible for businesses to open up in neighborhoods with similar zoning districts

3. Enable more small-scale production

Allowing small clean manufacturing businesses in commercial areas

4. No more unnecessary loading docks

Allow older buildings to adapt over time by eliminating mandates for loading docks where they are not necessary

5. Allow commercial on upper floors

Making it easier for different types of businesses to use upper floors

6. Modernize use terms

Simplify and modernize how zoning defines different businesses

Photo Sources: 1. © Cyclomedia 2018; 2. © Cyclomedia 2023; 3. PowerPoint; 4. DCP Staff; 5. PowerPoint; 6. Google Streetview.

Goal 2 Support growing industries

7. Urban agriculture

Explicitly permit indoor agriculture in commercial areas

8. Life Sciences

Allow regulated, licensed labs to expand near hospitals and universities

9. Nightlife

Allow dancing and live comedy shows more broadly.

10. Amusements

Better define and enable amusements such as arcades and virtual reality

11. Home occupations

Allow New Yorkers more flexibility to have businesses in their homes

Photo Sources: 7. DCP Staff; 8. NYC EDC; 9. DCP Staff; 10. DCP Staff; 11. PowerPoint.

Goal 3 Foster vibrant neighborhoods

12. Promote better ground floor designs

Create consistent and easy to understand set of rules for ground floor design

13. Reduce conflicts with auto repair

With site plan review that keeps activity off of sidewalks and streets

14. Enable micro-distribution

Allow safe and sustainable neighborhood delivery hubs

Photo Sources: 12. © Cyclomedia 2022; 13. © Cyclomedia 2023; 14. DCP Staff.

Goal 4 Create new opportunities for local businesses to open

15. Campus commercial

Enable resident-serving retail, services, and maker-space at NYCHA and other residential campuses

16. Corner stores

Create a *process* to allow for small new bodegas and other locally-serving storefronts in residential areas

17. Adapting spaces for industries like film

Give businesses—like film studios—a rational process to allow them to adapt and expand

18. New loft-style zoning districts

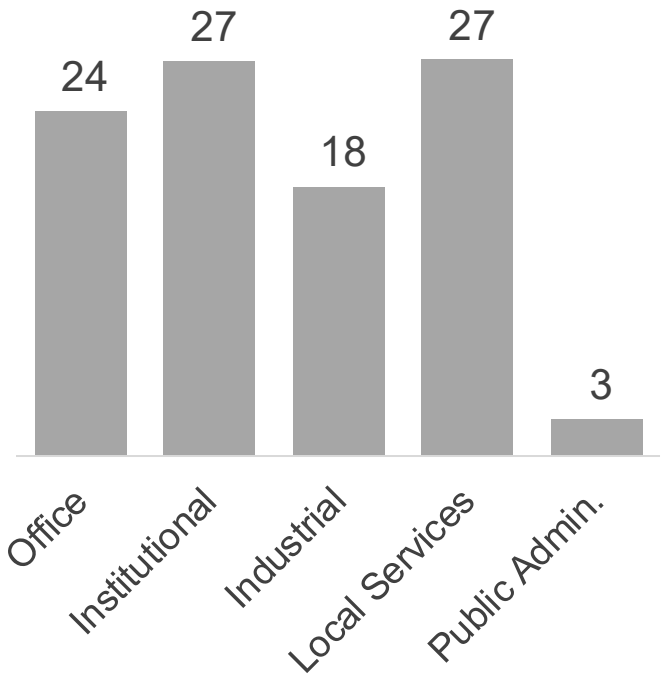
Create brand new zoning tools for future development of job-intensive buildings in Manufacturing Districts and for preservation of core industrial areas

Photo Sources: 15. DCP Staff; 16. DCP Staff; 17. MOME; 18. DCP Staff.

Existing Conditions – Brooklyn Community District 1

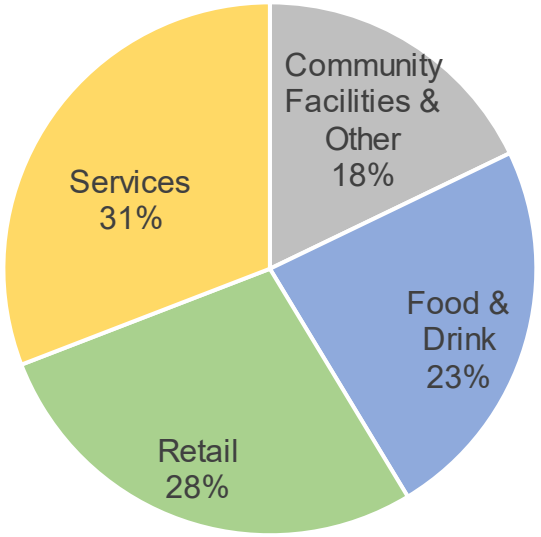
98,600 Jobs
106% of pre-Covid Jobs
107% BK | 99% NYC

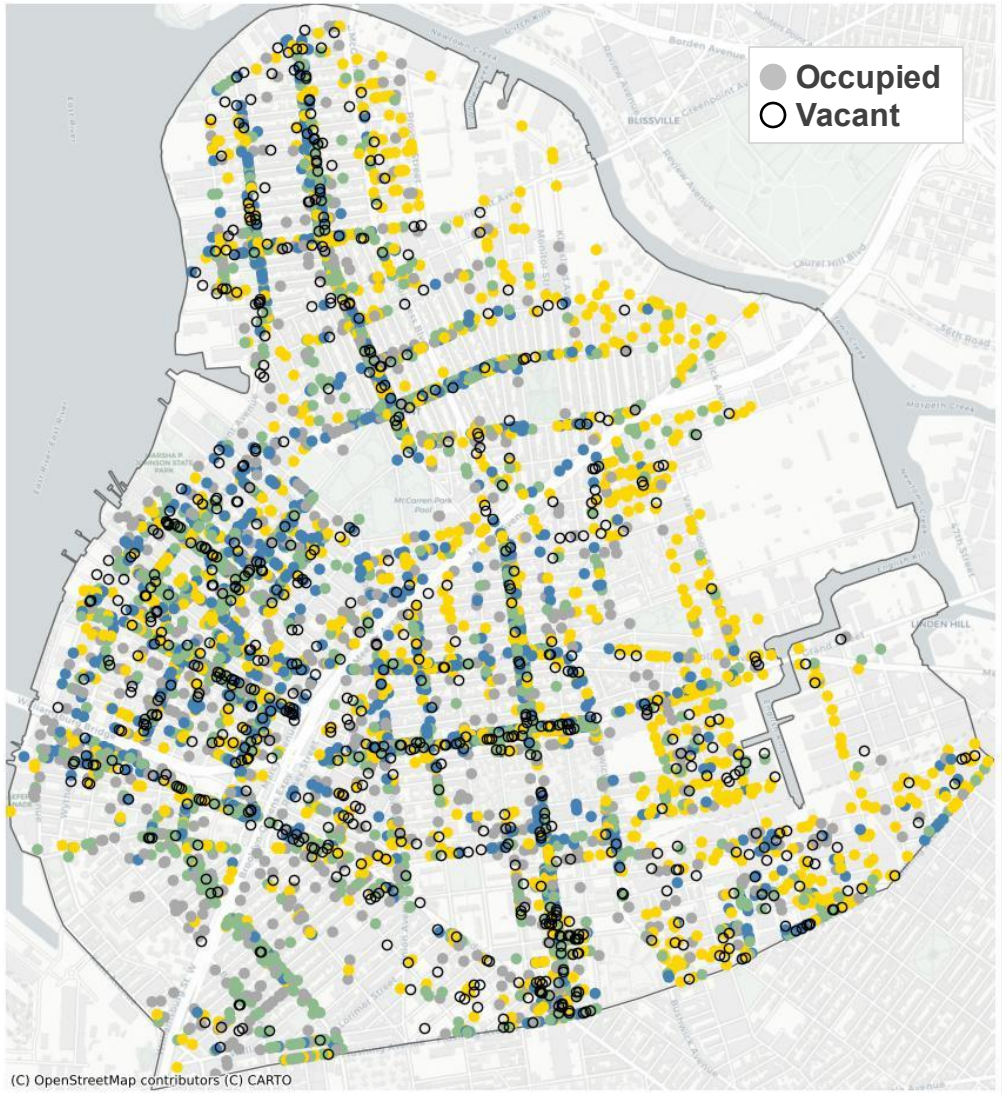
Jobs by Macro Sector
(thousands)



5,490 Storefronts
770 vacant (14%)
12% BK | 12% NYC

Storefronts by Type





Sources: New York State Department of Labor Quarterly Census of Employment and Wages, 2023 Q1 (preliminary) and 2020 Q1 averages (rounded to the nearest hundred); Live XYZ Snapshot retrieved on October 17, 2023 (rounded).
Notes: Macro industry sectors represent aggregations of U.S. Census Bureau 2-digit NAICS codes, which generally reflect industries' land use patterns. Jobs reflect the number of employees reported by a business whose physical address is within a given community district. For businesses in some industries, such as Home Health Care (Institutional) or Construction (Industrial), a share of the work may be performed by employees outside the physical address of the business location and cannot be tracked.

Applicability Map:
Brooklyn Community District 1

Proposal #	Description of proposal: All districts
4	Modernized loading dock rules
6	Simplified use terms
17	Rationalized waiver process for BSA and CPC
18	New types of zoning districts for job-intensive locations (must be mapped in future rezoning)

C1 Districts

C2 Districts

C4 Districts

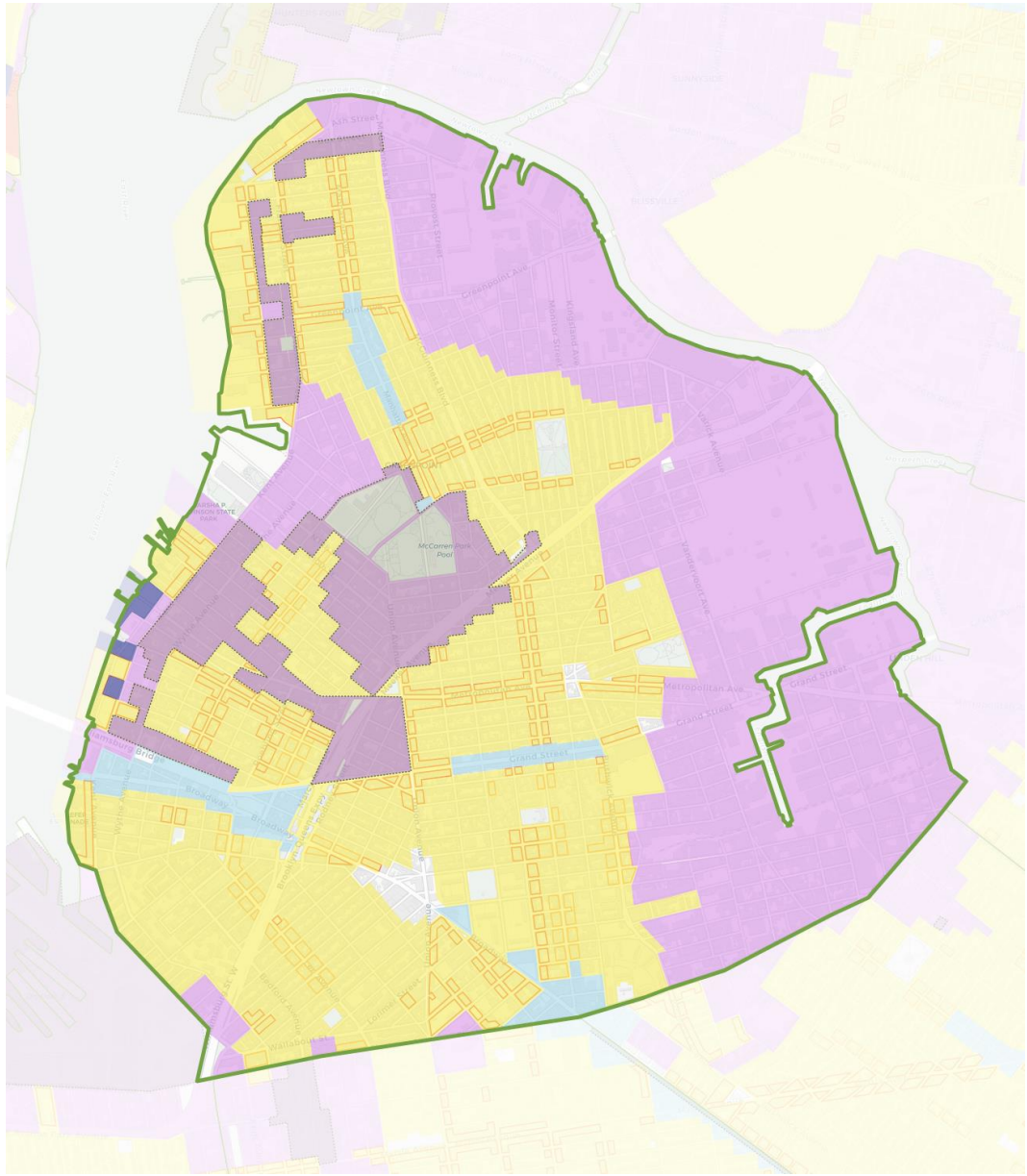
C5 Districts

C6 Districts

R Districts

M Districts

Special Purpose Districts



Applicability Map: Brooklyn Community District 1

Proposal #	Description of proposal: C1 Districts
2	Allows same uses as C2 districts
3	Allows clean production businesses up to 5,000 SF
5	Allows commercial uses on 2nd floor
6	Simplified and modernized use terms
7	Fixes to enclosure rules and allows indoor agriculture
9	Eating or Drinking Establishments may contain entertainment with cover charges or specified showtimes up to 200-person capacity
10	Indoor Amusement or Recreation Facilities allowed up to 10,000 SF
12	New framework for ground floor street design
13	Light Motor Vehicle Repair and Maintenance Shops allowed via BSA Special Permit
14	Micro-Distribution Facilities allowed up to 2,500 SF

C1 Districts

C2 Districts

C4 Districts

C5 Districts

C6 Districts

R Districts

M Districts

Special Purpose Districts

Applicability Map: Brooklyn Community District 1

Proposal #	Description of proposal: C2 Districts
3	Allows clean production businesses up to 5,000 SF
5	Allows commercial uses on 2nd floor
6	Simplified and modernized use terms
7	Fixes to enclosure rules and allows indoor agriculture
9	Eating or Drinking Establishments may contain entertainment with cover charges or specified showtimes up to 200-person capacity
10	Indoor Amusement or Recreation Facilities allowed up to 10,000 SF
12	New framework for ground floor street design
13	Light Motor Vehicle Repair and Maintenance Shops allowed via BSA Special Permit
14	Micro-Distribution Facilities allowed up to 2,500 SF

C1 Districts

C2 Districts

C4 Districts

C5 Districts

C6 Districts

R Districts

M Districts

Special Purpose Districts

Applicability Map: Brooklyn Community District 1

Proposal #	Description of proposal: C4 Districts
2	Allows same uses as C6 districts
3	Allows clean production businesses up to 10,000 SF on the ground floor, without limit above the ground floor
4	Modernized loading dock rules
5	Allows commercial uses at same level or above residences (physical separation required)
6	Simplified and modernized use terms
7	Fixes to enclosure rules and allows indoor agriculture
9	Eating or Drinking Establishments may contain entertainment with cover charges or specified showtimes
10	Indoor Amusement or Recreation Facilities allowed without size limitation
12	New framework for ground floor street design
13	Light Motor Vehicle Repair and Maintenance Shops allowed via BSA Special Permit
14	Micro-Distribution Facilities allowed up to 5,000 SF on the ground floor and 10,000 SF above

C1 Districts

C2 Districts

C4 Districts

C5 Districts

C6 Districts

R Districts

M Districts

Special Purpose Districts

Applicability Map: Brooklyn Community District 1

Proposal #	Description of proposal: C5 Districts
2	Allows same uses as C6 districts
3	Allows clean production businesses up to 10,000 SF on the ground floor, without limit above the ground floor
4	Modernized loading dock rules
5	Allows commercial uses at same level or above residences (physical separation required)
6	Simplified and modernized use terms
7	Fixes to enclosure rules and allows indoor agriculture
9	Eating or Drinking Establishments may contain entertainment with cover charges or specified showtimes
10	Indoor Amusement or Recreation Facilities allowed without size limitation
12	New framework for ground floor street design
13	Light Motor Vehicle Repair and Maintenance Shops allowed via BSA Special Permit
14	Micro-Distribution Facilities allowed up to 5,000 SF on the ground floor and 10,000 SF above

C1 Districts

C2 Districts

C4 Districts

C5 Districts

C6 Districts

R Districts

M Districts

Special Purpose Districts

Applicability Map: Brooklyn Community District 1

Proposal #	Description of proposal: C6 Districts
3	Allows clean production businesses up to 10,000 SF on the ground floor, without limit above the ground floor
4	Modernized loading dock rules
5	Allows commercial uses at same level or above residences (physical separation required)
6	Simplified and modernized use terms
7	Fixes to enclosure rules and allows indoor agriculture
9	Eating or Drinking Establishments may contain entertainment with cover charges or specified showtimes
10	Indoor Amusement or Recreation Facilities allowed without size limitation
12	New framework for ground floor street design
13	Light Motor Vehicle Repair and Maintenance Shops allowed via BSA Special Permit
14	Micro-Distribution Facilities allowed up to 5,000 SF on the ground floor and 10,000 SF above

C1 Districts

C2 Districts

C4 Districts

C5 Districts

C6 Districts

R Districts

M Districts

Special Purpose Districts

Applicability Map:
Brooklyn Community District 1

Proposal #	Description of proposal: Residence Districts
1	Eased pathway to reactivate vacant existing storefronts
11	Updated rules for home occupations
15	New zoning tool to permit local retail, services, and maker-space at NYCHA and other residential campuses
16	Create process to potentially allow new corner stores in residential areas

C1 Districts

C2 Districts

C4 Districts

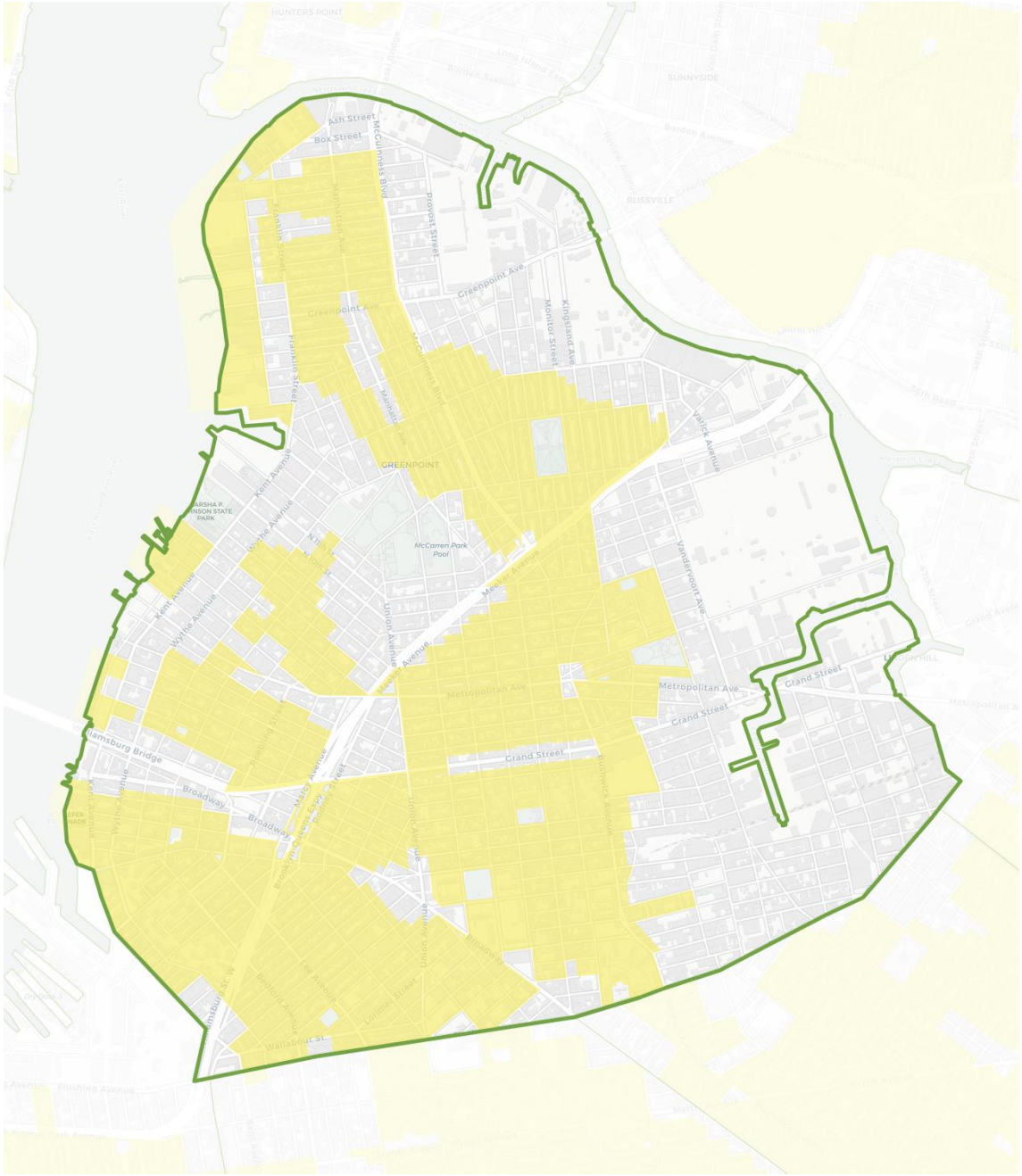
C5 Districts

C6 Districts

R Districts

M Districts

Special Purpose Districts



Applicability Map: Brooklyn Community District 1

Proposal #	Description of proposal: M districts
4	Modernized loading dock rules
6	Simplified and modernized use terms
17	Rationalized waiver process for BSA and CPC
18	New types of zoning districts that balance Growth, Transition, and Core industrial areas (must be mapped in future rezoning)

C1 Districts

C2 Districts

C4 Districts

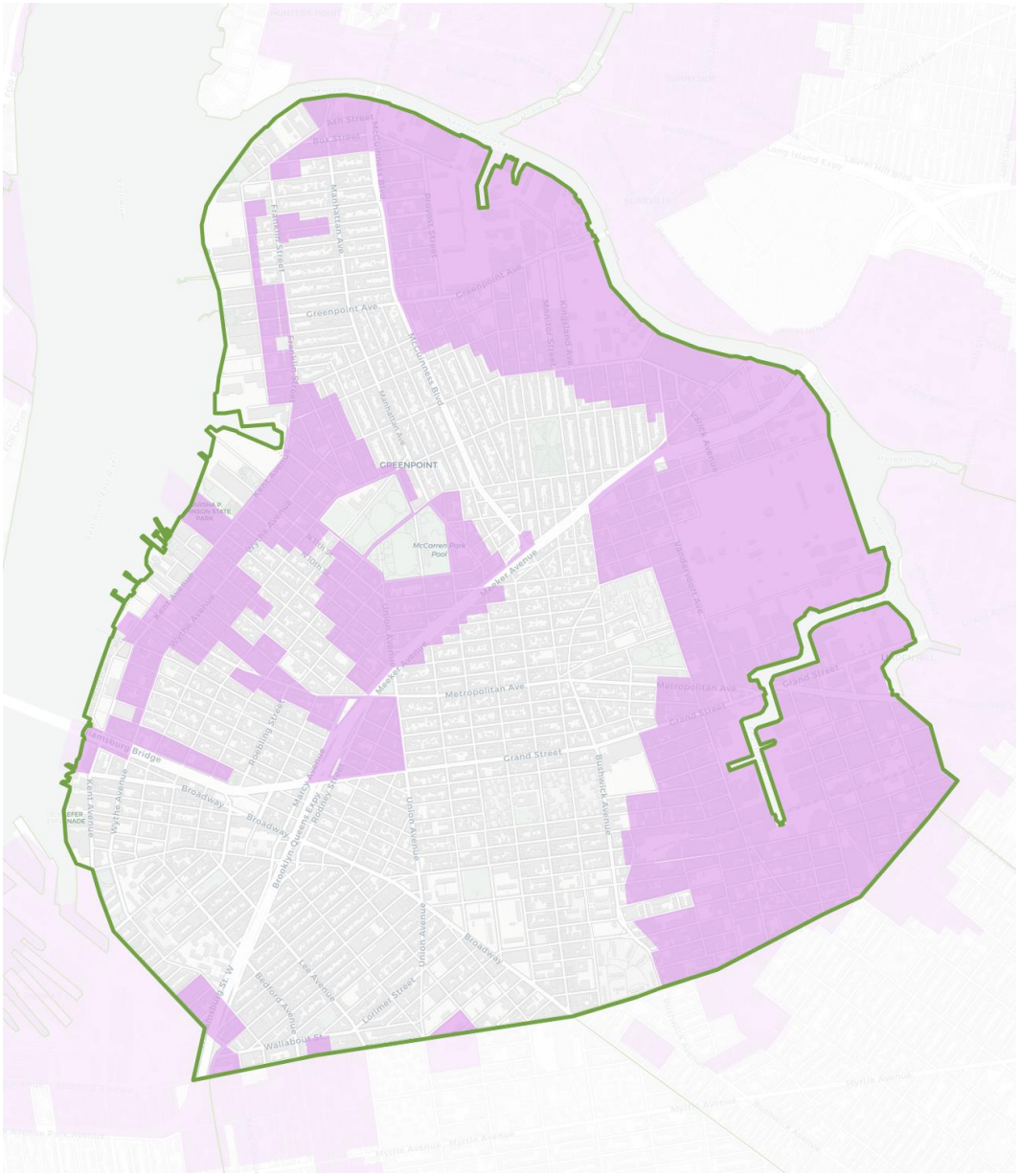
C5 Districts

C6 Districts

R Districts

M Districts

Special Purpose Districts



Applicability Map:
Brooklyn Community District 1

Proposal #	Description of proposal: Special Districts
2	Aligned ground floor use rules when inconsistent with stated purpose of the Special District
6	Simplified and modernized use terms
12	Enhanced corridor design rules

C1 Districts

C2 Districts

C4 Districts

C5 Districts

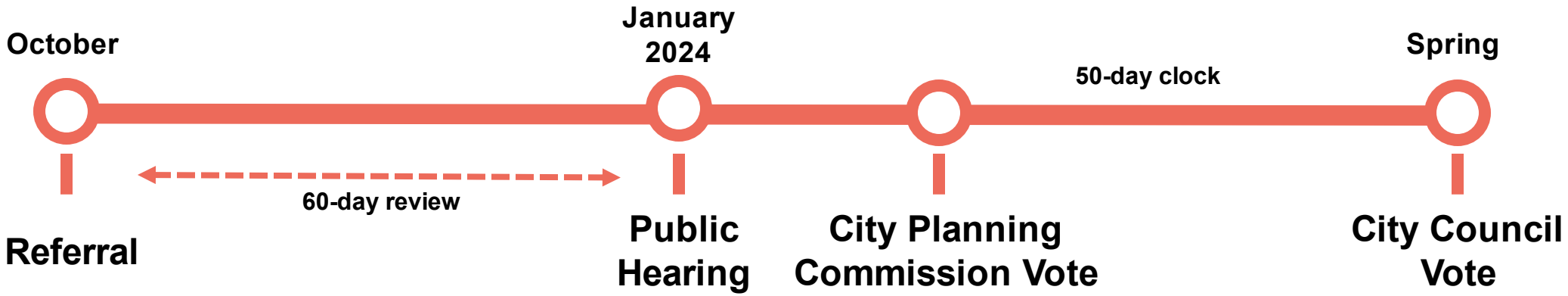
C6 Districts

R Districts

M Districts

Special Purpose Districts

Timeline



Approximate schedule of public review, for illustrative purposes only

CB Review
All **59** Community Boards

BP + BB Review
All **5** Borough Boards

Continued coordination with partner agencies

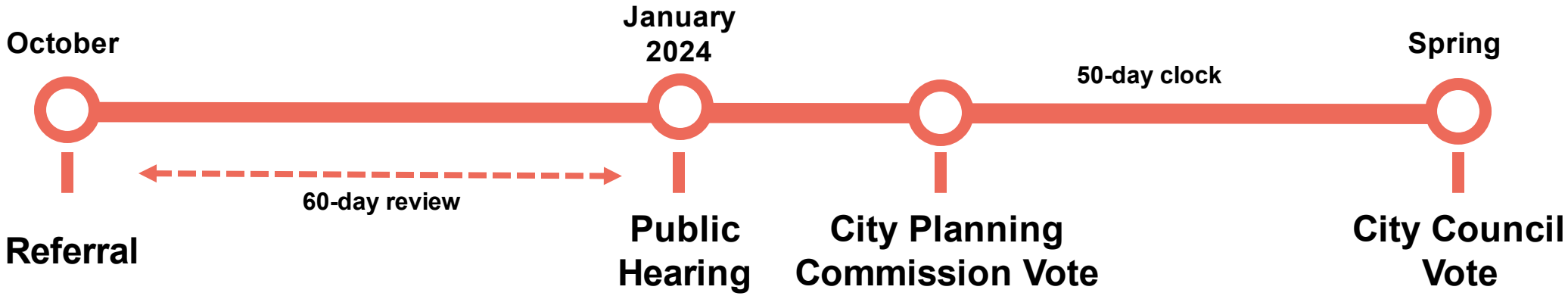
Continued collaboration with subject experts

Council Review
All **51** Council Districts

for Economic Opportunity
Growing jobs and small businesses with more flexible zoning

Stay in touch!

Email the project team at **EconomicOpportunity@planning.nyc.gov** with questions, concerns, and to be signed up for email alerts on this project.

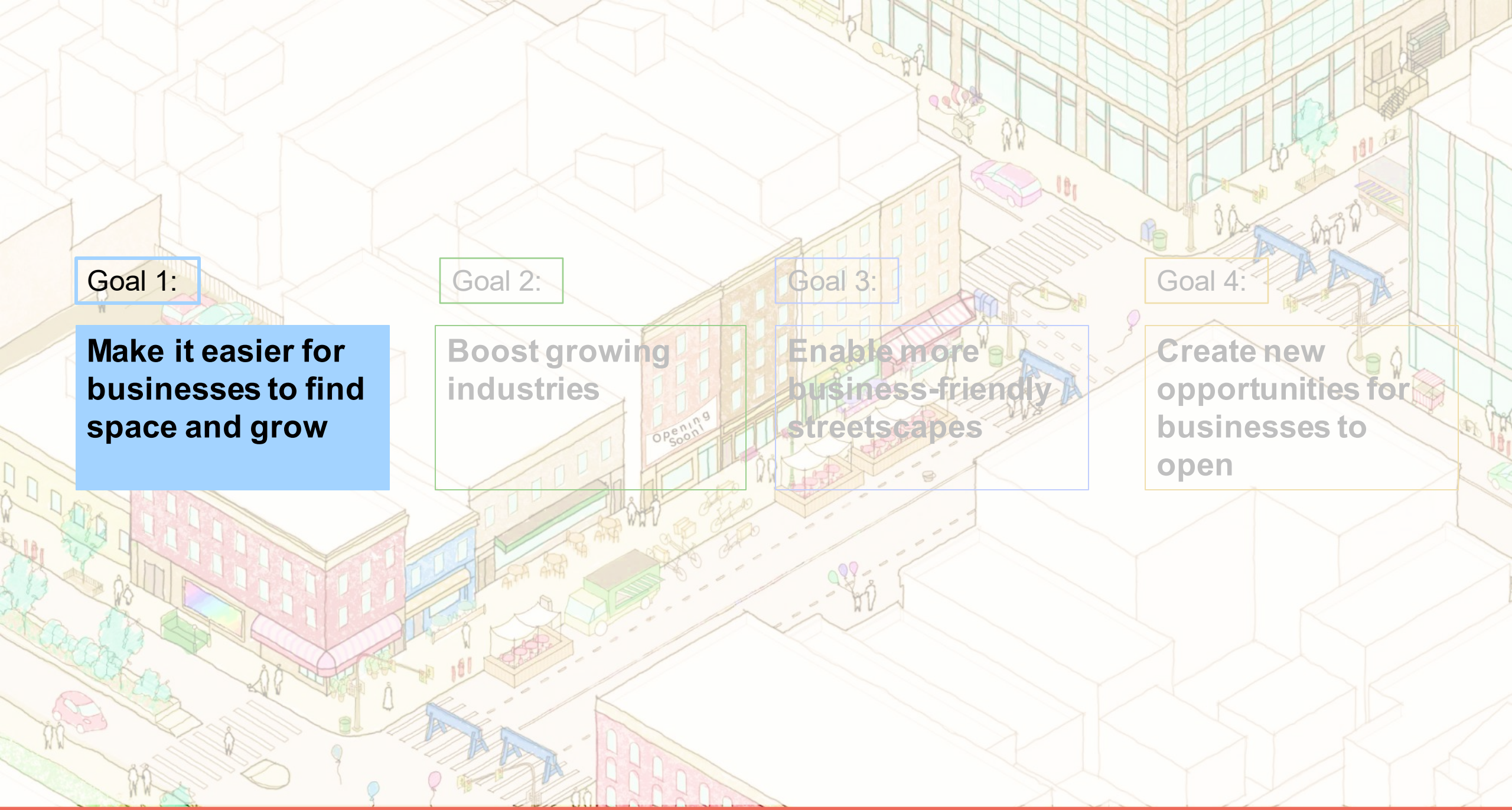


Approximate schedule of public review, for illustrative purposes only

Appendix

ZR Sections

Goal	Proposal	Primary ZR Sections
Goal 1: Make it easier for businesses to find space and grow by giving business owners more certainty on where they can locate and what they can do in their space.	Proposal 1: Lift zoning barriers to **reactivate vacant storefronts**.	52-61
	Proposal 2: **Simplify rules** for types of business allowed on commercial streets.	32-10; 32-423; 42-325
	Proposal 3: Expand opportunities **for small-scale clean production.**	32-20; 73-211; 74-211
	Proposal 4: Modernize **loading dock** rules to allow buildings to adapt over time.	36-63; 36-661
	Proposal 5: Enable commercial activity on **upper floors.**	32-421; 32-422
	Proposal 6: Simplify and modernize **use terms** that specify where businesses can locate.	32-10; 42-10
Goal 2: Support growing industries by reducing obstacles for emerging business types.	Proposal 7: Clarify indoor rules to enable **urban agriculture**.	32-112
	Proposal 8: Give **life sciences** companies the certainty to grow.	22-17; 32-17; 74-171
	Proposal 9: Support **nightlife** with common-sense dancing and live entertainment rules.	32-162 (b); 32-163 (b) (3); 73-162
	Proposal 10: Simplify rules so **amusements & experiential businesses** can flourish.	12-10; 32-18; 42-18; 73-181; 73-182; 73-183; 74-181
	Proposal 11: Enable entrepreneurship for **home occupations**.	12-10
Goal 3: Foster vibrant neighborhoods by ensuring businesses contribute to active, safe, and walkable streets.	Proposal 12: Introduce **corridor design rules** that ensure buildings contribute to surroundings.	32-30; 32-413; 37-31; 73-311; 73-32
	Proposal 13: Reduce conflicts between **auto repair** and pedestrians on commercial streets.	12-10; 32-161 (b); 32-165; 73-164
	Proposal 14: Encourage more sustainable freight movement by allowing **micro-distribution** in commercial areas.	32-191; 32-193 (c); 73-191; 74-191
Goal 4: Create new opportunities for local businesses to open by establishing new zoning tools to boost job growth and business expansion.	Proposal 15: Facilitate **local commercial space** on residential campuses, such as NYCHA.	75-12
	Proposal 16: Create process for allowing **corner stores** in residential areas.	22-16 (a); 75-11
	Proposal 17: Rationalize **waiver process** for business adaptation and growth	73-03 (e)-(f); 73-161; 74-161; 75-21
	Proposal 18: Create **new kinds of zoning districts** for the future.	33-00; 41-00; 42-00; 43-00; 44-00



Goal 1:

Make it easier for businesses to find space and grow

Goal 2:

Boost growing industries

Goal 3:

Enable more business-friendly streetscapes

Goal 4:

Create new opportunities for businesses to open

Goal 1 Make it easier for businesses to find space and grow

NYC has thousands of **vacant storefronts**. Zoning can make it harder to fill these spaces.

We make **arbitrary distinctions** about where businesses can locate—even on opposite sides of the same street.

Modern, **clean manufacturing businesses** can't locate in central areas because our rules haven't kept up with environmental regulations.

Zoning terms classifying **businesses haven't been updated since the 1960s**, leading to confusion.

Photo Sources from left to right: © Cyclomedia 2018, DCP, PowerPoint.

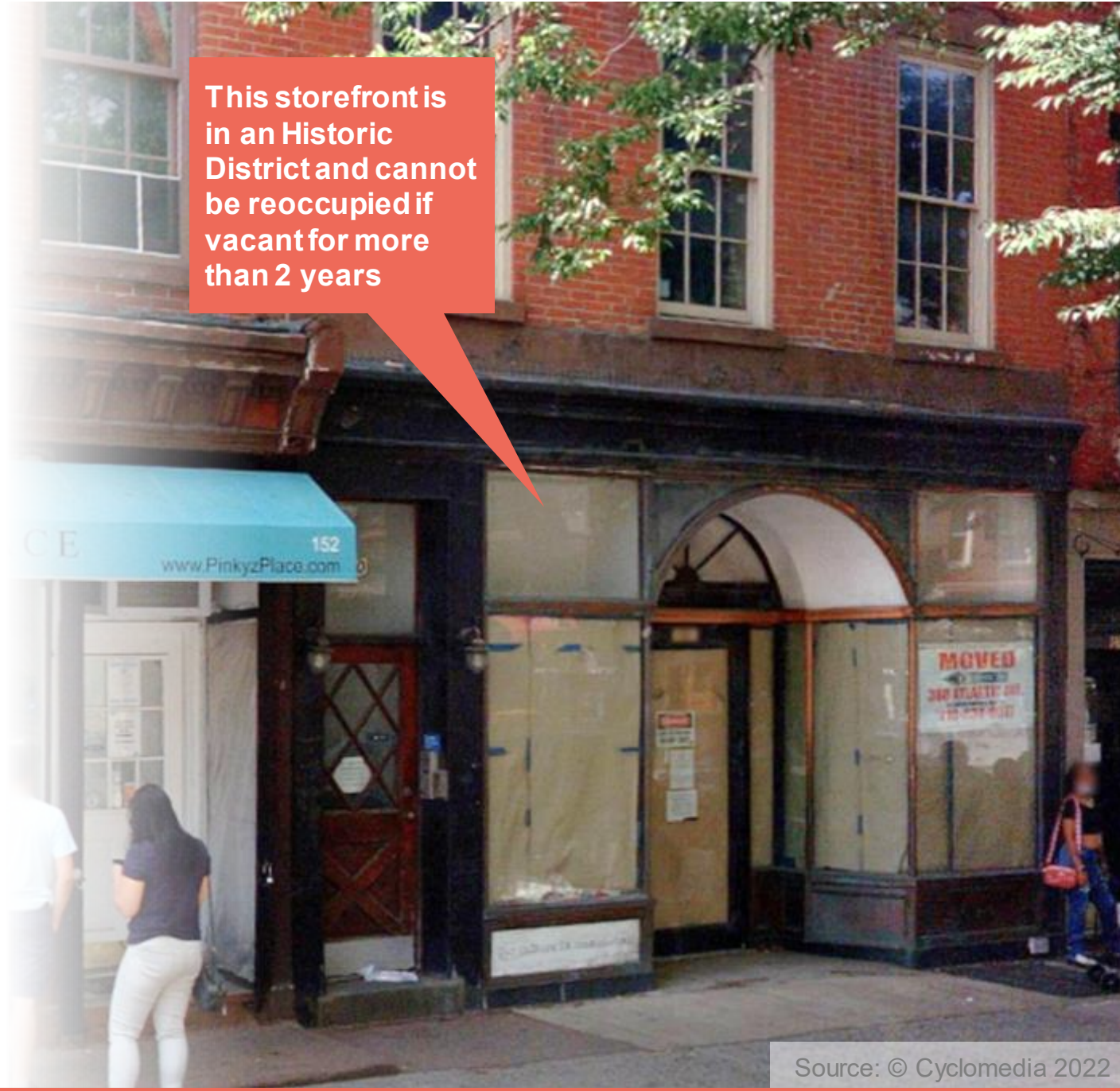
Proposal 1

Lift time limits to reactivating vacant storefronts

- **Currently:** Zoning allows businesses in R5-R7 districts to reoccupy vacant space, regardless of how long the non-conforming storefront has been empty.

- **Issue:** R1-R4, R8-R10, and Historic Districts are excluded from these provisions, meaning commercial spaces in these areas that are vacant for more than two years are not permitted to be re-occupied, contributing to long-term vacancies.

- **Proposal:** Expand existing provisions to all Residence Districts and Historic Districts.



Source: © Cyclomedia 2022

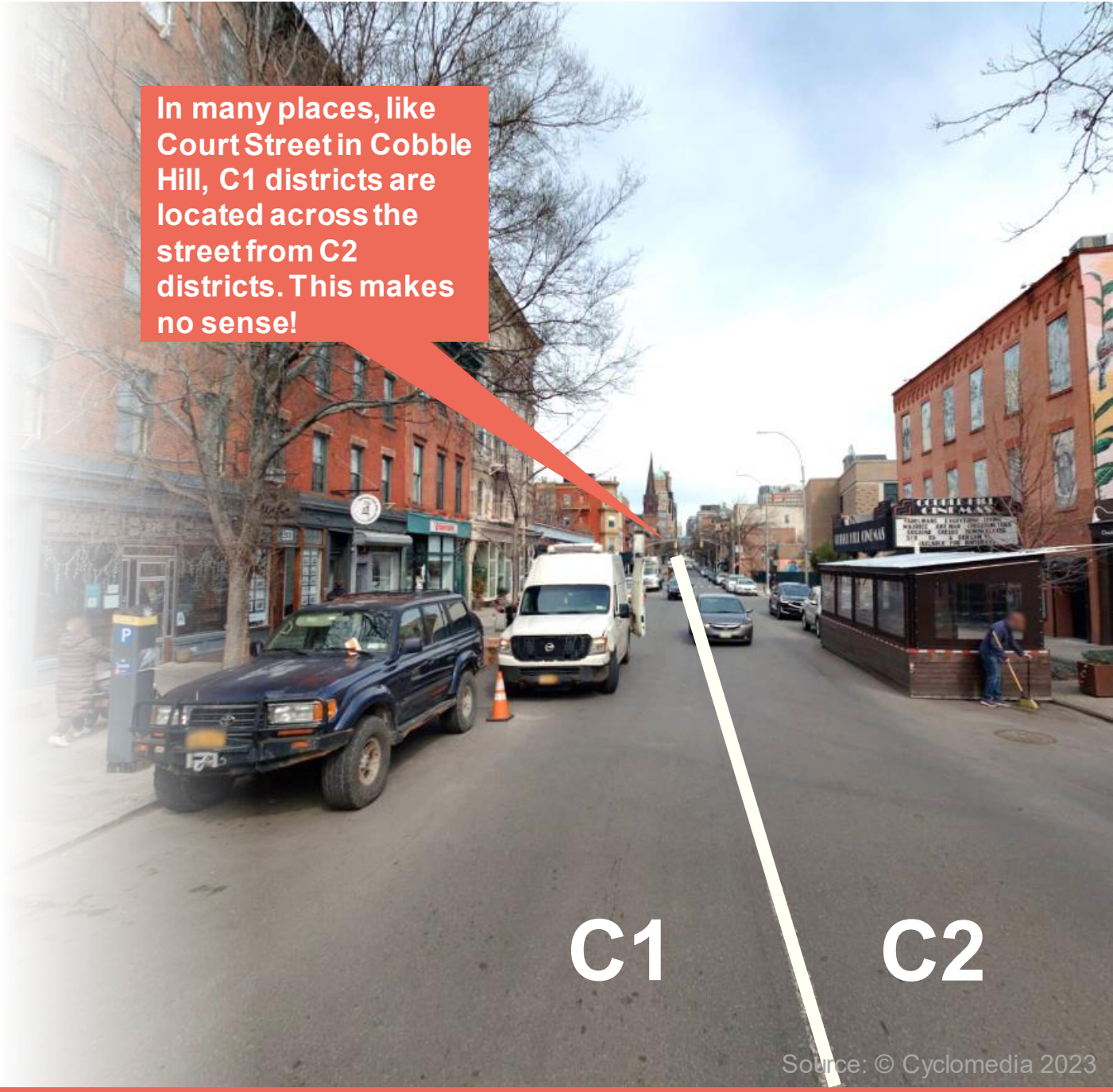
Proposal 2

Simplify rules for business types allowed on commercial streets

- **Currently:** Commercial zoning districts that aim to foster similar retail environments often do not allow the same types of businesses.

- **Issue:** Common neighborhood retail businesses, such as bicycle rental shops, movie theaters, and mini-golf, face outdated restrictions on where they can locate.

- **Proposal:** Allow same businesses to locate in C1 and C2 districts, and in C4-C7 districts—creating a commonsense fix that strengthens the difference between local and regional commercial streets.
- Remove restrictions preventing particular uses in certain districts from occupying ground floor spaces



Proposal 2: In detail

Current and proposed use allowances

Currently

	C1	C2
Allowed in both C1 and C2	Residential	
	Community facilities	
	Retail uses	
	Offices	
Allowed in C2 but **not C1**		Personal and business services
		Entertainment uses
		Transient accommodations
		Wholesale establishments

Proposal

	C1	C2
Allowed in both C1 and C2	Residential	
	Community facilities	
	Retail uses	
	Offices	
	Personal and business services	
	Entertainment uses	
	Transient accommodations	
	Wholesale establishments	

Permitted uses today | Proposed simplification | Not Permitted

Proposal 2: In detail

Current and proposed use allowances

Currently

	C4	C5	C6	C7
Allowed in C4, C5, and C6 but **not C7**	Residential Community facilities Retail Offices			
Allowed in C4, C6, and C7 but **not C5**	Amusements / places of assembly		Amusements / places of assembly	
Allowed in C4 and C6, but **not C5 or C7**	Personal and business services		Personal and business services	
Allowed in C6 but **not C4, C5, or C7**			Personal and business services	
Allowed in C5 and C6 but **not C4 or C7**		Custom manufacturing Wholesale establishments		

Proposal

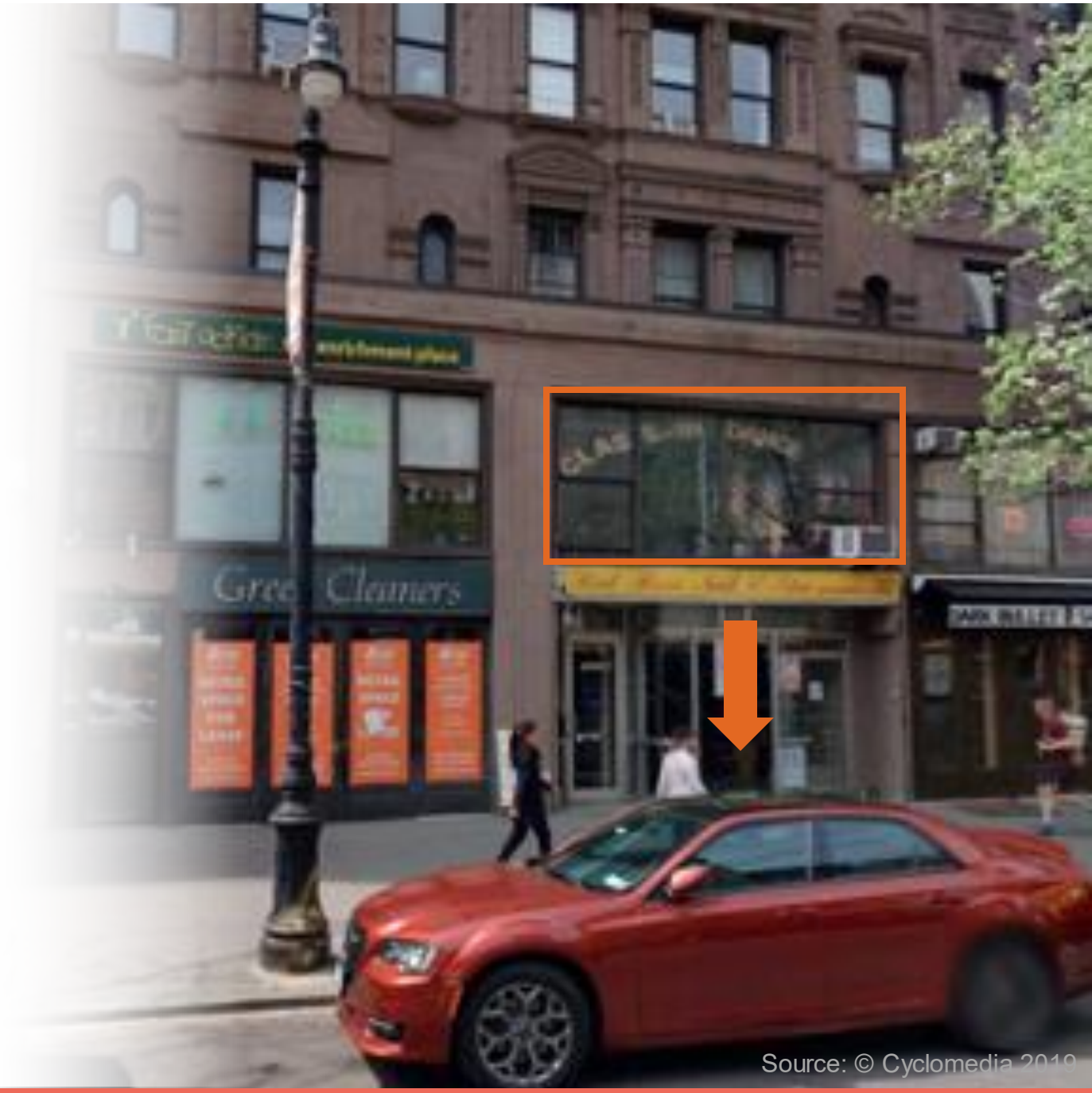
	C4-C6	C7
Allowed in both C4-C6 but **not C7**	Residential	
Allowed in C4-C7	Community facilities Retail uses Offices Amusements / places of assembly Personal and business services Entertainment uses Custom manufacturing Wholesale establishments	

Permitted uses today | Proposed simplification | Not Permitted

Proposal 2: In detail

Ground floor use restrictions

- **Currently:** C4, C5, and some Special Purpose Districts permit uses in this district but restrict these uses from locating on the ground floor.
- **Issue**: Common neighborhood service businesses, such as dance studios, instructional facilities, and clothing rental shops, cannot locate in empty storefront spaces in many areas, arbitrary restrictions that contribute to vacancy.
- **Proposal:** Allow all permitted commercial uses to locate on the ground floor.



Source: © Cyclomedia 2019

Proposal 3

Expand opportunities for small-scale clean production

- **Currently:** Commercial Districts permit a limited range of production uses (some of which are obsolete) but exclude many kinds of production that are appropriate to locate in storefront or office settings.

- **Issue:** Maker businesses that rely on retail foot traffic or prefer to locate near customers are only permitted in less accessible industrial areas.

- **Proposal:** Allow small scale, clean production businesses in storefronts and office buildings—limited to 5,000 SF in C1/C2 districts and limited to 10,000 SF on the ground floor in C4-C7 districts.
- Uses subject to "ABC" and "Right to Know" environmental standards to ensure they are appropriate to locate near residences and other businesses.

Brewery

Ceramics

Bakery

3-D printing

Apparel making

Jewelry making

… And other kinds of makers!

Source: PowerPoint

Proposal 4

Modernize loading dock rules so buildings can adapt over time

- **Currently:** Zoning requires that the number of loading berths be based on the mix of uses currently occupying a building, unlike parking requirements which do not change as buildings evolve over time.

- **Issue:** When existing businesses expand or new types of businesses move into an existing building, they may be required to provide more loading bays than they need. This is often unnecessary and cost-prohibitive.

- **Proposal:** Remove the mandate for new tenants in *existing* buildings to provide additional loading berths based on a change in use, allowing building occupancy to evolve over time. Includes other organizational changes to clarify and consolidate loading rules.

Source: DCP Staff

Proposal 5

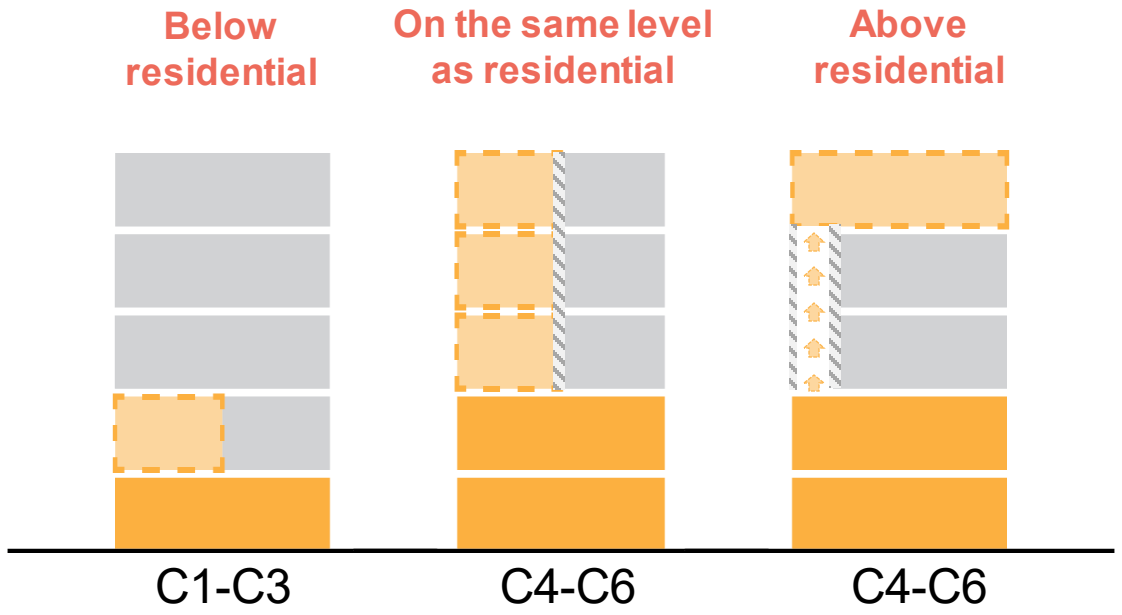
Enable commercial activity on upper floors

- **Currently:** In some Special Purpose Districts, in MX Districts, and in areas where Article I Chapter V applies, commercial or light industrial uses may occupy the same floor or locate above residences.

- **Issue:** In the rest of the city, commercial uses are not allowed on the same level as or above residences, which limits options for buildings renovations and new mixed-use buildings.

- **Proposal: 1.** Allow commercial uses on the 2nd floor of a residential building in all commercial districts. **2.** Permit commercial above or on the same level as residences in C4, C5, and C6 districts.
- Physical separation required between residential and non-residential portions of the building. Potentially noisy uses must have minimum of 15 feet of separation or materials to attenuate any excessive sound.

Allowing mixed-use buildings in renovations & new construction



Proposal 6

Simplify and modernize the way businesses are classified in zoning

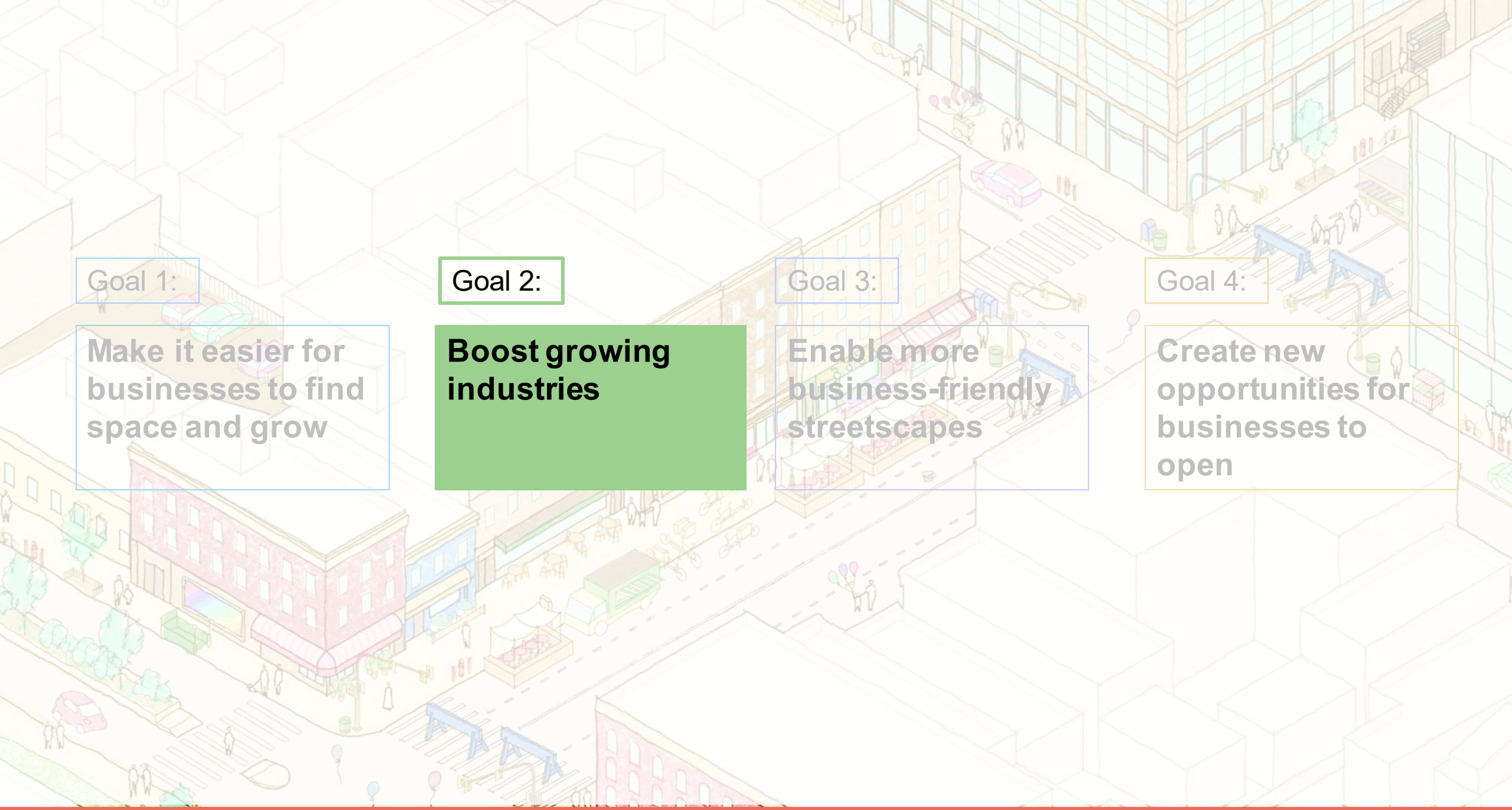
- **Currently:** Zoning relies on a 1960s classification of industries to regulate where businesses can locate and categorizes uses into “Use Groups” of businesses deemed compatible or similar at the time.
- **Issue:** Outdated use terms and inconsistent categorization results in a Zoning Resolution that is difficult for businesses to know where they can locate and what they can do in their space.
- **Proposal:** Reorganize the current Use Groups into more coherent categories based on similar sector or business type, using updated terminology based on today’s economy.
- Update Special District rules to refer to these new classifications and other adjustments that bring Special Districts into alignment with the proposal.

Currently

Current UG #	Current Use
6	Eating & Drinking Establishments
7	Bike Rental & repair
9	Arts Studio
10	Furniture Stores

Proposal

Future UG #	Future Use Group Name
1	Agriculture and Open Uses
2	Residences
3	Community Facilities
4	Public Service Facilities and Infrastructure
5	Transient Accommodations
6	Retail and Services
7	Offices and Other Workspaces
8	Recreation, Entertainment, and Places of Assembly
9	Storage
10	Production



Goal 1:

Make it easier for businesses to find space and grow

Goal 2:

Boost growing industries

Goal 3:

Enable more business-friendly streetscapes

Goal 4:

Create new opportunities for businesses to open

Goal 2 Boost growing industries

Life science laboratories face confusing and outdated rules that slow their growth in NYC.

Dancing and comedy shows are stymied in commercial areas

Businesses with **amusements** -- like mini golf or virtual reality gaming -- need clearer rules about where they can locate

Businesses with **indoor agriculture** in commercial areas face too much uncertainty today.

Photo Sources from left to right: NYC EDC, DCP Staff, PowerPoint, Mayor's Office of Urban Agriculture.

Proposal 7

Clarify rules to permit indoor urban agriculture

- **Currently:** Agriculture is allowed outside or in a greenhouse in any zoning district, but indoor agriculture is permitted only in M Districts.

- **Issue:** As technologies change, entrepreneurs can increasingly grow food for their communities indoors—but zoning has not kept up to allow for this activity to occur inside a building.
- Florists and plant shop owners also face confusing zoning rules on how to operate businesses with indoor and outdoor components.

- **Proposal:** Clarify how enclosure rules work to ensure that businesses with passive outdoor spaces, such as florists, can operate.
- Permit agriculture indoors in C Districts.

Source: NYC Mayor's Office of Urban Agriculture

Proposal 8

Give life sciences companies the certainty to grow

- **Currently:** Zoning uses outdated terms to define a laboratory, creating uncertainty about where safe and modern research and development can occur.

