



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)

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

## COMBINED PUBLIC HEARING AND BOARD MEETING JUNE 13, 2023 VIA WEBEX

### MINUTES

#### ROLL CALL:

Madam Chairperson Fuller opened the meeting and requested a roll call. Ms. Sonia Iglesias announced that 34 Members answered the call.

#### AGENDA:

- 1. PRESENTATION: CORP TO BE FORMED BY BRICE JONES, DBA TBD, 240 BROADWAY, (New Application, and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Tavern) Presenter: Frank Palillo**

**Q/A:** Ms. Sonia Iglesias asked Mr. Brice Jones about why he felt he was getting pushed back. Mr. Jones explained that there were concerns by the community regarding their operating hours. (11am- 4am).

Ms. Julia Foster pointed out that Mr. Joel Gross had several people from the community who were opposed to the hours of operation, she also pointed out that the committee asked if they were willing to change their hours.

Mr. Frank Palillo stated that they could not have a conversation because they were not allowed to give their presentation at the committee meeting. Mr. Jones added that they are not just a restaurant/bar, that it was a freehold that everyone could go to. In addition, he is more than happy to meet and revisit the hours of operation to satisfy the community's quality of life concerns.

Mr. Kevin Costa asked about their best past practice with their other business and what he has done to work with the community.

Mr. Jones stated that Mr. Gross asked him to redo their application. Mr. Jones felt that there was no open conversation. Adding that they can limit their hours of operation, have security, work with the local precinct to come up with a plan to satisfy the community. Further adding that he has been a community resident for over 17 years.

Ms. Del Teague asked if he was going to have outside music.

Mr. Jones stated that they are happy to abide in not having music on the rooftop.

**2. PRESENTATION: JENNINGS HALL - Seeking to have a Zoning Change to develop affordable housing. Presenter: Frank Lang, Deputy Executive Director for Housing, St. Nicks Alliance**

**Q/A:** Ms. Cory Kantin asked about the building infrastructure and the different colors and their plans for the Commercial Space.

Mr. Frank Lang explained that the different colors were to break it up, they are trying to go through the ULURP process before deciding a plan for the commercial space.

Ms. Iris Cabrera - Does the Building have a recreational area for the Older Adults?

Mr. Lang indicated that there will be a community room, library, and fitness room.

There will not be a Senior Center however, there are many older adults' centers around the area, and there will be a bus to take them to Senior Centers.

Ms. Julia Foster asked about the affordability of the project. Mr. Lang explained that the project will have rental subsidy for the residents.

**3. PRESENTATION- 185 BEDFORD AVENUE, STORE FRONT- Edgar Klyedman and Giorgio Matesi of dba RMAN Holdings, LLC DBA High of Brooklyn Dispensary have obtained a provisional license from the Cannabis Control Board and intend to file an application for full license with the NYS Office of Cannabis Management to open Retail Dispensary, on -site consumption business.**

Presenter: Andrew Cooper, ESQ. Falcon Rappaport & Berkman. (20 Minutes)

\*Community Board 1, has 30 Days to respond to the application by mail from the date the Notification is received.

**ELECTIONS:**

Madame Chairperson Fuller asked the candidates that signed up to speak to be called to address the full Board:

Mr. Paul Kelterborn was nominated for 1<sup>st</sup> Vice Chair

Mr. Kevin Costa was nominated for Financial Secretary.

Mr. David Heimlich was nominated for Financial Secretary.

District Manager, Ms. Johana Pulgarin called the roll call for the Elections. (Please see attached Tally Sheet)

The outcomes of the Elections were as follows:

**Executive Committee:**

**Chairperson- Ms. Dealice Fuller**

**1<sup>st</sup> Vice Chair- Mr. Simon Weiser**

**2<sup>nd</sup> Vice Chair- Ms. Del Teague**

**3<sup>rd</sup> Vice Chair-Ms. Gina Barros**  
**Financial Secretary- Mr. David Heimlich**  
**Recording Secretary- Ms. Sonia Iglesias**  
**Member at Large- Mr. Phil Caponegro**

**Attendance Committee:**

Rabbi David Niederman, Eric Bruzaitis and Iris Cabrera

**LIQUOR LICENSES:**

**NEW**

1. 19 Greenpoint LLC, dba TBD, 19 Greenpoint Avenue, (New Application, and Temporary Retail Permit, liquor, wine, beer, cider)
2. 661 Driggs Avenue LLC, dba Fish Cheeks, 661 Driggs Avenue, (New Application, liquor, wine, beer, cider, rest)
3. After 5 Exotics Corp, 994 Manhattan Avenue, (New Application, and Temporary Retail Permit, beer, cider)
4. Bait & Bow LLC, dba Bait & Bow, 21 India Street, (New Application, and Temporary Retail Permit, liquor, wine, beer, cider, rest)
5. El Poblado Corp, dba Limosneros, 366 Union Avenue, (New Application, and Temporary Retail Permit, wine, beer, cider, rest)
6. FMW LLC, dba Dendor's, 1041 Flushing Avenue, (New Application, liquor, wine, beer, cider, bar, tavern)
7. Kim & Hua Holding LLC, dba Nan Xiang Express, 167 Grand Street, (New Application and Temporary Retail Permit, wine, beer, cider, rest)
8. Mori restaurant Inc, dba TBD, 340 Grand Street, (New, Application, and Temporary Retail Permit, wine, beer, cider, rest)
9. Mr. Sushi Japanese Restaurant, 331 Graham Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, rest)
10. OH Dumplings of Greenpoint Inc, 56 India Street, (New Application and Temporary Retail Permit, wine, beer, cider, rest)
11. Saint Jane LLC, dba TBD, 312 Leonard Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, rest)
12. Veselka Lorimer Restaurant LLC, dba Veselka Restaurant, 646 Lorimer Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, rest)

**RENEWAL**

1. #1 PHO INC, dba Zen Yai, 208 Grand Street, (Renewal, liquor, wine, beer, cider, rest)
2. 76 Ainslie OPCO LLC, dba Ainslie, 76 Ainslie Street, (Renewal, liquor, wine, beer, cider, rest)
3. 120 Seconds LLC, dba Temkins 155 Greenpoint Avenue, (Renewal, wine, beer, cider, bar, tavern)
4. 89 Conselyea Realty LLC, dba Destefano's Dee Brooklyn Steakhouse, (Renewal, liquor, wine, beer, cider, rest)
5. 123 Gpoint LLC, 123 Greenpoint Avenue, (Renewal, liquor, wine, beer, cider, rest)
6. 146 Broadway Associate LLC, dba Baby's All Right, 146 150 Broadway, (Renewal, liquor, wine, beer, cider, rest)
7. ADMA LLC, dba Torst, 615 Manhattan Avenue, (Renewal, liquor, wine, beer, beer, cider,

- rest)
8. Bromaco Inc, dba Aurora, 70 Grand Street, (Renewal, liquor, wine, beer, cider, rest)
  9. Greenpoint Truck Stop Inc, 278 Greenpoint Avenue, (Renewal, beer, cider)
  10. Hinomaru Kitchen Inc, dba Ryujin Ramen, 513 Grand Street, (Renewal, wine, beer, cider, rest)
  11. El Ketzalt Corp, dba HAAB, 202 Leonard Street A, (Renewal, wine, beer, cider, rest)
  12. Life's A Pink Beach Corp, dba Fiction, 308 Hooper Street, (Renewal, liquor wine, beer, cider, bar, tavern)
  13. LPH Two LLC, dba Nami Nori, 236 North 12th Street, (Renewal, wine, beer, cider, rest)
  14. OB Hospitality Inc, 84 Havemeyer Street, Left Store, (Renewal, liquor, wine, beer, cider, rest)
  15. Schmaltz Foods LLC, Shalom Japan, 310 South 4th Street, (Renewal, liquor, wine, beer, cider, rest)
  16. Sterling Caterers Inc., 75 Ross Street, (Renewal, liquor, wine, beer, cider, catering Facility (private event only))
  17. Studio 299 LLC, dba Polygon Brooklyn, 299 Vandervoort Avenue, (Renewal, liquor, wine, beer, cider, rest)

### **SPEAKERS/LIQUOR LICENSE**

Ms. Sallie Gonzalez- concerned with Mr. Brice Jones stating that the committee did not want to speak with him, she stated it was very indigenous. She was very concerned about the added noise this establishment would bring. Ms. Gonzalez spoke to oppose a liquor license at 240 Broadway.

Ms. Evelyn Cruz from Congressman Velasquez – Spoke about not supporting a business that will affect the community residents. She added that although she supports small business it should not affect the resident's quality of life.

Mr. Joel Gross stated on the record that they have support from several Elected officials opposing the Liquor License for 240 Broadway. Mr. Gross opposed a liquor license for 240 Broadway.

Mr. Sony George was called to speak but was not present.

Ms. Suzy Matjas was called to speak but was not present.

Mr. Simon Klein was called to speak but was not present.

Ms. Sandra Gore was called to speak but was not present.

Ms. Delecia Jenkins spoke to oppose a liquor license at 240 Broadway.

Mrs. Wise spoke to oppose a liquor license at 240 Broadway.

Mr. Joel Lovinger spoke to oppose a liquor license at 240 Broadway.

Mr. Abraham Frankel spoke to oppose a liquor license at 240 Broadway.

Mr. Alex Fireb spoke to oppose a liquor license at 240 Broadway.

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## **BOARD MEETING**

### **MOMENT OF SILENCE**

Madame Chairperson Fuller called for a moment of silence.

**ROLL CALL** – Madame Chairperson Fuller requested a roll call, Ms. Sonia Iglesias called the roll 27 members answered the call. Sufficient quorum to conduct the Board meeting.

**APPROVAL OF THE AGENDA** – Mr. Joel Gross made a motion to approve the agenda as written. The motion was seconded by Ms. Julia Foster the motion was carried unanimously.

**APPROVAL OF THE MINUTES** – Mr. Joel Gross made a motion to approve the minutes of May 16, 2023, the motion was seconded by Mr. Philip Caponegro. Motion carried. Mr. Gross made a motion to approve the minutes for the Special Full Board Meeting, May 16, 2023, the motion was seconded by Ms. Julia Foster.

### **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 (by 2 P.M.) using the link: <https://www1.nyc.gov/site/brooklyncb1/meetings/speaker-request-form.page>. 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)

Speakers:

Ms. Alexis Bronson was called to speak but was not present.

Mr. Andrew Kingsdale was called to speak but was not present.

Ms. Lauren Comito spoke regarding the updates for Leonard Library.

Mr. Kevin LaCherra spoke on the McGuinness Boulevard safety redesign plan.

Ms. Ryan Kuonen commented about a lack of outreach by the Outreach Committee and the need for an email list that announces Community Board #1 meetings.

### **COMMITTEE REPORTS**

#### **SLA REVIEW & DCA COMMITTEE – MR. ARTHUR DYBANOWSKI, CHAIR**

The committee met and Mr. Arthur Dybanowski requested a motion to approve the report as written.

Mr. Dybanowski requested a motion to approve the committee’s recommendation. Mr. Bogdan Bachorowski made a motion to approve it was seconded by Mr. Joel Gross.

The vote was as follows: **29 “YES”**; **0 “NO”**; **0 “ABSTENTIONS”** The Motion carried.

Next SLA meeting will be held on June 15<sup>th</sup> at 6:30 PM.

### **AD HOC –MR. SANTE MICELI, COMMITTEE CHAIR**

The Outreach committee met on May Goals to start talking more with the community. Mr. Sante Miceli spoke about the fact that there are a lot of community issues, and they will look at creating an email list for community residents.

Mr. Miceli was concerned about a proposed bill from the mayor and requested a motion to send a letter to the mayor's office and Elected Officials to Delay the process of Local Law 31 B and 59A.

Mr. Joel Gross made a motion to approve and it was seconded by Mr. Simon Weiser

The vote was as follows: **18 “YES”**; **7 “NO”**; **0 “ABSTENTIONS”** The Motion carried.

### **LAND USE – MS. DEL TEAGUE, COMMITTEE CHAIR**

Ms. Del Teague requested a motion to approve the proposals, except number 4, which deals with energy storage systems on buildings. That provision should be denied until the FDNY establishes protocols for extinguishing fires caused by building-scale energy storage systems (ESS).

Mr. Eric Bruzaitis made a motion to approve and it was seconded by Ms. Cory Kantin

The vote was as follows: **28 “YES”**; **0 “NO”**; **0 “ABSTENTIONS”** The Motion carried.

Two Trees application to the Public Design Commission for two design treatments of the Refinery: Ms. Teague requested a motion to approve the committee recommendation to approve the application.

Mr. Joel Gross made a motion to approve and it was seconded by Ms. Iris Cabrera

The vote was as follows: **29 “YES”**; **0 “NO”**; **1 “ABSTENTIONS”** The Motion carried.

Department of City Planning made a request for 497 Grand Street to be certified as a fresh food store.

Mr. Ronan Daly made a motion to approve and it was seconded by Mr. Simon Weiser

The vote was as follows: **29 “YES”**; **0 “NO”**; **0 “ABSTENTIONS”** The Motion carried.

### **PUBLIC SAFETY - MR. RONAN DALY, COMMITTEE CHAIR**

The 90<sup>th</sup> Precinct was present and gave a report that overall crimes are down. There has been an increase in dispensaries selling to minors. Their plan is to get enough intel so they can issue heavy fines or shut down the establishment. Trend up auto theft, recommendations to get air tags and not to leave car running. Nighttime crime is also trending down. Package crimes, suggestions ask Landlord for lock boxes. Traffic crimes cracking down on mopeds on sidewalk. Lithium batteries incidents continue to go up. FDNY was present at the meeting advising BBQ and fireworks. Group HipHotic Helps came to the meeting, however, there was no proper documentation and their claims of working with other agencies were not truthful. The committee decided to remove them from the agenda and have them present at a full Board Meeting. (Please see attached Public Safety report) Mr. Stephen Chesler asked about the location for the organization. Mr. Ronan Daly replied that the address was 960 Manhattan Ave.

**PARKS DEPARTMENT MINUTE** – As written

**ANNOUNCEMENTS: ELECTED OFFICIALS** –

- Councilmember Restler gave an update.
- Senator Gonzalez gave an update.
- Abraham Lugo, from Council member Gutierrez office gave an update.

**OLD BUSINESS**- No old business.

**NEW BUSINESS**-

Mr. Austin Pferd– requested a letter be sent to Music Hall of Williamsburg expressing disappointment regarding far-right Charlie Kirk attacking transgender people. A motion was made by Mr. Pferd and seconded by Mr. Stephen Chesler.

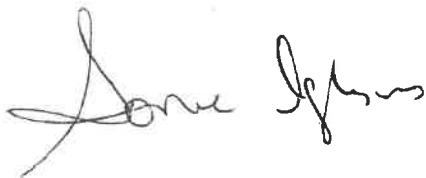
The vote was as follows: **24 “YES”**; **0 “NO”**; **0 “ABSTENTIONS”** The motion failed.

**ADJOURNMENT**-

Madame Chairperson Fuller asked for a motion to Adjourn. Mr. Philip Caponegro made a motion to adjourn.

The meeting was adjourned.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Sonia Iglesias".

Sonia Iglesias  
Recording Secretary



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THIRD VICE-CHAIRPERSON

**VACANT**  
FINANCIAL SECRETARY

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DISTRICT MANAGER

**HON. LINCOLN RESTLER**  
COUNCILMEMBER, 33rd CD

**HON. JENNIFER GUTIERREZ**  
COUNCILMEMBER, 34th CD

REVISED  
June 5, 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  
(25 Members Constitute a Quorum for the Board)

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

**WHEN:** TUESDAY --- June 13, 2023

**TIME:** \* 6:00 PM \*

**WHERE:** VIA WEBEX

(While we cannot meet in person, we will be meeting virtually. Below are options for you to connect)

**Event Address for Attendees:**

<https://nyc11.webex.com/nyc11/j.php?MTID=m9fd41197304a5553797a26b2856253a1>

**Event Number:** 2340 755 4470

**Event Password:** 0472018 (0472018 from phones and video systems)

**Audio conference:** +1-646-992-2010 [New York City]

**Access code:** 2340 755 4470

NOTE --- All persons who wish to speak during Public Session, please see the form (submission deadline - 2:00 PM):

<https://www1.nyc.gov/site/brooklyn1/meetings/speaker-request-form.page>

NOTE --- Elected Officials who wish to speak, please send an email to: [Bk01@cb.nyc.gov](mailto:Bk01@cb.nyc.gov)



## PUBLIC HEARING

### AGENDA

1. **PRESENTATION: 94 WYTHE AVENUE F & B LLC DBA DESERT FIVE SPOT- (New Application and Temporary Retail Permit, liquor, wine, beer, bar, tavern)** This new venue will have 250 or more patrons' capacity. We asked them to postpone and present in front of the full board. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenters: Phil Dorn; Pesetsky & Bookman PC, Dan Daley and Sebastian Puga, (10 Minutes)
2. **PRESENTATION: J & A EVENTS LLC, 78 KINGSLAND AVENUE** ~~— (New Application, and Temporary Retail permit, liquor, wine, beer, cider, catering facility)~~ This new venue will have 250 or more patrons' capacity. We asked them to postpone and present in front of the full board. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenters: Robert S. Lewis, Attorney and Counselors at Law. (10 Minutes ) **APPLICANT WITHDREW APPLICATION.**
3. **PRESENTATION: PALM SUNRISE 53 LLC, 53 SCOTT AVENUE, (New Application, liquor, wine, beer, cider)** This new venue will have 250 or more patrons' capacity. We asked them to postpone and present in front of the full board. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter: Terrence Flynn Jr, Flynn & Flynn PLLC. (10 Minutes)
4. **PRESENTATION: CORP TO BE FORMED BY BRICE JONES, DBA TBD, 240 BROADWAY, (New Application, and Temporary Retail Permit, liquor, wine, beer, cider, tavern)** This new venue will have 250 or more patrons' capacity. We asked them to postpone and present in front of the full board. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter: Frank Palillo. (10 Minutes)
5. **PRESENTATION: NYC ENVIRONMENTAL PROTECTION (DEP)- Gateway to Greenpoint** Construction of a .42-acre public open space on Kingsland Avenue and Greenpoint Avenue adjacent to the Newtown Creek Wastewater Resource Recovery Facility (WRRF). The project will include green infrastructure to capture nearly 1 million gallons of stormwater runoff a year. This project is a recipient of District 33 Participatory Budgeting. Partners: Council Member Lincoln Restler and Newtown Creek Alliance. The project will be submitted to the Public Design Commission for review bills. Presenter: Denise Hubbard, DEP, Bureau of Public Affairs, Office of Community Affairs and Communications. (15 Minutes)
6. **ELECTIONS OF OFFICERS AT 8:00 PM**
7. **PRESENTATION: JENNINGS HALL** -has been a critical source of housing for elderly residents in North Brooklyn since its completion in 1980. The addition will create over 200 new low-income apartments for elderly residents on the corner of Bushwick Avenue and Grand Street. The new building will connect to Jennings Hall, and the existing 150 elderly apartments on the ground floor and provide amenities for all the

residents. To achieve the development plan, St. Nicks plans to rezone the Jennings Hall site and the adjacent three-story vacant bank building, acquired in November 2021, from R7A to R7X. Once the site is rezoned, St. Nicks will demolish the bank building and build a new 14-story affordable senior building in its place. The NYC Department of City Planning is still reviewing the rezoning information but we expect them to certify a rezoning review through ULURP in the coming month. We wanted to inform the board of the anticipated action and are happy to come and answer questions on the project ahead of the official ULURP. Presenter: Frank Lang, Deputy Executive Director for Housing, St. Nicks Alliance. (15 Minutes)

8. **PRESENTATION- NYC DEPARTMENT OF ENVIROMENTAL PROTECTION (DEP)- RESOURCE RECOVERY PROGRAM AT THE NEWTOWN CREEK WASTEWATER TREATMENT PLANT.** Beth DeFalco, Commissioner for Public Affairs & Communications and Jane Gajwani, Director of Energy and Resource Recovery, will present and discuss how in conjunction with National Grid, biogas at the plant is captured and converted into heating gas. (15 Minutes)

9. **PRESENTATION- 185 BEDFORD AVENUE, STORE FRONT- EDGAR Klyedman and Giorgio Matesi of dba RMAN Holdings, LLC DBA High of Brooklyn** Dispensary have obtained a provisional license from the Cannabis Control Board and intend to file an application for full license with the NYS Office of Cannabis Management to open Retail Dispensary, on -site consumption business. Presenter: Andrew Cooper, ESQ. Falcon Rappaport & Berkman. (20 Minutes)  
\*Community Board 1, has 30 Days to respond to the application by mail from the date the Notification is received.

10. **LIQUOR LICENSES**

**NEW**

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- 2) 661 Driggs Avenue LLC, dba Fish Cheeks, 661 Driggs Avenue, (New Application, liquor, wine, beer, cider, rest)
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### **RENEWAL**

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- 17) Studio 299 LLC, dba Polygon Brooklyn, 299 Vandervoort Avenue, (Renewal, liquor, wine, beer, cider, rest)

**ELECTIONS FOR THE EXECUTIVE COMMITTEE AND THE ATTENDANCE COMMITTEE WILL TAKE PLACE PROMPTLY AT 8:00 P.M.**

**BOARD MEETING**

1. **MOMENT OF SILENCE**
2. **ROLL CALL**
3. **APPROVAL OF THE AGENDA**
4. **APPROVAL OF THE MINUTES** – Combined Public Hearing & Board Meeting of May 16, 2023 & Special Full Board Meeting, June 12, 2023.  
**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 (by 2 P.M.) using the link:**  
<https://www1.nyc.gov/site/brooklyncb1/meetings/speaker-request-form.page>  
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)
5. **COMMITTEE REPORTS**
6. **PARKS DEPARTMENT MINUTE** – As written.
7. **ANNOUNCEMENTS: ELECTED OFFICIALS** – Called in the order of signup.
8. **OLD BUSINESS**
9. **NEW BUSINESS**
10. **ADJOURNMENT**

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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  
Candidates for Elections  
June 13, 2023**

*(Names Appear Alphabetically for Each Position)*

**EXECUTIVE COMMITTEE**

**Chairperson**

Dealice Fuller

**First Vice Chairperson**

Paul Kelterborn  
William Vega- declined  
Simon Weiser

**Second Vice-Chairperson**

Del Teague

**Third Vice-Chairperson**

Gina Barros

**Financial Secretary**

Kevin Costa  
David Heimlich

**Recording Secretary**

Sonia Iglesias

**Member At Large**

Philip Caponegro

**ATTENDANCE COMMITTEE:**

(3) To be Selected  
Iris Cabrera  
Rabbi David Niederman  
Eric Bruzaitis

**BROOKLYN COMMUNITY BOARD # 1**  
**OFFICIAL BALLOT ANNUAL ELECTION**  
**JUNE 13, 2023**

|    |                              | <b>CHAIRPERSON</b>    | <b>FIRST VICE CHAIRPERSON</b> | <b>FIRST VICE CHAIRPERSON</b> | <b>SECOND VICE CHAIRPERSON</b> | <b>THIRD VICE CHAIRPERSON</b> | <b>FINANCIAL SECRETARY</b> | <b>FINANCIAL SECRETARY</b> | <b>RECORDING SECRETARY</b> | <b>MEMBER AT LARGE</b>     | <b>ATTENDANCE COMMITTEE</b> |                       |                              |
|----|------------------------------|-----------------------|-------------------------------|-------------------------------|--------------------------------|-------------------------------|----------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|-----------------------|------------------------------|
|    |                              | <b>Dealice Fuller</b> | <b>Paul Kelterborn</b>        | <b>Simon Weiser</b>           | <b>Del Teague</b>              | <b>Gina Barros</b>            | <b>Kevin Costa</b>         | <b>David Heimlich</b>      | <b>Sonia Iglesias</b>      | <b>Philip A. Caponegro</b> | <b>Iris Cabrera</b>         | <b>Eric Bruzaitis</b> | <b>Rabbi David Niederman</b> |
| 1  | <b>Gina Argento</b>          | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 2  | <b>Bogdan Bachorowski</b>    | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 3  | <b>Lisa Bamonte</b>          | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 4  | <b>Gina Barros</b>           | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 5  | <b>Eric Bruzaitis</b>        | X                     | X                             |                               | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 6  | <b>Iris Cabrera</b>          | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 7  | <b>Philip Caponegro</b>      | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 8  | <b>Frank P. Carbone</b>      | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 9  | <b>Stephen Chesler</b>       | X                     | X                             |                               | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 10 | <b>Michael Chirichella</b>   | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 11 | <b>Theresa Cianciotta</b>    |                       |                               |                               |                                |                               |                            |                            |                            |                            |                             |                       |                              |
| 12 | <b>Kevin Costa</b>           | X                     | X                             |                               | X                              | X                             | X                          |                            | X                          | X                          | X                           | X                     | X                            |
| 13 | <b>Stephanie Cuevas</b>      |                       |                               |                               |                                |                               |                            |                            |                            |                            |                             |                       |                              |
| 14 | <b>Giovanni D'Amato</b>      | X                     | X                             | X                             | X                              | X                             | X                          |                            | X                          | X                          | X                           | X                     | X                            |
| 15 | <b>Ronan Daly</b>            | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 16 | <b>Erin Drinkwater</b>       | X                     | X                             |                               | X                              | X                             | X                          |                            | X                          | X                          | X                           | X                     | X                            |
| 17 | <b>Arthur Dybanowski</b>     | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 18 | <b>Lloyd Feng</b>            | X                     | X                             |                               | X                              | X                             | X                          |                            | X                          | X                          | X                           | X                     | X                            |
| 19 | <b>Julia Amanda Foster</b>   | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 20 | <b>Dealice Fuller</b>        | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 21 | <b>Crystal Garcia</b>        |                       |                               |                               |                                |                               |                            |                            |                            |                            |                             |                       |                              |
| 22 | <b>Joel Goldstein</b>        | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 23 | <b>Angelina Grontas</b>      |                       |                               |                               |                                |                               |                            |                            |                            |                            |                             |                       |                              |
| 24 | <b>Joel Gross</b>            | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 25 | <b>Sonia Iglesias</b>        | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 26 | <b>Jacob Itzkowitz</b>       | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 27 | <b>Sabrina Hilpp</b>         |                       |                               |                               |                                |                               |                            |                            |                            |                            |                             |                       |                              |
| 28 | <b>David Heimlich</b>        | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 29 | <b>Katie Denny Horowitz</b>  | X                     | X                             |                               | X                              | X                             | X                          |                            | X                          | X                          | X                           | X                     | X                            |
| 30 | <b>Moishe Indig</b>          | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 31 | <b>Robert Jeffery</b>        | X                     | X                             |                               | X                              | X                             | X                          |                            | X                          | X                          | X                           | X                     | X                            |
| 32 | <b>Bozena Kaminski</b>       | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 33 | <b>Cory Kantin</b>           | X                     | X                             |                               | X                              | X                             | X                          |                            | X                          | X                          | X                           | X                     | X                            |
| 34 | <b>Paul Kelterborn</b>       | X                     | X                             |                               | X                              | X                             | X                          |                            | X                          | X                          | X                           | X                     | X                            |
| 35 | <b>William klagsbald</b>     | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 36 | <b>Marie Leanza</b>          |                       |                               |                               |                                |                               |                            |                            |                            |                            |                             |                       |                              |
| 37 | <b>Adam Meyers</b>           | X                     | X                             |                               | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 38 | <b>Sante Miceli</b>          | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 39 | <b>Toby Moskovits</b>        | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 40 | <b>Rabbi David Niederman</b> | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 41 | <b>Mary Odomirok</b>         | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 42 | <b>Janice Peterson</b>       |                       |                               |                               |                                |                               |                            |                            |                            |                            |                             |                       |                              |
| 43 | <b>Austin Pferd</b>          | X                     | X                             |                               | X                              | X                             | X                          |                            | X                          | X                          | X                           | X                     | X                            |
| 44 | <b>Michelle Rojas</b>        |                       |                               |                               |                                |                               |                            |                            |                            |                            |                             |                       |                              |
| 45 | <b>Bella Sabel</b>           | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 46 | <b>Isaac Sofer</b>           | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 47 | <b>Sameer Talati</b>         | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 48 | <b>Del Teague</b>            | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
| 49 | <b>William Vega</b>          |                       |                               |                               |                                |                               |                            |                            |                            |                            |                             |                       |                              |
| 50 | <b>Simon Weiser</b>          | X                     |                               | X                             | X                              | X                             |                            | X                          | X                          | X                          | X                           | X                     | X                            |
|    | <b>TOTAL VOTES</b>           | 41                    | 12                            | 30                            | 41                             | 41                            | 9                          | 32                         | 41                         | 41                         | 41                          | 41                    | 41                           |



**COMMUNITY BOARD NO. 1**  
 435 GRAHAM AVENUE – BROOKLYN, NY 11211  
 PHONE: (718) 389-0009  
 FAX: (718) 389-0098  
 Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)  
 Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)



SLA Committee: Resolution: To Approve Report  
as Written.

**BOARD MEETING AND PUBLIC HEARING** DATE: 6/13/23

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

Time: 11:13 PM Tally: 29 YES 0 NO 0 ABS 0 RECUSAL

Motion made by Mr. Gross Seconded by Mr. Daly



# COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

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Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)



Land-use: Resolution to approve the Department of  
City planning request of 437 Grand Street  
Certification of Fresh Fruit Store.

**BOARD MEETING AND PUBLIC HEARING** DATE: 6/13/23

|                     | YES                                 | NO                       | ABS                      |                       | Yes                                 | NO                       | ABS                      |
|---------------------|-------------------------------------|--------------------------|--------------------------|-----------------------|-------------------------------------|--------------------------|--------------------------|
| GINA ARGENTO        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | SABRINA HILPP         | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| BOGDAN BACHOROWSKI  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | KATIE DENNY HOROWITZ  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| LISA BAMONTE        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | SONIA IGLESIAS        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| GINA BARROS         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | MOISHE INDIG          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| ERIC BRUZAITIS      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | JACOB ITZKOWITZ       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| IRIS CABRERA        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ROBERT JEFFERY        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PHILIP CAPONEGRO    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | BOZENA KAMINSKI       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| FRANK CARBONE       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | CORY KANTIN           | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| STEPHEN CHESLER     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | PAUL KELTERBORN       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| MICHAEL CHIRICHELLA | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | WILLIAM KLAGSBALD     | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| THERESA CIANCIOTTA  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | MARIE LEANZA          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| KEVIN COSTA         | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | ADAM MEYERS           | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| STEPHANIE CUEVAS    | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | SANTE MICELI          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| RONAN DALY          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | TOBY MOSKOVITS        | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| GIOVANNI D'AMATO    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | RABBI DAVID NIEDERMAN | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| ERIN DRINKWATER     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | MARY ODOMIROK         | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| ARTHUR DYBANOWSKI   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | JANICE PETERSON       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| ANGELINA GRONTAS    | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | AUSTIN PFERD          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| LLOYD FENG          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | MICHELLE ROJAS        | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| JULIA AMANDA FOSTER | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | BELLA SABEL           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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| DAVID HEIMLICH      | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | SIMON WEISER          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Time: 10:55 PM Tally: 18 YES 7 NO 0 ABS 0 RECUSAL

Motion made by Mr. Daly Seconded by Mr. Simon





# COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

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Land-use: Resolution to approve the proposals with the exception (#4) of the provision that allows the storage of building-scale batteries on residential roof tops.