- **Issue:** Ambiguity in zoning can make building new labs difficult. An existing Special Permit to allow new commercial labs often can't be used near important research centers.

- **Proposal:** Clarify the definition of a laboratory to allow any life science business to locate in C Districts if it can meet environmental standards that protect neighbors.
- Allow commercial life sciences facilities to locate on community facility campuses by CPC Special Permit.

Source: NYC EDC

Proposal 9

Support nightlife with common-sense dancing and live entertainment rules

- **Currently:** Zoning creates confusing, arbitrary, and discriminatory rules around dancing, comedy, and music.

- **Issue:** Confusing rules lead to business uncertainty, enforcement challenges, and inconsistent quality of life protection.

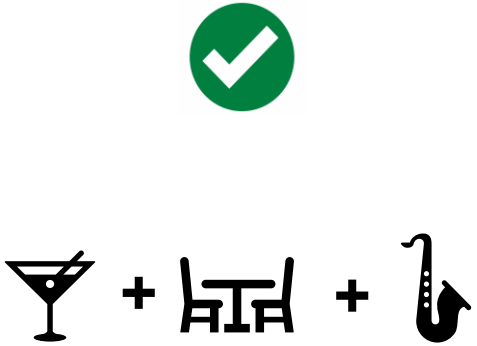
- **Proposal:** Clarify zoning to regulate nightlife based on capacity of the business rather than the type of live entertainment within the operation.
- 200-person capacity on businesses in C1-C3. Larger nightlife businesses would be allowed in C4-C8, M1-M3.
- Nightlife venues still subject to permitting and enforcement by other agencies, such as DOB, FDNY, and SLA.

Source: DCP Staff

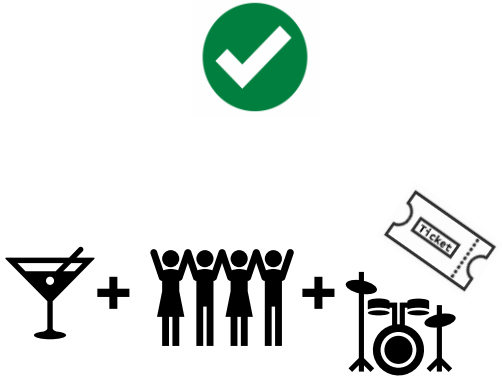
Proposal 9: In detail

Nightlife: Current Zoning

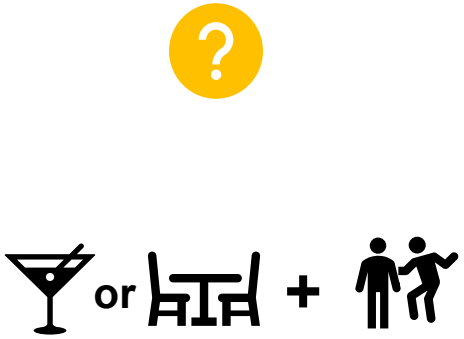
For an **Eating or Drinking Establishment** in a C2 overlay district



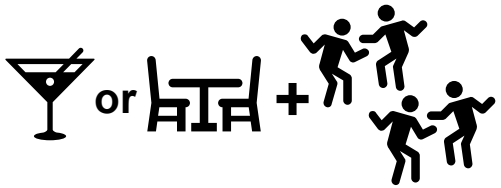
Permitted:
Bar or Restaurant with live music



Permitted:
Bar with ticketed musical entertainment (but not dancing) up to 200-person capacity



Ambiguous:
Bar or restaurant with incidental dancing



Not permitted:
Bar or restaurant where dancing is common

Proposal 9: In detail

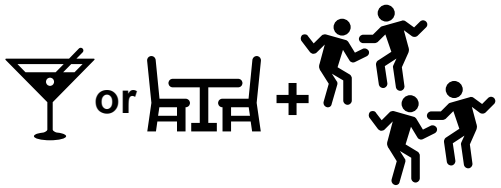
Nightlife: Proposal

For an **Eating or Drinking Establishment** in a C2 overlay district

Permitted:
No change

Permitted:
No change

Permitted:
Clarify that incidental dancing is permitted in any business type



Permitted:
Dancing as a common activity in a bar or restaurant

- Permit non-musical entertainment with posted showtimes or cover charges in bars or restaurants up to 200-person capacity in C1-C3. Discretionary process available to consider capacity increases in certain circumstances.
- Over 200-person capacity businesses allowed in C4-C8, M1-M3

Proposal 10

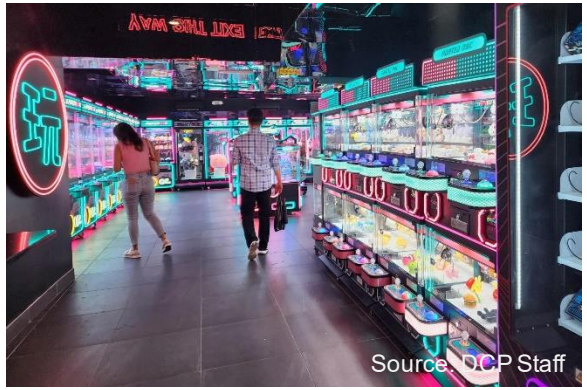
Create more opportunities for amusements to locate

- **Currently:** Zoning defines a limited set of amusement and recreation uses based on those popular 60 years ago, creating ambiguity for new types of experiential businesses seeking to locate along neighborhood commercial streets.

- **Issue:** New Yorkers often must travel to industrial areas to engage in activities like arcades, virtual reality, and children's entertainment due these outdated rules prohibiting some types of businesses in C Districts.

- **Proposal:** Create zoning term for Amusement or Recreation Facilities and allow these uses indoors in spaces up to 10,000 SF C1/C2 districts. Allowed indoors without limitation in C4-C7, and indoors or outdoors without limitation in C8 or M1-M3.
- Businesses in C1-C7 could apply to allow outdoor activities through a BSA Special Permit process.

Source: PowerPoint


Source: DCP Staff

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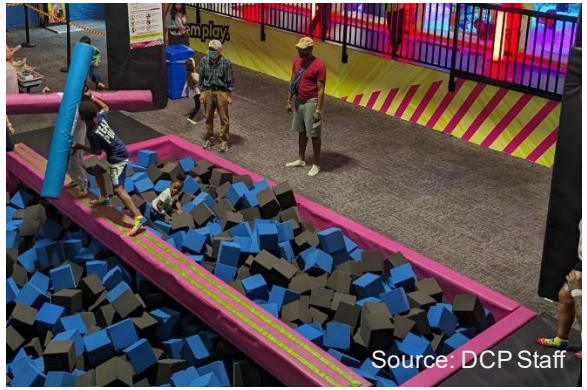

Source: DCP Staff

Proposal 11

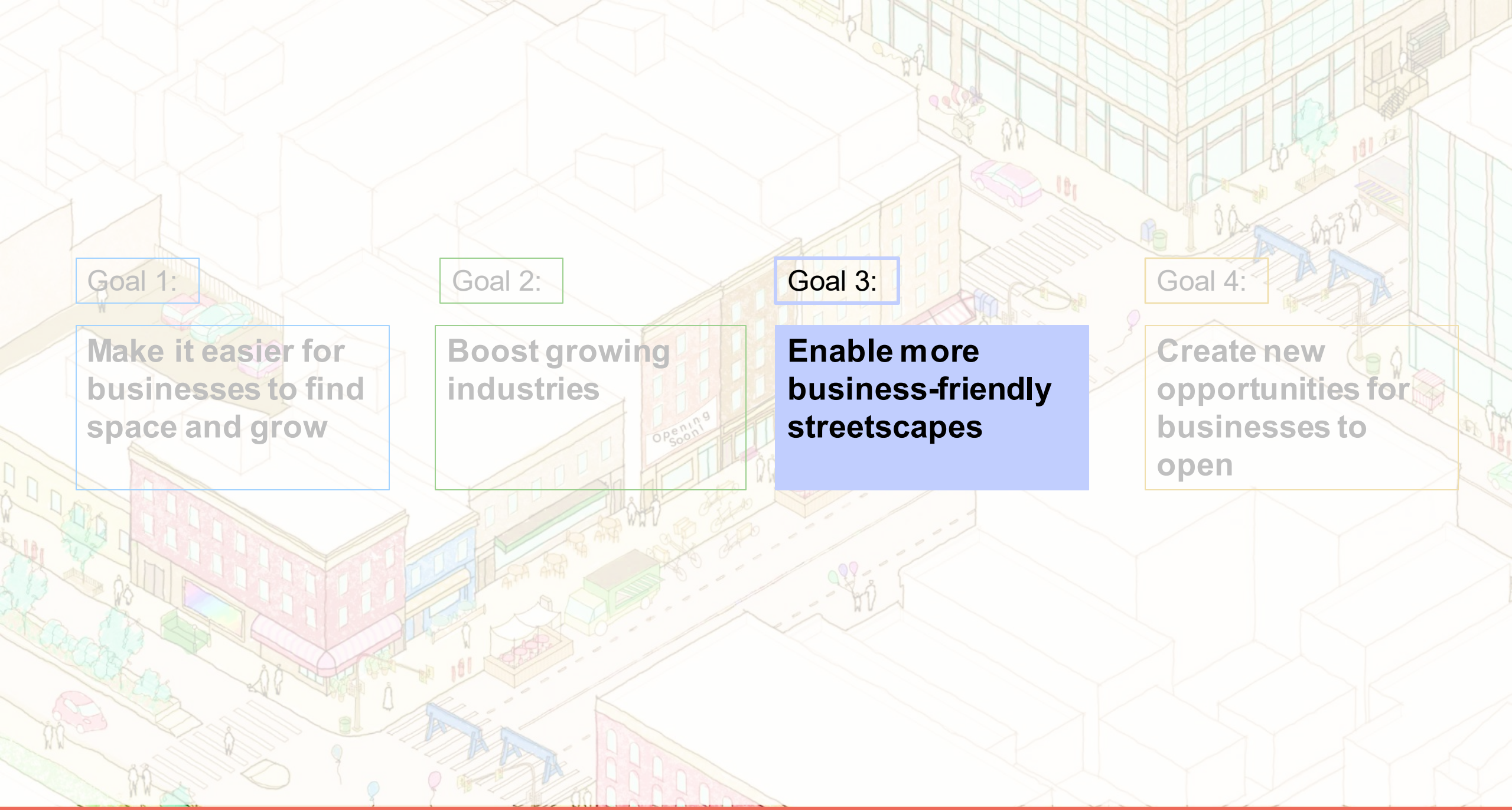
Enable entrepreneurship with modern rules for home-based businesses

- **Currently:** Zoning allows for a wide range of home-based businesses, such as lawyers, jewelry makers, or music teachers. Some Special Districts expand size, employee count, and business type allowances to give even more flexibility to entrepreneurs.

- **Issue:** The pandemic changed how New Yorkers work from home, but zoning hasn't kept up—prohibiting specific occupations like barbers or interior decorators—and other restrictions that hold back business creation.

- **Proposal:** Remove list of currently prohibited business types, expand size allowance from 25% to 49% of home, and allow up to 3 employees to be associated with the home-based business.
- Maintain existing noise/environmental rules, signage limits, and restrictions on selling items not produced on-site.

Source: PowerPoint



Goal 1:

Make it easier for businesses to find space and grow

Goal 2:

Boost growing industries

Goal 3:

Enable more business-friendly streetscapes

Goal 4:

Create new opportunities for businesses to open

Goal 3 Enable more business-friendly streetscapes

Long blank walls and drive-throughs create unpleasant and unsafe conditions for people, and an unfriendly environment for business.

When **auto-related businesses spill out onto the sidewalk**, it creates safety concerns for pedestrians and breaks up commercial corridors.

Professional delivery activity frequently resorts to sidewalks because it is not allowed in buildings, except in industrial areas.

Photo Sources from left to right: © Cyclomedia 2023, © Cyclomedia 2023, DCP Staff.

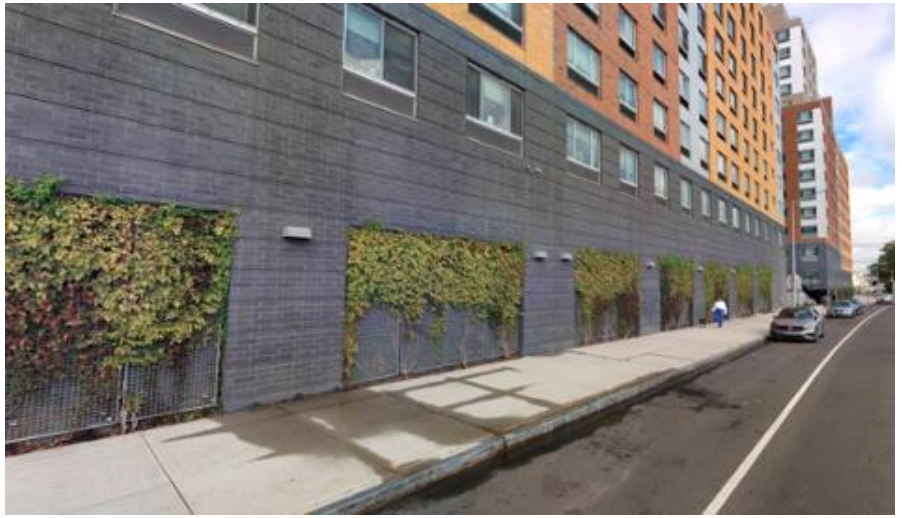
Proposal 12

Introduce design rules that ensure buildings contribute to surroundings

- **Currently:** Dozens of Special Districts have streetscape regulations, but they inconsistently regulate conditions based on time they were adopted. Outside of Manhattan and in some Special Districts, most areas of the city do not have any zoning rules guiding street level design.

- **Issue:** Lack of consistent streetscape regulations diminishes economic vibrancy of commercial areas and can create unsafe or unpleasant conditions for pedestrians and customers.

- **Proposal:** Establish a consistent and easy to understand citywide framework for commercial ground floor design requirements that is more stringent in places with greater pedestrian activity and more flexible in auto-oriented corridors.



Planting along West Farms Road in the Bronx

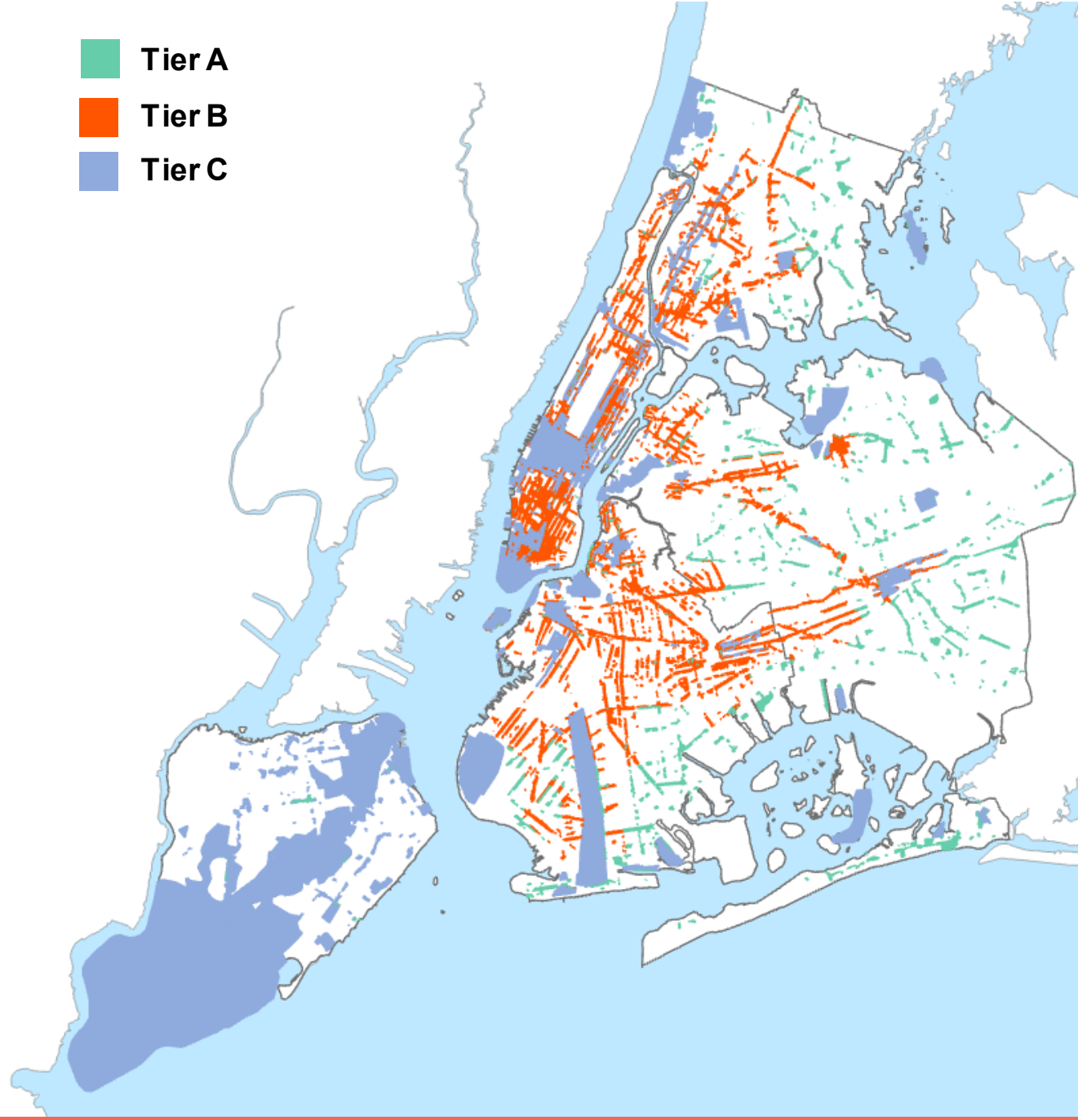
Bank with parking to the side on Hylan Boulevard in SI

Source: © Cyclomedia 2022

Proposal 12: In detail

Introduce design rules that ensure buildings contribute to surroundings

	Applicable Geographies	Regulates
Tier A	Streets in C1-C2, C4-C7 districts and in MX Districts	Parking location, Drive-throughs, Blank walls
Tier B	Streets in C1-C2, C4-C7 districts and in MX Districts (within the Transit Zone)	Tier A rules, plus: Ground floor residences, Lobby length, Minimum transparency, Parking enclosure, Curb cut location
Tier C	Designated streets in Special Purpose Districts and other geographies	Tiers A & Tier B rules, plus more robust list of building elements
Excluded	*Within 1,000 feet of highway entrance or large shopping center far from transit*	



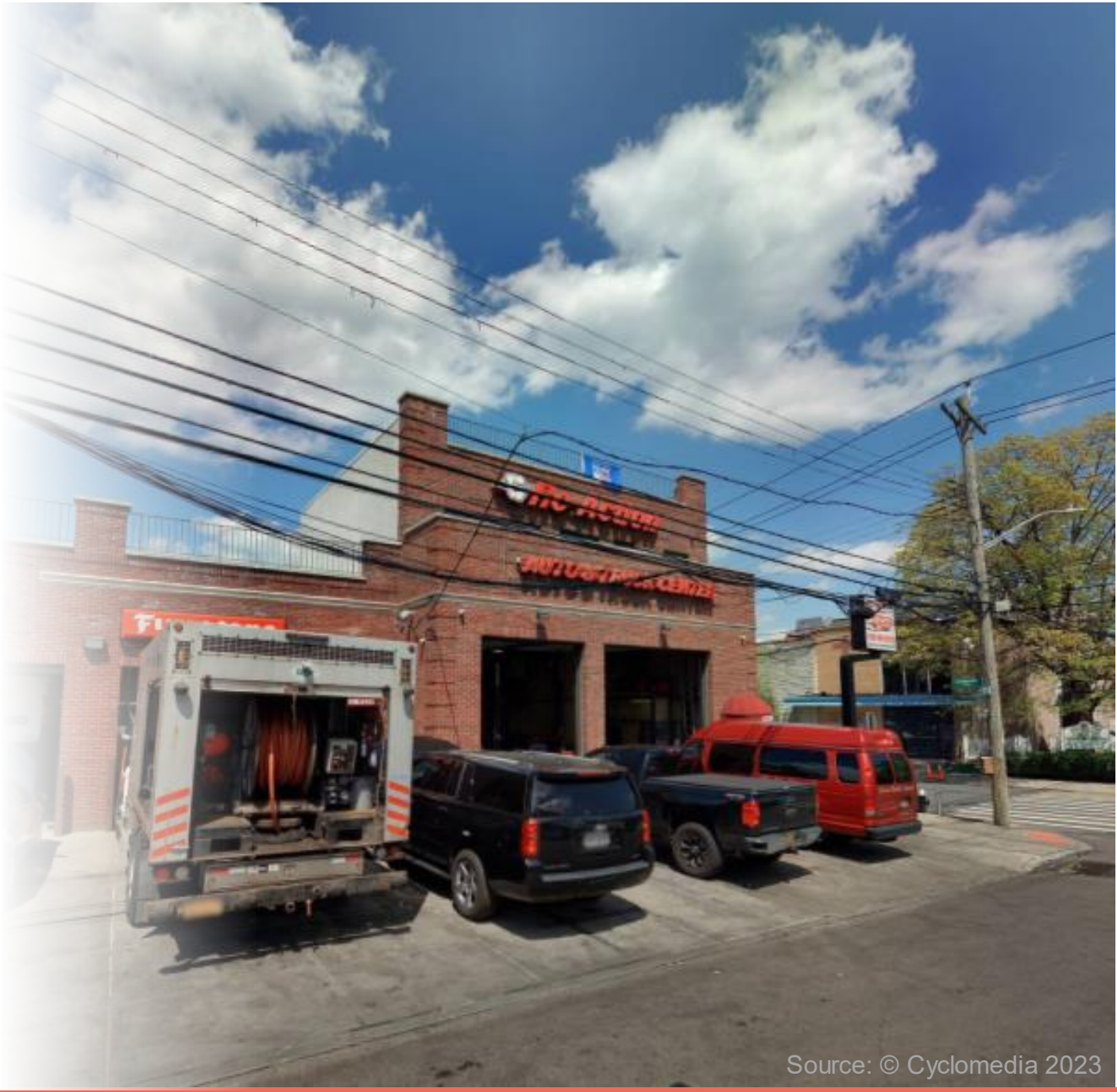
Proposal 13

Reduce conflicts between auto repair shops and pedestrians

- **Currently:** Auto servicing and repair uses are mostly restricted to industrial areas, but today exceptions allow for servicing certain parts of a vehicle in C2 and C4 districts.

- **Issue:** In practice, some businesses conduct heavy industrial servicing and vehicle storage on neighborhood sidewalks and retail streets, which can create unsafe conditions for residents.

- **Proposal:** Rationalize and consolidate the range of auto servicing uses into two, zoning-defined categories: Light and Heavy Vehicle Repair and Maintenance Shops. Heavy repair shops must be registered with the New York State DMV and would be allowed in C8 and M districts.
- Allow new Light auto servicing uses in C1-C7 districts to locate only by BSA Special Permit.



Source: © Cyclomedia 2023

Proposal 14

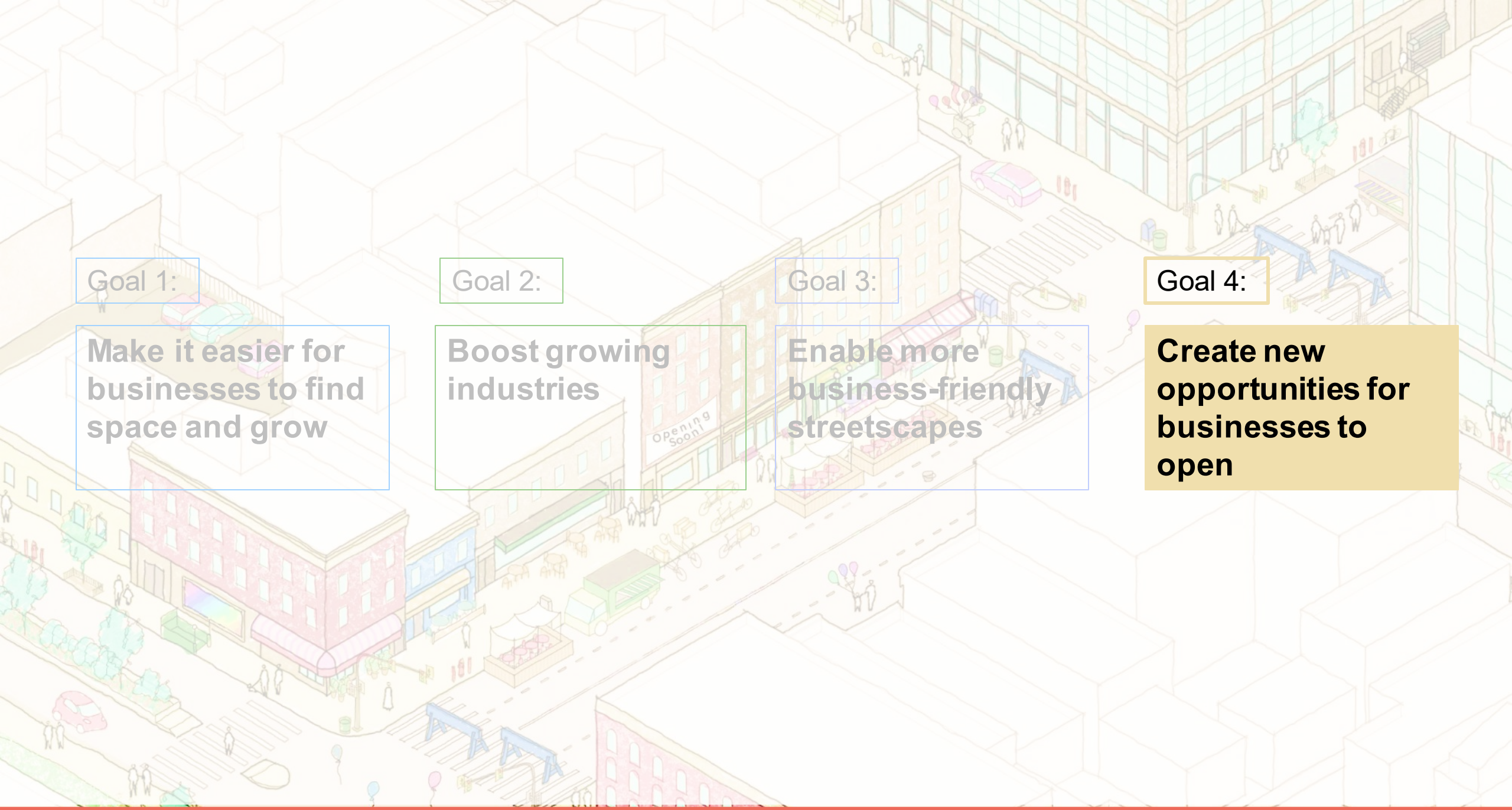
Encourage safe and sustainable deliveries with micro-distribution

- **Currently:** Zoning does not allow for most forms of goods delivery to occur within buildings in Commercial Districts.

- **Issue:** Delivery activity often occurs only on sidewalks and streets, exacerbating truck congestion and leading to conflicts with pedestrians and cyclists.

- **Proposal:** Create a new use for Micro-Distribution Facilities so delivery activity can locate at a small scale closer to homes and offices.
- Limited to 2,500 SF in C1/C2 districts, and up to 5,000 SF on the ground floor in C4-C7 districts.
- Larger spaces available only by BSA Special Permit or CPC Special Permit.
- Streetscape rules would prohibit papering over of windows to deter “dark stores.”

Source: DCP Staff



Goal 1:

Make it easier for businesses to find space and grow

Goal 2:

Boost growing industries

Goal 3:

Enable more business-friendly streetscapes

Goal 4:

Create new opportunities for businesses to open

Goal 4 Create new opportunities for businesses to open

Residential campuses like NYCHA should provide residents better **access to goods and services**

Our rules **limit the shape of certain new buildings,** such as film studios

Our manufacturing districts need to better reflect needs of current and future businesses

Photo Sources from left to right: DCP Staff, © Cyclomedia 2023, © Cyclomedia 2023.

Proposal 15

Facilitate local commercial space on residential campuses

- **Currently:** Many large-scale residential campuses, such as NYCHA, are zoned as Residence Districts, so local retail, services, and maker-spaces cannot easily locate.

- **Issue:** No zoning tools exist to allow commercial uses on residential campuses other than a full area-wide rezoning, which may be too costly, time-consuming, or not appropriate for many locations.

- **Proposal:** Create a CPC Authorization that gives NYCHA and other large-scale residential sites the ability to include commercial up to 15,000 SF.
- Subject to both environmental review and Community Board approval.
- Approval only if development would not create traffic congestion or environmental concerns.

Source: © Cyclomedia 2023

Proposal 16

Create process for allowing new corner stores in residential areas

- **Currently:** Zoning does not have tools to permit small-scale stores in residential areas.

- **Issue:** Residential areas of the city prohibit all new stores, which means new neighborhood services can never open in large swaths of the city.

- **Proposal:** Create a CPC Authorization to allow up to 2,500 SF of commercial use within 100 feet of an intersection.
- Subject to both environmental review and Community Board approval.
- Approval only if development would not create traffic congestion or environmental concerns.

Source: © Cyclomedia 2023

Proposal 17

Rationalize waiver process for business adaptation and growth

- **Currently:** Many growing businesses run into physical constraints of zoning that are incompatible with business expansion plans. For instance, a soundstage requires high walls, which conflict with zoning limitations on maximum street-wall heights in many districts. Or, a clothing store may be so successful that it wants to take over the next storefront, but discovers it is size-limited in many C districts.

- **Issue:** Today these businesses may have no paths forward.

- **Proposal:** Rationalize and supplement existing BSA permits to allow for any business type to seek limited modifications to size, enclosure, or location of use via BSA Special Permit. Significant (more than double) size increases would require public process via CPC Special Permit.
- Create new CPC Authorization for bulk modifications, including yard and setback requirements.

Source: © Cyclomedia 2022

Proposal 18

Create new kinds of zoning districts for future job hubs

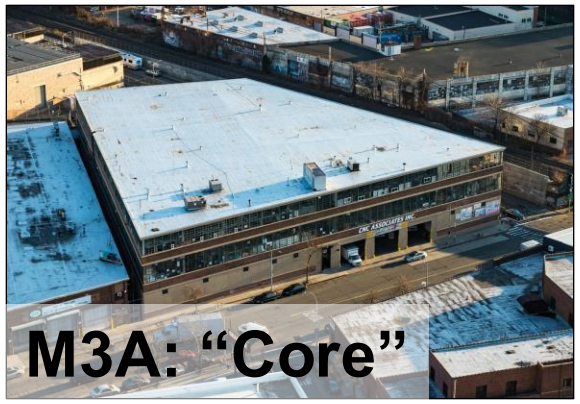
- **Currently:** No new zoning tools have been created in 60+ years for non-residential zones, and current tools are functionally obsolete.

- **Issue:** Current zoning in most industrial areas favors low-scale warehouse construction, preventing the construction of new multi-story buildings to support growing jobs, particularly near transit.

- **Proposal:** Create a range of new job-intensive zoning districts to allow for modern loft-style buildings by permitting higher densities, more flexibility on permitted building form, and right-sized parking and loading requirements.

Source: © Cyclomedia 2023

Create new kinds of zoning districts for future job hubs



M3A: "Core"

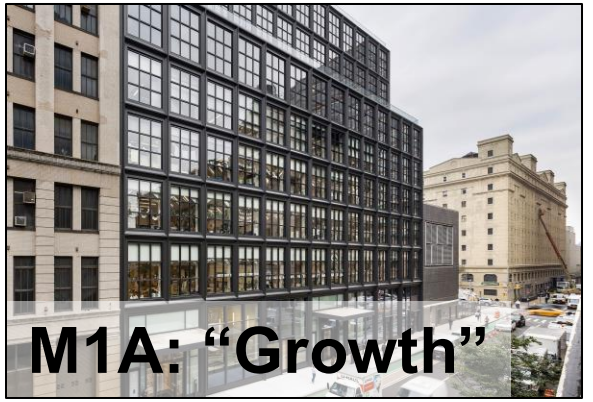
For strongly industrial context to allow modest expansion opportunities for legacy industry and future critical infrastructure

FAR limitations on all non-industrial uses

M2A:"Transition"

For traditional industrial areas where a balance of mixing & preservation is warranted.

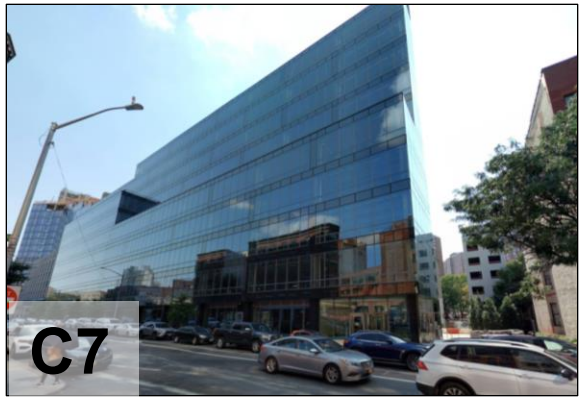
Incentivizes industrial uses via higher FAR



M1A: "Growth"

Suitable near residences & a mix of commercial activity, near transit.

Allows greatest flexibility for mixed use



C7

New type of commercial district with CBD (C4-C6) uses but same bulk regulations as M1A.

- All new zoning district types include long-requested reforms for bulk to allow more loft-like buildings and no parking requirements inside the Expanded Transit Zone.
- New districts would not be "mapped" to specific geographies through City of yes. Existing M districts will still exist and would not be affected by these new district options.

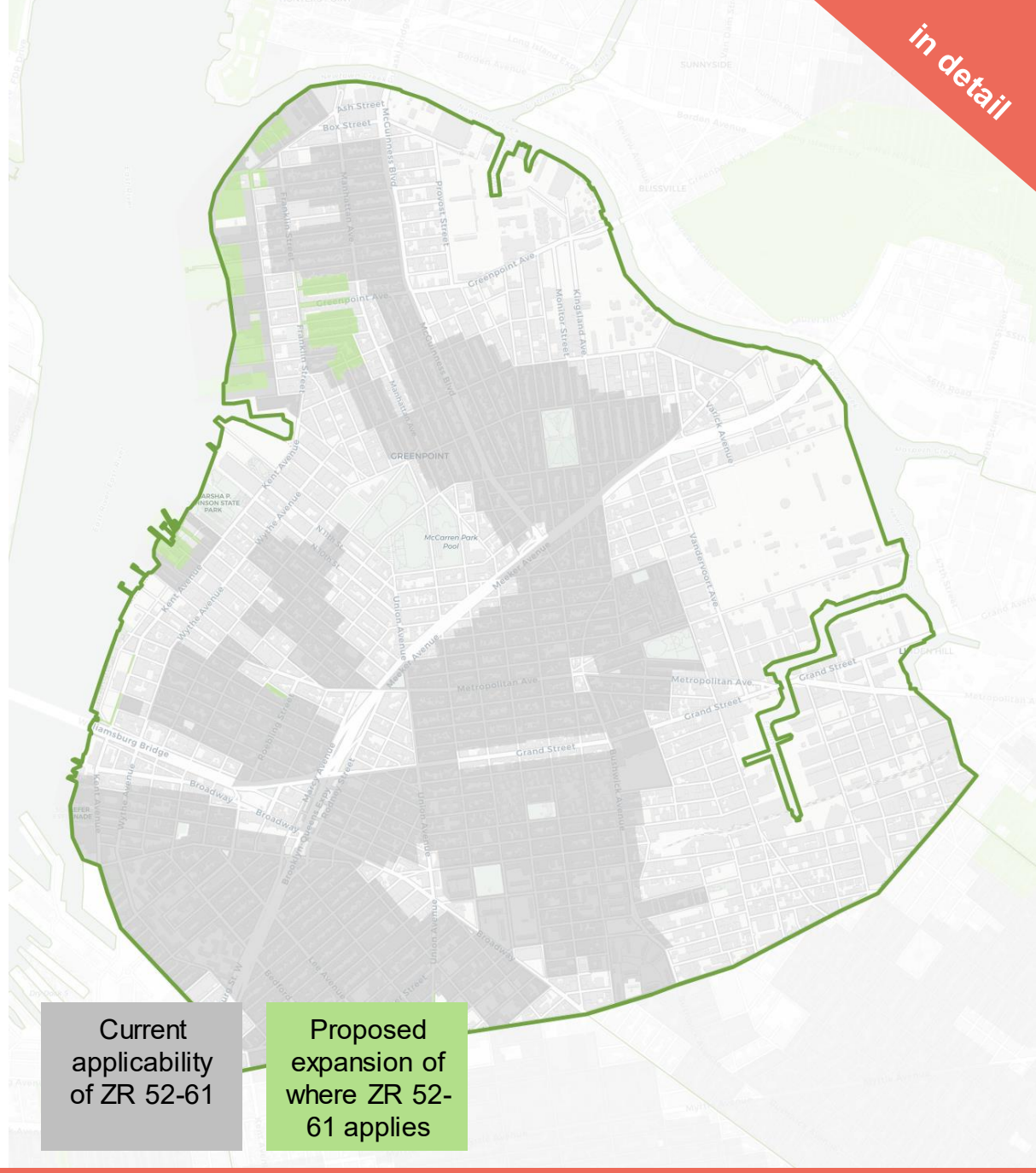
Proposal 1

Lift time limits to reactivating vacant storefronts

- **Currently:** Zoning allows businesses in R5-R7 districts to reoccupy vacant space, regardless of how long the non-conforming storefront has been empty.

- **Issue:** R1-R4, R8-R10, and Historic Districts are excluded from these provisions, meaning commercial spaces in these areas that are vacant for more than two years are not permitted to be re-occupied, contributing to long-term vacancies.

- **Proposal:** Expand existing provisions to all Residence Districts and Historic Districts.

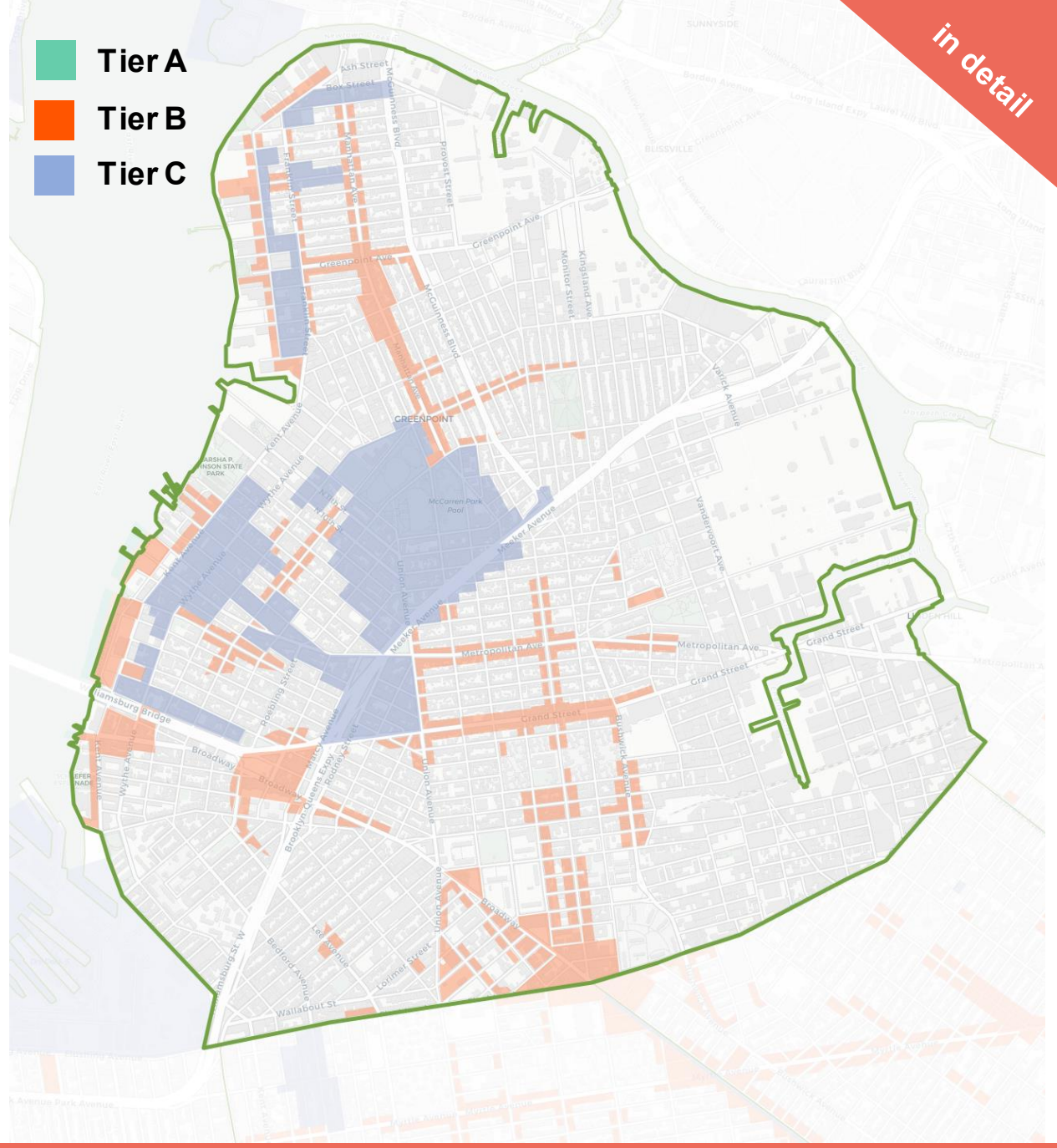


Proposal 12

Introduce design rules that ensure buildings contribute to surroundings

	Applicable Geographies	Regulates
Tier A	Streets in C1-C2, C4-C7 districts and in MX Districts	Parking location, Drive-throughs, Blank walls
Tier B	Streets in C1-C2, C4-C7 districts and in MX Districts (within the Transit Zone)*	Tier A rules, plus: Ground floor residences, Lobby length, Minimum transparency, Parking enclosure, Curb cut location
Tier C	Designated streets in Special Purpose Districts and other geographies**	Tiers A & Tier B rules, plus more robust list of building elements
Excluded	*Within 1,000 feet of highway entrance or large shopping center far from transit*	

**For zoning lots adjacent to or across from Residence, Manufacturing Districts or infrastructure, only parking wrap/location and blank wall rules will apply.*
***C Districts mapped in or with a RDE of an R9 or R10 District & C1, C2 and C4s in SI*



city of **yes**

For Economic Opportunity

NYC PLANNING

Optional Worksheet: Proposal Feedback

Instructions: If you choose to complete this optional worksheet, please review each part of the proposal. Check the box to express whether you support or do not support that specific component. You can leave comments in the requested modification section.

	Support	Do Not Support	Requested Modification
#1: Reactivate Storefronts	☐	☐	
#2: Simplify district types	☐	☐	
#3: Small-scale production	☐	☐	
#4: Loading docks	☐	☐	

	Support	Do Not Support	Requested Modification
#5: Upper floor commercial	☐	☐	
#6: Use terms	☐	☐	
#7: Urban agriculture	☐	☐	
#8: Life sciences	☐	☐	
#9: Nightlife	☐	☐	
#10: Amusement	☐	☐	
#11: Home occupations	☐	☐	

NYC PLANNING

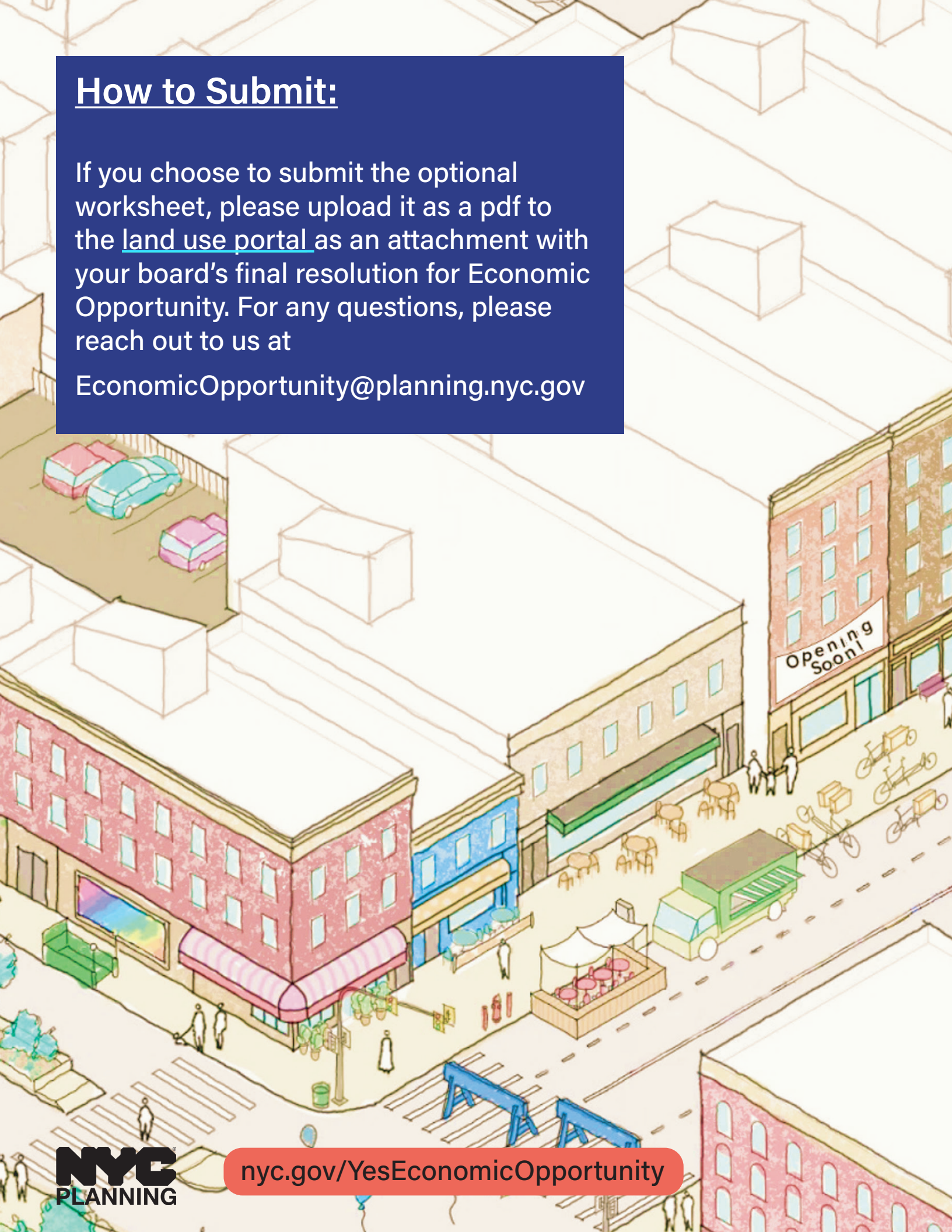
	Support	Do Not Support	Requested Modification
#12: Streetscape	☐	☐	
#13: Auto repair	☐	☐	
#14: Micro-distribution	☐	☐	
#15: Campus commercial	☐	☐	
#16: Corner stores	☐	☐	
#17: Better waiver process	☐	☐	
#18: New loft-style district	☐	☐	

NYC PLANNING

How to Submit:

If you choose to submit the optional worksheet, please upload it as a pdf to the land use portal as an attachment with your board's final resolution for Economic Opportunity. For any questions, please reach out to us at

EconomicOpportunity@planning.nyc.gov



NYC PLANNING

nyc.gov/YesEconomicOpportunity

ULURP, CALENDAR OR REFERENCE # N 240010 ZRY
APPLICANT: Department of City Planning
LOCATION: N/a
REQUEST: Community Board Recommendation

COMMUNITY BOARD NO. 1 QUESTIONNAIRE FOR LAND USE ITEMS

Please complete this questionnaire and return to District Manager Johanna Pulgarin at CB #l's Headquarters, 435 Graham Avenue, Brooklyn, New York 11211.
Feel Free to contact the Board's Office at (718) 389-0009
If you· have any questions or require additional Information

PROPOSED ACTION: What is the proposed ULURP, or BSA action (i.e. an amendment to the zoning map, a siting of a city facility, a zoning variance, etc.)? Zoning Text Amendment, Non-ULURP

l. For Ownership:

a) Who are the owners? N/A

b) If a corporation, who are the principles? N/A

c) What kind of a corporation? N/A

2. For Developers:

a) Who is the developer if it is different than the owner? N/A

b) What is their experience with this type of development? N/A

c) Is there a sponsor(s) of the project (i.e.. a CBO, NYC Housing Partnership, NYCHA?)
N/A

3. Financing:

d) What is the cost of the project? N/A

e) How is it financed? N/A

f) Will there be tax abatements? Subsidies N/A

3. Land

a) What information can be provided about the land? Who owns the land? N/A

b) What is the condition, status and uses on the property and the zoning? Use groups? _____

c) Has there been an environmental assessment or scope of an impact statement prepared for the proposed action? There is an Environmental Assessment Statement (EAS) associated with this project.

d) Will the land be purchased? What is the cost of the land? N/A
When was the property purchased? N/A What was the cost? N/A

e) Will demolition be needed to clear the land? N/A

f) Is the project in a special district? Historic District? Is it in an Urban Renewal Area? N/A

g) Will unused development rights be utilized or sold (i.e. air rights)? _____
N/A

5. Construction:

a) What type of construction will be used (i.e. rehab/new) and methods (i.e. pre-form cast concrete, brick) N/A

b) What is the time frame of the work (i.e. begin/end, etc.)? N/A

c) Who will be doing the work (i.e. firm, sweat equity, student interns)? N/A

6. Project Information:

a) Describe the project in terms of the proposed use(s) such as retail, office, commercial, loft, community facility, etc.)? N/a

b) If the project is residential, how many dwelling units are proposed and what is the number of bedrooms mix? What are the unit sizes? N/A

c) What are the projected costs of the rentals? If the units are to be condominium or one-to- three family house, what is the projected purchase price? N/a

d) Will there be financing for the units? What are the terns? N/A

e) Who is the lender? N/A

7. Marketing:

a) How will the project be marketed? Advertised? N/A

b) If newspaper, which ones? N/A

c) When will the projects be marketed (before, during or after construction)? N/A

d) What will be the outreach? There has been extensive outreach to stakeholders including BIDs, Industial service providers, the public through info sessions, and more

8. .<u>Project Characteristics:</u>

a) Will the project be consistent with the surrounding buildings (i.e. height, FAR/Floor Area Ratio, conforming)? N/A

b) Will the project be handicap accessible? Explain specifics: N/A

c) Special populations for the project (i.e. homeless, low-income, SRO, etc.) N/A

9. Open Space/Parking Amenities:

a) Will there be open space provided with the project? What type (i.e. rear yard, park, and waterfront)? Will there be public access? N/A

b) Will there be landscaping? Fencing? Street tree planting? N/A

c) Will parking be provided for (indoor, outdoor, on-street)? Will a waiver be requested? N/A

d) What amenities, if any, will be incorporated with the project? How were they developed and with who (i.e. tenants, residents, community group)? N/A

10. Building/Lot -currently undergoing any renovations, demolition, construction (of anv size)?

N/A

11. Any violations on the building or lot (i.e. Department of Buildings, Department of Environmental Protection, EPA, etc.)?

N/A

12. In addition to the BSA's Environmental Report for similar document). Please provide the following information:

a) List previous industrial uses and processes: N/A

b) List chemicals and quantities used in and stored for those processes:

N/A

c) List Hazardous Waste Disposal permits for prior operators: N/A

d) List any proposed remediation: N/A

e) Please provide any ASTM Phase I & II information: N/A

PREPARED BY: Lucia Marquez Reagan TITLE: . Brooklyn Borough Planner

SIGNATURE: Lucia Marquez Reagan DATE: 11/08/2023

CONTACT#(_____) _____ FAX#(____) _____

EMAIL: LMarquez@planning.nyc.gov

Community Board #1

Supplemental Land Use Application Information

Special permit actions - on a separate sheet, list all waivers, etc. requested

A. Project size

Commercial: (sq ft)	N/A
Manufacturing (sq ft)	N/A
Residential (sq ft)	N/A
Total (sq ft)	N/A
Height (feet)	N/A
Height (stories)	N/A

(for projects with more than one building, provide the the above data for each building)

8. Residential projects

	# of units	# affordable
0 bedroom (studio)	N/A	
1 bedroom		
2 bedroom		
3 bedroom		
4 bedroom		
Total units		

Market-rate units

Rental or condo? N/A

Estimated cost/rent psf _____

(market rate units only)

Affordable units

Rental or condo? _____

Distribution of affordability by% of **AMI**

C. Open space

	required	proposed
Total area	N/A	
Publicly accessible	N/A	

What are the hours of accessibility for the publicly-accessible open space? N/A

Will the publicly-accessible open space be turned over the Department of Parks for operation? N/A

D. Parking

Parking - number of spots, number required by zoning

	required	proposed
# of spaces	N/A	N/A

E. Environmental

List all environmental issues identified, environmental designations (Little 'E', HAZMAT, brownfield, Super Fund, etc.) and all remediation required

F. Additional information

- For all projects, please provide the following information:
- Draft or final EAS/EIS (pdf and one hard copy)
- 15 copies of power point presentation (11 x 17) to meeting
- Copies of power point presentation, architectural plans and renderings (pdf)
- NYS DEP signoff or status letter (waterfront sites only, pdf)
- List of project team (architect, engineer, landscape architect, code consultant, counsel, et al)
- List of all partners, corporation members, shareholders on ownership/development team
- Contact information (name, telephone, fax and email)

Brooklyn Community Board #1

Liquor License Application Questionnaire

APPLICANT	DOING BUSINESS AS (DBA)
PROPPED NY LLC	HELLO MEADOW
STREET ADDRESS 20 MEADOW STREET, BROOKLYN, NY 11206 (Please attach your map)	**CROSS STREETS** BETWEEN BOGART ST & WATERBURY ST

OWNER	NAME: LUCETTE FLOY-DEWDNEY	LAWYER	NAME: Max Bookman, Esq., Pesetsky & Bookman PC
	PHONE: 917-604-5020		PHONE: 212-513-1988
	FAX: N/A		FAX: 212-385-0564
MANAGER	NAME: SHAWN REECE	LANDLORD	NAME: AHMAD SALAMEH
	PHONE: 347-542-6516		PHONE: 347-624-0921
	FAX: N/A		FAX: N/A

Emergency contact for when the establishment is operating:

Name: LUCETTE FLOY-DEWDNEY

Relationship to establishment: OWNER

Contact Number: 917-604-5020

ADDITIONAL OWNER(S) *(Please attach additional pages if needed)*	NAME: SEON FRASER
	PHONE: 347-512-2379
	FAX: N/A

DESCRIPTION OF BUSINESS

Please describe the nature of your proposed venue:

CATERING FACILITY (PRIVATE EVENTS ONLY)

LICENSE TYPE

◯ Restaurant Wine & Beer ◯ On-Premises Liquor ◯ Eating Place Beer ◯ Hotel Beer ◯ Club Beer

◯ Cabaret Liquor ◯ Club Wine & Beer ◯ Tavern Wine ☑ Catering Establishment

◯ Hotel Wine & Beer ◯ Other (explain) _____

APPLICATION TYPE *(check one)*

☑ **New**	Has applicant owned or managed a similar business?	YES	NO
	What was the name of former premises?		
	Existing name?		
	What was the address of the former premises?		
	What were the dates the applicant was involved with this former premise?		
◯ **Transfer**	What is the prior license #?		
	What is the expiration date on the prior license?		
	Are you making any alterations or operational changes?	YES	NO
	If alterations or operational changes are being made, please attach the plans to this form.		
◯ **Alteration**	What is the current license #?		
	What is the expiration date on the current license?		
	Please describe the nature of the alterations and attach the plans		

NYPD & COMMUNITY BOARD RECORDS

APPROVED DOB APPLICATION

◯ **Letters**

Please provide letters from the NYPD and the respective Community Board about prior history of the proposed location and any other establishments that the applicant has operated.

Please provide copy of the Department of Buildings approved application.

Is the 500 Foot Rule Triggered? (on provided map) Show all establishments on your map.	YES	NO	**DATE OF SLA MEETING:** TBD
Is the 200 Foot Rule Triggered? (on your map)	YES	NO	ATTACH YOUR MAP
Are your plans filed with DOB? (include copy of plan)	YES	NO	ATTACH COPY OF PLAN
Is a Public Assembly permit required?	YES	NO	ATTACH PERMIT INFORMATION

OPERATIONAL ISSUES

HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
REMINDER: Hours for sidewalk cafés are per the NYC DCA guidelines unless stipulated differently.	Operation	10AM-11PM	10AM-11PM	10AM-11PM	10AM-11PM	10AM-2AM	10AM-2AM	10AM-2AM
	Music	10AM-11PM	10AM-11PM	10AM-11PM	10AM-11PM	10AM-2AM	10AM-2AM	10AM-2AM
	Kitchen	10AM-11PM	10AM-11PM	10AM-11PM	10AM-11PM	10AM-2AM	10AM-2AM	10AM-2AM
	Outdoor Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A

OCCUPANCY	INDOOR				BAR			OUTSIDE	
	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises	Number of Seats	Number of Tables	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Bars	Number of Seats	Number of Tables
	254	250	100	10	1	0	0	N/A	N/A

Will you be applying or do you intend to apply for a cabaret license?	YES	**NO**	
Will you be hosting private parties and promotional events?	**YES**	NO	
Will outside promoters be used?	YES	**NO**	
Will State certified security personnel(s) be used?	**YES**	NO	
Will New York Nightlife Association/NYPD recommendations be followed?	**YES**	NO	
Will you be using delivery bicycles?	YES	**NO**	
Will applicant have music?	**YES**	NO	
If you plan to have music, what type(s)?	**BACKGROUND**	**LIVE MUSIC**	**DJ**
Attach your security plan. Who implements it (explain)			

BUILDING DESIGN

The French doors, garage doors, retractable roofs and sliding windows will be closed when any amplified music is played (per law) and in the event of no amplified sound, will be closed by 11 PM Friday and Saturday and 10 PM on all other days.	YES	**NO**	N/A	
Will the kitchen exhaust system be designed to be compliant with NYC building codes and be constructed to not disturb neighboring tenants? (Provide documentation)	YES	NO	**N/A**	
Will you follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	**YES**	NO	N/A	
Do you agree to comply with DOB rules concerning a storm enclosure? (Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front)	YES	NO	**N/A**	
In the event that I apply for alterations, as defined by SLA or DCA (as applicable), I agree to reappear before CB#1 to describe these alterations.	**YES**	NO	N/A	

OUTDOOR ITEMS

STIPULATIONS FOR OUTDOOR USAGE– For any applications that have plans to use outdoor space for food or beverage service or for patrons to congregate must meet the following:

A.) Close 11PM Sun. – Thurs.; 1AM Fri. & Sat.
B.) No speakers or live music in backyard. No background music.
C.) Only ambient lighting is to be used.
D.) Self closing mechanism is to be used on every door leading to the backyard.
E.) Umbrellas and/or soundproofing to be installed.
F.) 8 Ft. fence to be installed at the perimeter of backyard.
G.) Must observe NYC Fire Dept. Codes (no open flame, no fire pits, no BBQ); No Smoking regulations; Department of Health Codes and Building Department Codes (C of O) and Public Assembly Codes; and the NYC Department of Consumer Affairs regulations regarding sidewalk cafes.
H.) Outdoor spaces must have seated food service.
I.) Petitions must include all information about intended use and state what permits are being applied for.
J.) Signatures on the petition(s) must include immediate neighbors. The owner/operator of the proposed establishment must secure the signatures of those abutting them.
K.) Sidewalk café furniture must be put away (stored inside) at night.
L.) Sliding doors, windows, French doors, garage doors/windows that open/slide, rollups and retractable roofs: If installed, have hours to close: Sun. – Thurs. at 10pm & Fri. – Sat. at 11pm.Tables are not to be out all night.
M.) Observe NYC Department of Health & Mental Hygiene regulations on smoking, including designated smoking areas in outdoor spaces.

Will you use the rooftop, rear yard or any outdoor space?	YES	NO	N/A	
Do you agree to no smoking in outdoor space?	YES	NO	N/A	
The rear yard, rooftop, and any outdoor space will be closed and vacated by 1 AM on Friday & Saturday and 11 PM on all other days.	YES	NO	N/A	
The service and consumption of alcohol in the rear yard, on the rooftop, or in any other outdoor space will be only via seated food service. Must be a full menu service.	YES	NO	N/A	
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	NO	N/A	STIPULATIONS: No more than 25% of designated space.
The applicant will do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.).	YES	NO	N/A	ATTACH INFORMATION ON WHAT WILL IMPLEMENTED
The applicant will enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from patrons by posting signs outside and also on menus asking for respect of the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor patrons.	YES	NO	N/A	STIPULATIONS
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors? (ambient lighting)	YES	NO	N/A	STIPULATIONS

LOCATION & ZONING			
Primary Zoning District:	M1-1	Overlay (If Applicable):	
Anti harassment Zone:			

Does the building have a Certificate of Occupancy ("C of O")? (*Please attach copy*)	YES	NO	ATTACH COPY WITH APPLICATION
Is the proposed occupancy permitted within the current C of O? If not determined, please attach objection sheet from NYC DOB.	YES	NO	ATTACH COPY WITH APPLICATION

Building Type	○ Residential ☑ Commercial ○ Mixed Use ○ Other, describe: _____
Adjacent Buildings	○ Residential ○ Commercial ☑ Mixed Use ○ Other, describe: _____

NOTIFICATION: What organizations / community groups, if any, have you notified regarding your application?		
	# 1	NOTICE POSTING AT PREMISE
	# 2	PETITION SIGNATURES ATTACHED
	# 3	
	# 4	

Brooklyn Community Board No. 1 reserves its right to deny any application that negatively impacts the neighborhood and quality of life.