**BOARD MEETING AND PUBLIC HEARING**      DATE: 6/13/23

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

Time: 10:58 PM Tally: 28 YES 1 NO 0 ABS 0 RECUSAL

Motion made by Mr. Bruzaitis Seconded by Ms. Kantin



**COMMUNITY BOARD NO. 1**  
 435 GRAHAM AVENUE – BROOKLYN, NY 11211  
 PHONE: (718) 389-0009  
 FAX: (718) 389-0098  
 Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)  
 Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)



[Landuse: Resolution to approve application](#)

[Two Trees application to the Public Design](#)

[Commission for two design treatments of the Refinery](#)

**BOARD MEETING AND PUBLIC HEARING**      DATE: 6/13/23

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

Time: 11:04 PM Tally: 29 YES 0 NO 1 ABS 0 RECUSAL

Motion made by Mr. Gross Seconded by Mr. Daly



**COMMUNITY BOARD NO. 1**  
 435 GRAHAM AVENUE – BROOKLYN, NY 11211  
 PHONE: (718) 389-0009  
 FAX: (718) 389-0098  
 Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)  
 Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)



Applicant: Corp to be formed by Brice Jones  
 Location: 240 Broadway 5th floor  
 Rooftop  
 Date Submitted: / /

↓ 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

|   |                                   |  |                                     |
|---|-----------------------------------|--|-------------------------------------|
| <b>APPLICANT</b><br><br><p style="text-align: center;"><b>Corp to be formed by Brice Jones</b></p>  |                                   | <b>DOING BUSINESS AS (DBA)</b><br><br><p style="text-align: center;"><b>To Be Determined</b></p>             |                                     |
| <b>STREET ADDRESS</b><br><br><p style="text-align: center;"><b>240 Broadway, Brooklyn, NY 11211</b><br/> <i>5th floor ! Rooftop</i><br/>                 (Please attach your map)</p> |                                   | <b>CROSS STREETS</b><br><br><p style="text-align: center;"><b>Between Havemeyer St. and Roebling St.</b></p> |                                     |
| <b>OWNER</b>  | <b>NAME:</b> <b>Brice Jones</b>   | <b>LAWYER</b>  | <b>NAME:</b> <b>Frank Palillo</b>   |
|   | <b>PHONE:</b> <b>646.344.2619</b> |  | <b>PHONE:</b> <b>(212) 227-1640</b> |
|   | <b>FAX:</b>                       |  | <b>FAX:</b> <b>(212) 349-1724</b>   |
| <b>MANAGER</b>  | <b>NAME:</b> <b>Paul Lenti</b>    | <b>LANDLORD</b>  | <b>NAME:</b>                        |
|   | <b>PHONE:</b> <b>917.833.0546</b> |  | <b>PHONE:</b>                       |
|   | <b>FAX:</b>                       |  | <b>FAX:</b>                         |

Emergency contact for when the establishment is operating:

Name: Brice Jones

Relationship to establishment: Owner

Contact Number: 646.344 2619

|   |               |
|---|---------------|
| <b>ADDITIONAL OWNER(S)</b><br><br><i>(Please attach additional pages if needed)</i> | <b>NAME:</b>  |
|   | <b>PHONE:</b> |
|   | <b>FAX:</b>   |

**DESCRIPTION OF BUSINESS**

Please describe the nature of your proposed venue:

Restaurant and bar

**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)

|                                      |  |                                      |                          |
|--------------------------------------|--|--------------------------------------|--------------------------|
| <input checked="" type="radio"/> New | Has applicant owned or managed a similar business?   | <input checked="" type="radio"/> YES | <input type="radio"/> NO |
|                                      | What was the name of former premises?  |                                      |                          |
|                                      | Existing name?   | Freehold Brooklyn                    |                          |
|                                      | What was the address of the former premises?   | 45 South 3rd St Bklyn                |                          |
|                                      | What were the dates the applicant was involved with this former premise?                           | 2015- Present                        |                          |
| <input type="radio"/> Transfer       | What is the prior license #?   |                                      |                          |
|                                      | What is the expiration date on the prior license?  |                                      |                          |
|                                      | Are you making any alterations or operational changes?   | <input type="radio"/> YES            | <input type="radio"/> NO |
|                                      | <i>If alterations or operational changes are being made, please attach the plans to this form.</i> |                                      |                          |
| <input type="radio"/> Alteration     | What is the current license #?   |                                      |                          |
|                                      | What is the expiration date on the current license?  |                                      |                          |
|                                      | <i>Please describe the nature of the alterations and attach the plans</i>                          |                                      |                          |

**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?<br>(or provided map) Show all establishments on your map. | YES                                  | <input checked="" type="radio"/> NO | DATE OF SLA MEETING:      |
| Is the 200 Foot Rule Triggered?<br>(on your map)  | YES                                  | <input checked="" type="radio"/> NO | ATTACH YOUR MAP           |
| Are your plans filed with DOB?<br>(include copy of plan)                                  | YES                                  | <input checked="" type="radio"/> NO | ATTACH COPY OF PLAN       |
| Is a Public Assembly permit required?   | <input checked="" type="radio"/> YES | <input type="radio"/> NO            | ATTACH PERMIT INFORMATION |

## OPERATIONAL ISSUES

| HOURS  |  | MONDAY   | TUESDAY            | WEDNESDAY          | THURSDAY                                       | FRIDAY   | SATURDAY                               | SUNDAY             |                  |
|--|--|--|--------------------|--------------------|--|--|--|--------------------|------------------|
| <b>REMINDER:</b><br>Hours for sidewalk cafés are per the NYC DCA guidelines unless stipulated differently. | <b>Operation</b>   | 11:00 am - 4:00 am                                     | 11:00 am - 4:00 am | 11:00 am - 4:00 am | 11:00 am - 4:00 am                             | 11:00 am - 4:00 am                             | 11:00 am - 4:00 am                     | 11:00 am - 4:00 am |                  |
|  | <b>Music</b>   | 11:00 am - 4:00 am                                     | 11:00 am - 4:00 am | 11:00 am - 4:00 am | 11:00 am - 4:00 am                             | 11:00 am - 4:00 am                             | 11:00 am - 4:00 am                     | 11:00 am - 4:00 am |                  |
|  | <b>Kitchen</b>   | 11:00 am - 4:00 am                                     | 11:00 am - 4:00 am | 11:00 am - 4:00 am | 11:00 am - 4:00 am                             | 11:00 am - 4:00 am                             | 11:00 am - 4:00 am                     | 11:00 am - 4:00 am |                  |
|  | <b>Outdoor Space</b>                                     | 11:00 am - 4:00 am                                     | 11:00 am - 4:00 am | 11:00 am - 4:00 am | 11:00 am - 4:00 am                             | 11:00 am - 4:00 am                             | 11:00 am - 4:00 am                     | 11:00 am - 4:00 am |                  |
| <b>OCCUPANCY</b>   | <b>INDOOR</b>  |  |                    |                    | <b>BAR</b>                                     |  |  | <b>OUTSIDE</b>     |                  |
|  | Capacity<br>(Certificate of Occupancy)<br>To be obtained | 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 |
|  | 450  | 450  | 88                 | 22                 | 0  | 2  | 28                                     | 68                 | 17               |
| Will you be applying or do you intend to apply for a cabaret license?                                      |  |  |                    |                    | YES  | NO   | n/a                                    |                    |                  |
| Will you be hosting private parties and promotional events?  |  |  |                    |                    | <input checked="" type="checkbox"/> YES        | NO   |  |                    |                  |
| Will outside promoters be used?  |  |  |                    |                    | YES  | <input checked="" type="checkbox"/> NO         |  |                    |                  |
| Will State certified security personnel(s) be used?  |  |  |                    |                    | <input checked="" type="checkbox"/> YES        | NO   |  |                    |                  |
| Will New York Nightlife Association/NYPD recommendations be followed?                                      |  |  |                    |                    | <input checked="" type="checkbox"/> YES        | NO   |  |                    |                  |
| Will you be using delivery bicycles?   |  |  |                    |                    | YES  | <input checked="" type="checkbox"/> NO         |  |                    |                  |
| Will applicant have music?   |  |  |                    |                    | <input checked="" type="checkbox"/> YES        | NO   |  |                    |                  |
| If you plan to have music, what type(s)?   |  |  |                    |                    | <input checked="" type="checkbox"/> BACKGROUND | <input checked="" type="checkbox"/> LIVE MUSIC | <input checked="" type="checkbox"/> 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 | <input checked="" type="checkbox"/> 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)   | <input checked="" type="checkbox"/> 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?                                | <input checked="" type="checkbox"/> 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)   | <input checked="" type="checkbox"/> 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.  | <input checked="" type="checkbox"/> 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?  | <input checked="" type="checkbox"/> YES | NO                                     | N/A |   |
| Do you agree to no smoking in outdoor space?   | <input checked="" type="checkbox"/> 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.   | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> 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.  | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | N/A |   |
| The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.   | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> 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.).  | <input checked="" type="checkbox"/> 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. | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | N/A | STIPULATIONS  |
| Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors? (ambient lighting)   | <input checked="" type="checkbox"/> YES | NO                                     | N/A | STIPULATIONS  |

| LOCATION & ZONING  |  |                          |                              |
|--|--|--------------------------|------------------------------|
| Primary Zoning District:   | C 4-3  | Overlay (If Applicable): |                              |
| Anti harassment Zone:  |  |                          |                              |
| Does the building have a Certificate of Occupancy ("C of O")?<br><i>(Please attach copy) Use applied</i>   |  | YES                      | NO                           |
|  |  |                          | ATTACH COPY WITH APPLICATION |
| Is the proposed occupancy permitted within the current C of O?<br>If not determined, please attach objection sheet from NYC DOB.                             |  | YES                      | NO                           |
|  |  |                          | ATTACH COPY WITH APPLICATION |
| Building Type  | <input type="radio"/> Residential <input checked="" type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____ |                          |                              |
| Adjacent Buildings   | <input type="radio"/> Residential <input type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____ |                          |                              |
| <b>NOTIFICATION:</b><br>What organizations / community groups, if any, have you notified regarding your application?   | # 1  |                          |                              |
|  | # 2  |                          |                              |
|  | # 3  |                          |                              |
|  | # 4  |                          |                              |
| <p><b><i>Brooklyn Community Board No. 1 reserves its right to deny any application that negatively impacts the neighborhood and quality of life.</i></b></p> |  |                          |                              |



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

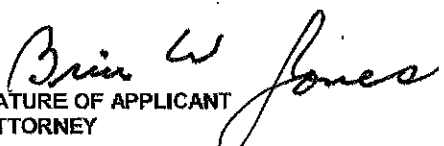
**STIPULATIONS FOR OUTDOOR USAGE** – For any applications that have “any access into the outdoors” you must meet the following:

- ~~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.
- 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 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 → | <br>SIGNATURE OF APPLICANT OR ATTORNEY | Brice Jones<br>Print Name | 05/18/23<br>DATE |
|-------------|--|---------------------------|------------------|

**NOTARY**

Sworn to before me on this 18th of May year 2023

Notary Signature/Stamp

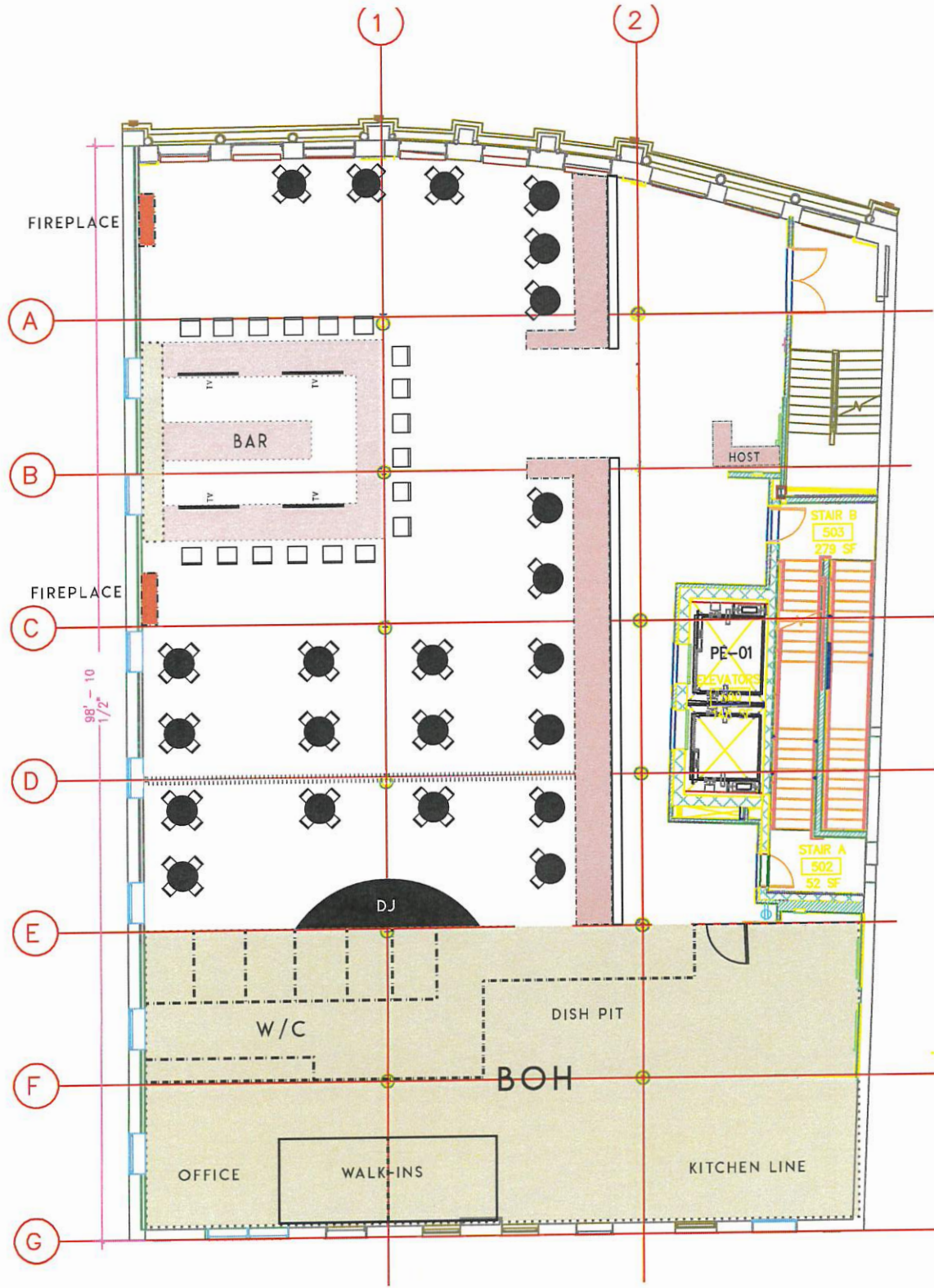
FRANK W. BULLO  
 Notary Public, State of New York  
 No. 24-0004102  
 Qualified in Kings County  
 Commission Expires April 30, 2025

**BROOKLYN CB#1 REPRESENTATIVES**

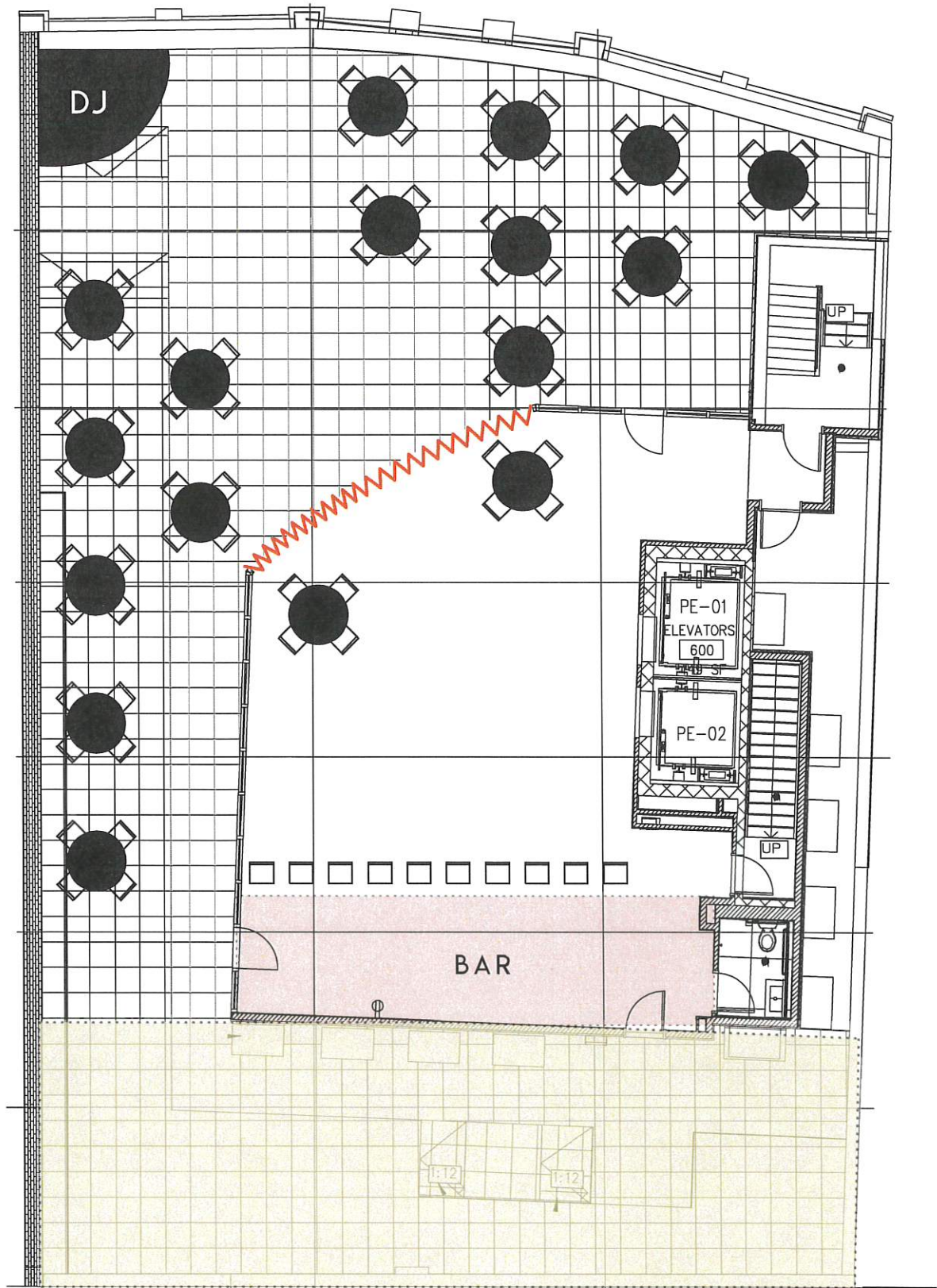
|                 |            |                  |            |                  |            |
|-----------------|------------|------------------|------------|------------------|------------|
| Committee Chair | Print/Date | Committee Member | Print/Date | Committee Member | Print/Date |
|-----------------|------------|------------------|------------|------------------|------------|

ORIGINAL

ATTACHMENT 1.



22 Tables  
 88 seats  
 18 Barstools



17 Tables  
68 Seats  
10 Barstools

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              | <b>240 Broadway, Brooklyn, New York, 11211</b>     |
| Geocode               | <b>Latitude: 40.70899<br/>Longitude: -73.96005</b> |
| Report Generated On   | <b>5/17/2023</b>                                   |

| 8 Closest Liquor Stores                                |  |          |
|--|--|----------|
| Name   | Address  | Distance |
| ROEBLING LIQUORS INC<br>Ser #: 1011372                 | 311 ROEBLING ST<br>BROOKLYN, NY 11211                  | 256 ft   |
| L'CHAIM KOSHER WINES AND SPIRITS INC<br>Ser #: 1111148 | 348 ROEBLING STREET<br>BROOKLYN, NY 11211              | 474 ft   |
| WILLIAMSBURGH LIQUOR STORE INC<br>Ser #: 1288391       | 252 S 4TH ST<br>BROOKLYN, NY 11211                     | 633 ft   |
| 147 WINE SHOP INC<br>Ser #: 1189717                    | 147 BROADWAY<br>BEDFORD & DRIGGS<br>BROOKLYN, NY 11211 | 1,054 ft |
| JUPITER WINES LLC<br>Ser #: 1318382                    | 132 HAVEMEYER ST<br>BROOKLYN, NY 11211                 | 1,375 ft |
| SOREIKO VINYARDS CORP<br>Ser #: 1278801                | 387 389 BROADWAY<br>BROOKLYN, NY 11211                 | 1,710 ft |
| BEDFORD BOTTLE SHOPPE INC<br>Ser #: 1338022            | 301 BEDFORD AVE<br>BROOKLYN, NY 11211                  | 1,738 ft |
| DONATH WINE CORP<br>Ser #: 1011359                     | 119 LEE AVE<br>BROOKLYN, NY 11211                      | 1,800 ft |

| Schools within 500 feet    |         |          |
|----------------------------|---------|----------|
| Name                       | Address | Distance |
| No Schools within 500 feet |         |          |

| Churches within 500 feet        |         |          |
|---------------------------------|---------|----------|
| Name                            | Address | Distance |
| Ukrainian Orthodox Holy Trinity |         | 394 ft   |

| Pending On Premises Liquor Licenses within 750 feet   |         |          |
|---|---------|----------|
| Name  | Address | Distance |
| No Active On Premises Liquor Licenses within 750 feet |         |          |

**Active On Premises Liquor Licenses within 750 feet**

| <b>Name</b>                          | <b>Address</b>                         | <b>Distance</b> |
|--------------------------------------|--|-----------------|
| 274 BROADWAY CORP<br>Ser #: 1182226  | 274 BROADWAY<br>BROOKLYN, NY 11211     | 337 ft          |
| SILVER FACTORY LLC<br>Ser #: 1305442 | 270 S 5TH ST<br>BROOKLYN, NY 11211     | 436 ft          |
| XIXA LLC<br>Ser #: 1260699           | 241 S 4TH ST<br>BROOKLYN, NY 11211     | 603 ft          |
| TRAIIF LLC<br>Ser #: 1238960         | 229 S 4TH ST<br>BROOKLYN, NY 11211     | 632 ft          |
| BOOGALOO BAR INC<br>Ser #: 1109047   | 168 MARCY AVENUE<br>BROOKLYN, NY 11211 | 646 ft          |
| MADE 21 INC<br>Ser #: 1340973        | 231 S 4TH ST<br>BROOKLYN, NY 11211     | 648 ft          |

# BEVERAGES BRUNCH

## COFFEE & TEA

COFFEE PROVIDED BY COUNTER CULTURE

DRIP COFFEE 4

COLD BREW 6

ICED TEA

*Black Peach, Tropical Green, Herbal Hibiscus* 5

HOT TEA

*Chamomile, Peppermint, Earl Grey, English Breakfast,*

*Matcha or Jasmine Sencha* 4

COMPLIMENTARY MILK OPTIONS

*Whole or Oat Milk*

## ADULTING

PROSECCO 12

MIMOSA 12

WHITE PEACH BELLINI 12

BLOODY MARY (OR MARIA) 12

MICHELADA 10

PIMMS CUP 12

WATERMELON AGUA FRESCA COOLER 7

ORANGE JUICE 5

LIQUID DEATH *still or sparkling water* 5

## PIZZA

THIN 'N CRISPY SOURDOUGH

*gluten-free pies available* +4

EGGS BENEDICT PIZZA

*crispy prosciutto, fresh mozzarella, runny egg, spinach, hollandaise drizzle* 24

BREAKFAST PIZZA

*bacon, egg, aged cheddar, fresh mozzarella, scallion* 24

CHEESIN'

*mozzarella, Parmigiano-Reggiano, tomato* v 21

PEPPERONI

*Ezzo Pepperoni, mozzarella, Pecorino Romano, tomato* 24

MARKET FRESH PIZZA SPECIAL

*local USQ Green Market sourced ingredients*

*— see your server for daily selection!* 24

## BAGEL TOWER

*choose your platters, choose your house-made bagels, enjoy!*

PLATTERS

SMOKED SCOTTISH NOVA LOX *dry smoked gf df* 21

CAPER PESTO CAPRESE *v gf* 14

CONTINENTAL BREAKFAST

*scrambled eggs with bacon or avocado* 18

HOUSE-MADE BAGELS

*plain, everything, sesame, or gluten-free* v 2

*all platters come with regular or scallion cream cheese, tomato, red onion, capers, cucumber and dill. Lox sourced from Williamsburg, Brooklyn*

MARKET FRITTATA

*egg, local USQ Green Market sourced ingredients, house-made focaccia*

*— see your server for daily selection!* v 15

DIRTY EGG SANDWICH

*fried egg, bacon, pepper jack cheese, spicy tomato jam, guacamole,*

*Hawaiian sweet roll, fries (sub truffle fries 5)* 18

FRENCH TOAST STICKS

*tower of seven brioche french toast sticks, maple syrup* v 13

WINGS

*choice of buffalo, BBQ or salt & pepper with blue cheese* 16

ANCIENT GRAIN SALAD

*farro, arugula, haricot verts, sundried tomato, red onion, cannellini beans,*

*honey dijon vinaigrette* v+ 16 *(add chicken or Acme lox 8)*

KALE SALAD

*baby kale, Granny Smith apple, toasted pine nuts, Pecorino Romano,*

*lemon vinaigrette* v gf nut 14 *(add chicken or Acme lox 8)*

FREEHOLD BURGER

*two 3oz. patties, American cheese, LTO, house-made spicy pickles,*

*special sauce, potato roll, fries (add bacon 3 add egg 2 sub truffle fries 5)*

*\*beyond option available | lettuce wrap option available\** 23

## SWEETS

BROWNIE SKILLET

*Freehold's cold brew infused brownie skillet, freshly baked to order,*

*house-made vanilla ice cream* v gf 16

gf = GLUTEN FREE   v = VEGETARIAN   + = VEGAN   df = DAIRY FREE   nut = NUT ALLERGY

*Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness.*

OUR MENU IS MEANT TO BE SHARED AND COMES OUT AS IT'S READY FOR THE INTEGRITY OF THE FOOD

# LUNCH PIZZA

## FREEHOLD BURGER

two 3oz. patties, American cheese, LTO, house-made spicy pickles, special sauce, potato roll, fries (add bacon 3 sub truffle fries 5)  
\*beyond option available | lettuce wrap option available\* 23

## ACME LOX BAGEL

lox, cream cheese, tomato, onion, caper pesto, everything bagel 14

## SMOKED CHICKEN CLUB

rustic multi-grain, smoked chicken breast, crispy bacon, iceberg lettuce, heirloom tomato, roasted garlic aioli, chips or salad 14

## PROSCIUTTO MELT

rustic multi-grain, roasted garlic aioli, sliced prosciutto, cured sopressata, Gruyere, cornichons, chips or salad 14

## DIRTY EGG SANDWICH

fried egg, bacon, pepper jack cheese, spicy tomato jam, guacamole, Hawaiian sweet roll, fries (sub truffle fries 5) 18

## KALE SALAD

fresh kale, granny smith apple, toasted pine nuts, Pecorino Romano, lemon vinaigrette v gf nut 14 (add chicken or Acme lox 8)

## ANCIENT GRAIN SALAD

farro, arugula, haricots verts, sundried tomato, red onion, cannellini beans, honey-Dijon vinaigrette v+ 16 (add chicken or Acme lox 8)

## CAESAR SALAD

romaine, house-made crouton, Parmesan, caesar dressing 14  
(add chicken or Acme lox 8)

## SIDE PIECES

TRUFFLE FRIES v gf 13

FRENCH FRIES gf v+ df 8

### PIZZA ADD-ONS

Mike's Hot Honey 4 truffle honey 6  
Jersey Fresh tomato sauce 2 garlic confit 2  
Calabrian chili oil 2

## THIN 'N CRISPY SOURDOUGH

gluten-free pies available +4

## CHEESIN'

mozzarella, Parmigiano-Reggiano, tomato v 21

## PEPPERONI

Ezzo pepperoni, mozzarella, Pecorino Romano, tomato 24

## EGGS BENEDICT PIZZA

crispy prosciutto, fresh mozzarella, runny egg, spinach, hollandaise drizzle 24

## BREAKFAST PIZZA

bacon, egg, aged cheddar, fresh mozzarella, scallion 24

## RICOTTA PIE

lemon ricotta, mozzarella, Parmigiano-Reggiano, garlic confit, basil oil, Mike's Hot Honey drizzle (sub truffle honey 2) v 24

## SPICY SAUSAGE

house-made sausage, Calabrian chili sauce, mozzarella, Parmigiano-Reggiano, tomato 24

## SHROOM & OLIVE

roasted mushrooms, Taggiasca olives, mozzarella, Parmigiano-Reggiano, tomato v 24

## THE SALAD PIE

cheese pie, chopped romaine, red onion, cucumber, pepperoncini, Italian herb lemon vinaigrette 24

## CHEATIN' VEGAN

beyond meatballs, garlic confit, Taggiasca olives, roasted mushrooms, pepperoncini, scallion, basil oil, tomato v+ 24

## MARKET FRESH PIZZA SPECIAL

local USQ Green Market sourced ingredients  
- see your server for daily selection! 24

# WORKING LUNCH

AVAILABLE WEEKDAYS FROM 12PM - 3PM

## WORKING LUNCH SPECIAL

Choice of Pizza, Salad or Sandwich and choice of Cold Brew, Iced Tea, Soda or Draft Beer 15

gf = GLUTEN FREE v = VEGETARIAN v+ = VEGAN  
df = DAIRY FREE nut = NUT ALLERGY

# SWEETS

## BROWNIE SKILLET

Freehold's cold brew infused brownie skillet, freshly baked to order, house-made vanilla ice cream v gf 16

Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness.

# PLATES PIZZA

## CHARCUTERIE BOARD

*cured meats, cheese, pickles, seasonal fruit, truffle honey, focaccia 31*  
(gluten-free crackers available upon request)

## HOUSE-MADE BRUSCHETTA

*market fresh tomato, barrel-aged Modena balsamic vinegar,  
EVOO, Italian herbs v+ 11*

## WINGS

*choice of buffalo, sweet Calabrian chili, BBQ or salt & pepper  
with blue cheese 16*

## TRUFFLE HONEY RICOTTA

*house-whipped ricotta, truffle honey, charred sourdough loaf v 21*

## NOT NOT MEATBALLS

*house-made beyond meatballs, house blend marinara gf v+ 17*

## ANCIENT GRAIN SALAD

*farro, arugula, haricots verts, sundried tomato, red onion, cannellini beans,  
honey-Dijon vinaigrette v+ 16 (add grilled chicken or Acme Brooklyn lox 8)*

## KALE SALAD

*baby kale, Granny Smith apple, toasted pine nuts, Pecorino Romano,  
lemon vinaigrette v gf nut 14 (add grilled chicken or Acme Brooklyn lox 8)*

## CAESAR SALAD

*romaine, house-made crouton, Parmesan, Caesar dressing 14*  
(add grilled chicken or Acme Brooklyn lox 8)

## FREEHOLD BURGER

*two 3oz. patties, American cheese, LTO, house-made pickles,  
special sauce, potato roll, fries (add bacon 3 sub truffle fries 5)*  
\*beyond option available | lettuce wrap option available\* 23

## THIN 'N CRISPY SOURDOUGH

*gluten-free pies available +4*

## CHEESIN'

*mozzarella, Parmigiano-Reggiano, tomato v 21*

## PEPPERONI

*Ezzo pepperoni, mozzarella, Pecorino Romano, tomato 24*

## RICOTTA PIE

*lemon ricotta, mozzarella, Parmigiano-Reggiano, garlic confit, basil oil,  
Mike's Hot Honey drizzle (sub truffle honey 2) v 24*

## SPICY SAUSAGE

*house-made sausage, Calabrian chili sauce, mozzarella,  
Parmigiano-Reggiano, tomato 24*

## SHROOM & OLIVE

*roasted mushrooms, Taggiasca olives, mozzarella,  
Parmigiano-Reggiano, tomato v 24*

## THE SALAD PIE

*cheese pie, chopped romaine, red onion, cucumber, pepperoncini,  
Italian herb lemon vinaigrette 24*

## CHEATIN' VEGAN

*beyond meatballs, garlic confit, Taggiasca olives, roasted mushrooms,  
pepperoncini, scallion, basil oil, tomato v+ 24*

## MARKET FRESH PIZZA SPECIAL

*local USQ Green Market sourced ingredients*  
- see your server for daily selection! 24

## SIDE PIECES

TRUFFLE FRIES v gf 13

FRENCH FRIES gf v+ df 8

## PIZZA ADD-ONS

Mike's Hot Honey 4 truffle honey 6 Jersey Fresh tomato sauce 2 garlic confit 2 Calabrian chili oil 2

# SWEETS

## BROWNIE SKILLET

*Freehold's cold brew infused brownie skillet, freshly baked to order, house-made vanilla ice cream v gf 16*

## ESPRESSO MARTINI

*Tito's vodka, Freehold's famous house recipe 16*

gf = GLUTEN FREE v = VEGETARIAN + = VEGAN df = DAIRY FREE nut = NUT ALLERGY

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OUR MENU IS MEANT TO BE SHARED AND COMES OUT AS IT'S READY FOR THE INTEGRITY OF THE FOOD





**ATTENTION  
RESIDENTS &  
NEIGHBORS**

PREVIOUS HEARING: 1/28/2020 (4:30-5:30 PM)

Company/Club and Contact Number for Questions

**PLANS TO OPEN A**

**BAR/RESTAURANT WITH ROOFTOP**

Please indicate Bar/Restaurant/Club/Restaurant/Liquor Store/Wholesale  
Please Call/Text if there will be a Takeout, Call or Delivery Service

**AT THE FOLLOWING LOCATION**

240 Broadway, Brooklyn, NY 11211

Street Number and Neighboring

**THIS ESTABLISHMENT IS SEEKING  
A LICENSE TO SERVE**

**BEER/WINE AND LIQUOR**

Beer and Wine or Both May Apply

**THERE WILL BE AN OPPORTUNITY  
FOR PUBLIC COMMENT ON**

Tuesday  
**DATE: 5/16/2023**  
at 6:00 PM

Event address for Attendees:  
<https://svcb.webex.com/svcbj.php?MTID=m107178fa9e0e4d76c47902c369b7c>

Event Number: 2338 162 0147  
Event Password: hJYvkDw923 (88598539 from phones and video systems)  
Audio conference: United States Toll New York  
+1-646-992-2010  
Access code: 2338 162 0147

**AT THE CBBI's VIRTUAL PUBLIC HEARING**

All those who wish to speak  
must sign in at  
<https://www1.nyc.gov/site/brooklynch/1/meetings/speaker-request-form.page>

**Written Comments Can Also Be Sent To:**  
Community Board No. 1, Brooklyn  
426 Graham Avenue  
Brooklyn, NY 11211  
or Email: [licenses@cb1.nyc.gov](mailto:licenses@cb1.nyc.gov)

The SLA Review & DCA Committee will meet at 6:30 PM on TUESDAY MAY 23, 2023 \*PLEASE DO NOT ARRIVE EARLIER THAN 6:15 PM\*  
**IN-PERSON MEETING**  
Location: Swingling 60's Senior Citizen Center  
211 Ainslie Street  
Brooklyn, New York 11211  
(Corner of Manhattan Avenue)

"All the News  
that's Fit to Print"

# The New York Times

LXXII ... No. 59,787      © 2023 The New York Times Company      NEW YORK, SATURDAY, MAY 13, 2023

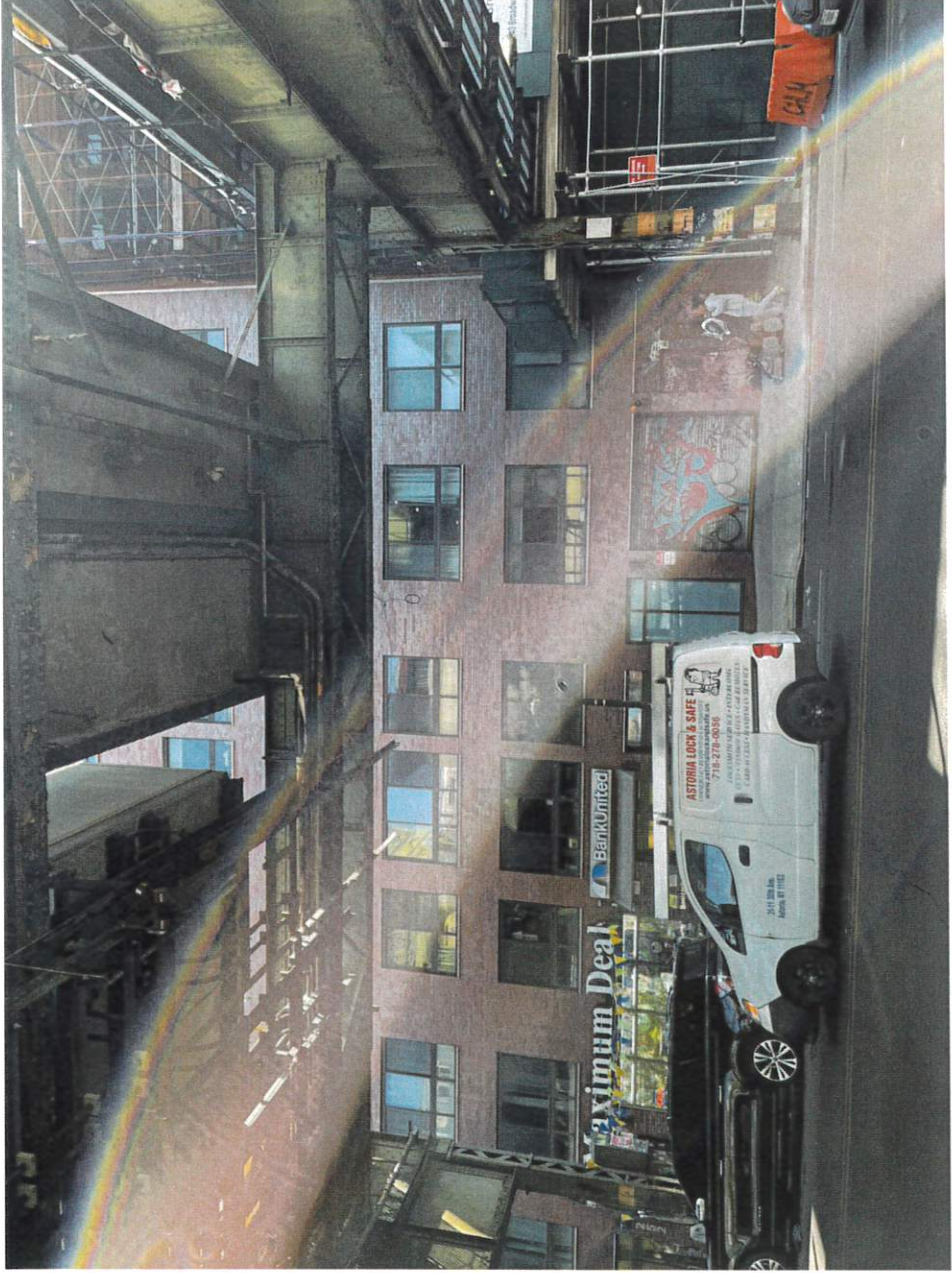
**A Rule Expires,  
But the Limbo  
Is Hardly Over**

*Relying on Kindness of  
Strangers for Now*

**SURGE  
AS U.S.  
TO CO**

TITLE 42

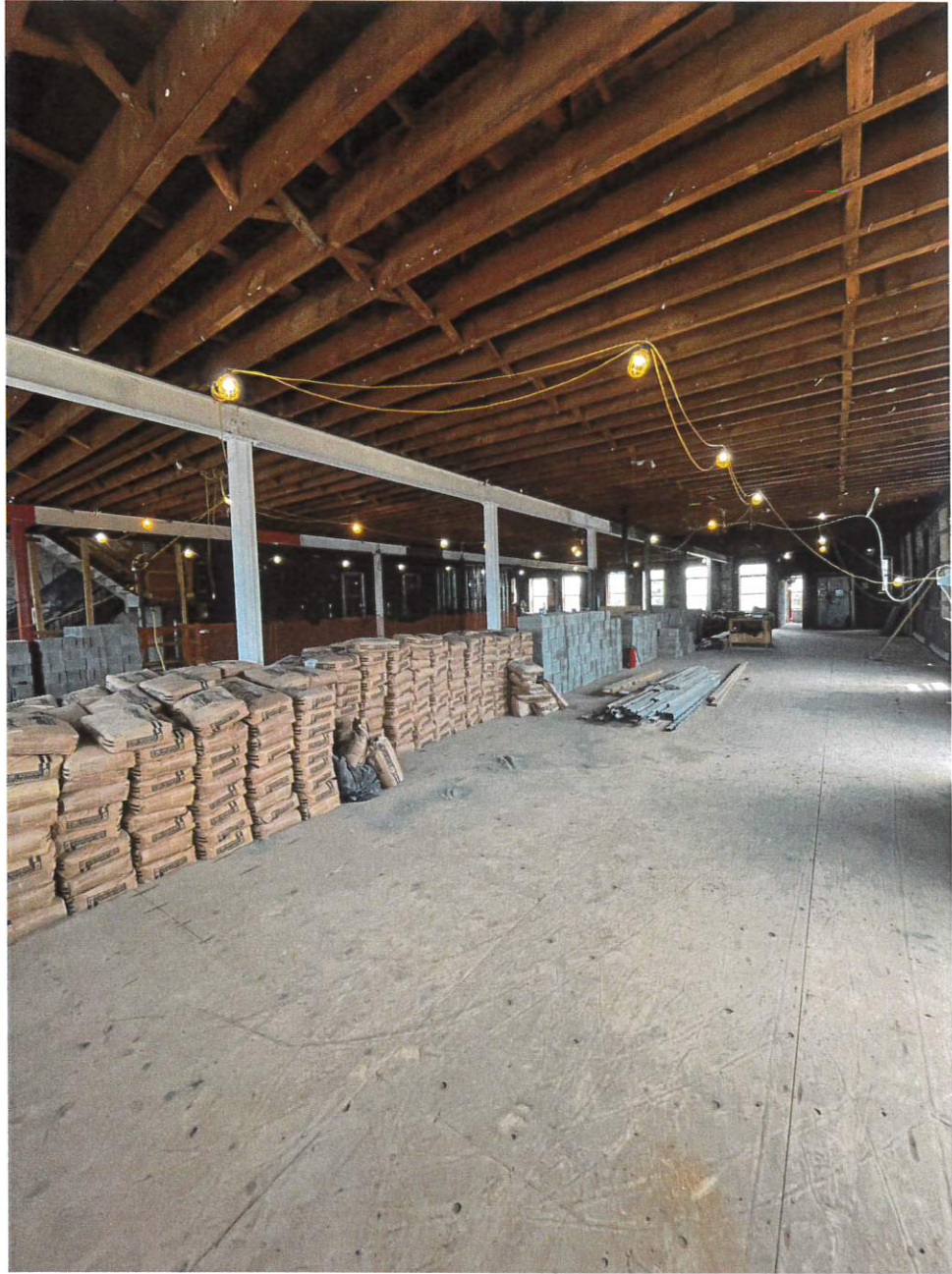














# ALLSTAR SECURITY & CONSULTING INC.

108 West 39<sup>th</sup> Street  
New York, New York 10018  
P: (212) 616-7031  
F: (212) 997-7387  
E: [Info@asnysecurity.com](mailto:Info@asnysecurity.com)

May 19<sup>th</sup>, 2023

## 240 Broadway Security Plan

### 1. STAFFING

- Allstar Security will provide the appropriate number of security guards at **240 Broadway, Brooklyn NY 11211** on a daily basis / during hours of operations.
- All security guards are licensed by the state of New York and are bonded, insured and registered by Allstar Security in accordance and in compliance with the Security Guard Act (Article 7A of the New York General Business Law).
- Security guards will also have their fireguard licenses.
- The uniform for each guard will be Black suit, Black shirt, and Black Tie and Allstar Security Pin.
- Guards will maintain a radio and earpiece during hours of operation for proper communication. Guards will be in direct contact with House management at all times.
  - Allstar and its security guards follow the New York Hospitality Alliance, New York City Fire Department safety program, New York Nightlife Association and New York City Police Department's Best Practices for Nightlife Establishments.