STIPULATION AGREEMENT *(Print name and address here):*

STIPULATIONS FOR OUTDOOR USAGE – For any applications that have "any access into the outdoors" you must meet the following:

A.) Close 11PM Sun. – Thurs.; 1AM Fri. & Sat.
B.) No speakers or live music in backyard. No background music.
C.) Only ambient lighting is to be used.
D.) Self closing mechanism is to be used on every door leading to the backyard.
E.) Umbrellas and/or soundproofing to be installed.
F.) 8 Ft. fence to be installed at the perimeter of backyard.
G.) Must observe NYC Fire Dept. Codes (no open flame, no fire pits, no BBQ); No Smoking regulations; Department of Health Codes and Building Department Codes (C of O) and Public Assembly Codes; and the NYC Department of Consumer Affairs regulations regarding sidewalk cafes.
H.) Outdoor spaces must have seated food service.
I.) Petitions must include all information about intended use and state what permits are being applied for.
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L.) Sliding doors, windows, French doors, garage doors/windows that open/slide, rollups and retractable roofs: If installed, have hours to close them Sun. – Thurs. at 10pm & Fri. – Sat. at 11pm. Tables are not to be out all night.
M.) Observe NYC Department of Health & Mental Hygiene regulations on smoking, including designated smoking areas in outdoor spaces.

POSTING: Posting is required for all applications. Posters must be placed in the window and advertise hearing date. Posters must show all permits the applicant is seeking and be accompanied by a schematic/layout. Posting is to be done 10 days before the advertised meeting.

APPLICANT AGREEMENT WITH THE COMMUNITY

Pursuant to these stipulations, this applicant agrees to have these provisions incorporated in the method of operation of their liquor license. Additionally, the applicant agrees to the community agreements as the basis for the community supporting this application. These stipulations are to be signed and notarized and submitted to the Board's Office for inclusion with the application.

SIGN HERE →	Lucette Flay Lucette Flay	9/21/2023
	SIGNATURE OF APPLICANT OR ATTORNEY — Print Name	DATE

NOTARY
Sworn to before me on this 21st of September year 2023

XavierDeCat

Notary Signature/Stamp

XAVIER M DECASTRO NOTARY PUBLIC STATE OF NEW YORK Qualified in Nassau County No. 01DE6434370 MY COMMISSION EXPIRES 08-06-2026

BROOKLYN CB#1 REPRESENTATIVES

Committee Chair	*Print/Date*	*Committee Member*	*Print/Date*	*Committee Member*	*Print/Date*

ATTACHMENT 1.

PROPPED NY LLC d/b/a Hello Meadow BK
Security Plan

Hello Meadow's security plan for an event venue is essential to ensure the safety of attendees, staff, and the overall success of any event held at the venue. Our total security team consists of 3 males and 3 females. Depending on the guest count per event security guards will be scheduled accordingly. An event with >150 guests, will have 2 male guards and 1 female. See protocol as follows.

< 60 guests- 1 security guard

65 -150 guests - 2 security guards

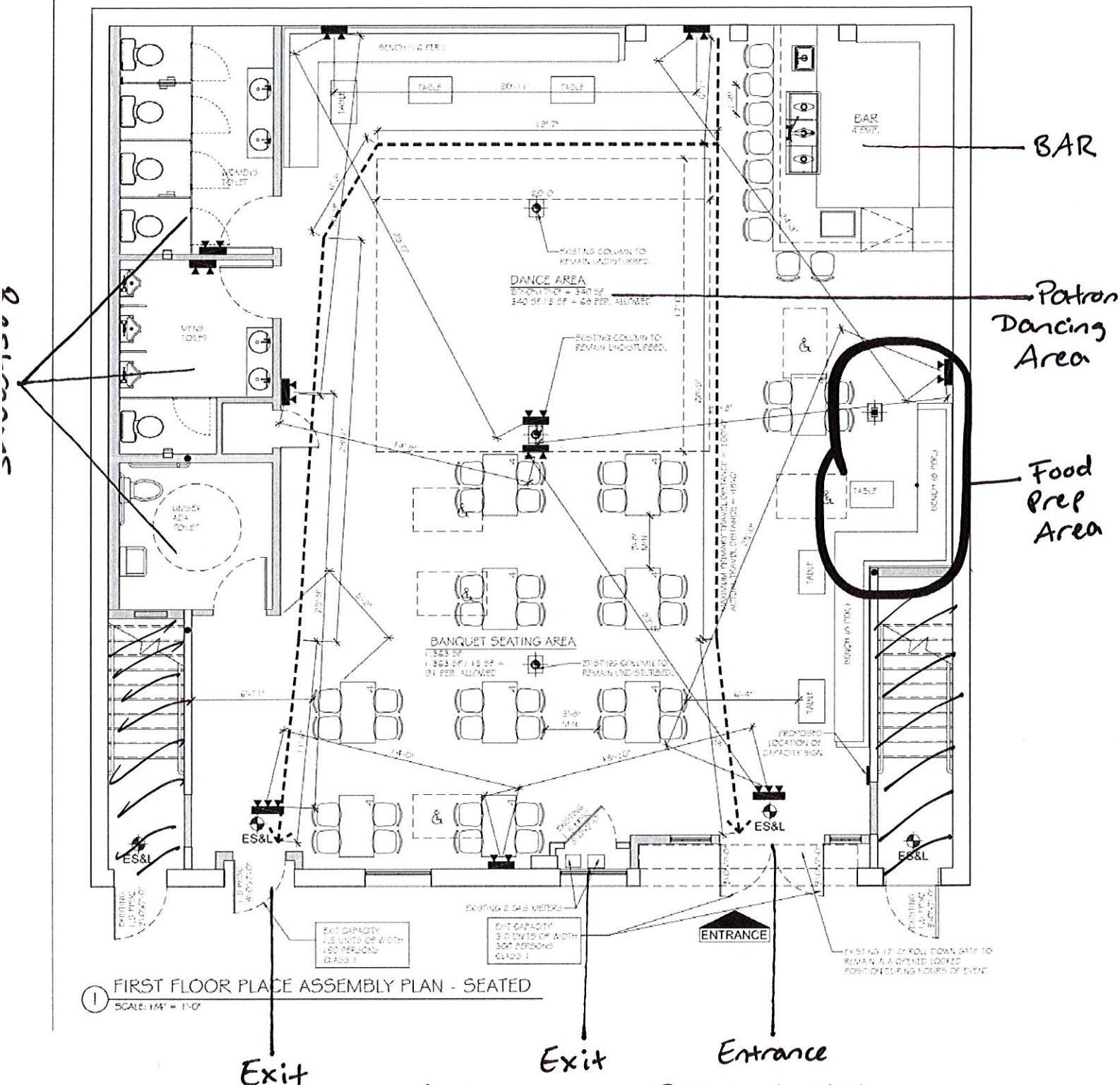
>150 guests- 3-5 security guards

Our security personnel will patrol the exterior of Hello Meadow property location, periodically and at irregular intervals to visually inspect property sidewalks, property walls and exterior cameras, searching for any visible damage or defacement to property. The security team will notify owner/management of any discrepancy noticed during visual inspection and will record findings. In regards to crowd control we use video surveillance to keep an eye on high-density areas. If a particular area becomes overcrowded the security guard will take action to redirect attendees. For events requiring ticketing the organizer of the event must provide a designated person to assist, our security team will mainly check for proper identification, bag checks and required wristbands for the event.

The 1st security guard will stand inside and adjacent to the main door of the property to serve as a 'visual security deterrent'. The 2nd guard will patrol inside and stand on the opposite end of

open space with a view of the main and service door. The 2nd security will assist management in cases where patrons or staff require medical attention. In medical attention cases, 'assisted' removal of an individual from the property, or any other unusual conditions (smoke alarm) will be recorded in real time and immediate notification to management. If a 3rd guard is present,

he/she will post adjacent to restrooms. An 'assisted' removal is defined as the ejection of an individual(s) from property will be initiated by management prior to assisting in the ejection, up to and including calling 911 for law enforcement response. The head of security (per event) will liaison, cooperate, and assist law enforcement upon arrival. FPS/PS will record the law enforcement officer's last name, badge number, and patrol car (if required) for follow up.



1 FIRST FLOOR PLACE ASSEMBLY PLAN - SEATED
SCALE: 1/4" = 1'-0"

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:	
Location	**20 Meadow St, Brooklyn, New York, 11206**
Geocode	**Latitude: 40.71061** **longitude: -73.93638**
Report Generated On	**9/19/2023**

8 Closest Liquor Stores

Name	Address	Distance
WATERBURY WINE & SPIRITS INC Ser #: 1335641	53 WATERBURY ST BROOKLYN, NY 11206	574 ft
RICHIES WINES & LIQUORS INC Ser #: 1011371	812 GRAND ST BROOKLYN, NY 11211	1,342 ft
JOHNSON BUSHWICK LTD Ser #: 1291585	255 BUSHWICK AVE BROOKLYN, NY 11206	1,528 ft
MONTROSE AND GRAHAM INC Ser #: 1291998	178 GRAHAM AVE BROOKLYN, NY 11206	2,123 ft
BIG TREE BOTTLES LLC Ser #: 1214163	43 BOGART ST UNIT A MOORE & SEIGAL STREETS BROOKLYN, NY 11206	2,224 ft
FOX MEADOW WINES AND SPIRITS LLC Ser #: 1338585	303 GRAHAM AVE BROOKLYN, NY 11211	2,395 ft
SUPER KINGS WINE & SPIRITS CORP Ser #: 1304157	111 GRAHAM AVE BROOKLYN, NY 11206	2,610 ft
GRAHAM AVENUE WINE CELLAR LLC Ser #: 1113775	353 GRAHAM AVENUE BROOKLYN, NY 11211	2,787 ft

Schools within 500 feet

Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet

Name	Distance
Mountain Of Salvation C & S Church	220 ft

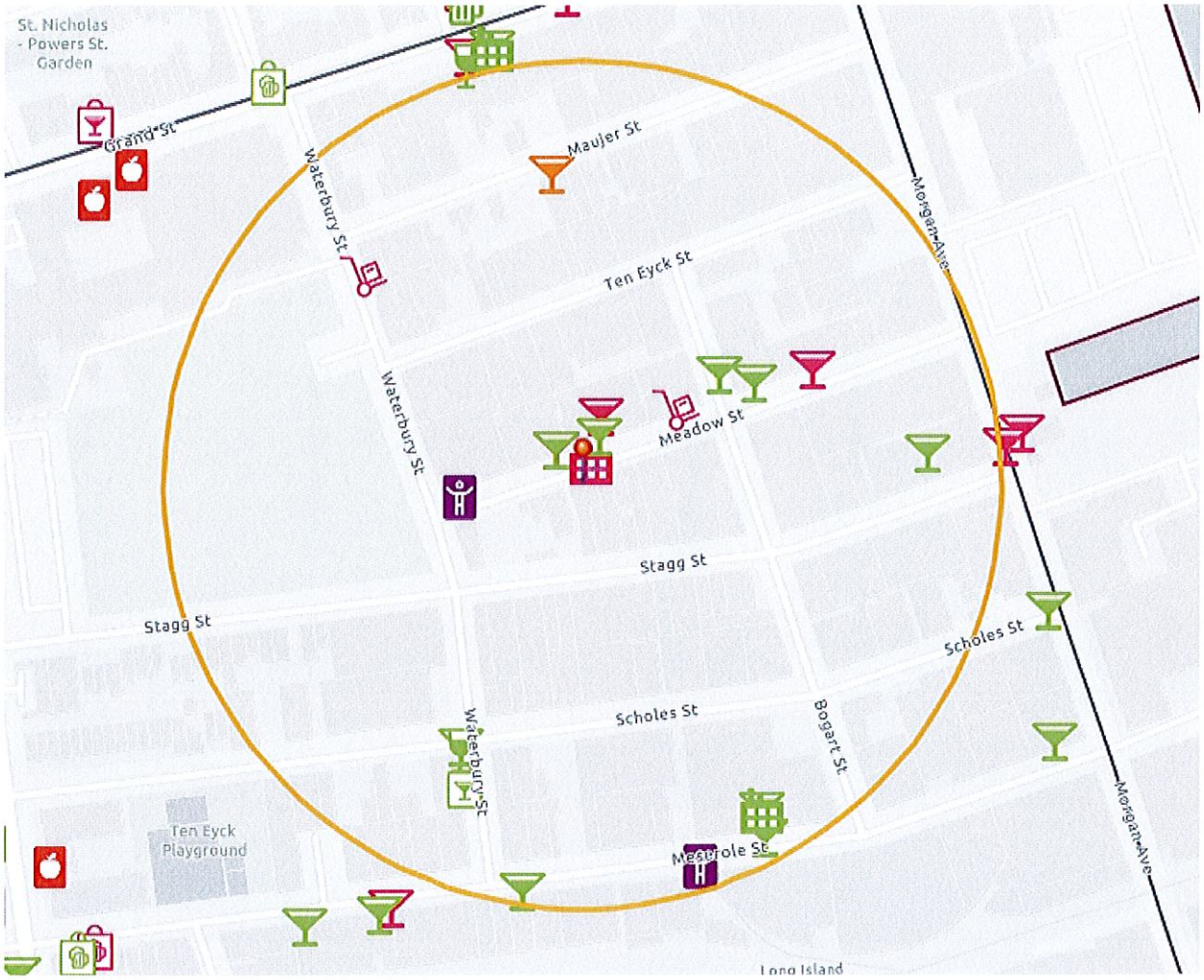
Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
AMANT CAFE LLC & MAUJER MANAGEMENT LLC Ser #: 1360289	312 MAUJER ST BROOKLYN, NY 11206	550 ft

Active On Premises Liquor Licenses within 750 feet		
Name	**Address**	**Distance**
17 MEADOW LLC Ser #: 1342954	17 MEADOW ST BROOKLYN, NY 11206	75 ft
23 MEADOW LLC Ser #: 1327880	23 MEADOW ST BROOKLYN, NY 11206	88 ft
BOGART HOUSE LLC Ser #: 1286757	230 BOGART ST 3RD FLOOR & ROOFTOP BROOKLYN, NY 11206	311 ft
L J O ENTERPRISES LLC Ser #: 2212199	43 MEADOW ST SUITE #01 CLINTON, NY 13323	356 ft
MICADO BROOKLYN LLC Ser #: 1235332	57 WATERBURY STREET SCHOLES & MESEROLE STREETS BROOKLYN, NY 11206	511 ft
BROOKLYN GREENS GOLF LLC Ser #: 1337024	195 MORGAN AVE BROOKLYN, NY 11237	620 ft
WANDERING BARMAN LLC, THE Ser #: 1328247	315 MESEROLE ST STE A-2 BROOKLYN, NY 11206	662 ft
AURA COCINA & BAR INC Ser #: 1317326	315 MESEROLE ST BROOKLYN, NY 11206	706 ft
315 MESEROLE LLC Ser #: 1322153	315 MESEROLE ST 3RD FL & ROOFTOP BROOKLYN, NY 11206	706 ft
NOW AND THEN NYC INC Ser #: 1312169	290 MESEROLE ST BROOKLYN, NY 11206	727 ft

PROPPED NY LLC

500 Ft DIAGRAM



Active Licenses within 500 ft:

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L J O ENTERPRISES LLC Ser #: 2212199	43 MEADOW ST SUITE #01 CLINTON, NY 13323	356 ft

Propped NY LLC
MENU

SMALL BITES

BBQ Wingettes 4pcs

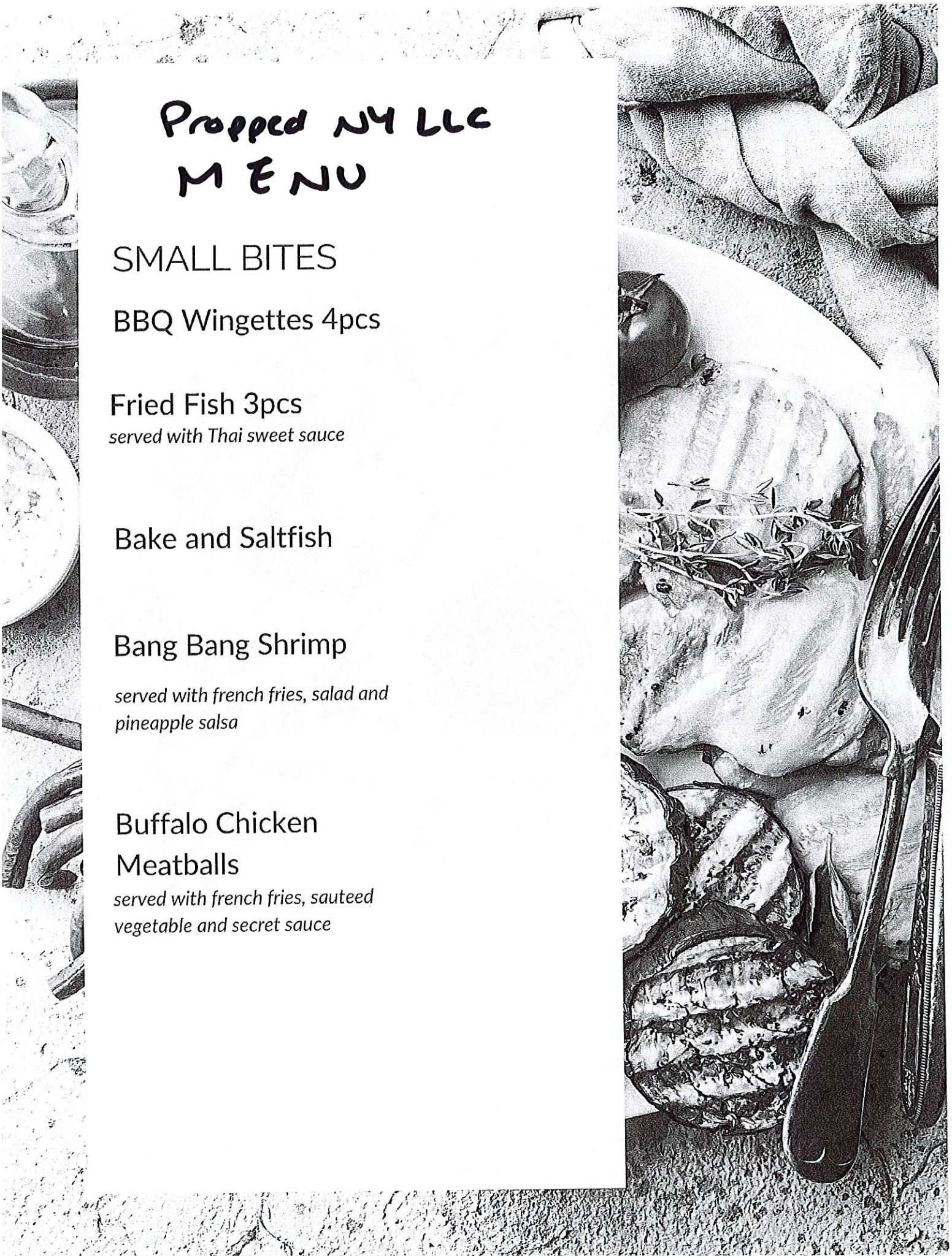
Fried Fish 3pcs
served with Thai sweet sauce

Bake and Saltfish

Bang Bang Shrimp

served with french fries, salad and pineapple salsa

Buffalo Chicken Meatballs
served with french fries, sauteed vegetable and secret sauce



NYC Buildings

Certificate of Occupancy

CO Number:3070847-0000002

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified.No change of use o occupancy shall be made unless a new Certificate of Occupancy is issued.*This document or a copy shall be available fo inspection at the building at all reasonable times.*

A.	**Borough:** BROOKLYN **Address:** 22 MEADOW ST **Building Identification Number(BIN):** 3070847	**Block Number:** 3030 **Lot Number(s):** 10 **Additional Lot Number(s):** **Application Type:** A1 - ALTERATION TYPE 1	**Full Building Certificate Type:** Temporary **Date Issued:** 08/22/2023
	This building is subject to this Building Code: Prior to 1968		
	This Certificate of Occupancy is associated with job# 321647740-01		
B.	**Construction Classification:** 3: NON-FIREPROOF STRUCTURES **Building Occupancy Group classification:** A-2 - ASSEMBLY: EATING & DRINKING **Multiple Dwelling Law Classification:** Not Available		
	No.of stories: 2	**Height in feet:** 29	**No.of dwelling units:** Not Available
C.	**Parking Spaces and Loading Berths:** Open Parking Spaces: 0 Enclosed Parking Spaces: 0 Total Loading Berths: Not available		
D.	**This Certificate is issued with the following legal limitations:** Restrictive Declaration: None Zoning Exhibit: None BSA Calendar Number(s): None CPC Calendar Number(s): None		
	Borough Comments:		

Borough Commissioner

Commissioner

James S. Oddo

NYC Buildings

Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 1	A-2	193	OG	9A		321647740	Temporary	11/20/202
Description of Use:	Banquet BANQUET HALL					Exceptions:		
Floor 1	B	15	OG	6C		321647740	Temporary	11/20/202
Description of Use:	Business and Service PHOTOGRAPHIC STUDIOS					Exceptions:		
Floor 1	A-2	254	OG	12A		321647740	Temporary	11/20/202
Description of Use:	Eating and Drinking EATING AND DRINKING ESTABLISHMENT WITH ENTERTAINMENT AND A CAPACITY OF MORE THAN 200 PERSONS WITH DANCING					Exceptions:		
Floor 2	F-2	18	50	7B		321647740	Temporary	11/20/202
Description of Use:	Low-Hazard: Manufacturing BICYCLE RENTAL OR REPAIR SHOPS					Exceptions:		

CofO Comments: THE PROPOSED BANQUET HALL, AND EATING AND DRINKING ESTABLISHMENT WILL BE USED NON SIMULTANEOUSLY WITH OTHER USES AND WILL NOT TO GO OVER THE NUMBER OF PEOPLE FOR EITHER OCCUPANCY AS NOTED ON SCHEDULE CHART.

Borough Commissioner

Commissioner

James S. Oddo

Propped NY LLC

Exterior

Propped NY LLC

Exterior

Propped NY LLC

Interior

Prepped NY LLC

Interior

Propped NY LLC

Interior

Propped NY LLC

Interior

ATTENTION
RESIDENTS &
NEIGHBORS
PROPPED NY LLC d/b/a Hello Meadow BK
PLANS TO OPEN A
CATERING FACILITY (PRIVATE EVENTS ONLY)
AT THE FOLLOWING LOCATION
20-22 MEADOW STREET, BROOKLYN, NY 11206
THIS ESTABLISHMENT IS SEEKING
A LICENSE TO SERVE
BEER,WINE AND LIQUOR
THERE WILL BE AN OPPORTUNITY
FOR PUBLIC COMMENT ON
Wednesday
DATE 10-11-2023
at 6:00 PM
SWINGING 60's SENIOR CITIZEN CENTER
211 AINSLIE STREET
BROOKLYN, NY 11211
(Corner of Manhattan Avenue)
AT THE
CB#1's PUBLIC HEARING
All those who wish to speak
Must sign in and submit their speaker form
at 5:45 PM No Later Than 6:00 PM
Written Comments Can Also Be Sent To
Community Board No 1 Brooklyn
435 Graham Avenue
Brooklyn, NY 11211
The SLA Review & DCA Committee will meet at
6:30PM on Monday, October 23, 2023 at the
SWINGING 60's SENIOR CITIZEN CENTER
211 AINSLIE STREET
BROOKLYN, NY 11211
(Corner of Manhattan Avenue)
(PLEASE DO NOT ARRIVE EARLIER THAN 6:15 PM)
09/27/2023

Add a Caption

Wednesday • Sep 27, 2023 • 4:17 PM Adjust

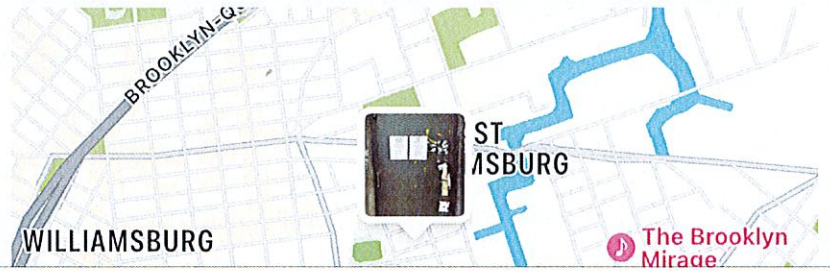
IMG_6045

Apple iPhone 14 Pro Max HEIF

Main Camera — 24 mm ƒ1.78

12 MP • 3024 × 4032 • 1.9 MB

ISO 100	33 mm	0 ev	ƒ1.78	1/150 s



HELBRAUN | LEVEY

TGS CLUBHOUSE LLC
86 NORTH 11TH STREET
BROOKLYN, NY 11249

BROOKLYN COMMUNITY BOARD 1

40 FULTON STREET 28TH FLOOR NEW YORK, NY 10038 T 212 219 1193 F 212 226 7554

COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211
PHONE: (718) 389-0009
FAX: (718) 389-0098
Email: bk01@cb.nyc.gov
Website: www.nyc.gov/brooklyncb1

greenpoint — williamsburg

Applicant: TGS CLUBHOUSE LLC

Location: 86 NORTH 11TH STREET

Date Submitted: 10/16/2023

↓ OFFICIAL USE ONLY ↓
Date Received:

Who should fill out this form?
(Check which one you are applying for)

Any owner, or prospective owner of an establishment seeking:

- ● A new liquor license
- An alteration or an existing liquor license
- A transfer of an existing liquor license
- A new sidewalk café consent for an: ☐enclosed ☐ unenclosed sidewalk café *
- An alteration of an existing sidewalk café license
- Cabaret License/Amusement Arcade *

If this questionnaire is for a LIQUOR LICENSE it should be filled out completely and returned to the Community Board Office not less than 30 days before your application is submitted to the State Liquor Authority. Deadline date for the Public Safety Committee's review meeting will be provided. Without these attachments, and 10 copies of this questionnaire completely filled out and presented to CB #1's Public Safety Committee for the Board's monthly meeting, your application will not be considered by the Committee and that CB #1 will write to the SLA notifying the agency of your failure to cooperate with the community review process.

-OR-

- **If this questionnaire is for a * SIDEWALK CAFÉ, * CABARET LICENSE, or an *AMUSEMENT ARCADE application it should be filled out completely and returned as soon as possible to the Board's office with 50 copies to be distributed at the Board Meeting.**

When you return this form you should include the following attachments:

- ☐ Photographs of the inside and outside of your establishment. Photos of the exterior should include context photos showing the buildings on each side of the premises. Applications for rear yards should include context photos of all surrounding buildings.
- ☐ Schematics/floor plans of the inside of your establishment and sidewalk café schematics (if applicable);
- ☐ If a restaurant, please include proposed menu.
- ☐ Petition signatures from residents of the premises and all surrounding buildings (must include date signature person signed).
- ☐ Posting of notice to file must be done at least 10 days before meeting. Posting should be prominently displayed on the premises, where it will be visible to passersby at all times. It must include all permits being sought and be accompanied by a layout/plan/sketch of proposed use(s). Posting must remain displayed until review process is complete.
- ☐ Copy of the Certificate of Occupancy for the space (C of O), including rear yard/outside space if applied for.
- ☐ Maps/Street Schematic – Include an accurate map of what is in the area: Neighborhood map (i.e. Googlemap, OASIS NYC) with 5 block radius, showing schools and churches and other licensed establishments (RE: 200 ft. and 500 ft. rules)

Brooklyn Community Board #1

Liquor License Application Questionnaire

APPLICANT TGS CLUBHOUSE LLC		DOING BUSINESS AS (DBA) PENDING	
STREET ADDRESS 86 NORTH 11TH STREET BROOKLYN, NY 11249 (Please attach your map)		CROSS STREETS BERRY STREET AND WYTHE AVENUE	
OWNER	NAME: TAYLOR LINTZ	LAWYER	NAME: JOSEPH LEVEY / MATTHEW COLTON
	PHONE: 631-327-3990		PHONE: 212 219 1193
	FAX: N/A		FAX: N/A
MANAGER	NAME: PENDING	LANDLORD	NAME: JAY WEITZMAN
	PHONE: PENDING		PHONE: 347-922-8122
	FAX: N/A		FAX: N/A

Emergency contact for when the establishment is operating:

Name: JARROD FOX

Relationship to establishment: OWNER

Contact Number: 727-278-8279

ADDITIONAL OWNER(S) *(Please attach additional pages if needed)*	NAME: JARROD FOX
	PHONE: 727-278-8279
	FAX: N/A

DESCRIPTION OF BUSINESS

Please describe the nature of your proposed venue: SPORTS BAR WITH OUTDOOR SPACE SERVING MEXICAN FOOD.

LICENSE TYPE

- ○ Restaurant Wine & Beer
- ◉ On-Premises Liquor
- ○ Eating Place Beer
- ○ Hotel Beer
- ○ Club Beer
- ○ Cabaret Liquor
- ○ Club Wine & Beer
- ○ Tavern Wine
- ○ Catering Establishment
- ○ Hotel Wine & Beer
- ○ Other (explain) _____

APPLICATION TYPE *(check one)*

☑ New	Has applicant owned or managed a similar business?	☑ YES ☐ NO
	What was the name of former premises?	TAILGATE
	Existing name?	TAILGATE
	What was the address of the former premises?	86 NORTH 11TH STREET
	What were the dates the applicant was involved with this former premise?	2021 - PRESENT
☐ Transfer	What is the prior license #?	N/A
	What is the expiration date on the prior license?	N/A
	Are you making any alterations or operational changes?	☐ YES ☐ NO
	If alterations or operational changes are being made, please attach the plans to this form.	
☐ Alteration	What is the current license #?	N/A
	What is the expiration date on the current license?	N/A
	Please describe the nature of the alterations and attach the plans	N/A

NYPD & COMMUNITY BOARD RECORDS

☐ Letters

Please provide letters from the NYPD and the respective Community Board about prior history of the proposed location and any other establishments that the applicant has operated.

APPROVED DOB APPLICATION

N/A

Please provide copy of the Department of Buildings approved application.

Is the 500 Foot Rule Triggered? (on provided map) Show all establishments on your map.	☑ YES ☐ NO	**DATE OF SLA MEETING:** MEETING DATE NOT SET
Is the 200 Foot Rule Triggered? (on your map)	☐ YES ☑ NO	**ATTACH YOUR MAP**
Are your plans filed with DOB? (include copy of plan)	☐ YES ☐ NO	**ATTACH COPY OF PLAN** PENDING
Is a Public Assembly permit required?	☑ YES ☐ NO	**ATTACH PERMIT INFORMATION** PENDING

OPERATIONAL ISSUES

HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
REMINDER: Hours for sidewalk cafés are per the NYC DCA guidelines unless stipulated differently.	Operation	5PM-11PM	5PM-11PM	5PM-11PM	5PM-11PM	5PM-2AM	12PM-2AM	12PM-11PM
	Music	5PM-11PM	5PM-11PM	5PM-11PM	5PM-11PM	5PM-12aM	12PM-12AM	12PM-11PM
	Kitchen	5PM-11PM	5PM-11PM	5PM-11PM	5PM-11PM	5PM-1AM	12PM-1AM	12PM-11PM
	Outdoor Space	5PM-11PM	5PM-11PM	5PM-11PM	5PM-11PM	5PM-1AM	12PM-1AM	12PM-11PM

OCCUPANCY	INDOOR				BAR			OUTSIDE	
	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises	Number of Seats	Number of Tables	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Bars	Number of Seats	Number of Tables
	N/A	500	N/A	N/A	2	2	0	432	72

Will you be applying or do you intend to apply for a cabaret license?	YES	✓ NO	
Will you be hosting private parties and promotional events?	✓ YES	NO	10-20 PER YEAR
Will outside promoters be used?	YES	✓ NO	
Will State certified security personnel(s) be used?	✓ YES	NO	N/A
Will New York Nightlife Association/NYPD recommendations be followed?	✓ YES	NO	N/A
Will you be using delivery bicycles?	YES	✓ NO	
Will applicant have music?	YES	✓ NO	
If you plan to have music, what type(s)?	✓ BACKGROUND	LIVE MUSIC	✓ DJ *
Attach your security plan. Who implements it (explain)	ATTACHED		*BACKGROUND LEVEL ONLY

BUILDING DESIGN

The French doors, garage doors, retractable roofs and sliding windows will be closed when any amplified music is played (per law) and in the event of no amplified sound, will be closed by 11 PM Friday and Saturday and 10 PM on all other days.	YES	NO	✓ N/A	
Will the kitchen exhaust system be designed to be compliant with NYC building codes and be constructed to not disturb neighboring tenants? (Provide documentation)	YES	NO	✓ N/A	
Will you follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	✓ YES	NO	N/A	
Do you agree to comply with DOB rules concerning a storm enclosure? (Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front)	YES	NO	✓ N/A	
In the event that I apply for alterations, as defined by SLA or DCA (as applicable), I agree to reappear before CB#1 to describe these alterations.	✓ YES	NO	N/A	

OUTDOOR ITEMS

STIPULATIONS FOR OUTDOOR USAGE– For any applications that have plans to use outdoor space for food or beverage service or for patrons to congregate must meet the following:

A.) Close 11PM Sun. – Thurs.; 1AM Fri. & Sat.
B.) No speakers or live music in backyard. No background music.
C.) Only ambient lighting is to be used.
D.) Self closing mechanism is to be used on every door leading to the backyard.
E.) Umbrellas and/or soundproofing to be installed.
F.) 8 Ft. fence to be installed at the perimeter of backyard.
G.) Must observe NYC Fire Dept. Codes (no open flame, no fire pits, no BBQ); No Smoking regulations; Department of Health Codes and Building Department Codes (C of O) and Public Assembly Codes; and the NYC Department of Consumer Affairs regulations regarding sidewalk cafes.
H.) Outdoor spaces must have seated food service.
I.) Petitions must include all information about intended use and state what permits are being applied for.
J.) Signatures on the petition(s) must include immediate neighbors. The owner/operator of the proposed establishment must secure the signatures of those abutting them.
K.) Sidewalk café furniture must be put away (stored inside) at night.
L.) Sliding doors, windows, French doors, garage doors/windows that open/slide, rollups and retractable roofs: If installed, have hours to close: Sun. – Thurs. at 10pm & Fri. – Sat. at 11pm.Tables are not to be out all night.
M.) Observe NYC Department of Health & Mental Hygiene regulations on smoking, including designated smoking areas in outdoor spaces.

Will you use the rooftop, rear yard or any outdoor space?	✓ YES	NO	N/A	
Do you agree to no smoking in outdoor space?	✓ YES	NO	N/A	
The rear yard, rooftop, and any outdoor space will be closed and vacated by 1 AM on Friday & Saturday and 11 PM on all other days.	✓ YES	NO	N/A	
The service and consumption of alcohol in the rear yard, on the rooftop, or in any other outdoor space will be only via seated food service. Must be a full menu service.	✓ YES	NO	N/A	
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	✓ YES	NO	N/A	STIPULATIONS: No more than 25% of designated space.
The applicant will do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.).	✓ YES	NO	N/A	ATTACH INFORMATION ON WHAT WILL IMPLEMENTED
The applicant will enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from patrons by posting signs outside and also on menus asking for respect of the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor patrons.	✓ YES	NO	N/A	STIPULATIONS
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors? (ambient lighting)	✓ YES	NO	N/A	STIPULATIONS

LOCATION & ZONING			
Primary Zoning District:	M1-2	Overlay (If Applicable):	N/A
Anti harassment Zone:	N/A		

Does the building have a Certificate of Occupancy ("C of O")? *(Please attach copy)*	YES	NO	ATTACH COPY WITH APPLICATION PENDING
Is the proposed occupancy permitted within the current C of O? If not determined, please attach objection sheet from NYC DOB.	YES	NO	ATTACH COPY WITH APPLICATION PENDING

Building Type	○ Residential ○ Commercial ○ Mixed Use ⊘ Other, describe: PREDEMONIANTLY OUTDOOR SPACE
Adjacent Buildings	○ Residential ○ Commercial ⊘ Mixed Use ○ Other, describe:

NOTIFICATION: What organizations / community groups, if any, have you notified regarding your application?		
	#1	NOTICE POSTING AT PREMISE
	#2	PETITION SIGNATURES
	#3	MEETING WITH CUFFH
	#4	LETTERS OF SUPPORT FROM SURROUNDING HOTELS/BUSINESSES

Brooklyn Community Board No. 1 reserves its right to deny any application that negatively impacts the neighborhood and quality of life.

STIPULATION AGREEMENT *(Print name and address here):*

STIPULATIONS FOR OUTDOOR USAGE – For any applications that have "any access into the outdoors" you must meet the following:

A.) Close 11PM Sun. – Thurs.; 1AM Fri. & Sat.
B.) No speakers or live music in backyard. No background music.
C.) Only ambient lighting is to be used.
D.) Self closing mechanism is to be used on every door leading to the backyard.
E.) Umbrellas and/or soundproofing to be installed.
F.) 8 Ft. fence to be installed at the perimeter of backyard.
G.) Must observe NYC Fire Dept. Codes (no open flame, no fire pits, no BBQ); No Smoking regulations; Department of Health Codes and Building Department Codes (C of O) and Public Assembly Codes; and the NYC Department of Consumer Affairs regulations regarding sidewalk cafes.
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M.) Observe NYC Department of Health & Mental Hygiene regulations on smoking, including designated smoking areas in outdoor spaces.

POSTING: Posting is required for all applications. Posters must be placed in the window and advertise hearing date. Posters must show all permits the applicant is seeking and be accompanied by a schematic/layout. Posting is to be done 10 days before the advertised meeting.

APPLICANT AGREEMENT WITH THE COMMUNITY

Pursuant to these stipulations, this applicant agrees to have these provisions incorporated in the method of operation of their liquor license. Additionally, the applicant agrees to the community agreements as the basis for the community supporting this application. These stipulations are to be signed and notarized and submitted to the Board's Office for inclusion with the application.

SIGN HERE →	SIGNATURE OF APPLICANT OR ATTORNEY Print Name	/ / DATE

NOTARY
Sworn to before me on this _____ of _____year_____

_____
Notary Signature/Stamp

BROOKLYN CB#1 REPRESENTATIVES

Committee Chair *Print/Date*	*Committee Member* *Print/Date*	*Committee Member* *Print/Date*

ATTACHMENT 1.

[redacted]

@MRTACONYC

Mexican Street Style Grub

TACO TUESDAY!

All Tacos • 3 for $12

(excludes birria tacos)

MR. TACOS

All tacos are handmade corn tortillas served with onion, cilantro & guac (add cheese .50)

Three Little Piggies 5
Pork carnitas, chorizo, topped w/ chicharrón

The Fish Taco 5
Pan fried white fish w/ chipotle mayo, guac & pico

Day 'N' Night Breakfast Taco 4
Scrambled egg with cheese, guac sauce & pico (vegetarian)
- add any protein 2

Grilled Shrimp 5
Grilled shrimp, grilled onions, guac sauce & pico

Grilled Chicken 4

Pork Carnitas 4

Al Pastor 5

Grilled Steak 5

Chorizo 4

Chicken Tinga 4
Shredded chicken w/ grilled onion, tomato & chipotle

Nopales 4
Grilled Cactus (vegan)

Birria Tacos 16 (three)
Shredded beef, onion, cilantro & consommé

NACHOS

Corn chips, black beans, queso blanco, guac & pico

Grilled Chicken 15

Pork Carnitas 15

Grilled Steak 16

Three Little Piggies 16

Chorizo 15

Chicken Tinga 15

Nopales 15

Ballpark Nachos 7
chips, cheese, jalapeño, seventh inning stretch

QUESADILLAS *

Handmade corn tortillas served with queso, guac & pico

Ms. Quesa 10
Mozzarella and queso blanco

Grilled Chicken 12

Pork Carnitas 12

Grilled Steak 13

Three Little Piggies 13

Chorizo 12

Chicken Tinga 12

Nopales 11

Rice & Beans 11

BOWLS & SALADS *

Served with Mexican rice or lettuce, black beans, guac sauce & pico

Grilled Chicken 12

Pork Carnitas 12

Grilled Steak 13

Chorizo 12

Chicken Tinga 12

Nopales 12

Three Little Piggies 13

Grilled Shrimp 13

EXTRAS

Chips & Guacamole 10
House-made guacamole, corn chips

Street Corn 7
Corn off the cob, Cotija cheese, house spice

Plain Fries 8

Loaded Fries 12
Guac sauce, pico, jalapeño, queso blanco & chipotle mayo
- add any protein 3*

Rice & Beans 6

Churros 7
Dulce de leche dipping sauce

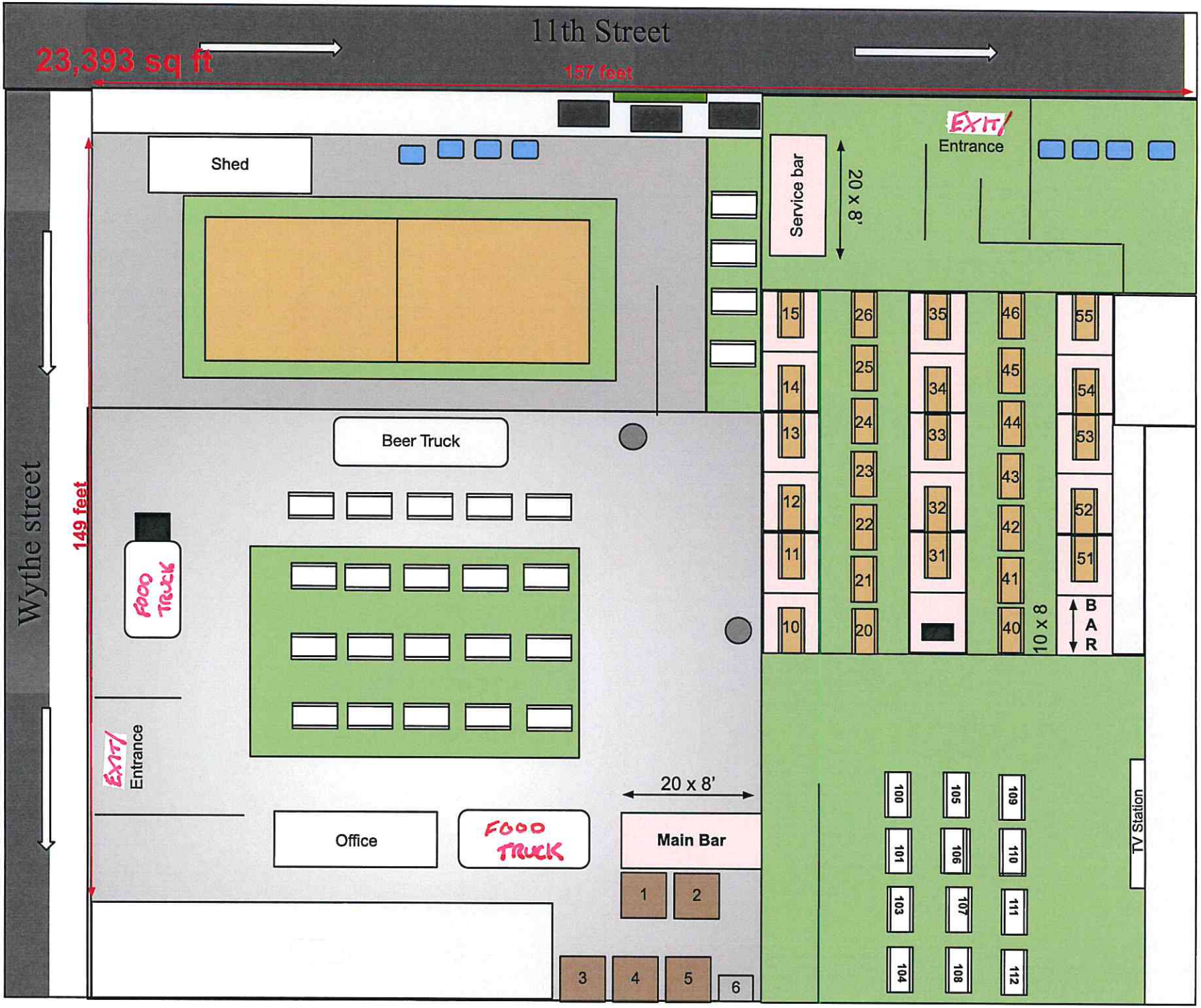
PLATTERS

Double-Double Platter
26
Four Mr. Tacos
(up to two proteins)
with chips & guac

The Mr. Taco Platter
60
Six Mr. Tacos
(up to three proteins),
any two quesadillas, chips & guac

Game Day Nachos
32
Black beans, queso blanco,
sour cream, guac & pico
(up to one protein)

[redacted]


11th Street
23,393 sq ft
157 feet
Wythe street
149 feet
Shed
Service bar
20 x 8'
EXIT
Entrance
Beer Truck
FOOD TRUCK
EXIT
Entrance
Office
FOOD TRUCK
20 x 8'
Main Bar
10 x 10
BAR
TV Station
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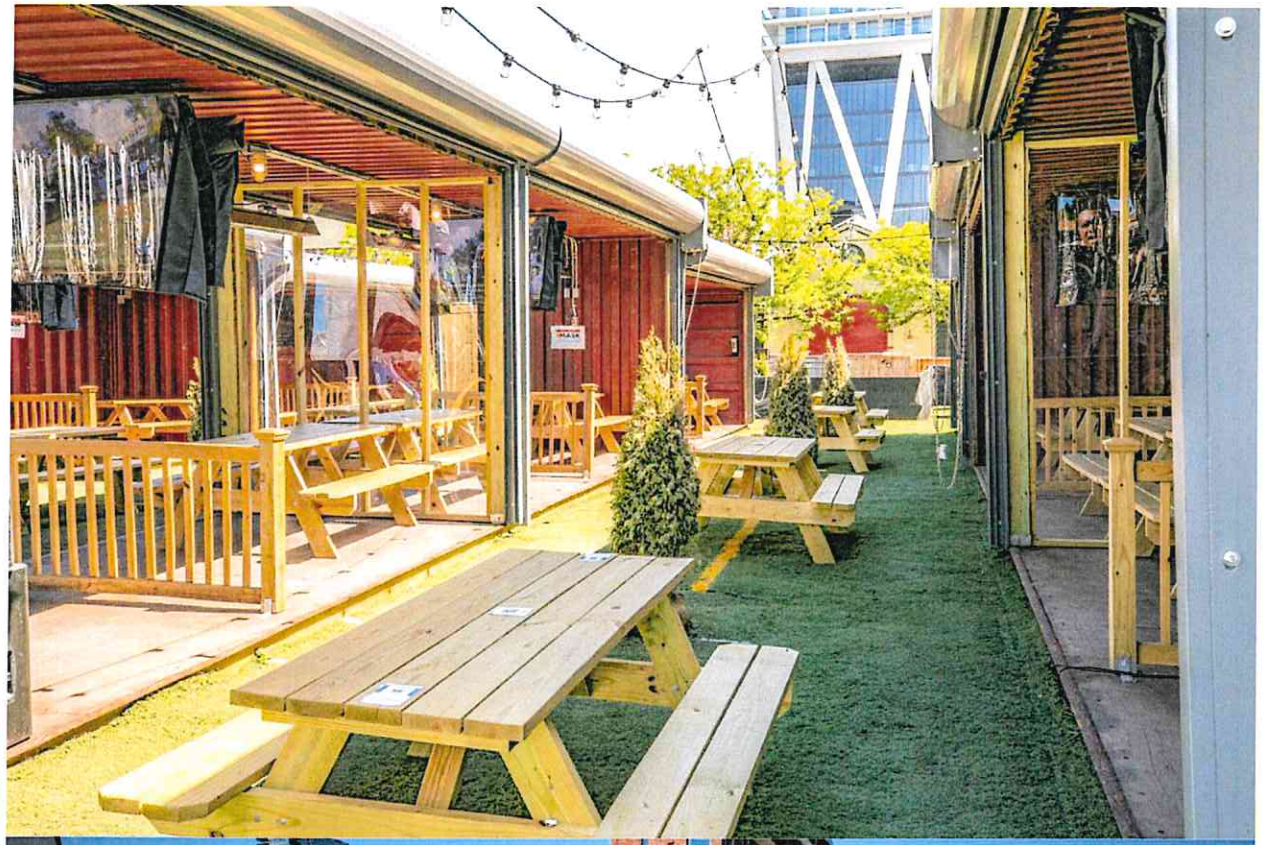

40 FULTON STREET 28TH FLOOR NEW YORK, NY 10038 T 212 219 1193 F 212 226 7554

SECURITY MEMO

When working the door:

- Check IDs- We do not accept persons without IDs, expired IDs or photographs of IDs.
  - Familiarize yourself with the names and faces of people who are not allowed in the bar to ensure they do not come in.
- Acceptable Forms of Identification (per the New York State SLA):
  - A valid driver's license or non-driver identification card issued by the Commissioner of Motor Vehicles, the Federal Government, a State Government, Commonwealth, Possession or Territory of the United States or a Provincial Government of Canada, or valid U.S. passport / foreign passport / military ID from the U.S.
- Please check all larger bags, purses, backpacks.
  - No outside food/beverage
  - No weapons of any kind.
- Children are allowed in as long as they are accompanied by an adult or legal guardian..
  - Anyone under the age of 21 will get a different color wrist band provided by security and can not be served alcohol.
- If you feel the noise levels are too loud outside, inform the MOD immediately.
- Greet guests that are arriving to the bar.
- There is no loitering in front of the establishment, keep guests moving up or down the block.
- Remember that it is public property. Being kind and polite will always work better than intimidation.

When working inside:

- Alert management or security to issues.
- Try to keep the service passage clear. People will crowd in areas around the container, if you see a server trying to go through with a lot of drinks, kindly help move the guests out of the way,
- Head should always remain on a swivel.
- Phones stay in your pocket. If you are paying attention to your phone you are not watching the floor.
- Move throughout the bar in loops from post to post.
- Keep people from standing on the tables.
  - We will never kick a guest out for this, just let them know. If they become an issue alert management.
- Confiscate all foreign beverages.

SECURITY MEMO

RULES OF ENGAGEMENT (ROEs) FOR UNRULY CUSTOMERS:

- Always try to handle situations with the least amount of force necessary. Raising your level of aggression to match a customer's will only elevate the situation - be firm, but polite. Explain that you'd prefer to talk outside, where it is quieter.
- If firm verbal communication proves ineffective, gently nudge & guide the patron towards the exit.
- Using physical force is the absolute last resort, and should only consist of grabbing the patron and escorting them out of the establishment. A member of management should always be contacted prior to this happening. If a situation requires an immediate escalation of force, inform a manager as soon as is possible after the fact.
- If a customer continues to be harassing or is being too difficult, immediately disengage and inform a member of management.
- You are NEVER to shove or strike a customer unless the safety of yourself or others are in imminent danger. Any violation of this rule will result in immediate termination from continued work with Tailgate as well as a report to Montro Protection leadership team.
- As soon as the situation is resolved, immediately de escalate and disengage. If a customer is taking pictures or harasses you, ignore them and grab a manager.

ESCALATION OF FORCE:

1. Polite firmness
2. Gentle physical guidance
3. Forceful physical guidance

PHYSICALITY MADE SIMPLE:

- Physical guidance/escorting - follow the ROEs above.
- Strong-arming, dragging, shoving, etc. - to be used only when a customer has become physically aggressive with you first, or is fighting/attempting to fight others.
- Striking, chokeholds, and/or any other violent methods - to be used only when a customer has tried to physically harm you first, or grave physical harm to you or others is imminent. Use only the lowest forms of violent methods necessary to deescalate the situation - without exceptions.

RADIO PROTOCOLS:

- BRAVO - used to refer to locations and the guards posted at them.
    - BRAVO MAIN - front door, checking IDs. **NEVER LEAVES POST.**
    - BRAVO 2 - guard over at host stand.
    - BRAVO 3 - guard walking around container/cabana section (FLOATER)
    - BRAVO 4 - (WHEN ON) guard walking around walk-in/ self serve section (FLOATER)

- DELTA - Non-emergency. *I.e. "Jonas, DELTA at the front door." or "Jonas, DELTA, front door."*
- TANGO - Emergency - all hands respond. Repeat the transmission twice. *"TANGO at the front desk, TANGO at the front desk." or "TANGO front desk, TANGO front desk."*
- COPY - In response to any pertinent transmission - you must acknowledge all communications. I.e. *"DELTA MAIN, hold the door." "COPY."*
- SAY AGAIN - If you need a radio transmission repeated. I.e. *"[garbled transmission]" "SAY AGAIN"*

SECURITY MEMO

SUPERVISORS, it is your responsibility to;

- Ensure proper conduct and professionalism from your staff.
- Occasionally float through the venue and maintain situational awareness.
- Ensure a manager is contacted whenever appropriate.
- Ensure all security signs in and out, returning all applicable equipment.
- Ensure all Bk Backyard training and protocols are followed.
- Ensure all guards on duty are at their posts and proper coverage is taken when breaks are needed.
- Ensure all security staff have valid NY State Security Licenses. This will be double-checked by management.
- Check out your clickers and maintain an accurate count of occupancy- when needed.
- Ensure an Incident Report is filled out thoroughly, with a witness signature, after any and every security incident.

SECURITY MEMO

Other notes:

- White tables are walk-in, self serve, festival style seating.
- Wooden tables/Containers or Cabana's are reservation only and can be reserved through our website https://www.bkbackyard.com/reservations
    - There are 65" Tv's at each tables in the containers and heaters when necessary
    - We can also take walk-ins depending on our availability
- Ordering on the reserved side is through a QR code using your phone. Servers will come and bring you anything ordered on the phone.
- Parties of more than 10 are subject to a min spend.
- We have 4 porter potties located on the lower level of the property, 1 ADA porter potty for staff located behind the fence and 4 Porter potties located on the upper level over by the container area
- When taking a break please go inside the office, off the premises or the back table behind the bar.
    - We have a food truck and full bar if you would like to order anything.

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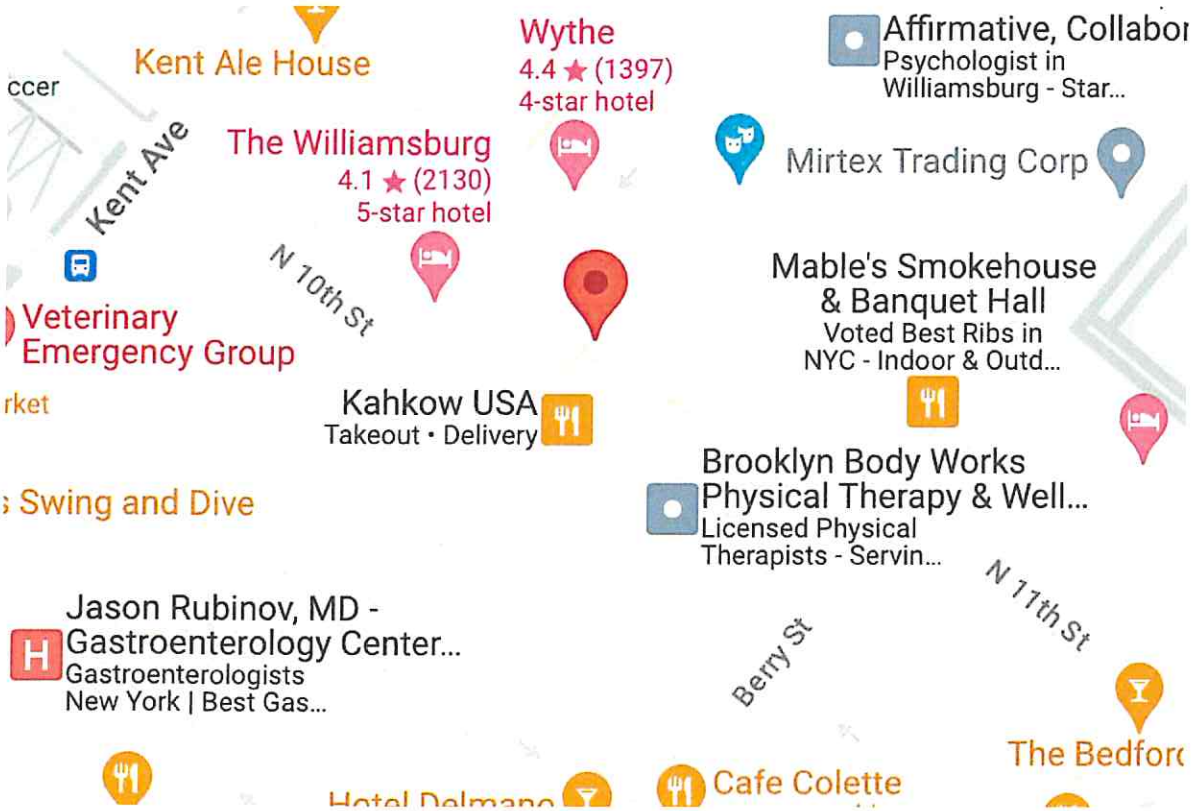
NEIGHBORHOOD MAP



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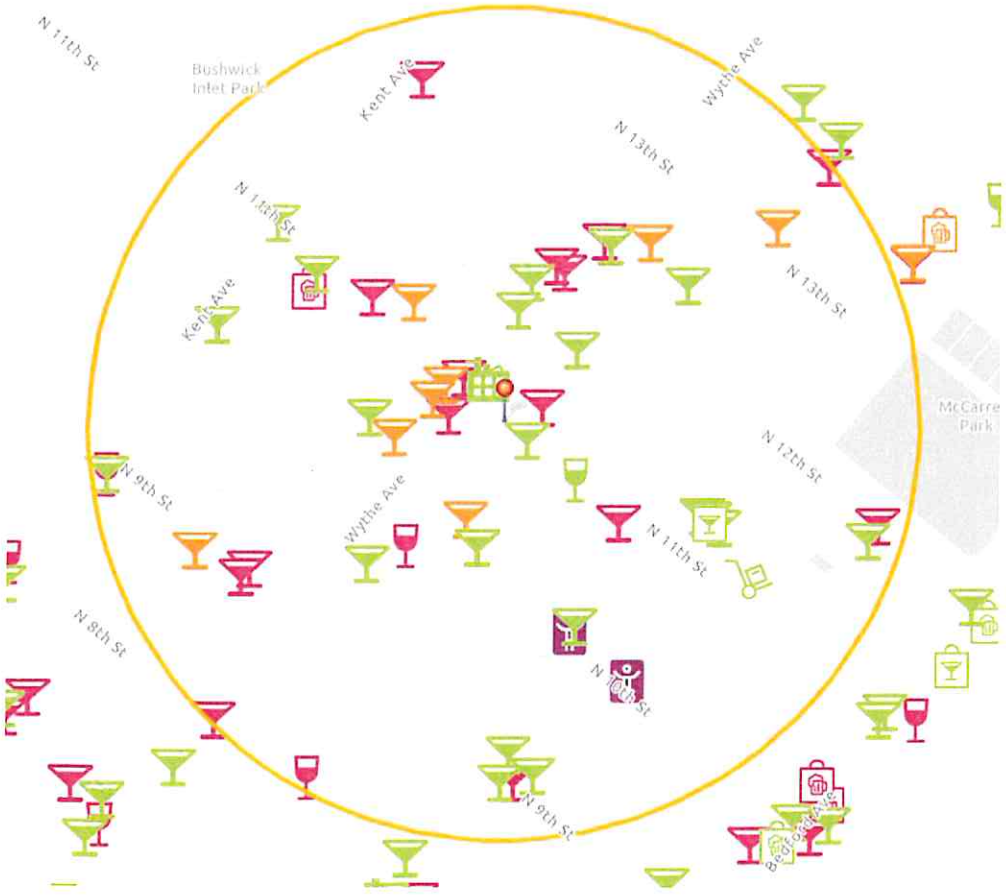
500 FOOT MAP



GREEN MARTINI= OP LICENSE
GREEN WINE=RW/TW LICENSE
PINK MARTINI= INACTIVE OP LICENSE
PINK WINE=INACTIVE RW/TW LICENSE

40 FULTON STREET 28TH FLOOR NEW YORK, NY 10038 T 212 219 1193 F 212 226 7554

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:	
Location	**86 N 11th St, Brooklyn, New York, 11249**
Geocode	**Latitude: 40.72152** **longitude: -73.95787**
Report Generated On	**9/5/2023**

8 Closest Liquor Stores

Name	Address	Distance
CK BROOKLYN LLC Ser #: 1238132	44 BERRY ST STORE #5 AKA 109 N BROOKLYN, NY 11211	412 ft
NORTHSIDE DISCOUNT LIQUORS & WINES INC Ser #: 1253914	105 BERRY ST BROOKLYN, NY 11211	902 ft
BEDFORD WINES AND SPIRITS INC Ser #: 1298794	101 BEDFORD AVE BROOKLYN, NY 11211	920 ft
ALEXANDER WINES INC Ser #: 1225806	132 KENT AVE 6TH & 7TH ST BROOKLYN, NY 11249	1,096 ft
NORMAN SAKE LLC Ser #: 1337614	29 NORMAN AVE UNIT 100 BROOKLYN, NY 11222	1,335 ft
EIGHT & DRIGGS INC Ser #: 1181574	197 N 8TH ST BROOKLYN, NY 11211	1,539 ft
HEYIN LLC Ser #: 1296565	211 N 11TH ST BROOKLYN, NY 11211	1,622 ft
PIER WINES CORP Ser #: 1263815	164 KENT AVE AKA 12 N 5TH ST BROOKLYN, NY 11249	1,759 ft

Schools within 500 feet

Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet

Name	Distance
Fast Ashley's Studio	396 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
TVC15 LLC Ser #: 1351840	90 WYTHE AVE BROOKLYN, NY 11249	127 ft
94 WYTHE F&B LLC Ser #: 1366778	94 WYTHE AVE BROOKLYN, NY 11249	136 ft
SUSHI ON WYTHE LLC Ser #: 1338773	97 N 10TH ST STE 1E BROOKLYN, NY 11249	184 ft
QUADRUM BK LLC & QUADRUM HOSPITALITY GROUP LLC Ser #: 1359711	96 WYTHE AVE AS MANAGER BROOKLYN, NY 11249	199 ft
AFURI NEW YORK LLC Ser #: 1364827	61 N 11TH ST BROOKLYN, NY 11249	273 ft
WVH BAR LLC Ser #: 1352274	94 N 13TH ST BROOKLYN, NY 11249	417 ft
SECOND CITY NEW YORK LLC&FIFTY/50 MGMT GROUP 1 LLC Ser #: 1364906	64 N 9TH ST BROOKLYN, NY 11249	599 ft
X GOLF BROOKLYN LLC Ser #: 1367635	105 N 13TH ST BROOKLYN, NY 11249	605 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
BROOKLYN BILLIARDS LLC Ser #: 1307403	90 N 11TH ST AKA 97 N 10TH ST AKA 97 N 10TH ST BROOKLYN, NY 11249	51 ft
BROOKLYN BOWL LLC Ser #: 1327330	61 77 WYTHE AVE NORTH 11 & NORTH 12TH STREETS BROOKLYN, NY 11249	187 ft
80 WYTHE LLC Ser #: 1257145	80 WYTHE AVE BROOKLYN, NY 11211	205 ft
NORTH 10TH RESTAURANT COMPANY LLC Ser #: 1308808	97 N 10TH ST UNIT 1H BROOKLYN, NY 11249	226 ft
96 WYTHE ACQUISITION LLC Ser #: 1285104	96 WYTHE AVE AKA NORTH 10TH ST BROOKLYN, NY 11249	243 ft
74 WYTHE AVE TENANT LLC Ser #: 1324738	74 WYTHE AVE BROOKLYN, NY 11249	260 ft
HOXTON WILLIAMSBURG LLC&97TH AVE BROOKLYN MGMT LLC Ser #: 1301216	93 97 WYTHE AVE BROOKLYN, NY 11249	351 ft
ISLA & CO WILLIAMSBURGH LLC Ser #: 1343092	55 WYTHE AVE STORE A BROOKLYN, NY 11249	373 ft
UNKNOWN BATHS LLC Ser #: 1314522	103 N 10TH ST BROOKLYN, NY 11249	387 ft
90 WYTHE LLC Ser #: 1339247	44 BERRY ST RETAIL 3 BROOKLYN, NY 11249	396 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
MOTHERS SMOKEHOUSE AND BANQUET HALL LLC Ser #: 1225313	44 A BERRY STREET N 11 AND BERRY BROOKLYN, NY 11211	412 ft
WILLIAM VALE HOTEL LLC, WILLIAM VALE FNB LLC, THE Ser #: 1292817	45 59 WYTHE AVE AKA/94 114 N 13TH ST/103 121 N BROOKLYN, NY 11249	414 ft
HARD EIGHT RESTAURANT COMPANY LLC Ser #: 1230787	44 BERRY ST STORE #4 A/K BROOKLYN, NY 11211	431 ft
OXKALE LLC Ser #: 1355114	52 N 11TH ST BROOKLYN, NY 11249	434 ft
51 KENT CAFE INC Ser #: 1261724	51 KENT AVE BROOKLYN, NY 11211	548 ft
KOKOMO RESTAURANT LLC Ser #: 1323397	65 KENT AVE BROOKLYN, NY 11249	550 ft
CHEESEBOAT LLC Ser #: 1296189	80 BERRY ST BROOKLYN, NY 11211	597 ft
SILENTH LLC Ser #: 1192647	79 BERRY ST BROOKLYN, NY 11249	636 ft
QUALITY ROCKETS INC Ser #: 1192382	82 BERRY ST AKA 120 N 9TH ST 8TH & N. 9TH ST. BROOKLYN, NY 11211	645 ft
147 149 MCCARREN LLC Ser #: 1297819	160 N 12TH ST BROOKLYN, NY 11249	691 ft
MACOLETTA II LLC Ser #: 1343761	56 N 9TH ST BROOKLYN, NY 11249	722 ft

BLOCK PLOT DIAGRAM

ADDRESS: **86 North 11th Street Brooklyn, NY 11249**

74 Wythe: Superior Ingredients (ie. Nail Salon, Church, Residence)		Brookyn Bowl Brooklyn Brewery
North 11th Street		
Vacant	Wythe Avenue	Proposed Space
Vacant		Proposed Space
Vacant		Proposed Space
Vacant		Proposed Space
Williamsburg Hotel		Proposed Space
Williamsburg Hotel		Proposed Space
Williamsburg Hotel		Proposed Space
Williamsburg Hotel		Ciao Ciao
Williamsburg Hotel		Bodega
North 10th Street		
Vacant		The Hoxton Hotel Williamsburg
Vacant		The Hoxton Hotel Williamsburg

COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813
PHONE: (718) 389-0009
FAX: (718) 389-0098
Email: bk01@cb.nyc.gov
Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT

SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

November 14, 2023

COMMITTEE REPORT

Land Use, ULURP, and Landmarks (Subcommittee) Committee

TO:	Chairperson Dealice Fuller and CB1 Board Members
FROM:	Ms. Del Teague, Committee Chair Mr. Stephen Chesler, Committee Co-Chair Ms. Bozena Kaminski, Landmarks Subcommittee Co-Chair
RE:	Committee Report from November 6, 2023

The Committee met on the evening of November 6, 2023, at 6:00 PM at 211 Ainslie Street.

Present: Teague; Chesler; Kaminski; Katin; Kelterborn; Meyers; Rabbi Niederman; Pferd; Weiser; Stone* (**non-board member*)
Absent: Drinkwater; Indig; Itzkowitz; Miceli; Sofer; Vega; Berger*; Kawochka*;(**non-board member*)

Housing & Public Housing Committee Members present:
Rabbi Niederman, Cabrera and Meyers.

10 members were present.

AGENDA

1. **PRESENTATION: JENNINGS HALL EXPANSION (C230255 ZMK) (CEQR # 23DCP133K)** – IN IN THE MATTER of a Zoning Map Amendment from R6B, R7A, and R7A/C2-4 to R7A, R7X, and R7X/C2-4 and a Zoning Text Amendment to include a new Mandatory Inclusionary Housing (MIH) Area to facilitate a new 14-story, 136,574 square foot mixed-use development with 218 Affordable Independent Residences for Seniors (AIRS), is being sought by St. Nicks Alliance at 819 Grand Street in Williamsburg, Community District 1, Brooklyn. Presenter: Frank Lang, Co-Presenter: Charlie Stewart

   Note: 8 members were present for the vote on this item.

   Please see the written presentation attached to this report for additional details.

   This is an application to expand the 150-unit affordable senior residences already existing at Jennings Hall. The plan is to build a 14-story building that will provide 218 additional apartments. The new and existing buildings will be connected to form a single complex. The amenities include a 2nd floor outdoor terrace, a library, enhanced security, community rooms, a laundry room, and a fitness center. All community spaces will be available to the residents of the complex.

   Various elements from the existing bank building that will be demolished, such as clocks, safe doors, and façade ornamentation will be preserved and incorporated into the landscaping and lobby design.

   Apartments will be an equal mix of studios and one-bedroom apartments. Rents will be section 8-subsidized, so that residents will not pay more than 30% of their income. 30% of the units will be set aside for independent-living homeless seniors to be provided by HPD (the HPD homeless units). There is a 50% lottery-preference to this community for the non-HPD homeless units.

   The developers have committed to not having the commercial space used for a bar. At this time no specific renter/renters have been identified.

   The building will be developed with energy efficient features, such as a passive house façade, energy efficient windows, 100% electric power, and energy efficient appliances (See attached chart).

   Recommendation: The eight members present consented unanimously to have me recommend approval of the application.

2. and 3. -**PRESENTATION: DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT (HPD)** – Ana Ramirez and Amanda Villot presented on the current affordable housing procedure.
   The members of the Housing Committee were invited to attend our meeting and join in our discussion about the community's AMI needs and to discuss with HPD questions about and problems with the application process for affordable housing.

The presenters provided us with a detailed look at the affordable housing application process. **Written information is attached to this report.**

<u>Several issues stood out to the members of both committees.</u>

The traditional waiting list is no longer in existence. Applicants do have an option to check a box on their initial application that indicates they are interested in being notified about re-rentals if apartments open. However, that opening may be in a building or even a borough that they were not looking at. In any case it is important to check that box if you are interested in being considered for re-rentals.

We also noted that the authority and responsibility for approving or denying the applications rests in the hands of the marketing agent, not with HPD.
Rejection letters must give a specific reason for the rejection and must be appealed by the applicant within the small window of ten days. If the letter does not contain a reason for rejection, or if the marketing agent is not responsive to inquiries, the presenters advised that the applicant should call the hot line. The presenters also advised that people who are not computer savvy can get help from Housing Ambassadors.

Members also noted that HPD does not oversee appeals by applicants who feel their applications were wrongly denied. Accordingly, HPD does not have information about the individual appeals or about the percentage of appeals granted or rejected.

Is this an issue the community board, or perhaps one or more committees, want to comment on?

The presentation was excellent, the presenters taking time to answer in detail all questions. However, there was limited time afterwards to discuss the best AMI breakdown for our district. There was considerable support for the idea that 130% AMI did not seem to address the needs of our community. However, it was also agreed that a study of our needs is complex. We are hoping to be approved for an intern to help us in this discussion but will continue without one for the time being. Our District Manager, Ms. Pulgarin, will remind DCP that we have requested information regarding the breakdown of our existing affordable housing and the housing numbers that the district is supposed to have.

NYC Housing Connect

Steps to Apply

What to Expect:

Your Guide to Affordable Housing

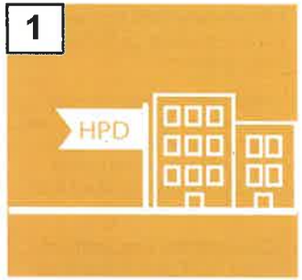
What does it mean for housing to be "affordable"?

A common rule is that housing is considered affordable when households have to spend no more than about one-third of their gross income on rent and utilities. If a family has to spend more than about one-third of their income on rent, they are considered 'rent burdened.'

LET'S GET STARTED...

Look for affordable housing

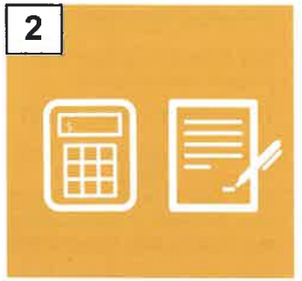
1



Find Affordable Housing Listings Online or in Print

Understand eligibility guidelines

2



Learn About Eligbility and Application Requirements

Submit your application

3

Register and Submit Application Online or via Mail

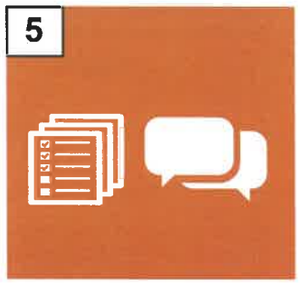
Wait while applications are processed

4

It May Take 2 to 10 Months to Hear Back

If selected, confirm your eligibility

5



If Selected, Go to Your Appointment with Documents

Sign a lease, appeal, or apply to others

6

Rejected? Challenge via Appeal and Apply to Others

NYC Housing Connect

www.nyc.gov/housingconnect

Find and Apply for Affordable Housing

Department of Housing Preservation & Development

New York City Housing Development Corporation

facebook.com/NYCHPD

@nychousing

www.nyc.gov/housingconnect

www.nyc.gov/hpd

Visit www.nyc.gov/housingconnect to get more information or to apply online.

This document is for informational purposes only. This is not an application for affordable housing. Filling out this document does not guarantee that you will receive an affordable unit.

SEE BACK FOR MORE INFORMATION

NYC Housing Connect

Steps to Apply

YOUR GUIDE TO AFFORDABLE HOUSING

Look for affordable housing

1

Find Affordable Housing Listings

Visit NYC Housing Connect: www.nyc.gov/housingconnect

Check HPD and HDC's websites:
- www.nyc.gov/hpd
- www.nychdc.com

Call 311 and ask for the Affordable Housing Hotline.

Look for advertisements in newspapers.

Look for posters at construction sites.

Contact local community organizations, including Housing Ambassadors, for help. Find a list of Ambassadors on HPD's website: www.nyc.gov/housing-ambassadors

Read the Advertisement Carefully

Different affordable housing developments have different eligibility requirements, including income ranges.

You may fall into different categories for different developments, depending on your household size and income.

Understand eligibility guidelines

2

You May be Eligible If...

- your combined household income is between a development's low and high limits.
- the members of your household meet program rules.
- your credit, background, and housing court history meet the development's standards.

You May Get Preference for a Development If You...

- have a mobility, hearing, and/or vision disability.
- currently live in the same Community Board District. Find out what district you live in: http://www.nyc.gov/html/cau/html/cb/cb.shtml.
- work for the City of New York.

Applicants who live in New York City receive a general preference over non-city residents.

Submit your application

3

Apply Online

Create an account on www.nyc.gov/housingconnect.

Make sure your profile is updated and accurate each time you submit an application to a development of your choice.

Apply Through the Mail

Check the property advertisement, which tells you how to request an application by mail.

Sign your application, or it will be rejected.

Submit your application before the deadline date.

Your Chances of Being Selected in a Lottery are the Same...

- whether you apply online or through mail.
- no matter when you submit your application, as long as it is before the deadline.

Answer all of the questions on the application to the best of your knowledge. Fraudulent or incomplete information may result in disqualification.

Wait while applications are processed

4

How Applications Are Processed

After the deadline, all of the applications are put into a random order.

The developer begins reviewing them (beginning with those who meet set-asides and preference categories) and contacting applicants.

See Step 2 for a list of the preference categories.

When Will You Hear Back?

A property may receive tens of thousands of applications. You may hear about the status of your application within two to ten months after the deadline.

However, because there are so many applications, you may not be contacted, even if you could have qualified.

Your chances of being contacted are greatest if you are randomly assigned a low log number, or you meet set-aside or preference criteria.

If selected, confirm your eligibility

5

Appointment to Confirm Eligibility

If you are selected, you will be contacted by the developer to set up an appointment. This is to review your documentation and confirm that you meet eligibility rules.

All of the adults you will live with must go to the appointment.

Your appointment is very important. Spots are limited. Set up your appointment immediately. If you need to reschedule, contact the developer right away.

Going to the appointment does NOT guarantee that you will receive affordable housing.

Bring Documentation

You will be asked to bring copies of birth certificates, IDs, pay stubs, tax returns, proof of address, and other detailed documentation for each member of your household.

Wait for Confirmation

After the developer verifies your eligibility, a City employee will review your file for accuracy.

If there are questions, you will be contacted.

Sign a lease, appeal, or apply to others

6

If Your Eligibility is Confirmed...

You may be offered the choice to sign a lease.

You might also be placed on a waiting list. The developer will tell you if you're on the waiting list.

If You Are Found Not Eligible...

You will receive a rejection letter. If you disagree, You have ten business days to appeal the decision.

The letter explains how to submit an appeal in writing to the developer. You must explain the reason you believe the rejection was in error and provide supporting documentation.

The developer will contact you with the result of your appeal. If you disagree, you may contact the agency with a complaint within five business days. The appeal rejection letter tells you how.

You Can Apply to Others

Apply to another affordable housing lottery. You can apply to as many lotteries as you want.

IMPORTANT

FRAUD ALERT

Do not pay any money or fee at any time to anyone for an application to any HPD or HDC-sponsored housing project.

If you see an advertisement for an HPD or HDC affordable housing project that is not posted on an official City website, report it to 311 immediately.

For more info or to apply online, visit www.nyc.gov/housingconnect

citi

Translation paid for by Citi Community Development

NYC Housing Connect

Checklists & Resources

After You Apply for Affordable Housing:

Checklists and Resources

ABOUT THIS GUIDE

Affordable housing applications are selected for review through a lottery process. If your number comes up in the lottery and your application appears to qualify, you will be invited to make an appointment to confirm your eligibility. That appointment is to review the documents that support the information on your application.

Appointments are usually scheduled from two to ten months after the application deadline. You will be asked to bring in documents about who will be living with you, how much money everyone you will be living with makes, your current apartment, and other information.

This guide helps you prepare for the appointment, if your number comes up in the lo. It lists the documents you may need to bring and offers tips on how to find and prepare the copies you need.

Household Documents

If you are contacted for an appointment to confirm your eligibility, you will be asked to bring COPIES of documents that verify the people in your household. Please do not bring original documents, unless asked. Copies of these documents will remain on file – you will not get them back.

The developer will let you know which documents you are required to bring with you. All of the items below may be required.

DO YOU HAVE THESE DOCUMENTS?

Current Apartment

- ☐ Copy of your current lease, if you rent your own apartment. If you do not have a lease, a notarized letter from your landlord.
- ☐ Copies of your last three (3) to twelve (12) rent receipts or cancelled rent checks.
- ☐ Copies of your most recent electric and gas bills (in your name and showing your current address).
- ☐ Copy of your most recent telephone bill (in your name and showing your current address).
- ☐ If you do not rent your own apartment and you are living with someone else, bring a notarized letter from your housemate along with a copy of their lease and copies of their utility bills.

Where can I get documents notarized?

- Property management agents and local tax or law offices often have notaries on staff.
- Most banks will be able to notarize documents and the fee is nominal.

Household Members

- ☐ Copies of birth certificates for each person in the household
- ☐ Copies of Social Security cards for each person in the household
- ☐ Copies of picture ID for all persons over 18 (examples: driver's license, passport, Military ID, NYC Municipal ID, non-driver ID)
- ☐ Copies of school letters verifying enrolment for everyone attending school (examples: New York City public school, private school, college, university)

How can I order identity documents?

BIRTH CERTIFICATE
Processing Time: 2 Days to 8 Weeks | Cost: ~$15–$25

- New York City births: Copies of official New York City birth certificates can be ordered online, in person, or via mail through the NYC Department of Health and Mental Hygiene. They cost $15, plus a $9 mailing and service charge. Online orders are processed within 24 hours. Visit http://www.nyc.gov/doh or call 311 for details.
- Births elsewhere in the United States: Certificates can typically be requested from county clerks or state offices of vital records. To find your state's vital records office, please visit http://www.cdc.gov/nchs/w2w.htm or seek assistance at your local library.

SOCIAL SECURITY CARD
Processing Time: 2 to 6 weeks | Cost: Free

- Pick up an application at your local Social Security office and/or Card Center. To find your local office, call 1-800-772-1213 or go to http://www.ssa.gov/cardcenters/cardcenterinfo.html.

NEW YORK DRIVER'S LICENSE OR PHOTO ID
Processing Time: 2 to 4 Weeks | Cost: $10–$80

- Apply to the NY State Department of Motor Vehicles for a driver's license or a non-driver photo ID. Visit www.dmv.ny.gov/license.html for details, find your local branch at http://www.dmv.ny.gov/offices.htm, or call 1-212-645-5550 or 1-718-966-6155 for information.

IDNYC: NEW YORK CITY MUNICIPAL ID

- IDNYC is the free identification card for all New York City residents.Visit www.nyc.gov/idnyc to start your application online, or call 311.

Where can I make photocopies?

- Brooklyn Public Library Call 311 or go to www.brooklynpubliclibrary.org
- New York Public Library Call 311 or go to www.nypl.org for Bronx, Manhattan, and Staten Island branches
- Queens Public Library Call 311 or go to www.queenslibrary.org
- Your local community board office Call 311
- Copy and print shops

Income Documents

Your household's annual income is the "gross amount" earned by everyone over 18 who lives with you. "Gross amount" means what you were paid by your employer before taxes. Your gross income is usually more than your take-home pay. (Note: If you're self-employed, you report your net income after deductions.)

Collect as much documentation as you can. The IRS says the documents below are acceptable proof of income. Provide income documents for every household member over 18.

DO YOU HAVE THESE DOCUMENTS?

Why are all these documents necessary?

HPD and HDC require all of these documents to confirm and calculate the total annual amount that your household makes – from regular employment and from other income sources.

Household Employment Income

Does anyone in your household earn a salary or hourly wages? The developer will tell you what documents are required. You'll usually be asked to bring the following, for each household member:

- ☐ Copies of last six (6) most recent consecutive pay stubs
- ☐ Copies of last year's W-2 forms (all pages)
- ☐ Copies of signed & completed federal and state tax returns from the last year
- ☐ Proof of cash payments (notarized letters from employers)
- ☐ Bank statements that support deposits

Is anyone in your household self-employed?
For each self-employed household member, provide copies of:

- ☐ Copies of past 3 years' signed Form 1040, with schedule C, E or F
- ☐ Copies of all 1099s from the last 3 years
- ☐ Copies of 3 years of state tax returns

Household Income from Other Sources

You must show documents about all the money you receive, even if it's not from a job. The developer will tell you what documents are required. You'll usually be asked to bring the following, for each household member:

Do you receive benefits or income listed below?
Copies of documentation for:

- ☐ Social Security award letter(s) for most recent calendar year (dated less than 30 days)
- ☐ Veteran's Benefits (annual documentation)
- ☐ Income from rental properties
- ☐ Public Assistance Budget Letter
- ☐ Armed Forces Reserves

Do you receive dividends and/or annuities?

- ☐ Copies of statement from issuing institution(s)

Do you receive scholarship and/or grant money?

- ☐ Copies of dated award letters

Do you receive alimony and/or child support?
Provide copies of:

- ☐ Copies of separation or settlement agreement(s) stating the amount and type of support and payment schedule
- ☐ Copies of any official statement or print-out (dated within the last 120 days and showing activity and amounts), or a notarized affidavit.

Disability insurance, workers' compensation, and/or severance payments?

- ☐ Copies of last six (6) current consecutive pay stubs or a verification letter

Do you receive recurring contributions and/or gifts?
Do you receive other forms of periodic income?

- ☐ Notarized statement and/or affidavit signed by the person providing assistance, including the purpose of the income, dates and value of gift(s), and how often the gift is provided (weekly, monthly, annually).
- ☐ Bank statements supporting receipt of these payments

Eligibility Problems

You should document any problems you've had with your past landlords or with your credit. Even with these documents, there is no guarantee that you will be eligible for an apartment. Your application could still be rejected, even with good documentation.

Past Landlord Problems

Has a landlord ever filed legal action against you for any reason? If yes, bring copies of:

- ☐ All legal stipulations
- ☐ Any final legal judgments
- ☐ Satisfactions filed with court

Past Credit Problems

How is your credit history?

If you are selected for an appointment to confirm eligibility, your credit can be a factor in the decision-making process. You cannot be disqualified based solely on your credit score, but the information in your credit history matters. If you have any documentation about your credit, you may want collect it in advance. For example:

- ☐ Correspondence that shows the resolution of credit problems or debts
- ☐ Satisfaction of paid liens or judgments
- ☐ Current account balances
- ☐ Any final legal judgments

Please note that providing this information does not guarantee that you will be eligible for an apartment. To receive a free copy of your credit report visit http://www.annualcreditreport.gov.

To access free financial empowerment services for New Yorkers, call 311 or visit nyc.gov/consumers.

Visit www.nyc.gov/housingconnect to get more info or to apply online.

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This document is for informational purposes only. This is not an application for affordable housing. Filling out this document does not guarantee that you will receive an affordable unit.

NYC Housing Connect

Income Guide

Applying for Affordable Housing:

Applicant Income Guide

ABOUT THIS GUIDE

Your ***income*** is an important part of your affordable housing application.

This guide shows you how your income is calculated for affordable housing.

This is not a housing application. It will not tell you if you will get an apartment. But it can help you give accurate answers about your income.

If you are invited to an ***appointment to confirm your eligibility***, you will need to bring documents to confirm all of the information on your application.

Words in ***bold italics*** are explained on page 10, "Helpful Terms."

INSIDE:

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Disclaimer: This document is intended to provide general information only. Content is based on HUD Occupancy Handbook 4350.3 and HPD and HDC Marketing Guidelines. Examples of income do not describe all possible financial situations.

What is Income?

Do you receive money from…

- A job, or more than one job?
- Working for yourself?

  Examples: Taxi driver, hair stylist, freelance artist
- Other sources, on a ***regular basis***?

  Examples: Child support, unemployment benefits, supplemental security income (SSI), pension

This money is your ***income***. You will need to know how much income you receive in order to apply for ***affordable housing***.

STEPS TO CALCULATE INCOME:

1 **Identify all of your sources of income.**

Income from **employment** (p.4)

Income from **self-employment** (p.5)

Income from **other sources** (p.7)

2 **Convert wages into yearly totals.***

Hourly wages from an employer <u>before</u> taxes and other deductions are taken out

Gross income on a pay stub (paid weekly, every two weeks, etc.)

Money earned from self-employment should be calculated as **NET income, which is the amount <u>after</u> business and other expenses are taken out.*

3 **Add income from all sources together to get your total *annual income.***

There are different ways you might receive income.

Some examples:

- A paycheck every 2 weeks
- Tips in cash at each shift
- Any kind of weekly or monthly payment, such as child support, pension, or unemployment benefits
- Holiday bonus every year

Income might be called different things.

Some examples:

- Salary
- Wages
- Earnings
- Payments

All of this money is ***income***. You will need to include it on your affordable housing application. If you go to an ***appointment to confirm your eligibility*** for affordable housing, you will need to bring documents to confirm your income.

REMEMBER

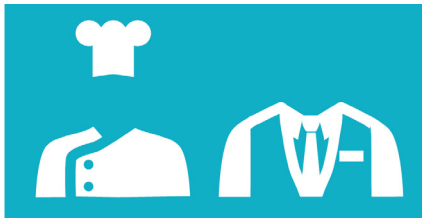
Throughout this guide, you find can more information about words in ***bold italics*** on p.10, “Helpful Terms.”

WHAT INCOME IS INCLUDED?

What Income is Included?

There are 3 main kinds of income on the affordable housing application.

1. INCOME FROM EMPLOYMENT



Money you are paid by an employer. This includes tips, bonuses, overtime, and other kinds of pay. If you receive a W-2 tax form, that money is ***income from employment.***

On the application, include the amount before taxes or other money is taken out **(*gross income*).**

For example:

- Annual salary
- Wages, including cash, paid on a ***regular basis***
  Examples: Weekly • Every 2 weeks • Twice a month • Monthly
- ***Occasional or episodic*** work for an employer
  Examples: Weekend jobs for a catering company • Per diem (daily) healthcare jobs for a hospital or agency
- Seasonal work
  Examples: Holiday season retail • Summer work for a roofing company
- Tips
- Vacation pay
- Overtime
- Bonuses and commissions you receive on a regular basis

2. INCOME FROM SELF- EMPLOYMENT

All of the money you receive in a year from working for yourself, freelancing, or being an independent contractor.

On the application, include the amount after taking out business expenses and other deductions **(*net income*).**

For example:

- "Business income (or loss)" on your tax return
- Income from owning your own business
- Freelancing
  Examples: Writer or artist paid directly by clients
- Being an independent contractor or consultant
- Being an independent service provider
  Examples: Taxi driver who owns/rents cab • Hair stylist who rents space in a salon
- Seasonal or occasional work for yourself
  Examples: House cleaner paid directly by owner • Running your own catering business in the summer

3. INCOME FROM OTHER SOURCES

All of the money you receive in a year that is paid on a regular basis, but not from working. For example: child support, social security, unemployment insurance, or interest payments.

On the application, include income from other sources only if you receive it on a ***regular basis*** (weekly, monthly, yearly, etc.).

For example:

- Alimony
- Annuity Payments
- Armed Forces Reserves
- Child Support
- Dividends
- Disability Insurance
- ***Gift Income***
- ***Interest from Assets***
- Pension
- Public Assistance (PA)
- Rental Property Income
- Social Security or SSI
- Unemployment Benefits
- Welfare Assistance
- Worker's Compensation

INCOME FROM EMPLOYMENT

1. Income from Employment

Income from employment is the money you earn from a job. It is what an employer pays you, before taxes or other deductions are taken out (***gross income***). On your application, include the amount for an entire year (***annual income***).To learn about including income from owning your own business, go to p. 5, "Income from Self-Employment."

Do you, or any of the people you will live with, have income from...?

- ☐ An annual salary
- ☐ Hourly, daily, or weekly wages
- ☐ Getting paid in cash
- ☐ Tips
- ☐ ***Occasional or episodic*** work for an employer
  Examples: Work for a catering company • Per diem (daily) healthcare jobs for a hospital or agency
- ☐ Seasonal work
  Examples: Holiday season retail • Summer work for a roofing company
- ☐ Vacation pay, overtime, bonuses, or commissions

These are sources of ***income from employment.*** If you said yes to any of these, include the amounts in the "Income from Employment" part of your application.

HOW TO CALCULATE ANNUAL INCOME

It is important to add all of your income into a yearly, or annual, total. If you are paid regularly (such as weekly, every 2 weeks, twice a month, etc.), you must take these important steps to figure out your annual income.

Note: If you are applying online in NYC Housing Connect, you do not need to do this calculation. It happens automatically as you fill out the income information in your profile.

Option 1: Convert hourly wages to annual income:

$ you get paid for 1 hour

 # hours you usually work in 1 week

X # weeks you usually work in 1 year

= annual income

Option 2: Convert wages paid on a regular basis to annual income.

How often do you get paid?

- **Every week:**
  $ paid each week x 52 = annual income
- **Every 2 weeks:**
  $ paid every 2 weeks x 26 = annual income
- **Twice a month:**
  $ paid twice a month x 24 = annual income
- **Once a month:**
  $ paid each month x 12 = annual income

REMEMBER

Income from employment should be before taxes and other money or deductions are taken out. (This is called ***gross income***). You must include gross income for each employer for the entire year.

INCOME FROM SELF-EMPLOYMENT

2. Income from Self-Employment

Income from self-employment is all of the money you earn in a year from working for yourself, freelancing, or being an independent contractor. On your application, include the amount for the entire year, minus business expenses (***net income***). If you don't earn the same amount every year, also go to the next page, "Estimating Annual Income from Self-Employment."

Do you, or any of the people you will live with...?

- ☐ Receive 1099 tax forms
- ☐ Own your own business
- ☐ Work as an independent service provider
  Examples: Taxi driver who owns/rents cab • Hair stylist who rents space in a salon
- ☐ Do freelance work
  Examples: Artist, writer, or graphic designer paid directly by clients
- ☐ Work as a consultant or independent contractor
  Example below
- ☐ Work for yourself on an occasional or seasonal basis?
  Examples: House cleaner paid directly by owner • Babysitter paid directly by the family • Running your own catering business in the summer

These are sources of ***income from self-employment.*** If you said yes to any of these, enter "self" in the employer part of the application and report the net income amounts.

HOW TO CALCULATE NET INCOME FROM SELF-EMPLOYMENT

1. Start with the total amount of money that comes into your business in a year. (On your 1099 tax form, this is "gross receipts.")
2. Subtract business expenses and any other deductions.
3. This is your ***net income from self-employment***.

What is an independent contractor?

An ***independent contractor*** is someone other people hire to do a certain kind of job when needed. Usually the contractor and the person hiring them have an agreement or contract.

Example: Nicole the Painter

Nicole is a painter and works as an ***independent contractor***. She has all of her own paintbrushes, ladders, and other supplies, and people hire her to paint their apartments. Before she begins a painting project for anyone, they agree on how much money she will be paid per hour and sign an agreement. When Nicole is finished painting, she tells the person how many hours she worked, and the person writes her a check or gives her cash.

REMEMBER

On the application, the income from self-employment amount should be **after** business and other expenses are taken out. This is called ***net income***.

ESTIMATING ANNUAL INCOME FROM SELF-EMPLOYMENT

You might not make the exact same amount of money from self-employment every year. That's okay. Use these steps to estimate your annual income from self-employment.

1. You will need the last 3 years in a row of tax returns for this type of self-employment work.
   - *If you do not have information for 3 years, use the last 2 years in a row.*
2. Look at the net profit amounts on the tax returns.
   - *On a tax return, see line 12, "Business income (or loss)."*
   - *On a Schedule C form, see line 31, "Net profit (or loss)."*
3. Do you think you will make about the same amount of money this year as you did in past years? If yes, calculate the average and include that amount on the application. (See below for how to calculate the average)
4. Do you expect the amount of money this year to be different from past years? If yes, include the amount you expect to make this year.
5. If you lost money one year, use $0.00 for that year. Do not use a negative number. See "About Averages" below for more information.
6. Make sure that you have documents to show the amount you have made in the past (such as tax returns) and the income you think you will make this year (such as a letter from your accountant or business manager, financial statements, budgets, receipts, or other information).

Example: David's Catering

David works for the government during the week, but a few years ago he also started a catering business on summer weekends to make extra money. The business is growing.

Every year David's business makes a little more money than the year before:

- 3 years ago, the business made $5,000.
- 2 years ago, it made $7,000.
- Last year, it made $9,000.

Based on the trend of the past 3 years, David expects to make $11,000 this year from catering. He should put $11,000on the application where he enters his self-employment income. This is in addition to the salary he earns in his government job.

ABOUT AVERAGES

If you think that this year you will make about the same amount as you did the last 3 years, calculate the average of those years and enter it on your application.

Here's how:

1. Find the net profit amounts on your tax returns from the last 2 or 3 years in a row.
2. Add up all of those amounts.
   - *Are any of the amounts negative (Example: $ - 924.00)? If yes, use $0.00 for that year instead.*
3. Divide that number by how many income amounts you started with.
   - *If you had amounts from **3** years, divide the number by 3 to get the average.*
   - *If you had amounts from **2** years, divide the number by 2 to get the average.*
4. Enter the average in the "Income from Self-Employment" part of your application.

INCOME FROM OTHER SOURCES

3. Income from Other Sources

You or the people you will live with may have income that doesn't come from a job or self-employment. If you receive this ***income from other sources*** on a ***regular basis,*** you must also include it on your application.

Do you, or any of the people you will live with, receive income on a regular basis from…?

Note: Include income from children under 18.

- ☐ Alimony
- ☐ Annuity Payments
- ☐ Armed Forces Reserves
- ☐ Child Support*
- ☐ Disability Insurance
- ☐ Distributions
- ☐ Dividends
- ☐ ***Gifts***
  - ➤ *Examples on next page*
- ☐ ***Interest from Assets*** (such as bank accounts or other investments)
  - ➤ *More details on p.10, "Helpful Terms"*
- ☐ Pension
- ☐ Public Assistance (PA)**
- ☐ Rental Property
  - ➤ *Use net income from rental property*
- ☐ Social Security or SSI
  - ➤ *Use the full amount for each month, before deductions*
- ☐ Unemployment Benefits
- ☐ Worker's Compensation

These are examples of ***income from other sources***. If you said "yes" to any of these, include the amounts in the "Income from Other Sources" part of your application.

REMEMBER

- Include ***income from other sources*** only if you receive it on a ***regular basis*** (such as weekly, every two weeks, monthly, or yearly). Do not include ***one-time payments***.
- On the application, include the amount of money you would receive in a full year from each source. Do this even if you are not receiving the payment for a full year.
  For example: You receive unemployment payments every week, but you know that the payments will end in a few months. Include the total amount you would receive in one year if the payments were not going to end. Go to p.4 to learn how to calculate annual income from regular payments.

** Do you receive court-ordered child support and public assistance (PA)? Make sure to include the full amount of child support paid. For example, if you get "pass-through" payments, the full amount of child support paid could be different than what you get each month.*

*** Your public assistance income will be calculated according to rules for "as paid" localities. If you go to an* ***appointment to confirm your eligibility****, the developer or marketing agent will look at all of your documentation to make this calculation.*

What is gift income?

If people who you do not live with give you money or help pay your bills on a ***regular basis***, this is ***gift income.*** You must include it in your income calculation.

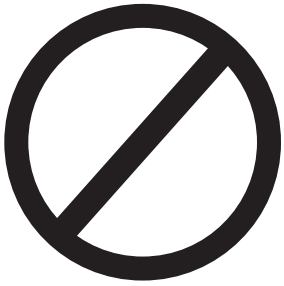
Examples:

- Your parents pay your electric bill every month, and the average is about $100 per month. You must include the $100 per month in your income on your application.
- A friend or relative gives you $20 in cash every week to help with your expenses. You must include the $20 per week in your income on your application.

If you are invited for an ***appointment to confirm your eligibility***, you will need documents to prove that you receive this gift income on a regular basis. For example, make sure that you deposit cash payments right away in your bank account so that your bank statements show that you are paid regularly. You can prove that someone else pays bills for you with copies of their cancelled checks.

Note: The following are <u>not</u> gift income and should not be included in your income calculation: (1) gifts of groceries for children in your household, (2) the value of free or reduced school lunch, or (3) the value of meals provided to the elderly or needy.

Income Not Included



There are some exceptions to what is included as income:

- Income from employment for children under 18 years old
- Any income over $480 earned by a full-time dependent ***student*** over 18 years old
- Lump-sum payments
  Examples: Insurance payouts • Inheritance
- One-time, non-recurring, or sporadic income (including ***one-time gifts)***
- Payments or reimbursements for medical expenses
- Payments for caring for foster children
- Student assistance paid to student or educational institution
- Dollar value of food stamps or SNAP
- Gifts of groceries for children in your household
- Value of free or reduced school lunch
- Value of meals provided to elderly or needy

Do not include these items in your income calculation.

FAQs

Frequently Asked Questions

INCOME FROM EMPLOYMENT

Why do I need to figure out my *annual income*? Can't I just put what I made last year?

You and the people you live with will be ***eligible*** based on how much money you make in the future. It is a good idea to look at tax documents from last year, but this is not enough. Every year is different. This is why you must enter the amount you currently make, and how often you get paid. It is also why you must include bonuses that you receive or expect to receive ***on a regular basis,*** and ***income from other sources***.

My adult daughter is a full-time student who works after school. Is her income included?
If a full-time student over 18 years old is a claimed as a dependent by parents or guardians, only $480 of his or her ***income from employment*** is included as income.

I get paid in cash. How can I prove this is my income?
It is important to keep a record of your cash income. Every time you get paid in cash, write down the amount of money, date, and who paid you. Keep this record of cash payments in a safe place.

If you have a bank account, deposit the cash right away. This is so that the bank will have a record that you were paid regularly. It's okay if you need to take the money out of the bank again. Your bank statement will still show the deposit.

Remember: If you make more than a certain amount of cash income, you must also report it on your tax return. Your tax forms will say what that amount is.

I get paid on an *occasional or episodic* basis. How do I calculate my income?
It can be difficult to calculate your annual income if you do not get paid on a ***regular basis***. Working for a caterer some weekends to make extra money, per diem (daily) healthcare jobs, temp jobs, and acting work can be examples of occasional or episodic work you do for an employer.

Have you earned income on an occasional or episodic basis over the last 3 years? If yes, add the amount you made for all three years together and divide by 3. This number is your average annual income from that work. Then estimate how much you will earn this year from that same type of work. Compare that number to your annual average. Which is higher? Use the higher number in the "Income from Employment" section of your application.

What happens if my income changes after I apply, and then I get invited to an *appointment to confirm my household's eligibility*?
Keep all of the documents and records that confirm your income now. If your income changes (for example, a new job or a raise), also bring documents showing how much you will be earning in the future. The developer or marketing agent will re-calculate your income.

INCOME FROM SELF-EMPLOYMENT

I have been invited to an *appointment to confirm my household's eligibility* for affordable housing. What documents do I need to confirm my self-employment income?
You will need to confirm how much you have made in the past from this type of work, and how much you expect to make this year.

To confirm past income, bring your last 3 years in a row of tax returns for self-employment in this type of work. You may bring information from the past 2 years in a row if you do not have 3.

To confirm the income you expect to make this year, bring a letter from your accountant or business manager, financial statements, budgets, receipts, or other information that supports the amount of money you expect to make.

What if I have been self-employed in a certain type of work for less than 2 years?
You will need documents showing that, as of the date of your appointment, you have been self-employed in this type of work for 2 years or more. If you are unable to provide this information from the past 2 years in a row, it is likely that you will not be eligible.

Even if you think this may be the case, you must still include your ***net income from self-employment*** on the application. Don't leave out any income. It can take several months until you hear if your number has come up in the lottery, so it may be possible that you will have 2 years of self-employment income at that point. Be sure to bring documents to the appointment that show how much you have already made from this type of self-employment, and how much you will make this year.

HELPFUL TERMS

Helpful Terms

Affordable Housing: Housing in New York City for people with incomes under a certain amount. Typically, housing is called "affordable" if a person pays up to approximately one-third of his or her income for rent or housing costs.

Annual Income: The amount of money you are paid in one year, calculated from gross income from employment, net income from self-employment, and income from other sources.

Appointment to Confirm Eligibility: After the application deadline, all applications are put into a random order. Starting at the top of the list, applications are reviewed and if they appear eligible, applicants are called for an appointment to continue the screening process. If you are invited for an appointment, you will need to bring documentation that confirms your income.

Assets: Assets are items of value that may be turned into cash. A savings account is a cash asset. The bank pays interest on the asset. The interest is the income from that asset. Other examples: stocks, bonds, mutual funds, money market accounts. See ***Interest from Assets***, below, for more information.

Eligible/Eligibility: Your income must fall between certain limits and meet other application requirements to qualify for affordable housing. Other requirements include providing documents to prove your income and passing a credit and background check. If you and the people you will live with meet all of the requirements, you are eligible.

Gift Income: Income you receive on a regular basis from someone who does not live with you. For example: Your parents pay your utilities every month, or a friend or relative sends you a check to help with groceries and other expenses on a regular basis. Gift income can be in cash, but does not have to be.

Gross Income: Your annual (yearly) total earnings, wages, payments, or other money you receive from jobs and other sources, before any taxes are taken out. This is usually more than your take-home pay. Most people will report gross income on their applications. People who are self-employed report net income from self-employment instead.

Income: Earnings, wages, payments, or other money you receive.

Income from Employment: Income for work you do for an employer (not yourself). Gross income is used to report income from employment.

Income from Other Sources: Income you receive on a regular basis that does not come from a job. For example, Social Security or veterans' benefits, public assistance, or child support.

Income from Self-Employment: Income you earn working for yourself, owning a business, or providing services. This includes freelancing, independent contracting, and other work-for-hire. Net income is used for income from self-employment on the application. If your net income is $400 or more in a year, you must report that income on your application. *Note: if your business is an S-corporation, gross business income reported on Schedule K-1 is used in addition to gross W-2 wages earned.*

Independent Contractor: A person or business whom other people hire to do a certain kind of job when needed. Usually the contractor and the person hiring him or her have an agreement or contract.

Interest from Assets: If you go to an an appointment to confirm eligibility, the developer or marketing agent will calculate your interest income from assets like bank accounts and other investments. If all of your assets are worth less than $5,000, the interest they earn is added to your income. If all of your assets are worth more than $5,000, either the interest they earn or 0.06% of their value is added your income, whichever amount is greater.

Net Income: The amount of income received after subtracting taxes, expenses, and other deductions. Net income is used to calculate income from self-employment.

Occasional or Episodic Income: Recurring income that is not paid at a consistent or expected time interval. Temp jobs, seasonal work, or acting jobs can be examples of recurring work paid on occasional or episodic basis.

One-time Payment: Income not received on a regular basis in the past and that you do not expect to receive again in the future. This money is not included in the income calculation.

Regular Basis/Regularly: If you receive income from any source on a regular basis, or "regularly," this means you are paid at a consistent or expected time interval. Income paid every day, every week, every 2 weeks, twice a month, once a month, every quarter, or every year are examples of income paid on a regular basis.

Student: A person with full-time student status (according to the person's school) for 5 months of the calendar year. The 5 months do not need to be consecutive. Only $480 of a full-time dependent student's income from employment is included in the income calculation.

NYC Housing Connect
www.nyc.gov/housingconnect
Find and Apply for Affordable Housing
facebook.com/NYCHPD
@nychousing
www.nyc.gov/housingconnect
www.nyc.gov/hpd
Visit www.nyc.gov/housingconnect to get more information or to apply online.
This document is for informational purposes only. This is not an application for affordable housing. Filling out this document does not guarantee that you will receive an affordable unit.

Ready. Set, Apply!

Getting Ready for Affordable Housing in NYC

NYC | Housing Preservation & Development | Consumer Affairs

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1

Learn about your affordable housing options

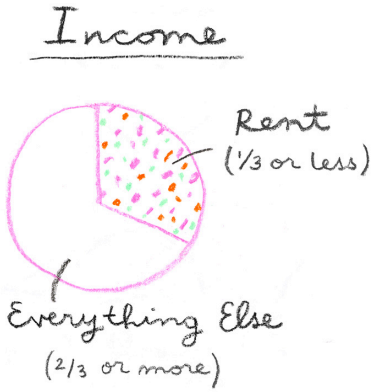
Getting ready to apply for affordable housing takes time—and it means more than just filling out paperwork. This guide will help you get organized so you can put together a strong application.

What is affordable housing?

Housing is usually considered affordable if it costs about one-third or less of what the people living there make. Different kinds of affordable housing are available for families with different incomes.

In this guide, "affordable housing" means apartments that are part of government affordable housing programs. It focuses on housing subsidized by the New York City Department of Housing Preservation and Development (HPD) and Housing Development Corporation (HDC).

The information in this guide will help you improve your application for many different kinds of affordable housing programs—and for housing on the private market, too.



Who qualifies for affordable housing? Anyone can apply! But:

- ○ You must be at least 18 years old.
- ○ You'll probably need a Social Security Number (SSN) or Individual Taxpayer Identification Number (ITIN).
- ○ New York City residents usually have priority for HPD and HDC housing.
- ○ Your income needs to be in a specific range, which changes depending on how many people live with you, and is set by each housing program.

2

Get ready to apply

You can improve your application with a few important steps. But these steps can take months to complete—get started today!

Know your credit history

Landlords can't disqualify you based on your credit score alone, but they may check your credit history. Make sure the information in your credit report is correct, and take steps to improve your credit score, if you need to.

- ○ Get your free credit report at annualcreditreport.com
- ○ You can fix errors on your credit report by filing a request online, by phone, or by sending a letter to the credit reporting company.
- ○ Get help understanding your credit report and learn how to improve your credit score from a free, professional financial counselor. Go to nyc.gov/consumers for more information, or call 311 and ask to make an appointment at an NYC Financial Empowerment Center.

Know your Housing Court history

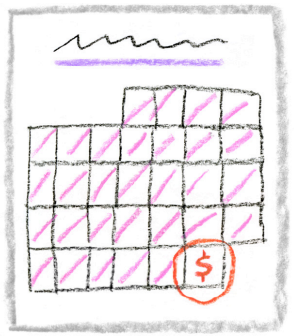
Landlords may check to see if you've been taken to Housing Court or evicted. Check your history ahead of time so you can address any issues, and be ready to answer questions if they come up.

- ○ Find and print a record of your history on public computers available at Housing Court locations. Go to nycourts.gov/courts/nyc/housing for locations and more information.
- ○ Clear up judgments against you by asking for help from a lawyer at Housing Court, or visit nycourts.gov for information on getting legal help.

Start saving

You should save at least two months' rent to cover the first month and security deposit. You might want to save even more to cover your moving expenses.

- ○ Start saving for your move by finding a savings account that earns interest with a bank or credit union.
  - ✓ If you have an IDNYC card, you can use it to open an account at many banks and credit unions. Go to: on.nyc.gov/idnycbanks to find out where.
  - ✓ For help creating a budget, saving, or opening a bank account, visit an NYC Financial Empowerment Center. For information, go to nyc.gov/consumers or call 311 and ask to make an appointment at an NYC Financial Empowerment Center.



3

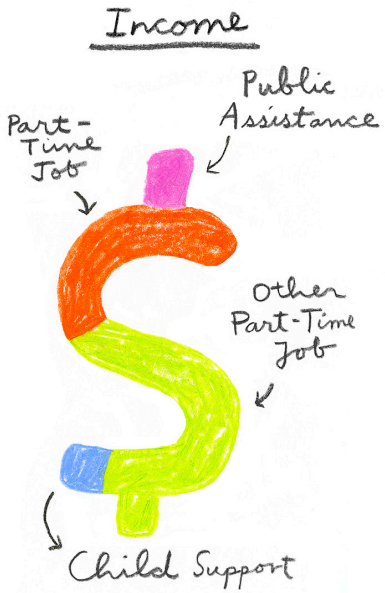
Apply

Once you've started working on your credit, Housing Court history, and savings, start applying for affordable housing!

Set up your Housing Connect profile

The first step in applying for affordable housing is to create a Housing Connect profile at: nyc.gov/housingconnect

○ You'll need information about the incomes of everyone who will live in the apartment.



★ Income includes money you make from a regular job, owning your own business, and/or part-time work. It also includes other money you get from workers' compensation, the government (like Social Security or public assistance), and certain payments from investments and retirement.

Most of this information will be on the tax return you filed last year.

If you work for someone else, include the amount you are paid before taxes (called "gross income"). If you work for yourself, include the amount you make after taxes and other deductions (called "net income").

If you need more help understanding what counts as income, check out HPD's income guide for affordable housing applicants: nyc.gov/hpd/incomeguide

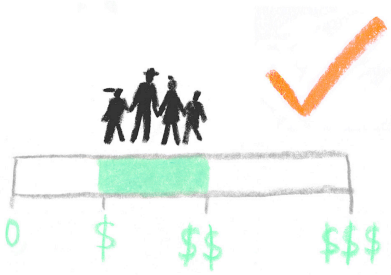
Search for apartments

- Use the "Search" page on Housing Connect to find affordable housing listings. Click the name to learn if you qualify for a building's lottery.

  ★ It's called a lottery because that's how it works: all applications go into a big pool and are picked randomly.

- You can also find listings in newspapers and on HPD's and HDC's websites: nyc.gov/hpd and nychdc.com

- Every listing will show how many apartments are available, how many people can live in each apartment, the income range your household has to fall in to qualify, and when the application is due.



- If the income of your household is too high or low for the building, you won't qualify. Apply to lotteries for buildings that fit the number of people living with you and match the income range of what everyone makes.

- Some apartments are reserved for people in specific situations, including if you:

  ✓ have a mobility, hearing or vision disability

  ✓ live in the same Community District

  ✓ work for the City

  If any of these apply to you, make sure to include it on your profile and in your lottery applications.

- Keep your Housing Connect profile up to date. For example, if you get a new job or lose a job, make sure to update it. Check your profile every time you apply to a new building.

Apply!

If you find a building you qualify for, click "Apply" next to the listing to start your application.

- You can also fill out a paper application and submit it by mail.

  ✓ Each listing will have information on how to get a paper application.

  ✓ There will be information on the application that tells you where to mail it.

  ✓ It can take several days to receive a paper application in the mail, so if the deadline is coming up, think about applying online. Paper and online applications are treated the same way in the lottery.

- Apply before the deadline! The application period can last from a few weeks to a couple of months, so leave yourself enough time.

- As long as you apply before the deadline, it doesn't matter when you submit your application.

- Duplicate applications may be disqualified, so don't send more than one application. Don't send both paper and online applications, either.

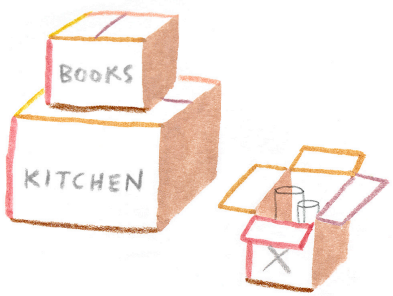
After you apply

It can take a year or longer to hear about your application. (And sometimes you might not hear back.)

- While you're waiting, carefully check what your current lease says about moving out before the lease is over. If you're offered an apartment, you might need to move quickly.

- Just because you qualify doesn't mean your application will be selected in the lottery.

- If you aren't selected or don't hear back, keep searching for other apartments and apply when you're ready.



4

Be ready in case you get an interview

If your application is selected, you'll be invited to a screening interview with agents from the building. This interview is very important. Agents from the building will confirm if you qualify for the apartment you applied for. Get ready ahead of time to make sure you're prepared.

Get important documents together

At the interview, you'll need to show documents that prove the information you put in your application. Start collecting copies today!

You'll have to show:

- ○ Who will live with you.
  Examples:
  – birth certificates
  – Social Security cards
  – picture IDs
- ○ The incomes of everyone who will live with you.
  Examples:
  – pay stubs
  – federal or state tax returns
  – proof of Social Security, veteran, or public assistance benefits income
- ○ Information about your current apartment.
  Examples:
  – your current lease
  – receipts for rent
  – recent gas or electric bills
- ○ If you need help getting copies of these documents, go to HPD's website: nyc.gov/hpd/afteryouapply

Get ready for the screening interview

You'll get a letter or email with instructions on how to schedule your screening interview. Anyone who is 18 or older who will live in the apartment needs to go to the interview.

- ○ To schedule your interview, contact the building agent listed on the letter.
- ○ Reschedule your interview if you need to by calling the number on the letter as soon as possible—most agents ask for at least 24 hours' notice.
- ○ The agent will tell you what forms you need to bring. If you have questions, call the number listed on your letter.

After the screening interview...

You might have to do some follow-up steps to make sure your application is complete. After that...

- ○ Your application might be accepted. You'll have to go through a few more steps before you decide if you want to sign a lease.
- ○ You might be put on a waitlist, which can last up to two years. The agent might contact you to update your information. Contact them if you want to be removed from the list.
- ○ You might get a rejection letter saying you don't qualify and the reason why. If this happens, you have the right to appeal. This means you'll get a chance to explain why you think the decision was not correct.
  - ✓ If you want to appeal, act quickly—you only have 10 business days from the date of the postmark of the letter to submit an appeal!
  - ✓ Submit a letter to the building agent explaining why you think you shouldn't have been turned down. Include any documents that support your appeal. The rejection letter will tell you where to send it.
  - ✓ The building agents will review your appeal and send you a letter with the outcome.
  - ✓ If the appeal is successful, you'll either receive an approval letter or be put on the waitlist.
  - ✓ If your appeal is not successful, you'll receive a rejection letter. If you think there's still an error, you can contact the agency (HPD or HDC) within five business days with a complaint. Be sure to include an explanation of why you think there's an error. The letter will tell you which agency to contact and how.
- ○ If you're put on a waitlist or receive a rejection letter, applications you've submitted to other buildings are still active. Keep working on getting ready in case you're selected for another building!

Notes

Resources

F I N D O U T

M O R E

FIND AND APPLY FOR AFFORDABLE HOUSING

nyc.gov/housingconnect

FIND OTHER CITY-SUBSIDIZED HOUSING OPPORTUNITIES

HPD's website:
nyc.gov/hpd/rentalopportunities

HDC's website:
nychdc.com/pages/Now-Renting.html

GET HELP FINDING AND APPLYING FOR AFFORDABLE HOUSING

nyc.gov/hpd/findhousing

YOU CAN ALSO GET HELP FROM A HOUSING AMBASSADOR

These are community organizations. Find one at:
nyc.gov/hpd/findhousingresources

PREPARE TO APPLY FOR AFFORDABLE HOUSING WITH FREE, PROFESSIONAL, ONE-ON-ONE FINANCIAL COUNSELING AT AN NYC FINANCIAL EMPOWERMENT CENTER

Visit nyc.gov/consumers for more information, or call 311 and ask to make an appointment at an NYC Financial Empowerment Center.

This project was completed in collaboration with the Center for Urban Pedagogy (CUP), a nonprofit organization that uses the power of design and art to increase meaningful civic engagement: welcometoCUP.org
Design by Maison Papercut: maisonpapercut.com · Illustrations by Rebecca Clarke.

NYC Housing Preservation & Development | Consumer Affairs | NYC HDC New York City Housing Development Corporation | CUP | Citi Foundation citi

Add Community Board Recommendation

Recommendation to be submitted for:

Jennings Hall Expansion (/projects/2021K0449) ULURP

A Zoning Map Amendment from R6B, R7A, and R7A/C2-4 to R7A, R7X, and R7X/C2-4 and a Zoning Text Amendment to include a new Mandatory Inclusionary Housing (MIH) Area to facilitate a new 14-story, 136,574 zoning square foot mixed-use development with 218 Affordable Independent Residences for Seniors (AIRS), is being sought by St. Nicks Alliance at 819 Grand Street in Williamsburg, Community District 1, Brooklyn.

Was a Quorum Present at your hearing(s)?

A quorum requires the presence of 20% of appointed board members, and not fewer than seven members.

◉ Yes ○ No **10/11/2023 | 211 Ainslie Street Brooklyn, NY 11211**
Zoning Map Amendment C230255ZMK

◉ Yes ○ No **10/11/2023 | 211 Ainslie Street, Brooklyn, NY 11211**
Zoning Text Amendment N230256ZRK

Would you like to submit a single recommendation for all actions?

◉ Yes ○ No, I will submit a recommendation for each action

Favorable

Votes In Favor	Votes Against	Abstain	Total Members
32	0	1	35

Vote Location and Date for all actions

Vote Location	Vote Date
211 Ainslie Street , Brooklyn, NY	11/14/2023

Recommendation Comment for all actions.

Please see the attached Land Use Report.

Please see the Vote Sheet attached reflecting 2 Recusals

Upload supporting documents

Choose Files

✖ _Roll Call Land Use Public Hearing 11-14-2023.pdf (application/pdf)
✖ _Land Use Committee Report from 11-06-2023.pdf (application/pdf)

Continue

Need Support

Please confirm your recommendation information.

Was a Quorum Present at your Hearing(s)?

Yes **10/11/2023 | 211 Ainslie Street Brooklyn, NY 11211**
Zoning Map Amendment C230255ZMK

Yes **10/11/2023 | 211 Ainslie Street, Brooklyn, NY 11211**
Zoning Text Amendment N230256ZRK

Recommendation: Favorable

Votes in Favor: 32

Votes Against: 0

Abstain: 1

Total Members: 35

Vote Location: 211 Ainslie Street , Brooklyn, NY

Vote Date: 11/14/2023

Comment: Please see the attached Land Use Report. Please see the Vote Sheet attached reflecting 2 Recusals

Attached files:

- Roll Call Land Use Public Hearing 11-14-2023.pdf (application/pdf)
- Land Use Committee Report from 11-06-2023.pdf (application/pdf)

Once your recommendation is submitted, you can not edit it. You'll need to contact NYC Planning to make any changes (ZAP_feedback_DL@planning.nyc.gov or 212-720-3300).

Submit Recommendation Information Cancel (continue editing)

Need Support

Thank you!

Recommendations submitted for:

Jennings Hall Expansion (/projects/2021K0449) ULURP

A Zoning Map Amendment from R6B, R7A, and R7A/C2-4 to R7A, R7X, and R7X/C2-4 and a Zoning Text Amendment to include a new Mandatory Inclusionary Housing (MIH) Area to facilitate a new 14-story, 136,574 zoning square foot mixed-use development with 218 Affordable Independent Residences for Seniors (AIRS), is being sought by St. Nicks Alliance at 819 Grand Street in Williamsburg, Community District 1, Brooklyn.

Your recommendations have been submitted.

Go to My Projects (/my-projects/to-review)

COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813
PHONE: (718) 389-0009
FAX: (718) 389-0098
Email: bk01@cb.nyc.gov
Website: www.nyc.gov/brooklyncb1
HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

November 14, 2023

COMMITTEE REPORT

Environmental Protection Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Mr. Stephen Chesler, Committee Chair

RE: Committee Report from October 17, 2023

The Committee met on the Evening of October 17, 2023, at 6:30 PM at 211 Ainslie Street.
Members: Chesler, Chair; Bruzaitis; Costa; Horowitz; Peterson; Sabel; Vega; Hofmann*; Stewart* *(*) Non board committee member.*

Present: Chesler, Costa, Horowitz, Vega, Hofmann*
Absent: Bruzaitis, Peterson, Sabel, Stewart*
5 members present. A quorum was achieved.

MEETING

1) Meeker Avenue Superfund Site Community Advisory Group (CAG) - Members of the CAG'S Steering Committee will provide an update on the site and the progress on the CAG's evolution. A presentation (copy attached) was made by Lael Goodman, CAG Steering Committee Member.

The Meeker Ave Plume which exists in eastern Greenpoint, was originally designated a state superfund site by the NYS Department of Environmental Conservation (DEC). Due to the discovered complexity of the contamination, DEC appealed to the U.S. Environmental Protection Agency (EPA) to place the site on the National Priorities List (NPL). The approximate site expanse is estimated to be bordered by Bridgewater Street to the north; Monitor Street and Kingsland Ave to the west; Frost Street, Withers Street and Lombardy Street to the south; and Newtown Creek to the east. After performing tests on approximately 300 test wells EPA confirmed that groundwater, soil and vapor contamination are a potential health hazard in homes, and the site was added to the NPL.