### 2. SHIFTS

- Security shifts are a minimum 6 hours.
- A supervisor and or other selected security personnel will remain on premises until daily operations are completed and all patrons have safely vacated the premises.

### 3. SECURITY PLAN OVERVIEW

Three (3) Security Guards including (1) Supervisor  
Security Supervisor- Ensure Security Operations Workflow  
Security Guard 1 – Front Door / I.D. Check / Customer Service Function  
Security Guard 2 – 5<sup>th</sup> Floor Inside Venue  
Security Guard 3 – Rooftop Inside Venue  
Security Guard 4 – As Needed

*\*This plan is subject to change by owners or management of venue at any time for any reason.*

**Security Supervisor on Duty: Main Entrance/ Customer Service/ Roaming**

- a. Participate in daily operation on premises; Meeting, Pre-shift Security briefing, Fire drills, General assistance.
- b. Ensure Security operations are running smoothly as per Allstar and House rules & regulations.
- c. Be on-time on daily basis ready to work upon entry/beginning their shift.
- d. Ensure all Security equipment is accounted for before and after the shift has concluded.
- e. Complete a daily Security report containing shift detailed information including but not limited to: Incidents, Complications, Workplace interactions, Fire safety concerns; Sent directly to Allstar and House management.
- f. Obtain any C of F certificate specific to location Venue necessary
- g. Be familiar with the 4 methods of non fire emergency: **Shelter in place, In-building relocation, Full and partial evacuation.**

**Security Guard 1: Posted at the Front Door Entrance at 240 Broadway**

- a. Greeting patrons upon entering and exiting.
- b. Asking guests for proper identification proving they are 21 years of age or older.
- c. Answer all questions pertaining to entry.
- d. Denying entry to customers who are overly intoxicated, do not have proper identification, or who are verbally and physically aggressive.
- e. Keeping the sidewalk clear for pedestrian use without any interference from guests of the venue.
- f. Politely making sure that patrons are quiet and respectful of neighbors while outside waiting to enter or smoking.
- g. Directing any cigarette smokers to a designated smoking area.
- h. Enforcing the rule that no patron may leave the restaurant with a bottle, glass, beverage, or open container purchased in the venue.
- i. Communicating with other Allstar Security and management to have a safe and organized flow of people.
- j. Possessing a counter to ensure the attendance does not go over the legal number of occupants.
- k. After all have exited, the guard will make sure all doors are secure before signing out with management.

**Security Guard 2: 5<sup>th</sup> Floor Inside Venue**

- a. Directing patrons to the appropriate exit.
- b. Directing patrons to the bathrooms and coat check.
- c. Guard will continuously restrooms, check staircases, entrances and egresses to make sure everything is clear in case of emergency.
- d. Assisting customers on any questions they may have (i.e. What time do you close? Can I see a manager? ect.)

*\*This plan is subject to change by owners or management of venue at any time for any reason.*

- e. Communicating any suspicious activity with venue management.
- f. Protecting patrons and/or property from harm, theft, and/or unlawful activity.
- g. Once venue management has called to close the guard will assist with the exit process.
- h. Assisting with the escorting of a patron only when instructed by venue management or ownership.

**Security Guard 3: 6<sup>th</sup> Floor Rooftop**

- a. Directing patrons to the appropriate exit.
- b. Directing patrons to the bathroom and coat check.
- c. Guard will continuously restrooms, check staircases, entrances and egresses to make sure everything is clear in case of emergency.
- d. Assisting patrons on any questions they may have (i.e. What time do you close? Can I see a manager? ect.)
- e. Communicating any suspicious activity with venue management.
- f. Protecting patrons and/or property from harm, theft, and/or unlawful activity.
- g. Once venue management has called to close the guard will assist with the exit process.
- h. Assisting with the removal of a patron only when instructed by venue management or ownership.

**Smoking Area:**

The smoking area will be located in front of the 240 Broadway main entrance/exit. It will be sectioned off using rope and stanchion. Patrons will be directed to use the main entrance to leave and go smoke.

**Overall Venue Rules:**

No Smoking on premises

No Illegal activity of any kind for any reason on property

All guests and employees enter through main entrance during hours of operations

Door is never left unattended unless there is an emergency

Only one customer in each individual restroom at a time

Guards will have radios during hours of operation

Supervisor or designated security guard will not leave premises until all patrons/staff have exited as per management

Managers and Owners have final say of who enters and is removed from the venue.

**Security Plan Language responses**

Aggressive Patron

Patrons Physically Fighting/Combative

Verbal Altercation/Aggressive

Verbal Warning/Questioning

*\*This plan is subject to change by owners or management of venue at any time for any reason.*

Intoxicated Patron/ Needs escorting Safely out of building  
Patron Lost Property/Missing Property Report  
Patron Not Feeling well/ Medical Assistance  
Manager Needs Assistance  
Patron Smoking

*\*This plan is subject to change by owners or management of venue at any time for any reason.*

# SAMPLE PETITION

The following undersigned residents of premises and surrounding buildings support the issuance of an


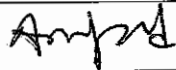

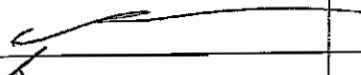
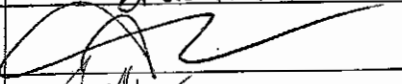
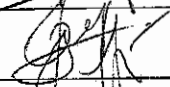
on premises liquor license  
(Please indicate type of license)

to the following applicant/establishment:

Corp to be formed by Brice Jones dba To be determined

Address of premises : 240 Broadway

- This business will be a:      bar      restaurant (circle one)      or describe other Tavern \_\_\_\_\_
- With an outdoor space:      backyard garden      sidewalk café      rooftop (circle one)
- The hours of operation will be (for indoor establishment):  
\_\_\_\_\_ 12pm - 4am \_\_\_\_\_
- The hours of operation for establishment's outdoor space:  
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| Date | Name (Please Print)   | Signature  | Address         | Are you a resident of the building?(Kindly Indicate Yes or No) |
|------|---|--|-----------------|--|
| 5/22 | Peter Zhu   |    | 5910 Madison Ln | No   |
| 5/22 | Amjad   |   | 292 Broadway    | NO   |
| 5/22 |  |  | 278 "           | NO   |
| 5/22 | Jose R. Hernandez   | Jose R. Hernandez  | 284 Broadway    | NO   |
| 5/22 | Annabel   |  | 204 BWAY        | <del>NO</del>  |
| 5/22 | Sidhartha   |   | 283 Broadway    | No   |

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**APPLICANT SHOULD USE THIS FORMAT FOR THEIR PETITION SHEETS**

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# SAMPLE PETITION

The following undersigned residents of premises and surrounding buildings support the issuance of an

on premises liquor license  
(Please indicate type of license)

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Corp to be formed by Brice Jones dba To be determined

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- With an outdoor space: backyard garden sidewalk café rooftop (circle one)
- The hours of operation will be (for indoor establishment):  
12pm - 4am
- The hours of operation for establishment's outdoor space:  
12pm - 4am

| Date    | Name (Please Print) | Signature          | Address                                   | Are you a resident of the building?(Kindly Indicate Yes or No) |
|---------|---------------------|--------------------|---|--|
| 5/22/23 | MIKE IVERS          | <i>[Signature]</i> | 146 S. 4TH ST. #10 R<br>BROOKLYN NY 11211 | NO   |
| 5/22/23 | Paolo Mahely        | <i>[Signature]</i> | 218 Broadway Brooklyn,<br>NY 11211        | NO   |
| 5/22/23 | Martha Otege        | <i>[Signature]</i> | 224 Broadway.                             | NO   |
| 5/22/23 | Dany Fernandez      | <i>[Signature]</i> | 220 Broadway.                             | NO   |
| 5/22/23 | Van Baran           | <i>[Signature]</i> | 236 Broadway                              | NO   |
| 5/22/23 | Amirul Kamal        | <i>[Signature]</i> | 236 Broadway                              | NO   |

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|------|---------------------|-----------|--------------------|---|
| 5/22 |                     |           | 267 Broadway       | No  |
| 5/22 | Aristides Lora      |           | 229 havelock st    | No  |
| 5/22 | Joe Benivenga       |           | 699 willoughby ave | No  |
| 5/22 | Josh Mordkoff       |           | 359 south 5th st   | No  |
| 5/22 | Clayton Charles     |           | 190 MARCY AVE      | No  |
| 5/22 | Isabel Martinez     |           | 252 BROADWAY       | No  |

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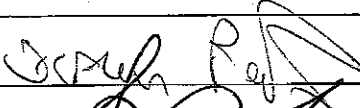
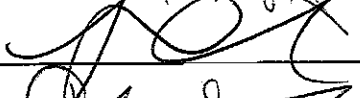
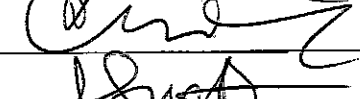
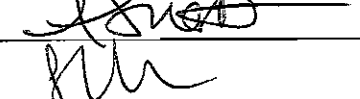
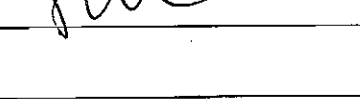
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| Date | Name (Please Print) | Signature  | Address          | Are you a resident of the building?(Kindly Indicate Yes or No) |
|------|---------------------|--|------------------|--|
| 5/19 | Doreen Regis        |    | 240 Havamyer     | Yes  |
| 5/15 | Josephine Rodriguez |   | 361 central ave  | Yes  |
| 5/19 | Chris Langer        |  | 282 So 5th St 5G | Yes  |
| 5/19 | Alexandra Surtz     |  | 420 KENOT AVE    | YES  |
| u    | Solmie Khanna       |  | u                | u  |
|      |                     |  |                  |  |

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| Date | Name (Please Print) | Signature | Address                     | Are you a resident of the building?(Kindly Indicate Yes or No) |
|------|---------------------|-----------|-----------------------------|--|
| 5/19 | Amanda Lee Apla     |           | <del>325 Brooklyn</del> 15C | yes  |
| 5/19 | Rudely Espino       |           | 577 Wythe Ave               | yes  |
| 5/19 | Brook Ferguson      |           | 230 Broadway                | yes  |
| 5/19 | Juliana McCarthy    |           | 230 Broadway                | yes  |
| 5/19 | Brittany Sutton     |           | 420 Kmt                     | yes  |
| 5/19 |                     |           |                             |  |

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| Date | Name (Please Print) | Signature          | Address                         | Are you a resident of the building? (Kindly Indicate Yes or No) |
|------|---------------------|--------------------|---------------------------------|---|
| 5/19 | SANDRA C CHATMAN    | <i>S. Chatman</i>  | 11249<br>125 TAYLOR ST BKLYN NY | No  |
| 5/19 | Brittanie Harrison  | <i>[Signature]</i> | 180 Mary Ave Brooklyn NY 11211  | Yes   |
| 5/19 | Monique Davis       | <i>[Signature]</i> | 60 SOUTH 10                     | Yes - DOH   |
| 5/19 | Eunice Reid         | <i>[Signature]</i> | 245 South 3rd Street 11211 BK   | Yes   |
| 5/19 | Virginia Hochman    | <i>[Signature]</i> | 149 Division 11211 BK           | Yes   |

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917 648 8144

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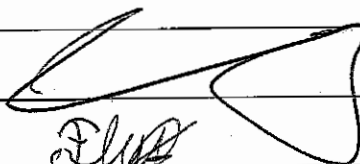
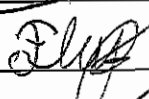
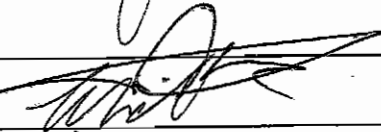
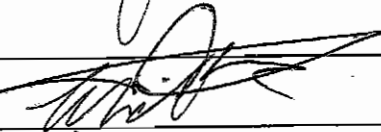

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|------|-------------------------|---|-------------------------|---|
| 5/19 | Eric Zander             |              | 109 Hancock St.         | No  |
| 5/19 | Felipe Zavalia          |               | 14 Maurer St            | NO  |
| 5/19 | <del>Harold Hamel</del> | <del></del> | <del>144 N 5th St</del> | <del>NO</del>   |
| 5/19 | Thalia Vazquez          |             | <del>470 Broadway</del> | NO  |
| 5/19 | Charbel Maxwell         | Charbel Maxwell   | 3275 Grand Concourse    | NO  |
| 5/19 | <del>DAN BUR</del>      | <del></del> | 117 GREENMAN ST         | NO  |

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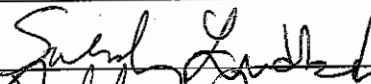
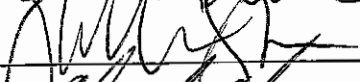
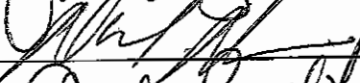
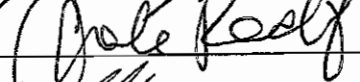
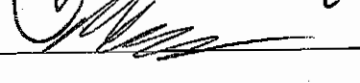
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| Date | Name (Please Print) | Signature  | Address                  | Are you a resident of the building?(Kindly Indicate Yes or No) |
|------|---------------------|--|--------------------------|--|
| 5/19 | Sana Lulbeh         |    | 375 8th St               | NO   |
| 5/19 | J. Michael Stadler  |   | 331 E. 5th               | no   |
| 5/19 | Dan Davies          |  | <del>204</del> 214 S 3rd | no   |
| 5/19 | CHLOE RANCICE       |  | 216 N 4th                |  |
| 5/19 | Rajiv Rao           |  | 281 E 11th Street        | No   |
|      |                     |  |                          |  |

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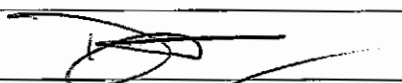

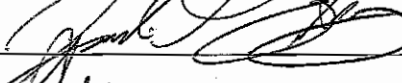
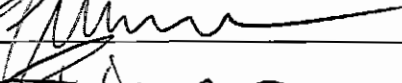
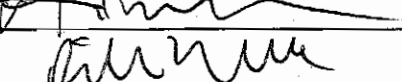
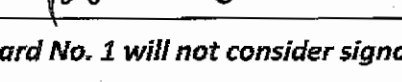
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| Date    | Name (Please Print) | Signature  | Address                                | Are you a resident of the building?(Kindly Indicate Yes or No) |
|---------|---------------------|--|--|--|
| 5/18/23 | DANNON VERSASSI     |    | 146 54th. 9F                           |  |
| 5/18/23 | NIK KOV             |   | 90 S. 3rd st                           | No   |
| 5/18/23 | JACINDIA GONZALEZ   |  | 396 Clifton Pl, 3D <sup>Bklyn</sup> NY | NO   |
| 5/19/23 | Joshua Caswell      |  | 106 Kent St                            | No.  |
| 5/19/23 | Fiona Caswell       |  | 106 Kent St.                           | No.  |
| 5/19/23 | RICKI NOBRE         |  | 47 53rd St                             | NO   |

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|------|---------------------|-----------|-------------------------|--|
| 5/17 | Robert Benjamin     |           | 139 S 1st               | No   |
| 5/17 | Austina Lin         |           | 202 S 2nd St            | No   |
| 5/17 | John Wierzbicki     |           | 325 Kent Ave            | NO   |
| 5/17 | Gen Jacobse         |           | 144 Broadway Astoria NY | NO   |
| 5/17 | Jamie Pungwa        |           | 575 Main St New York NY | NO -   |
| 5/17 | Sara Roberts        |           | 745 4th St. 1A BK 11209 | NO -   |

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|---------|---------------------|----------------------|--------------------------------|--|
|         | ANDREW PAULUS       | <i>Andrew Paulus</i> | 337 Kent Ave, Apt 4i, BK 11249 | Yes  |
| 5/17    | Veronica Chaparro   | <i>[Signature]</i>   | 117 Macon St Brooklyn NY       | NO   |
| 5/17/23 | Aspen Mage          | <i>Aspen Mage</i>    | 132 Havemeyer St, BK           | NO   |
| 5/17    | Drew Johnson        | <i>[Signature]</i>   | 132 Havemeyer St.              | NO   |
| 5/17/23 | Kaslyn BOS          | <i>[Signature]</i>   | 1323 Bedford Ave               | NO   |
| 5/17/23 | Rose Mendose        | <i>[Signature]</i>   | 73 S. 4th Street               | NO   |

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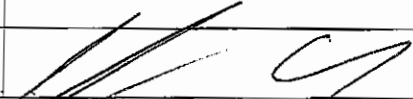
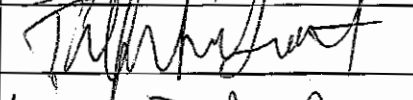
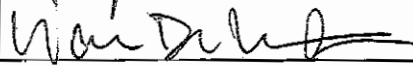
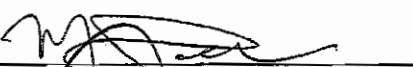

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|---------|-------------------------|--|------------------------------|--|
| 5/19/23 | Isiah Carter            |    | 34 Nell St Brooklyn NY 11206 | No   |
| 5/19/23 | <del>Dylan Gooden</del> | <del>Dylan Gooden</del>  | <del>2 Wood Ave 10023</del>  | <del>NO</del>  |
| 5/19/23 | Tiffany Godart          |  | 370 Bedford Ave.             | No   |
| 5/19/23 | Lianer De La Rose       |  | 112 So 2nd St, <del>NY</del> | NO   |
| 5/19/23 | Michael Tello           |  | 112 So 2nd St                | NO   |
| 5/19/23 | Emilie McGlae           |  | 360 8th St, Bk, 11215        | NO   |

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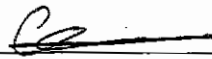

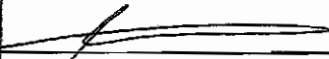

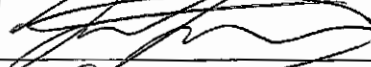
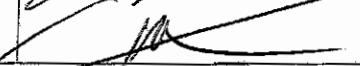
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|------|---------------------|--|----------------------------|--|
| 5/18 | Caleb Smith         |     | 303 10th Ave, New York, NY | Yes  |
| 5/18 | Annabel Fust        |   | 202 S 2nd St, Brooklyn, NY | <del>No</del> Yes  |
| 5/18 | Suha Boobard        |  | 817 Union Ave              | Yes  |
| 5/19 | Bruno Tavares       |  | 323 6th St, Brooklyn, NY   | Yes  |
| 5/19 | Malik Watts         |  | 8310 Nostrand ave apt 011  | Yes  |
| 5/19 | Chris Mitchell      |  | 11 Maiden Ln Apt 3D        | Yes  |

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| Date | Name (Please Print) | Signature          | Address                      | Are you a resident of the building? (Kindly Indicate Yes or No) |
|------|---------------------|--------------------|------------------------------|---|
| 5/19 | Yulkeny Valdez      | <i>[Signature]</i> | 54 Mill St, Brooklyn, NY     | NO  |
| 5/19 | Azeem Michael       | <i>[Signature]</i> | 132 Eagle St, Brooklyn, NY   | No  |
| 5/19 | Sabonna Araullo     | <i>[Signature]</i> | 10 City Pt, Brooklyn NY      | NO  |
| 5/19 | Ryan Russo          | <i>[Signature]</i> | 10 City Pt Brooklyn, NY      | No  |
| 5/19 | Ashley Rosemay      | <i>[Signature]</i> | 1842 E 49th St, Brooklyn, NY | NO  |
| 5/19 | Don Johnson         | <i>[Signature]</i> | 4310 Royal Ave Brooklyn      | NO  |

**Brooklyn Community Board No. 1 will not consider signatures beyond the 500 foot radius.**

**APPLICANT SHOULD USE THIS FORMAT FOR THEIR PETITION SHEETS**

# SAMPLE PETITION

The following undersigned residents of premises and surrounding buildings support the issuance of an

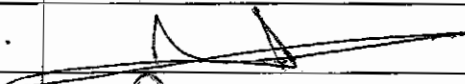
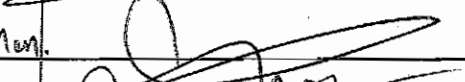
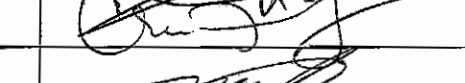

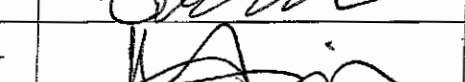
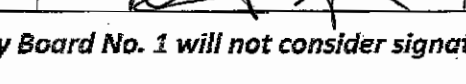
on premises liquor license  
(Please indicate type of license)

to the following applicant/establishment:

Corp to be formed by Brice Jones dba To be determined

Address of premises : 240 Broadway

- This business will be a:        bar        restaurant (circle one)        or describe other Tavern
- With an outdoor space:        backyard garden        sidewalk café        rooftop (circle one)
- The hours of operation will be (for indoor establishment):  
12pm - 4am
- The hours of operation for establishment's outdoor space:  
12pm - 4am

| Date | Name (Please Print) | Signature  | Address                           | Are you a resident of the building?(Kindly Indicate Yes or No) |
|------|---------------------|--|-----------------------------------|--|
| 5/19 | Lina Stillman.      |    | 144 N 5th ST                      | NO   |
| 5/19 | Challie Stillman.   |   | 144 N 5th ST                      | NO   |
| 5/19 | Cree Flournoy       |  | 512 Greene Ave<br>Bklyn, NY 11214 | NO   |
| 5-19 | Agustin Zavaia      |  | 725 S. 3rd ST                     | NO   |
| 5/19 | Cianne Romero       |  | 894 Bushwick Ave                  | NO   |
| 5/19 | Margot Harris       |  | 145 Greene Ave                    | NO   |

**Brooklyn Community Board No. 1 will not consider signatures beyond the 500 foot radius.**

**APPLICANT SHOULD USE THIS FORMAT FOR THEIR PETITION SHEETS**

# SAMPLE PETITION

The following undersigned residents of premises and surrounding buildings support the issuance of an


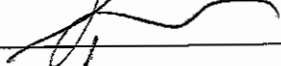

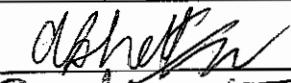
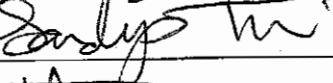
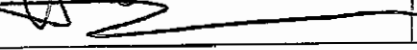
on premises liquor license  
(Please indicate type of license)

to the following applicant/establishment:

Corp to be formed by Brice Jones dba To be determined

Address of premises : 240 Broadway

- This business will be a:      bar      restaurant (circle one)      or describe other Tavern \_\_\_\_\_
- With an outdoor space:      backyard garden      sidewalk café      rooftop (circle one)
- The hours of operation will be (for indoor establishment):  
\_\_\_\_\_
- The hours of operation for establishment's outdoor space:  
12pm - 4am  
6pm - 4am

| Date     | Name (Please Print) | Signature  | Address                 | Are you a resident of the building?(Kindly Indicate Yes or No) |
|----------|---------------------|--|-------------------------|--|
| 05/19/23 | Joyce Edwards       |    | Lexington Ave Brooklyn  | NO   |
| 05/19/23 | Savannah Lauren     |   | 1085 W. Houghby Ave, Bk | No   |
| 05/19/23 | Sahil Haasalia      |  | 146 Meserole St         | No   |
| 05/19/23 | Akshat Das          |  | 242 W 53rd St           | No   |
| 05/19/23 | Sandeep Tiwari      |  | 146 Meserole St.        | No   |
| 05/19/23 | Vishal Dhruva       |  | 146 Meserole St.        | No   |

**Brooklyn Community Board No. 1 will not consider signatures beyond the 500 foot radius.**

**APPLICANT SHOULD USE THIS FORMAT FOR THEIR PETITION SHEETS**

# SAMPLE PETITION

The following undersigned residents of premises and surrounding buildings support the issuance of an

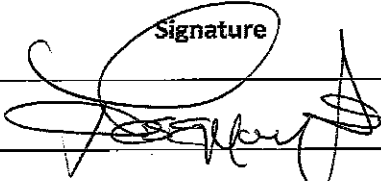

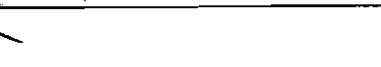
on premises liquor license  
*(Please indicate type of license)*

to the following applicant/establishment:

Corp to be formed by Brice Jones dba To be determined

Address of premises : 240 Broadway

- This business will be a:      bar      restaurant (circle one)      or describe other Tavern \_\_\_\_\_
- With an outdoor space:      backyard garden      sidewalk café      rooftop (circle one)
- The hours of operation will be (for indoor establishment):  
\_\_\_\_\_ 12pm - 4am \_\_\_\_\_
- The hours of operation for establishment's outdoor space:  
\_\_\_\_\_ 12pm - 4am \_\_\_\_\_

| Date | Name (Please Print) | Signature  | Address         | Are you a resident of the building? (Kindly Indicate Yes or No) |
|------|---------------------|--|-----------------|---|
| 5/22 | ROSEMARY SOB        |    | 325 Coebling St | YES   |
| 5/22 | <i>Corey...</i>     |   |                 |   |
| 5/22 | <i>Redwood...</i>   |  | 325 Koebling St | YES   |
|      |                     |  |                 |   |
|      |                     |  |                 |   |
|      |                     |  |                 |   |

**Brooklyn Community Board No. 1 will not consider signatures beyond the 500 foot radius.**

**APPLICANT SHOULD USE THIS FORMAT FOR THEIR PETITION SHEETS**

## City of New York - Correspondence #1-1-4301055 BKCB1 Speaker Request Form

agency@mail

Tue 5/16/2023 11:59 AM

To: BK01 (CB)

Below is the result of your feedback form. It was submitted by  
( ) on Tuesday, May 16, 2023, at 11:58:42 AM

---

This form resides at

<https://www.nyc.gov/site/brooklyn/bk1/meetings/speaker-request-form.page>

---

Name: Sallie Gonzalez

Title: NYCHA Williams Plaza Tenants Association

Address:

City: Brooklyn

State: NY

ZIP Code: 11211

Fax:

Email:

I am representing: Organization

Please provide information regarding above: NYCHA Williams Plaza Tenants Association is to improve the quality of life and resident satisfaction and to enable residents to create a positive living environment for families living in public housing.

I am: Against

Agenda Item Number: 10 (6)

Board Meeting Date: 5/16/2023

Explain Issue: Liquor, beer, wine and cider around the corner on 240 Broadway and adjacent NYCHA property, under the application that requesting liquor license for an outdoor area Rooftop with live music, DJ, recording music, this establishment will have a negative side effect for our development

Name of Committee: SLA

Committee Meeting Date: 5/24 2023

Explain: Liquor, beer, wine and cider around the corner on 240 Broadway and adjacent NYCHA property , under the application that requesting Liquor license for an outdoor area Rooftop with live music, DJ, recording music, this establishment will have a negative side effect for our development

---

HTTP\_ADDR: 108.46.169.124, 23.219.82.71, 23.36.1.61, 10[.]138[.]109[.]45

REMOTE\_HOST: apps[.]nyc[.]gov

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 10.0; Win64; x64; rv:109.0) Gecko/20100101 Firefox/113.0

True-Client-IP: 108[.]46[.]169[.]124

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## City of New York - Correspondence #1-1-3299311 BKCB1 Speaker Request Form

agency@mail

Tue 5/16/2023 1:16 PM

To: BK01 (CB)

Below is the result of your feedback form. It was submitted by  
() on Tuesday, May 16, 2023, at 01:14:39 PM

---

This form resides at

<https://www.nyc.gov/site/brooklyn/bkcb1/meetings/speaker-request-form>

---

Name: Neil Nappi

Title: VP of Security Operations

Address:

City: Brooklyn

State: NY

ZIP Code: 11211

Phone:

Fax:

Email:

I am representing: Agency

Please provide information regarding above: Reliant Safety

I am: Against

Agenda Item Number: 10 #6

Board Meeting Date: 5/16/2023

Explain Issue: 240 Broadway Liquor license for an outdoor area Rooftop with live music, will bring a safety security issue to the Housing Development and quality-of-life issue and noise.

Name of Committee: SLA

Committee Meeting Date: 5/24 2023

Explain: 240 Broadway Liquor license for an outdoor area Rooftop with live music, will bring a safety security



Issue to the Housing Development and quality-of-life issue and noise.

---

HTTP\_ADDR: 108.46.169.124, 104.71.130.15, 23.215.131.13, 10[.]138[.]109[.]84

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True-Client-IP: 108[.]46[.]169[.]124

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**City of New York - Correspondence #1-1-9305127 BKCB1 Speaker Request Form**

agency@mail

Tue 5/16/2023 1:46 PM

To: BK01 (CB)

Below is the result of your feedback form. It was submitted by  
( ) on Tuesday, May 16, 2023, at 01:44:33 PM

-----  
This form resides at  
<https://www.nyc.gov/site/brooklyn-cb1/meetings/speaker-request-form.page>

-----  
Name: Kinya Wilson

Title: mr

Address:

City: Brooklyn

State: NY

ZIP Code: 11211

Phone:

Fax:

Email:

I am representing: Myself

Please provide information regarding above: the resident in a window to the above property

I am: Against

Agenda Item Number: 10 #6

Board Meeting Date: 5/16/2023

Explain Issue: Liquor, beer, wine and cider around the corner on 240 Broadway , under the application that requesting Liquor license for an outdoor area Rooftop with live music, DJ, recording music, this establishment will have a negative side effect

Name of Committee: SLA

Committee Meeting Date: 5/23 2023

- Explain: Liquor, beer, wine and cider around the corner on 240 Broadway , under the application that requesting Liquor license for an outdoor area Rooftop with live music, DJ, recording music, this establishment will have a negative side effect

-----  
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REMOTE\_HOST: apps[.]nyc[.]gov

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 10.0; Win64; x64; rv:109.0) Gecko/20100101 Firefox/113.0

True-Client-IP: 108[.]46[.]169[.]124

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## City of New York - Correspondence #1-1-243742 BKCB1 Speaker Request Form

agency@mail

Tue 5/16/2023 1:48 PM

To: BK01 (CB)

Below is the result of your feedback form. It was submitted by  
( ) on Tuesday, May 16, 2023, at 01:48:08 PM

---

This form resides at

https://www[.]nyc[.]gov/site/brooklyn/bk1/meetings/speaker-request-form[.]page

---

Name: Jay Gold

Title: Mr.

Address:

City: Brooklyn

State: NY

ZIP Code: 11211

Phone:

Fax:

Email:

I am representing: Myself

Please provide information regarding above: the resident in a window to the above property

I am: Against

Agenda Item Number: 10 #6

Board Meeting Date: 5/16/2023

Explain Issue: Liquor, beer, wine and cider around the corner on 240 Broadway , under the application that requesting Liquor license for an outdoor area Rooftop with live music, DJ, recording music, this establishment will have a negative side effect

Name of Committee: SLA

Committee Meeting Date: 5/23 2023

Explain: Liquor, beer, wine and cider around the corner on 240 Broadway , under the application that requesting Liquor license for an outdoor area Rooftop with live music, DJ, recording music, this establishment will have a negative side effect

-----  
HTTP\_ADDR: 108.46.169.124, 184.51.148.214, 23.215.131.29, 10[.]138[.]109[.]45

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True-Client-IP: 108[.]46[.]169[.]124

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City of New York - Correspondence #1-1-4709128 BKCB1 Speaker Request Form

agency@mail

Tue 5/16/2023 1:58 PM

To: BK01 (CB)

Below is the result of your feedback form. It was submitted by  
() on Tuesday, May 16, 2023, at 01:57:49 PM

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This form resides at

https://www[.]nyc[.]gov/site/brooklyn/bk1/meetings/speaker-request-form[.]page

-----  
Name: El Puente Williams Plaza Leadership Center

Title: MRS.

Address:

City: Brooklyn,

State: NY

ZIP Code: 11211

Phone:

Fax:

Email:

I am representing: Organization

Please provide information regarding above: Williams Plaza Leadership Center

I am: Against

Agenda Item Number: 10 #6

Board Meeting Date: 5/16/2023

Explain Issue: Liquor, beer, wine and cider around the corner on 240 Broadway and adjacent El Puente Williams Plaza Leadership Center , under the application that requesting Liquor license for an outdoor area Rooftop with live music, DJ, recording music, this establishment will have a negative side effect for our El Puente Williams Plaza Leadership Center

Name of Committee: SLA

Committee Meeting Date: 5/23 2023

City of New York - Correspondence #1-1-7407072 BKCB1 Speaker Request Form

agency@mail

Tue 5/16/2023 2:01 PM

To: BK01 (CB)

Below is the result of your feedback form. It was submitted by  
() on Tuesday, May 16, 2023, at 01:59:25 PM

-----  
This form resides at

https://www[.]nyc[.]gov/site/brooklyn/bk1/meetings/speaker-request-form[.]page

-----  
Name: Office of State Senator Julia Salazar, Isabel Anreus

Title: Chief of Staff

Address:

City: Brooklyn

State: NY

ZIP Code: 11221

Phone:

Fax:

Email:

I am representing: Elected Official

Please provide information regarding above:

I am: Against

Agenda Item Number: N/A?

Board Meeting Date: 5/16/2023

Explain Issue: Senator Salazar Office is against the issuing of a liquor license at 240 Broadway Ave. Although we recognize that Marcy Corridor is need a of deep community revitalization, we support the NYCHA residents at Williams Plaza and South Berry/9th, and that providing a residential community environment is essential for the prosperity for both our constituents and business owners in the surrounding area.

Name of Committee: N/A

Committee Meeting Date: N/A

Explain: N/A

---

HTTP\_ADDR: 68.193.92.67, 23.219.82.71, 104.116.101.196, 10[.]138[.]109[.]45

REMOTE\_HOST: apps[.]nyc[.]gov

HTTP\_USER\_AGENT: Mozilla/5.0 (Macintosh; Intel Mac OS X 10\_15\_7) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/112.0.0.0 Safari/537.36

True-Client-IP: 68[.]193[.]92[.]67

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CHAIR  
CRIME VICTIMS, CRIME & CORRECTION

COMMITTEE MEMBER  
FINANCE  
HEALTH  
HOUSING, CONSTRUCTION &  
COMMUNITY DEVELOPMENT  
MENTAL HEALTH  
WOMEN'S ISSUES

MEMBER  
LEGISLATIVE WOMEN'S CAUCUS



SENATOR  
JULIA C. SALAZAR  
18<sup>TH</sup> SENATORIAL DISTRICT  
STATE OF NEW YORK

ALBANY OFFICE:  
511 STATE CAPITOL  
ALBANY, NY 12247  
PHONE: 518-455-2177

DISTRICT OFFICE:  
212 EVERGREEN AVENUE  
BROOKLYN, NY 11221  
PHONE: 718-573-1726

Website:  
[salazar.nysenate.gov](http://salazar.nysenate.gov)

May 23, 2023

Vincent Bradley, Chairman  
New York State Liquor Authority  
80 South Swan St.  
Albany, NY 12210

**RE: Tavern and Liquor License Application Opposition – 5th floor & Rooftop Bar, 240 Broadway, Brooklyn, NY**

Chairman Bradley,

It has come to our attention that there is a pending Liquor License application for a **new Tavern** located on the 5th floor and rooftop of 240 Broadway, Brooklyn, NY, an area that we, the undersigned, represent. We write this letter to bring to your attention **our grave concerns should this license application proceed, and to request it be immediately denied.**

As legislators the health, safety, and well-being of our constituents are our primary concerns. Hundreds of NYCHA residents are opposed to the approval of the license, giving us reason to join them in their efforts. As the application reads, the business will open daily, **including Sundays from 11:00am to 4:00 am**. In addition to serving liquor, their activities include live music, a DJ and background music. The Tavern will serve a clientele of up to 450 person's daily. The Tavern's activities also include a **full Kitchen open from 11:00am to 4:00 am** and boasts two full on site Bars. Private parties and promotional events are all part of the establishment's routine activities. The license covers the application for two separate sites within the building: the fifth floor and the Rooftop.

The first concern residents expressed regards the Tavern's location. The business is situated on a rooftop around the corner of the NYCHA Williams Plaza Housing Complex and adjacent to the property from the back. On a regular basis, **hundreds of families and their children will be forced to endure a nightly intrusion of loud live music and have their children via their windows witness the happenings of an adult establishment serving alcohol.** These families will have a complete lack of control or authority over the constant intrusive and ongoing noise. In addition, El Puente's Youth Prevention and Education Program and

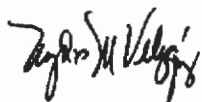
the neighborhood's most popular playground are all in close proximity to the prospective Tavern. Finally, the parking burden caused by an additional 450 drivers' will make it impossible for families to find parking.

This neighborhood has fought long and hard to establish a sense of community where residents work together to raise their children and families can safely thrive. For these reasons, **we respectfully ask that this Liquor License application be denied in its entirety.**

Sincerely,



**Senator Julia  
Salazar, D18**



**Rep. Nydia M. Velázquez  
Congress, D7**




**Emily Gallagher,  
Assemblymember, D50**



**Antonio Reynoso,  
Brooklyn, Boro President**



**Jennifer Guterrez,  
Council Member, D34**



**Lincoln Restler,  
Council Member, D33**



**Joel Gross, President,  
Williams Plaza Tenants Association**



May 23, 2023

**Re:** Liquor License Application  
240 Broadway  
Brooklyn N.Y 11211

Dear Community Board 1 Brooklyn.  
and State Liquor Authority members:

We, the Williams Plaza Tenant Association represent 1,800 residents, close to 600 units, at NYCHA Williams Plaza Housing Complex.

It has come to our attention that there is a Liquor License application filled to open a TAVERN establishment at the rooftop of 240 Broadway around the corner of the Williams Plaza Housing Complex and adjacent to the property from the back, hundreds of residents facing the establishment under question.

A Tavern by itself is a major concern to us, between so many issues that will arise from this license (**criminal activity, street urinating, garbage left on street, noise, parking**), above all is the question of **safety** of our residents, that is being currently battled and slowly improving, such an establishment is going to deteriorate our accomplishment and will get us backwards to our old scary days, when adults and children have had problems getting home at night hours.

Our concern is even greater when we are finding out that the application is for a **ROOFTOP bar with LIFE MUSIC** in close proximity to our lovely Complex and visible from our windows where the noise of music and raucous patrons will be heard by tenants at wee hours of night.

**Furthermore**, the entrance to the after hour El Puente- Williams Plaza youth program that closes at 11:00 PM, is right behind the building, and the same is for our desired playground. This is a danger to our young kids, and putting under question the legality of the entire Liquor License application.

If this application is granted, this will impact tenants in the area negatively none of us will ever have any more a quiet and peaceful diner or just have our families sitting together, when having a Rooftop bar/ Tavern with music into the late night would be intrusive and stressful in that tenants would not have the ability to have restful evening or sleep. This would impact children in their ability to concentrate in school, as well as working adults. And let's not forget people trying to find parking in an already existing parking 'desert'.

The concern is even greater when we came to realize that this application is for a total of a occupancy of 450 participants and open till 4:00AM, besides all the issues above, this is not acceptable in any terms.

Enclosed please find a petition of **300 residences of the same block** that we were able to collect within 48 hours (applicant has submitted their application only last Friday May 19<sup>th</sup> at 3:00 PM)

Also please find letter of support from U.S Congress member **Nydia M. Velázquez**, State Senator **Julia Salazar**, State Assembly Member **Emily Gallagher**, Brooklyn Boro President **Antonio Reynoso**, Council member **Lincoln Restler**, Council Member **Jennifer Guterrez**.

***We respectfully are asking the honorable Community Board 1 members and the State Liquor Authority to take our great concern in consideration and deny the Liquor License application in its entirety, and not be granted at any form of the application for the establishment.***

Thank you for your time and attention to this important matter. if you have any questions feel free to contact via email at [williamsplazata@outlook.com](mailto:williamsplazata@outlook.com)

Very truly yours,

President,  
Williams Plaza Tenants Association

CHAIR  
CRIME VICTIMS, CRIME & CORRECTION

COMMITTEE MEMBER  
FINANCE  
HEALTH  
HOUSING, CONSTRUCTION &  
COMMUNITY DEVELOPMENT  
MENTAL HEALTH  
WOMEN'S ISSUES

MEMBER  
LEGISLATIVE WOMEN'S CAUCUS



SENATOR  
**JULIA C. SALAZAR**  
18<sup>TH</sup> SENATORIAL DISTRICT  
STATE OF NEW YORK

ALBANY OFFICE:  
514 STATE CAPITOL  
ALBANY, NY 12247  
PHONE: 518-455-2177

DISTRICT OFFICE:  
212 EVERGREEN AVENUE  
BROOKLYN, NY 11221  
PHONE: 718-573-1726

Website:  
salazar.nysenate.gov

May 23, 2023

Vincent Bradley, Chairman  
New York State Liquor Authority  
80 South Swan St.  
Albany, NY 12210

RE: **Tavern and Liquor License Application Opposition – 5th floor & Rooftop Bar, 240 Broadway, Brooklyn, NY**

Chairman Bradley,

It has come to our attention that there is a pending Liquor License application for a **new Tavern** located on the 5th floor and rooftop of 240 Broadway, Brooklyn, NY, an area that we, the undersigned, represent. We write this letter to bring to your attention **our grave concerns should this license application proceed, and to request it be immediately denied.**

As legislators the health, safety, and well-being of our constituents are our primary concerns. Hundreds of NYCHA residents are opposed to the approval of the license, giving us reason to join them in their efforts. As the application reads, the business will open daily, **including Sundays from 11:00am to 4:00 am**. In addition to serving liquor, their activities include live music, a DJ and background music. The Tavern will serve a clientele of up to 450 person's daily. The Tavern's activities also include a **full Kitchen open from 11:00am to 4:00 am** and boasts two full on site Bars. Private parties and promotional events are all part of the establishment's routine activities. The license covers the application for two separate sites within the building: the fifth floor and the Rooftop.

The first concern residents expressed regards the Tavern's location. The business is situated on a rooftop around the corner of the NYCHA Williams Plaza Housing Complex and adjacent to the property from the back. On a regular basis, **hundreds of families and their children will be forced to endure a nightly intrusion of loud live music and have their children via their windows witness the happenings of an adult establishment serving alcohol.** These families will have a complete lack of control or authority over the constant intrusive and ongoing noise. In addition, El Puente's Youth Prevention and Education Program and

the neighborhood's most popular playground are all in close proximity to the prospective Tavern. Finally, the parking burden caused by an additional 450 drivers' will make it impossible for families to find parking.

This neighborhood has fought long and hard to establish a sense of community where residents work together to raise their children and families can safely thrive. For these reasons, **we respectfully ask that this Liquor License application be denied in its entirety.**

Sincerely,



**Senator Julia  
Salazar, D18**



**Rep. Nydia M. Velázquez  
Congress, D7**



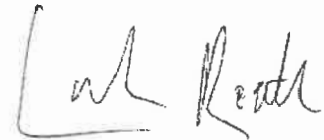
**Emily Gallagher,  
Assemblymember, D50**



**Antonio Reynoso,  
Brooklyn, Boro President**



**Jennifer Guterrez,  
Council Member, D34**



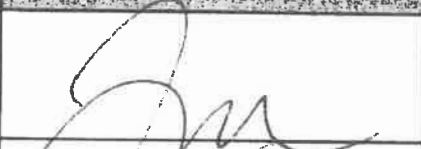

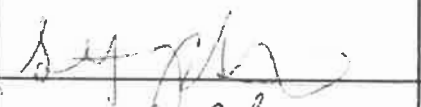

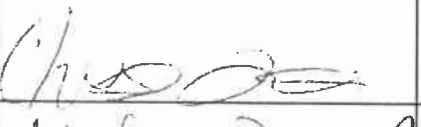
**Lincoln Restler,  
Council Member, D33**



**Joel Gross, President,  
Williams Plaza Tenants Association**




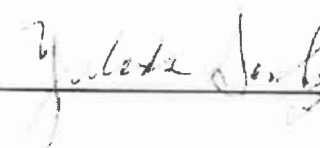



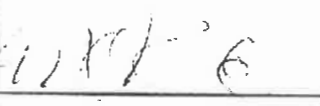

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| Printed Name      | Signature  | Address          |
|-------------------|--|------------------|
| Jessica Maldonado |    | 325 Roebling St. |
| Alfredo Laffra    |    | 325 Roebling St. |
| Denise Lugo       | Denise Lugo  | 325 Roebling St. |
| Roberto Rivera    | Roberto Rivera   | 325 Roebling St. |
| Stacy [unclear]   |  | 325 Roebling St. |
| Carlos Hubles     | Carlos Hubles  | 325 Roebling St. |
| Silvano Indio     |  | 325 Roebling St. |
| Christine Ortiz   |  | 325 Roebling St. |
| Michael Dansky    | Michael Dansky   | 325 Roebling St. |
| Leitischia Reberg | Leitischia Reberg  | 325 Roebling St. |
| Brenda Lugo       | Brenda Lugo  | 325 Roebling St. |




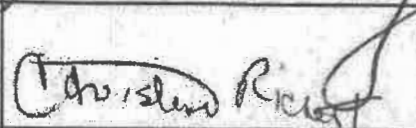

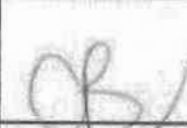
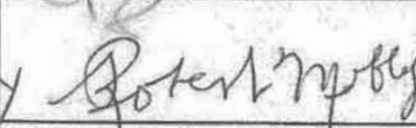
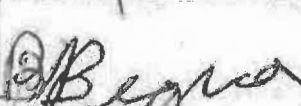
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| Printed Name     | Signature   | Address          |
|------------------|---|------------------|
| SANICKRAGUE      |    | 325 Roebling St  |
| Montzaperera     |    | 325 Roebling St  |
| Josepe           |    | 325 Roebling St  |
| Yuliana Sanchez  |  | 325 Roebling St  |
| Pedro Luis Ronda |  | 325 Roebling St  |
| G. Bullon        |  | 325 Roebling St. |
| Ameyra Daulton   |  | 325 Roebling St. |
| R/A              |  | " " "            |
| Jordan M         | JM  | 325 Roebling St. |
| John A           | JA  | 325 Roebling St  |
| Tobias Hernandez |  | 325 Roebling     |

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| Printed Name      | Signature  | Address             |
|-------------------|--|---------------------|
| Eric Bracne       |     | 325 Roebling St.    |
| Chayanne Vasquez  |     | 325 Roebling Street |
| Jesus Vasquez     |   | 325 Roebling Street |
| Christine Rickett |  | 325 Roebling Street |
| Victoria Locus    | Victoria Locus   | 325 Roebling St     |
| Gilberto Udey     | Gilberto Udey  | 325 Roebling St     |
| Milagros Valle    | milagros valle   | 325 Roebling ST. 8B |
| Capten Bakungu    |   | 325 Roebling St.    |
| Oniseyn Pery      |   | 325 Roebling St     |
| Robert Mobley     |  | 325 Roebling St.    |
|                   |   | 325 Roebling St.    |



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| Printed Name       | Signature          | Address                   |
|--------------------|--------------------|---------------------------|
| Luis MORENA        | Luis Morena        | 190 MARCY AVE<br>APT 19-D |
| Nelson Perez       | Nelson Perez       | 190 MARCY AVE             |
| Khady Bi           | Khady Bi           | 190 Marcy Ave             |
| Valerio Green      | Valerio Green      | 190 Marcy Avenue          |
| DORIEL DARDYNE     | Doriel Dardyne     | 190 Marcy Ave             |
| B. Ali             | ALI Rowan          | 190 Marcy Ave             |
| Joanna Cardus      | J. Cardus          | 190 Marcy Ave             |
| YKASTA Del Carmen  | YKASTA             | 190 MARCY AVE             |
| Rosa Calderon      | Rosa Calderon      | 190 MARCY AVE             |
| Dominique Robinson | Dominique Robinson | 190 Marcy Ave             |
| Angel Bonilla      | Angel Bonilla      | 190 MARCY AVE             |


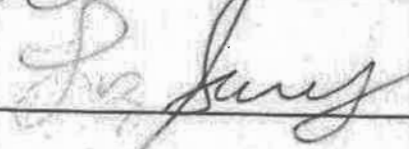

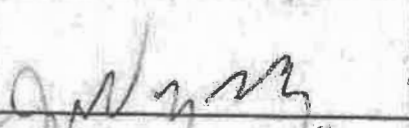


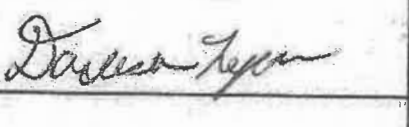

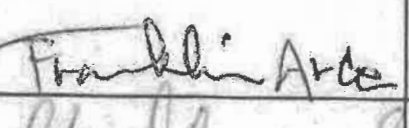

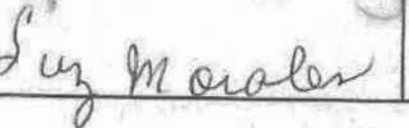
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| Printed Name   | Signature      | Address        |
|----------------|----------------|----------------|
| Lillian DELEON | Lillian Deleon | 190 Marcy Ave  |
| Randy Jimenez  | Randy Jimenez  | 190 MARCY AVE  |
| WENDY TAYLOR   | Wendy Taylor   | 190 MARCY AVE  |
| Shakona Ryals  | S. Ryals       | 190 MARCY AVE  |
| Rubén Ross     | Ruben Ross     | 190 MARCY AVE  |
| Ana Rodriguez  | Ana Rodriguez  | 190 Marcy Ave  |
| J. Johnson     | J. Johnson     | 190 Marcy Ave  |
| S. Bressler    | S. Bressler    | 190 MARCY AVE. |
| G. Gumborn     | Gumborn        | 190 MARCY AVE. |
| M R            | May Julia      | 190 MARCY AVE  |
| M F            | May Julia      | 190 MARCY AVE  |


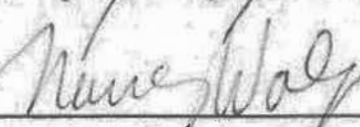
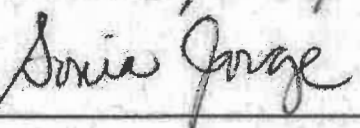



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| Printed Name      | Signature  | Address                               |
|-------------------|--|---------------------------------------|
| Soledad Sanchez   |    | 255 Havemeyer St<br>Brooklyn, NY      |
| Lizette Sanchez   |    | 255 Havemeyer St<br>Brooklyn NY 11211 |
| Michelle Bran     |   | 255 Havemeyer St<br>Bklyn 11211       |
| Jeannette Vasquez |  | 255 Havemeyer St.                     |
| Angela Caraballo  |  | 255 Havemeyer Street<br>21E           |
| Theresa Rosario   |  | 255 Havemeyer St                      |
| Davon Lynn        |  | 255 Havemeyer St                      |
| Debra Williams    |  | 255 Havemeyer St                      |
| Franklin Arce     |  | 255 Havemeyer ST                      |
| Tiffany Gonzalez  |  | 255 Havemeyer St                      |
| Luz Morales       |  | 255 Havemeyer St.                     |




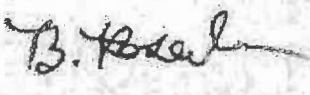
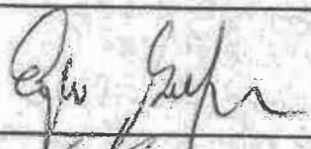


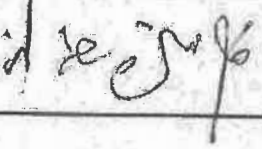



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| Printed Name          | Signature   | Address              |
|-----------------------|---|----------------------|
| Dora Grayson          |    | 325 Roehling St      |
| <del>XXXXXXXXXX</del> | <del>XXXXXXXXXX</del>   | 325 Roehling St      |
| Nancy Witz            |   | 190 Marcy Ave        |
| Sonia Torrey          |  | 190 Marcy Ave #110   |
| Carmen Blas           |  | 190 MARCY AVE        |
| Lizette Gonzalez      |  | 190 MARCY AVE.       |
| Jleana Parra          |  | 190 MARCY AVE        |
| Blanca Vivera         |  | 190 marcy ave        |
| SHINAYA SELBI         |  | 190 marcy ave        |
| LINDA FUENTE          |  | 190 Marcy Ave        |
| Barbie Tator          |  | Marcy ave<br>190 19A |








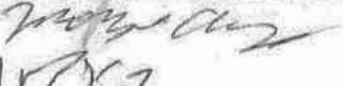



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| Printed Name      | Signature  | Address                       |
|-------------------|--|-------------------------------|
| Chaim Seira       |     | 225 DIVISION                  |
| JOSEF SCHLESINGER |     | 195 DIVISION AV               |
| Samuel Rubin      |     | 272 DIVISION AVE              |
| Baruch Rosenbaum  |   | 210 DIVISION ST               |
| EUGEN GOLDBERG    |   | 195 DIVISION AVE              |
| JOEL WEISSBERG    |   | 202 DIVISION                  |
| M. KOTIEN         |   | 225 DIVISION AV               |
| Moishe Rosenbaum  |   | 210 Division Ave.             |
| EUGEN LEFKOWITZ   |  | 202 DIVISION AVE 2A           |
| YEHUDA HERTKOWITZ |   | 225 ROSS ST<br>Brooklyn 11211 |
| Yehuda Gross      |   | 225 DIV                       |

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| Printed Name        | Signature   | Address           |
|---------------------|---|-------------------|
| Alexand Ant         |    | 255 Havemyer 10 f |
| Fernando Melon      |    | 255 Havemyer St.  |
|                     |  | 255 Havemyer St.  |
| Samantha Solomon    |  | 255 Havemyer St.  |
| Joseph Blumentfeld  |  | 255 Havemyer St.  |
| Rebecca Blumentfeld |  | 255 Havemyer St.  |
| Gianinna Hutchison  |  | 255 Havemyer St.  |
| Monique Au          |  | 255 Havemyer St.  |
| Michael Amore       |  | 255 Havemyer St.  |
| Helinda Samuel      |  | 255 Havemyer St.  |
| Dan                 |  | 255 Havemyer St.  |

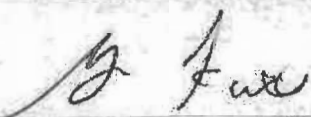
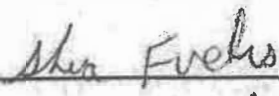


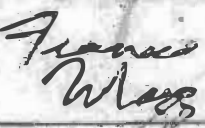




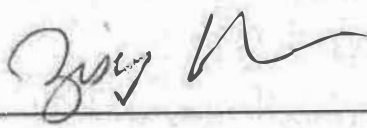

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| Printed Name                   | Signature            | Address                     |
|--------------------------------|----------------------|-----------------------------|
| SONIA<br>Velez-MARIER          | Sonia<br>Velez-Marin | 255 HAVEMEYER<br>ST apt 16C |
| Preccius                       | Preccius             | 255<br>Havemeyer St         |
| Michael Ogunyinka <sup>9</sup> | Ogunyinka            | 255 Havemeyer St.           |
| DORIS WILSON                   | Doris Wilson         | 255 Havemeyer St            |
| JACOB FISHER                   | Jacob Fisher         | 255 Havemeyer St.           |
| Beth Skisopoulos               | Beth Skisopoulos     | 255 Havemeyer St            |
| Aurida Gonzalez                | Aurida Gonzalez      | 255 Havemeyer St            |
| DANNY JONES                    |                      | 255 Havemeyer St.           |
| CARMEN HERNANDEZ               | Carmen Hernandez     | 255 Havemeyer St.           |
|                                | Plaza Conner         | 255 Havemeyer St            |
| Abraham Frankel                | Abraham Frankel      | 255 Havemeyer               |

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| Printed Name       | Signature  | Address                |
|--------------------|--|------------------------|
| Yocheved Fuchs     |     | 255 Havemeyer St #5-A  |
| Shea Fuchs<br>Shea |     | 255 Havemeyer St 5-A   |
| Mendel Fuchs       |    | 255 - Havemeyer St 5-B |
| Tilly Greenfeld    |  | 255 Havemeyer St 5-C   |
| Francisco Marquez  |   | 255 Havemeyer 5-E      |
| Eric Robinson      |   | 255 Havemeyer 5-D      |
| Joseph Bittman     |   | 255 Havemeyer St 4A    |
| SARAH BITTMAN      |   | 255 HAVEMEYER ST 4-A   |
| Mindy Bittman      |   | 255 HAVEMEYER ST 4-A   |
| Zissy Rosner       |   | 255 Havemeyer St 3A    |
| Pessy Rosner       |   | 255 Havemeyer St 3A    |



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| Printed Name     | Signature        | Address          |
|------------------|------------------|------------------|
| Nidia Dominguez  | Nidia Dominguez  | 190 Marcy Ave    |
| FEIGE GORR       | Feige Gor        | 190 Marcy Ave    |
| Isaac Martin     |                  | 190 MARCY AVE    |
| Edgar Gamba      | E. Gamba         | 190 MARCY AVE    |
| Amber Tammara    | Amber T          | 190 Marcy        |
| Priscilla Rivera | Priscilla Rivera | 190 Marcy Avenue |
| Libby Perlmutter | Libby Perlt      | 190 Marcy Ave.   |
| Esther Seelbach  | Esther Seelbach  | 190 Marcy Ave    |
| Amanda M.        | Amanda M.        | 190 Marcy Ave    |
| PERRE LEBOVITS   | Perre Lebov      | 190 MARCY AVE    |
| Epstein          | Epstein          | 191 Marcy Ave    |

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| Printed Name             | Signature   | Address             |
|--------------------------|-------------|---------------------|
| JAMES G                  | [Signature] | 190 MARCY AVE       |
| Darlene G                | [Signature] | 190 Marcy Ave       |
| Shanequa C.              | [Signature] | 190 Marcy Ave       |
| Bryna Sompolinsky        | [Signature] | 190 Marcy Ave       |
| CAISSA DAVIS             | [Signature] | 190 Marcy Ave       |
| Lillian King             | [Signature] | 190 MARCY AVE.      |
| Damaris Rivera           | [Signature] | 190 MARCY AVE.      |
| Sandra Rivera            | [Signature] | 190 MARCY AVE       |
| Lusandra Rivera          | [Signature] | 190 MARCY AVE.      |
| Ketha Bernan<br>Ketha Be |             | 190 MARCY AVE       |
| Margaret brown           |             | 190 MARCY<br>AVENUE |





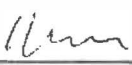




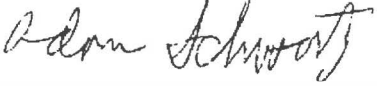


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| Printed Name    | Signature        | Address          |
|-----------------|------------------|------------------|
| William Perleck | William Perleck  | 195 DIVISION AV  |
| HILDA HECHT     | H. Hecht         | 195 DIVISION AV  |
| ROSE HECHT      | B. Hecht         | 195 DIVISION AV. |
| MANOLD LEBOVITZ | Manold Le        | 195 DIVISION     |
| David Fisher    | DAVID FISCHER    | 195 DIVISION     |
| MARINA FISCHER  | Marina Fisher    | 195 DIVISION     |
| Polina Abramson | Polina Abramson  | 195 DIVISION     |
| Polina MARON    | Polina MARON     | 195 DIVISION     |
| Judith Lebowitz | Judith Lebowitz  | 195 Division     |
| H. ROSENFELD    | Cheryl Rosenfeld | 195 DIV.         |
| HERMAN LEBOVITZ | Herman Le        | 195 DIV          |

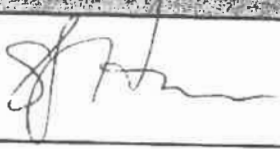
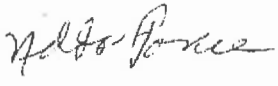

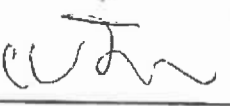
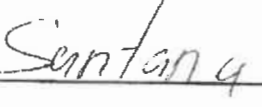
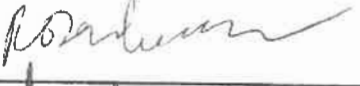
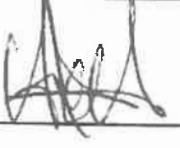

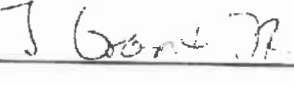
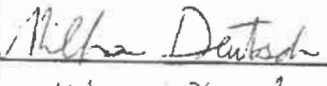
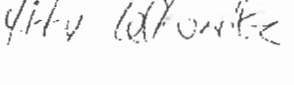
Dear SLA Members

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| Printed Name    | Signature  | Address                     |
|-----------------|--|-----------------------------|
| Ashley Crespo   |     | 225 Division <sup>ave</sup> |
| Jonathan S      |     | 225 Division                |
| DAVID WEISS     |     | 195 DIVISION                |
| RACHOL<br>WEISS |   | 195 DIVISION                |
| Amirah Alon     |   | 195 DIVISION                |
| Razly<br>Ritch  |   | 195 Division                |
| FANNY GANTZ     |  | 195 DIV                     |
| Stiky           |   | 195 DIV                     |
| Levi            |   | 195 Division                |
| ADAM SCHWARTZ   |  | 195 Div.                    |
| Ris<br>Levine   |   | 195 Div.                    |
| SHECHT          |   | 195 DIVISION 62             |

Dear SLA Members

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| Printed Name     | Signature   | Address                            |
|------------------|---|------------------------------------|
| Sydney H. Henson |    | 195 Division Ave<br>BKlyn NY 11211 |
| Nilda Ponce      |    | 195 Division Ave<br>BKlyn NY 74    |
| Victor Reed      |   | 5 D                                |
| ehron Teterbum   |  | 5 B                                |
| ARGONIS          |  | 5 E                                |
| her              |  | 4 E                                |
| Joel Nasso       |  | 4 D                                |
| M. KAHN          |  | 3 F                                |
| Jackson Grant    |  | 195 Division Avenue<br>3A          |
| Milka Deutsch    |  | 195 Division Ave.<br>#2-F          |
| yitty witzwite   |  | 195 Division Ave<br>1G             |





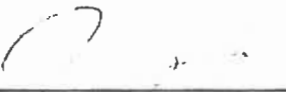
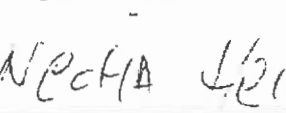

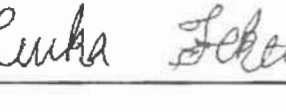

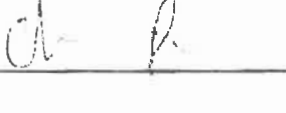
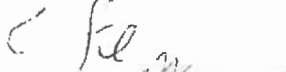
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| Printed Name      | Signature         | Address                                   |
|-------------------|-------------------|---|
| German Fajardo    | German Fajardo    | 195 Division Ave 14F<br>Brooklyn NY 11211 |
| Migdalie Aviles   | Migdalie Aviles   | 195 Division Ave<br>Brooklyn NY 11211     |
| Jay Kichen        | Jay Kichen        | 195 Division Ave<br>13F                   |
| Theresa           | Theresa           | 195 Division                              |
| Tamara Yakubov    | Tamara Yakubov    | 195 Division                              |
| Lucia             | Lucia             | 195 Division                              |
| C. F.             | C. F.             | 195 Division                              |
| Debrah Jacobowitz | Debrah Jacobowitz | 195 Division                              |
| unfaded           | unfaded           | 195 Division                              |
| Goldberger        | Goldberger        | 195 Division                              |
| E GOLDBERGER      | E GOLDBERGER      | 195 Division                              |

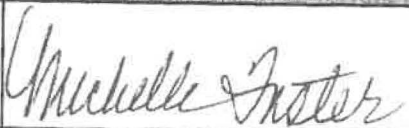
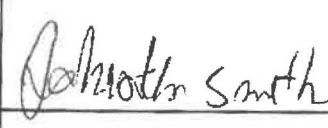

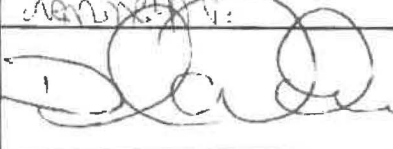
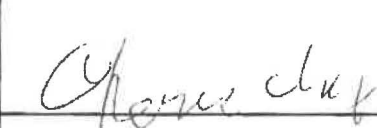
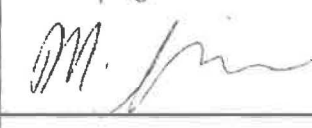
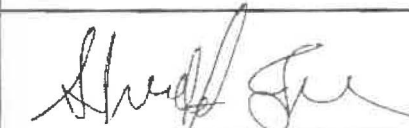
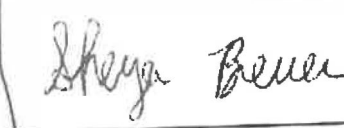

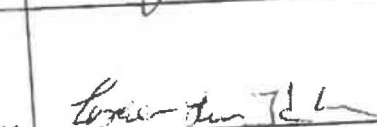
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| Printed Name      | Signature   | Address           |
|-------------------|---|-------------------|
| CHARLES SILBERMAN |    | 225 DIVISION 6B   |
| Josef Klein       |    | 225 Div.          |
| Susan Klein       |    | 225 Div.          |
| Tyrell Williams   |  | 225 Divisions     |
| JAY SEITZMAN      |  |                   |
| Nechia Seitzman   |  | 225 DIVISION 11-C |
| Michael Fekele    |  | 225 Division      |
| Rivka Fekele      |  | 225 Division      |
| CHANA SPIRA       |  | 225 Division 10-C |
| Chana Fekele      |  | 225 Division      |
| E. W. Fekele      |  | 225 Division      |

Dear SLA Members


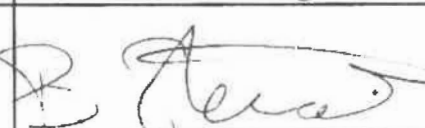
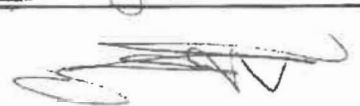
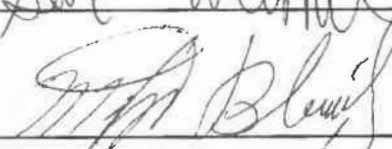
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| Printed Name           | Signature   | Address                                     |
|------------------------|---|---|
| Michelle Foster        |    | 225 Division Ave<br>Apt. 130 Bklyn NY 11211 |
| Jonathan Smith         |    | 225 Division AV<br>Ap 12 F Bklyn 11211      |
| Kenneth Vazquez        |   | 225 Division AV<br>Ap 11H                   |
| DAVINA<br>WILSON       |  | 225 DIVISION<br>APT 11D AVE                 |
| Chusechop              |  | 225 Division                                |
| MOSIE SPIRA            |  | 225 DIVISION                                |
| Shlomo Teitelbaum      | SHLOMO TEITELBAUM   | 225 Division                                |
| Shelby Teitelbaum      |  | 225 Division                                |
| Sheya Brewer           |  | 225 Division                                |
| Jay Gross              |  | 225 Division                                |
| Patric Luis SA Ramirez |  | 325 Kurland APT 16A                         |




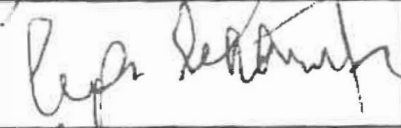
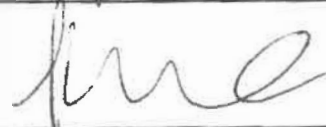
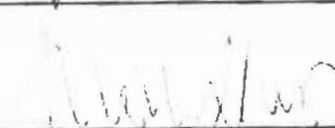
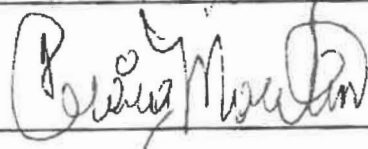
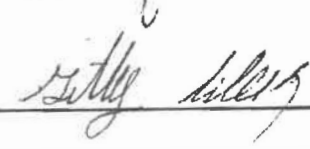
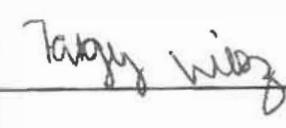
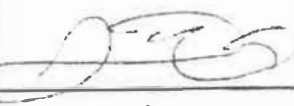
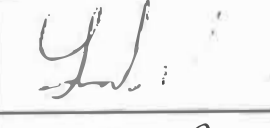

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| Printed Name   | Signature  | Address           |
|----------------|--|-------------------|
| Kevin Johnson  |    | 225 Ave # 25      |
| B. Stewart     |    | 225 Division Ave. |
| CHAUNCEY MOORE |     | 225 DIVISION AVE  |
| Pessy Tab      | Pessy Tab  | 225 Division ave  |
| Art Tab        | FRANK BAST   | 225 DIVISION AVE  |
| Alan Jan       | SNAY FOSL  | 225 Division Ave  |
| Lynn Murphy    | Lynn Murphy  | 225 DIVISION 36   |
| Morris Bleich  |  | 225 Division 6B   |
| PEARL BLEICH   | Pearl Bleich   | 225 Division 6-C  |
| Maria Carrion  |   | 225 Division 6F   |
| Toby Newbauer  |  | 225 DIVISION 6-D  |

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| Printed Name  | Signature   | Address        |
|---------------|---|----------------|
| Rand Polachuk |    | 190 Marcy Ave. |
| Lipka Benik   |   | 190 Marcy Ave  |
| eyan Williams |    | 190 Marcy Ave  |
| John Dow      |   | 190 Marcy Ave  |
| CRAIG MARLIN  |  | 190 MARCY AVE  |
| GILLY WEISZ   |  | 190 MARCY AV.  |
| Faigy Weisz   |  | 190 Marcy Av.  |
| Samuel Marlin |  | 190 MARCY AVE  |
| LUDOVIK WEISZ |  | 190 MARCY AVE  |
| JOSEPH BIRCH  |  | 225 Division   |
| Nechuma Gross | Nechuma Gross   | 225 Division   |

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| Printed Name                  | Signature        | Address                |
|-------------------------------|------------------|------------------------|
| JUDITH LEBOVITZ               | Judith Lebovitz  | 195 DIVISION ST        |
| Angela Raneri                 | Angela Raneri    | 195 DIVISION AVE       |
| Neveney Jackson               | Neveney Jackson  | 225 DIVISION AVE       |
| ERICA BROWN                   | Erica Brown      | 225 DIVISION AVE       |
| ISAAC GRATT                   | Isaac Gratt      | 195 DIVISION ST        |
| ESTHER GRATT                  | Esther Gratt     | 195 DIVISION ST        |
| Regina Fischer                | R. Fischer       | 325 Roebling St<br>5-F |
| Jacob Fischer                 | Jacob Fischer    | 325 Roebling St<br>5-F |
| 1 <sup>st</sup> HW Pellmutter | Erica Pelter     | 190 Mary Ave #60A      |
| Eliot Kaplan                  | Eliot Kaplan     | 325 Roebling St #15D   |
| SHLOMO FRIEDMAN               | Shloimo Friedman | 225 DIVISION AVE       |

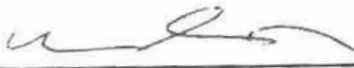
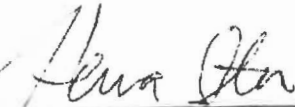
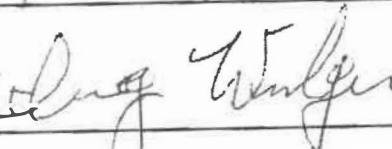

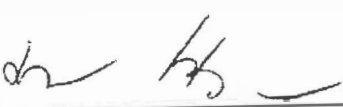





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| Printed Name                          | Signature               | Address              |
|---------------------------------------|-------------------------|----------------------|
| ABRAHAM WEISS                         | <i>Abraham Weiss</i>    | 225 Div 12-B         |
| Jed Fajel                             | <i>Jed Fajel</i>        | 225 DIVISION         |
| Jed Lowinger                          | <i>Jed Lowinger</i>     | 225 DIVISION #44     |
| Eisbach<br>PLAZA                      | 225 4-E                 | 225 DIVISION         |
| Eisbach<br>y'c zchok                  | 145 10-F                | 225 DIV.             |
| <del>Edith Stern</del><br>EDITH STERN | 225 DIVISION ARE<br>4-B | <i>Edith Stern</i>   |
| Edith Stern                           | 225 DIV 5 B             | 225 DIV.             |
| Melech<br>5-CCSP1                     | 225 Division            | 5d use 5C4           |
| Matt<br>Witzberg                      | 225 Division<br>7-B     | <i>Matt Witzberg</i> |
| HANA DASKAL                           | 225 Division<br>7-F     | <i>Hana Daskal</i>   |
| Merel Grubman                         | <i>Merel Grubman</i>    | 225 Div 100          |

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| Printed Name       | Signature   | Address          |
|--------------------|---|------------------|
| COA GLUCK          |    | 190 marex        |
| Hania Sta          |    | 195 DIVISION AVE |
| FRINE WEINBERG     |   | 225 DIVISION AVE |
| Joel Fuchs         |  | 188 division Ave |
| David Hetsko       |  | 201 wilson st.   |
| Josef Weisfeld     |  | 37 Lee           |
| Chester Iefowitz   |  | 195 division ave |
| Joseph Sternberger |  | 195 Division Ave |
| Sam Shlan          |  | 196 DIVISION AVE |
| Leah STUHL         |  | 198 WILSON ST.   |
| Magda Rubin        | MAGDA RUBIN   | 168 DIVISION AVE |

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| Printed Name           | Signature              | Address                 |
|------------------------|------------------------|-------------------------|
| Nathan Weisz           | Nathan Weisz           | 255 Havemeyer St 2F     |
| Yitty Weisz            | Yitty Weisz            | 255 Havemeyer St 2-F    |
| Solomon Spielman       | [Signature]            | 255 Havemeyer St 1E     |
| Sarah Fischer          | [Signature]            | 255 Havemeyer St #13-A  |
| ABRAHAM FRANKEL        | [Signature]            | 225 DIVISION AV.        |
| ALEXANDRINA FLORENTINO | Alexandrina Florentino | 195 DIVISION AV APT 13E |
| ANA L. DORLA           | ana l. dorla           | 190 MARCY AVE           |
| Q. Pallie Ponzales     | Pallie Ponzales        | 190 Marcy Ave.          |
| Nidia Ponzales         | Nidia Ponzales         | 190 Marcy Ave 9C        |
| Louise [Signature]     | [Signature]            | 255 Havemeyer St 13D    |
| HARVEY FRANKEL         | Harvey Frankel         | 255 HAVEMEYER ST 11E    |

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| Printed Name    | Signature          | Address                   |
|-----------------|--------------------|---------------------------|
| Jacob Silber    | <i>[Signature]</i> | 225 DIV 10G               |
| MARLY FRIEDMAN  | <i>[Signature]</i> | 225 DIVISION 8C           |
| Cham Dargatzis  | <i>[Signature]</i> | 225 Division 7H           |
| Joe Wertberg    | <i>[Signature]</i> | 205 Division Ave 7B       |
| BEV WEISS       | <i>[Signature]</i> | 195 DIV 3C                |
| Magda Weiss     | MAGDA WEISS        | 195 DIV. 3C               |
| Jimmie L Battle | 190 MARCY AVE.     | Jimmie Battle             |
| V. SCHAFF       | 325 RUEBLING ST    | <i>[Signature]</i>        |
| ROSENFIELD      | 195 DIV 3-B        | Rosenfield                |
| KLEINMAN        | <i>[Signature]</i> | 190 MARCY AV              |
| Lizette Sanchez | <i>[Signature]</i> | 255 Havemeyer St.<br>#514 |

Dear SLA Members

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| Printed Name | Signature       | Address          |
|--------------|-----------------|------------------|
| MOSHE FREUND | Moshe Freund    | 193 LEE AVE      |
| Ety Hoffman  | Ety / A         | 908 DOISS        |
| Esther Sebel | Esther Sebel    | 176 S 9th        |
| Golde Engler | Golde Englander | 22 DIVISION      |
| Judith Stern | JUDITH STERN    | 195 DIVISION AVE |
| Chaya Simons | Chaya Simons    | 724 Bedford Ave. |
| Joel Gross   | Joel Gross      | 626 W 11th PL    |
|              |                 |                  |
|              |                 |                  |
|              |                 |                  |
|              |                 |                  |
|              |                 |                  |







**[EXTERNAL] Fwd: Opposing the rooftop bar at 240 Broadway**

simon weiser

Mon 6/5/2023 10:27 AM

To: BK01 (CB)

**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).

----- Forwarded message -----

From: **Family Schwartz**

Date: Sun, Jun 4, 2023 at 6:40 PM

Subject: Re: Opposing the rooftop bar at 240 Broadway

To: simon weiser

Hello,

As one residing in the surrounding area of 240 Broadway I want to express my deep concerns and total opposition to the approval for a license for a bar and rooftop bar at 240 Broadway. I'm really worried about the effect this will have on the entire area, and I hope the request for a license will be declined.