Since PS 110 is within the plume boundary, the CAG pushed for early testing there. EPA found no issues with Contaminants of Concern (COC). Additionally within the boundary, Cooper Houses were tested. Issues not related to the superfund were discovered, possibly cleaning related. EPA is currently engaging in the Remedial Investigation (RI) phase of the superfund process. Testing is best performed during the winter when vapor intrusion will be the most robust. EPA is currently seeing permission from property owners to test in January/February of 2024.

The Meeker Ave CAG is a community group that is working with the EPA in the best interest of the community. Their first meetings were in May, June, July and September of this year, with meetings in November forthcoming. They are in the process of hiring a facilitator. Community Board members William Vega and Steve Chesler are members of the CAG and are participating in the interview process with the CAG's Special Committee for this. They have an email list of around 120 subscribers and they table outside in the neighborhood. A special meeting for homeowners is taking place on November 16th. EPA must obtain permission to test on their properties. EPA has made a task grant available to help with CAG outreach.

Discussion:

Committee Member William Vega (WV): he attends CAG meetings.

Committee Member Katie Horowitz (KH): Is this CAG the sole recognized community representative entity? Is there another? How are they reaching homeowners in the catchment area? Lael Goodman (LG): Legally there could be another CAG. Local activist and Greenpoint resident Christine Holowacz is helping organize door-to-door outreach. They are also open to more ideas. KH: North Brooklyn Parks Alliance (NBPA) has relationships with locals. EPA tested under Under K Park. LG: Yes, in August/September of this year.

Committee Member Kevin Costa (KC): Do you have to be an owner to allow testing? LG: Yes. There will be meetings for tenants to discuss their options.

Christine Holowacz (CH): We need everyone to get involved. Intrusion usually occurs in the basement or first floor. Special meetings will help them understand the remedy and there is no cost involved. WV: a small hole is drilled into the floor for testing, hence permission is needed. LG: EPA is *not* sharing private data. Laura Hofmann (LH): Our elected officials need to change

laws to allow tenants to access results information. CH: It's best to test for tenant's sake. It will be worse if no testing and vapor intrusion is occurring.

Committee Chair Steve Chesler (SC): Is property condemnation a threat they fear? CH: there is no threat there. Dan Wiley (Congresswoman Velazquez, DW): Relief from stigma if they get a clean bill of health from implementing the remedy. Bigger EPA will help get to the source. CH: It's very early, but they may find a hot spot(s).

2) Excessive Flaring from the Renewable Natural Gas System at the Newtown Creek Wastewater Treatment Plant The NYC Department of Environmental Protection (DEP) & other stakeholders will address and hear concerns from people working in close proximity to the flaring and members of the Newtown Creek Monitoring Committee (NCMC) regarding the increase in the incidences since the system came online in August of this Year.

Underlying issues with DEP and NCMC emerged from the discussion first.

Both National Grid (NG) and DEP rejected the board's invitation to participate in this meeting. Members of NCMC did attend, represented by Willis Elkins, Christine Holowacz and EPC member Laura Hofmann. NCMC was founded in 1996 to monitor the upgrade of the Newtown Creek Wastewater Treatment Plant (NCWTP). DEP ceased funding NCMC when plant reconstruction was completed. Laura Hofmann continues to serve as the Community Board's representative on this committee, until the board directs otherwise. DEP only contacts Willis Elkins regarding issues with the plant, via phone. DEP's statement during the Renewable Gas system ribbon cutting this year contradicts the reality that it is *not* fully online yet. The maintenance process has not been discussed. Through their "compost" system NYC Department of Sanitation (DSNY) and Waste Management move solid waste to the NCWTP digester eggs which in turn produces natural gas that is brought into NG's gas distribution system to be captured for home heating usage. This system came online in August of this year after a 7 year delay. However, it was taken offline soon thereafter as problems with the system persisted. Gas burnoff occurs when the system is not functioning, producing the severe flaring problem. DEP insists that it is National Grid's responsibility to remedy this problem which is related to a custom valve that is malfunctioning. Furthermore, DEP has indicated to NCMC that it would prefer to communicate about plant issues with the Community Board rather than with the monitoring committee.

CH: There is no committee to oversee issues with NCWTP and the RNG system, especially the flaring problem, lack of follow through on promised amenities such as the Greenpoint Avenue fountain which currently is not functioning, a community center that is not available and non-fulfillment of the Gateway to Greenpoint open space project.

DW: We should get NCMC reestablished with federal appropriations and federal support of the Gateway to Greenpoint project along with Councilmember Restler.

WE: NYC wants to expand this RNG system to other locations supported by their "compost" pickup service.

SC: District Needs Statement opposes the NCWTP RNG system because of the increased truck traffic associated with it. The Environmental Protection Committee should revisit this item.

Katie Horowitz: There are 32 trucks a day going to the plant.

WE: Compost pickup is a city requirement. Money is in natural gas. Compost is not. KH: Does all city compost go to NCWTP? WE: Does not know the targets.

LH: When former plant Assistant Superintendent Steve Fleischaker retired, he was not replaced.

Kevin Costa (KC): Is the problem with sustaining NCMC due to budget, or failure of recognition? WE: Both.

Motion: by Stephen Chesler, to recommend to the board that a letter be sent to NYC DEP requesting a quarterly meeting with the Community Board and relevant stakeholders to update the board and discuss issues related to the operation of the Newtown Creek Wastewater Treatment Plant.
Second: Laura Hofmann
5 Votes Yes
0 Votes No
0 Abstentions
Motion passed.

Continued discussion specifically about the flaring problem.

KC: Is the slurry (made from compost) useful? WE: Biosolid creation is not significant. CH: It is toxic to grass. WE: It's used for landfill capping. KH: Not for compost? WE: City compost includes meat and dairy.

Richard representing Alloco Recycling, a business located across the street from the NCWTP and in close proximity to the flaring point. He is there 7am-5pm daily. They experience multiple severe flaring incidences everyday. Their building shakes for minutes at a time. Neighbors and staff are worried. The last couple months have been worse. No visual damage to the building has occurred.

Willis Elkins works out of the offices of Newtown Creek Alliance, located at 520 Kingsland Ave, also across the street from the plant RNG flaring point. The RNG system has been offline since August. Worse since then. Windows and cabinets rattle during flaring. Ground shakes in the street. DEP & NG have said it will be over "soon". When the system is once again normalized, it will still need to be taken offline 10% of the time annually for maintenance. Broadway Stages, owners of 520 Kingsland Ave, which is an active film and TV production facility, are worried about building damage. CH: The rooftop gardens are shaking. LH: Plant upgrade was an experiment - new technology. It persistently failed. WE: preventing future vibrations should be proof-of-concept. CH: According to a NCMC member, the flaring mechanism is not working properly. And, *DEP is responsible for the flaring.*

DW: What causes the shaking? CH: Combustion. SC: Improper design. KC: How long has this problem been documented? Use 311? WE: DEP is the overseeing agency. DW: tag Comptroller Lander. KC: Flaring covered under NCWTP. Kim Fraczek (Sane Energy): National Grid wastes rate payers money. KC: Why the lag? Lack of funds? DEP holds that this is National Grid's problem, with welds.

Motion made by Kevin Costa to recommend the board demand, via letter, DEP and National Grid resolve the NCWTP RNG flaring problem as soon as possible, noting that the flaring is the responsibility of DEP, is too severe, and the RNG system, the responsibility of National Grid, is 7 years late, and both entities must provide robust information about the flaring problem and its resolution to Brooklyn Community Board #1.
Second: Katie Horowitz
5 Votes Yes
0 Votes No
0 Abstentions
Motion passed.

3) Congresswoman Nydia Velázquez & 13 Other NY & NJ Members of Congress Call for a More Complete Flood Protection Plan with regard to the US Army of Engineers NY-NJ HATS Coastal Storm Risk Management Plan. The Congresswoman's New York District Director Dan Wiley will discuss this response noting how the Corps' plan does not address a myriad of climate-change related threats beyond storm surges.

Dan Wiley mentioned since the town hall took place with US Army of Corps of Engineers (USACE) together with elected officials early in 2023, local advocacy organizations and community members from North Brooklyn and Long Island City, Queens regarding the latter's reaction to NY-NJ HATS Coastal Storm Risk Management Plan alternative 3B, that includes waterfront infrastructure centered around floodwall type barriers but ignores inland climate change-related flooding threats *not* induced by storm surges, the congresswoman penned a letter (copy attached) on September 13th of this year to the USACE with Congressman Dan Goldman and signed on by over a dozen others representatives echoing the problems with alternative 3B and its deficiencies. Along with not addressing district flooding holistically, blocking waterfront access and compromising the Newtown Creek superfund remediation were key concerns noted in the letter. By not addressing a climate-related myriad of threats beyond storm surges including heavy rainfall and groundwater emergencies, and sea level rises the HATS study does not comply with the Water Resources Development Acts (WRDA) or President Biden's Justice40 Initiative (J40). The study ignores frequent flooding and environmental justice areas, while also not giving enough consideration to nature-based approaches and critical infrastructure in their environmental impact statement. The congressional coalition has asked the USACE to go back to the drawing board to address all aspects of climate-related impacts on the harbor region. We have a significant drainage problem in our district. There is a cost-share element with local partners at the state and city level, such as DEP. Inevitably, congress will have to appropriate funds to implement the finalized alternative.

Discussion:

CH: With their plan, the neighborhood, homes will flood.
KH: NYC Council Environmental Committee received over 1,000 comments about the USACE plan. DW: USACE must respond to all comments. They are considering the extra cost involved with alternatives.

KC: Why is alternative 2, a full harbor protection plan, not preferred? DW: The cost and complexity based on a cost-benefit analysis. Some groups are against harbor barriers due to concerns about the effects on the estuary system. KC: Did (US) administrative changes affect their timeline? DW: there was a pandemic-related delay.

SC: There will be a huge backlash if the currently preferred alternative is approved as is. He expressed gratitude towards Dan Wiley for his work, experience and expertise in this area and local environmental issues in general.

4) Newtown Creek Superfund Site Update - Newtown Creek CAG Chair & Newtown Creek Alliance Executive Director Willis Elkins.

Willis Elkins (WE): The Newtown Creek Superfund process is in the Feasibility Study stage, assessing risk to people and the environment, laying the groundwork for remedy proposals. This is a years-long process, recently extended, frustrating locals and stakeholders.

He encourages people to join the Community Advisory Group (CAG). KC: Are there two separate CAGs for two different superfund sites (Meeker Ave being the other)? WE: Yes.

WE: The Environmental Protection Agency (EPA) is looking to implement an Early Action on the East Branch (tributary) of Newtown Creek, located near the Grand Street Bridge crossing. Queens CB5 is also a concerned stakeholder. This action is a potential microcosm for the entire creek's remediation. The CAG supports this, but is waiting for the EPA to present remediation options, ranging from nothing to a full cap. The CAG is urging the removal of as much contamination as possible. The complexity of the contamination requires long analysis. CAG meetings are in person and hybrid.

WE: Potential Responsible Parties (PRPs) are pushing a less expensive cleaning method relying on capping. Pace of the process is very frustrating. Elected officials in the last 18 months have been helping the community and CAG move this forward. The CAG has a great facilitator and a technical advisor.

SC: He is incredibly grateful to the robust work Willis is doing on this project and the vast spectrum of creek-related environmental issues. WV: He is inspired by Willis' work.
CH: For the record: Willis is doing an amazing job! All in attendance expressed their agreement!

5) National Grid Rate Case - Sane Energy's Kim Fraczek will discuss the latest National Grid rate increase case and its potential impact on our district.

Kim Fraczek recounted the recent history of National Grid's project (both realized & proposed) incursion into North Brooklyn and community resistance to them bolstered by Sane Energy and the North Brooklyn Pipeline coalition. 1) The Metropolitan Reliability Infrastructure (the North Brooklyn Pipeline) was exposed and NG was brought before the Community Board to address. The 5th and final phase of the project targeting Greenpoint was canceled. However, phase 4 that traversed East Williamsburg hurt businesses on Moore Street. 2) The Greenpoint LNG vaporizer upgrade project was defeated (disapproved by the NYS Public Service Commission).

On April 23, 2023, National Grid expressed a need to raise $4-5 billion in infrastructure funding, which would include funds for investment in entirely rebuilding the Greenpoint Energy Center that houses the LNG vaporizers, and replacing leak-prone pipeline, a questionable assertion according to Kim and Sane Energy. *Granting approval for a rate increase to support this funding will raise consumer gas rates approximately $30/month.*

Sane Energy is currently focused on National Grid's 287 Maspeth Ave facility that the utility is vying to replace by 2030, which goes against the State's climate goals as they relate to greenhouse gas emission reduction targets.

Discussion:

DW: Are the leaking pipes underground? KF: Not leaking, but "leak-prone". DW: All over Greenpoint? KF: NG's revenue return is through infrastructure projects, not gas delivery. SC: Their permit request for the LNG upgrade was denied? KF: NG withdrew after an independent researcher testified that there is no need for this work.

KF: Solution? Build thermal energy networks. Water pipes act as heat exchangers. NG performed a study that set out to sabotage this idea, but it was very problematic. WE: What is the function of this LNG? How is it being used? Helpful to the public? KF: For peak heating in winter, only 2017 5%, 2021 12%, yet NG claims to need an upgrade.

KF: Rate case hearing coming up on November 14th.

SC: Is the argument again, against the LNG upgrade being included with the $4 billion rate case?! KF: yes.

DW: Is the thermal drilling for the 1 Java Street project for a network? KF: No. KC: Is a network needed for it to work? KF: It can be scaled up or down to work.

Motion: by Steve Chesler to recommend the board 1) submit a comment to the Public Service Commission regarding the current National Grid rate case, that this request be denied, as it includes increasing and enhancing fossil fuel infrastructure at the Greenpoint Energy Center located within Brooklyn Community District #1 that our board has previously expressed intense opposition to, because support of funding this project goes against the climate goals of this board, this district, New York City and New York State, as Greenpoint experiences first hand the devastating effects of climate change from major

flooding events from storm surges, cloudburst events and rising groundwater levels. Our board adamantly recommends rejection of this rate increase. 2) permit EPC Chair Steve Chesler to read this comment to the PSC at an upcoming hearing related to this rate case.

Second: William Vega
5 Votes Yes
0 Votes No
0 Abstentions
Motion passed.

Old Business

Flooding during rain events
Eastern Greenpoint residents Evelyn and Erica Matechek expressed continued desperation about the chronic and increasing flooding on their streets during increasing heavy rain events, especially very recently from the recent hurricane. DW: DEP needs to study flood plain areas. CH: 30 years of discussions, but no talk about the lack of sewers

New Business
None.

Meeker Avenue Plume Superfund Site & the Meeker CAG

10.17.23
Presentation to Community Board 1 Environmental Protection Committee

Lael Goodman
North Brooklyn Neighbors/ Meeker CAG Steering Committee

Current EPA investigation area

Past:

- Testing at PS110, Cooper Park Houses
- Testing wells, 300+

Upcoming:

- Indoor air testing

Meeker CAG

- First met May 2023, then June, July, September
- Next meeting tentatively scheduled for end of November
- Currently interviewing facilitators
- Steering Committee of five: Lael Goodman, Heidi Vanderlee, Lisa Bloodgood, Natalie Vichnevsky, Ty Virden

Meeker CAG Outreach

- Email sign up
- Instagram: @meekeravenueplumecag
- Tabling at McGolrick Park Farmers Market
- Cosponsoring meeting for homeowners (with North Brooklyn Neighbors, Greenpoint Library, EPA + community member)
- Upcoming outreach surge planned for November
- TASC grant for outreach help pending

Upcoming

Homeowner's Meeting: Meeker Avenue Plume Superfund Site

WHEN

Thursday November 16, 2023
6:30 pm - 8:00 pm

WHERE

607 Humboldt St.
Brooklyn, NY 11222

Join NBN, community members, Environmental Protection Agency (EPA), the Brooklyn Public Library, and the Meeker Community Advisory Group to learn about the polluted area known…

MORE RSVP

Congress of the United States
Washington, DC 20515

September 13, 2023

Michael L. Connor
Assistant Secretary of the Army for Civil Works
United States Army Corps of Engineers
441 G Street NW
Washington, DC 20314-1000

Dear Assistant Secretary Connor,

We write to you expressing our concern that New York-New Jersey Harbor and Tributaries Focus Area Feasibility Study (HATS), and its upcoming Agency Decision Milestone (ADM), tentatively scheduled for release this summer, does not comply with the Water Resources Development Acts (WRDA) of 2020 and 2022 or President Biden's Justice40 Initiative (J40). With the passage of WRDA, Congress directed the Army Corps to formulate a plan that protects the region from tidal and river flooding, heavy rainfall, groundwater emergence, erosion, sea level rise and storm surge. However, after seven years of planning, the Army Corps is proposing to spend $52.6 billion to protect our constituents from only one kind of flooding - storm surge. Members of Congress worked diligently to pass WRDA on behalf of our constituents in communities that remain vulnerable to multiple flood threats, and we urge HATS to comply. To ignore the more frequent flooding threats that plague our region is an irresponsible use of taxpayer dollars. In addition, Assistant Secretary Connor outlines environmental justice (EJ) expectations in the USACE EJ and Justice40 Guidance and states that "environmental justice is achieved when everyone enjoys the same degree of protections and equal access to Civil Works programs and services to achieve a healthy environment." Currently, the USACE's plan does not follow its own EJ and Justice40 guidance and does not appropriately center disadvantaged and EJ communities.

While we recognize that HATS has the potential to secure the protection of millions of residents in the New York-New Jersey metropolitan region from an increased frequency of storms and rising sea levels, the next phases of HATS and the protective structures that will result from the study must reflect Congressional directives specified in WRDA and the USACE EJ and J40 Guidance, namely:

- Measures that address multiple flooding threats
- Environmental justice and community engagement, including updating the cost-benefit analysis approach to ensure equity in the plan and expand the EJ areas within the region that it meaningfully protects
- Natural and nature-based features and nonstructural approaches over barriers
- Plans for a phased-approach, fast-tracking measures that protect critical infrastructure and environmental justice communities with a budget for adaptive management

To accomplish this, we are urging USACE to (1) promptly issue implementation guidance on applicable directives in 2020 and 2022 WRDA legislation, (2) factor that guidance into the current draft environmental impact study (DEIS) to conduct additional analyses and develop additional alternatives,

(3) in the spirit of USACE EJ and J40 Guidance, ensure that disadvantaged communities are properly protected, and (4) issue a Supplemental DEIS for public review and comment before reaching the Agency Decision Milestone.

In the Water Resources Development Act of 2020 (WRDA 2020), Congress secured key changes to HATS, working closely with local coalitions and local sponsors to ensure the principles important to our constituents (e.g., equity, nature, community engagement, etc.) would be reflected in planning, to include directing USACE to "*evaluate and address the impacts of low-frequency precipitation and sea-level rise on the study area.*"

Building on WRDA 2020, Congress passed WRDA 2022, which, upon request of a non-federal interest, directs the USACE under Sec. 8106 to formulate alternatives to maximize the net benefits from the reduction of comprehensive flood risk within the geographic scope of the study from the isolated and compound effects of:

(1) a riverine discharge of any magnitude or frequency;

(2) inundation, wave attack, and erosion coinciding with a hurricane or coastal storm;

(3) a tide of any magnitude or frequency;

(4) a rainfall event of any magnitude or frequency;

(5) seasonal variation in water levels;

(6) groundwater emergence;

(7) sea level rise;

(8) subsidence; or

(9) any other driver of flood risk affecting the study area.

These provisions in WRDA 2020 and 2022 apply now, and New York City has invoked Sec. 8106 for HATS as evidenced in their comment letter to the Army Corps, dated March 24, 2023: *"We are pleased to see a new policy articulated in Section 8106 of WRDA 2022. USACE 'shall formulate alternatives to maximize the net benefits from the reduction of the comprehensive flood risk' that includes coastal storms, tidal flooding, and rainfall events."* Therefore, the Army Corps New York District is directed by law to adhere to these provisions, even if they have not yet received implementation guidance. HATS has moved forward without such implementation, as evidenced most recently by the closure of the public comment period of the Study's Tier 1 Draft Environmental Impact Statement (Draft EIS) and hundreds of comments concerned with multiple flood hazards, local climate projections, threats from rain-driven storms like Hurricane Ida, and the "bathtub effect" that can result from storm surge barriers trapping water from rain-

driven runoff and sewer overflows. These key issues must be addressed in the Tier 1 EIS, not as an afterthought in design. Our constituents and community coalitions have consistently raised concerns about USACE proposals, and public comments highlight that HATS conducted to date does not reflect the intent of Congress through WRDA 2020 and WRDA 2022, nor the intention of the USACE EJ and J40 Guidance.

As a reference, we have attached the May 26, 2021, letter to USACE signed by eighteen members of Congress that called for HATS to comply with 2020 WRDA directives. We are writing today to emphasize that the next Agency Decision Milestone and subsequent HATS developments must reflect full compliance with WRDA 2020 and WRDA 2022.

Thank you for prompt attention to these requests. We urge you to promptly issue the implementation guidance and use that to formulate a Supplemental DEIS that can be reviewed by the public, ensuring we meet the needs of constituents in the New York and New Jersey region.

Sincerely,

Nydia M. Velázquez
Member of Congress

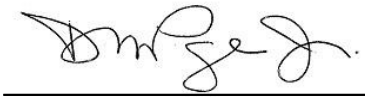
Dan Goldman
Member of Congress

Hakeem Jeffries
Member of Congress

Grace Meng
Member of Congress

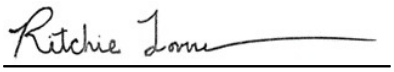
Jerrold Nadler
Member of Congress

Adriano Espaillat
Member of Congress

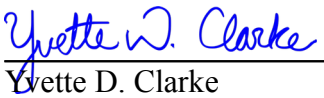


Donald M. Payne, Jr.
Member of Congress

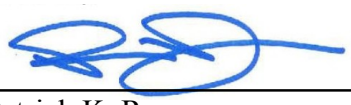
Paul D. Tonko
Member of Congress



Ritchie Torres
Member of Congress

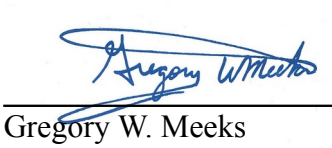


Yvette D. Clarke
Member of Congress



Patrick K. Ryan
Member of Congress

Alexandria Ocasio-Cortez
Member of Congress

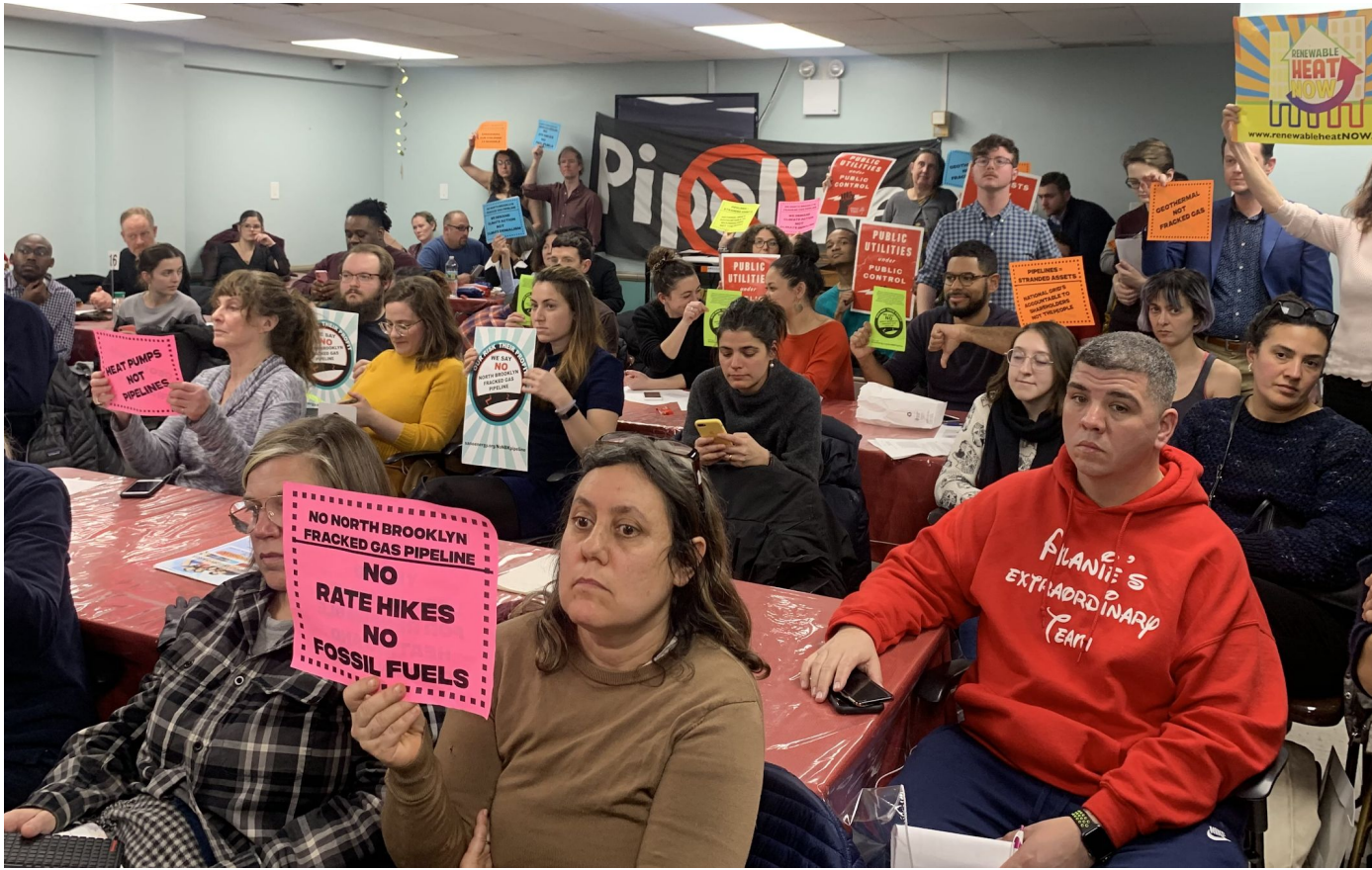


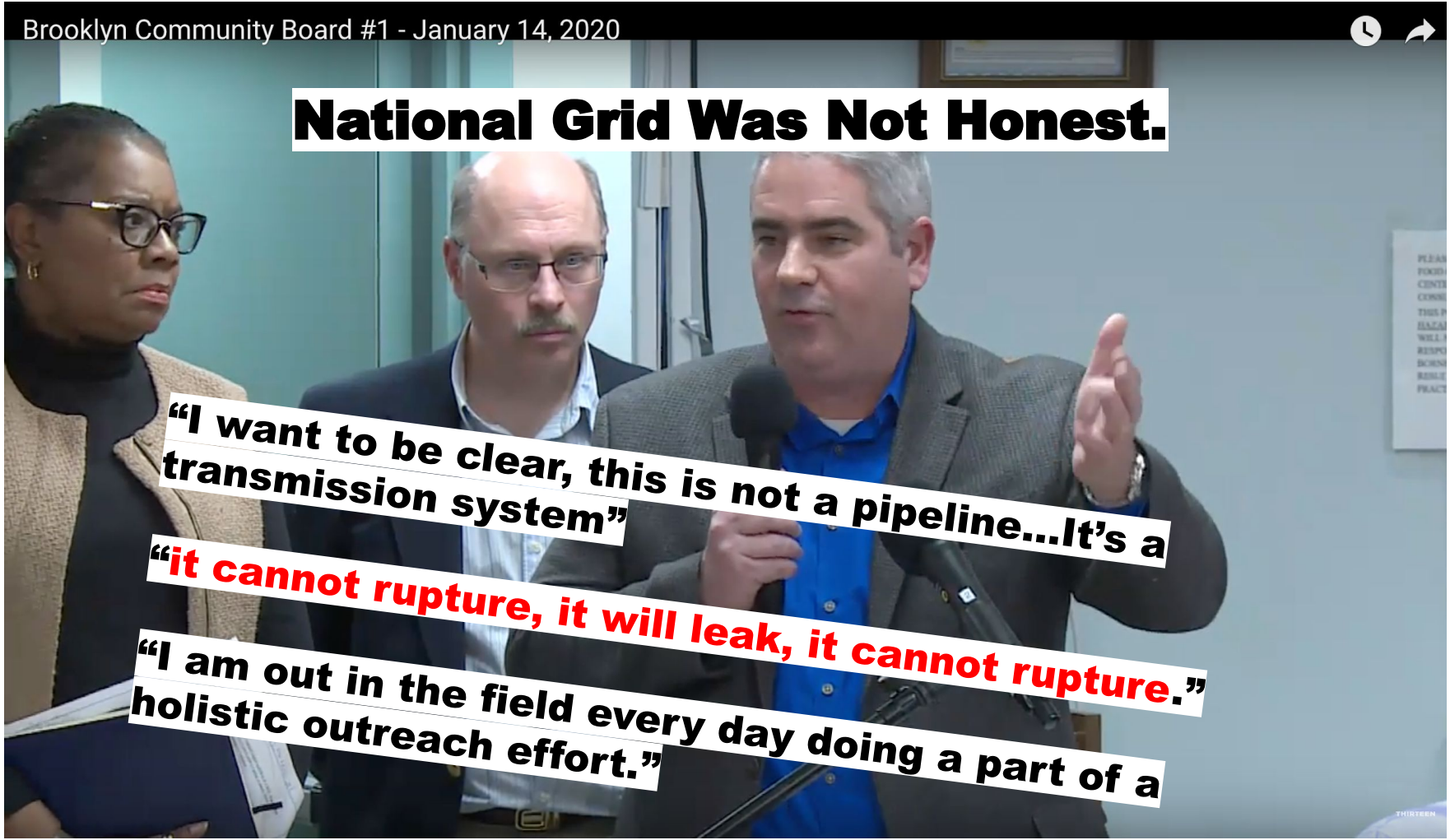
Gregory W. Meeks
Member of Congress

Michael V. Lawler
Member of Congress

CB1 Meeting October 17, 2023

January 14, 2020 Brooklyn Community Board 1



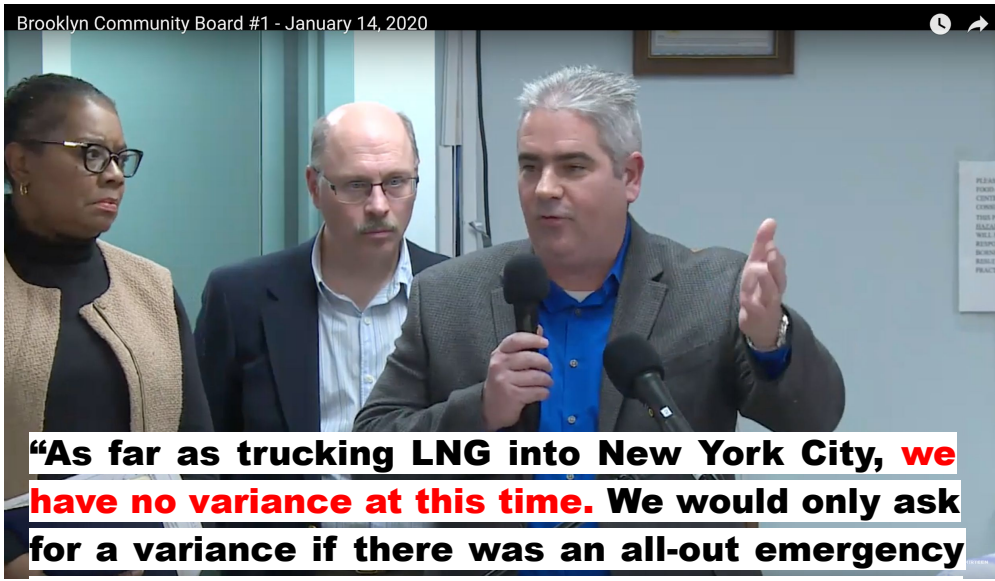

Brooklyn Community Board #1 - January 14, 2020
National Grid Was Not Honest.
“I want to be clear, this is not a pipeline…It’s a transmission system”
“it cannot rupture, it will leak, it cannot rupture.”
“I am out in the field every day doing a part of a holistic outreach effort.”

National Grid Was Not Honest.

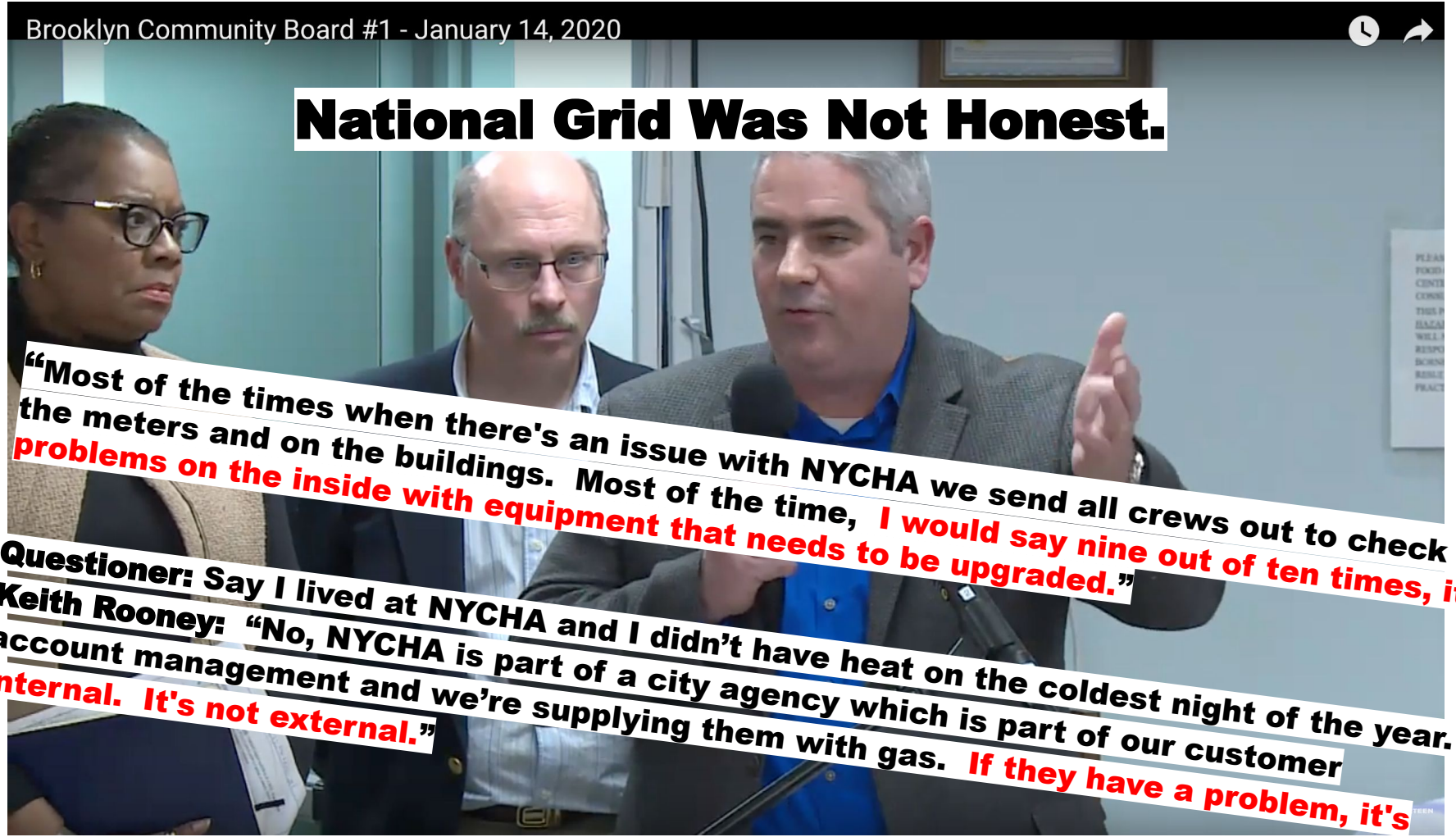
Brooklyn Community Board 1 Meeting January 14, 2020

"So I happen to know that you've requested several variances to ship liquified natural gas from Greenpoint through frontline communities to New England and other locations. This is very dangerous um kind of work and I'm interested in the shipping of natural gas that you're doing."

"But you're applying for them. You know it's dangerous to our community."



"As far as trucking LNG into New York City, we have no variance at this time. We would only ask for a variance if there was an all-out emergency in an emergency situation only and that has not been approved. I, we deal with the fire chiefs. They have not approved it. Honestly you know to do it on a regular basis, absolutely not. But if it was the coldest day of the year and we had a system problems, we would ask for a variance and I'm not sure if we'll get that or not."


Brooklyn Community Board #1 - January 14, 2020
National Grid Was Not Honest.
"Most of the times when there's an issue with NYCHA we send all crews out to check all the meters and on the buildings. Most of the time, I would say nine out of ten times, it's problems on the inside with equipment that needs to be upgraded."
Questioner: Say I lived at NYCHA and I didn't have heat on the coldest night of the year.
Keith Rooney: "No, NYCHA is part of a city agency which is part of our customer account management and we're supplying them with gas. If they have a problem, it's internal. It's not external."

National Grid Hurts Small Business.

Construction tape outside of La Finca grocery store. Rachel Ba

48 F New York City
February 3, 2020

Bklyner.

NEIGHBORHOODS FOOD ARTS NEWS DEVELOPMENT EDUCATION

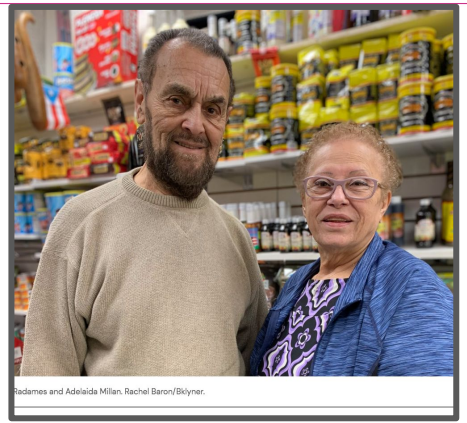
NEWS

'It's Killing Us,' Small Businesses Take a Hit as New Pipeline Construction Continues

LINDY BARON
Y 31, 2020 @11:49 AM

Junior Gonzalez. Rachel Baron/Bklyner.

Lenny Hernandez of Victorino Cleaners, with cat Linda. Rachel Baron/Bklyner.



Rodames and Adelaida Millan. Rachel Baron/Bklyner.

We fought and won against National Grid's fossil fuel proposal from 2019 - 2023

LET'S WIN AGAIN!

We have accomplished

What Nat Grid is up to.

They are BACK in 2023.

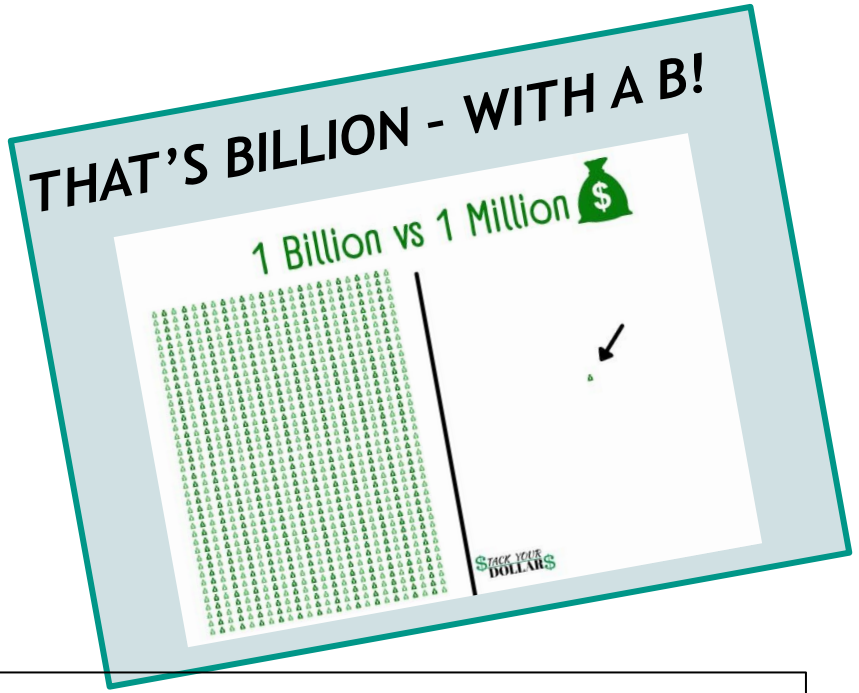
We are ready.

what is nationalgrid *proposing?*

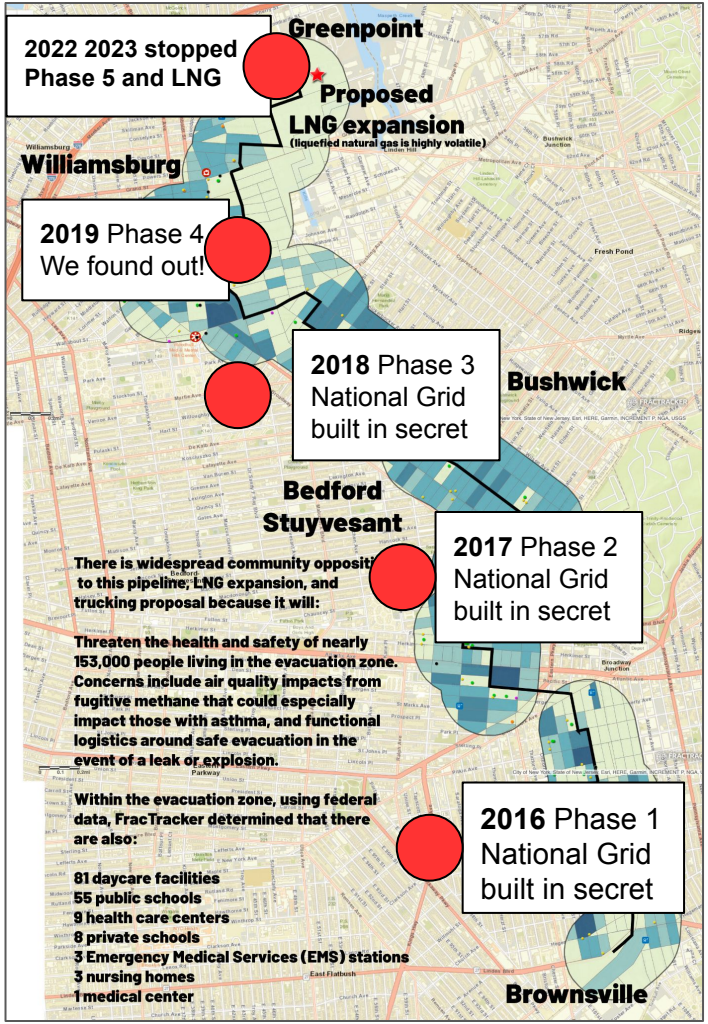
Connecting new customers/ new gas pipelines and meter and regulating station	KED**NY (NYC)** $193,205,468	KED**LI (LongIsland)** $259,188,020
Infrastructure “Reinforcements” in **Corona, Jamaica, Flatbush, Belmont, Kew Gardens** Infrastructure “Reinforcements” in **Southhampton, Amityville, Elmont, Bellmore, Hampton Bays**	$274,285,351	$129,677,044
Leak “Prone” Pipe	$1,087,993,577 $10,375,200 per mile	$1,409,337,361 $2,455,200 per mile
Greenpoint Liquefied and Compressed fracked gas HUB (apex of the North Brooklyn Pipeline Route)	**$447,670,000**	
Total spending …….	**……**	**……**

what is nationalgrid *proposing?*

TOTAL SPENDING ON EXPANDING OR EXTENDING THE LIFE OF FRACKED GAS INFRASTRUCTURE



$3,801,356,821



2018: Learned about rate cases

2019: We joined National Grid's 2019 rate case and learned about hundreds of millions of dollars going to a major transmission pipeline in Brooklyn.

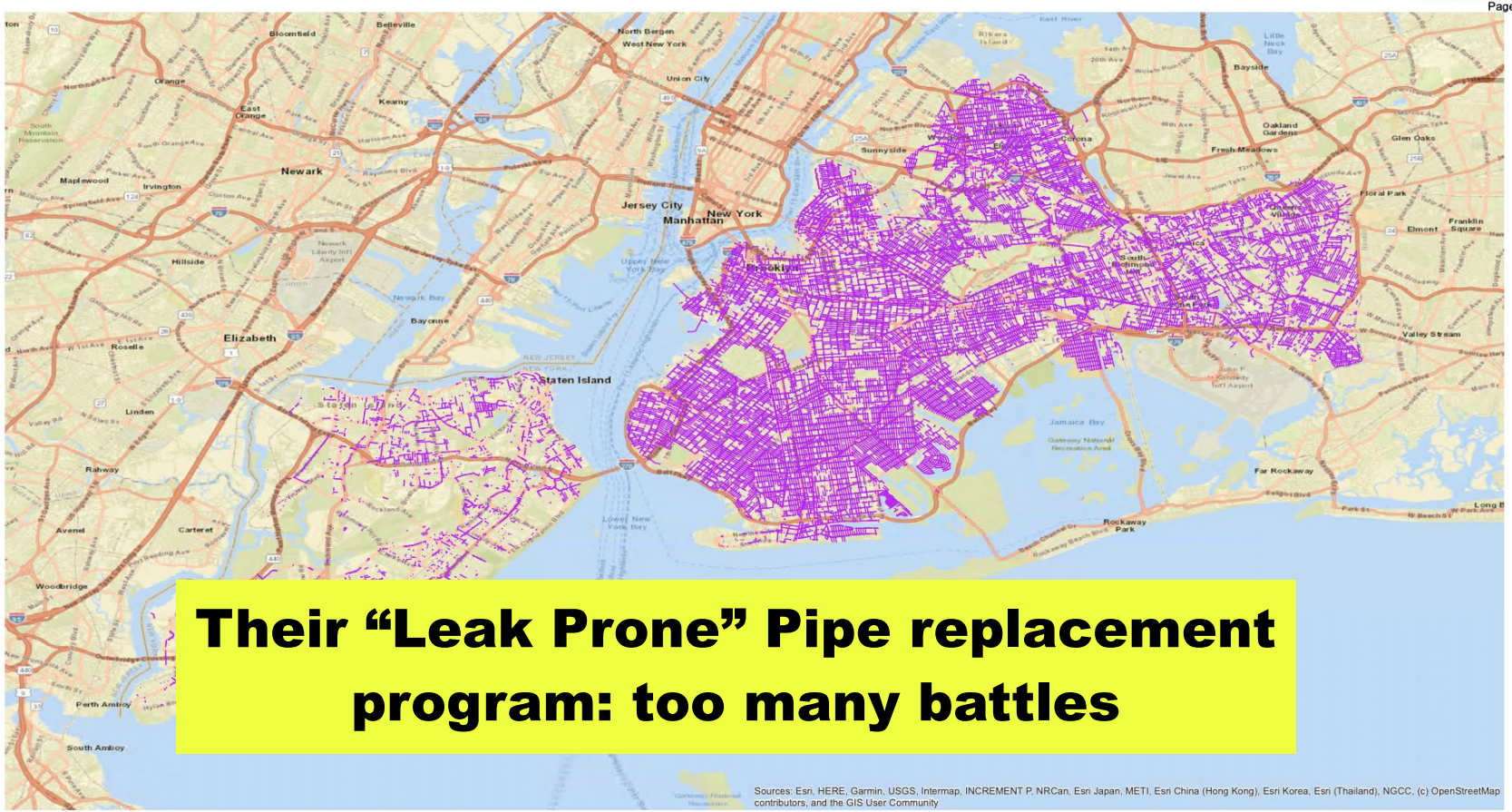
Learned about the manipulative segmentation of this pipeline started in 2016 rate case in Brownsville, Bed Stuy, Bushwick.

Jan 14, 2020: Launched the No North Brooklyn pipeline campaign at BK CB1 meeting where residents confronted National Grid.

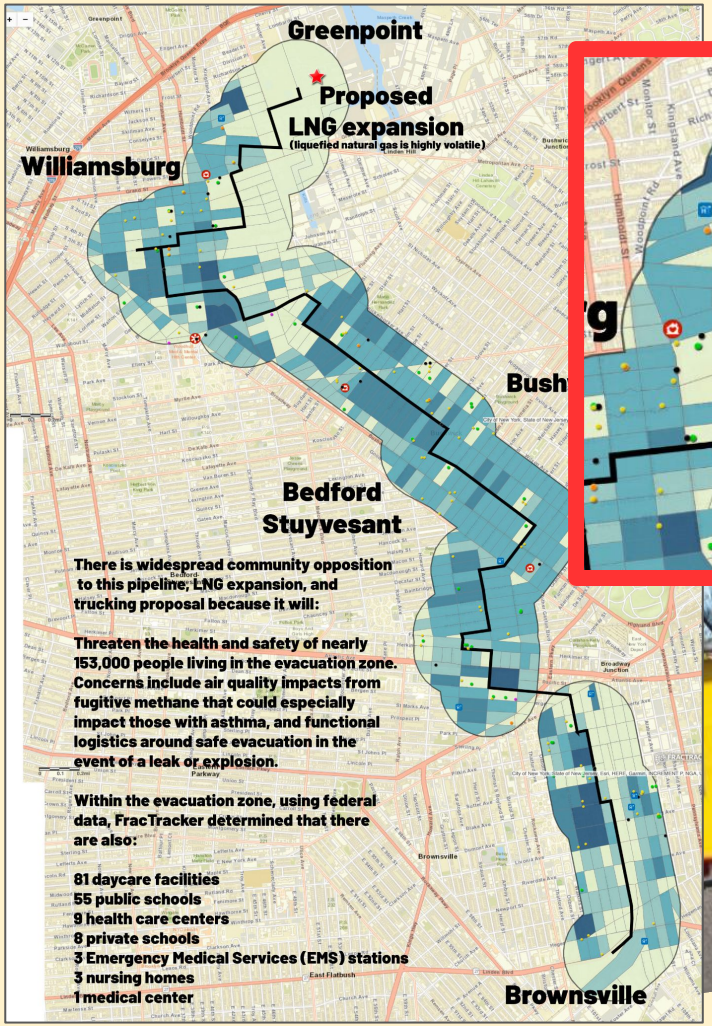
2020 - 2022: Direct Action, door-knocking, teach-ins, marches, rallies, elected official engagement, meetings, lawsuits, art-making to tell our story, bike rides on the pipeline path with speak-outs!

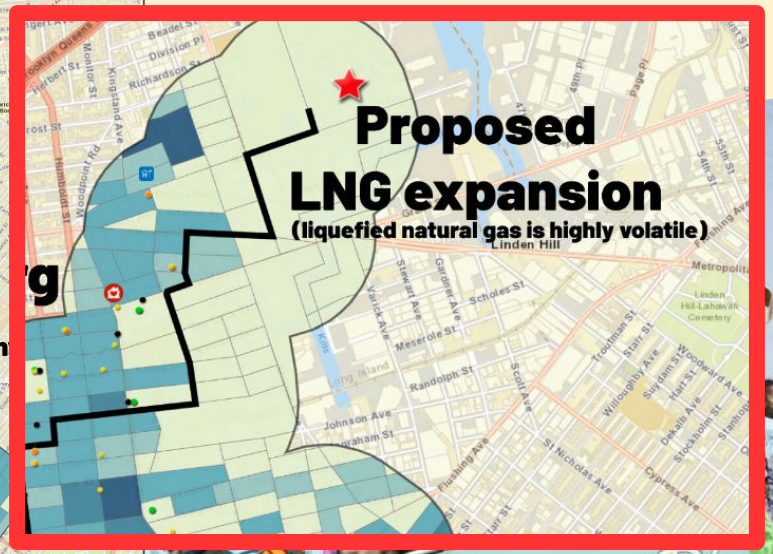
2023: National Grid formally withdraws their application for Phase 5 of the NBK pipeline and the LNG Vaporizer expansion.

Strategy: Why we are targeting 287 Maspeth

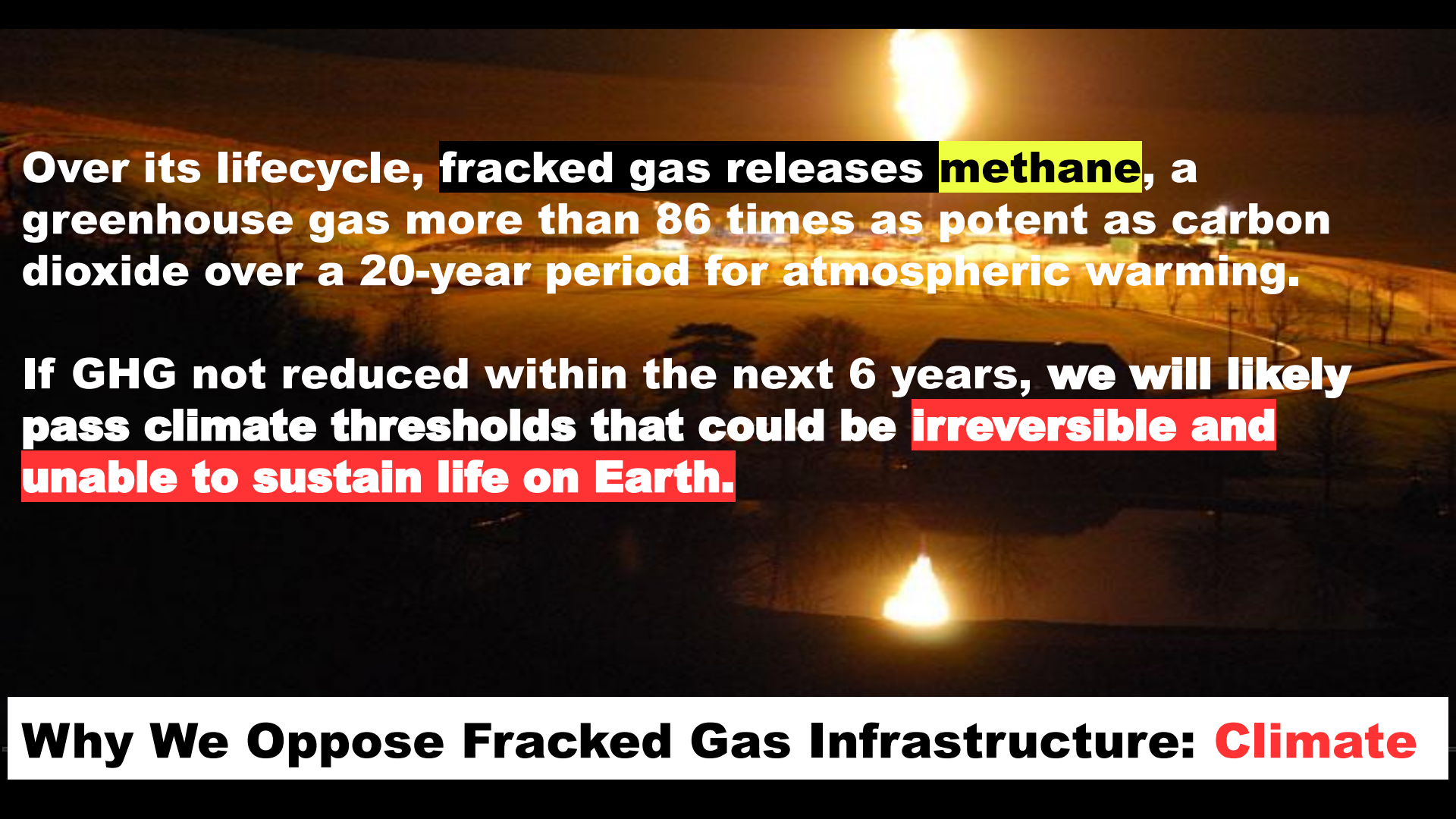


Their “Leak Prone” Pipe replacement program: too many battles

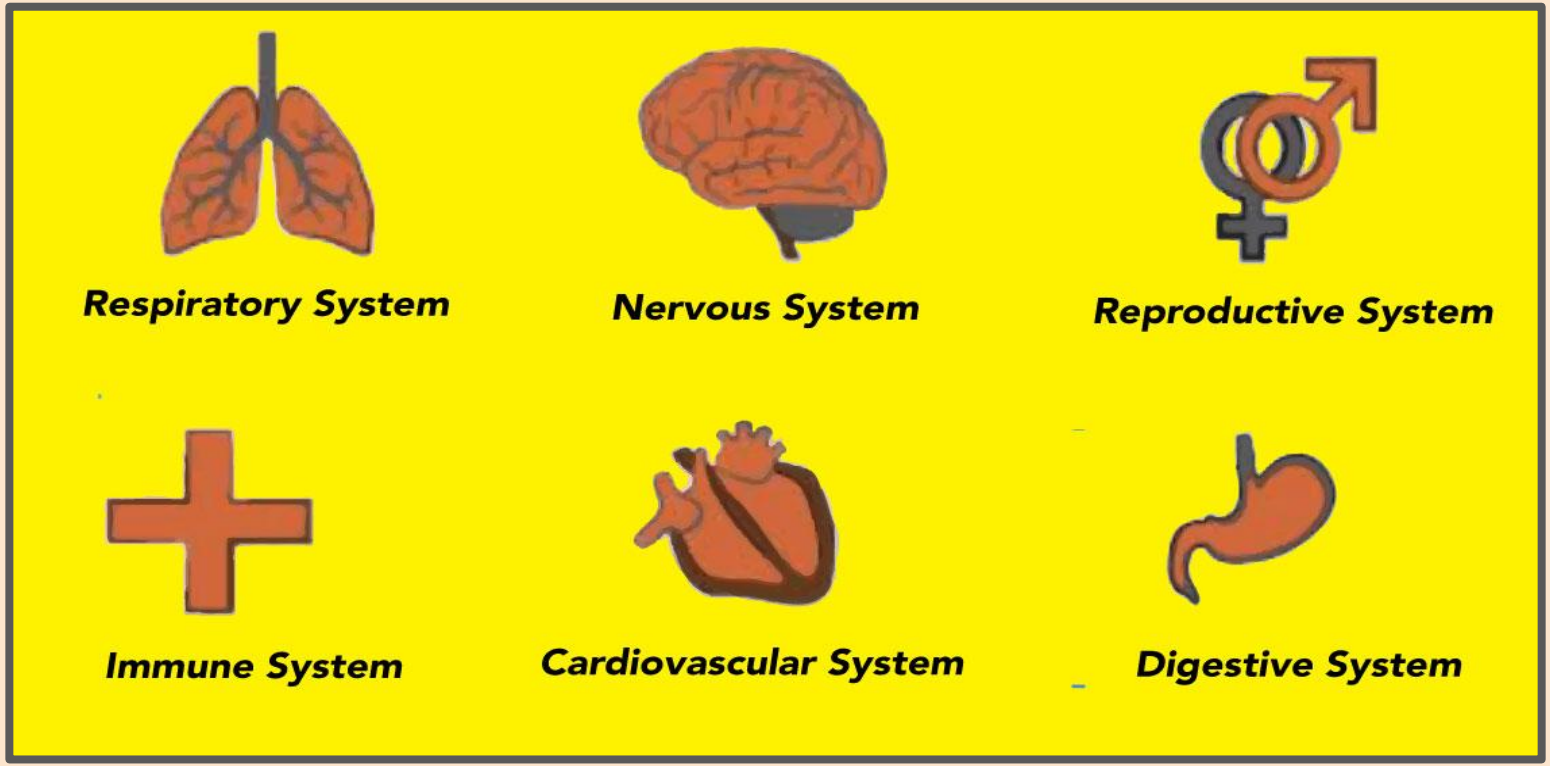

Greenpoint
Proposed
LNG expansion
(liquefied natural gas is highly volatile)
Williamsburg
Bushwick
Bedford
Stuyvesant
Brownsville
There is widespread community opposition to this pipeline, LNG expansion, and trucking proposal because it will:
Threaten the health and safety of nearly 153,000 people living in the evacuation zone. Concerns include air quality impacts from fugitive methane that could especially impact those with asthma, and functional logistics around safe evacuation in the event of a leak or explosion.
Within the evacuation zone, using federal data, FracTracker determined that there are also:
81 daycare facilities
55 public schools
9 health care centers
8 private schools
3 Emergency Medical Services (EMS) stations
3 nursing homes
1 medical center


Proposed
LNG expansion
(liquefied natural gas is highly volatile)
Linden Hill

N THE HEART OF THE BEAST



Why We Oppose Fracked Gas Infrastructure: Climate



Why We Oppose Fracked Gas Infrastructure: Health

1. Gas Utilities are the gateway to the Fossil Fuel Industry through our monthly bills
2. They make $ by building infrastructure whether we need it or not.
3. When fossil fuels are no longer profitable - we will be stuck paying for unused infrastructure: This is called **"A Stranded Asset"**

Why NoNBK Pipeline Alliance Opposes Fracked Gas Infrastructure: Economics

Climate change is undeniably a racial justice issue.

- disproportionately impacts marginalized communities, particularly communities of color.
- Communities who often are targeted by companies that create environmental hazards,
- Communities who lack the resources to adapt in the way white, affluent communities have

Addressing climate change must involve addressing racial disparities and ensuring equitable solutions for all.