Thanks for all you're doing!

Israel Schwartz

Brooklyn NY 11211

On Sun, Jun 4, 2023 at 2:13 PM simon weiser wrote:

please resend with your address

On Thu, Jun 1, 2023 at 11:18 PM Family Schwartz wrote:

Hello,

As one residing in the surrounding area of 240 Broadway I want to express my deep concerns and total opposition to the approval for a license for a bar and rooftop bar at 240 Broadway. I'm really worried about the effect this will have on the entire area, and I hope the request for a license will be declined.

Thanks for all you're doing!

Israel Schwartz

[EXTERNAL] Fwd:

simon weiser

Mon 6/5/2023 10:27 AM

To: BK01 (CB)

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----- Forwarded message -----

From: **First Discovered**

Date: Sun, Jun 4, 2023 at 3:21 PM

Subject: Re:

To: simon weiser

Dear community board members

I'm writing to express my opposition to the proposed bar on 240 Broadway ,

Which will ruin our community

Please oppose the application

Thanks

Joseph kohn

Brooklyn NY 11211

On Sun, Jun 4, 2023, 2:14 PM simon weiser wrote: \_\_\_\_\_

please resend with your address

On Fri, Jun 2, 2023 at 2:18 PM First Discovered wrote: \_\_\_\_\_

Dear community board members

I'm writing to express my opposition to the proposed bar on 240 Broadway ,

Which will ruin our community

Please oppose the application

Thanks

Joseph kohn

Williamsburg

## [EXTERNAL] Response 240 Broadway Application

Joel Gross

Mon 6/5/2023 2:32 PM

To: BK01 (CB)

Cc:

**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).

Dear applicant:

Please see our comments to your Saturdays, June 3 Email , in **RED COLOR**

CB1,

I am a Brooklyn based hospitality operator who is looking to build a concept at 240 Broadway in Williamsburg Brooklyn. It has come to my attention that several people oppose our application.

**300 Signatures of Williams Plaza residents, U.S Congress member Nydia M. Velázquez, State Senator Julia Salazar, State Assembly Member Emily Gallagher, Brooklyn Boro President Antonio Reynoso, Council member Lincoln Restler, Council Member Jennifer Guiterrez.**

Regardless of whether or not this is true I would like to introduce myself. I have operated successful venues employing over 240 people in North Brooklyn, but your 240 Broadway application is for **450 people**, almost double for the last decade while being a resident since 2004. I have worked extensively with the community, as well have been proclaimed by the City Council of New York in 2018 by now Brooklyn Borough President Antonio Reynoso for our work in the community. I am and always have been dedicated to our community here in Williamsburg.

In regards to the SLA application for 240 Broadway- we have attempted to reach out to multiple community members to only have doors shut on us. Please share emails you have contacted, and names of people you are trying to reach. We are still waiting for you to contact us. We completely understand and appreciate the need for community outreach to listen and begin the process to work with all stakeholders near the property, but time and time again have been rejected without even being able to describe our plans for the hospitality concept. You have met with several Williams Plaza residence outside of the SLA hearing room, we clearly explained our issues. Additionally, we have pages and pages of local support for the project.

My request from you is to at the very least introduce us to those who potentially oppose our application. We have a long-standing relationship with our community stakeholders and have always believed this to be the first step. We are more than happy to meet you with all the concerned neighbors at our Williams Plaza Community center, after we receive a revised application for shorter hours as requested by the SLA and accept the standard Stipulation of CB1 SLA.

It should be noted that we have not received one formal note of opposition via the pathway outlined on the publicly posted 30-day notice form.

- Additionally, when at the CB Public Safety meeting in May, where it has traditionally heard both from the proposing applicant and public forum in person, that we were not given permission to describe our projected operating standards, concept and menu. Since you have erased the standard **Stipulations** that every applicant agrees with, and you have been advised to change the application to meet the SLA standards and appear at the Combined Public Hearing & Board Meeting 6-13-23. Lastly, when approaching those who we believe may have opposed our application outside the meeting, the group refused to give us their contact information, saying that they had ours and were not interested in hearing anything about us or our proposal. You never asked for and we are here to listen once you reduce the hours and remove the outdoor live music and decrease the 450 participant in your application

I look forward to working with all the stakeholders of 240 Broadway and appreciate your consideration and support.

Once you send us a revised application as requested by the SLA, we would like to meet and discuss.

**PLEASE DON'T WAIT FOR LAST MINUTE, THE NEXT HEARING IS JUNE 13TH. AND TAKES TIME TO ANNOUNCE AND ORGANIZED THE TENANTS TO ATTEND**

Thank you,

Best,

Brice Jones  
FREEHOLD Hospitality

Very truly yours,

*Joel Gross*

**President,**  
Williams Plaza Tenants Association

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## [EXTERNAL] 240 Broadway Application

Brice Jones

Sat 6/3/2023 8:01 AM

To: BK01 (CB)

Cc: Paul Lenti

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CB1,

I am a Brooklyn based hospitality operator who is looking to build a concept at 240 Broadway in Williamsburg Brooklyn. It has come to my attention that several people oppose our application.

Regardless of whether or not this is true I would like to introduce myself. I have operated successful venues employing over 240 people in North Brooklyn for the last decade while being a resident since 2004. I have worked extensively with the community, as well have been proclaimed by the City Council of New York in 2018 by now Brooklyn Borough President Antonio Reynoso for our work in the community. I am and always have been dedicated to our community here in Williamsburg.

In regards to the SLA application for 240 Broadway- we have attempted to reach out to multiple community members to only have doors shut on us. We completely understand and appreciate the need for community outreach to listen and begin the process to work with all stakeholders near the property, but time and time again have been rejected without even being able to describe our plans for the hospitality concept. Additionally, we have pages and pages of local support for the project.

My request from you is to at the very least introduce us to those who potentially oppose our application. We have a long-standing relationship with our community stakeholders and have always believed this to be the first step.

It should be noted that we have not received one formal note of opposition via the pathway outlined on the publicly posted 30-day notice form.

Additionally, when at the CB Public Safety meeting in May, where it has traditionally heard both from the proposing applicant and public forum in person, that we were not given permission to describe our projected operating standards, concept and menu. Lastly, when approaching those who we believe may have opposed our application outside the meeting, the group refused to give us their contact information, saying that they had ours and were not interested in hearing anything about us or our proposal.

I look forward to working with all the stakeholders of 240 Broadway and appreciate your consideration and support.

Thank you,

Best,

Brice Jones  
FREEHOLD Hospitality

**[EXTERNAL] Re: Response 240 Broadway Application**

Brice Jones

Wed 6/7/2023 9:12 PM

To: Joel Gross

Cc: BK01 (CB)

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Mr. Gross,

Thank you for your response.

From reviewing, it seems that you and the community you represent have no interest in meeting with me. If you change your mind, I am available anytime to meet with you to discuss this project further.

Additionally, after speaking with the Borough President's office and the Community Board, I would like to offer the community a chance to hear our intentions for the space, as well as an opportunity to comment and ask any questions freely. Please see the details below and feel free to send to anyone that would like to attend.

**240 Broadway Operator Presentation Meeting**

6PM Monday June 12th

Freehold Brooklyn

45 S 3rd St

Brooklyn NY 11249

Thank you!

Best Regards,

Brice Jones

FREEHOLD Hospitality

On Mon, Jun 5, 2023 at 2:31 PM Joel Gross wrote:

Dear applicant:

Please see our comments to your Saturdays, June 3 Email, in **RED COLOR**



[EXTERNAL] Response 240 Broadway Application

Joel Gross

Thu 6/8/2023 2:47 PM

To: Brice Jones

Cc: BK01 (CB)

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**Brice.**

**We have again to clarify our position, it seems from your Email that you haven't read our previous Email correctly.**

**The following is our response in Blue color, The red color is our previous response to your Monday June 5th Email**

Mr. Gross,

Thank you for your response.

From reviewing, it seems that you and the community you represent have no interest in meeting with me. If you change your mind, I am available anytime to meet with you to discuss this project further.

**The following is an extract of the June 5th Email.**

My request from you is to at the very least introduce us to those who potentially oppose our application. We have a long-standing relationship with our community stakeholders and have always believed this to be the first step. **We are more than happy to meet you with all the concerned neighbors at our Williams Plaza Community center, after we receive a revised application for shorter hours as requested by the SLA and accept the standard Stipulation of CB1 SLA.**

Additionally, after speaking with the Borough President's office and the Community Board, I would like to offer the community a chance to hear our intentions for the space, as well as an opportunity to comment and ask any questions freely. Please see the details below and feel free to send to anyone that would like to attend.

**The Borough President's office has signed a letter against your establishment, with whom did you speak to? With whom from our Community Board SLA members, did you speak when we are still in process?**

**We offered you to meet at the location you are applying for a License, and show you the bad consequences of such an establishment. Meeting in your beautiful location at S. 3rd has been proven to be not productive, since we can't discuss the physical details about the license, and not feasible to the hundreds of residents, elderly and Mom with Kids (dinner time) of Williams Plaza. Additionally Monday there is a Community Board meeting and the members and I are not available**

**240 Broadway Operator Presentation Meeting**

**6PM Monday June 12th**

**Freehold Brooklyn**

**45 S 3rd St**

**Brooklyn NY 11249**

**We have also requested clarification of your last email, but we still didn't get it, as follows:**

**In regards to the SLA application for 240 Broadway- we have attempted to reach out to multiple community members to only have doors shut on us. Please share emails you have contacted, and names of people you are trying to reach. We are still waiting for you to contact us. ?**

**We are pleased that you are finally approaching us, sadly 2 weeks + have passed by, losing crucial time needed for discussion of your complicated application, reaching out days**

before the hearing, and offering an inconvenient location, is not considered you are willing to negotiate and compromise

Very truly yours,  
Joel Gross  
President,  
Williams Plaza Tenants Association

---

**From:** Brice Jones  
**Sent:** Wednesday, June 7, 2023 9:12:00 PM  
**To:** Joel Gross  
**Cc:** CB1

**Subject:** Re: Response 240 Broadway Application

Mr. Gross,

Thank you for your response.

From reviewing, it seems that you and the community you represent have no interest in meeting with me. If you change your mind, I am available anytime to meet with you to discuss this project further.

Additionally, after speaking with the Borough President's office and the Community Board, I would like to offer the community a chance to hear our intentions for the space, as well as an opportunity to comment and ask any questions freely. Please see the details below and feel free to send to anyone that would like to attend.

**240 Broadway Operator Presentation Meeting**  
6PM Monday June 12th  
Freehold Brooklyn  
45 S 3rd St  
Brooklyn NY 11249

Thank you!

Best Regards,

Brice Jones  
FREEHOLD Hospitality

---

**From:** Joel Gross  
**Sent:** Monday, June 5, 2023 2:32 PM  
**To:** CB1  
**Cc:**  
**Subject:** Response 240 Broadway Application  
**Importance:** High

Dear applicant:

Please see our comments to your Saturdays, June 3 Email, in **RED COLOR**

**[EXTERNAL] Re: Response 240 Broadway Application**

Brice Jones

Thu 6/8/2023 6:02 PM

To: Joel Gross

Cc: BK01 (CB)

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Mr. Gross,

I did in fact read your email correctly though did not see how me agreeing to your requests first as a requisite to a discussion, is in fact a discussion at all rather than a demand.

I am requesting a proactive discussion amongst community stakeholders in regard to how our use as a food and beverage establishment can benefit the community it serves.

Regarding your Monday time-line. I reviewed the CB1 calendar and did not see anything that day, though if you have a commitment, I am happy to host this anytime after 1PM to accommodate your schedule.

Additionally, and thank you for the kind words about Freehold as that is the standard we hold ourselves to, due to insurance provisions we can not host within the interiors of 240 Broadway. Alternatively if the convenience of Freehold is not appreciated, perhaps outside 240 Broadway would be better, though I think it would be valuable to community members to see the type of operations we run and design ethos we take. Lastly, I would be happy to offer several candidates of your choosing (3) a tour of the property in person Monday or Tuesday as well as that is a number we can approve at this time.

Looking forward to hearing from you.

Thank you.

Best,

Brice Jones

On Thu, Jun 8, 2023 at 2:47 PM Joel Gross wrote:

**Brice.**

**We have again to clarify our position, it seems from your Email that you haven't read our previous Email correctly.**

**Fw: [EXTERNAL] Fwd: 240 Broadway roof top**

**BK01 (CB)**

Mon 6/5/2023 3:16 PM

**Bcc:**

---

**From:** simon weiser

**Sent:** Monday, June 5, 2023 10:27 AM

**To:** BK01 (CB)

**Subject:** [EXTERNAL] Fwd: 240 Broadway roof top

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Hi Mr Weiser

i heard about this application and I'm very upset to hear that this can happen in our neighborhood, i live only 1 block away on 165 south 8 st Brooklyn NY 11211 and this can be a big problem for us!

kindly please do all in your hands to stop this application from going through

your effort is greatly appreciated

have a nice day!

[EXTERNAL] Ref: 240 Broadway Brooklyn NY

Beily Weissmandl

Fri 6/9/2023 1:04 PM

To: BK01 (CB)

 1 attachments (28 KB)

.Letter.pdf;

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Dear SLA of community board 1 and members,

Please see the letter attached.

Thank You

Ref: 240 Broadway Brooklyn NY

Dear SLA of community board 1 and members,

I'm writing this letter to voice my worry and concern about the **Liquor License application** that was filed to open a Tavern at the above location which is on the block where I work. The entire neighborhood will become a place where people will want to **avoid passing**. My current babysitter already let me know that as soon as it's opening, she is no more willing to babysit for me. It will be **impossible** for me to locate a babysitter willing to watch my child in such a bad area while I'm at work. Even more, I'm alone concerned about my child's safety in such a neighborhood.....!

I beg you, please think again before starting the wine club in such a lovely and secure area. Help us preserve the peace of our neighborhood.

Thank You for taking the time to consider my concerns!



234 Broadway

Brooklyn NY, 11211

[EXTERNAL] Ref: 240 Broadway Brooklyn NY

Sossy Matyas

Fri 6/9/2023 5:09 PM

To: BK01 (CB)

 1 attachments (34 KB)

liquorapp.pdf;

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Hi,

Please see attached.

Thank you!

--

Sossy Matyas

June 7, 2023

Ref: 240 Broadway, Brooklyn NY

Dear SLA of community board 1 and Members,

I am currently an employee at a professional firm located at 234 Broadway. We've been informed that a Liquor License application was filed to open a Tavern two buildings away from our office, at 240 Broadway, which is a great concern to us.

As a professional business having a Tavern so close-by will negatively impact our business. The Tavern will feature an open rooftop and all the noise and activity taking place there will be a major disturbance to our day-to-day operations.

Approving the opening of a Tavern establishment would be highly unfair to the residents of the surrounding businesses or housing developments. The constant noise, dirt, drunkards dwelling the street and of course, the unsafety all this will pose must be taken into consideration.

We ask that you put this neighborhood's safety first and disallow the opening of this Tavern establishment.

With much appreciation,

A handwritten signature in cursive script, appearing to read "Rossy M.", followed by a long horizontal flourish.

234 Broadway, Brooklyn NY 11211



[EXTERNAL] Ref: 240 Broadway Brooklyn NY

Bella Lieberman

Sat 6/10/2023 10:02 PM

To: BK01 (CB)

1 attachments (20 KB)

Letter ..pdf;

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Dear SLA of community board 1 and members,

Please see the letter attached.

Thank You



**Bella Lieberman**

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Ref: 240 Broadway Brooklyn NY

Dear SLA of community board 1 and members,

It came to our attention that a **Liquor License application** was filed to open a Tavern at the above location. I work on that block at 232 Broadway. It's totally unsafe for young females to be in an environment with a lot of intoxicated people where crime will undoubtedly rise. If this will actually open, I will quit my work along with some other colleges too.

Please accept my letter and **SAVE ME FROM GOING UNEMPLOYED!**

I hope this letter reaches the right party!

Thanks in Advance!

A handwritten signature in cursive script that reads "Thelma Lieberman".

234 Broadway

Brooklyn NY, 11211

[EXTERNAL] Ref: 240 Broadway Brooklyn NY

Suzy M

Sun 6/11/2023 3:11 AM

To: BK01 (CB)

 1 attachments (33 KB)

tavern letter 1.pdf;

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Hi,

Please see attached letter.

Thank you,  
Suzy Elfer

June 8, 2023

Ref: 240 Broadway Brooklyn NY

Dear SLA fo Community Board 1 and Members,

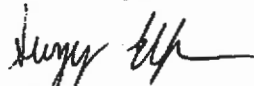
It has come to my attention that a Liquor License application for a Tavern establishment at 240 Broadway has been filed.

I am currently employed at a business located right nearby which therefore, makes us very concerned. We frequently work late/night hours and needless to say, it would be highly unsafe for us to walk out on the street should this Tavern establishment open. Furthermore, inviting business people to our office for meetings, with last night's gatherings aftermath littering the street, will give a very negative and unprofessional impression. We must maintain the professional and secure environment of this area!

We, therefore, ask for you take our concerns into consideration and reject the application for this Tavern establishment.

Your efforts in ensuring the safety and satisfaction of the residents of this neighborhood are greatly appreciated!

Sincerely,

A handwritten signature in black ink, appearing to read "Kenny" followed by a stylized flourish.

234 Broadway Brooklyn NY 11211

[EXTERNAL] Ref: 240 Broadway Brooklyn NY

Stacy Weinberger

Sun 6/11/2023 6:31 AM

To: BK01 (CB)

 1 attachments (25 KB)

20230609.pdf;

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Dear SLA of community board 1 and members,

Please see attached urgent letter.



**Stacy Weinberger**

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6/8/23

**Ref: 240 Broadway Brooklyn NY**

Dear SLA of community board 1 and members,

It came to our attention that a **Liquor License application** was filed to open a Tavern at the above location.

Working and living in the area with three young children this is of great concern to me. My kids will no longer be able to run freely in the park located right in back of the Liquor establishment. I will no longer feel safe to venture outside myself with three little kids when there are drunk people around. This neighborhood has always been safe and child friendly. Please do not allow a Liquor establishment that will bring people who do not live or work in this area and make a safe neighborhood no longer be so...!

Thank you,

Stacy A

234 Broadway Brooklyn NY 11211

A handwritten signature in black ink, appearing to read "Stacy A". The signature is written in a cursive, flowing style.

[EXTERNAL] 240 Broadway Brooklyn NY

Zissy Weinberger

Sun 6/11/2023 11:38 AM

To: BK01 (CB)

 1 attachments (27 KB)

t20230609.pdf;

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**Urgent!** Please see attached.

6/8/23

Ref: 240 Broadway Brooklyn NY

Dear SLA of community board 1 and members,

It came to our attention that a **Liquor License application** was filed to open a Tavern at the above location.

Working in this neighborhood I pass this location every single day on my way to work. With a Tavern in the area, I will no longer feel safe commuting to work. And when winter rolls around, and it gets dark outside at 5:00 PM, will I have to give up my job fairing my safety?

Please, help us keep our streets safe and crime free and do not allow any establishments that will put the entire neighborhood at risk.

It is my sincere hope that this license be revoked.

Thank you,

Zissy Weinberger

234 Broadway Brooklyn NY 11211

A handwritten signature in black ink, appearing to read "Zissy Weinberger". The signature is fluid and cursive, with a long horizontal flourish extending to the right.



[EXTERNAL] Ref: 240 Broadway Brooklyn NY

Simon Klein

Mon 6/12/2023 10:46 AM

To: BK01 (CB)

📎 1 attachments (274 KB)

240 Broadway.pdf;

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Dear SLA of community board 1 and members.

Please see attached

**Simon Klein | CEO**

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# MEDBILL

My name is Simon Klein and I am a business owner at 234 Broadway, Brooklyn, NY 11211. I am contacting you in regards to the **Liquor License application** that was filed to open a Tavern at 240 Broadway, Brooklyn, NY.

It is with great concern that I am requesting a hold on granting the liquor license mentioned above. Allowing a tavern to open at the location above would have numerous and terrible, detrimental effects.

First, the area is a serious work location for many who work during the day as well as late hours at their respective offices, including but not limited to my staff. Loud noise and crowds of people would encroach on this quiet area and discourage further development of businesses.

Second, parking in the area is extremely difficult and such an establishment of a tavern would overburden the already clogged streets with thousands of additional people per from out of the area.

Third, I and my fellow colleagues who have worked in this area for a long time were shocked to hear about this plan without being notified or asked beforehand. We are vociferously opposed to any such activity and hope that this can be resolved without much ado.

With much appreciation.,  
Simon Klein



[EXTERNAL] Ref: 240 Broadway Brooklyn NY

Chana Beilus

Mon 6/12/2023 11:09 AM

To: BK01 (CB)

📎 1 attachments (13 KB)

Wine Bar Permit Letter.docx;

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Dear SLA of community board 1 and members.

It came to our attention that a **Liquor License application** was filed to open a Tavern at the above location.

Please see attached.

Thank you.

Re: Wine Bar Permit

Dear SLA of community board 1 and members,

It has come to my knowledge that a **Liquor License application** is pending for approval to be located at 240 Broadway right next door to where I reside. This will significantly disturb my daily life in a negative way which is really worrying. First there is the noise level to consider which will become unbearable considering the loud disruptive music, and drunkards yelling. Second, with all that would be happening on the streets, managing the traffic in the region would become exceedingly challenging. With all the wrong conduct going on, it will also tremendously distress our children. But most significantly my greatest concern is our safety which will become greatly compromised. Drunkards screaming, glass being thrown precariously, dirt and noise all over. Especially late at night, it would be a real danger simply walking on the street. This would be absolutely unfair as we have been living here ever so peacefully for many years and having that taken away from us would be really unjust.

Please take into account the aforementioned, and deny the license so that we can continue to live happy, healthy, and peaceful lives.

[EXTERNAL] 240 Broadway Brooklyn NY

Mordechai Kraus

Mon 6/12/2023 11 :30 AM

To:BK01 (CB)

 1 attachments (195 KB)

Kraus.pdf;

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Hi

Please see attached

**It is with strong objections that I send this letter to you in regards to the liquor license application for 240 Broadway, Brooklyn NY 11211.**

**I have been the owner of 234 Broadway, Brooklyn NY 11211 for many decades. An establishment of liquor near my property will decrease the overall value of my property by discouraging renters from renting office space in my property.**

**My current tenants have talked about leaving once their leases expire for fear that a bar will be too noisy for their office staff. They also worry about parking and garbage.**

**I am begging that you consider all this and not grant any liquor license in my vicinity.**

**Many Thanks**

Mordechai Kraus

A handwritten signature in black ink, appearing to read "Mordechai Kraus", written in a cursive style.

[EXTERNAL] 240 Broadway Brooklyn NY

Zlaty

Mon 6/12/2023 11:55 AM

To: BK01 (CB)

 1 attachments (125 KB)

Permit .pdf;

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Hi,

Please see attached.

Thank you!

Dear SLA of community board 1 and members,

Ref:240 Broadway Brooklyn NY

It came to our attention that a **Liquor License application** was filed to open a Tavern at the above location. Since I work and live here, I believe that this would be horrible for the neighborhood!

I won't feel secure walking on the streets at night if a bar is open all night. This will attract unwanted elements such as drug dealers, thieves, and vandals who would prey on the vulnerable patrons and residents. Therefore, I will have a real issue when needing to come in to work at night.

Please do not grant this permit, as it will greatly affect me & the entire community.

I appreciate your consideration.

*Zlaty Cohen*

234 Broadway, Brooklyn NY, 11211



**[EXTERNAL] 240 broedway**

dinov08

Mon 6/12/2023 1:37 PM

To: BK01 (CB)

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Hi, my name is Laser Ehrenfeld me my wife and 6 kids live at brooklyn ny 11211, Would like to share my voice , "I strongly oppose the rooftop on 240 broadway top since this will make a lot of noise and other issues!"

Thank you very much for helping

[EXTERNAL] Ref: 240 Broadway Brooklyn NY

Rechie Weiss

Mon 6/12/2023 5:13 PM

To: BK01 (CB)

 1 attachments (94 KB)

Permit.pdf;

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Dear SLA of community board 1 and members,

Ref: 240 Broadway Brooklyn NY

I am writing to express my strong opposition to the permit of a wine bar opening on 240 Broadway, the area where I both work & live.

As a member of this community, I believe that such an establishment would have negative effects on the neighborhood. Among the main concerns that we have are the potential increase of noise, disturbance, security issues and littering in the area. The opening of a wine bar could also attract unwanted traffic, and attract unwanted elements to the area. Moreover, I believe that the presence of such an establishment in the neighborhood would also harm the overall character of the area and potentially pose safety risks for nearby residents.

For these reasons, I urge the council to carefully consider the implications of allowing the permit for this wine bar before making a decision.

Thank you for your time and consideration.

*Rechie Weiss*

234 Broadway Brooklyn NY 11211

## City of New York - Correspondence #1-1-4547792 BKCB1 Speaker Request Form

agency@mail

Tue 6/13/2023 2:54 AM

To: BK01 (CB)

Below is the result of your feedback form. It was submitted by  
( ) on Tuesday, June 13, 2023, at 02:54:25 AM

---

This form resides at  
<https://www.nyc.gov/site/brooklyncb1/meetings/speaker-request-form.page>

---

Name: Sony George

Title: Executive Board member of Williams Plaza

Address:

City: Brooklyn

State: NY

ZIP Code: 11211

Phone:

Fax:

Email:

I am representing: Organization

Please provide information regarding above: Our NYCHA development is opposing a liquor license with loud music till 4:00 a.m.

I am: Commenting

Agenda Item Number: 240 Broadway

Board Meeting Date: June 13 23

Explain Issue: Opposing the liquor license

Name of Committee: SLA

Committee Meeting Date: June 15

Explain: Opposing the liquor license of 240 Broadway

-----  
HTTP\_ADDR: 2607:fb90:e893:b58b:19c:85a3:c35c:928e, 184.51.149.31, 104.116.101.196,  
10[.]138[.]109[.]84

REMOTE\_HOST: apps[.]nyc[.]gov

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---

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## City of New York - Correspondence #1-1-6329152 BKCB1 Speaker Request Form

agency@mail

Tue 6/13/2023 12:22 PM

To: BK01 (CB)

Below is the result of your feedback form. It was submitted by  
( ) on Tuesday, June 13, 2023, at 12:22:18 PM

---

This form resides at

<https://www.nyc.gov/site/brooklyn/bk1/meetings/speaker-request-form.page>

---

Name: Suzy Matjas

Title:

Address:

City: Brooklyn

State: NY

ZIP Code: 11211

Phone:

Fax:

Email:

I am representing: Myself; Organization;

Please provide information regarding above: opposing liquor license

I am: Against

Agenda Item Number: 240 Broadway

Board Meeting Date: 6/13/23

Explain Issue: opposing liquor license

Name of Committee: SLA

Committee Meeting Date: 6/15/23

Explain: opposing liquor license

---

HTTP\_ADDR: 96.246.47.111, 184.51.149.31, 23.36.1.30, 10[.]138[.]109[.]45

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HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/114.0.0.0 Safari/537.36

True-Client-IP: 96[.]246[.]47[.]111

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City of New York - Correspondence #1-1-7980053 BKCB1 Speaker Request Form

agency@mail

Tue 6/13/2023 12:26 PM

To: BK01 (CB)

Below is the result of your feedback form. It was submitted by  
( ) on Tuesday, June 13, 2023, at 12:26:11 PM

-----  
This form resides at  
<https://www.nyc.gov/site/brooklyn/bkcb1/meetings/speaker-request-form>

-----  
Name: Stacy Wein

Title:

Address:

City: Brooklyn

State: NY

ZIP Code: 11211

Phone:

Fax:

Email:

I am representing: Myself; Organization;

Please provide information regarding above: opposing liquor license

I am: Against

Agenda Item Number: 240 Broadway

Board Meeting Date: 6/13/23

Explain Issue: opposing liquor license

Name of Committee: SLA

Committee Meeting Date: 6/15/23



Explain: opposing liquor license

---

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REMOTE\_HOST: apps[.]nyc[.]gov

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True-Client-IP: 96[.]246[.]47[.]111

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City of New York - Correspondence #1-1-6174506 BKCB1 Speaker Request Form

agency@mail

Tue 6/13/2023 12:30 PM

To: BK01 (CB)

Below is the result of your feedback form. It was submitted by  
( ) on Tuesday, June 13, 2023, at 12:28:00 PM

-----  
This form resides at  
<https://www.nyc.gov/site/brooklyn/bkcb1/meetings/speaker-request-form.page>

-----  
Name: Simon Klein

Title:

Address:

City: Brooklyn

State: NY

ZIP Code: 11211

Phone:

Fax:

Email:

I am representing: Organization

Please provide information regarding above: opposing liquor license

I am: Against

Agenda Item Number: 240 Broadway

Board Meeting Date: 6/13/23

Explain Issue: opposing liquor license

Name of Committee: SLA

Committee Meeting Date: 6/15/23

Explain: opposing liquor license

---

HTTP\_ADDR: 96.246.47.111, 23.219.82.71, 23.36.1.61, 10[.]138[.]109[.]45

REMOTE\_HOST: apps[.]nyc[.]gov

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/114.0.0.0 Safari/537.36

True-Client-IP: 96[.]246[.]47[.]111

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**City of New York - Correspondence #1-1-9171496 BKCB1 Speaker Request Form**

agency@mail

Tue 6/13/2023 12:56 PM

To: BK01 (CB)

Below is the result of your feedback form. It was submitted by  
( ) on Tuesday, June 13, 2023, at 12:56:12 PM

-----  
This form resides at

https://www[.]nyc[.]gov/site/brooklyncb1/meetings/speaker-request-form[.]page

-----  
Name: Sandra Gore

Title:

Address:

City: Brooklyn

State: NY

ZIP Code: 11211

Phone:

Fax:

Email:

I am representing: Myself

Please provide information regarding above: opposing 240 Broadway liquor license application

I am: Against

Agenda Item Number: opposing 240 Broadway liquor license application

Board Meeting Date: 06/13/2023

Explain Issue: opposing 240 Broadway liquor license application

Name of Committee: SLA

Committee Meeting Date: 06/15/2023

Explain: opposing 240 Broadway liquor license application

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True-Client-IP: 108.[.]46[.]169[.]124

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**City of New York - Correspondence #1-1-8032168 BKCB1 Speaker Request Form**

agency@mail

Tue 6/13/2023 12:59 PM

To: BK01 (CB)

Below is the result of your feedback form. It was submitted by  
() on Tuesday, June 13, 2023, at 12:59:25 PM

-----  
This form resides at

https://www[.]nyc[.]gov/site/brooklyn/bk1/meetings/speaker-request-form[.]page

-----  
Name: SALLIE GONZALEZ

Title: Secretary of NYCHA Williams Plaza

Address:

City: Brooklyn

State: NY

ZIP Code: 11211

Phone:

Fax:

Email:

I am representing: Organization; Agency;

Please provide information regarding above: opposing 240 Broadway liquor license application

I am: Against

Agenda Item Number: opposing 240 Broadway liquor license application

Board Meeting Date: 06/13/2023

Explain Issue: opposing 240 Broadway liquor license application

Name of Committee: SLA

Committee Meeting Date: 06/15/2023

Explain: opposing 240 Broadway liquor license application

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True-Client-IP: 108[.]46[.]169[.]124

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**City of New York - Correspondence #1-1-4483514 BKCB1 Speaker Request Form**

agency@mail

Tue 6/13/2023 1:03 PM

To: BK01 (CB)

Below is the result of your feedback form. It was submitted by  
( ) on Tuesday, June 13, 2023, at 01:03:19 PM