Why We Oppose Fracked Gas Infrastructure: Justice

sane.energy.org/utilities

Our Strategic Targets

DECISION MAKERS:

The Regulators (Public Service Commissioners)

Rory M. Christian

Chair and CEO

Diane X. Burman

James S. Alesi

Tracey A. Edwards

David J. Valesky

John B. Howard

John B. Maggiore

Governor Hochul

Appoints PSC, has major influence

The Legislature

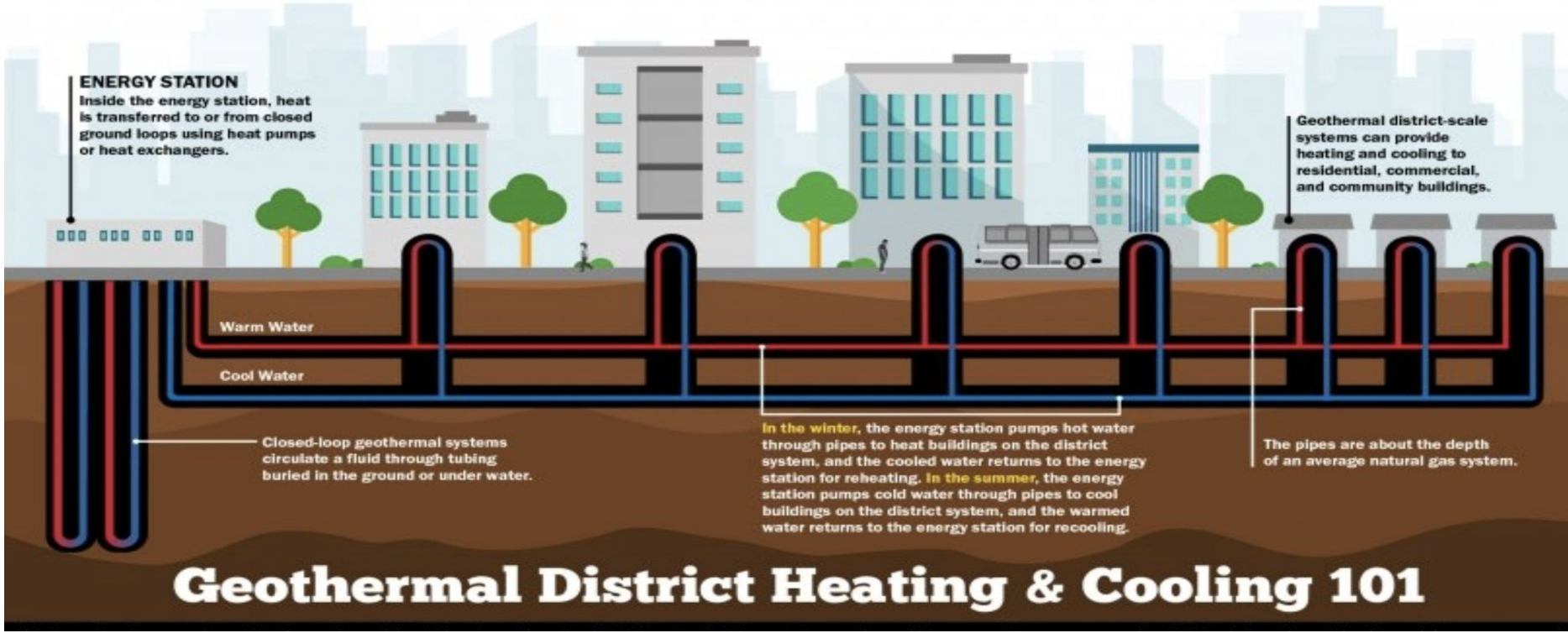
can pass laws that regulators must follow, and pressure Governor

The Utility

Other intervenors

Connecting ground source heating and cooling into networks

Thermal Energy Networks (TENS)



How could TENs benefit New Yorkers?

★ **Thermal energy networks capture and recycle heat.** Heating and cooling among different sources and sinks is balanced: no new heat generation is needed.

★ **TENs eliminate the need for combustion of fossil fuels on site,** resulting in cleaner indoor and outdoor air and lower GHG emissions.

★ Efficiency and scale mean lower costs. The heat pumps that do the heating and cooling work with only a third of the electricity that direct heating requires.

★ TENs could lower ambient temperatures in deadly summer heat islands.

2023 2024

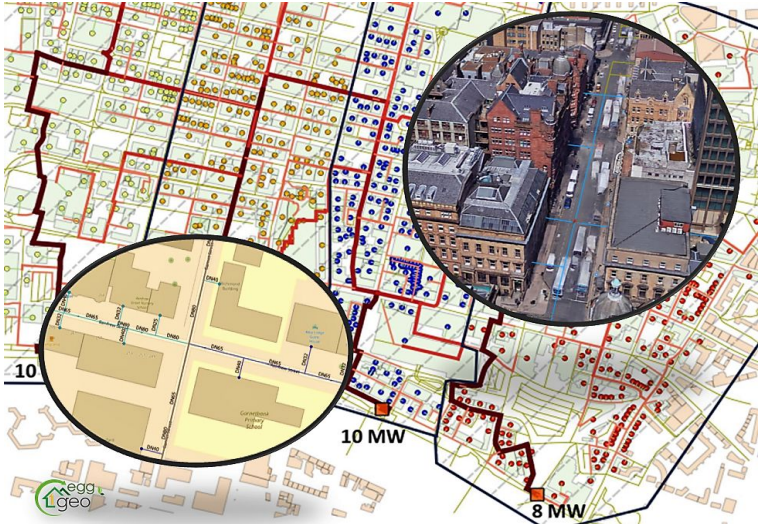
2030

NEW YORK'S CLIMATE LEADERSHIP and COMMUNITY PROTECTION ACT

2040

Long Term Goal: Shut down facility
Short Term Goal: Halt gas expansion in rate case

Long Term Goal: NY is the Thermal Energy Capital of the World!
Short Term Goal: Perfect Built Pilots



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Illustrations
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bit.ly/shutdownnatgrid

bit.ly/stopnatgrid

NEXT STEPS:
SIGN THE PETITION

&

RSVP FOR NEXT MONTHLY COMMUNITY MEETINGS

Q &A!

THERE IS HOPE BECAUSE PEOPLE CAN CHANGE
NO WAY NG!
Excellent NAIL
NAIL
NORTH BROOKLYN
Fracked Gas Pipeline

COMMUNITY BOARD No. 1

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BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER
CHAIRPERSON

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DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

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FIRST VICE-CHAIRMAN

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FINANCIAL SECRETARY

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RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

November 30, 2023

Mr. Rory M. Christian
Chair and Chief Executive Officer
NYS Department of Public Service
Empire State Plaza, Agency Building 3
Albany, NY 12223

Dear Chair Christian,

On Tuesday November 14th Brooklyn Community Board #1 voted in favor regarding the current National Grid (NG) rate case, that this request for a rate increase be denied. This is because:

1) It includes increasing and enhancing fossil fuel infrastructure at the Greenpoint Energy Center located within Brooklyn Community District #1, that our board has previously expressed intense opposition to.
2) Support of funding this project goes against the climate goals of this board, this district, New York City and New York State, as Greenpoint experiences first hand the devastating effects of climate change from major flooding events from storm surges, cloudburst events and rising groundwater levels.

Our board adamantly recommends rejection of this rate increase.

The vote was as follows: 33"YES"; 0"NO";0 "ABSTENTIONS".

Working for a Safer Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller

Dealice Fuller
Chairperson

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MEMBER-AT-LARGE

November 30, 2023

Ms. Beth DeFalco
Deputy Commissioner for Public Affairs & Communications
New York City Department of Environmental Protection

Re: Quarterly Meetings

Dear Deputy Commissioner DeFalco,

On Tuesday November 14th Brooklyn Community Board #1 voted in favor requesting the New York City Department of Environmental Protection (DEP) participate in meetings on a quarterly basis with the board's Environmental Protection Committee to provide updates on operations, projects and issues for the Newtown Creek Wastewater Treatment Plant, and address questions and concerns regarding the same, posed by committee members and meeting attendees.

DEP has previously indicated to BKCB1 and to members of the Newtown Creek Monitoring Committee (NCMC) that DEP is unwilling to sustain NCMC and prefers to communicate with BKCB1 regarding plant issues. Since members of NCMC have raised numerous concerns regarding the plant operations and related projects with the board, BKCB1 feels it is imperative that DEP communicate directly in person with the board on a regular basis for the sake of transparency and public confidence.

Please confirm your commitment to attend future BKCB1 Environmental Protection Committee quarterly meetings upon invitation from the board.

The vote was as follows: 33"YES"; 0"NO";0 "ABSTENTIONS."

Working for a Better Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller

Dealice Fuller
Chairperson

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MEMBER-AT-LARGE

November 30, 2023

Commissioner Rohit T. Aggarwala
New York City Department of Environmental Protection
59-17 Junction Boulevard, 13th Floor
Flushing, NY 11373

Mr. Philip A. DeCicco
Vice President and Deputy General Counsel
National Grid
One Metrotech Center
Brookiyn, NY 11201

Re: Renewable Natural Gas System at Newtown Creek Wastewater Treatment Plant

Dear Commissioner Aggarwala and Vice President DeCicco:

On Tuesday November 14th Brooklyn Community Board #1 voted in favor requesting the New York City Department of Environmental Protection (DEP) and National Grid (NG) resolve the Newtown Creek Wastewater Treatment Plant (NCWTP) Renewable Natural Gas System (RNG) dysfunction and excessive flaring problem as soon as possible, noting that the flaring is the responsibility of DEP, is too severe, and the RNG system, the responsibility of National Grid, is 7 years late, and both entities must provide robust information about the flaring problem and its resolution to Brooklyn Community Board #1.

At your earliest convenience, please explain to the board in detail the reason the RNG system at NCWTP is offline yet again after temporarily coming online this past summer, and provide a plan and timeline for getting the system up and running again as soon as possible without interruption and without severe flaring that is plaguing nearby workers and properties. It goes without saying that burning methane gas for 7 years and counting into the atmosphere is severely detrimental to City's and State's climate goals, and the excessive flaring is creating a major hazard for people and property in close proximity.

Members of the Newtown Creek Monitoring Committee (NCMC) communicated to the board's Environmental Protection Committee at its October 17, 2023 meeting that DEP has placed the responsibility of the RNG system's functionality on National Grid. However, they also indicated that the flaring is the responsibility of the Department of Environmental Protection, and that the frequency and severity of the flaring is an indication that the discharge system itself is dysfunctional. Additionally, the committee was informed that even with a properly functioning RNG system, the system will be taken offline 10% of each year for maintenance. And, during the maintenance periods flaring will occur.

Therefore, the board requests from DEP a detailed plan and timeline for reducing the quantity and severity of flaring from the NCWTP.
And, it requests from National Grid, a detailed plan and timeline for permanent restoration of the renewable natural gas system at the NCWTP.

The board looks forward to a timely and robust response from both organizations.

The vote was as follows: 33"YES"; 0"NO";0 "ABSTENTIONS".

Working for a Safer Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller

Dealice Fuller
Chairperson

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MEMBER-AT-LARGE

November 14, 2023

PARKS & WATERFRONT COMMITTEE REPORT

TO: Chairperson Fuller and CB1 Board Members

FROM: Philip Caponegro, Committee Chair
Parks and Waterfront Committee

RE: Committee Report from October 24, 2023

The Committee met in the evening of October 24, 2023 at 6:30 PM at the Swinging Sixties Senior Center located at 211 Ainslie Street, Brooklyn, NY 11211.

Present: Caponegro (Chair), Horowitz (Co- Chair), Carbone, Chesler, Kelterborn, Odomirok
Absent: Cianciotta, Goldstein, Miceli, Peterson, Sabel, Cappucci*, Lorenz*, Louis*, Berger*, Raymond* (*Non-Board Member)

(6 Present; No Quorum)

---

1. RFP for a concession (Cafe) in WNYC Transmitter Park:
    a. Attention to Safety and Maintenance of a public bathroom after construction.
    b. We wish to keep the historic WNYC Transmitter Building.
    c. Consider the infrastructure needed to help mitigate climate change and how the park will factor into the US Army Corps of Engineers storm risk management plan for the Greenpoint waterfront.
    d. Attention to the passive environment and pollinator gardens of the park with a concession that will be sustainable and a business model that does NOT increase the rodent population in the park. The concessioner will be responsible for pest control in the park.
    e. Non-Alcoholic approach preferred. Serving alcohol in close proximity to a playground is dangerous.
    f. NO live or amplified music.
    g. An area in the building for NYC Parks Gardeners.

h. Hours of the concession will be 6 AM to 10 PM.

There was no quorum; the committee members present voted 6-0-0 to approve the motion.

2. A motion was made to address to need for temporary bathrooms in Cooper Park
The Brooklyn Community Board No. 1 Parks & Waterfront Committee initially agreed with the Parks Department that the placement of temporary porta potty in Cooper Park was creating an unsafe and hazardous condition. However, it is essential that Cooper Park provide temporary facilities during the construction of the park's restrooms, which is not expected to be completed until the fall of 2024. We request that the Parks Department expeditiously identify a suitable location for a temporary facility within the park that is safe and accessible. We request that the unit be cleaned daily and consider locking it nightly.

There was no quorum; the committee members present voted 6-0-0 to approve the motion.

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PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

November 15, 2023

Mr. Andrew Coppola
Senior Project Manager
NYC Parks
The Arsenal Central Park
New York, NY 10065

RE: Comments for the RFP-
WNYC Transmitter Park

Please be advised that at the regular meeting of Community Board No.1 held on November 14, 2023, the board members review the attached report from the Parks & Waterfront Committee.

The Board Members unanimously voted to support sending this letter regarding the Request Proposals for the Development Operation, and Maintenance of an Outdoor Café in WNYC Transmitter Park, Brooklyn. The vote was as follows: 32 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".

Brooklyn Community Board No. 1 submits the following comments:

RFP for a concession (Cafe) in WNYC Transmitter Park

a. Attention to Safety and Maintenance of a public bathroom after construction.
b. We wish to keep the historic WNYC Transmitter Building.
c. Consider the infrastructure needed to help mitigate climate change and how the park will factor into the US Army Corps of Engineers storm risk management plan for the Greenpoint waterfront.
d. Attention to the passive environment and pollinator gardens of the park with a concession that will be sustainable and a business model that does NOT increase the rodent population in the park. The concessioner will be responsible for pest control in the park.

e. Non-Alcoholic approach preferred. Serving alcohol in close proximity to a playground is dangerous.
f. NO live or amplified music.
g. An area in the building for NYC Parks Gardeners.
h. Hours of the concession will be 6 AM to 10 PM.

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller

Dealice Fuller
Chairperson

Cc: Brooklyn Parks Commissioner Martin Maher

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PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

Commissioner Martin Maher Brooklyn Parks
NYC Department of Parks & Recreation Prospect Park
Litchfield Park West
95 Prospect Park
Brooklyn, NY 11215

November 17, 2023

RE: Cooper Park

Dear Commissioner Maher:

Please be advised that at the regular meeting of Community Board No.1 held on November 14, 2023, the board members reviewed the attached report from the Parks & Waterfront Committee.

A motion was made to address the need for temporary bathrooms in Cooper Park. Community Board No. 1's Parks & Waterfront Committee initially agreed with the Parks Department that the placement of a temporary porta potty in Cooper Park was creating an unsafe and hazardous condition, however, it is essential that Cooper Park provide temporary facilities during the construction of the park's restrooms, which are not expected to be completed until the fall of 2024.

The Board Members unanimously voted to support sending this letter requesting that the NYC Parks Department expeditiously identify a suitable location for a temporary facility within the park that is safe and accessible. We request that the units be cleaned daily and to consider locking the units nightly.

The vote was as follows: 32 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".

Working for a Safer Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller

Dealice Fuller
Chairperson

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November 14, 2023

COMMITTEE REPORT
Cannabis Review Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Mr. William Vega, Committee Chair

RE: Cannabis Review Committee Report from October 16, 2023

The Cannabis Review Committee met Monday, October 16, 2023 at the Community Board #1 – District Office, 435 Graham Avenue.

A quorum was not met.

ATTENDANCE

Present: Vega, Barros, Cabrera

Absent: Bachorowski, Daly, Foster, Miceli, Odomirok, Sofer

AGENDA:

On October 16, 2023 at 6:30pm, the Cannabis Review Committee met at the district office, 435 Graham Street, (Corner of Graham Avenue and Frost Street). In attendance for the committee meeting were representatives of the Office of Cannabis Management, the 94th Pct and 90 Pct. This was the first meeting of the newly created committee. It was a fact finding meeting, in which the committee, 94th Pct, 90 Pct and the general public asked questions to Pascale Bernard, Deputy Director of Intergovernmental Affairs. Regretfully, because of a court order, she was not able to answer most of our inquiries. We as a committee (Vega, Barros and Cabrera voted, Yes) agreed to meet again before the scheduled next board meeting to design a fact sheet/questionnaire for Cannabis retail store applicants.

cc: CB#1 Board Members

Board Meeting notices can be found at:
https://www1.nyc.gov/site/brooklyncb1/meetings/agendas.page
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COUNCILMEMBER, 34th CD

November 14, 2023

COMMITTEE REPORT
Cannabis Review Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Mr. William Vega, Committee Chair

RE: Cannabis Review Committee Report from November 2, 2023

The Cannabis Review Committee met Thursday, November 2, 2023 at the Community Board #1 – District Office, 435 Graham Avenue.

A quorum was not met.

ATTENDANCE

Present: Vega, Daly, Barros, Cabrera

Absent: Bachorowski, Foster, Miceli, Odomirok, Sofer

AGENDA:

On November 2, 2023 at 6:30pm, the Cannabis Review Committee met at the district office, 435 Graham Street, (Corner of Graham Avenue and Frost Street). In our research we learned no NYC Cannabis Committee has an operating questionnaire for applicants. These Cannabis committees have been holding meetings, with verbal questions. We did collect drafts from Brooklyn, Bronx and Manhattan Boards cannabis questionnaires and a blank SLA questionnaire to assist our efforts. After much discussion and review, we (Vega, Daly, Barros and Cabrera voted, Yes) created a questionnaire to present to the full for a vote.

cc: CB#1 Board Members

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November 14, 2023

COMMITTEE REPORT
Transportation Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Mr.Eric Bruzaitis, Committee Chair

RE: Transportation Committee Report from October 19, 2023

The Transportation Committee met Thursday, October 19, 2023 (CALLED TO ORDER: 6:42 PM; ADJOURNED: 8:45 PM) at Swinging Sixties Senior Center, 211 Ainslie Street.

A quorum was met.

ATTENDANCE

Present: Bruzaitis; Weiser; Argento; Costa; Kelterborn; Klagsbald; Odomirok; Pferd; Talati; *Breitner.
Absent: Drinkwater; Goldstein; Itzkowitz; Vega.

AGENDA

PUBLIC SESSION

1. **Street Co-Naming of the corner of Graham Avenue & Moore Street in honor of Andres Rodriguez.** Mr. Abe Lugo, for CM Gutierrez's Office

Mr. Bruzaitis introduced Alex Moreno from Council Member Gutierrez' office to present item #1 Street Co-naming in honor of Andres Rodriguez. Mr. Moreno described the live of Mr. Rodriguez and his work and family life, including his help with forming the Grand Avenue BID. Mr Moreno

explained that this presentation is out of sequence, so this is a retroactive vote Mr. Bruzaitis explained.
Mr. Weiser made a statement about his time on the board of NAB with Mr. Rodriquez and spoke favorably about his service to the community.

MOTION: Mr Weiser made a motion to approve the co-naming of the corner of Graham Avenue & Moore Street in honor of Andres Rodriguez.
SECOND: Mr. Pferd seconded.
MOTION APPROVED WITHOUT OBJECTION OR ABSTENTION WITH NON-BOARDMEMBER MS. BREITNER IN THE AFIRMATIVE.

2. **Street Co-Naming of the corner of Graham Avenue & Boreum Street in honor of Pedro Aibizo Campo.** Mr. Gyviz Santos.

Mr. Bruzaits introduced the second agenda item: street co-naming at the corner of Graham and Boerum Place. Mr Santos and Ms. Alba Hernandez presented the item. They described the life and influence of Mr. Albizu Campo and shared his impressive life and achievements.
MOTION: Ms. Breitner to approve the co-naming of the corner of Graham Avenue & Boreum Street in honor of Aibizo Campo.
SECOND: Ms. Argento
MOTION APPROVED WITHOUT OBJECTION OR ABSTENTION WITH NON-BOARDMEMBER MS. BREITNER IN THE AFIRMATIVE.

3. **Review DOT/DDC Street Perimeter Safety Improvements for Central UTA Satmar School for Boys at 762 Wythe Avenue.**

Vice Chair Simon Weiser/Mr. Yoel Weisz
Mr. Bruzaitis introduced the item on UTA Satmar School for Boys and the principal of the school, Mr. Yoel Weisz, described a proposal to install bollards on the sidewalk around the perimeter of the school. This presentation satisfies the Official Notice to the community of the security improvement and bollard installation proposal for the school encompassing roughly half of the sidewalk on from the corner of Wythe & Rutledge Street; Wythe Ave sidewalk between Rutledge & Penn Streets; and aproximately 200' up Penn Street from Wythe Avenue.
Mr. Weisz distributed a schematic rendering and architectural plan to the committee which is on file with the board office.
Ms. Ronda Messer (NYC DOT) explained that no vote is needed and this presentation is for informational purposes only

Mr. Bruzaitis asked if the board would be receiving any further notification when the project takes place. Ms. Messer explained that most likely not.

Mr. Pferd asked about ADA compliance

Mr. Costa asked if any of the bollards would be retractable. The principal said they were still developing the plan

Ms. Breitner asked about the placement of the bollards going across the sidewalk. The principal said they were still developing the plan

Mr. Kelterborn asked about the placement of the bollards at the corners and the clearance that would be provided for pedestrians

Ms. Breitner and Mr. Pferd provided information about the School Streets program and encouraged the school to look into creating a "Play Street" for extra recreational space for the children.

4. **COMMITTEE MEETING**

Mr. Bruzatis Roll Call. Quorum was achieved.

5. **2025 District Needs Statement on Transportation.** Committee will discuss the process for adding new items to the next District Needs Statement.

Mr. Bruzaitis explained the process of adding items throughout the year and stated that we will try to discuss 3-5 items per meeting.

Mr. Kelterborn offered to update the spreadsheet with new items for each meeting

Ms. Breitner asked about the items that were reviewed back in June 2023. Mr. Talati confirmed that the submission due date is 10/31/23

6. **Old Business**

Mr. Bruzaitis reported on the request for reduced ASP on MIlton/Oak/Noble. The request was not approved per DSNY. Despite several attempts to receive formal notice from DSNY, and conversations with Councilmember Restler's office, official communication has not been received.

Ms. Breitner asked about the schedule for the installation of a signal at the Richardson/Humboldt corner. Mr. Bruzaitis responded that the DOT letter anticipates by end of November 2023.

Ms. Breitner asked about any work that was planned for the streets near the Under the K Bridge Park. Mr. Bruzaitis explained that various meetings have been happening but that there is no plan. Ms Messer said the streets don't meet federal warrants. Mr. Bruzaitis blamed it on a lack of enforcement. Mr. Bruzaitis promised to set up a meeting with elected officials in early 2024 to push on the issue of "home rule" for traffic signals. Mr. Costa asked why DOT doesn't install bollards more widely.

Mr. Weiser raised a question about metered parking on Wallabout.

MOTION: Mr. Pferd Community Board 1 requests NYC DOT to conduct study of metered parking that is sensitive to community accommodations on Wallabout between Lee Avenue and Bedford Street.

SECOND: Ms. Odomirok

MOTION APPROVED WITHOUT OBJECTION OR ABSTENTION WITH NON-BOARDMEMBER MS. BREITNER IN THE AFIRMATIVE.

Mr. Bruzaitis reported that a presentation on the redesign of bus routes is forthcoming.

Mr. Costa asked for an update on Commercial Street redesign. Ms. Messer reported that there is no timeline but Mr. Bruzaitis said he would follow up to get better timing details.

Mr. Kelterborn asked about the Morgan/Metropolitan/Grand Street study for a redesign. Ms. Messer responded that DOT is aiming for early 2024 for a presentation.

Mr. Pferd asked for an LPI at Morgan/Johnson. Pferd to enter it into DOT portal and send the case number to Mr. Bruzaitis for follow-up.

- Public Session
    - Mr. Kevin LaCherra asked about the Metropolitan/Lorimer elevator project and about some dangerous conditions with the Meeker Ave bike lane at Vandervoort and Monitor. He also made a statement about the relationship between ASP and keeping catch basins clear. Mr. Bruzaitis advised him to raise the ASP issue at the Environmental Committee. Mr. Bruzaitis reported that the signal at Monitor to be installed by year end. Mr. Bruzaitis said there is no update from MTA about the elevator project. Mr. Costa suggested that 311 reports be made for catch basins so that DEP can document the issue.
    - Ms. Lyn Pinezich stated that she believes McGuinness is a bad candidate for bike lanes. She read two quotes from recent articles that questioned whether bike lanes make streets safer.
    - Mr. Yefim observed that the Lorimer/Metropolitan corner has been much safer for pedestrians during the elevator project. Discussion ensued about the potential safety benefits of lane reductions in the area of Lorimer between Devoe and Skillman.
    - Mr. Benjamin Lampel expressed support for the McGuinness bike lanes and raised the need for loading zones to help with the chaos on Manhattan Avenue in Greenpoint. Ms Messer explained the DOT process for evaluating loading zones and encouraged regular citizens and businesses to request them.
    - Mr. John Bartos asked about a status update for the McGuinness improvement project. Ms. Messer reported that jersey barriers were to be installed beginning on 10/19. She said that work to connect to the Pulaski bike lane is expected to begin

10/23. Mr. Bartos commented on the poor visibility at the intersection of Huron/Manhattan and the lack of a signal. Mr. Bruzaitis advised him to put it in the DOT portal. Mr. Bartos also requested improvements on Commercial Street.

- Ms. Messer distributed the QR code for the DOT portal
- Ms. Rachel Hauser spoke in favor of safety on McGuinness for all users
- Ms. Alayna Abel echoed comments about how chaotic Manhattan Avenue is and how buses can't pass each other
- Ms. Avernianna Eisenbach asked for more outreach to McGuinness Blvd residents.
- Mr. Jeremy Evans clarified a point about the article cited by Ms. Pinezich about bike lane injuries and deaths.

7. New Business

Mr. Kelterborn presented a discussion about the need for universal daylighting at every intersection in the district. (Attached)

MOTION: Ms. Breitner. Community Board 1 to draft a letter to Mayor Adams, City Council Speaker Adams and Commissioner Rodriguez to install daylighting regulations at every intersection within New York City.

SECOND: Mr. Pferd

AYE: *5; NO: 1; ABSTENTION: 2.
MOTION CARRIED WITH ONE NON-BOARDMEMBER AYE.

Mr. Bruzaitis stated that the Board's standard fatality investigation should be sent to the usual agencies in reference to the death of Ms. Agustina Muniz who was killed by a commercial garbage truck at the corner of Kingsland and Richardson.

MOTION: Mr. Pferd, Community Board 1 to draft its standard traffic fatality letter to the appropriate Mayor Adams and Commissioner Rodriguez to install daylighting regulations at every intersection.
SECOND: Mr. Costa

MOTION APPROVED WITHOUT OBJECTION OR ABSTENTION WITH NON-BOARDMEMBER MS. BREITNER IN THE AFIRMATIVE.

8:45pm Meeting Adjourned.

M O T I O N S

MOTION: Mr Weiser made a motion to approve the co-naming of the corner of Graham Avenue & Moore Street in honor of Andres Rodriguez.

SECOND: Mr. Pferd seconded.

MOTION APPROVED WITHOUT OBJECTION OR ABSTENTION WITH NON-BOARDMEMBER MS. BREITNER IN THE AFIRMATIVE.

MOTION: Ms. Breitner to approve the co-naming of the corner of Graham Avenue & Boreum Street in honor of Aibizo Campo.

SECOND: Ms. Argento

MOTION APPROVED WITHOUT OBJECTION OR ABSTENTION WITH NON-BOARDMEMBER MS. BREITNER IN THE AFIRMATIVE.

MOTION: Mr. Pferd Community Board 1 requestes NYC DOT to conduct study of metered parking that is sensative to community accommodations on Wallabout between Lee Avenue and Bedford Street.

SECOND: Ms. Odomirok

MOTION APPROVED WITHOUT OBJECTION OR ABSTENTION WITH NON-BOARDMEMBER MS. BREITNER IN THE AFIRMATIVE.

MOTION: Mr. Pferd Community Board 1 requestes NYC DOT to conduct study of metered parking that is sensative to community accommodations on Wallabout between Lee Avenue and Bedford Street.

SECOND: Ms. Odomorik

MOTION APPROVED WITHOUT OBJECTION OR ABSTENTION WITH NON-BOARDMEMBER MS. BREITNER IN THE AFIRMATIVE.

MOTION: Ms. Breitner. Community Board 1 to draft a letter to Mayor Adams, City Council Speaker Adams and Commissioner Rodriguez to install daylighting regulations at every intersection within New York City.

SECOND: Mr. Pferd

AYE: *5; NO: 1; ABSTENTION: 2.
MOTION CARRIED WITH ONE NON-BOARDMEMBER AYE.

MOTION: Mr. Pferd, Community Board 1 to draft its standard traffic fatality letter to the appropriate Mayor Adams and Commissioner Rodriguez to install daylighting regulations at every intersection.

SECOND: Mr. Costa

MOTION APPROVED WITHOUT OBJECTION OR ABSTENTION WITH NON-BOARDMEMBER MS. BREITNER IN THE AFIRMATIVE.

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PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

November 29, 2023

The Honorable Jennifer Gutierrez
34th District Council Member, New York City Council
250 Broadway
Suite 1883
New York, New York 10007

RE: Street Co-Naming Honoring Pedro Albizu Campos

Dear Council Member Guitierrez,

At the regular meeting of Brooklyn Community Board No. 1, held the evening of November 14. 2023, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

The vote was as follows: 30"YES"; 0 "NO"; 0 "ABSTENTIONS".

Brooklyn Community Board No. 1 supports the co-naming of the intersection of Graham and Boerum Street honoring Pedro Albizu Campos who was an attorney and social activist. He advocated for better education opportunities, affordable housing, and improved working conditions. He has since acted as a symbol of what it is to overcome systemic adversity and dedication to improving other's lives. Albizu Campos was the president and spokesperson of the Nationalist Party of Puerto Rico from 1930 until he passed away on April 21, 1965.

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller

Dealice Fuller
Chairperson

cc: Brooklyn Borough President Antonio Reynoso
NYC DOT Brooklyn Borough Commissioner Keith Bray

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THE COUNCIL
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THE CITY OF NEW YORK

JENNIFER
GUTIÉRREZ

COUNCIL MEMBER, 34th DISTRICT, BROOKLYN

CHAIR
TECHNOLOGY

COMMITTEE
ECONOMIC DEVELOPMENT
EDUCATION
ENVIRONMENTAL PROTECTION
HOSPITALS
STATE AND FEDERAL
LEGISLATION
WOMEN AND GENDER EQUITY

April 24, 2023

To Whom It May Concern:

This letter is to serve as a memorandum of support for Gyvis Santos' proposal to co-name Graham Ave and Boerum Street to "Pedro Albizu Campos Way" in honor of Pedro Albizu Campos, who was an attorney and social activist.

Born on September 12, 1891 in San Juan Puerto Rico, he grew up without financial support or legal recognition from his father. Despite this, in 1912 he was awarded a scholarship to study Chemistry and Engineering at the University of Vermont. He then transferred a year later to Harvard University, majoring in Chemistry and Literature, becoming the first Puerto Rican Harvard graduate. He then served in World War I with the African American Military Unit. While serving, he encountered extensive racism, eventually leading him to reject official posts offered by the US and returned to Puerto Rico to fight for Puerto Rico's independence. He advocated for better education opportunities, affordable housing, and improved working conditions. He has since acted as a symbol of what it is to overcome systemic adversity and dedication to improving other's lives. Albizu Campos was the president and spokesperson of the Nationalist Party of Puerto Rico from 1930 until he passed away on April 21, 1965.

Advocates of this proposal presented this request as a response to the attempted removal of the Graham Avenue of Puerto Rico and feel that adding a co-naming of a leading figure in the Puerto Rican independence movement to Graham Avenue is a way to unify the community. I am happy to support this proposal and hope to see its implementation.

Sincerely,

Jennifer Gutiérrez

October 19, 2023/ by Alba Delia Hernandez/Pedro Albizu Campos Way
This document shall not be reproduced without the consent of the author.

We are here today to express why we feel that Pedro Albizu Campos would be the ideal historical figure to name one of our Brooklyn streets with.

The great Don Pedro Albizu Campos was also known as El Maestro/The Teacher. Albizu earned the title of El Maestro/The Teacher because of his dedication to uplifting his community and because he was a guiding light, a torch, in the lives of those he touched.

Albizu was born on September 12, 1891 in Ponce, Puerto Rico. Sadly, his mom died when he was two and he was left at the care of his aunt Rosa. She did the best she could. But circumstances beyond his control had it that Albizu didn't begin school until the age of twelve. However, in just four years, Albizu completed the equivalent of eight years of education. He set himself apart at an early age as someone with a determined spirit and someone destined to defy the odds. He devoted himself to education himself even if his home had no electricity and the only light he found was that of an oil lamp.

He was an exceptional student. As a teenager, he possessed a charisma and eloquence that left audiences in awe. His speaking and debating skills were so special that educators and politicians rallied behind him to secure him a college scholarship. Their efforts paid off. Albizu received a scholarship to attend first the University of Vermont and then Harvard University.

He became the first Puerto Rican to graduate from Harvard. His path was not paved with ease. He encountered widespread racism because of the color of his skin and because he was Puerto Rican. But that did not stop him.

He completed his undergraduate studies with honors and then attended Harvard Law School, where he studied different areas of law, with a special interest in international law. When he graduated, he had command of eight languages: native Spanish, English, Portuguese, French, Italian, German, Latin and Greek. Albizu's reputation was one of an intellectual, a spellbinding speaker, and a prominent leader.

Don Pedro was an activist. He championed various causes, advocating for the education of women in Latin America and promoting women's rights. When he became president of the Puerto Rican Nationalist Party, he established the Women's Nationalist Committee. He was a pioneer of women's rights not only in thought, but in action. He believed in the equality of all.

Albizu was the president of the League to Enforce Peace. He was at the heart of international affairs. Immersed in this world, he was influenced by the enduring ideals of Mahatma Gandhi and the fierce spirit of Irish revolutionaries. Their commitment to justice and freedom nurtured a fire within him, one that would never dim.

He believed in the greatness of Latin American unity. He made diplomatic journeys to the Dominican Republic, Haiti, Cuba, Mexico, Panama, Peru and Venezuela. Everyone knew who Pedro Albizu Campos was.

Albizu even helped countries draft constitutions for new governments. Like when the Irish, in the process of shaping their very own Constitution, sought Albizu's wisdom and insight to write it. He was not merely an observer; he was an active contributor to the pursuit of justice and self-determination.

When World War I began he volunteered to join the United States military to join the Allied Forces. He was one of many PR who joined the military in defense of the United States.

After graduating from Harvard with grades to have earned him the title of Valedictorian, he received many job offers.

1. An assistant in the US Supreme Court
2. A diplomat to Mexico
3. executive position in a US corporation.
4. A judge in the town of Yauco.

He turned all these offers down. He chose instead to begin his own private practice in his hometown of Ponce. He made it clear that he did not become a lawyer for personal profit. He became a lawyer to represent those in his community that needed his services the most. And if they didn't have the money to pay him, he would accept chickens, vegetables or a mere, "thank you." Don Pedro insisted on having a dignified law practice based on the principle of defending those who needed the law's protection the most.

Because of his selfless dedication to his community, he was loved by his community of Ponce and beyond. Thousands came to hear Don Pedro's passionate speeches in the town square of Ponce, Lares, Arecibo, Fajardo and many other pueblos. Speeches about history, current events, local and national news, human rights and self-determination. Because of his service to his people, when Albizu spoke people listened. His fiery speeches invigorated those who felt powerless and attracted those in power. He knew how to organize his people and was sought after when a leader was needed. He represented farmers, and overworked, underpaid sugar cane workers and others and led them to successful campaigns for higher wages and better working conditions that led to better living conditions. That led to survival.

Albizu is most known for his love of Puerto Rico. He insisted on the celebration of the birthdays of Puerto Rican historical figures, like educator, writer and patriot, Eugenio Maria de Hostos– one of New York City's Colleges is named after him—Hostos Community College of the City of New York.

Albizu's teachings transcended laws and material gains. What truly resonates with me in his teachings is his emphasis on self-awareness and self-love. He declared that, for a. people to attain freedom, they must first awaken to the power within themselves. He declared that before one could be free, the mind had to be free of any negative programming. He was a revolutionary who knew that to be free one had to completely transform any notion of self-doubt and self-hate to a celebration of our beauty and power. He said, "It was necessary that we bring a moral infusion to our people so that they may believe again in their destiny and in their possibilities." Albizu nurtured a profound elevation of the human spirit. A teaching that could benefit us all. A symbol

bearing the name Pedro Albizu Campos Way becomes more than a mere sign on a street; it transforms into a chorus of positive affirmations like, "si se puede," "yes we can," a testament to the strength of our community. Pedro Albizu Campos Way stands as a celebration of a leader whose teachings will live forever.

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MEMBER-AT-LARGE

November 29, 2023

The Honorable Jennifer Gutierrez
34th District Council Member, New York City Council
250 Broadway
Suite 1740
New York, NY 10007

RE: **Street Co-Naming Honoring Andres Rodriguez**

Dear Councilmember Gutierrez:

At the regular meeting of Brooklyn Community Board No. 1, held the evening of Tuesday, November 14, 2023, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

The vote was as follows: 30"YES"; 0"NO"; 0"ABSTENTIONS"

Brooklyn Community Board No. 1 supports the co-naming of the corner of Graham Avenue and Moore Street in honor of Andres Rodriguez.

Working for a Safer Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller

Dealice Fuller
Chairperson

cc: Brooklyn Borough President Antonio Reynoso
NYC DOT Brooklyn Borough Commissioner Keith Bray

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THE COUNCIL
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HOSPITALS
STATE AND FEDERAL LEGISLATION
WOMEN AND GENDER EQUITY

November 2, 2022

To Whom It May Concern:

This letter is to serve as a memorandum of support for the proposal to co-name Graham Avenue and Moore Street as "**Andres 'Andy' Rodriguez II**" in honor of who many referred to as the 'Mayor of Graham Avenue', who sadly passed away on January 19, 2021.

Andy was born in Ponce, Puerto Rico in 1942 and like so many Puerto Ricans he enlisted in the U.S. Army where he honorably served. Afterwards, he settled in Williamsburg, Brooklyn and established his first small business on Graham Avenue and Moore Street in 1967 which operated for decades. He also founded the Merchants Association in the late 1960's and co-founded the Business Improvement District in the 1980's. His goal was to help unite the merchants, promote business, and improve public safety along the Graham Avenue corridor. This initiative along with his training proved helpful during New York City's 1977 power outage where merchants joined together to protect their businesses from looting and fire.

The location of the proposal was chosen due to being where Mr. Rodriguez owned and operated a candy store / newsstand for decades—a place of great significance and fond memories for him and his entire family. This proposal has been presented through and has been properly consulted with his family, who are in full agreement of the proposed co-naming. I am happy to support this proposal and hope to see its implementation as a tribute to a lifetime of service.

Sincerely,

Jennifer Gutiérrez

Andres 'Andy' Rodriguez II, who many referred to as the "Mayor of Graham Avenue" / "Alcalde de Graham"

- Born in Ponce, Puerto Rico in 1942, and enlisted in the U.S. Army where he honorably served
- Wife is Christian, children are Andres III, Andres IV, Andres V, Andres VI, Andres VII, Mary Eileen, Lisandra
- Settled in Williamsburg and established his first small business in 1967 on Graham Avenue and Moore Street, a candy store/newsstand, which operated for decades.
- He founded the Merchants Association in the late 1960's and co-founded the Business Improvement District in the 1980's
    - His goal was to help unite the merchants, promote business, and improve public safety along the Graham Avenue corridor
    - This initiative proved helpful during New York City's 1977 power outage when merchants joined together to protect their businesses from looting and fire.
- He was the "go to" person whenever anyone had a problem or needed assistance.
- Involved in many orgs: Woodhull Auxiliary Board, Lions International, Knights for Blind, Musica Against Drugs, Lindsay Park, St. Mary's Church, All Saints Church
    - He was a strong advocate through the Woodhull Community Auxiliary Board to get major funding for much needed medical equipment at Woodhull
- He stepped up during the pandemic to deliver meals, bring friends and family to medical appointments, and did wellness check in calls to the community

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RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

November 30, 2023

Commissioner Keith Bray
Brooklyn Office
NYC Department of Transportation
16 Court Street
Brooklyn, NY 11241

RE: Request for Metered Parking on the South Side of Wallabout from Bedford Avenue to Lee Avenue

Dear Commissioner Bray:

At the regular meeting of Brooklyn Community Board No. 1, held the evening of November 14. 2023, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

The Board Members voted to request that the New York City Department of Transportation implement metered parking on the South Side of Wallabout Street from Bedford Avenue to Lee Avenue from 10:00 AM to 7:00 PM to accommodate the commercial and Community needs of the neighborhood.

The vote was as follows: 29 "YES"; 0"NO";0 "ABSTENTIONS".

Working for Safer Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller

Dealice Fuller
Chairperson

COMMUNITY BOARD No. 1

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PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

November 14, 2023

COMMITTEE REPORT

SLA REVIEW AND DCA COMMITTEE

TO: Chairperson Dealice Fuller and CB#1 Board Members

FROM: Arthur Dybanowski, Chair
SLA Review & DCA Committee

RE: Committee Meeting on October 23, 2023

The SLA Review & DCA Committee met at Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Avenue) at 6:30 pm on October 23, 2023, Representatives of the Community Board and other Community Board members participated in the discussion and review of the applications. Applicants were advised that the meeting was to end at 9:00 PM and those applications not reached would be postponed to the next Committee meeting. Prior to the meeting, the List of New and Renewal applications that had been posted at the Public Hearing was provided to the 90 and 94 Precincts of the NYPD for their review.

ATTENDANCE:
Present: Bachorowski; Foster; Talati
Absent: Dybanowski; Bruzaitis; Daly; Miceli; Sofer; Cohen*; Weiser (+)
(*Non-Board member) (+) denotes member of 30-Day Waiver Review

5 members constitute a quorum for this committee, a quorum was not reached.

LIQUOR LICENSES

NEW

1. 53 A.D. (NY Qualified Name for Empirical, Inc.), DBA TBD, 53 Scott Avenue Unit D (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Previously approved on September 21, 2023.**
2. 759 Richard's Corp, DBA TBD, 759 Grand Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern. Amended renotification to include Bar/Tavern) **Applicant did not appear. Committee recommended denial.**
3. AI Sushi Inc, DBA Mizu Sushi, 311 Bedford Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Applicant did not appear. Committee recommended denial**.
4. Apollo Bar LLC, DBA Heaven + Earth, 290 Nassau Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern) **Committee recommended approval.**
5. Chipotle Mexican Grill of Colorado LLC, DBA Chipotle Mexican Grill #4927, 885 Manhattan Avenue (New Application, Wine, Beer & Cider, Restaurant) **Applicant withdrew the application.**
6. Entity to be formed by Jared Solomon, DBA Pending, 25 Kent Avenue (New Application, Liquor, Wine, Beer & Cider, Restaurant [Indoor Golf Concept]) **Applicant requested postponement.**
7. Maiz Restaurant Corp, DBA Tabu, 10 Hope Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Previously approved on September 21, 2023.**
8. Propped NY LLC, DBA Hello Meadow BK, 20 Meadow Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Catering Facility [Private Events Only]) **Applicant will present at the Full Board meeting on November 14, 2023.**
9. Redds Tavern Inc, DBA TBD, 511 Grand Street (Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant did not appear. Committee recommended denial.**

RENEWAL

1. 135 Studio N ADR Inc., DBA Juliette Restaurant, 135 North 5th Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
2. 221 North 4th Rest Corp, DBA Golden Years, 221 North 4th Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
3. 227 Grand Corp., DBA Beats Karaoke & Belly Korean Bacon Shop, 227 Grand Street (Renewal, Wine, Beer & Cider, Restaurant)
4. 622 Vanderbilt Restaurant LLC, DBA Rule of Thirds, 29 Norman Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
5. The 709 Lorimer St Rest Corp, DBA Pete's Candy Store, 709 Lorimer Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
6. ALUK 888 Inc, DBA Chinese Musician, 151 Greenpoint Avenue (Renewal, Wine, Beer & Cider, Restaurant)
7. Authentic Pierogi Inc, DBA Pierozek, 592 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
8. City Café Inc, DBA Fushimi Japanese Cuisine & Lounge, 475 Driggs Avenue Unit A (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

9. El Golpe LLC, DBA Llama Inn, 50 Withers Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
10. Eyval NYC LLC, DBA Eyval, 25 Bogart Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
11. Indigo Williamsburg HM LLC & Valor Beverage Management LLC as Mgr, DBA TBD, 500 Metropolitan Avenue (Renewal, Liquor, Wine, Beer & Cider, Hotel)
12. Jankyboyz LLC, DBA Jack's Wife Freda, 258 Wythe Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
13. Karczma Inc., DBA TBD, 136 Greenpoint Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
14. MFK Gentleman INC, DBA Antidote, 66 South 2nd Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
15. M Noodle, LLC, DBA M Noodle Shop, 549 Metropolitan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
16. Motorino Broadway Inc., DBA Motorino Broadway, 139 Broadway (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
17. M Shanghai, LLC, DBA M Shanghai, 292 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
18. Nealtican Deli Grocery Corp, DBA N/A, 1225 Flushing Avenue (Renewal, Wine, Beer & Cider, Restaurant)
19. OMHBROOKLYN LLC, DBA Old Man Hustle Bklyn Bar & Comedy Club, 308 Bedford Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
20. Painting Lounge LLC, DBA N/A, 309 Roebling Street (Renewal, Wine, Beer & Cider, Bar/Tavern)
21. Rhymin & Thievin LLC, DBA Thief, 595 Union Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
22. Vabeh First LLC, DBA Have & Meyer, 103 Havemeyer Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
23. Vera Cruz on Bedford Ave Corp, DBA Vera Cruz on Bedford Ave, 195 Bedford Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
24. W/G Hospitality Group Inc., DBA Jimbo Slims, 524 Graham Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)

Renewal licenses were posted at the Public Hearing of the Community Board and all members were encouraged to review the list and report any issues or concerns to the SLA Review Committee. The list was also provided to both the 90 and 94 Precincts of the NYPD. After review, the Committee recommends **APPROVAL** of all Renewal applications **excluding item #11**, Indigo Williamsburg HM LLC & Valor Management LLC as Mgr, DBA TBD, 500 Metropolitan Avenue (Renewal, Liquor, Wine, Beer & Cider, Hotel) **Committee recommended denial of item #11.**

PREVIOUSLY POSTPONED:

1. 3 Times 483 INC, DBA 3 Times, 483 Grand Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**
2. 148 Kingsland LLC, DBA TBD, 148 Kingsland Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant requested postponement.**
3. Brooklyn 24 Hrs LLC, DBA TBD, 518 Metropolitan Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**
4. BTH Bar Brooklyn LLC, DBA Bury the Hatchet Brooklyn, 25 Noble Street Unit 106 (**Re-notification adding a Temporary Retail Permit**, Liquor, Wine, Beer & Cider, Recreation Facility/Exhibition Hall, Bar/Tavern) **Applicant requested postponement.**
5. Chipotle Mexican Grill of Colorado LLC, DBA Chipotle Mexican Grill #4927, 885 Manhattan Avenue (New Application, Wine, Beer & Cider, Restaurant) **Applicant withdrew the application.**
6. CTRL – A Concepts LLC, DBA TBD, 105 Norman Avenue (New Application, Wine, Beer & Cider, Restaurant) **Committee recommended approval.**
7. Entity TBD, DBA Mama Lee, 66 Grand Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Applicant did not appear. Committee recommended denial.**
8. Entity to be formed by Jared Solomon, DBA Pending, 25 Kent Avenue (New Application, Liquor, Wine, Beer & Cider, Restaurant [Indoor Golf Concept]) **Applicant requested postponement.**
9. Elsewhere LLC, DBA Elsewhere, 599 Johnson Avenue, (Alteration, Liquor, Wine, Beer & Cider, Cabaret) **Applicant did not appear. Committee recommended denial.**
10. FMW LLC, DBA Norwinds, 1041 Flushing Avenue (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended approval.**
11. FSMJ One, Inc, DBA Johnny's, 642 Lorimer Street (New Application, Liquor, Wine, Beer & Cider, Restaurant) **Applicant did not appear. Committee recommended denial.**
12. Glaze Williamsburg One LLC, DBA TBD, 145 North 4th Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Applicant did not appear. Committee recommended denial.**
13. Koureli Brooklyn LLC, DBA TBD, 35 Commercial Street Unit 2 (New Application, and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant did not appear. Committee recommended denial.**
14. Maloya LLC, DBA TBD, 983 Flushing Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Committee recommended approval.**
15. Medium Rare Williamsburg LLC, DBA TBD, 34 North 6th Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Applicant did not appear. Committee recommended denial.**
16. Meyerbrau, LLC, DBA Eckhart Beer Co., 545 Johnson Avenue (New Application, Liquor, Wine, Beer & Cider, Restaurant Brewer) **Applicant did not appear. Committee recommended denial.**
17. Mori Restaurant Inc, DBA TBD, 340 Grand Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Applicant did not appear. Committee recommended denial.**

18. Padel Haus LLC, DBA Padel Haus, 280 Kent Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Recreation Facility/Exhibition Hall) **Applicant withdrew the application.**
19. Paint 367 LLC, DBA TBD, 367 Metropolitan Avenue (Method of Operation, Add Security Guards) **Committee recommended approval.**
20. P & B of Bayside Corp, DBA TBD, 33 McGuinness Boulevard (New Application and Temporary Retail Permit, Restaurant) **Applicant did not appear. Committee recommended denial.**
21. Propped NY LLC, DBA Hello Meadow BK, 20 Meadow Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Catering Facility [Private Events Only]) **Applicant will present at the Full Board meeting on November 14, 2023.**
22. Saint Jane LLC, DBA TBD, 312 Leonard Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant must present to the Full Board.**
23. TGS Clubhouse LLC, DBA TBD, 86 North 11th Street (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant will present at the Full Board meeting on November 14, 2023.**
24. Salka Food LLC, DBA Copper Mug Coffee, 131 North 14th Street (New Application, Wine, Beer & Cider, Restaurant) **Applicant did not appear. Committee recommended denial.**
25. X-Golf Brooklyn LLC, DBA TBD, 109 North 13th Street (New Application, Liquor, Wine, Beer & Cider, Recreation Facility/Exhibition Hall) **Applicant requested postponement.**

The next meeting of the SLA Review & DCA Committee is scheduled as follows:

WHEN: **Wednesday, November 29, 2023**
TIME: **6:30 PM (Meeting will end at 9:00 PM)**
WHERE: **Swinging Sixties Senior Center**
211 Ainslie Street
(Corner of Manhattan Avenue)

COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813
PHONE: (718) 389-0009
FAX: (718) 389-0098
Email: bk01@cb.nyc.gov
Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

November 20, 2023

Chair Lily M. Fan
NYSLA
80 S. Swan Street
Albany, New York 12210-8002

RE: SLA APPLICATIONS

Dear Chair Fan:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1 held on November 14, 2023, the board members reviewed the SLA Review & DCA's Committee Report (attached) and the various recommendations made. Below are the actions taken:

LIQUOR LICENSES:

NEW:

1. 53 A.D. (NY Qualified Name for Empirical, Inc.), DBA TBD, 53 Scott Avenue Unit D (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Previously approved on September 21, 2023.**
2. 759 Richard's Corp, DBA TBD, 759 Grand Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern. Amended renotification to include Bar/Tavern) **Applicant did not appear. Committee recommended denial.**
   The Committee voted unanimously to deny the application.
   The board members voted to support the recommendation to DENY the application.
   The Vote was: 29"Yes", 0 "No", 0 "Abstentions"
3. AI Sushi Inc, DBA Mizu Sushi, 311 Bedford Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Applicant did not appear. Committee recommended denial.**
   The Committee voted unanimously to deny the application.
   The board members voted to support the recommendation to DENY the application.
   The Vote was: 29"Yes", 0 "No", 0 "Abstentions"

4. Apollo Bar LLC, DBA Heaven + Earth, 290 Nassau Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern) **Committee recommended approval.**
   The Committee recommends approval.
   The Committee voted unanimously to approve the application.
   The board members voted to support the recommendation to APPROVE the application.
   The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
5. Chipotle Mexican Grill of Colorado LLC, DBA Chipotle Mexican Grill #4927, 885 Manhattan Avenue (New Application, Wine, Beer & Cider, Restaurant) **Applicant withdrew the application.**
6. Entity to be formed by Jared Solomon, DBA Pending, 25 Kent Avenue (New Application, Liquor, Wine, Beer & Cider, Restaurant [Indoor Golf Concept]) **Applicant requested postponement.**
   The board members voted to support the recommendation to POSTPONE the Application.
   The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
7. Maiz Restaurant Corp, DBA Tabu, 10 Hope Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Previously approved on September 21, 2023.**
8. Propped NY LLC, DBA Hello Meadow BK, 20 Meadow Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Catering Facility [Private Events Only]) **Applicant will present at the Full Board meeting on November 14, 2023.**
9. Redds Tavern Inc, DBA TBD, 511 Grand Street (Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant did not appear. Committee recommended denial.**
   The Committee voted unanimously to deny the application.
   The board members voted to support the recommendation to DENY the application.
   The Vote was: 29"Yes", 0 "No", 0 "Abstentions"

RENEWAL:

1. 135 Studio N ADR Inc., DBA Juliette Restaurant, 135 North 5th Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
2. 221 North 4th Rest Corp, DBA Golden Years, 221 North 4th Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
3. 227 Grand Corp., DBA Beats Karaoke & Belly Korean Bacon Shop, 227 Grand Street (Renewal, Wine, Beer & Cider, Restaurant)
4. 622 Vanderbilt Restaurant LLC, DBA Rule of Thirds, 29 Norman Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
5. The 709 Lorimer St Rest Corp, DBA Pete's Candy Store, 709 Lorimer Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
6. ALUK 888 Inc, DBA Chinese Musician, 151 Greenpoint Avenue (Renewal, Wine, Beer & Cider, Restaurant)
7. Authentic Pierogi Inc, DBA Pierozek, 592 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
8. City Café Inc, DBA Fushimi Japanese Cuisine & Lounge, 475 Driggs Avenue Unit A (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

9. El Golpe LLC, DBA Llama Inn, 50 Withers Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
10. Eyval NYC LLC, DBA Eyval, 25 Bogart Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
11. Indigo Williamsburg HM LLC & Valor Beverage Management LLC as Mgr, DBA TBD, 500 Metropolitan Avenue (Renewal, Liquor, Wine, Beer & Cider, Hotel)
12. Jankyboyz LLC, DBA Jack's Wife Freda, 258 Wythe Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
13. Karczma Inc., DBA TBD, 136 Greenpoint Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
14. MFK Gentleman INC, DBA Antidote, 66 South 2nd Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
15. M Noodle, LLC, DBA M Noodle Shop, 549 Metropolitan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
16. Motorino Broadway Inc., DBA Motorino Broadway, 139 Broadway (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
17. M Shanghai, LLC, DBA M Shanghai, 292 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
18. Nealtican Deli Grocery Corp, DBA N/A, 1225 Flushing Avenue (Renewal, Wine, Beer & Cider, Restaurant)
19. OMHBROOKLYN LLC, DBA Old Man Hustle Bklyn Bar & Comedy Club, 308 Bedford Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
20. Painting Lounge LLC, DBA N/A, 309 Roebling Street (Renewal, Wine, Beer & Cider, Bar/Tavern)
21. Rhymin & Thievin LLC, DBA Thief, 595 Union Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
22. Vabeh First LLC, DBA Have & Meyer, 103 Havemeyer Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
23. Vera Cruz on Bedford Ave Corp, DBA Vera Cruz on Bedford Ave, 195 Bedford Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
24. W/G Hospitality Group Inc., DBA Jimbo Slims, 524 Graham Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)

Renewal licenses were posted at the Public Hearing of the Community Board and all members were encouraged to review the list and report any issues or concerns to the SLA Review Committee. The list was also provided to both the 90 and 94 Precincts of the NYPD. After review, the Committee recommends **APPROVAL** of all Renewal applications **excluding item #11**, Indigo Williamsburg HM LLC & Valor Management LLC as Mgr, DBA TBD, 500 Metropolitan Avenue (Renewal, Liquor, Wine, Beer & Cider, Hotel) **Committee recommended denial of item #11.**

The board members voted to support the APPROVAL OF THE RENEWALS (excluding item #11)
The vote was as follows: 29 "Yes"; 0 "No"; 0 "Abstentions."

PREVIOUSLY POSTPONED:

1. 3 Times 483 Inc, DBA 3 Times, 483 Grand Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**
   The board members voted to support the recommendation to POSTPONE the Application.
   The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
2. 148 Kingsland LLC, DBA TBD, 148 Kingsland Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant requested postponement.**
   The board members voted to support the recommendation to POSTPONE the Application.
   The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
3. Brooklyn 24 Hrs LLC, DBA TBD, 518 Metropolitan Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**
   The board members voted to support the recommendation to POSTPONE the Application.
   The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
4. BTH Bar Brooklyn LLC, DBA Bury the Hatchet Brooklyn, 25 Noble Street Unit 106 (**Re-notification adding a Temporary Retail Permit**, Liquor, Wine, Beer & Cider, Recreation Facility/Exhibition Hall, Bar/Tavern) **Applicant requested postponement.**
   The board members voted to support the recommendation to POSTPONE the Application.
   The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
5. CTRL – A Concepts LLC, DBA TBD, 105 Norman Avenue (New Application, Wine, Beer & Cider, Restaurant) **Committee recommended approval.**
   The Committee recommends approval.
   The Committee voted unanimously to approve the application.
   The board members voted to support the recommendation to APPROVE the application.
   The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
6. Entity TBD, DBA Mama Lee, 66 Grand Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Applicant did not appear. Committee recommended denial.**
   The Committee voted unanimously to deny the application.
   The board members voted to support the recommendation to DENY the application.
   The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
7. Entity to be formed by Jared Solomon, DBA Pending, 25 Kent Avenue (New Application, Liquor, Wine, Beer & Cider, Restaurant [Indoor Golf Concept]) **Applicant requested postponement.**
   The board members voted to support the recommendation to POSTPONE the Application.
   The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
8. Elsewhere LLC, DBA Elsewhere, 599 Johnson Avenue, (Alteration, Liquor, Wine, Beer & Cider, Cabaret) **Applicant did not appear. Committee recommended denial.**
   The Committee voted unanimously to deny the application.
   The board members voted to support the recommendation to DENY the application.
   The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
9. FMW LLC, DBA Norwinds, 1041 Flushing Avenue (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended approval.**
   The Committee recommends approval.
   The Committee voted unanimously to approve the application.

The board members voted to support the recommendation to APPROVE the application.
The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"

10. FSMJ One, Inc, DBA Johnny's, 642 Lorimer Street (New Application, Liquor, Wine, Beer & Cider, Restaurant) **Applicant did not appear. Committee recommended denial.**
    The Committee voted unanimously to deny the application.
    The board members voted to support the recommendation to DENY the application.
    The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
11. Glaze Williamsburg One LLC, DBA TBD, 145 North 4th Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Applicant did not appear. Committee recommended denial.**
    The Committee voted unanimously to deny the application.
    The board members voted to support the recommendation to DENY the application.
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12. Koureli Brooklyn LLC, DBA TBD, 35 Commercial Street Unit 2 (New Application, and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant did not appear. Committee recommended denial.**
    The Committee voted unanimously to deny the application.
    The board members voted to support the recommendation to DENY the application.
    The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
13. Maloya LLC, DBA TBD, 983 Flushing Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Committee recommended approval.**
    The Committee recommends approval.
    The Committee voted unanimously to approve the application.
    The board members voted to support the recommendation to APPROVE the application.
    The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
14. Medium Rare Williamsburg LLC, DBA TBD, 34 North 6th Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Applicant did not appear. Committee recommended denial.**
    The Committee voted unanimously to deny the application.
    The board members voted to support the recommendation to DENY the application.
    The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
15. Meyerbrau, LLC, DBA Eckhart Beer Co., 545 Johnson Avenue (New Application, Liquor, Wine, Beer & Cider, Restaurant Brewer) **Applicant did not appear. Committee recommended denial.**
    The Committee voted unanimously to deny the application.
    The board members voted to support the recommendation to DENY the application.
    The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
16. Mori Restaurant Inc, DBA TBD, 340 Grand Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Applicant did not appear. Committee recommended denial.**
    The Committee voted unanimously to deny the application.
    The board members voted to support the recommendation to DENY the application.
    The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"

17. Padel Haus LLC, DBA Padel Haus, 280 Kent Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Recreation Facility/Exhibition Hall) **Applicant withdrew the application.**
18. Paint 367 LLC, DBA TBD, 367 Metropolitan Avenue (Method of Operation, Add Security Guards) **Committee recommended approval.**
    The Committee recommends approval.
    The Committee voted unanimously to approve the application.
    The board members voted to support the recommendation to APPROVE the application.
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19. P & B of Bayside Corp, DBA TBD, 33 McGuiness Boulevard (New Application and Temporary Retail Permit, Restaurant) **Applicant did not appear. Committee recommended denial.**
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20. Saint Jane LLC, DBA TBD, 312 Leonard Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant must present to the Full Board.**
21. Salka Food LLC, DBA Copper Mug Coffee, 131 North 14th Street (New Application, Wine, Beer & Cider, Restaurant) **Applicant did not appear. Committee recommended denial.**
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22. TGS Clubhouse LLC, DBA TBD, 86 North 11th Street (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant will present at the Full Board meeting on November 14, 2023.**
23. X-Golf Brooklyn LLC, DBA TBD, 109 North 13th Street (New Application, Liquor, Wine, Beer & Cider, Recreation Facility/Exhibition Hall) **Applicant requested postponement.**
    The board members voted to support the recommendation to POSTPONE the Application.
    The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"

The next meeting of the SLA Review & DCWP Committee is scheduled as follows:

WHEN:	**Wednesday, November 29, 2023**
TIME:	**6:30 PM (Meeting will end at 9:00 PM)**
WHERE:	**Swinging Sixties Senior Center**
	211 Ainslie Street
	(Corner of Manhattan Avenue)

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller

Dealice Fuller
Chairperson

Community Board 1 Monthly Parks Update – September 2023

This past week we celebrated a ribbon cutting of McGolrick Parks capital and targeted improvements of pathways sidewalks and benches!