-----  
This form resides at

https://www[.]nyc[.]gov/site/brooklyncb1/meetings/speaker-request-form[.]page

-----  
Name: Delecia Jenkins

Title:

Address:

City: Brooklyn

State: NY

ZIP Code: 11211

Phone:

Fax:

Email:

I am representing: Myself

Please provide information regarding above: opposing 240 Broadway liquor license application

I am: Against

Agenda Item Number: opposing 240 Broadway liquor license application

Board Meeting Date: 06/13/2023

Explain Issue: opposing 240 Broadway liquor license application

Name of Committee: SLA

Committee Meeting Date: 06/15/2023



Explain: opposing 240 Broadway liquor license application

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True-Client-IP: 108[.]46[.]169[.]124

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**City of New York - Correspondence #1-1-3344186 BKCB1 Speaker Request Form**

agency@mail

Tue 6/13/2023 1:09 PM

To: BK01 (CB)

Below is the result of your feedback form. It was submitted by  
( ) on Tuesday, June 13, 2023, at 01:08:40 PM

---

This form resides at

https://www[.]nyc[.]gov/site/brooklyn/bk1/meetings/speaker-request-form[.]page

---

Name: Mrs. wise

Title: VP of NYCHA Williams Plaza

Address:

City: Brooklyn

State: NY

ZIP Code: 11211

Phone:

Fax:

Email:

I am representing: Organization

Please provide information regarding above: opposing 240 Broadway liquor license application

I am: Against

Agenda Item Number: opposing 240 Broadway liquor license application

Board Meeting Date: 06/13/2023

Explain Issue: opposing 240 Broadway liquor license application

Name of Committee: SLA

Committee Meeting Date: 06/15/2023

Explain: opposing 240 Broadway liquor license application

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HTTP\_ADDR: 108.46.169.124, 23.198.215.153, 23.36.1.61, 10[.]138[.]109[.]45

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True-Client-IP: 108[.]46[.]169[.]124

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## City of New York - Correspondence #1-1-2349499 BKCB1 Speaker Request Form

agency@mail

Tue 6/13/2023 1: 11 PM

To: BK01 (CB)

Below is the result of your feedback form. It was submitted by  
( ) on Tuesday, June 13, 2023, at 01:10:44 PM

---

This form resides at  
<https://www.nyc.gov/site/brooklyncb1/meetings/speaker-request-form.page>

---

Name: Joel lovinger

Title:

Address:

City: Brooklyn

State: NY

ZIP Code: 11211

Phone:

Fax:

Email:

I am representing: Myself

Please provide information regarding above: opposing 240 Broadway liquor license application

I am: Against

Agenda Item Number: opposing 240 Broadway liquor license application

Board Meeting Date: 06/13/2023

Explain Issue: opposing 240 Broadway liquor license application

Name of Committee: SLA

Committee Meeting Date: 06/15/2023

Explain: opposing 240 Broadway liquor license application

---

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True-Client-IP: 108[.]46[.]169[.]124

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**City of New York - Correspondence #1-1-7541718 BKCB1 Speaker Request Form**

agency@mail

Tue 6/13/2023 1:13 PM

To: BK01 (CB)

Below is the result of your feedback form. It was submitted by  
( ) on Tuesday, June 13, 2023, at 01:13:23 PM

-----  
This form resides at  
<https://www.nyc.gov/site/brooklyn/bk1/meetings/speaker-request-form>

-----  
Name: JOEL GROSS

Title: President of NYCHA Williams Plaza

Address:

City: Brooklyn

State: NY

ZIP Code: 11211

Phone:

Fax:

Email:

I am representing: Organization

Please provide information regarding above: opposing 240 Broadway liquor license application

I am: Against

Agenda Item Number: opposing 240 Broadway liquor license application

Board Meeting Date: 06/13/2023

Explain Issue: opposing 240 Broadway liquor license application

Name of Committee: SLA

Committee Meeting Date: 06/15/2023

Explain: opposing 240 Broadway liquor license application

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HTTP\_ADDR: 108.46.169.124, 23.198.215.153, 104.116.101.196, 10[.]138[.]109[.]45

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True-Client-IP: 108[.]46[.]169[.]124

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## City of New York - Correspondence #1-1-1974174 BKCB1 Speaker Request Form

agency@mail

Tue 6/13/2023 1:22 PM

To: BK01 (CB)

Below is the result of your feedback form. It was submitted by  
() on Tuesday, June 13, 2023, at 01:21:54 PM

---

This form resides at

<https://www.nyc.gov/site/brooklyn/bkcb1/meetings/speaker-request-form>

---

Name: Abraham Frankel

Title:

Address:

City: Brooklyn

State: NY

ZIP Code: 11211

Phone:

Fax:

Email:

I am representing: Myself

Please provide information regarding above: opposing 240 Broadway liquor license application

I am: Against

Agenda Item Number: opposing 240 Broadway liquor license application

Board Meeting Date: 06/13/2023

Explain Issue: opposing 240 Broadway liquor license application

Name of Committee: opposing 240 Broadway liquor license application

Committee Meeting Date: 06/15/2023



Explain: opposing 240 Broadway liquor license application

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HTTP\_ADDR: 108.46.169.124, 23.198.215.137, 104.116.101.196, 10[.]138[.]109[.]84

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True-Client-IP: 108[.]46[.]169[.]124

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## City of New York - Correspondence #1-1-8240429 BKCB1 Speaker Request Form

agency@mail

Tue 6/13/2023 1:56 PM

To: BK01 (CB)

Below is the result of your feedback form. It was submitted by  
() on Tuesday, June 13, 2023, at 01:55:27 PM

-----  
This form resides at

https://www[.]nyc[.]gov/site/brooklyn/bk1/meetings/speaker-request-form[.]page

-----  
Name: Alex Finreb

Title:

Address:

City: Brooklyn

State: NY

ZIP Code: 11211

Phone:

Fax:

Email:

I am representing: Myself; Organization;

Please provide information regarding above: opposing liquor license

I am: Against

Agenda Item Number: 240 Broadway

Board Meeting Date: 6/13/23

Explain Issue: opposing liquor license

Name of Committee: SLA

Committee Meeting Date: 6/13/23

Explain: opposing liquor license

---

HTTP\_ADDR: 96.246.47.111, 23.219.82.45, 23.36.1.30, 10[.]138[.]109[.]45

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True-Client-IP: 96[.]246[.]47[.]111

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[EXTERNAL] Fwd: Freehold - 45 S 3rd St, Brooklyn, NY

David Heimlich

Tue 6/13/2023 5:19 PM

To: BK01 (CB)

**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).

Please forward to ALL members

----- Forwarded message -----

From: **Azria, Ariel**

Date: Tue, Jun 13, 2023, 5:15 PM

Subject: Freehold - 45 S 3rd St, Brooklyn, NY

To: David Heimlich

Hi David,

It has been brought to my attention that Freehold, located at 45 S 3<sup>rd</sup> St in Brooklyn has applied for a liquor license at 240 Broadway in Williamsburg. I am not someone that likes to interfere with other people's business, but I do have some concerns regarding the current situation at this one and the possibility of patronage being increased under the current configuration. There have been a few late-night noise complaints from our residents at 325 Kent Ave, which we directed to contact 311 and is common in a large event type place of gathering. My primary concern is the constant blocking of traffic on South 3<sup>rd</sup> by all the Uber and Lift vehicles in the evenings and early am hours dropping off and picking up of patrons. This is not a random event which occurs only on a big event now and then but has become a weekly problem and something which is impacting many residents and businesses in the area including our Park Kwik garage. There have been many nights where S 3<sup>rd</sup> St remains closed for long durations due to the volume of livery vehicles waiting on the street, which basically closes our parking entrance and causes long delays and inconveniences to many of our parkers or people trying to maneuver through the neighborhood. Something needs to be done to improve the current situation.

I appreciate any assistance you can provide on this matter. Please feel free to contact me should you have any additional questions.

Thank you,

Ariel Azria

Park Kwik LLC

Two Trees Management Co. LLC

# Jennings Hall Expansion

*St. Nicks Alliance's vision for amenity-rich,  
energy efficient, affordable senior housing  
in East Williamsburg*

**Brooklyn Community Board 1 Meeting**  
June 13, 2023



# HISTORY

- St. Nicks Alliance – community anchor since 1975
- Jennings Hall – 150 units of low income senior housing in the HUD Section 202 program, refinanced with NYC HDC in 2009
  - Bushwick Ave wing – formerly nurses' residence, built in early 1900's
  - Powers St wing – St. Nicks built in 1980
- Assisted Living Program (ALP) for 40 residents
- Existing amenities include: dining hall, library, game room, media room, multi-purpose room, laundry, and outdoor seating areas



# URGENT CB1 ISSUE: AFFORDABLE SENIOR HOUSING

- 54% of NYC HH's are rent burdened
- In North Brooklyn, 23% of renters are severely rent burdened\*
- CB1's population increased 18% from 2010 to 2020, outpacing Brooklyn (9%) and NYC (8%) as a whole
- In CB1, 17,811 units were created between 2010 – 2020
  - 81% were market rate
- Seniors are being displaced by population growth & rent increases
- CB1 District Needs Statement: prioritize affordable and senior housing

\*>50% of HH income spent on rent

Source: NYU Furman Center, "Neighborhood Profiles: BK01"; "State of the City 2022"



Figure: Real median gross rent in Greenpoint/Williamsburg increased from \$1,150 in 2006 to \$2,490 in 2021, **116.5%** increase.

# AERIAL VIEW OF THE SITE





# DEVELOPMENT PLAN

- St. Nicks acquired the vacant Chase bank adjacent to Jennings Hall in Nov 2021
- Rezone to R7X, demolish the bank building, and build a 14-story, 220-unit affordable senior building
- “Third wing” of Jennings Hall – leverage existing social services and expand campus to provide over 370 housing units
- Convert underutilized land to affordable housing and activate the corner of Grand St and Bushwick Ave



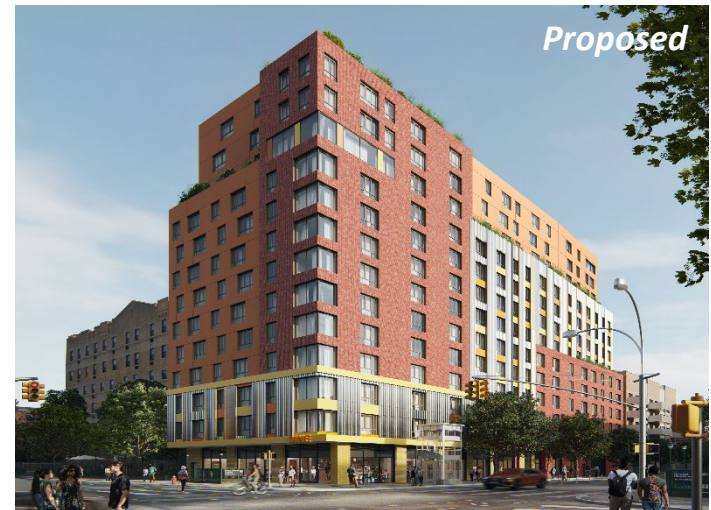
*Pictured: Jennings Hall facing SE from Bushwick & Powers*



*Pictured: Jennings Hall (left) and 819 Grand St (right), facing NE from Bushwick & Grand*

# GRAND STREET WING

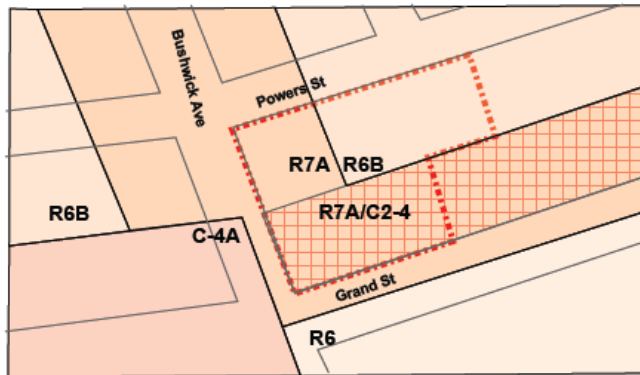
- 220 units of affordable senior housing
- Incomes up to 60% of AMI
- 5,000 sf of corner retail
- Passive House, 100% electric, green roofs, rooftop solar
- Amenities include: a 2<sup>nd</sup> floor outdoor terrace, ground floor library, two community rooms on upper floors, enhanced security, laundry room, fitness center
- All community spaces available to residents of the complex



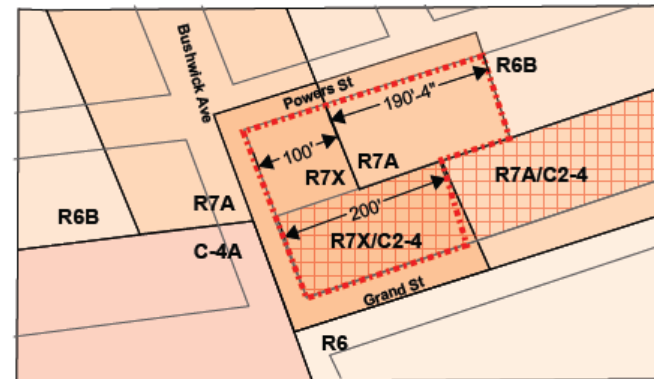
# PROPOSED ULURP ACTIONS

- Zoning map amendment to change Block 2922:
  - Lot 1 and parts of Lot 3 from R7A (C2-4) to R7X (C2-4);
  - Part of Lot 3 from R7A to R7X;
  - Part of Lot 3 from R6B to R7A;
- Designate site as a Mandatory Inclusionary Housing (“MIH”) area.

Existing



Proposed



..... Development Site

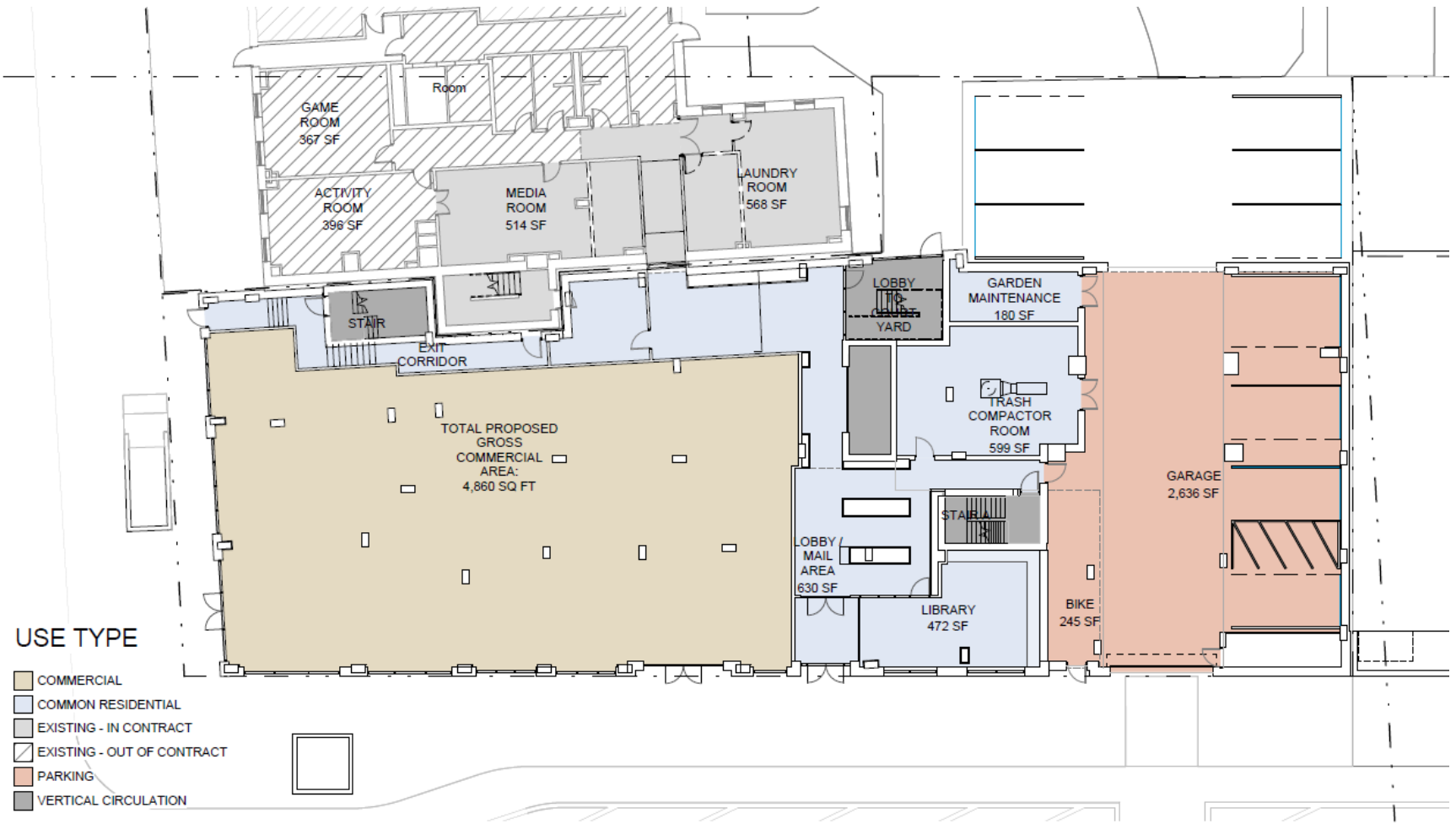
# AFFORDABILITY & UNIT MIX

- Equal mix of studios & 1 bedroom units
- All units will receive Project-Based Section 8 vouchers
- Rent will be restricted to 30% of annual Household income
- 30% of units set aside for formerly homeless
- Incomes restrictions:

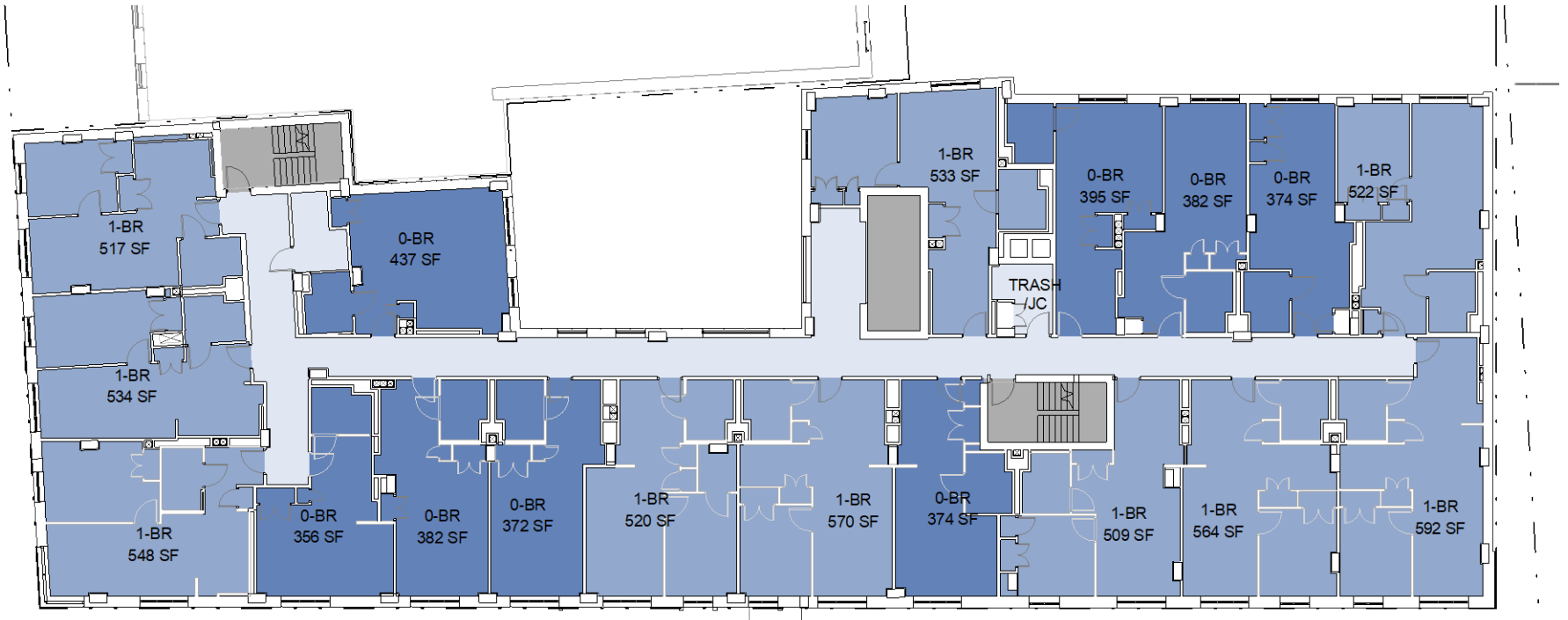
| Household Size | 30% AMI  | 40% AMI  | 50% AMI  | 60% AMI  |
|----------------|----------|----------|----------|----------|
| 1              | \$25,218 | \$34,558 | \$43,898 | \$53,238 |
| 2              | \$28,836 | \$39,516 | \$50,196 | \$60,876 |

- AMI distributions subject to HPD approval and subject to change until project closing
- 2022 rent and income levels

# PROPOSED GROUND LEVEL



# TYPICAL FLOOR



# VIEW – FACING NE FROM GRAND ST



# VIEW – FACING NW FROM GRAND ST





# VIEW – FACING SE FROM POWERS ST



# VIEW – FACING NORTH FROM GRAND ST



# ENERGY EFFICIENCY

## CARBON NEUTRAL ATTRIBUTE AND ENERGY EFFICIENCY

### STRATEGIES

**DENSIFY:**  
INFILL COMPACT PROJECT SHARES COMMUNITY SPACES WITH TWO EXISTING BUILDINGS ON THE CAMPUS. PROJECT IS ADJACENT TO PUBLIC TRANSPORTATION, FURTHER REDUCING RESIDENTS' CARBON FOOTPRINT PER PERSON FOR LIVING AND TRANSPORTATION.

**REDUCING ENERGY USE:**  
REDUCE MECHANICAL LOAD DEMANDS BY IMPROVING BUILDING ENVELOPE. REDUCE ELECTRIC DEMAND WITH ENERGY STAR PRODUCTS AND LEDS.

**ELECTRIFY:**  
ALL COOKING, LAUNDRY, WATER HEATING AND SPACE HEATING WILL BE ELECTRIC.

**LEGEND**

- OCCUPANT COMFORT (ACOUSTIC, THERMAL & AIR QUALITY)
- ENERGY EFFICIENCY
- LOW CARBON SYSTEM AND / OR MATERIAL
- RESPONSIBLE MATERIAL SELECTION
- WATER EFFICIENCY
- RENEWABLE ENERGY

- HOT WATER HEAT PUMP  
NO FOSSIL FUEL USED ON SITE
- CENTRALIZED ENERGY RECOVERY VENTILATOR (ERV)  
PROVIDING FRESH AIR TO DWELLING UNITS AND COMMON SPACES
- DAYLIGHT IN CORRIDORS
- PHOTOVOLTAIC (PV) ARRAY
- HIGH SOLAR REFLECTANCE INDEX (SRI) COOL ROOF

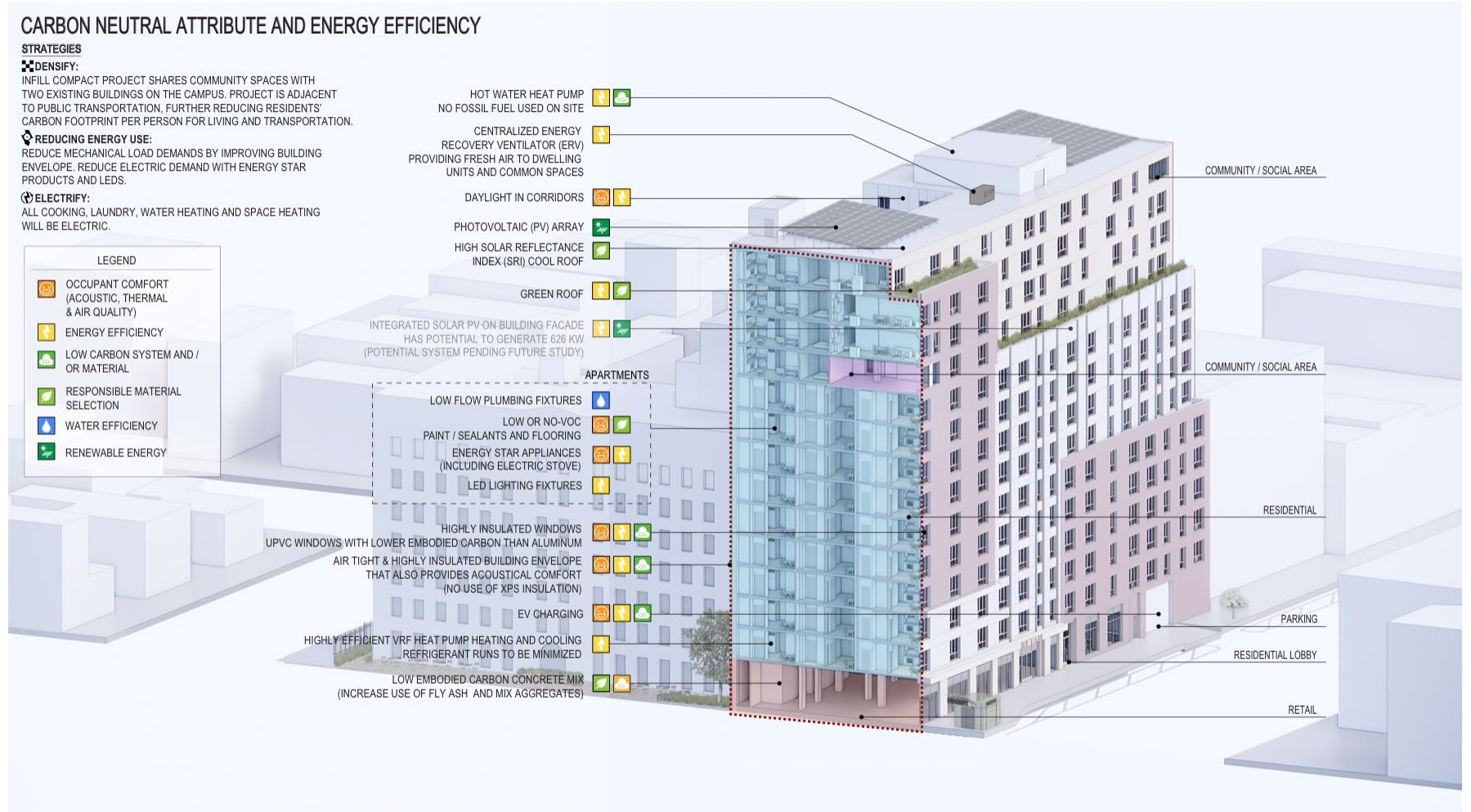
- GREEN ROOF
- INTEGRATED SOLAR PV ON BUILDING FACADE  
HAS POTENTIAL TO GENERATE 626 KW  
(POTENTIAL SYSTEM PENDING FUTURE STUDY)

- APARTMENTS**
- LOW FLOW PLUMBING FIXTURES
  - LOW OR NO-VOC PAINT / SEALANTS AND FLOORING
  - ENERGY STAR APPLIANCES (INCLUDING ELECTRIC STOVE)
  - LED LIGHTING FIXTURES

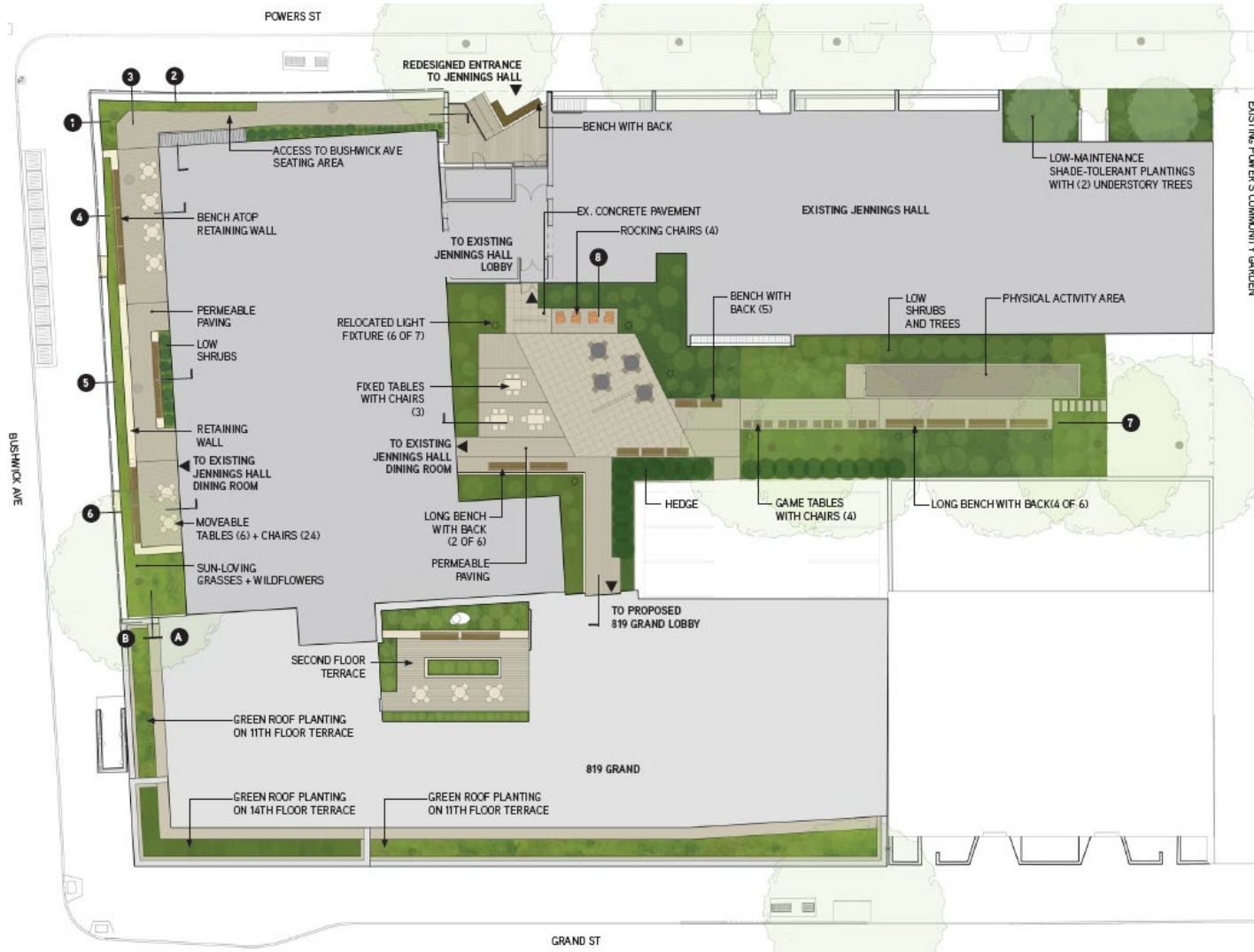
- HIGHLY INSULATED WINDOWS  
UPVC WINDOWS WITH LOWER EMBODIED CARBON THAN ALUMINUM
- AIR TIGHT & HIGHLY INSULATED BUILDING ENVELOPE THAT ALSO PROVIDES ACOUSTICAL COMFORT (NO USE OF XPS INSULATION)

- EV CHARGING
- HIGHLY EFFICIENT VRF HEAT PUMP HEATING AND COOLING  
REFRIGERANT RUNS TO BE MINIMIZED

- LOW EMBODIED CARBON CONCRETE MIX  
(INCREASE USE OF FLY ASH AND MIX AGGREGATES)



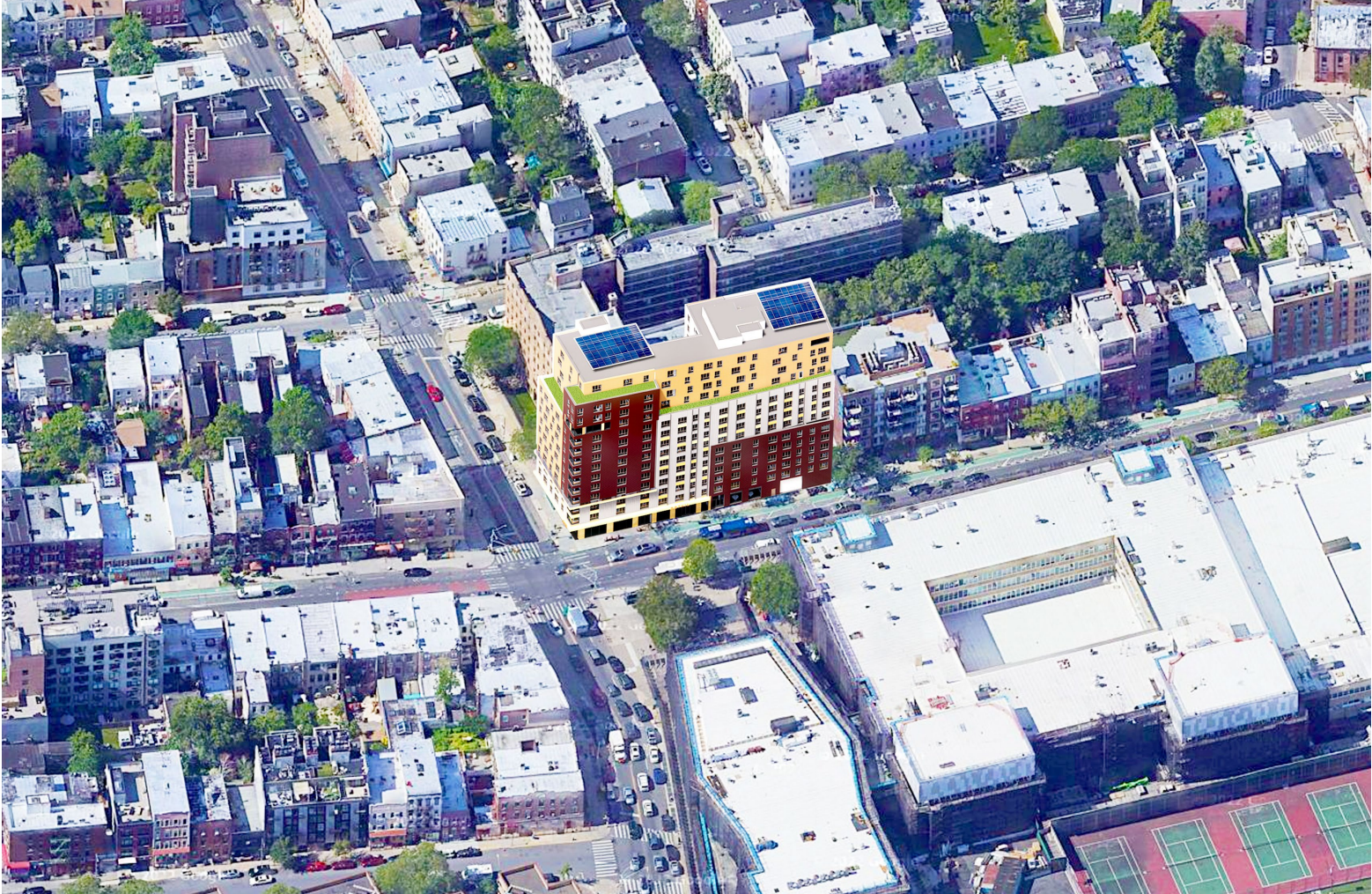
# LANDSCAPING IMPROVEMENTS



# ANTICIPATED TIMELINE

- June 2023 Preliminary meeting with Community Board 1
- Q3 2023 ULURP Certification
- Q3 2023 Community Board 1
- Q3 2023 Borough President Hearing
- Q4 2023 City Planning Commission Review
- Q4 2023 City Council
- Q1 2024 Anticipated ULURP approval
- Q2 2025 Construction commencement
- Q4 2026 Leasing commences
- Q2 2027 Construction completion & move-ins

# QUESTIONS?





RE: Notification of adult-use retail dispensary license application

License Type: New Establishment

Previous DBA:

License Number:

Dear Municipal Clerk/NYC Community Board:

This serves as notification that I (name) Edgar Kleydman and Giorgio Matesi of (dba) RMAN Holdings, LLC D/B/A High of Brooklyn Dispensary have obtained a provisional license from the Cannabis Control Board and intend to file an application for full licensure with the Office of Cannabis Management to open a

retail dispensary

on-site consumption business

23 MAY 26 9 11

in (county name) Kings County located at:

. This business, once the license is approved, shall be

Street: 185 Bedford Ave

Unit: Store Front

City of Brooklyn

Zip code: 11211

The mailing address is (if different from business location):

Street: 4313 18th Ave

Unit:

City/Town/Village: Brooklyn, NY

State: Zip code: 11218

(As applicable, name of business if different from above) has retained the legal services of (attorney or representative)

Name: Andrew Cooper, Esq. Falcon Rappaport & Berkman

Street: 1185 Ave of The Americas

Unit: ' ' 3rd Floor

City/Town/Village: New York, NY

State: Zip code: 10036

Telephone with area code: 516-599-0888

If you would like to express an opinion to the Cannabis Control Board please respond to this notification within 30 days by mail to:

Attn: Licensing Division  
New York State Office of Cannabis Management  
P.O. Box 2071  
Albany, NY 12220

Thank you.