Parks volunteer projects – Outreach Coordinator Anya Hoyer is your Partnerships for Parks Outreach Coordinator for park properties within Brooklyn Community Board 1. Please contact Anya at 718.965.8916 (Office), 929.659.0030 (Cell) or anya.hoyer@parks.nyc.gov.

CB1 currently has the following projects under construction:

• Box Street Park –EDC contractors have begun on site work.

• Cooper Park Comfort station –construction began spring 2023 and will be complete fall 2024.

• Epiphany Playground – construction began summer 2022 and be complete fall 2023.

• McCarren Recreation Center – reconstruction of roof and exterior masonry walls began spring 2022 and will be completed fall 2024.

• Frost Playground – construction began at the beginning of October.

We have several projects awaiting construction start:

• Berry Playground – This project is currently in the design phase.

• Bushwick Inlet Park: Motiva –construction estimated to begin fall 2023 and be complete spring 2025.

• Ericsson Playground – in design.

• McCarren Park natural turf softball fields –construction anticipated to begin fall 2023 and completed fall 2024.

• Sarah J.S. Tompkins Garnet Playground – construction is kicking off this week!

COMMUNITY BOARD No. 1

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PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

October 27, 2023

EXECUTIVE BOARD

TO: CB #1 Board Members

FROM: Chairperson Dealice Fuller

RE: Executive Board Meeting held on October 18, 2023 in CB#1's District Office.

The Executive Board met on Wednesday, October 18, 2023, at 6:00 PM in the CB #1's District Office at 435 Graham Avenue, Brooklyn, NY 11211 (Corner of Frost Street).

ATTENDANCE:

Present: Fuller, Chairperson; Weiser; Teague; Barros; Heimlich; Iglesias Caponegro

Absent: None

A quorum was present.

Chair Fuller called the Executive Board meeting to order.

1. The Executive Board reviewed the agenda items for the November 14th Board Meeting and set the agenda.
    - **306 RUTLEDGE STREET:** Application to allow a use variance filed pursuant to Section 72-21 of the Zoning Resolution of the City of New York ("ZR"), seeking a

variance of ZR Section 32-00, within a C8-2 zoning district, to permit the development of twelve two-family town homes (24 dwelling units), which will total 73,681 square feet (2.79 FAR).

- **CITY OF YES: ECONOMIC OPPORTUNITY PRESENTATION:** A proposal by the New York City Department of City Planning that would modernize our city's zoning rules so that businesses can find space, grow, and adapt to a dynamic economy. These changes would support shops, workers, and vibrant neighborhoods. Presented by: Lucia Marquez Reagan, Borough Planner
- **17 FILLMORE PLACE:** The project proposes to maintain the existing historical front-street façade, while creating a single-family interior, which utilizes a three-story central atrium, to connect the individual floors together into a shared family residence. The design of the interior atrium is then translated to the rear elevation of the residence, which proposes to better match the adjacent building's rear extension in style. The floor area void created by the atrium, is recaptured by the extension of the upper two floors, which creates a cohesive rear elevation, not visible from the surrounding perimeter streets.

APPROVAL OF THE AGENDA: Chairperson Fuller asked for approval of the Board Meeting agenda for November 14, 2023. The vote was unanimously approved.

2. **DISCUSSION OF CITY OF YES ECONOMIC OPPORTUNITY:** The Executive Board voted unanimously to send an email to the Department of City Planning and signing on to the attached letter asking for an extension of 90 days for the review.

3. **DISCUSSION:** There was a discussion regarding Committee Chairs not scheduling meetings per the bylaws (*VI. Committee Membership Section E. Each Standing committee of the Board shall meet, at minimum, four times a year, preferable at least once during each quarter*). The Executive Board members unanimously voted to send letters to the following committees to meet or advise if they would like to continue in their roles:
    - Attendance Committee
    - Economic & Development
    - Education & Youth
    - Housing & Public Housing

The Executive Board discussed ways that Committee Meetings can end in a timely manner. One suggestion was to have Committees meet at the same date and time possibly using space that has the capacity to hold a small Committee. The Chair mentioned that there are 19 Committeees on our Board which is a lot for the staff to accommodate for the Committees to meet.

ADJOURNMENT: The meeting was adjourned.

NYC COMMUNITY BOARDS

October 17, 2023

Dan Garodnick, Chair
City Planning Commission
120 Broadway – 31st Floor
New York, NY 10271

Re: City of Yes: Economic Opportunity Text Amendment
NYC Community Boards Request for Additional Review Prior to Certification

Dear Chair Garodnick:

We are writing today to request that you provide NYC Community Boards additional time to review the sweeping changes in the City of Yes: Economic Opportunity zoning text amendment.

Why are we making this request? The information presented to Community Boards thus far has lacked specificity, delivered limited anecdotal data supporting justification for the need to recategorize use groups, and staff were unable to answer many questions posed by Board Members. Additionally, some Community Boards have been unable to schedule preliminary briefings with your team until well after the planned certification goal of late October/early November.

It is important to get this right. While we support economic opportunity in our great City and agree that some change is needed to update terminology as well as remove outdated terms and add new industries that were not in existence in 1961, the lack of detail provided, specifically with modifications to use groups and expanded as-of-right designations, has raised many unanswered questions. The recently shared annotated text is well over 600 pages and requires a detailed review.

The three major articles of the Zoning Resolution distinguish residential, commercial, and manufacturing uses and by and large have served our neighborhoods well in the context of providing oversight and enforcement over the last 60 years.

The impacts to residential communities resulting from this proposal appear to be significant. During the online presentations, those in attendance made it clear that the voices of residents are not being heard. Further, many businesses may not fully understand impacts they may face with changes to the zoning text.

The new proposals include removal of residential space to add commercial uses, expand definitions to home occupation businesses within residential buildings, change

use groups in the commercial overlays within residential districts and expand As-Of-Right designations that will permanently remove tools for community review, as well as agency oversight and enforcement.

The bottom line is we want to do our due diligence **and ask that you provide Community Boards with 90 days upon certification so that we can work together to closely review the changes to the text and their impacts to our respective Community Districts.**

In your own words from the Public Info Session, City of Yes for Housing Opportunity on September 27th: "These are important issues; they are complicated, and we want to take our time."

Thank you in advance for your consideration and we look forward to your reply.

Sincerely,

COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813
PHONE: (718) 389-0009
FAX: (718) 389-0098
Email: bk01@cb.nyc.gov
Website: www.nyc.gov/brooklyncb1
HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

October 27, 2023

VICE-CHAIRMAN'S REPORT

TO: Chairperson Dealice Fuller and CB#1 Board Members

FROM: First Vice-Chairman, Mr. Simon Weiser

RE: First Vice-Chairman, Simon Weiser's evaluations of District Manager, Johana Pulgarin

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Please see attached the evaluations for District Manager, Johana Pulgarin from September 12, 2023 to October 11, 2023.

The District Manager hosted a District Service Cabinet meeting that met on Thursday, October 19, 2023, at 10:30 AM in Community Board #1's District Office at 435 Graham Avenue, Brooklyn, NY 11211 which I was present for. 8 city agencies were there and gave an update.

ATTENDANCE:

Present: Department of Social Services, Department of Buildings, Department of Sanitation, Police Department, Department of Transportation, Department of Parks & Recreation, Department of City Planning, Mayors Office – Community Affairs Unit.

MANAGERIAL PERFORMANCE EVALUATION

NAME Johana Pulgarin [redacted]

TITLE AND ASSIGNMENT District Manager

RATING PERIOD: FROM 9/12/23 TO 10/11/23

NAME OF SUPERVISOR Simon Weiser First Vice-Chairman

KEY RESPONSIBILITIES (List in order of importance)	PERFORMANCE EXPECTATION (State how to be judged)	RATING FOR EACH RESPONSIBILITY
1. Quantity of Work- Volume of work regularly produced by employee in relation to office standards; speed and consistency of output; efficiency in the use of time and resources.	Obervation/work output	☑ O ☐ VG ☐ G ☐ M ☐ U
2. Quality of Work- Extent to which work produced meets quality standards of accuracy, thoroughness and effectiveness.	Observation/work output	☑ O ☐ VG ☐ G ☐ M ☐ U
3. Job Skills & Knowledge of Work-Skills possessed by employee to execute job and related work-understanding of job duties and related work, extent of job information and understanding possessed by employee.	Observation/work output	☑ O ☐ VG ☐ G ☐ M ☐ U
4. Sense of Cooperation- Extent of ability to work toward objectives, shifting priorities when necessary, working harmoniously with co-workers, supervisors, and others.	Observation/work output	☑ O ☐ VG ☐ G ☐ M ☐ U

O - OUTSTANDING
VG - VERY GOOD
G - GOOD
M - MARGINAL
U - UNACCEPTABLE

DP-2217
(12/80)

OTHER FACTORS:
Significant performance factors not included among key responsibilities:

Ms. Pulgarin has exhale in the position of District Manager and is approving asset to Community Board #1. She has successfully completed the probationary period and we are greatly pleased to have her as our District Manager.

OVERALL RATING:
The manager's overall rating is: ☑ OUTSTANDING ☐ VERY GOOD ☐ GOOD ☐ MARGINAL ☐ UNACCEPTABLE

Explanation for overall rating (if necessary):

To continue with the high standards of performance..

PLANS AND RECOMMENDATIONS (if relevant):

SIGNIFICANT COMMENTS MADE BY MANAGER DURING EVALUATION PERIOD & DATE OF INTERVIEW:

[signature]	10/19/23
Manager's Signature	Date
Supervisor's Signature	Date
Superior's Signature	Date

District Manager's Report

TO: **All Board Members**

FROM: **Johana P. Pulgarin**
District Manager

RE: **NOVEMBER 2023**

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1. Complaint Tally Sheet for October 2023 – November 2023.
2. District Service Cabinet Meeting minutes from October 19, 2023 and paperwork provided by various agencies.
3. Department of Environmental Protection – Now through November 15, 2023 when customers enroll in autopay they can receive up to $100 off their next water bill.
4. Con Edison – Special programs to help customers with their wintertime energy bills.
5. Fire Department of New York – Bushwick House Update.
6. New York City Emergency Management – November Report.
7. October 22, 2023 – District Manager Pulgarin attended the street co-naming event for Rabbi Joseph Weber at the corner of Penn Street and Bedford Avenue. Rabbi Weber was CB #1's First Vice Chair for over 40 years (biography included).
8. Brooklyn Community Board No. 1 Equal Employment Practices Commission – Determination of Compliance.
9. Williamsburg High School for Architecture and Design (WHSAD) and the Józef Pilsudski Institute of America book launch on October 21, 2023.
10. Department of Transportation – New York City's New Outdoor Dining Program.

COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813
PHONE: (718) 389-0009
FAX: (718) 389-0098
Email: bk01@cb.nyc.gov
Website: www.nyc.gov/brooklyncb1

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COMPLAINT TALLY
OCTOBER 11, 2023 – NOVEMBER 13, 2023

COMPLAINT TYPE	*TALLY*	*COMPLAINT TYPE*	*TALLY*
AIR		**NATIONAL GRID**	1
ANIMAL CONTROL		**NOISE**	3
APPLICATION		**OTHER**	3
ARCADE/RIDES		**PARKING**	11
ASSISTANCE		**PARKS DEPARTMENT**	7
BASKET REQUESTS		**PEST CONTROL**	
BUILDINGS DEPARTMENT	9	**PLATES**	
BULK PICKUP		**POLICE DEPARTMENT**	11
CATCH BASIN		**POOLS**	
CAVE-IN		**POTHOLES**	
CODE ENFORCE		**PROTECTION**	
COLLEGE		**PRUNING**	
CON-EDISON	4	**PUBLIC ASSISTANCE**	
CRIME		**REAL ESTATE**	
DCA		**RECYCLING**	
DCAS		**REFERRALS**	
DEMO		**REGULAR PICKUP**	
DEP	5	**RELOCATION**	
DERELICT AUTO/BIKES		**RENT CONTROL**	
DOCUMENTS		**SANITATION**	8
DOS		**SCHOOL/PS**	
DOT	17	**SCHOOL REGION**	
DRUGS		**SEAL-UP**	
EDUCATION	2	**SENIOR HOUSING**	
ELEVATOR		**SERVICE**	
ENFORCEMENT		**SEWER BACKUP**	
EQUIPMENT		**SEWER BREAK**	
FEDERAL		**SIDEWALK**	
FIRE DEPARTMENT	1	**SIGNS**	
FOOD STAMPS		**SNOW REMOVAL**	
GREENSTREET		**SOCIAL SERVICES**	1
HEALTH DEPARTMENT	2	**SPRAYING**	
HEAT/HOT WATER		**STATE**	
HIGHWAYS		**STREETLIGHT**	
HOUSING AUTHORITY	1	**TRAFFIC LIGHTS**	
HPD	5	**TREE REMOVAL**	
HRA		**TREE REQUESTS**	
HS		**TRENCH WORK (& DEP)**	
HYDRANT		**UNSWEPT STREET LITTER**	
INFO REQUESTS	83	**VERIZON/CABLE**	
JHS		**WATER**	
LEGAL			
LICENSE	28		
LOT CLEANING			
LOT CLEANING/BQE			
MEDICAID			
METERS			
MTA	1	**TOTAL**	**203**

COMMUNITY BOARD No. 1

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DISTRICT SERVICE CABINET MEETING
OCTOBER 19, 2023
435 GRAHAM AVENUE
BROOKLYN NY 11211

MEETING CALLED TO ORDER

District Manager, Ms. Johana P. Pulgarin called the District Service Cabinet Meeting to order and noted the agenda which included a round robin session as well as a request for updates from city agency representatives regarding the storm on September 29, 2023.

ROUND ROBIN SESSION

DEPARTMENT OF SANITATION (DSNY): Ms. Erica Glinski, Superintendent, announced changes to DSNY's collection schedule and that they will be starting collections at 6 AM instead of at 5 AM. Composting will be picked up the same day as a household's recycling. Superintendent Glinski stressed that garbage needs to be placed out the night before to ensure it is collected. District Manager Pulgarin asked about the storm's effects on DSNY to which Superintendent Glinski responded that they cleaned up a disaster on Lee Avenue. First Vice Chairman, Mr. Simon Weiser shared that he observed rainwater accumulating in the catch basins and that the basins were covered in dirt so he has been cleaning the drain himself. Mr. Weiser wondered if there was any protocol regarding street sweeping (e.g. is it done once a month? Twice?) to which Superintendent Glinski responded that the street sweep is supposed to cut into the corner to clean the grate of debris but with cars parked on the corner and not observing Alternate Side Parking Regulations the street sweep is not always able to get to the grate. Anything underneath the grate is the Department of Environmental Protection (DEP). Superintendent Glinski mentioned that DSNY and the New York City Police Department (NYPD) has been working on tag and tow together. Mr. Weiser asked how that process works to which Superintendent Glinski responded that DSNY will contact NYPD and it depends on the type of vehicle. Mr. Weiser requested to know the tag and tow steps. Superintendent Glinski

informed that if a vehicle has a plate it belongs to NYPD because if a vehicle has anything resembling a license plate (even if it is bogus) DSNY is not able to do anything.

DEPARTMENT OF BUILDINGS (DOB): Mr. Philip Arnold, Community Engagement Liaison, works with Community Board No. 1, 2, 3, and 4. Mr. Arnold shared that the storm did not really impact DOB operations except for a delay in a concrete pour on DuPont Street. Mr. Arnold shared that by October 31, 2023 buildings that are over 25,000 square feet have to post their building energy efficiency rating. DOB's Buildings After Hours hours have been cut. District Manager Pulgarin asked why the hours have been cut to which Mr. Arnold responded he was not certain.

DEPARTMENT OF PARKS & RECREATION (PARKS): Mr. Vincent Piccolo, Park and Recreation Manager – Brooklyn. Mr. Piccolo shared that there were some downed trees due to the storm on September 29, 2023 but that the flooding impacts were not that bad. Mr. Piccolo informed that Parks would be ramping down their seasonal operation hours which is typical for this time of year and that Parks is ramping up for marathon preparations. District Manager Pulgarin asked Mr. Piccolo if he had any information about a circus in McCarren Park. Mr. Piccolo responded that they were coming to the committee meeting and it seemed like the circus would be happening unless there was strenuous objection. District Manager Pulgarin asked if the circus would need permits to which Mr. Piccolo said they would and informed that the Request for Proposals (RFP) for WNYC Transmitter Park was also on the agenda. Mr. Weiser inquired about Parks plan for afterhours (dusk -> dawn) activity in parks, specifically Lynch Street. Mr. Piccolo said that the NYPD should be reached out to if it is afterhours; Parks staff leave at 7 PM but most playgrounds are usually open until 11 PM or 1 AM. District Manager Pulgarin informed Mr. Weiser that he could reach out to Community Board No. 1 with any complaints. Mr. Piccolo informed Mr. Weiser that he could email him as well.

NEW YORK CITY POLICE DEPARTMENT (NYPD): Captain Alvarez, Captain, 94th Precinct, shared that over the last 28 day period the 7 Majors are down 15% (down 8.9% over the last year). Felony assault is up 3% from last year and grand larceny is up 20%, there is an overall increase in those two categories. NCOs and Public Safety Officers are diligently working. District Manager Pulgarin asked about scams targeting seniors. Lieutenant Laquidara of the 90th Precinct shared that any scam citywide gets disseminated, for our area it is not specific, it is citywide. If the community wants workshops it is possible to have someone come in with literature. Sergeant Gillett of the 94th Precinct informed that Domestic Violence Officers have meetings with the elderly. Captain Alvarez continued that Domestic Violence Officers consistently reach out to the elderly. District Manager Pulgarin shared that the Cannabis Review Committee had their first meeting on October 16, 2023 and was wondering about illegal stores and statistics. Captain Alvarez responded that the NYPD does not get involved it is the Sheriffs Department. There are two locations that SOL and Public Safety Officers are making sure go through that process. Lieutenant Laquidara said that property crime in the 90th Precinct is down, there were lots of patterns with thefts and the 90th Precinct was able to apprehend the suspects. There is an increase in robberies which Laquidara believed to be crimes of opportunity. Felony assaults have been lots of youth disputes. People have been reporting more. For the last year crime has stayed steady (up about 5%). District Manager Pulgarin asked about the overdose

deaths in the community and would like the information to be shared with the Community Board. Lieutenant Laquidara said that he works with the Narcotics Unit and will help get the statistics to the Community Board.

DEPARTMENT OF TRANSPORTATION (DOT): Ms. Ronda Messer, Director of Community Affairs has been the Community Board No. 1 DOT liaison since 2004. Ms. Messer shared that DOT is doing a lot of work in Community Board No. 1's district; bike lanes on McGuinness, Meeker Avenue, Berry Open Street. DOT will be hosting a workshop regarding the BQE on Monday, October 30, 2023. The workshop will be located at 211 Ainslie Street, Brooklyn, NY 11211 and will start at 6:30 PM. November 2, 2023 there will be a virtual event which can be registered for online. Ms. Messer introduced Mr. Derek Walker from DOT's Future Leader's Program. District Manager Pulgarin asked for an update about McGuinness Boulevard. Ms. Messer responded that tonight DOT would begin placing Jersey barriers. The Northern half of McGuinness Boulevard (Calyer Street to Pulaski Street) is moving along. There are two moving lanes from 7 AM to 7 PM and from 7 PM to 7 AM there will be floating parking. District Manager Pulgarin asked about the new parking meters installed under the BQE. Ms. Messer shared that the Meeker Avenue project Phase 1 is pretty much complete, Phase 2 will continue next year. District Manager Pulgarin informed Ms. Messer that McGuinness and the parking meters under Meeker Avenue were the source of a lot of complaints. Ms. Messer asked about complaints regarding Berry Open Streets and then said that someone called her about a parking permit for a moving box but that DOT does not issue parking permits for that. Lieutenant Laquidara contributed that short term it would probably not be a problem but long term it may be. Mr. Weiser shared that he felt Ms. Messer would be a good mentor to Mr. Walker and that the meters under Meeker Avenue should be working. District Manager Pulgarin asked Ms. Messer about parking rates going up. Ms. Messer responded that on November 9, 2023 parking rates will go up 20%.

DEPARTMENT OF CITY PLANNING (DCP): Ms. Lucia Marquez Reagan, Borough Planner reported that the City of Yes proposal is due by early November and that there is a 60 day clock for Community Board No. 1. Mr. Weiser asked if there was a study and what would entail. Ms. Marquez Reagan said west of Broadway along Flushing Avenue. District Manager Pulgarin wondered if it had to be certified. Ms. Marquez Reagan said that it did not, that they were doing research.

DEPARTMENT OF SOCIAL SERVICES (DSS): Ms. Yuri Sanchez, Brooklyn Borough Director, Intergovernmental and Legislative Affairs, stated there were no major updates. District Manager Pulgarin requested information about the migrant situation. Ms. Sanchez responded that any time a shelter is open they notify the community board and that they will notify the day of. District Manager Pulgarin asked if Ms. Sanchez had any other news.

MAYOR'S OFFICE – COMMUNITY AFFAIRS UNIT (CAU): Mr. Hercules Reid introduced himself.

DEPARTMENT OF HEALTH AND MENTAL SERVICES (DOHMH): Ms. Tejumade Ajaiyeoba was unable to attend but sent an update (see attached).

COMMUNITY BOARD NO. 1: District Manager Pulgarin concluded the meeting and advised all attendees that the next District Service Cabinet Meeting would be held on November 16, 2023.

city of makers city of workers city of yes city of dancers

About *city of* yes for Economic Opportunity

It's time to update NYC's zoning regulations to support small businesses and commercial corridors throughout the city, and to reduce retail vacancy.

City of Yes Economic Opportunity would modernize our city's zoning rules so that businesses can find space, grow, and adapt to a dynamic economy. These changes would support shops, workers, and vibrant neighborhoods.

Formal Public Review Process

City of Yes for Economic Opportunity enters NYC's formal public review process on October 30, 2023.

Your local Community Board and Borough President will have the opportunity to review, hold public hearings, and issue a recommendation on the proposal. The NYC Council will vote on the proposal in March 2024.

Goal 1

Make it easier for businesses to find space and grow

Goal 2

Support growing industries

Goal 3

Foster vibrant neighborhoods

Goal 4

Create new opportunities for local businesses to open

Flip

Pocket guide

city of yes for Economic Opportunity

Get involved in *city of* yes

Scan the code to learn more about NYC's initiative to modernize zoning rules to support small business and thriving retail streets.

Goal 3

Foster vibrant neighborhoods

Did you know...

Today, zoning along many neighborhood retail streets has no rules to prevent unpleasant designs such as a completely blank wall across an entire block.

City of Yes for Economic Opportunity would create consistent and easy to understand rules that encourage active, safe, and walkable commercial corridors.

Goal 1

Make it easier for businesses to find space and grow

Did you know...

NYC's zoning is so outdated that it has rules for where telegraph offices can locate, but not smartphone repair shops.

City of Yes for Economic Opportunity would remove outdated restrictions on where businesses can set up shop.

The modernized and simplified rules would make it easier for businesses to understand where they can locate and what they can do with their space.

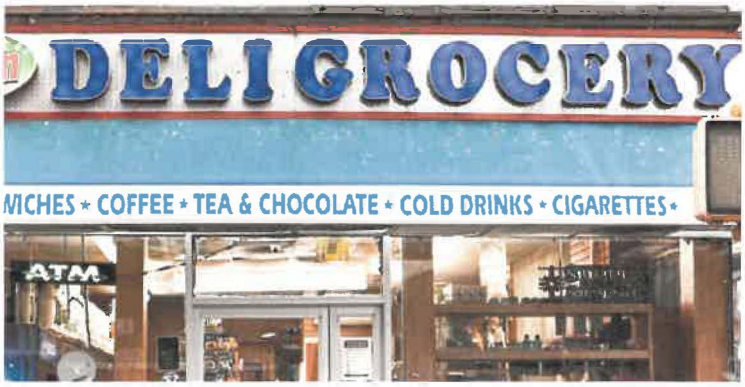
Goal 4

Create new opportunities for local businesses to open

Did you know...

More than 250,000 New Yorkers don't live within walking distance of a corner store.

City of Yes for Economic Opportunity would create new opportunities through zoning for corner stores and other goods and services to open in neighborhoods across the city.



Goal 2

Support growing industries

Did you know...

NYC's zoning allows live music in any bar or restaurant, but in some areas it doesn't allow you to get up and dance to that music.

City of Yes for Economic Opportunity would remove discriminatory zoning restrictions on dancing – while updating rules to be clearer for new and emerging businesses, so entrepreneurs and neighborhoods can thrive.

NYC Buildings

October 2, 2023

SERVICE UPDATE

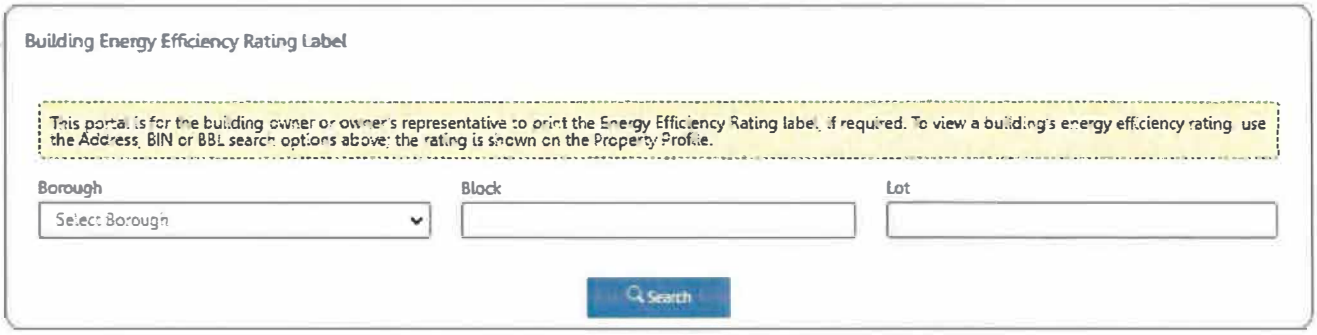
Building Owners Required to Post Building Energy Efficiency Rating Label – Local Law 33 of 2018 as amended by Local Law 95 of 2019

No later than October 31, 2023, owners of buildings over 25,000 square feet – or multiple buildings on a lot that total 100,000 square feet or more – that appear on the NYC Benchmarking Covered Building List for Compliance in 2023 must post the Building Energy Efficiency Rating Label that includes the building's 2022 energy efficiency grade in a conspicuous location near each public entrance to their buildings.

The label will include the building's energy efficiency score, which is calculated through the benchmarking tool (Portfolio Manager), and an energy efficiency rating of A through F, as required in Local Law 33 of 2018 and Local Law 95 of 2019.

Printing the Building Energy Efficiency Label

Owners must print the label through the Building Energy Efficiency Rating tab in the DOB NOW Public Portal at www.nyc.gov/dobnow.



To print the Building Energy Efficiency Label, select the **Building Energy Efficiency Rating Label** tab on the DOB NOW Public Portal, and search by Borough, Block and Lot (all required fields). If a lot number exists, a list of BINs with corresponding addresses will be listed in rows. Under the Action column, select the print button. In the new screen that opens, enter the required fields about the Owner/ Owner's Representative and sign the attestations (by checking the box), which

James S. Oddo, Commissioner
build safe | live safe

sustainability@buildings.nyc.gov
nyc.gov/buildings

include an attestation by the owner or the owner's representative that the label will be posted. After clicking Submit, the label will be displayed and available for downloading and printing.

Failure to print the label in DOB NOW, as well as post the DOB-issued label, may result in the imposition of a civil penalty of $1250, per Title 1 of the Rules of the City of New York § 103-06(l)(2).

- Visit the Department's Benchmarking page for further details.
- Review the Local Law 33 as amended by LL95 of 2019 Steps to Compliance, LL33 - Frequently Asked Questions.
- For assistance with benchmarking tasks contact the NYC Sustainability Help Center, Monday through Friday, 9:00 am to 5:00 pm by emailing Help@NYCsustainability.org or by calling **(212) 566-5584**.

BUILDINGS AFTER HOURS

TUESDAYS FROM 4:00 TO 7:00 PM

Location:

BROOKLYN

345 Adams Street

3rd Floor

Schedule Change

After Tuesday, September 26th Buildings After Hours will be held on the 1st and 3rd Tuesday of the month.

NYC Buildings

NO APPOINTMENT NEEDED!

Corridor Vision
BQE North and South

Eric Adams, Mayor | Ydanis Rodriguez, Commissioner

BQE North Workshop Round 3
Refining a Vision

Subject: **NYC DOT will host workshops focused on BQE North—the Brooklyn Queens Expressway north of Sands St. to the Kosciuszko Bridge—at which participants can learn about efforts to reimagine the corridor and contribute ideas to shape its future.**

In-Person: Monday, October 30, 6:30 p.m.
Swinging Sixties Senior Center
211 Ainslie St., Brooklyn

Virtual: Thursday, November 2, 6:30 p.m.
Please register in advance at: **bit.ly/BQENorth11-2**

Contact: Brooklyn Borough Commissioner's Office at **646.892.1350** or **rmesser@dot.nyc.gov.**
To request accessibility accommodations please contact the Brooklyn Office by October 26.

NYC
Eric Adams
Mayor

NEW YORK CITY DOT
Ydanis Rodriguez
Commissioner

Scan to register or visit the website above

קאריזאר וויזיע
BQE צפון און דרום

Eric Adams, Mayor | Ydanis Rodriguez, Commissioner

BQE נארט וואַרקשאפ רונדע 3
פארבעסערן א וויזיע

טעמע: NYC DOT וועט האלטן וואַרקשאפס געווידמעט פאר די BQE נארט - די Brooklyn Queens Expressway נארט פון Sands St. צו די Kosciuszko Bridge - ביי וועלכע אנטיילנעמער קענען לערנען איבער פרואוון צו וויידער-פארשטעלן די קאריזאר און צוגעבן געדאנקען צו פארמירן איר צוקונפט.

פערזענליך: מאנטאג, אקטאבער 30, 6:30 נאכמיטאג.
Swinging Sixties Senior Center
211 Ainslie St., Brooklyn

ווירטואל: דאנערשטאג, נאוועמבער 2, 6:30 נאכמיטאג
ביטע שרייבט זיך איין פון פאראויס אויף: bit.ly/BQENorth11-2

פארבינדט זיך מיט: Brooklyn בארא קאמישאנער׳ס אפיס ביי **646.892.1350** אדער **rmesser@dot.nyc.gov**.
צו פארלאנגען צוטריט אקאמאדאציעס ביטע פארבינדט זיך מיט די Brooklyn אפיס ביז אקטאבער 26.

סקענט זיך צו רעגיסטרירן
אדער באזוכט אונזער
וועבזייט אויבן

NYC Eric Adams Mayor | NEW YORK CITY DOT Ydanis Rodriguez Commissioner

Koncepcja korytarza północnego i południowego odcinka BQE

Eric Adams, Mayor | Ydanis Rodriguez, Commissioner

3. runda warsztatów poświęconych północnemu odcinkowi drogi ekspresowej BQE (udoskonalona koncepcja)

Temat: **NYC DOT organizuje warsztaty poświęcone północnemu odcinkowi drogi ekspresowej BQE Północ – Brooklyn Queens Expressway na północ od ulicy Sands St. do mostu Kosciuszko Bridge, podczas których uczestnicy zapoznają się z działaniami mającymi na celu przeprojektowanie tego korytarza i będą mieli okazję podzielić się pomysłami na kształtowanie jego przyszłości.**

Spotkanie stacjonarne: Poniedziałek, 30 października, godz. 6:30 p.m.
Swinging Sixties Senior Center
211 Ainslie St., Brooklyn

Spotkanie zdalne: Czwartek, 2 listopada, godz. 6:30 p.m.
Prosimy o wcześniejszą rejestrację na stronie: **bit.ly/BQENorth11-2**

Kontakt: Biuro Komisarza w dzielnicy Brooklyn pod numerem **646.892.1350** lub pod adresem e-mail: **rmesser@dot.nyc.gov.**
Aby uzyskać ułatwienia dostępu, należy skontaktować się z biurem w dzielnicy Brooklyn do wtorku 26 października.

Eric Adams
Mayor

Ydanis Rodriguez
Commissioner

Aby się zarejestrować, zeskanuj kod albo odwiedź podaną powyżej stronę internetową

Visión del corredor
BQE Norte y Sur

Eric Adams, Mayor | Ydanis Rodriguez, Commissioner

Taller sobre BQE Norte, parte 3
Perfeccionamiento de la visión

Tema: **El NYC DOT organizará talleres centrados en BQE Norte, la parte norte de la autopista Brooklyn Queens Expressway, desde Sands St. hasta el Kosciuszko Bridge. En estos talleres, los participantes podrán obtener información sobre las iniciativas para rediseñar este tramo y aportar ideas para definir su futuro.**

Presencial: Lunes, 30 de octubre a las 6:30 p. m.
Swinging Sixties Senior Center
211 Ainslie St., Brooklyn

Virtual: Jueves, 2 de noviembre a las 6:30 p. m.
Regístrese con antelación en: **bit.ly/BQENorth11-2**

Contacto: Oficina del comisionado del distrito de Brooklyn: **646.892.1350** o **rmesser@dot.nyc.gov.** Para solicitar adaptaciones de accesibilidad, comuníquese con la oficina de Brooklyn antes del 26 de octubre.

NYC
Eric Adams
Mayor

NEW YORK CITY DOT
Ydanis Rodriguez
Commissioner

Escanee el código para registrarse o visite el sitio web de arriba.

Corridor Vision
BQE North and South

Eric Adams, Mayor | Ydanis Rodriguez, Commissioner

BQE South Workshop Round 3
Refining a Vision

Subject: **NYC DOT will host workshops focused on BQE South—the Brooklyn Queens Expressway south of Atlantic Ave. to the Verrazzano-Narrows Bridge—at which participants can learn about efforts to reimagine the corridor and contribute ideas to shape its future.**

In-Person: Monday, November 6, 6:30 p.m.
P.S. 24 (Cafeteria)
427 38 St., Brooklyn

Virtual: Wednesday, November 8, 6:30 p.m.
Please register in advance at: **bit.ly/BQESouth11-8**

Contact: Brooklyn Borough Commissioner's Office at **646.892.1350** or **eriquelmebeaufort@dot.nyc.gov.** To request accessibility accommodations please contact the Brooklyn Office by November 2.

NYC
Eric Adams
Mayor

NEW YORK CITY DOT
Ydanis Rodriguez
Commissioner

Scan to register or visit the website above

رؤية الممر
BQE شمال وجنوب

Eric Adams, Mayor | Ydanis Rodriguez, Commissioner

ورشة عمل BQE جنوب، الجولة 3:
تحسين الرؤية

الموضوع: **ستستضيف NYC DOT ورش عمل تركز على BQE جنوب - طريق Brooklyn Queens Expressway جنوب Atlantic Ave إلى Verrazzano-Narrows Bridge - حيث يمكن للمشاركين التعرف على الجهود المبذولة لإعادة تصور الطريق والمساهمة بأفكار لتشكيل مستقبله.**

الحضور الشخصي: الاثنين 6 نوفمبر، الساعة 6:30 مساءً

P.S. 24 (كافتيريا)

427 38 St., Brooklyn

عبر الإنترنت: الأربعاء 8 نوفمبر، الساعة 6:30 مساءً.

يرجى التسجيل مسبقًا من خلال: **bit.ly/BQESouth11-8**

جهة التواصل: مكتب مفوض Brooklyn بورو على **646.892.1350** أو **eriquelmebeaufort@dot.nyc.gov**. لطلب تسهيلات لذوي الاحتياجات الخاصة، يرجى الاتصال بمكتب Brooklyn بحلول 2 نوفمبر.

قم بالمسح للتسجيل أو
زيارة الموقع أعلاه

NEW YORK CITY DOT
Ydanis Rodriguez
Commissioner

NYC
Eric Adams
Mayor

通道愿景
BQE 北部和 BQE 南部

Eric Adams, Mayor | Ydanis Rodriguez, Commissioner

BQE 南部 研讨会第 3 轮
完善愿景

主题： **NYC DOT 将举办多场研讨会，重点讨论 BQE 南部，即从 Atlantic Ave. 以南 的 Brooklyn Queens Expressway 到 Verrazzano-Narrows Bridge 的路段。届时与会者将可以了解到重新规划此通道的相关工作，并为其未来建设献计献策。**

现场会议： 11 月 6 日，星期一，6:30 P.M.

P.S. 24 (自助餐厅)

427 38 St., Brooklyn

虚拟会议： 11 月 8 日，星期一，6:30 P.M.

请访问此链接提前登记： **bit.ly/BQESouth11-8**

联系方式： 请致电 **646.892.1350** 或发送电子邮件至 **eriquelmebeaufort@dot.nyc.gov** 与 Brooklyn 区长办公室联系。如需申请无障碍便利安排，请于 11 月 2 日之前联系 Brooklyn 办公室。

NYC
Eric Adams
Mayor

NEW YORK CITY DOT
Ydanis Rodriguez
Commissioner

扫描此处进行登记或
访问上述网站

Visión del tramo
BQE Norte y Sur

Eric Adams, Mayor | Ydanis Rodríguez, Commissioner

Taller sobre BQE Sur, parte 3: Perfeccionamiento de la visión

Tema: **El NYC DOT organizará talleres centrados en BQE Sur –la parte sur de la autopista Brooklyn Queens Expressway, desde Atlantic Ave. hasta el Verrazzano-Narrows Bridge. En estos talleres, los participantes podrán obtener información sobre las iniciativas para rediseñar este tramo y aportar ideas para definir su futuro.**

Presencial: Lunes, 6 de noviembre a las 6:30 p. m.

P.S. 24 (comedor)

427 38 St., Brooklyn

Virtual: Miércoles, 8 de noviembre a las 6:30 p. m.

Regístrese con antelación en: **bit.ly/BQESouth11-8**

Contacto: Oficina del comisionado del distrito de Brooklyn: **646.892.1350** o **eriquelmebeaufort@dot.nyc.gov.** Para solicitar adaptaciones de accesibilidad, comuníquese con la oficina de Brooklyn antes del 2 de noviembre.

NYC
Eric Adams
Mayor

NEW YORK CITY DOT
Ydanis Rodríguez
Commissioner

Escanee el código para registrarse o visite el sitio web de arriba.

路廊願景
BQE 北部 與 BQE 南部

Eric Adams, Mayor | Ydanis Rodriguez, Commissioner

BQE 南部 研討會 (第 3 輪)
完善願景

主題： **NYC DOT 將舉辦以 BQE 南部 為討論重點的研討會，即從 Atlantic Ave. 以南 的 Brooklyn Queens Expressway 到 Verrazzano-Narrows Bridge 的路段，研討會參與人員可以藉此瞭解重新規劃此路廊所開展的工作，並為其未來的建設獻計獻策。**

現場參會： 11 月 6 日，星期一，6:30 P.M.

P.S. 24 (自助餐廳)

427 38 St., Brooklyn

虛擬參會: 11 月 8 日，星期三，6:30 P.M.

請造訪此連結提前登記： **bit.ly/BQESouth11-8**

聯絡人： 請致電 **646.892.1350** 或傳送電子郵件至 **eriquelmebeaufort@dot.nyc.gov** 聯絡 Brooklyn 區長辦公室。如需申請無障礙便利安排，請於 11 月 2 日之前聯絡 Brooklyn 辦公室。

NYC
Eric Adams
Mayor

NEW YORK CITY DOT
Ydanis Rodriguez
Commissioner

掃描此處進行登記或
造訪上方網站

DOHMH Community Board Updates

Tejumade Ajaiyeoba

Thu 10/19/2023 8:10 AM

To:BK01 (CB)

Good morning,

I will not be able to make the meeting this morning. Please see my updates below. Thank you.

Vaccinations

Flu and COVID vaccines are available at pharmacies, community clinics and provider's offices for both uninsured and insured.

- COVID-19: Vaccine - NYC Health
- NYC Vaccine Finder
- Social Media Kit

Free COVID Tests

https://www.covid.gov/testshttps://www.covid.gov/tests

Narcan

Free naloxone kits are available at select Opioid Overdose Prevention Programs (OOPPs) and select chain pharmacies.

Naloxone is also available under a standing order for purchase with insurance or out-of-pocket at pharmacies citywide (search "Naloxone in Pharmacies" under "Drug and Alcohol Services" on the NYC HealthMap).

The NYC Department of Health and Mental Hygiene provides free virtual naloxone trainings. On completion, participants can request a free kit by mail. See more information on the NYC Health Naloxone webpage.

Upcoming Naloxone Trainings:

- Thursday, October 26, 10 a.m. to 11 a.m.
- Wednesday, November 1, 10 a.m. to 11 a.m.
- Tuesday, November 14, 6 p.m. to 7 p.m.
- Thursday, November 30, 2 p.m. to 3 p.m.

National Mental Health Hotline

NYC Well number transitions to 988

988 Campaign

Tejumadé Ajaiyeoba | Executive Director, Community Affairs
NYC Department of Health and Mental Hygiene | Office of External Affairs

Sent from the New York City Department of Health & Mental Hygiene. This email and any files transmitted with it may contain confidential information and are intended solely for the use of the individual or entity to whom they are addressed. This footnote also confirms that this email message has been swept for the presence of computer viruses.

Updated COVID-19 Vaccines Recommended for Everyone 6 Months and Older

Updated COVID-19 vaccines are now available in New York City. These vaccines have been updated for the 2023-2024 season and are designed to protect against newer COVID-19 variants and strengthen people's protection against the virus.

The Centers for Disease Control and Prevention (CDC) recommends that everyone ages 6 months and older get an updated COVID-19 vaccine.

While anyone can become very sick from COVID-19, the vaccine is especially lifesaving for people who:

- Are 65 or older
- Are pregnant
- Have an underlying health condition that puts them at higher risk for severe outcomes
- Have certain disabilities that may increase their risk for having underlying health conditions

Vaccination can help reduce the duration and severity of COVID-19 symptoms if you become infected, and it reduces the risk of long COVID.

Get Vaccinated Today

To find a vaccination site, use the City's Vaccine Finder. You can search for specific types of vaccines and age-specific doses. Locations that offer the updated vaccines will be added to the site on a rolling basis — check back regularly for updates.

No-cost vaccines are available for people who are uninsured and regardless of immigration status. You can search for no-cost vaccine sites using the "Insurance" tab within Vaccine Finder.

FIND A COVID-19 VACCINE ▸

Call 212-COVID19 (212-268-4319) for vaccination assistance.

Updated COVID-19 Vaccine

Note: For Facebook, use @nychealth to tag our page and @nychealthy for Twitter and Instagram.

Other languages: **Spanish**

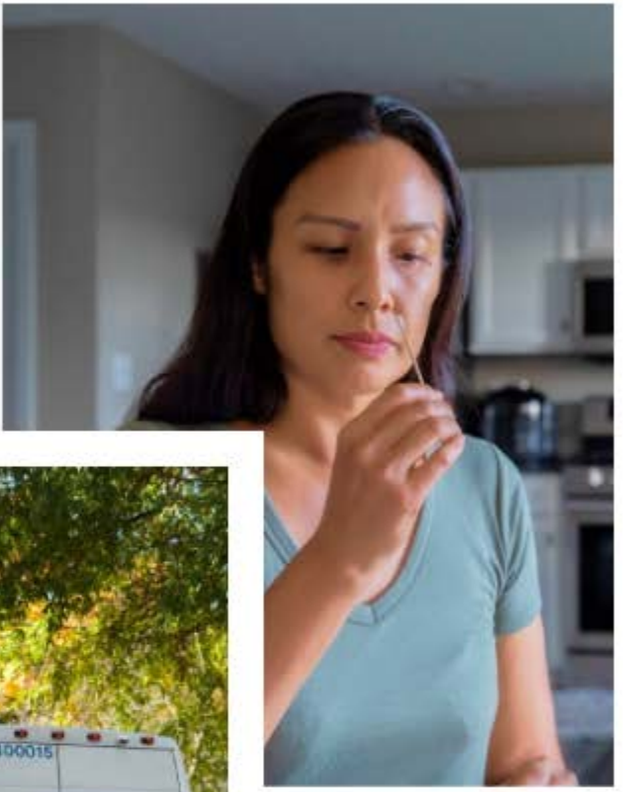
Sample Social Media Messages

Everyone ages 6 months and older should get an updated COVID-19 vaccine—especially people who: ✅ Are 65+ ✅ Are pregnant ✅ Have an underlying health condition that puts them at higher risk for severe outcomes Learn more: nyc.gov/covidvaccine	 Download graphic

Updated COVID-19 vaccines provide an important boost to people's protection against the virus and are designed to protect against newer COVID-19 variants. Learn more: nyc.gov/covidvaccine	 Download graphic
Regardless of your immigration status or whether you have health insurance, no-cost COVID-19 vaccines are available in New York City. To learn more, visit nyc.gov/covidvaccine.	 Download graphic

Vaccination can help reduce the duration and severity of COVID-19 symptoms and it reduces the risk of long COVID. Learn more about the updated COVID-19 vaccine: nyc.gov/covidvaccine	 Download graphic
	Alt text: Illustration of a pregnant woman, an older adult woman, a chef and a delivery worker. Text reads, "Updated COVID-19 Vaccines recommended for everyone 6 months and older". N YC Health Logo. *Illustration of four young adults showing off adhesive bandages on their arms where they received the updated COVID-19 vaccine. Text reads, "Updated COVID-19 Vaccines recommended for everyone 6 months and older". N Y C Health logo.*

Get four free at-home COVID-19 tests this fall on COVIDTests.gov



Every U.S. household may place an order to receive four free COVID-19 rapid tests delivered directly to your home.

Order Free At-Home Tests

Need help placing an order for your at-home tests?
Call 1-800-232-0233 (TTY 1-888-720-7489).

The U.S. government will continue to make COVID-19 tests available to uninsured individuals and underserved communities through existing outreach programs. Please contact a HRSA health center, Test to Treat site, or ICATT location near you to learn how to access low- or no-cost COVID-19 tests provided by the federal government.

Naloxone (Narcan) at New York City Opioid Overdose Prevention Programs

Borough	Organization	Can anyone walk into this program without prior notice and get naloxone?	Address for walk-in naloxone access	Can anyone call or email this program and schedule an in-person, phone, or virtual naloxone training?	If phone or virtual training is provided, how will kits be made available afterwards?	Are fentanyl testing strips available for members of the public at your program?	Additional information	Contact name	Contact phone	Contact email
Bronx	BOOM!Health	Yes	226 East 144th Street, Bronx NY 10451	Yes	Scheduled Pick-up	Yes		Guillermo Rodriguez	718 292 7718 ext. 6467	grodriguez@boomhealth.org
Bronx	BronxMovil		This mobile harm reduction program in The Bronx and Washington Heights that can provide trainings and individual level engagements in both Spanish & English both virtually and in the community.	Yes	Via drop-off at community organization or venue	Yes	bronxmovil.org; Instagram: @bronxmovil	Tamara Oyola-Santiago	917-200-0358	bronxmovil@gmail.com
Bronx	BronxWorks	Yes	Park Haven 345 St Ann's Avenue Bronx, NY 10454	In-person trainings are available.		No		Kris Oca		koca@bronxworks.org
Bronx	BronxWorks	Yes	Cooper Gardens Supportive Housing 4505 3rd Avenue Bronx, NY 10457	In-person trainings are available.		No		Kris Oca		koca@bronxworks.org
Bronx	BronxWorks	Yes	Jackson Avenue 630 Jackson Avenue, 2nd Floor Room 201 Bronx, NY 10455	In-person trainings are available.		Yes		Kris Oca		koca@bronxworks.org
Bronx	Callen-Lorde Bronx	Yes	Callen-Lorde Bronx 3144 3rd Avenue Bronx, NY 10451	In-person, phone, and virtual trainings are available.	In-person pick up.	Yes	Naloxone and FTS trainings can also be arranged for outside agencies; walk ins should ask for triage nursing, and/or James Merrick Behavioral Health.	Chance Krempasky		ckrempasky@callen-lorde.org
Bronx	Care For The Homeless	Yes	The Living Room Health Center 800 Barretto Street, 2nd Floor Bronx, NY 10474	In-person and phone trainings are available.	In-person pick up.	Yes		Luis Fernandez		lfernandez@cfhnyc.org
Bronx	Concourse Medical Center Inc.	Yes	Concourse Medical Center Inc. 880 Morris Avenue Bronx, New York 10451	In-person and phone trainings are available.	In-person pick up.	No		Ana Matos	718-665-9340	amatos@concoursemedical.com
Bronx	Harlem United	Yes	East Tremont and 3rd Avenue (mobile van)	In-person only	N/A	Yes	Please note that this mobile unit is only present: Monday, Thursday, and Friday 10am--3pm	Sheneska Santiago	1-844-GO-HARLEM x1260	ssantiago@harlemunited.org
Bronx	Keep it Simple and Safe	Yes	Keep It Simple and Safe East 183rd Street & 3rd Avenue Bronx, NY 10457	In-person, phone, and virtual trainings are available.	By delivery.	Yes	Delivery can be arranged during training.	Walter Bell	301-291-5477	wbell@simpleandsafe.org
Bronx	Montefiore Primary Care	No		In-person and virtual trainings are available.	In-person pick up.	No	We do not do walk in naloxone training unless a person is already a patient at the Montefiore clinic sites in our program.	Sadyn Angeles	718-920-3084	sangeles@montefiore.org
Bronx	Postgraduate Center for Mental Health	Yes	Bronx Recovery Support Center 1775 Grand Concourse, 8th Floor Bronx, NY 10453	In-person, phone, and virtual trainings are available.	In-person pick up.	No		Earline Asbury/Vanessa Gonzalez	212-665-1860	easbury@pgcmh.org
Bronx	Project Street Beat of Planned Parenthood of Greater New York	Yes	Bronx Office 349 East 149th Street, 4th Floor Bronx, NY 10451	In-person and virtual trainings are available.	In-person pick up.	No	2 kits per participant, additional kits can be provided upon request.	Jamal Peterkin		jamal.peterkin@ppgreaterny.org
Bronx	St. Ann's Corner of Harm Reduction (SACHR)	Yes	886 Westchester Ave	Yes	In-person pick up or pay for shipping	Yes		Krystal Montalvo and Chiara Sovegni	717-585-5544	kmontalvo @sachr.org csovegni@sachr.org

Borough	Organization	Can anyone walk into this program without prior notice and get naloxone?	Address for walk-in naloxone access	Can anyone call or email this program and schedule an in-person, phone, or virtual naloxone training?	If phone or virtual training is provided, how will kits be made available afterwards?	Are fentanyl testing strips available for members of the public at your program?	Additional information	Contact name	Contact phone	Contact email
Brooklyn	After Hours Project	Yes	After Hours Project 935 Broadway Brooklyn, NY 11206	In-person and virtual trainings are available.	In-person pick up.	No	Delivery possible, depending on location.	Elena Rotov	347-663-7615	erotov@afterhoursproject.org
Brooklyn	After Hours Project	Yes	After Hours Project 1204 Broadway Brooklyn, NY 11221	In-person and virtual trainings are available.	In-person pick up.	No	Delivery possible, depending on location.	Elena Rotov	347-663-7615	erotov@afterhoursproject.org
Brooklyn	Bridge Back to Life	Yes	Bridge Back to Life 175 Remsen Street, 10th Floor Brooklyn, NY 11201	In-person trainings are available.		No	All BBTL locations offer walk-in Narcan and outpatient substance use and mental health services.	Emma Nagle	718-852-5552	enagle@bridgebacktolife.com
Brooklyn	Bridge Back to Life	Yes	Bridge Back to Life - Brighton Beach 3044 Coney Island Avenue, 3rd Floor Brooklyn, NY 11235	In-person trainings are available.		No	All BBTL locations offer walk-in Narcan and outpatient substance use and mental health services.	Emma Nagle	718-852-5552	enagle@bridgebacktolife.com
Brooklyn	Brooklyn Plaza Medical Center	Yes	Brooklyn Plaza Medical Center 650 Fulton Street Brooklyn, NY 11217	In-person and phone trainings are available.	In-person pick up.	Yes		Reggie Johnson	929-527-8146	rjohnson@brooklynplaza.org
Brooklyn	Brownsville Multi-Service Family Health Center	Yes	BMS Life and Wellness Center 408 Rockaway Avenue Brooklyn, NY 11212	In-person, phone, and virtual trainings are available.	In-person pick up.	No	We also offer MAT and counseling.	Martin Bruner	718-345-5000; extension 4712	mbruner@bmsfhc.org
Brooklyn	Brownsville Multi-Service Family Health Center	Yes	BMS Bristol Health Center 259 Bristol Street Brooklyn, NY 11212	In-person, phone, and virtual trainings are available.	In-person pick up.	No	We also offer MAT and counseling.	Martin Bruner	718-345-5000; extension 4712	mbruner@bmsfhc.org
Brooklyn	Callen-Lorde Brooklyn	Yes	Callen-Lorde Brooklyn 40 Flatbush Avenue Extension Brooklyn, NY 11201	In-person, phone, and virtual trainings are available.	In-person pick up.	Yes	Naloxone and FTS trainings can also be arranged for outside agencies; walk ins should ask for triage nursing, and/or James Merrick Behavioral Health.	Chance Krempasky		ckrempasky@callen-lorde.org
Brooklyn	CAMBA HIV Prevention	Yes	CAMBA HIV Prevention 1259 Flatbush Avenue Brooklyn, NY 11226	In-person trainings are available.		Yes		Lisa Koffler	347-889-1326	elisek@camba.org
Brooklyn	EAC Network	Yes	EAC Network (Brooklyn CLEAR) 175 Remsen Street, 5th Floor Brooklyn, NY 11201	In-person, phone, and virtual trainings are available.	By mail or in-person pick up.	No		Monique Powell/Crystal Stanton	718-237-9404	Monique.powell@eac-network.org
Brooklyn	Family Services Network of New York	Yes	FSNNY CADI – Continuous Access Drop-In Center 1721 Pitkin Avenue Brooklyn, NY 11212	In-person and virtual trainings are available.	By mail or in-person pick up.	Yes		Lance T Morgan	347-770-9911; extension 6310	lmorgan@fsnny.org
Brooklyn	Family Services Network of New York	Yes	Family Services Network of New York 1751 Broadway Brooklyn, NY 11208	In-person and virtual trainings are available.	By mail.	Yes		Lance T Morgan	347-770-9911; extension 6310	lmorgan@fsnny.org
Brooklyn	Family Services Network of New York	Yes	Family Services Network of New York 1420 Bushwick Avenue Brooklyn, NY 11207	In-person and virtual trainings are available.	By mail.	Yes		Lance T Morgan	347-770-9911; extension 6310	lmorgan@fsnny.org
Brooklyn	Greater NYC Black Nurses Association	No		In-person and virtual trainings are available.	By mail or in-person pick up.	No		Selena A Gilles	347-446-5775	sg141@nyu.edu
Brooklyn	Hands On Health Associates, LLC	No		In-person trainings are available.		No		S. Dowden	347-547-3626	sdowden@handsonny.com
Brooklyn	HealthCare Choices NY	Yes	ICL HealthCare Choices, Inc. 6209 16th Avenue Brooklyn, NY 11204	Virtual trainings are available.	By mail.	No		Gilbert Bell		gmbell@healthcarechoicesny.org
Brooklyn	Housing Works	Yes	Housing Works 2640 Pitkin Avenue Brooklyn, NY 11208	In-person, phone, and virtual trainings are available.	In-person pick up.	Yes	Open Monday, Wednesday, and Friday, 12-4PM.	Jacob Clary	646-945-4703	j.clary@housingworks.org

Borough	Organization	Can anyone walk into this program without prior notice and get naloxone?	Address for walk-in naloxone access	Can anyone call or email this program and schedule an in-person, phone, or virtual naloxone training?	If phone or virtual training is provided, how will kits be made available afterwards?	Are fentanyl testing strips available for members of the public at your program?	Additional information	Contact name	Contact phone	Contact email
Brooklyn	North Crown Heights Family Outreach Center	No		In-person and phone trainings are available.	In-person pick up.	No		Johnathon Boyd	718-230-8600	nchfoc@aol.com
Brooklyn	Project Street Beat of Planned Parenthood of Greater New York	Yes	Brooklyn Office 534 Eastern Parkway Brooklyn, NY 11225	In-person and virtual trainings are available.	In-person pick up.	No	2 kits per participant, additional kits can be provided upon request.	Jamal Peterkin		jamal.peterkin@ppgreaterny.org
Brooklyn	Red Hook Community Justice Center	Yes	Red Hook Community Justice Center 88 Visitation Place, 2nd Floor Brooklyn, NY 11215	In-person trainings are available.		No	We also offer other services to walkin clients such as counseling, case management, and referrals to other programs.	Farah Mohmad	646-707-4218	fmohmad@nycourts.gov
Brooklyn	The Family Center	Yes	The Family Center 493 Nostrand Avenue Brooklyn, NY 11216	In-person and virtual trainings are available.	By mail or in-person pick up with ID.	No		Amy Pichardo	646-341-2913	apichardo@thefamilycenter.org
Brooklyn	VOCAL-NY	Yes	VOCAL - NY 300 Douglass Street Brooklyn, NY 11217	In-person, phone, and virtual trainings are available.	By mail, in-person pick up, or delivery.	Yes	Please call or email ahead of time to schedule a training. We are providing limited Syringe Exchange, Harm Reduction/Overdose Prevention, Narcan Training and Care Coordination Services at 300 Douglass St Mon-Friday from 10AM-6PM.	Laura Levine	718-802-9540	laura@vocal-ny.org
Manhattan	Alliance Lower East Side Harm Reduction Center	Yes	Alliance LES Harm Reduction Center 35 East Broadway, 2nd Floor New York, NY 10002	In-person and virtual trainings are available.	By mail or in-person pick up.	Yes		Al Ostapeck	212-645-0875; extension 100	al@alliance.nyc
Manhattan	Callen-Lorde Community Health Center	Yes	Callen-Lorde Community Health Center 356 West 18th Street New York, NY 10011	In-person, phone, and virtual trainings are available.	In-person pick up.	Yes	Naloxone and FTS trainings can also be arranged for outside agencies; walk-ins should ask for triage nursing, and/or James Merrick Behavioral Health.	Chance Krempasky		ckrempasky@callen-lorde.org
Manhattan	Center for Recovery and Wellness at Educational Alliance	Yes	Center for Recovery and Wellness 25-29 Avenue D New York, NY 10009	In-person, phone, and virtual trainings are available.	By mail or in-person pick up.	Yes		Sela Redmond	646-395-4452	sgrabiner@edalliance.org
Manhattan	Cylar House Harm Reduction	Yes	Cyler House Harm Reduction 749 East 9th Street New York, NY 10009	In-person trainings are available.		Yes		Van Asher		v.asher@housingworks.org
Manhattan	FACES NY, Inc.	Yes	FACES NY, Inc. 114 West 116th Street New York, NY 10026	In-person and virtual trainings are available.	In-person pick up.	No		Edwin Roman	212-663-7772; extension 255	eromanfacesny@gmail.com
Manhattan	Freedom Institute	No		In-person, phone, and virtual trainings are available.	By mail or in-person pick up.	No	We are currently hybrid - we are available to be in the office on an as-needed basis to offer kits and training.	Laura Gottlieb	212-838-0044	laura.gottlieb@freedominstitute.org
Manhattan	Gay Men's Health Crisis (GMHC)	No		In-person and virtual trainings are available.	In-person pick up.	No		Christina Melendez		christinam@gmhc.org
Manhattan	Gracie Square Hospital	No		In-person trainings are available.		No	Please call 212-434-5307 from 9AM-5PM or email nab107@nyp.org to schedule an appointment.	Natalia Berrios	212-434-5307	nab107@nyp.org
Manhattan	Greenwich House	Yes	Greenwich House Methadone Treatment Program 190 Mercer Street, 4th Floor New York, NY 10012	In-person, phone, and virtual trainings are available.	In-person pick up.	No	Participants can be given up to 10 kits after training.	Karen Remy	212-677-3400; extension 517	kremy@greenwichhouse.org

Borough	Organization	Can anyone walk into this program without prior notice and get naloxone?	Address for walk-in naloxone access	Can anyone call or email this program and schedule an in-person, phone, or virtual naloxone training?	If phone or virtual training is provided, how will kits be made available afterwards?	Are fentanyl testing strips available for members of the public at your program?	Additional information	Contact name	Contact phone	Contact email
Manhattan	Greenwich House	Yes	Greenwich House Center for Resiliency and Wellness 27 Barrow Street #3 New York, NY 10014	In-person, phone, and virtual trainings are available.	In-person pick up.	No	Participants can be given up to 10 kits after training.	Karen Remy	212-677-3400; extension 517	kremy@greenwichhouse.org
Manhattan	Harlem East Life Plan	Yes	Harlem East Life Plan 2369 2nd Avenue New York, NY 10035	In-person and phone trainings are available.	In-person pick up.	No	Narcan is available from 8AM-12PM Monday-Friday.	Sheryl Monroe-Hunte	212-876-2300; extension 151	smh@helpmedical.org
Manhattan	Harlem United	Yes	290 Malcolm X Blvd, Lower Level, New York, NY 10027	In-person, phone and virtual.	Kits can be dropped off at convenient location, picked up at the office.	Yes	Monday- Friday: 9:30 AM - 3PM,	Sheneska Santiago	1-844-GO-HARLEM x1260	ssantiago@harlemunited.org
Manhattan	Midtown Community Court/Center for Court Innovation	Yes	Midtown Community Court 314 West 54th Street, 6th Floor New York, NY 10019	In-person and virtual trainings are available.	By mail or in-person pick up.	Yes	As the center is located in a court building, individuals will be required to go through a security screening.	Sarah Blanco		sblanco@nycourts.gov
Manhattan	MIH Experience, Ltd.	Yes	MIH Experience, Ltd. 4580 Broadway New York, NY 10040	In-person trainings are available.		No		Madeline Perez-Lopez	212 928-2020	mperezlopez@mihexperience.com
Manhattan	Mount Sinai Emergency Department Health Education	Yes	Mount Sinai Beth Israel Emergency Department 281 1st Avenue New York, NY 10003	No		Yes		Clare O'Brien-Lambert	347-346-3288	clare.obrien-lambert@mountsinai.org
Manhattan	NDRI Veterans Overdose Prevention	No		Phone and virtual trainings are available.	By mail.	Yes	We provide extensive referrals and navigation for veteran-specific services and care.	Luther Elliott	718-440-6371	elliott@ndri.org
Manhattan	New York Council On Adoptable Children	Yes	Council On Adoptable Children 333 West 39th Street, Suite 201 New York, NY 10018	In-person, phone, and virtual trainings are available.	By mail or in-person pick up.	No		Cyndi Morales	646-483-2312	cmorales@coac.org
Manhattan	NYU School of Global Public Health/Project Respond	No		In-person, phone, and virtual trainings are available.	By mail, in-person pick up, or delivery.	Yes		Alex S. Bennett	917-470-7000	asb19@nyu.edu
Manhattan	OnPoint NYC	Yes	OnPoint NYC - East Harlem 104-106 East 126th Street New York, NY 10035	In-person and virtual trainings are available.	In-person pick up.	Yes	Open 9 AM-8:30 PM, Monday-Friday.	Israel Garcia	718-219-3063	Israel@Cornerproject.org
Manhattan	OnPoint NYC	Yes	OnPoint NYC - Washington Heights 500 West 180th Street New York, NY 10033	In-person and virtual trainings are available.	In-person pick up.	Yes	Open 9 AM-8:30 PM, Monday-Friday, 9AM-4PM weekends.	Israel Garcia	718-219-3063	Israel@Cornerproject.org
Manhattan	Peer Network Of New York	No		In-person, phone, and virtual trainings are available.	By mail or delivery.	Yes		Marilyn Reyes	347-996-8678	marilynreyes817@gmail.com
Manhattan	Positive Health Project	Yes	Positive Health Project 301 West 37th Street, 2nd Floor New York, NY 10018	In-person and virtual trainings are available.	By mail or in-person pick up.	Yes	Syringe exchange, Harm Reduction/ Overdose Prevention Training, drop-in and care coordination services offered M-F 10am-8pm, Saturdays 10am-6pm.	Alex Erickson and Mario Vergara	212-465-8304 ext 443	a.erickson@housingworks.org m.vergara@housingwors.org
Manhattan	RevCore Recovery Center of Manhattan	Yes	RevCore Recovery Center 394 Broadway, 4th Floor New York, NY 10013	In-person, phone, and virtual trainings are available.	In-person pick up.	No		Olga Khoroshunova	212-966-9537	okhoroshunova@revcorerecovery.com
Manhattan	Ryan Health Center	Yes	William F. Ryan Community Health Center 110 West 97th Street New York, NY 10025	In-person, phone, and virtual trainings are available.	By mail.	No		Yadira Jimenez	646-221-0366	yadira.jimenez@ryancenter.org
Manhattan	Ryan Health Center	Yes	Ryan-Chelsea Clinton 645 10th Avenue New York, NY 10036	In-person, phone, and virtual trainings are available.	By mail.	No		Yadira Jimenez	646-221-0366	yadira.jimenez@ryancenter.org

Borough	Organization	Can anyone walk into this program without prior notice and get naloxone?	Address for walk-in naloxone access	Can anyone call or email this program and schedule an in-person, phone, or virtual naloxone training?	If phone or virtual training is provided, how will kits be made available afterwards?	Are fentanyl testing strips available for members of the public at your program?	Additional information	Contact name	Contact phone	Contact email
Manhattan	The PILLARS	Yes	The PILLARS 289 St. Nicholas Avenue New York, NY 10027	No		Yes		Felecia Pullen		fpullen@lets-talk-safety.org
Manhattan	The SAFER Haven Project / NYC Communities for Health	No		In-person, phone, and virtual trainings are available.	By mail.	Yes	We cannot accommodate walk-in Naloxone requests, but we can mail supplies to anyone within NYC. Additionally, community members can request Naloxone and FTS training by completing this brief survey linked here: https://nyu.qualtrics.com/jfe/form/SV_87JH60wcJYKJezl	Janelle Robinson	347-467-0505	jr6054@nyu.edu
Manhattan	Safe Horizon	Yes	Safe Horizon 33 Essex Street	Phone trainings are available		Yes	Anyone over 24+ would be required to get supplies at the door.	Leo Wilson	646-602-6404	leonard.wilson@safehorizon.org
Manhattan	TRI Center	Yes	TRI Center Manhattan 1369 Broadway, 2nd Floor New York, NY 10018	In-person trainings are available.		No		Joe Gonzalez	212-268-8830	tricenter@msn.com
Queens	Bleuler Chemical Dependency Recovery Services	Yes	Bleuler Chemical Dependency Recovery Services 104-70 Queens Boulevard, 3rd Floor Forest Hills, NY 11375	In-person, phone, and virtual trainings are available.	In-person pick up.	No	.	Ken Pfeiffer	718-275-6010; extension 3010	ken.pfeiffer@bleulerpc.org
Queens	Family Services Network of New York	Yes	192-16 Linden Blvd. St Albans, NY 11412	yes	By mail	yes	Wednesdays 10-4	Lance T Morgan	347-770-9911 x 6310	
Queens	Federation of Organizations	No		In-person, phone, and virtual trainings are available.	By mail or in-person pick up.	No		Krista Nohs	631-782-6200; extension 4455	knohs@fedoforg.org
Queens	Mount Sinai Emergency Department Health Education	Yes	Mount Sinai Queens Emergency Department 25-10 30th Avenue Queens, NY 11102	No		Yes		Clare O'Brien-Lambert	347-346-3288	clare.obrien-lambert@mountsinai.org
Queens	NYC H+H Queens	No		In-person and virtual trainings are available.	By mail or in-person pick up.	No		Deborah Greene	718-883-4947	greened@nychhc.org
Queens	Reality House, Inc.	No		In-person and virtual trainings are available.	In-person pick up.	Yes		Sean J. Dedier		sdedier@rhiny.org
Queens	RockawayGetsNaloxone	No		In-person, phone, and virtual trainings are available.	By mail or delivery.	Yes		Janie Simmons	347-738-3674	js8822@nyu.edu
Staten Island	Community Health Action of Staten Island	Yes	Community Health Action of Staten Island 56 Bay Street, 1st Floor Staten Island, NY 10301	In-person and virtual trainings are available.	By mail, in-person pick up, or delivery.	No		Donna Demarest		donna.demarest@chasiny.org
Staten Island	Community Health Action of Staten Island (CHASI)	Yes	CHASI - Port Richmond 166 Port Richmond Avenue Staten Island, NY 10302	In-person and virtual trainings are available.	By mail, in-person pick up, or delivery.	No		Donna Demarest		donna.demarest@chasiny.org
Staten Island	Richmond University Medical Center Silberstein Outpatient Center	Yes	Silberstein Outpatient Center 1130 South Avenue Staten Island, NY 10314	In-person, phone, and virtual trainings are available.	In-person pick up.	No	Virtual trainings will be held on Zoom. We also offer mental health and addiction services.	Anthony Arpaia	718-818-6970	aarpaia@rumcsi.org
Staten Island	Richmond University Medical Center Silberstein Outpatient Center	Yes	West Brighton Clinic 690 Castleton Avenue Staten Island, NY 10310	In-person, phone, and virtual trainings are available.	In person pick- up.	No	Virtual trainings will be held on Zoom. We also offer mental health and addiction services.	Anthony Arpaia	718-818-6970	aarpaia@rumcsi.org

Borough	Organization	Can anyone walk into this program without prior notice and get naloxone?	Address for walk-in naloxone access	Can anyone call or email this program and schedule an in-person, phone, or virtual naloxone training?	If phone or virtual training is provided, how will kits be made available afterwards?	Are fentanyl testing strips available for members of the public at your program?	Additional information	Contact name	Contact phone	Contact email
Staten Island	Staten Island YMCA Counseling Service	No		In-person, phone, and virtual trainings are available.	By mail or in-person pick up.	Yes		Jacqueline Filis	718-948-3232	jfilis@ymcanyc.org

New York City Pharmacies Participating in the NYC Emergency Overdose Rescue Kit Program

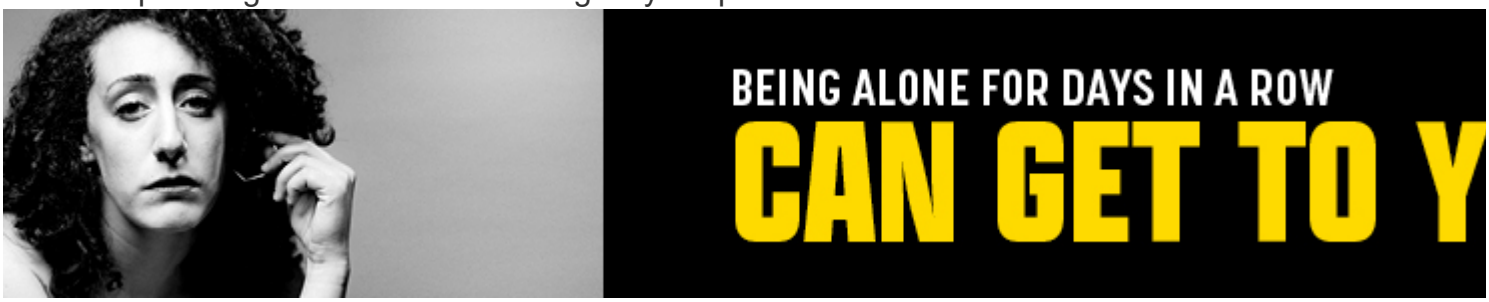
The NYC Department of Health has partnered with select chain pharmacies across the City to make **FREE** Overdose Rescue Kits available to any individual who requests one. This is a list of participating pharmacy locations organized by borough and zip code.

- When requesting a kit, ask the pharmacist for a FREE "*Emergency Overdose Rescue Kit*"
- Anyone can get a kit
- No ID or insurance is required

PHARMACY NAME	ADDRESS	BOROUGH	ZIP	PHONE	PHARMACY HOURS
CVS Pharmacy	282 East 149th St.	Bronx	10451	718-665-5600	Mon – Fri 8am - 8pm Sat & Sun 9am - 6pm
Walgreens	32 E. 170th St	Bronx	10452	718-588-6825	Mon – Fri 9am - 8pm* Sat 9am - 6pm*; Sun 10am - 5pm* *Closed 1:30 - 2pm for meal break
CVS Pharmacy	1916 Williamsbridge Rd.	Bronx	10461	718-239-7569	OPEN 24/7
Rite Aid	182 Smith St.	Brooklyn	11201	718-246-4226	Mon – Fri 9am - 9pm Sat 9am - 5pm Sun 10am - 6pm
Walgreens	755 Broadway	Brooklyn	11206	718-963-2702	Mon – Fri 9am - 9pm* Sat 9am - 6pm* Sun 10am - 6pm* *Closed 1:30 - 2pm for meal break
CVS Pharmacy	341 9th St.	Brooklyn	11215	718-499-3414	Mon – Fri 8am - 10pm Sat & Sun 9am - 9pm
CVS Pharmacy	115 W. 125th St.	Manhattan	10027	212-864-5431	Mon – Fri 8am - 9pm Sat & Sun 9am - 6pm

2/6/2023

PHARMACY NAME	ADDRESS	BOROUGH	ZIP	PHONE	PHARMACY HOURS
Walgreens	1915 3rd Ave.	Manhattan	10029	917-492-1038	Mon – Fri 8am - 8pm* Sat 9am - 6pm* Sun 10am - 5pm* *Closed 1:30 - 2pm for meal break
Walgreens	10640 Rockaway Beach Blvd.	Queens	11694	718-318-8512	Mon – Fri 9am - 9pm* Sat 9am - 6pm* Sun 10am - 6pm* *Closed 1:30 - 2pm for meal break
CVS Pharmacy	1361 Hylan Blvd.	Staten Island	10305	718-979-2828	OPEN 24/7
Walgreens	7001 Amboy Rd.	Staten Island	10307	718-569-5672	Mon – Fri 9am - 9pm* Sat 9am - 6pm* Sun 10am - 2pm *Closed 1:30 - 2pm for meal break



Naloxone

Naloxone (Narcan®) is a safe medication that can save someone's life by reversing the effects of an opioid overdose. It only works on opioids, such as heroin, prescription painkillers and fentanyl, but it is safe to use even if opioids are not present. If you are worried you or someone you know may be at risk of an opioid overdose, naloxone is available to you.

Find Naloxone

How to get a free kit:

- Contact any of these community-based programs (PDF).
- Visit a pharmacy (PDF) participating in the NYC Emergency Overdose Rescue Kit Program and ask the pharmacist for a free "Emergency Overdose Rescue Kit".
- Visit a public health vending machine.
- Attend a virtual training with the Health Department and receive a kit by mail. See upcoming training dates below.
- Call 311 and ask where you can get naloxone.

How to purchase naloxone over the counter (OTC):

- As of September 2023, naloxone is now available over the counter. This means anyone can purchase naloxone without a prescription at any location where other OTC medications are sold.

    - Specific products approved by the FDA for OTC sales include Narcan™ (4mg naloxone hydrochloride nasal spray) and RiVive™ (3mg naloxone hydrochloride nasal spray).
    - The naloxone products available may vary at each store.
- OTC naloxone includes new packaging with detailed instructions on proper usage.
- For additional training, attend a virtual session or watch:
    - Video: How to Respond to an Overdose
      Other Languages: Español | Русский
- The current retail cost for two doses of 4 milligram (mg) naloxone nasal spray is less than $50 on average, although prices can vary across settings and change over time.

How to purchase naloxone with insurance:

- Check the list of participating pharmacies (PDF) or use the NYC Health Map to find a pharmacy near you.
- When contacting a pharmacy, ask the pharmacist about getting naloxone/Narcan®.
    - You do not need a prescription from your doctor.
    - The pharmacy may need to order the medication.
- If a pharmacy is enrolled in the Naloxone Co-payment Assistance Program (N-CAP), up to $40 of your insurance copay can be covered. Ask your pharmacist about the program when requesting naloxone.

If you have are having a hard time getting naloxone, email naloxone@health.nyc.gov.

Upcoming Naloxone Trainings

The Health Department provides virtual naloxone trainings. These trainings cover steps for responding to an opioid overdose with naloxone and will outline options for accessing an Overdose Response Kit in person or by mail.

- Wednesday, November 1, 10 a.m. to 11 a.m.
- Tuesday, November 14, 6 p.m. to 7 p.m.
- Thursday, November 30, 2 p.m. to 3 p.m.
- Thursday, December 7, 6 p.m. to 7 p.m.
- Wednesday, December 13, 2 p.m. to 3 p.m.
- Tuesday, December 19, 10 a.m. to 11 a.m.
- Thursday, December 21, 6 p.m. to 7 p.m.

For questions about naloxone, email naloxone@health.nyc.gov.

Additional Resources

- What is Naloxone? Educational Insert (PDF)
  Other Languages: Español | Русский | 繁體中文 | 简体中文 | Kreyòl ayisyen | 한국어 | বাংলা | Italiano | Polski | العربية | Français | اردو | יידיש
- Stop OD NYC Mobile App: Android | iOS
- How to Distribute Naloxone at Your Agency (PDF)

More Information

- Alcohol & Drug Use Main Page

Health Department Launches 988 Campaign

The new multi-media campaign highlights the free mental health resource

City transitions from NYC Well to 988

October 10, 2023 — This World Mental Health Day, the Department of Health and Mental Hygiene announced a new campaign to raise awareness of 988, the national mental health hotline launched last year.

The month-long campaign will include a televised PSA featuring everyday New Yorkers and the Health Commissioner, as well as advertisements online, and on radio, television and in outdoor public settings.

“988 should be the go-to resource for any New Yorker seeking mental health support for themselves, someone they love or know, or someone they see in crisis,” said **Health Commissioner Dr. Ashwin Vasan**. “Over time, 988 will become as routine to call for New Yorkers as 911, and New York City will set an example for the nation in how to successfully implement the federal mental health crisis support hotline. We’re grateful to President Biden for the investments already made over the last year since 988 launched. Our city is healthier when we center mental health and have the support we need, when we need it. I urge everyone with mental health needs, pressing or long-term, severe or even less worrying, to dial these three digits 9-8-8. New York City will help you get support.”

New York City maintained the NYCWell call in number for one year to ease the transition to the federal, easy to remember number – 988. Callers from non-New York City area codes can request to be transferred to local resources.

“The city remains committed to ensuring that New Yorkers have easy access to mental health support at every level”, said Eva Wong, Executive Director of the NYC Mayor’s Office of Community Mental Health. “988, just as NYC Well before it, will serve as a lifeline for those in need, offering immediate support and hope in moments of despair.”

New Yorkers will continue to receive the same mental health support provided by NYCWell when they call 988. New Yorkers experiencing mental health crisis, looking for emotional support, information or referral to mental health services can call or text 988 or chat at 988lifeline.org/chat. People looking to speak with a certified peer specialist should request “peer support” when they are connected to a counselor. Providers making referrals to Mobile Crisis Teams for children and adults can continue to select the Mobile Crisis Team Referrals option on the “For Providers tab” at nyc.gov/988.

New York City has become a national paradigm in 988 implementation, building off earlier crisis response investments and the city’s successful history developing NYC Well.

The campaign comes as New York City has been scaling up mental health resources in all five boroughs. In March 2023, the Adams administration and the New York City Health Department released Care, Community, Action: A Mental Health Plan for New York City, which recognized the importance of improving access to care.

Since the launch of the report, the city has:

- Brought mindful breathing practices to all New York city public schools.
- Held the first social media summit that brought together leaders to consider the impacts of unregulated social media on New York City's young people.
- Released a Commissioner's Advisory that outlines actions New Yorkers can and should take to help prevent overdose deaths.
- Released guidelines for operating overdose prevention center (OPC) services in NYC. These standards promote high quality services that are responsive to community needs.
- Unveiled the city's first public health vending machine.
- Began the procurement process to expand capacity to serve New Yorkers in clubhouse, which support people experiencing serious mental illness by helping build social connections, get resources and find a supportive community.

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#025-23

MEDIA CONTACT: Patrick Gallahue/Rachel Vick
PressOffice@health.nyc.gov

NYC Environmental Protection

SAVE $100 FOR A LIMITED TIME WHEN YOU ENROLL IN AUTOPAY+

You can earn a $100 credit on your next bill with qualifying actions.

CON EDISON OFFERS CONSUMER-FRIENDLY PROGRAMS TO HELP CUSTOMERS SAVE ON WINTER BILLS; URGES CUSTOMERS TO CONSERVE ENERGY

Company Offers Payment Plans, Budget Billing, Low-Income Discounts;

Customers Can Save with Careful Usage, Energy Efficiency Programs

NEW YORK – Con Edison is offering programs to help customers with their energy bills this winter, while also sharing tips for saving money by conserving and using energy wisely.

The company offers payment assistance options, including budget billing, which smooths a customer's costs out throughout the year, payment plans, and payment extensions.

A payment plan allows a customer to pay off arrears over time, rather than all at once. Payment extensions give customers up to 10 extra days to pay their bills.

Customers who receive benefits from certain government assistance programs can qualify for the company's Energy Affordability Program.

Con Edison offers these programs out of an understanding that high energy costs can be a hardship, particularly for low- and moderate-income customers.

The best way for customers to take control of their bills is to manage their usage of gas and electricity. Customers can follow energy-saving tips and check out the energy efficiency incentives Con Edison offers for upgrades customers make to their homes.

Helping Vulnerable Customers

Con Edison offers special protections and payment programs for seniors, people with disabilities, customers experiencing medical emergencies, or domestic violence.

The Home Energy Assistance Program provides discounts for qualified low-income customers to limit utility costs to 6 percent of average annual income. The discount is based on a statewide formula that is updated annually and adjusted if delivery costs change.

Conserving is Key

The best strategy for Con Edison's 3.6 million customers is to carefully manage their usage.

Customers can save money by using these tips:

- Set thermostats at the lowest comfortable temperature. Each degree lower decreases heating costs.
- Make sure heating vents are not blocked by furniture, carpeting or anything else that could obstruct the flow of heat.
- Have a qualified contractor clean and inspect heating systems.
- Insulate hot-water pipes and warm-air ducts that pass through unheated areas. Clean or replace filters for the hot-air furnace and heat-pump.
- Swap out window shades seasonally. Light-colored window coverings reflect the sun's energy, while darker ones absorb it and release heat.
- Replace conventional light bulbs with LED bulbs, which are up to 10 times more efficient, and are widely available and affordable.

Winter Energy Costs

Con Edison projects that gas bills this winter will be about the same as last winter, but that electric bills will rise, mainly due to increases in delivery charges. Electric supply charges – which cover the cost of the commodity – are also up.

Con Edison buys natural gas and electricity on the wholesale markets and uses a variety of strategies to stabilize pricing for customers. The company does not set supply costs and does not make a profit on the supply.

The company currently projects that its average residential natural gas heating customer using an average of 163 therms per month will pay $416 a month from November 2023 to March 2024, 1 percent more than the average bill of $413 a year earlier.

Gas delivery costs will be up, according to the projections, due to a rate plan the New York State Public Service Commission approved in July. But those increases will be offset by a decrease in supply charges.

Electric delivery costs are also projected to be up due to the approved rate plan. Electric supply costs are higher due to the rising cost of electric capacity. Power generators receive monthly electric capacity payments from the New York Independent System Operator to ensure that there is enough power available at times when demand is highest. Those costs get passed along to Con Edison when the company pays the NYISO for the electric capacity required to serve customers.

A New York City residential customer using 280 kilowatt hours a month this winter will pay about $117, a 14 percent increase over last winter's $103, based on current projections.

A Westchester County customer using 425 kilowatt hours a month will have an average bill of $143, an 11 percent increase over last winter's $129, based on the company's latest estimates.

For a small commercial customer using 583 kilowatt hours per month, bills are projected to rise $9, or 4 percent, from $223 last winter to $232.

A larger commercial customer using 10,800 kilowatt hours per month with a peak demand of 30 kilowatts will see an increase of $27, or 1 percent, from $2,993 to $3,020.

Con Edison Updates

Your Winter Bills

Special programs and taking small steps to save can make tackling bills easier

While you're likely to turn on your heat soon—if you haven't already—Con Edison's natural gas heating bills will be about the same as they were last winter, regardless of location.

Electric costs—which impact natural gas as well as electric heating costs—are expected to be more this winter compared to last winter.

Why Your Electric Bills Are Rising

- Con Edison's delivery rates are up. New electric and gas rates are necessary to maintain the safety and reliability of the grid we have today while building the grid we need for tomorrow. The increases come with programs to help New Yorkers in need pay their bills as well as incentives to encourage New Yorkers to adopt clean energy technologies.

- Electric supply costs are higher because of the rising cost of electric capacity. Power generators receive monthly electric capacity payments from the New York Independent System Operator to ensure there is enough power available at times when demand is highest. Those costs get passed onto Con Edison.

Tips That May Help Now and Later

1. Conserve energy however you can. Set thermostats at the lowest comfortable temperature.

2. Find everyday savings. Use the energy-saving setting on your refrigerator, clothes washer, dryer, and dishwasher.

3. Spread payments out evenly across the year. **Budget Billing** (formerly the Level Payment Plan) allows you to avoid large month-to-month changes in energy costs.

4. Consider a payment agreement. If your outstanding balance is more than you can handle, a **payment agreement** can help you make more manageable, monthly payments.

5. **Check your benefits.** See if you're eligible for discounts on your energy bills through our **Energy Affordability Program**.

If you're having trouble managing costs, we're here to help.

www.coned.com

OOS Standpipe at Bushwick Houses

Ladder 108 (FDNY)
Wed 10/18/2023 8:49 AM

To:BK01 (CB)
Cc:Lohoma Shipman

Johana,

It looks like some progress is being made with regard to the standpipe at the Bushwick Housing Complex.

Below is an explanation of repairs completed and repair plans moving forward from NYCHA:

We were able to restore water to the standpipes in Buildings 5,6,7,8,9 and note that they had all passed hydrostatic testing in CY2021. As for Buildings 1,2,3,4, the standpipes are operational as quasi-wet risers meaning that the risers are full of water, but not being supplied by the underground fire water system due to an ongoing leak. A plan has been developed to locate and repair this leak but will take a few weeks to initiate the repair. I'll keep you apprised as to the status during our weekly calls. From an operational perspective, the standpipes in Buildings 1,2,3,4 are fully functional but need to be immediately supplied via the local FDC-Siamese to flow water. Do not attempt to supply the in-building standpipe from an adjacent building as the PIV's are closed at the underground lead-in at each location. Blue discs should remain on the FDC-Siamese at these four buildings.

Will forward any new information when received.

Regards,

Lt Chris Walter
L108

Community Board DSC Information
November 2023

Donations After Disaster

- NYC experiences a number of different emergencies that cause people to want to make donations.
- While we always appreciate New Yorkers wanting to help their neighbors, the best way to help is by donating cash, or gift cards, to trusted local organizations – or the Mayor's Fund if a specific fund is activated.
- Many times, donating in-kind donations, such as old clothing, or supplies, is unsustainable.
- By donating cash or gift cards, you give those affected a sense of control and ability to purchase items that will make them comfortable or are culturally appropriate for them.

Winter Weather Planning

- New York City winters, which often bring extreme cold, heavy snow, ice, sleet, and freezing rain, can pose serious hazards. It's important to prepare for winter weather-related dangers and New Yorkers can do this by visiting NYCEM's winter weather prep page.
- There are several steps you can take to stay safe before, during, and after winter storms.
    - Make sure your household disaster plan is ready and all members of your household are familiar with how to contact one another in an emergency.
    - Winterize your Go Bag by adding a blanket, warm socks, and gloves.
    - Your emergency supply kit should be fully stocked to allow you to sustain yourself for up to seven days without power, or in the event, you are unable to travel far from home.
    - You may wish to include additional items such as extra blankets, additional warm clothing, and a battery-operated radio to monitor weather conditions during a storm.

Request a Ready New York Event

- Take the next step to preparedness and request an in-person or virtual emergency preparedness presentation.
- Through the program, you can learn about the hazards you may face in New York City and prepare for all types of emergencies by writing an emergency plan, choosing a meeting place, gathering supplies for your home, and preparing a Go Bag in case you need to leave your home in a hurry.
- Request a virtual Ready NY event or material via email at intergov@oem.nyc.gov

Notify NYC

- Sign up to Notify NYC to receive New York City's official information about emergency alerts and important City services. Visit nyc.gov/notifynyc, call 311, follow Notify NYC on Twitter, or download the free mobile application for your Apple or Android device. Individuals can receive notifications in 13 languages, as well as American Sign Language.

Community Board DSC Information
November 2023

General Information

- 311 Severe Weather Page - Reporting damage to your home, business, or property after a storm helps the City determine the storm's impacts and can assist with recovery funding. We have two new and improved ways to report damage (both will be activated following severe weather):
    - Call 311 or visit their Severe Weather page to file a service request. A representative from the appropriate agency will contact you about your request. Service requests can include water leaks, mold complaints, sewer backups, power outages, and more
    - Visit the HRO Report Damage Portal, this report will help the City give accurate data about the impact of the event to State and Federal agencies. It also helps the City provide eligible New Yorkers with disaster recovery assistance.
- CERT - New York City Community Emergency Response Teams (NYC CERT) is now recruiting for dedicated volunteers who help to prepare their neighbors and communities for different types of disasters
    - CERT members receive intensive training in emergency preparedness, fire safety, light search and rescue, disaster medical operations, and more.
    - If you are 18 or older and want to join NYC CERT, please complete the online application: https://nyc.gov/cert

Personal Story of Rabbi Joseph Weber
First Vice Chairman of Community Board No. 1

Rabbi Joseph Weber was born in Mako, a small city in Southern Hungary located near the Rumanian border. Rabbi Weber, as a young boy was deported from his native city to Austria by the German S.S. units, who invaded Hungary and exterminated a great number of the defenseless Hungarian Jewry in the concentration camps during the Holocaust years. During the summer of 1944, they worked hard in the fields fifteen hours a day. The parents of Rabbi Weber were from the lucky ones who survived the slave labor camps.

In the beginning of the winter months of 1944 they were transported to Germany to the death camp of Bergen Belsen where they suffered hunger, pain, and illness without receiving any medical help or any assistance. As the Allied army neared the camp of Bergen Belsen, the Germans didn't want to captives to be liberated. They evacuated the camp of the slaved people, putting them in cattle wagons, transporting them to the mainland of Germany. However, it was in another few weeks of wandering and the transport was liberated by the Russian army.

After the war, Rabbi Weber and his parents and siblings returned to Hungary where he attended the Hungarian schools as well as the Rabbinical Yeshivos. Realizing that there is no future to stay in Hungary, where the Communists seized power and started to outlaw religion and closing religious schools, Rabbi Weber escaped from Hungary to Antwerp, Belgium where he entered the Rabbinical Seminary of Kehilath Yakov. The seminary was headed by the Grand Rabbi of Pupa, who guided and taught the students and disciple to become Torah scholars and righteous observant people in accordance with the Chassidic tradition.

The Rabbinical Seminary was later transplanted to the shores of the United States, where the great grand Rabbi has assembled a sizable Torah Institution and a large congregation, consisting of refuges and disciples of his schools of Pupa and Antwerp. The Grand Rabbi recognizing the leadership capabilities of Rabbi Weber entrusted him with the position of Assistant to the Rabbi. As he was gaining experience,

Rabbi Weber, as a hard worker, has served the school as well as the Community of Williamsburg. He participated in the service of the area residents in various capacities as Vice President of the United Jewish Organizations and as the First Vice Chairman of the Community Board over forty years, devoting hi s energies to serve the entire community.

Rabbi Weber, being a fair-minded individual has established a close working relationship with all segments of the residents of Greenpoint and Williamsburg, being respected by all ethnic groups living in the District. As an ordained Rabbi, Rabbi Weber participated in the educational aspect and guidance of the youth of his congregation providing job training to increase the employment opportunities of the residents of this area. As a member of the ULURP Committee of Community Board No. 1, he actively sought to increase the housing stock in this District, thereby helping the residents to find housing for their families and helping the residents with the economic development of the entire Williamsburg and Greenpoint area. His efforts have been blessed with considerable success for the benefits of all.

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CREDIT: https://northbrooklynnews.com/2023/10/30/rabbi-joseph-weber-way/

Equal Employment Practices Commission

Aldrin Rafael Bonilla
Chair/Commissioner

Elaine S. Reiss, Esq.
Vice-Chair/Commissioner

Minosca Alcantara, Ed.D.
Ngozi Okaro, Esq.
Nicole Yearwood, MPA
Commissioners

Jeanne M. Victor
Executive Director

253 Broadway
Suite 602
New York, NY 10007

212. 615. 8939 tel.
212. 676. 2724 fax

BY EMAIL

November 2, 2023

Dealice Fuller
Chairperson
Brooklyn Community Board No. 1
435 Graham Avenue
Brooklyn, NY 11211

Re: Resolution #2023AP/269-471-(2023)C46
DETERMINATION: Compliance

Dear Chairperson Fuller:

On behalf of the members of the Equal Employment Practices Commission (EEPC), I write to inform you that pursuant to New York City Charter Chapter 36, Section 832(c), the EEPC's Board of Commissioners has approved the attached *Determination of Compliance*.

As you are aware, the EEPC is required to audit, evaluate, and monitor your agency at least once every four (4) years to ensure the Brooklyn Community Board No. 1's compliance with federal, state, and local laws and regulations, best practices, and policies and procedures that increase equal employment opportunity for minority and women employees and applicants. The Brooklyn Community Board No. 1's successful completion of the EEPC's *Employment Practices Audit* demonstrates its commitment to implementing employment policies and practices that encourage and maintain a workplace free from unlawful discrimination and promote equality of opportunity.

Thank you and District Manager Johana Pulgarin for the cooperation extended to the EEPC during the course of our audit of your agency's employment and EEO-related practices. We look forward to working with you and the Brooklyn Community Board No. 1 to ensure equal employment opportunity in the City of New York.

Sincerely,

Aldrin Rafael Bonilla
Chair/Commissioner

Enc.
c: Johana Pulgarin, District Manager, BKCB1
Corina Lozada, Principal EEO Professional, BKBP

Equal Employment Practices Commission

Monitoring of Employment Practices
RESOLUTION NO.
2023AP/269-471-(2023)C46
Brooklyn Community Board No. 1
Chairperson Dealice Fuller
DETERMINATION: COMPLIANCE

SYNOPSIS

Corrective Action(s):	Total: 2		
Period Audit Covered:	January 1, 2022 to June 30, 2023		
Preliminary Determination Issued:	October 11, 2023	Response Received	October 24, 2023
Final Determination Issued:	October 26, 2023	Response Received	October 30, 2023
Compliance-Monitoring:	Required	November 1, 2023 to December 31, 2023 without extension	

Whereas, pursuant to Chapter 36, Sections 830(a) and 831(d)(2) and (5) of the New York City Charter (Charter), the Equal Employment Practices Commission (EEPC) is authorized to audit, review, evaluate, and monitor the employment procedures, practices and programs of city agencies and other municipal entities (hereinafter "entities") and their efforts to ensure fair and effective equal employment opportunity (EEO) for minority group members and women who are employed or seek employment, and to recommend practices, procedures, approaches, measures, standards, and programs to be utilized by such entities in these efforts; and

Whereas, pursuant to Charter Chapter 36, Sections 830(a) and 831(d)(2) and (5), the EEPC has adopted uniform standards for auditing agencies and municipal entities, and minimum standards for auditing community boards, to review, evaluate, and monitor entities' practices, procedures, approaches, measures, standards, and programs for compliance with federal, state, and local laws and regulations, and policies and procedures to increase equal opportunity for women, minorities, and other employees and job applicants identified for protection from discrimination; and

Whereas, in accordance with Charter Chapter 36, Section 832(c), the EEPC may make a determination pursuant to Charter Section 831(d) whether any plan, program, procedure, approach, measure, or standard adopted or utilized by any municipal entity does not provide equal employment opportunity, and the EEPC's determinations of compliance or non-compliance and prescribed corrective action are required by, or consistent with federal, state, and local laws and regulations, and policies and procedures to increase equality of opportunity for women, minorities, and other employees and job applicants identified for protection from discrimination; and

Whereas, the EEPC conducted an audit, review, and evaluation of the Brooklyn Community Board No. 1's Employment Practices; and

Whereas, pursuant to the audit, review, and evaluation of the Brooklyn Community Board No. 1's Employment Practices, the EEPC issued a Preliminary Determination, dated October 11, 2023, setting forth findings and the following corrective actions required to remedy areas of non-compliance:

1. Ensure that all individuals who work within the Board receive training on their EEO rights and responsibilities and unlawful discriminatory practices under local, state, and federal EEO laws; and required annual sexual harassment prevention training.

2. Ensure that personnel involved in recruiting, hiring, and promoting are trained to consider EEO laws/policies and use uniform, job-related techniques to identify, interview, and select the most capable candidates (such as structured interview, unconscious bias, EEO and diversity training).

Whereas, within a two-week deadline following the EEPC's Preliminary Determination, the entity submitted a preliminary response; and

Whereas, in accordance with Charter Chapter 36, Section 832(c), after consideration, the EEPC issued a Final Determination on October 26, 2023, which indicated that no areas required corrective action; and

Whereas, in accordance with Charter Chapter 36, Section 832(c), in the Final Determination, the EEPC assigned a monitoring period from November 1, 2023 to December 31, 2023, to determine whether the entity eliminated areas of non-compliance, if any; and

Whereas, in accordance with Charter Chapter 36, Section 832(c) the entity was required to respond in 30 days, and make monthly reports thereafter for a period not to exceed six months, on the progress of its efforts to correct outstanding areas of non-compliance; and

Whereas, in accordance with Charter Chapter 36, Section 832(c), on October 30, 2023, the entity issued a response to the EEPC's Final Determination; and

Whereas, in accordance with Charter Chapter 36, Section 832(c), the Brooklyn Community Board No. 1 was exempt from monitoring on October 30, 2023; and

Whereas, pursuant to Charter Chapter 35, Sections 815(a)(15) and (19), which requires agency heads to ensure and promote equal opportunity for all persons in appointment, payment of wages, development, and advancement, and to establish measures and programs to ensure a fair and effective affirmative employment plan to provide equal employment opportunity for minority group members and women, the Chairperson recognized the EEPC's audit and reiterated commitment to the Brooklyn Community Board No. 1's equal employment practices. **Now Therefore**,

Be It Resolved, that the Brooklyn Community Board No. 1 has satisfied the equal employment standards set by the EEPC pursuant to its authority under New York City Charter Chapters 35 and 36; and

Be It Resolved, that the EEPC's Board of Commissioners approves the issuance of this Determination of Compliance to Chairperson Dealice Fuller of the Brooklyn Community Board No. 1.

Approved unanimously on November 2, 2023.

Minosca Alcantara, Ed.D.
Commissioner/Mayoral Appointee

Elaine S. Reiss, Esq.
Vice-Chair/Commissioner/Mayoral Appointee

Ngozi Okaro, Esq.
Commissioner/City Council Appointee

Nicole Yearwood, MPA
Commissioner/City Council Appointee

Aldrin Rafael Bonilla
Chair/Commissioner/Joint Appointee

EEPC EQUAL EMPLOYMENT PRACTICES COMMISSION

This

Determination of Compliance

is hereby issued to

Brooklyn Community Board No. 1

For successful implementation of **2** *of* **2** *required corrective action(s),*
thereby achieving compliance with the Equal Employment Practices Commission's
Evaluation of Employment Practices
from January 1, 2022 to this date.

On this 2nd day of November in the year 2023,

Aldrin Rafael Bonilla, Chair/Commissioner

Jeanne M. Victor, Executive Director

In care of Chairperson Dealice Fuller
and District Manager Johana Pulgarin

On October 21 the Williamsburg High School for Architecture and Design (WHSAD) and the Józef Pilsudski Institute of America launched a book written by the high school students.

WHSAD students introduced their picture book, Exploring Poland's Most Famous Castles through History, Geography, and Architecture. Local elementary schools received copies and participated in an interactive workshop with the high schoolers.

The high schoolers researched and learned about the history, architecture, and legends of three Polish castles. They created their own artistic interpretation of these Polish castles, kings, queens, and other Polish heroes. They explained how they had to hand draw and then digitize the images for the book. The publication was funded by the Republic of Poland's Ministry of Culture and National Heritage

The event celebrated collaboration between community organizations and our local public schools.

In attendance were several members from the Polish Consulate, CM Restler, CB1 Tessa Clark, Rich Mazur, and D14 Superintendent David Cintron.

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RAL CREDIT UNION

With funding from the Republic of Poland's Ministry of Culture and National Heritage
JÓZEF PIŁSUDSKI INSTITUTE OF AMERICA
Ministry of Culture and National Heritage
Republic of Poland
Under the guidance of Project Facilitator, Laura Myles Puch, artists at the High School for Architecture and Design researched, designed, and illustrated the legends of the three storied castles, fully created their own version of the legend of Polish castles, kings, the arts, and other Polish figures.
This book would not have been possible without the imagination, dedication, and artistic abilities of our students.
Yusuf Algedi - Co-Chief Illustrator
Samaan Caballero-Illustration Team
Britney Carey-Illustration Team
Jordan Ojo-Illustration Team
Gracely Estevez- Production Team
Alonzo Jones- Production Team
Shea Komer- Writer
Darleny Olivo- Illustration Team
Bianca Oliva- Co-Chief Illustrator
Oliver Reyes Jr.- Production Coordinator
Brianna Rosario- Illustration Team
Amelia Vega- Production Team
Matthew Zaczek- Production Team
JÓZEF PIŁSUDSKI INSTITUTE OF AMERICA

EXIT
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FEDERAL CREDIT UNION
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DINING OUT NYC

nyc.gov/DiningOut

New York City's New Outdoor Dining Program!

NEW YORK CITY DOT

Eric Adams
Mayor

Ydanis Rodriguez
Commissioner

Mayor Adams signed a bill to create the largest – and best – outdoor dining program in the United States, Dining Out NYC! Now what?

The Program is in the Rulemaking process.

What is Dining Out NYC?

Dining Out NYC builds upon lessons learned and will:

- Expand sidewalk dining to all boroughs — year-round
- Allow roadway dining for eight months a year
- Provide restaurants with clear design requirements
- Be managed by the New York City Department of Transportation (NYC DOT)

When can I apply for outdoor dining?

Restaurants can apply in early 2024 via NYC DOT's online portal. Visit **nyc.gov/DiningOut** for more information.

What is Dining Out NYC's Rulemaking about?

Proposed Dining Out NYC rules:

- Describe the application process for outdoor dining setups
- Explain where dining setups can be located
- Outline the types of materials that can be used, and
- Establish other requirements for outdoor dining setups

How can I get involved?

NYC DOT has published a draft version of the rules available at **nyc.gov/DiningOut** and will hold a public hearing on November 20, 2023.

Comment on the rules and attend the public hearing:

- Submit comments on the draft rules in writing before the hearing and/or verbally at the hearing.
- Participate in this hearing virtually, or by telephone.
- Sign up to speak on the proposed rules by emailing **rules@dot.nyc.gov**

What comes next?

The rules will be finalized and restaurants should prepare to apply. Ongoing education and outreach efforts will help restaurant owners become familiar with the application process and the rules before the application portal launches in early 2024.

Please visit **nyc.gov/DiningOut** for more information and updates!

#9

My name is Perry Katz and I live at ~~264~~ 278 Heyward St.

I live right across the street of this property for the past ~~27~~ 19 years.

The developer is proposing a residential project for this location and we the residents wholeheartedly support it.

The only other commercial building left on our block, is a small meat business next door to me and we already suffered the consequences of that, when years ago their truck pulled out of the building and killed my neighbor's 3-year-old child riding on a big wheel.

I understand that there may be alternative proposals, including commercial properties on the site. However, we strongly advocate for the residential project put forth by the developer. A residential development would not only enhance the aesthetic appeal of our community but also contribute positively to its growth and vitality.

I was here at the Community Board years ago when the developer proposed to build an 85-unit rental building on the property and the planning board approved it at that time. Now the developer is proposing a far more appealing project of 12 2-family town houses, which aligns even ~~much~~ better with the character of our street.

I urge the Community Board to support the overwhelming backing of this positive change. Let our voices be heard and let the future of our community be shaped by the aspirations and desires of those who call it home.

Thank you for letting me voice the request of all my neighbors and thanks for your consideration.

Good night and be well.

EVERGREEN

Your North Brooklyn Business Exchange

Testimony of Evergreen on City of Yes for Economic Opportunity
Community Board 1, November 14, 2023

Evergreen Inc.: Your North Brooklyn Business Exchange is a membership organization that champions manufacturing, creative production, and industrial service businesses in North Brooklyn and beyond. We are delighted to discuss Mayor Adams's City of Yes for Economic Growth (COY) proposal with you today. We appreciate the Mayor's intention to keep NYC a thriving city. We believe that there are ways the proposal can be improved to ensure that it achieves its goals of fostering business and job growth in NYC.

Overall, we are pleased to see attention paid to updating zoning policy in the industrial areas. We are also glad to hear that there is no plan to allow residential uses in Industrial Business Zones. Some of the COY initiatives, including updates to parking and loading and increasing the breadth of allowable uses in commercial and other districts are welcome and forward-thinking. However, we would like to propose several recommended changes that we believe will strengthen the proposal. We ask that you consider incorporating them into the Community Board's recommendations on the zoning text amendment.

Evergreen supports:

- Overall increases in FAR for industrial uses throughout Core, Transition and Growth areas;
- Modernized use group classifications;
- Loosened parking requirements;
- Updated general loading requirement changes to enable adaptive reuse;
- Updated bulking requirements for film studios and other uses; and
- "Pressure-relieving" measures to allow/alter uses and regulations in commercial zones, including small-scale production, micro-distribution, life sciences, live entertainment and amusements

Evergreen recommends the following refinements:

- Core area—limit allowable non-industrial uses, cap them at a maximum of 10,000 square feet and create a mechanism for oversight of incentivized industrial growth. We believe the Core needs to be limited to industrial/manufacturing uses as much as possible, particularly as the Transition and Growth M-zones become more permissive.
- Transition area—any density bonus should retain a minimum of 1.0 FAR for industrial uses and create a mechanism for oversight of incentivized industrial growth. Although we support incentivizing additional industrial uses with more height and bulk, this has the potential to undermine industrial growth if there is no ongoing oversight of uses in the incentive space.
- Growth—allow higher density bonus than currently proposed to retain a minimum of 1.0 FAR industrial and create a mechanism for oversight of incentivized industrial growth. We understand that there is potential FAR across the board in this zone, however, in the framework of North Brooklyn, our "Growth" area is home to significant job-rich industrial businesses that we wish to protect.

EVERGREEN

Your North Brooklyn Business Exchange

Background

Evergreen engaged in a comprehensive planning process for the North Brooklyn Industrial Business Zone that concluded in 2017. Our resulting North Brooklyn Brownfield Opportunity Area Plan continues to inform our thinking about the best ways to encourage industrial growth in the different areas of our IBZ. When DCP released their changes to their North Brooklyn Industry and Innovation Plan in 2019, Evergreen carefully considered the impact of the proposal and shared its feedback. We have engaged in a thoughtful process with the COY package of proposals and designated a board subcommittee to review the proposals in great depth.

Our board is comprised primarily of industrial business owners in North Brooklyn. Each member is well positioned to assess the threats and opportunities to our businesses in our rapidly changing community. Many have had business operations disrupted by nearby incompatible uses such as large-scale nightclubs, hotel development, illegal residential conversions and other non-industrial uses. As small business owners, we are personally acutely aware of the difficulty of balancing the needs of industrial businesses with NYC's goal of encouraging commercial growth. This is not an easy task, but we believe it is worth the extra effort to nurture and protect working class jobs to create a more equitable city for all of us.

Evergreen's Detailed Position

Core

- We support the intention to allow for increased FAR for industrial uses in the Core. We would like to see all M-uses have the ability to reach up to 3.0 FAR, while keeping the max at 1.0 FAR for existing commercial use such as ancillary office uses.
- We believe that some mechanism for oversight must be instituted to ensure that incentivized industrial growth is truly industrial—both now and in the future. We are very concerned about the growth of incompatible non-industrial uses without ongoing oversight.
- We are in favor of limiting allowable use groups in the core area, as we've been advocating for since our BOA plan. Our belief is that, in the Core (not the Transition or Growth zones), large nightclubs, hotels and self-storage should not be allowed and uses like non-accessory office and hospitality should be capped at 10,000 square feet. Perhaps there is room for special permits in certain cases. But we maintain that the Core needs to be limited to industrial/manufacturing uses as much as possible, particularly as the Transition and Growth M-zones become more permissive. Our position contrasts with COY proposal to allow a wide range of non-compatible commercial uses in the core area.
- We support common sense parking (ideally highly reduced or removed), loading, and bulking requirements.

Transition

- We support the concept of an incentive density bonus for industrial uses provided. For the past several years, Evergreen has buoyed mixed-use projects that offer 20% or 1.0 FAR for industrial uses and would hope to see a similar ratio enacted.
- It is extremely important that monitoring, implementation, and enforcement be addressed on the City's end to have effective mixed-use projects, even if such efforts are not to be done by DCP specifically. Although we support incentivizing additional industrial uses with more height and bulk, this has the potential to undermine industrial growth if there is no ongoing oversight of uses in the incentive space. We recommend that an

oversight system with penalties be added to the proposal to preserve industrial businesses and the high quality working class jobs they offer local residents.

- We agree that allowing more loft-style buildings through updated bulking/envelope regulations is welcome, and similar to the Core, support the common sense parking and loading updates.

Growth

- We are concerned that quality working-class jobs will be lost and believe that an incentive benefit can mitigate these losses. We understand that there is potential FAR across the board in this zone, however, in the framework of North Brooklyn, our "Growth" area is home to significant job-rich industrial businesses. As noted above, the level that we have seen as workable for both developers and the community has been 1.0 FAR or 20% industrial space. There can be an overall higher baseline of permitted FAR than the other zones prior to the incentive kicking in. We recommend an FAR incentive if 1.0 FAR of industrial space is retained.
- Again, we support the common sense parking, loading, and bulking regulation changes, and some attention given to monitoring, enforcement, and implementation if an incentive is adopted.

Other

- Although we believe this will have a limited impact on price and availability of real estate in the industrial zones, and that there is little demand for production space in commercial corridors, we nevertheless support many of the other measures that have been billed as "pressure-relieving" to allow/alter uses and regulations in commercial zones, including but not limited to:
  - small-scale production
  - micro-distribution
  - life sciences
  - live entertainment
  - amusements
- We are supportive of updating general loading requirement changes to enable adaptive reuse.
- We are supportive of the plan to address bulking requirements for film studios and other new uses that can require a rezoning to build what is otherwise typical for the industries. We would encourage a straight box envelope of 40 feet without any setback for these uses.
- We support updates to the use group classification system. We are glad to see updates on manufacturing uses that cover the more modern, and lighter, uses that do not easily fit in the definitions dating from the 1960s.
- We strongly encourage the City to consider offering a financial incentive for anyone that can offer fair market industrial rents to increase the availability of affordable industrial real estate.
- We strongly encourage DCP to coordinate with appropriate city agencies to ensure that existing insufficient infrastructure such as sewers/storm drains are addressed before problems are exacerbated by additional commercial and residential growth.
- We strongly encourage DCP to work with DOT and other appropriate agencies to devote attention to rationalizing our freight and transit systems in a comprehensive manner. Time and again our businesses report to us that transportation issues are one of their greatest impediments to doing business in NYC; our overall industrial business climate will benefit from thoughtful, comprehensive transportation planning, including optimization of waterways.

We look forward to continuing to work with you to create modern zoning tools to encourage business and job growth in industrial NYC. Please contact me at larchibald@evergreenexchange.org or 718-388-7287 x168.

Fw: [EXTERNAL] Resident of 38 Meserole St. against the proposed Cannibis shop at 38 Meserole

LicensesBK01 (CB)
Thu 11/9/2023 3:33 PM
To:BK01 (CB)

From: Amy Wolf
Sent: Thursday, November 9, 2023 8:49 AM
To: LicensesBK01 (CB)
Subject: [EXTERNAL] Resident of 38 Meserole St. against the proposed Cannibis shop at 38 Meserole

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@oti.nyc.gov as an attachment (Click the More button, then forward as attachment).

Hello,
my name is Amy Wolf. I, along with my husband and two children, live at 38 Meserole St, Brooklyn, NY 11206, apt. 5b/5a. We have lived here for over a decade and own our apartment.

We are against the conversion of the dental office into a Cannabis shop. We don't want our children living in a building with a drug shop. Plain and simple. Also, i don't think this kind of shop is appropriate in general for residential streets, it should be in commercial corridors only. Also, there are plenty of Cannabis stores in the neighborhood, dozens. We don't need another one.

Please deny this license.
Amy Wolf

--
Amy Wolf

Fw: [EXTERNAL] 38 Meserole Street

LicensesBK01 (CB)

Thu 11/16/2023 1:02 PM

To:BK01 (CB)

From: Christine Hayward
Sent: Monday, November 13, 2023 10:04 PM
To: LicensesBK01 (CB)
Subject: [EXTERNAL] 38 Meserole Street

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Hi,

I am writing to express my opposition to the application of a cannabis store to be operated from 38 Meserole Street, Brooklyn 11206.

This is a quiet, family-oriented apartment building. We have already experienced a lot of theft and damage to our building, and I fear that a cannabis shop will bring more crime to this street. I have seen the impact of legally operated cannabis shops in Oregon and Washington State, and I know that this is not the type of establishment we want on this section of Meserole Street.

I urge you to turn down the request for this application.

Thank you for your consideration.

Kind regards,

Christine Hayward

Fw: [EXTERNAL] 38 Meserole St. - possible cannabis shop

LicensesBK01 (CB)
Thu 11/16/2023 1:03 PM
To:BK01 (CB)

From: Bennett Baumer
Sent: Tuesday, November 14, 2023 11:51 AM
To: LicensesBK01 (CB)
Subject: [EXTERNAL] 38 Meserole St. - possible cannabis shop

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@oti.nyc.gov as an attachment (Click the More button, then forward as attachment).

Dear Community Board:

I am writing in regards to a possible cannabis shop opening up at 38 Meserole St. There is currently a dental office and a cannabis shop would be replacing it. Meserole St. is not a commercial corridor and has only one other shop on the block (tattoos). The cannabis store could be a disruptive presence on the block and bring smokers to the under hang entrance to the building (the building's entrance and gym windows are recessed from the street).

Moreoever, it is estimated that there are over 1,000 unlicensed shops peddling cannabis indicating market saturation. While it is commendable that this shop would have a license, the City has yet to properly regulate rampant unlicensed cannabis selling.

The Community Board should consider the opposition to cannabis shops on this largely residential block and square this request for a license with the unregulated nature of the cannabis business. I urge the board to not issue a license to a possible 38 Meserole St. cannabis shop.

Sincerely,

Bennett Baumer
38 Meserole St. resident

Fw: [EXTERNAL] Opposed to Cannabis License 38 Meserole Street

LicensesBK01 (CB)
Thu 11/16/2023 1:04 PM
To:BK01 (CB)

From: Lauren Krisai
Sent: Tuesday, November 14, 2023 8:58 PM
To: LicensesBK01 (CB)
Subject: [EXTERNAL] Opposed to Cannabis License 38 Meserole Street

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Hello,

My name is Lauren Krisai, and I am a tenant at 38 Meserole Street, Apt 4B. I live directly above the space that has applied for a cannabis license to serve cannabis retail at 38 Meserole Street. As a tenant and a mom of one with another child on the way, I am opposed to the licensing and establishment of a retail cannabis shop in our building.

I have a 2 year old son and am pregnant with my second child, and am concerned that this will dramatically increase the amount of second hand marijuana smoke my children will be exposed to as people consume the products in and in front of our building.

While I support the safe and legal consumption of marijuana and other substances by consenting adults, our building has multiple children that live in it besides my own, and will now be exposed to smoke from the clientele in the same building--something they cannot consent to.

For these reasons I hope you consider denying this license.

Best,
Lauren Krisai
Tenant of 38 Meserole Street, Apt 4B, Brooklyn, NY 11206

Fw: [EXTERNAL] 38 Meserole Street - objection to Marijuana shop

LicensesBK01 (CB)
Thu 11/16/2023 1:05 PM
To:BK01 (CB)

From: Evan Macpherson
Sent: Wednesday, November 15, 2023 9:20 AM
To: LicensesBK01 (CB)
Subject: [EXTERNAL] 38 Meserole Street - objec on to Marijuana shop

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@oti.nyc.gov as an attachment (Click the More button, then forward as attachment).

To whom it may concern.

I am a resident of 38 Meserole Street and live in the apartment directly above the retail space which is proposed to be a marijuana dispensary. I am nervous that this could target our building for break-ins as many dispensaries in the area have been dealing with this past year. I am friends with local businesses that have confirmed that dispensaries on grand street, just a few blocks away have been dealing with robberies just weeks ago from writing this. Our building is already dealing with a string of robberies from the past years, we put up with about 2 break-ins annually, other years were much worse. We would like to alleviate this possibility by not supporting the decision to allow a dispensary at this retail space.

My second point of contention, being the owner of the unit directly above, is that the dispensary will obviously detract from my investment of purchasing this apartment. It could bring negative attention to this unit if I had plans to sell within the next few years. I do not support the decision for this cannabis business to be in a residential unit with families and young children that live here.

Kind Regards,
Evan Macpherson
(38 Meserole street, apt. 2B)
646-732-4141

Fw: [EXTERNAL] Don’t want Dispensary in neighborhood.

LicensesBK01 (CB)
Thu 11/16/2023 1:02 PM
To:BK01 (CB)

From: heena lalani
Sent: Tuesday, November 14, 2023 9:56 AM
To: LicensesBK01 (CB)
Subject: [EXTERNAL] Don’t want Dispensary in neighborhood.

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Respected sir/Madam,

This is to bring it to your notice that we got to know that soon we might have a cannabis dispensary in our neighborhood that is at 152, bedford ave, brooklyn, new york 11211.
We dont want to have it in our neighborhood...
Please take the necessary steps in this regard.

Thanks and Regards,
Heena lalani.

Sent from my iPhone

Fw: [EXTERNAL] No cannabis dispensaries

LicensesBK01 (CB)

Thu 11/16/2023 1:02 PM

To:BK01 (CB)

From: manikrao
Sent: Tuesday, November 14, 2023 10:02 AM
To: LicensesBK01 (CB)
Subject: [EXTERNAL] No cannabis dispensaries

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@oti.nyc.gov<mailto:phish@oti.nyc.gov> as an attachment (Click the More button, then forward as attachment).

No cannabis dispensaries
At 152 bedford ave
Brooklyn ny 11211
This is nice are my kids also go to school
Sent from my iPhone

Fw: [EXTERNAL] No cannabis dispensaries

LicensesBK01 (CB)

Thu 11/16/2023 1:03 PM

To:BK01 (CB)

From: Grand Smoke Distributions NY
Sent: Tuesday, November 14, 2023 11:30 AM
To: LicensesBK01 (CB)
Subject: [EXTERNAL] No cannabis dispensaries

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@oti.nyc.gov<mailto:phish@oti.nyc.gov> as an attachment (Click the More button, then forward as attachment).

152 bedford ave
Brooklyn ny 11211
My kids go to school
It nice neighborhood
Sent from my iPhone

Fw: [EXTERNAL] Cannabis at 154 Bedford Avenue

LicensesBK01 (CB)

Thu 11/16/2023 1:03 PM

To:BK01 (CB)

From: Raj25nyc
Sent: Tuesday, November 14, 2023 10:24 AM
To: LicensesBK01 (CB)
Subject: [EXTERNAL] Cannabis at 154 Bedford Avenue

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Respected Community board,

First of all thank you for giving us a chance to give to object cannabis retail store at 154 Bedford avenue Brooklyn NY 11211. (empty location previous occupied as VERIZON Store)

I live right across from 154 Bedford Avenue and I absolutely oppose to have a cannabis store at this location.
There is a store rite next door which is convenient and smoke shop also 154 Bedford avenue (same address) which I go and shop there every day who are barely surviving and supporting their family and they have CBD license, it will be unfair to give cannabis licence to next door which is empty.

As community board protects community and business in the area I have complete trust on you that you will hear our voices.

Warm regards.

Bedford Avenue Neighbours.

Sent from my iPhone

Fw: [EXTERNAL] Cannabis at 152 Bedford Avenue

LicensesBK01 (CB)

Thu 11/16/2023 1:04 PM

To:BK01 (CB)

From: Raj25nyc
Sent: Tuesday, November 14, 2023 12:09 PM
To: LicensesBK01 (CB)
Subject: [EXTERNAL] Cannabis at 152 Bedford Avenue

]

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Respected Community board,

First of all thank you for giving us a chance to give to object cannabis retail store at 152 Bedford avenue Brooklyn NY 11211. (empty location previous occupied as VERIZON Store) I live right across from 154 & 152 Bedford Avenue and I absolutely oppose to have a cannabis store at this location 152 Bedford avenue.

Since there is a store rite next door operating as convenient and smoke shop 154 Bedford avenue (Next Door) which I go and shop there every day who are barely surviving and supporting their family and they have CBD license, it will be unfair to give cannabis licence to next door which is empty(152 Bedford Avenue)

As community board protects community and business in the area I have complete trust on you that you will hear our voices and not to allow Cannabis store at 152 Bedford Avenue.

Warm regards.

Bedford Avenue Neighbours.

Fw: [EXTERNAL] No cannabis dispensary please.

LicensesBK01 (CB)

Thu 11/16/2023 1:04 PM

To:BK01 (CB)

From: salim kadwani
Sent: Tuesday, November 14, 2023 1:24 PM
To: LicensesBK01 (CB)
Subject: [EXTERNAL] No cannabis dispensary please.

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Hi,

We don't want cannabis dispensary in our neighborhood already too many smoke shop in our neighborhood..

Thanks!
Sent from my iPhone