23 MAY 26 9:42

Signed *E. Kleydman*

Today's date: 5/23/2023

EDGAR KLEYDMAN



Giorgio Matesi





# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
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VACANT  
FINANCIAL SECRETARY

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DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

June 13, 2023

## COMMITTEE REPORT

### SLA REVIEW AND DCWP COMMITTEE

TO: Chairperson Dealice Fuller  
And CB#1 Board Members

FROM: Arthur Dybanowski, Chair  
SLA Review & DCWP Committee

RE: Committee Meeting on May 23, 2023

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The SLA Review & DCWP Committee met at Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Avenue) at 6:30 pm on May 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: Dybanowski; Bachorowski; Barros; Bruzaitis; Daly; Foster, Miceli, Sofer, Weiser  
Absent: Cohen\* (\*Non-Board member)

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### LIQUOR LICENSES

#### NEW

1) 3 Times 483 INC, dba 3 Times, 483 Grand Street (New Application and Temporary Retail Permit, Liquor wine, Beer, Cider, Rest) **The applicant requests Postponement.**

- 2) 94 Wythe F&B LLC, dba Desert Five Spot, 94 Wythe Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, tavern, bar, Tavern) **Presenting at the Full Board.**
- 3) 996 Greenpoint LLC, dba TBD, 996 Manhattan Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, café, tavern, wine) **Committee recommends Approval.**
- 4) Blanco Perla Cocktails and Grill, 728 Driggs Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, bar and grill) **The applicant requests Postponement.**
- 5) 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, Bar, tavern) The Applicant request Postponement.
- 6) Corp to Be Formed By, Brice Jones, dba TBD, 240 Broadway, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, tavern) **Presenting at the Full Board Meeting.**
- 7) Idris M. Washington, Corp to be formed, dba About Last night, 1 Knickerbocker Avenue, New Application, and Temporary Retail permit, liquor, wine, beer cider, rest) **The Applicant did not appear. Committee recommends Denial.**
- 8) J&A Events LLC, dba TBD, 78 Kingsland Avenue (New Application, and Temporary Retail permit, liquor, wine, beer cider, Catering Facility) **Presenting at the Full Board Meeting.**
- 9) LFG Pizza LLC, 305 Bedford Avenue, (Class Change, liquor, wine, beer, cider, bar, tavern) Committee recommends Approval.
- 10) Lucky Bamboo LLC, dba Rose's R&R Bar, 457 Graham Avenue, (Alteration, liquor, wine, beer, cider, bar, tavern) **Committee recommends Approval. Approved: Dybanowski, Bachorowski, Sofer, Daly, Foster, Bruzaitis, Barros- Abstain, Miceli - Against**
- 11) New Christinas Polish Rest Corp, 853 Manhattan Avenue (New Application, Wine, Beer, Cider, Rest) **The Applicant did not appear. Committee recommends Denial.**
- 12) Medium Rare Williamsburg LLC, dba TBD, 34 North 6th Street (New Application and Temporary Retail Permit, wine, Beer, Cider, Rest) **The applicant requests Postponement.**
- 13) Polish Slavic Center Inc, DBA Polish and Slavic Center, 177 Kent Street, (New Application and Temporary Retail Permit, wine, beer, cider) **Committee recommends Approval.**

## RENEWAL

- 1) 89 Conselyea Realty LLC, dba Destefano's Dee Brooklyn Steakhouse, 593 Lorimer Street, (Renewal, liquor, wine, beer, cider, rest)
- 2) 426 Union Avenue LLC, dba Macri Park, 462 Union Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
- 3) Aurora East INC, dba Montesacro, 432 Union Avenue (Renewal liquor, wine, beer, cider, rest)
- 4) Berry Golf Club LLC, dba Cinderella Story, 8 Berry Street, (Renewal, liquor, wine, beer, cider, rest)
- 5) Black Rabbit bar LLC, dba Black Rabbit, 91 Greenpoint Avenue, (Renewal, liquor, wine, beer, cider, tavern)
- 6) Cervceria Havemeyer LLC, dba Cervceria Havemeyer, 149 Havemeyer Street, Store # 3, aka 257 South 2nd Street, (Renewal, liquor, wine, beer, cider, rest)
- 7) Coyoacan, Lorimer LLC, dba Zona Rosa, 571 Lorimer Street (Renewal, liquor, wine, beer, cider, rest)
- 8) Greenpoint Truck Stop INC., 278 Greenpoint Street, (Renewal, beer, cider)
- 9) Davis and Devore Group LLC, dba Teddy's Bar & Grill, 96 Berry Street (Renewal, liquor, beer, cider, rest)
- 10) Dingxiang INC, dba Birds of Feather, 191 Grand Street (Renewal, wine, beer, cider, rest)
- 11) Hinomaru Kitchen Inc., 513 Grand Street, (Renewal, liquor, wine, beer, cider, rest)
- 12) RCLY INC, dba Wasabi, 638 Manhattan Avenue (Renewal, liquor, wine, beer, cider, rest)
- 13) SNBP INC, dba Simple Cafe, 124 South 3rd Street (Renewal, Wine, Beer, Cider, Rest)
- 14) Sterling Caterers Inc, dba Ateres Avrohom, 75 Ross Street (Renewal, Liquor, Wine, Beer, Cider, catering facility)
- 15) Terasa North Ninth LLC, dba Teresa North Ninth, 145 Bedford Avenue, (Renewal, liquor, wine, beer, cider, rest)

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 the **APPROVAL** of all Renewal applications.

## PREVIOUSLY POSTPONED ITEMS :

- 1) P & B of Bayside Corp, 33 McGuinness Blvd, (New application and Temporary Retail Permit, rest) Applicant requests Postponement. **The Applicant request Postponement.**
- 2) NY Not- for- Profit entity to be formed by Dawson Stellberger, dba TBD, 154 Scott Avenue, liquor, wine, beer, cider, club (members only not-for-profit) **Committee recommends Denial**
- 3) Riam Food LLC, dba Cellar At 42, 426 South 5th Street (New Application and Temporary Retail Permit, wine, beer, cider, rest) **Committee recommends Approval with Stipulations: No outdoor space or structure.**
- 4) Taku New York Inc., dba TBD, 29 Greenpoint Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, fast casual dining concept (Tavern) **This was previously Approved in the April Meeting.**

- 5) The Second City New York LLC, dba TBD, 64 North 9th Street, (New Application, liquor, wine, beer, cider, theater, and bar) **Committee recommends Approval**
- 6) BTH Bar Brooklyn LLC, dba Bury The Hatchet Brooklyn, 25 Noble Street, Unit 106, (Class Change, liquor, wine, beer, cider, recreation facility, exhibition hall) Applicant request Postponement. **The Applicant request Postponement.**
- 7) Glaze Williamsburg One LLC, dba TBD, 145 North 4th Street, (New Application and Temporary Retail Permit, wine, beer, cider, rest) **Applicant requests Postponement.**
- 8) Palm Sunrise 53 LLC, 53 Scott Avenue, (New Application, liquor, wine, beer, cider, catering facility) **Presenting at the Full Board Meeting.**
- 9) X-Golf Brooklyn LLC, 109 North 13 Street, (New Application, liquor, wine, beer, cider, recreation facility, exhibition hall) **The Applicant requests Postponement.**
- 10) Koureli Brooklyn LLC, dba TBD, 35 Commercial Street Unit 2, (New Application, and Temporary Retail Permit, liquor, wine, beer, cider, rest) **Applicant requests Postponement.**
- 11) Elsewhere LLC, dba Elsewhere, 599 Johnson Avenue, (Alteration, liquor, wine, beer, cider, cabaret) **Applicant requests Postponement.**
- 12) Salka Food LLC, dba Copper Mug Coffee, 131 North 14th Street, (New Application, wine, beer, cider, rest) **Applicant requests Postponement.**

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**The next meeting of the SLA Review & DCWP Committee is scheduled as follows:**

**WHEN: Thursday, June 15, 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

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

June 28, 2023

Chairman Vincent G. Bradley  
NYSLA  
80 S. Swan Street  
Albany, New York 12210-8002

**RE: SLA APPLICATIONS**

Dear Chairman Bradley:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1 held Via Webex in the evening on June 13, 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. 3 Times 483 INC, dba 3 Times, 483 Grand Street (New Application and Temporary Retail Permit, Liquor wine, Beer, Cider, Rest). **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. 94 Wythe F&B LLC, dba Desert Five Spot, 94 Wythe Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, tavern, bar, Tavern) **Withdrew from Presenting at the Full Board on June 13, 2023.**
3. 996 Greenpoint LLC, dba TBD, 996 Manhattan Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, café, tavern, wine) **Committee recommends Approval.** The board members voted to support the recommendation to APPROVE the application. The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"

4. Blanco Perla Cocktails and Grill, 728 Driggs Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, bar, and grill) **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. 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, Bar, tavern)
6. Corp to Be Formed By, Brice Jones, dba TBD, 240 Broadway, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, tavern) **Applicant Presented at the Full Board Meeting on June 13, 2023. The SLA Review & DCA Committee recommendation will be voted at the Full Board Meeting on September 12, 2023.**
7. Idris M. Washington, Corp to be formed, dba About Last night, 1 Knickerbocker Avenue, New Application, and Temporary Retail permit, liquor, wine, beer, cider, rest) **The Applicant did not appear. Committee recommends Denial.** The board members voted to support the recommendation to DENY the application. The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
8. J&A Events LLC, dba TBD, 78 Kingsland Avenue (New Application, and Temporary Retail permit, liquor, wine, beer, cider, Catering Facility) **Applicant Withdrew Application.**
9. LFG Pizza LLC, 305 Bedford Avenue, (Class Change, liquor, wine, beer, cider, bar, tavern) **Committee recommends Approval.** The board members voted to support the recommendation to APPROVE the application. The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
10. Lucky Bamboo LLC, dba Rose's R&R Bar, 457 Graham Avenue, (Alteration, liquor, wine, beer, cider, bar, tavern) **Committee recommends Approval. Approved: Dybanowski, Bachorowski, Sofer, Daly, Foster, Bruzaitis, Barros- Abstain, Miceli – Against** The board members voted to support the recommendation to APPROVE the application. The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
11. New Christinas Polish Rest Corp, 853 Manhattan Avenue (New Application, Wine, Beer, Cider, Rest) **The Applicant did not appear. Committee recommends Denial.**

The board members voted to support the recommendation to DENY the application. The Vote was: 29 “Yes”, 0 “No”,0“Abstentions”

12. Medium Rare Williamsburg LLC, dba TBD, 34 North 6th Street (New Application and Temporary Retail Permit, wine, Beer, Cider, Rest) **Applicant requested Postponement.** The board members voted to support the recommendation to POSTPONE the Application. The vote was: 29 Yes", 0"No", 0"Abstentions”
13. Polish Slavic Center Inc, DBA Polish and Slavic Center, 177 Kent Street, (New Application and Temporary Retail Permit, wine, beer, cider) **Committee recommends Approval.** The board members voted to support the recommendation to APPROVE the application. The Vote was: 29 “Yes”, 0 “No”,0“Abstentions”

**RENEWAL:**

1. 89 Conselyea Realty LLC, dba Destefano’s Dee Brooklyn Steakhouse, 593 Lorimer Street, (Renewal, liquor, wine, beer, cider, rest)
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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

The board members voted to support the APPROVAL OF THE RENEWALS.

The vote was as follows: 29 "Yes"; 0" No"; 0"ABSTENTIONS".

**PREVIOUSLY POSTPONED ITEMS:**

- 1) P & B of Bayside Corp, 33 McGuiness Blvd, (New application and Temporary Retail Permit, rest) Applicant requests Postponement. **The Applicant request Postponement.** Applicant requested Postponement. The board members voted to support the recommendation to POSTPONE the Application. The vote was: 29 Yes", 0"No", 0"Abstentions"
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- 3) Riam Food LLC, dba Cellar At 42, 426 South 5th Street (New Application and Temporary Retail Permit, wine, beer, cider, rest) **Committee recommends Approval with Stipulations: No outdoor space or structure.** The board members voted to support the recommendation to APPROVE the application. With the Stipulations: No outdoor space or structure. The Vote was: 29 "Yes", 0"No",0"Abstentions"
- 4) Taku New York Inc., dba TBD, 29 Greenpoint Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, fast casual dining concept (Tavern) **This was previously Approved in the April Meeting.**
- 5) The Second City New York LLC, dba TBD, 64 North 9th Street, (New Application, liquor, wine, beer, cider, theater, and bar) **Committee recommends Approval.** The board members voted to support the recommendation to APPROVE the application. The Vote was: 29 "Yes", 0"No",0"Abstentions"
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0"Abstentions"

- 8) Palm Sunrise 53 LLC, 53 Scott Avenue, (New Application, liquor, wine, beer, cider, catering facility) **Applicant Presented at the Full Board Meeting June 13, 2023.**
- 9) X-Golf Brooklyn LLC, 109 North 13 Street, (New Application, liquor, wine, beer, cider, recreation facility, exhibition hall) **The Applicant requests Postponement.** Applicant requested Postponement. The board members voted to support the recommendation to POSTPONE the Application. The vote was: 29 "Yes", 0 "No", 0"Abstentions"
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- 11) Elsewhere LLC, dba Elsewhere, 599 Johnson Avenue, (Alteration, liquor, wine, beer, cider, cabaret) **Applicant requests Postponement.** Applicant requested Postponement. The board members voted to support the recommendation to POSTPONE the Application. The vote was: Yes", "No", 0"Abstentions"
- 12) Salka Food LLC, dba Copper Mug Coffee, 131 North 14th Street, (New Application, wine, beer, cider, rest) **Applicant requests Postponement.** Applicant requested Postponement. The board members voted to support the recommendation to POSTPONE the Application. The vote was: 29" Yes", 0"No", 0"Abstentions"

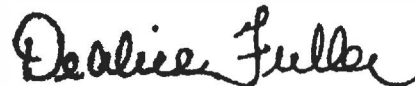
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**The next meeting of the SLA Review & DCWP Committee is scheduled as follows:**

**WHEN:** To Be Announced  
**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  
Chairperson



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

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Website: [www.nyc.gov/brooklyncb1](http://www.nyc.gov/brooklyncb1)

HON. ANTONIO REYNOSO  
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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

June 13, 2023

**COMMITTEE REPORT**  
**Land Use, ULURP, Landmarks (subcommittee)**  
**Committee**

**TO:** Chairperson Dealice Fuller and CB1 Board Members

**FROM:** Del Teague, Committee Chair

**RE:** Land Use Committee Report from June 5, 2023

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The Committee met in the Evening of June 5, at, 6:30 PM Via WEBEX.

**ATTENDANCE**

Present: Teague; Chesler; Kantin; Kelterborn; Meyers; Rabbi Niederman; Sofer; Vega; Weiser; Berger\*; Kawochka\*; (\**non-board member*)

Absent: Kaminski; Drinkwater; Indig; Miceli; Weiser; Naplatarski\*; Stone;(\**non-board member*)

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**AGENDA**

A quorum was present.

**AGENDA**

**1. PRESENTATION: DEPARTMENT OF CITY PLANNING "CITY OF YES FOR CARBON NEUTRALITY" CITYWIDE ZONING TEXT AMENDMENT (N 230113**

**3 ZRY)**-The NYC Department of City Planning in close consultation with the Mayor's Office of Climate and Environmental Justice (MOCEJ) is proposing a citywide zoning text amendment to implement changes to the City's Zoning Resolution to remove impediments to, and expand opportunities for, decarbonization projects within all zoning

districts, and across all 59 of the City's Community Districts. NYC City Planning

**Note: The printout of the presentation is attached to this report.**

Emily Bachman and Kerensa Wood presented.

The presenters explained that this proposed zoning text amendment is basically designed to allow developers and homeowners to change some of the current zoning regulations that would interfere with compliance to laws that have been passed regarding building retrofitting, decarbonization, and carbon neutrality, such as local law 97. As the printout of the presentation is attached, this report will merely summarize the lengthy presentation.

The new laws provide for decarbonizing the energy grid by 2040. The city proposes zoning changes that will encourage more local energy storage, such as removing impediments to solar canopies on roof tops and over parking lots, creating new tools for on-shore wind generation, and updating energy storage rules.

In order to facilitate vehicular decarbonization the city will provide for more charging places; and will promote usage of bikes, scooters, and mass transit. Chargers will be allowed in commercial districts and some residential spaces that will share with the public; and rules regarding flex parking/car rental sharing and bike parking will be updated.

Rules regarding stream water runoff, composting, and local food production on roof tops will be updated in order to decarbonize waste streams. Permeable/porous paving will be encouraged and requirements regarding roof top greenhouses will be streamlined.

### **Discussion**

The committee asked for details about the plans for enforcement and fines which, under local law 97, will start in 2024. We were told that DOB has not yet issued enforcement plans.

As most of the proposed amendments only provides for removing red tape that makes it harder to comply with the new laws, the committee voted to recommend approval of the proposals **with the exception of the provision that allows the storage of building-scale batteries on residential roof tops**. The committee explained to the presenters our deep concerns about the safety of these storage systems at this time. We talked about our objection to the placement of the batteries on the roof of 315 Berry Street, especially after being told by representatives of the FDNY that the department does not have experience in dealing with fires caused by these building-scale batteries.

### **Resolution:**

The committee voted unanimously to approve of the proposals, **except number 4, which deals with energy storage systems on buildings. That provision should be denied until the FDNY establishes protocols for extinguishing fires caused by building-scale energy storage systems (ESS).**

Vote: 10 in favor; 0 opposed.

## **New Business**

### **Two Trees application to the Public Design Commission for two design treatments of the Refinery:**

- 1- Uplighting the refinery; and
- 2- A distinctive sidewalk around the Marquis entrance.

Dave Lombino presented. He explained that he was just told by the Design Commission that he would need to notify the Board of this application and give the Board an opportunity to respond. He informed us that there is no absolute requirement to hold a public hearing.

In order to avoid the need for reconvening the Board over the summer, the committee agreed to allow Mr. Lombino to present to the committee under New Business, and for the full Board to address the application by a motion within this Land Use Report.

**Note: The printout of the presentation is attached to this report.**

#### **Uplighting:**

The refinery already has the proposed gentle uplighting around three sides of the building, all of which are on private streets and did not need to come to the Board. The fourth side of the building is on Kent Avenue, a public street. The committee noted that the lighting that is in place is very subtle and attractive and will be a welcome addition on Kent Avenue both aesthetically and for safety reasons. In addition, Mr. Lombino responded to a question by a community resident about the ability to move the light poles if the city decides to add barriers or change bike lanes. Mr. Lombino said that the poles are designed to accommodate any future plans the city may have to install barriers or change bike lanes.

#### **Distinctive sidewalk in front of the entrance:**

The plan is to highlight and demarcate the entrance area on Kent Avenue with slightly darker grey pavers made of smaller blocks. The committee felt that the demarcation proposed was subtle, appropriate, and attractive.

#### **Resolution:**

The committee voted unanimously to approve the application.

Vote: 9 yes; 0 opposed.

city of **yes**

city of **solar**  
city of **health**  
city of **energy**  
city of **carbon neutrality**  
city of **resilience**





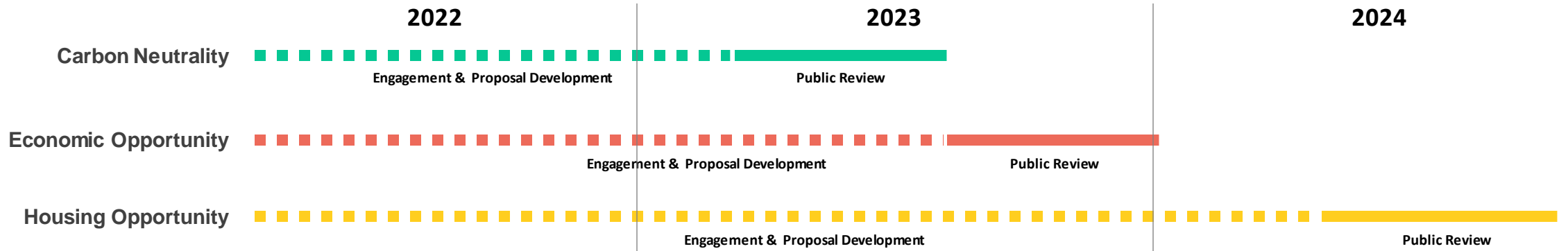
**for Carbon Neutrality**  
Expanding opportunities for decarbonization projects



**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



## Why carbon?

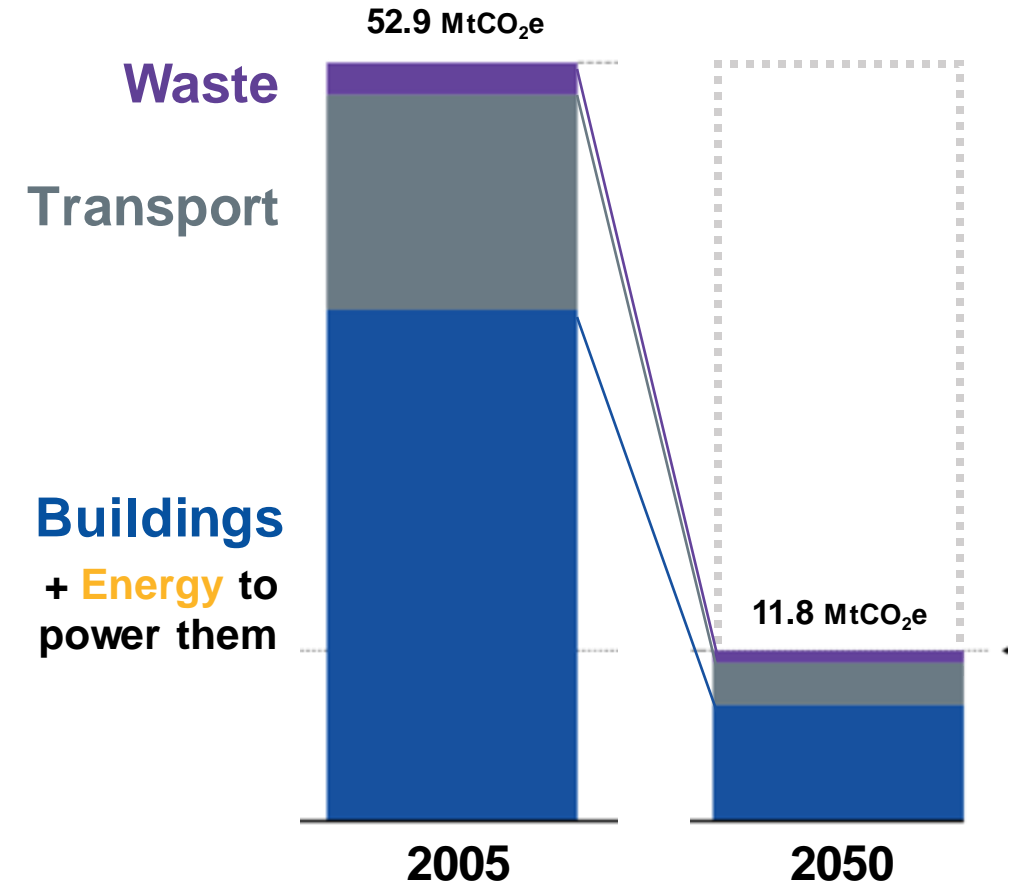
- We are in a **climate emergency**, caused by greenhouse gas emissions.
- Carbon dioxide (CO<sub>2</sub>) is the **primary greenhouse gas (GHG)** emitted through human activities - **80% of US GHG** emissions in 2019.
- CO<sub>2</sub> is largely produced through the **burning of fossil fuels**
- Paris Agreement aims to limit global warming to 2°C and **avoid greater climate damage** by curbing GHG



# What do we mean by a "carbon-neutral city"?

It's a city where we've...

- 1. Reduced our energy needs**  
(retrofit buildings to be efficient)
- 2. Cleaned the grid**  
(decarbonize the source of electricity)
- 3. Electrified buildings + vehicles**  
(all remaining energy needs are powered by the clean electric grid)



Necessary operational carbon reductions to meet 2050 goals, in millions of metric tons of carbon dioxide equivalent.  
Source: NYC's Roadmap to 80x50

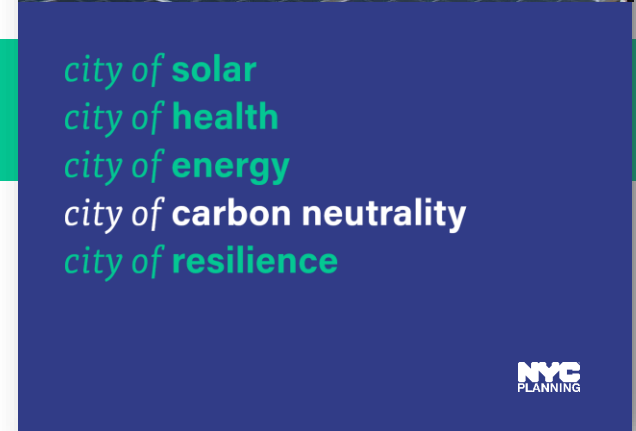
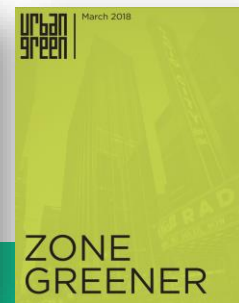


Recap

# What has New York City already done?



**2012:** Designed to support elective, progressive experiments with “green building features”



**2023:** Respond to the climate crisis by removing zoning impediments to urgent retrofitting work, solar, energy storage, and EVs

# Engagement process to date



*to date:*

**Four** open-to-the-public pre-referral info sessions

**100+** meetings with stakeholders

**Two** in-depth working sessions convened with Urban Green Council

# Where do we need to go? How can zoning help?

Meeting the challenge of our climate crisis is a massive undertaking.

We've worked with our partner agencies, as well as dozens of non-profit and private-sector groups, to understand what they're working on – and how zoning can help support their efforts.



Inclusion here does not necessarily indicate endorsement.

## Goal 1

# Decarbonize our energy grid

By 2040, the New York energy grid must be 100% renewably-based

see: [2019 NYS CLCPA](#)



Since 2016, we have an ambitious goal for solar in NYC – and to date, we’re only a third of the way there.

see: [2016 Climate Week NYC](#)

The grid of the future will be less centralized with ‘distributed resources’ spread across the city

see: [2015 NYS Reforming the Energy Vision](#)

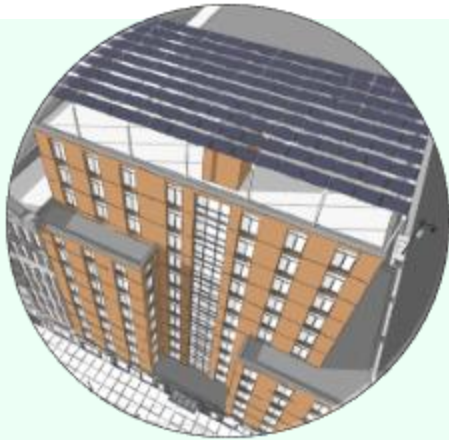


To store clean energy, and respond to demand, gigawatts of local energy storage will be crucial.

see: [2022 State of the State](#)

## Goal 1

# Decarbonize our energy grid



**1. Rooftop solar:**  
remove zoning impediments to allow up to 100% coverage



**2. Parking lots:**  
ensure zoning always allows solar canopies



**3. Community Solar:**  
allow renewable energy generation in all zoning districts



**4. Energy Storage:**  
allow some facilities as-of-right in all zoning districts



**5. On-shore wind:**  
create a tool for future review of proposed wind

## Goal 2

# Decarbonize our building stock

Our buildings are NYC's biggest source of CO<sub>2</sub> emissions

see: [2019 NYS CLCPA](#)

To decarbonize our building stock, virtually every one of our city's 1,000,000+ buildings will need to be retrofit.

2015 Roadmap to 80x50

Windows and walls will need to be improved or replaced with new efficient ones.



Large buildings (> 25,000 sf) that fail to cut their CO<sub>2</sub> emissions will face steep fines

2019 NYC Climate Mobilization Act (Local Law 97)

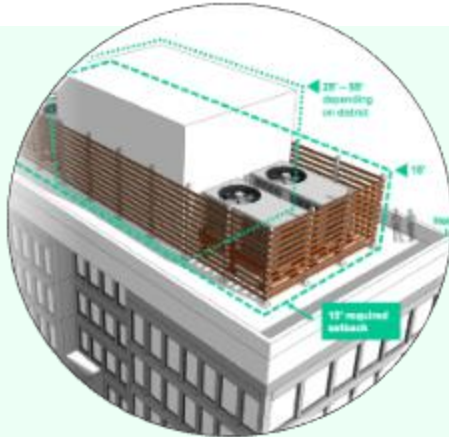
New buildings will be prohibited from installing fossil-fuel equipment  
Local Law 154

Boilers and furnaces will need to be replaced with all-electric heat pumps



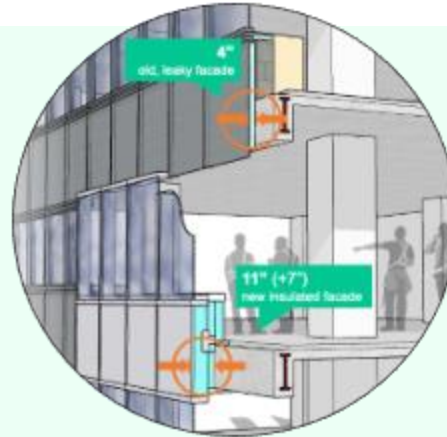
## Goal 2

# Decarbonize our building stock



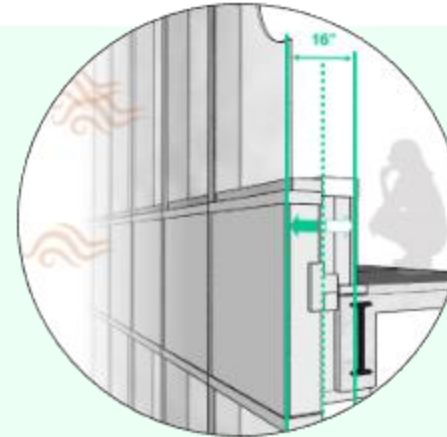
### 6. Electrification retrofits:

expand rooftop and yard allowances to accommodate increased need for outdoor electrified equipment like heat pumps



### 7. Building exterior retrofits:

fix rules to ensure that the widest range of exterior retrofits are allowed.



### 8. Fix Zone Green:

update and improve this floor area exemption to ensure it continues to promote better-than-code performance.



### Funding?

NYC Accelerator from the MOCEJ can help connect homeowners to funding assistance.

## Goal 3

# Decarbonize our vehicles

Less than 1% of the 2,000,000 cars registered in NYC are zero-emission.

see: [NYS DMV, 2021](#)



One of the biggest hurdles to achieving **EV adoption** is finding a place to charge overnight.

see: [The New York Times](#)

By 2035, all vehicles sold in NYS must be EV; demand for charging will rapidly increase

see: [NYS Adv. Clean Cars II](#)



A one-to-one transition to EVs is not the solution. We also need to promote greater use of **bicycles**, **e-mobility**, and **mass transit**.

see: [2016 PlaNYC](#)



## Decarbonize our vehicles



**9. Vehicle charging:**  
expand allowance to all Commercial Districts



**10. Charge-sharing:**  
allow a % of residential spaces to be shared w/ the public



**11. Parking flex:**  
streamline car-sharing, car rental, and commercial parking rules in non-residential facilities



**12. Automated parking:**  
expand rules to encourage more automated facilities outside the Manhattan Core



**13. Bike parking:**  
add rules for storage and charging

## Goal 4

# Decarbonize our waste streams

Our waste stream only accounts for 4% of our City's greenhouse gas footprint – but there are some **clear steps** to take.

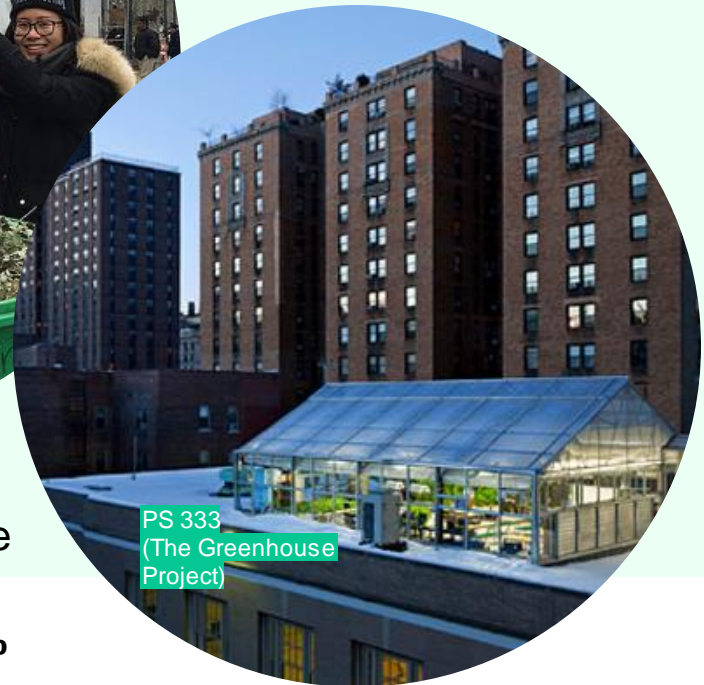
80x50

Reducing stormwater runoff also reduces the need for energy-intensive stormwater treatment



By diverting organic material from the waste stream, we can reduce our solid waste by **45%**

Supporting local food systems can also play a role in reducing CO<sub>2</sub> associated with food.



## Decarbonize our waste streams



**14. Porous paving:** clarify language to ensure permeable paving is allowed.



**15. Street Trees:** update rules to accommodate new rain garden prototypes



**16. Organics:** add new use regulations clarifying when composting and recycling are allowed.



**17. Rooftop greenhouses:** simplify the process for adding them by allowing as-of-right

# Summary of proposal



## ENERGY

1. **Rooftop solar:** removing zoning impediments.
2. **Solar parking canopies:** remove zoning impediments to allow.
3. **Solar:** ensure standalone generation is allowed
4. **On-shore wind:** add a new tool for the CPC to consider future applications
5. **Energy storage (ESS):** add new rules to allow grid-supporting ESS in a wide range of zoning districts



## BUILDINGS

6. **Electrification retrofits:** expand rooftop and yard allowances to accommodate increased need for outdoor electrified equipment like heat pumps
7. **Building exterior retrofits:** fix rules to ensure that the widest range of exterior retrofits are allowed.
8. **Fix Zone Green:** update and improve this floor area exemption to ensure it continues to promote better-than-code performance.



## TRANSPORTATION

9. **Vehicle charging:** expand allowance to all Commercial Districts
10. **Charge-sharing:** allow a % of residential spaces to be shared w/ the public
11. **Parking flex:** streamline car-sharing, car rental, and commercial parking rules
12. **Automated parking:** expand rules to encourage more automated facilities
13. **Bike parking:** add rules for storage and charging



## WASTE & WATER

14. **Porous paving:** clarify language to ensure permeable paving is allowed.
15. **Street Trees:** update rules to accommodate new raingarden prototypes
16. **Organics:** add new use regulations clarifying when composting and recycling are allowed.
17. **Rooftop greenhouses:** simplify the process to allow them as-of-right

# Beginning the public review process



CB Review:  
**All 59**  
Community  
Boards

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

Continued  
coordination with  
partner agencies

Continued  
collaboration with  
subject experts

May  
**16**

LCV Panel  
@ AIA

Council Review:  
**All 51**  
Council  
Districts

*Approximate schedule of public review, for illustrative purposes only*



Thank you!



## Distinctive Sidewalk and Uplighting at The Refinery (292 Kent Avenue)

PUBLIC DESIGN COMMISSION  
CONCEPTUAL REVIEW

May 26, 2023

292 KENT AVENUE  
BROOKLYN, NY 11249



**LANGAN**

**JAMES  
CORNER  
FIELD  
OPERATIONS**

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# BOROUGH AND NEIGHBORHOOD LOCATION MAP



DOMINO CAMPUS



# OVERVIEW OF THE DOMINO DEVELOPMENT

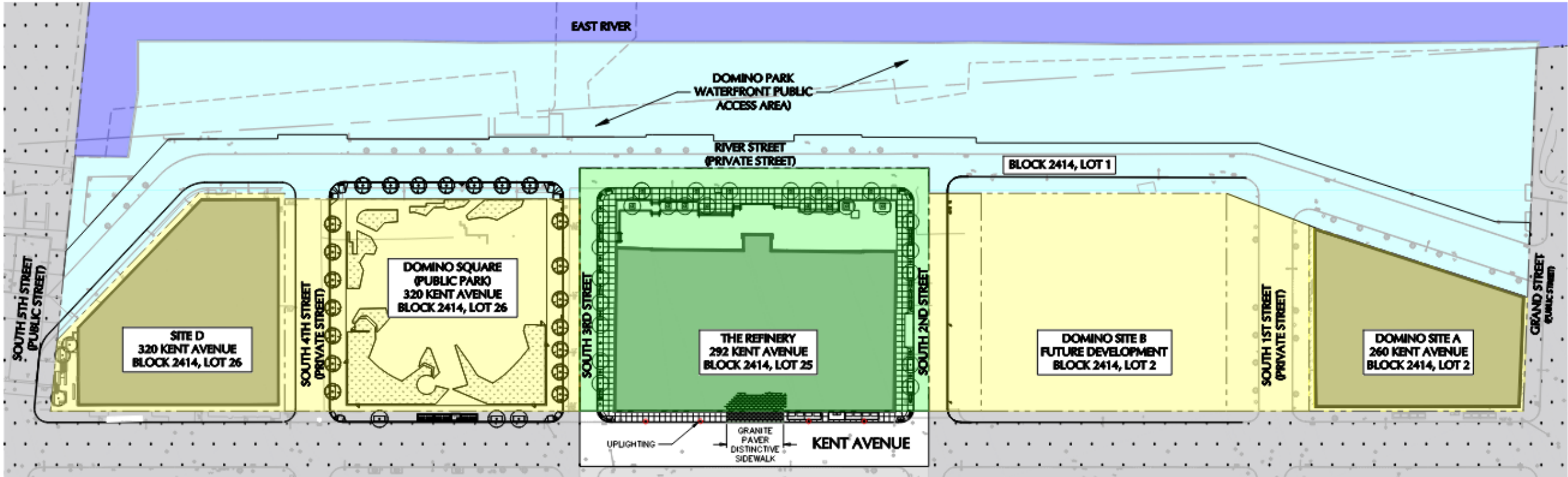


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# OVERVIEW OF THE DOMINO DEVELOPMENT (PLAN VIEW)



## LEGEND:



THE REFINERY



ADJACENT PRIVATE DEVELOPMENTS OWNED BY APPLICANT



THE REFINERY PUBLIC R.O.W. FRONTAGE

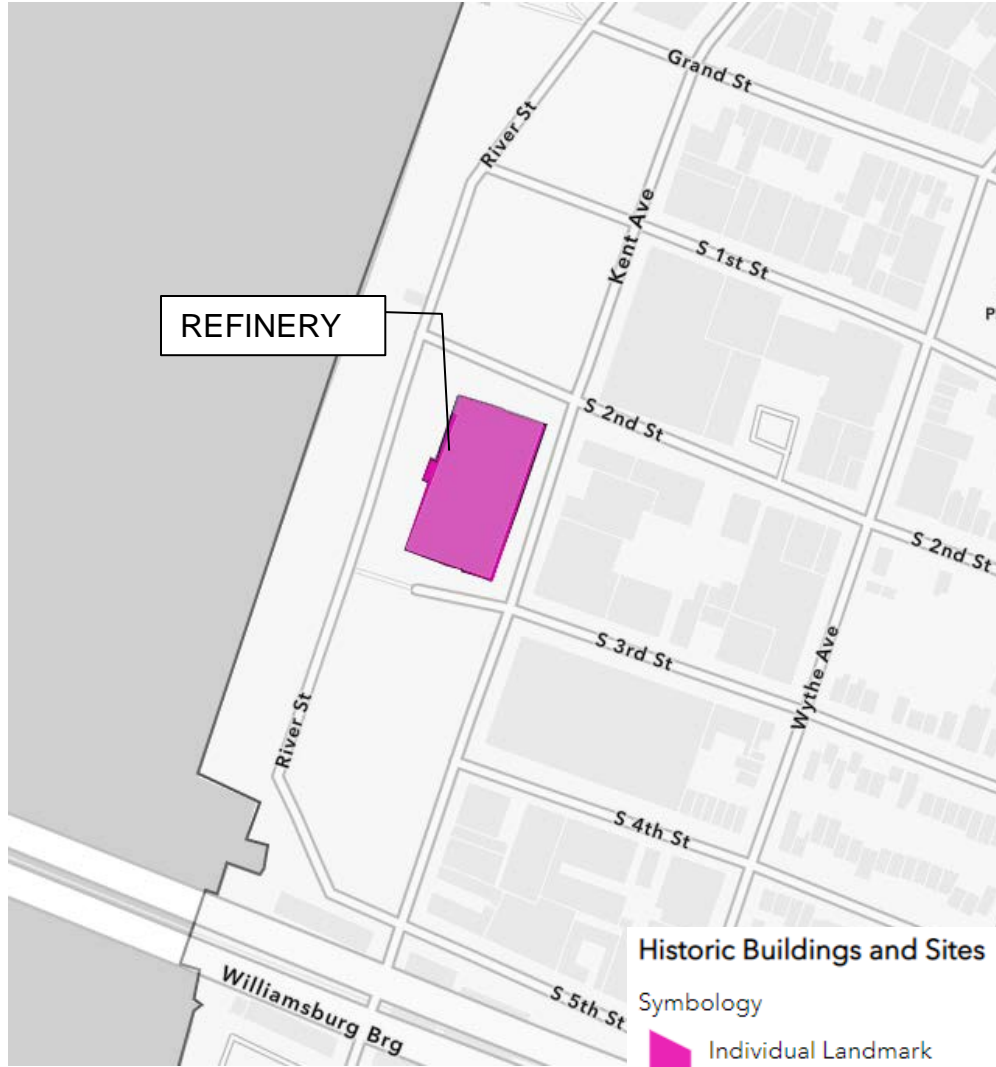


ADJACENT NEIGHBORHOOD PUBLIC R.O.W. FRONTAGE



DOMINO PARK WATERFRONT PUBLIC ACCESS AREA

## HISTORY OF THE REFINERY



The Refinery has immense historical value. The campus covered approximately eleven acres and required thousands of workers. All types of sugar were produced “from the dominoes and cubes of cut loaf, through the various grades of hard sugars, down to the cheaper grades of yellow, or straw-colored sugars.” It was a major Brooklyn employer, and the great majority were men and recent immigrants who worked around the clock, in ten-hour shifts. Designated in 2007, the LPC found that among its important qualities, the former Havemeyers & Elder Filter, Pan & Finishing House (aka the Refinery) is an important reminder of the era when sugar production was Brooklyn’s most important industry; that these three conjoined brick structures are among the largest and most significant to survive from this period in New York City; that the Filter House, at approximately 155 feet, was once the tallest building on the Brooklyn waterfront. The facades are built of reddish brick, patched with both historic and non-historic brick. The brick under went a nearly \$10M, two-year restoration.

# THE REFINERY – EXISTING AND PROPOSED RESTORATION



BEFORE RESTORATION



RENDERING OF FINAL RESTORATION

HISTORIC FAÇADE RESTORATION OF THE REFINERY



JUNE 2020



SEPTEMBER 2020



AUGUST 2021



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# LIGHTING



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# OVERALL BUILDING UPLIGHT STRATEGY



## STE02 - OUTER PERIMETER LIGHTING

**LUMENPULSE**  
LED GRAZER FIXTURE  
TUNABLE WARM WHITE (2200K-3000K)



## PRE01/02 - PROJECTORS ON POLE

**ERCO (MOUNTED TO 15-FOOT POLE)**  
PROJECTOR WITH FLOOD/SPOT OPTIC  
WARM WHITE (2700K)



## STE02 & PRE01/2

**COMBINED EXTERIOR FACADE LIGHTING (NOT INCLUDING CHIMNEY LIGHTING IN CALCULATION)**



# PUBLIC GROUND FLOOR OF THE REFINERY



DOMINO REFINERY | WILLIAMSBURG, BROOKLYN

03.20.2023 | FIELD OPERATIONS



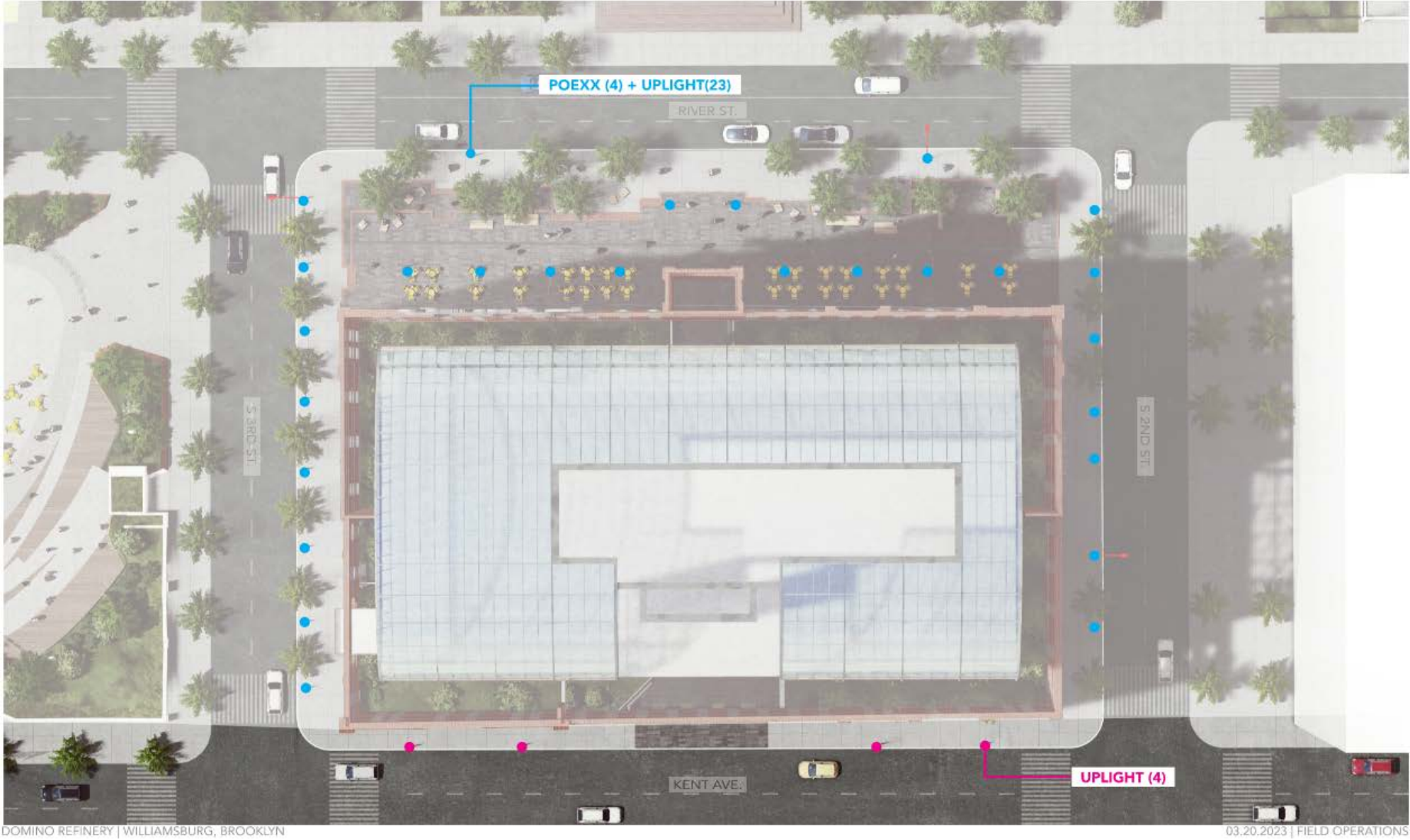
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# OVERALL EXTERIOR LIGHTING STRATEGY



DOMINO REFINERY | WILLIAMSBURG, BROOKLYN

03.20.2023 | FIELD OPERATIONS

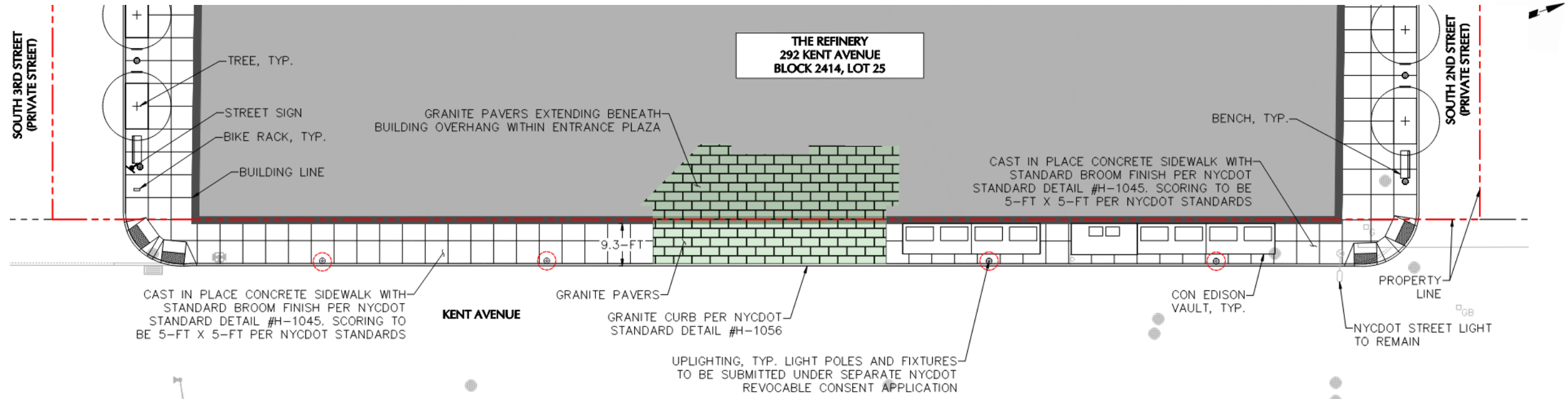


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# PUBLIC R.O.W. STREET FRONTAGE PLAN ENLARGEMENT



## LEGEND

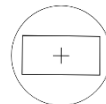
--- BLOCK 2414, LOT 26 LOT LINE

--- ADJACENT LOT LINE

GRANITE PAVERS

CON EDISON VAULT

PEDESTRIAN RAMP



TREE



UPLIGHTING



STREET SIGN

ARCHITECTURAL PRECEDENTS WITH FAÇADE UPLIGHTING



METROPOLITAN MUSEUM, NYC



HUNTERS POINT LIBRARY, QUEENS



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JAMES CORNER FIELD OPERATIONS

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ARCHITECTURAL PRECEDENTS WITH FAÇADE UPLIGHTING



PHILADELPHIA 30<sup>TH</sup> ST STATION



HIGH LINE, NYC



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REFINERY R.O.W. STREET FRONTAGE RENDERING – FACING LOBBY, LOOKING WEST ON KENT AVE



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REFINERY R.O.W. STREET FRONTAGE RENDERING – FACING LOBBY, LOOKING NORTH ON KENT AVE



**LANGAN**

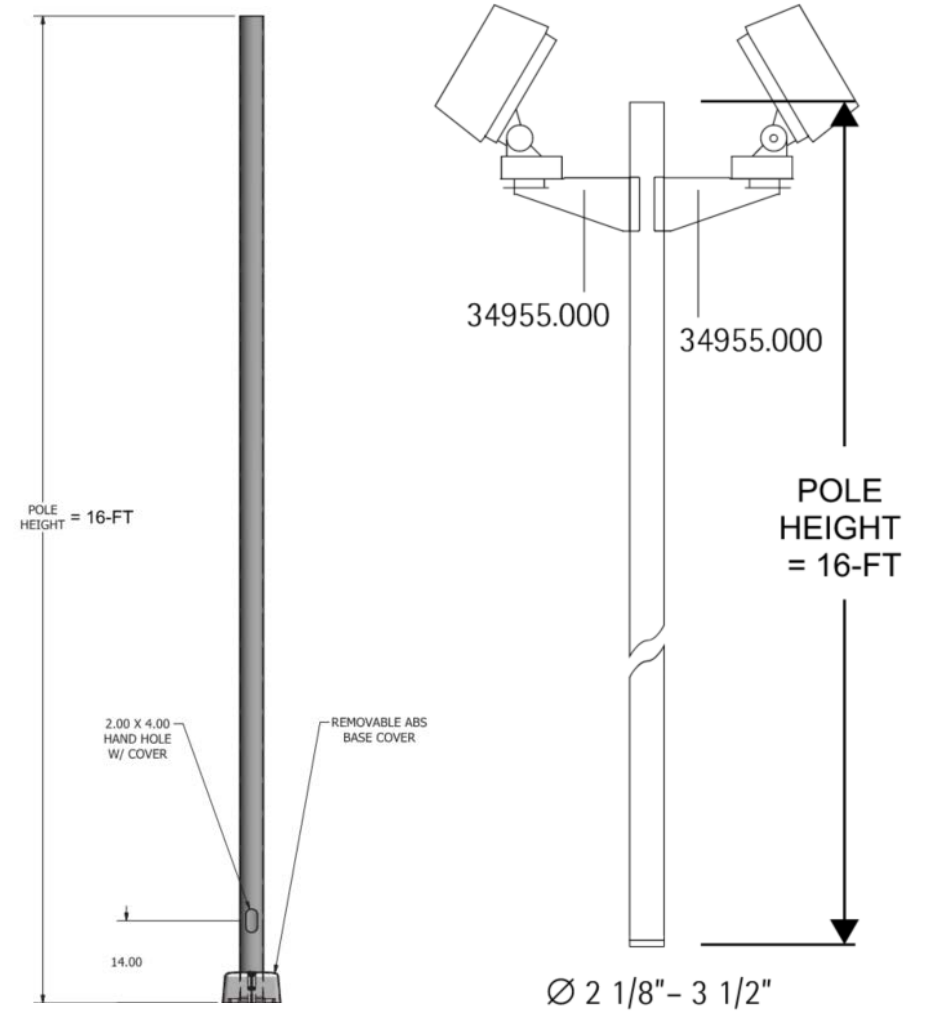
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# UPLIGHTING MATERIALS



LIGHTING FIXTURE DETAIL



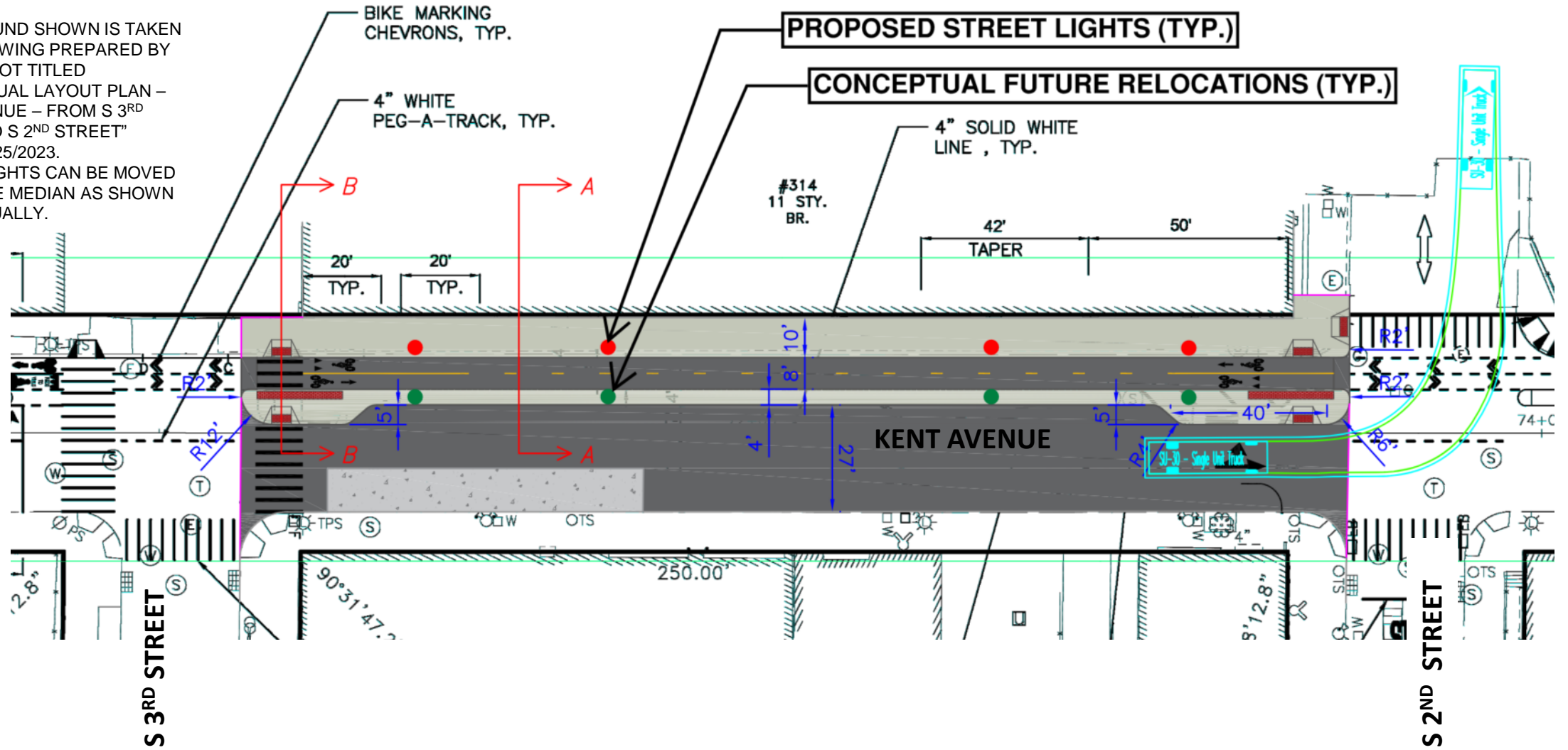
LIGHTING POLE DETAIL

NOTE: LIGHT FIXTURES & LIGHT POLES TO BE SUBMITTED UNDER SEPARATE NYCDOT REVOCABLE CONSENT APPLICATION

# NYC DOT CONCEPTUAL LAYOUT PLAN FOR KENT AVENUE

NOTES:

1. BACKGROUND SHOWN IS TAKEN FROM DRAWING PREPARED BY THE NYC DOT TITLED "CONCEPTUAL LAYOUT PLAN – KENT AVENUE – FROM S 3<sup>RD</sup> STREET TO S 2<sup>ND</sup> STREET" DATED 04/25/2023.
2. STREET LIGHTS CAN BE MOVED TO FUTURE MEDIAN AS SHOWN CONCEPTUALLY.





# DISTINCTIVE SIDEWALK



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# PUBLIC GROUND FLOOR LOBBY OF THE REFINERY

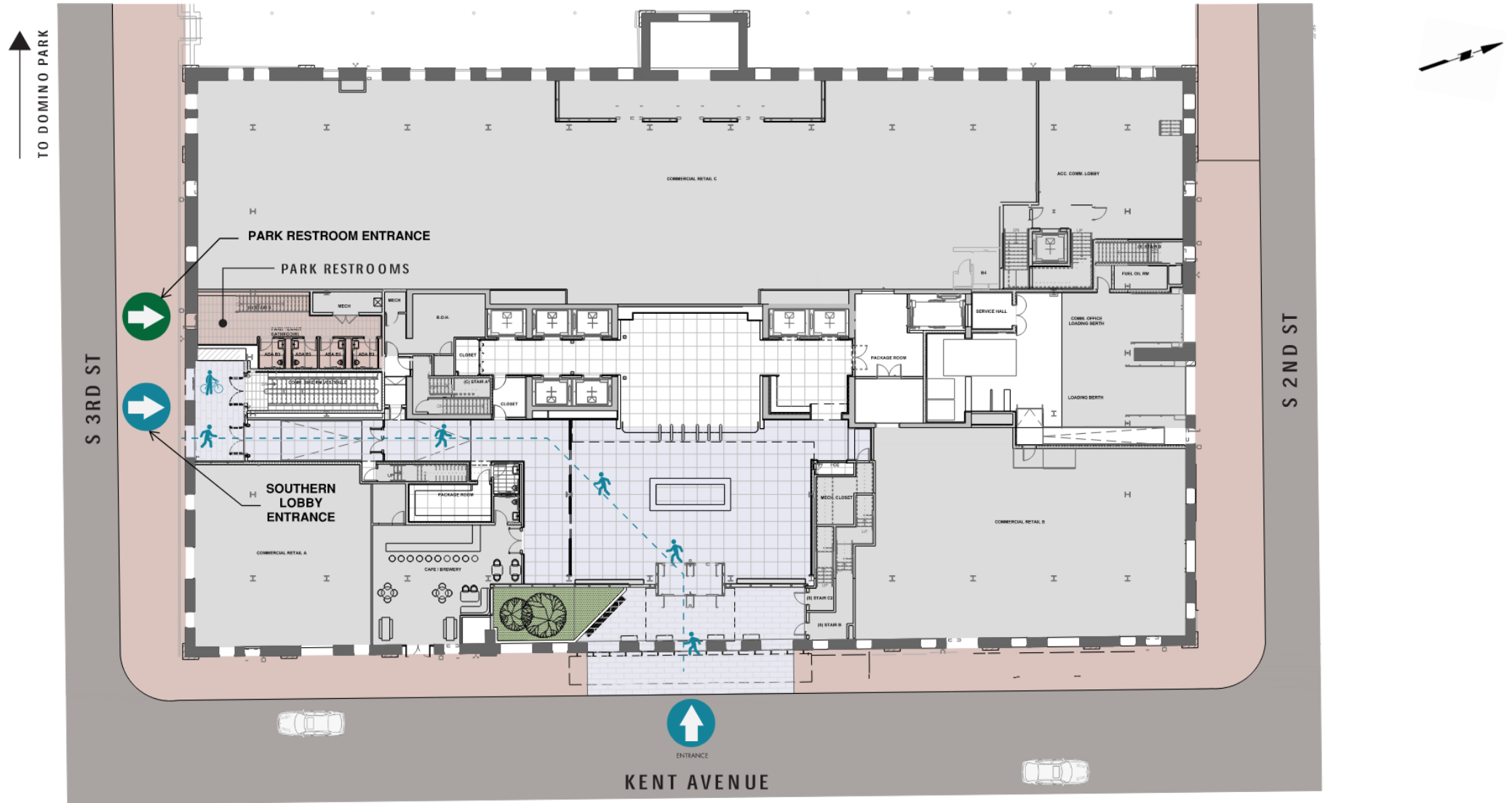


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# PUBLIC GROUND FLOOR LOBBY OF THE REFINERY - INTERIOR

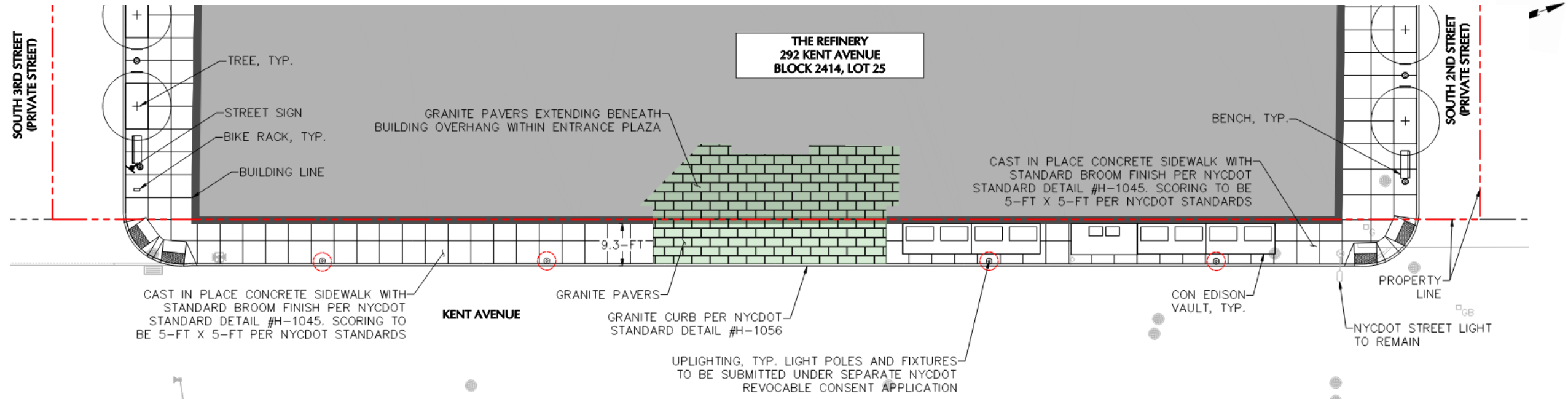


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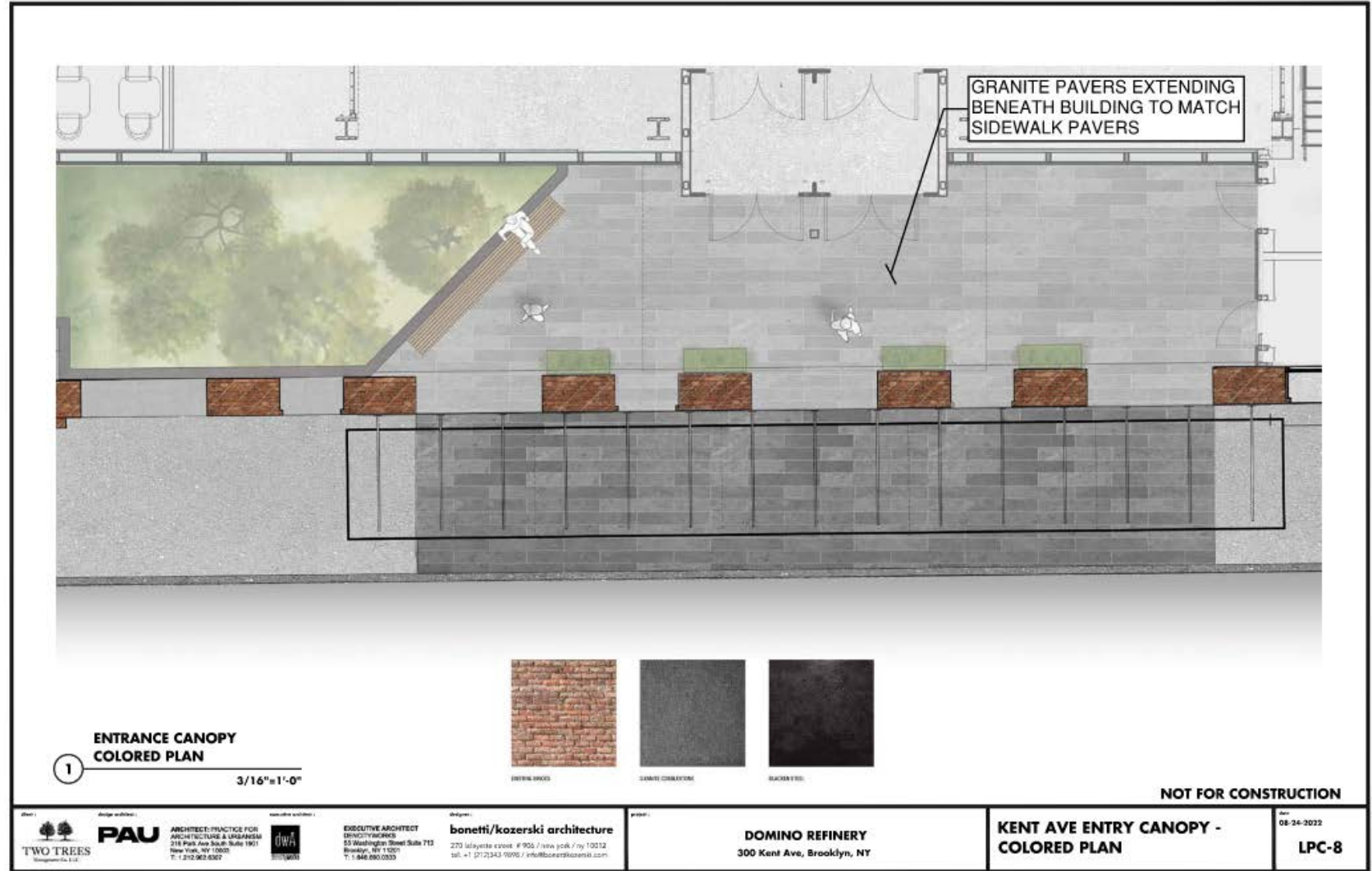
# PUBLIC R.O.W. STREET FRONTAGE PLAN



## LEGEND

-  BLOCK 2414, LOT 26 LOT LINE
-  ADJACENT LOT LINE
-  GRANITE PAVERS
-  CON EDISON VAULT
-  PEDESTRIAN RAMP
-  TREE
-  UPLIGHTING
-  STREET SIGN

# ENTRANCE LOBBY PLAN VIEW RENDERING



NOTE: BUILDING IS LANDMARKED, BUT NOT IN LANDMARK DISTRICT. SEPARATE APPLICATION TO LPC FOR REVIEW AND APPROVAL FOR CANOPY. DRAWING INCLUDED FOR REFERENCE ONLY.

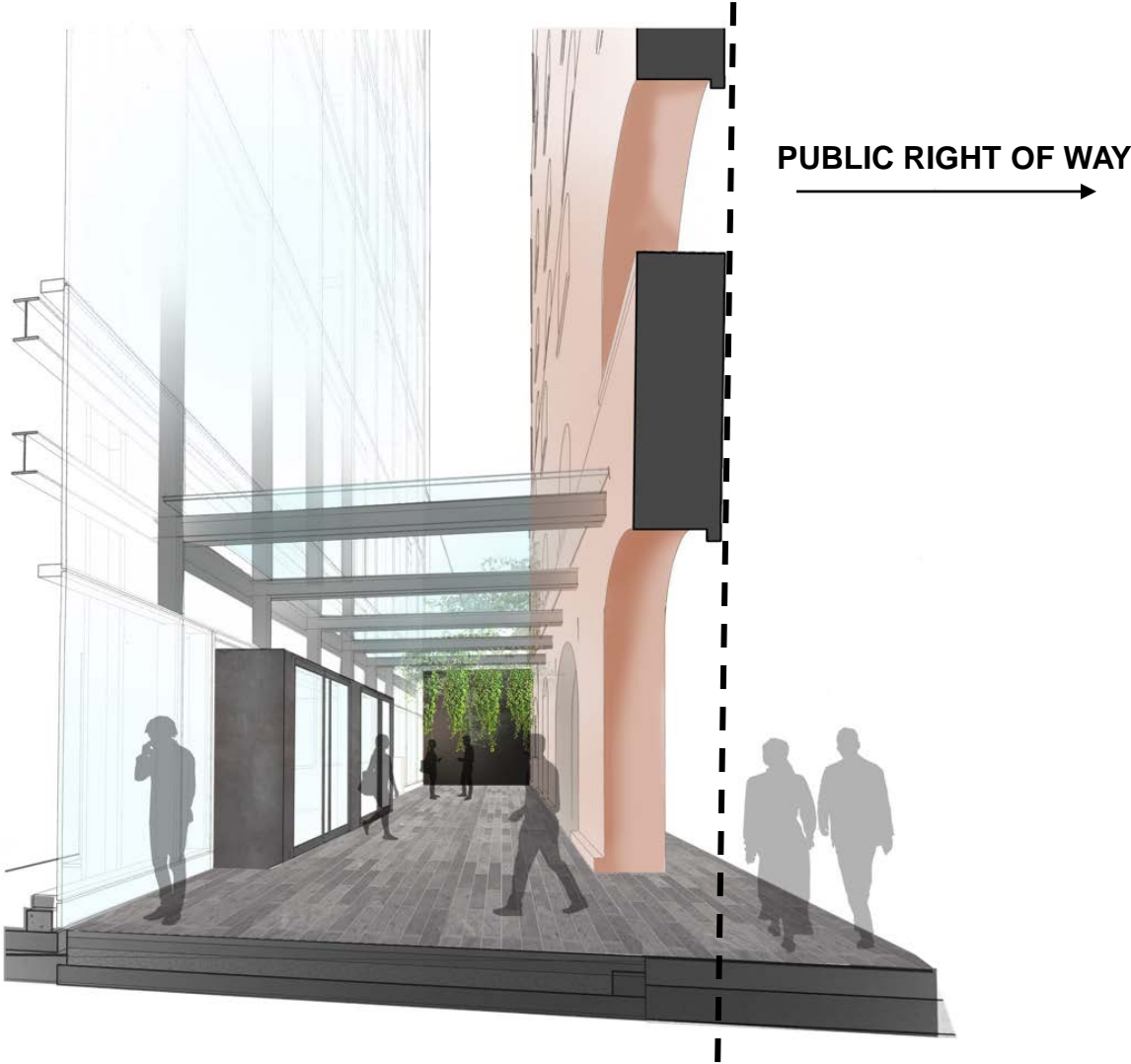


**LANGAN**

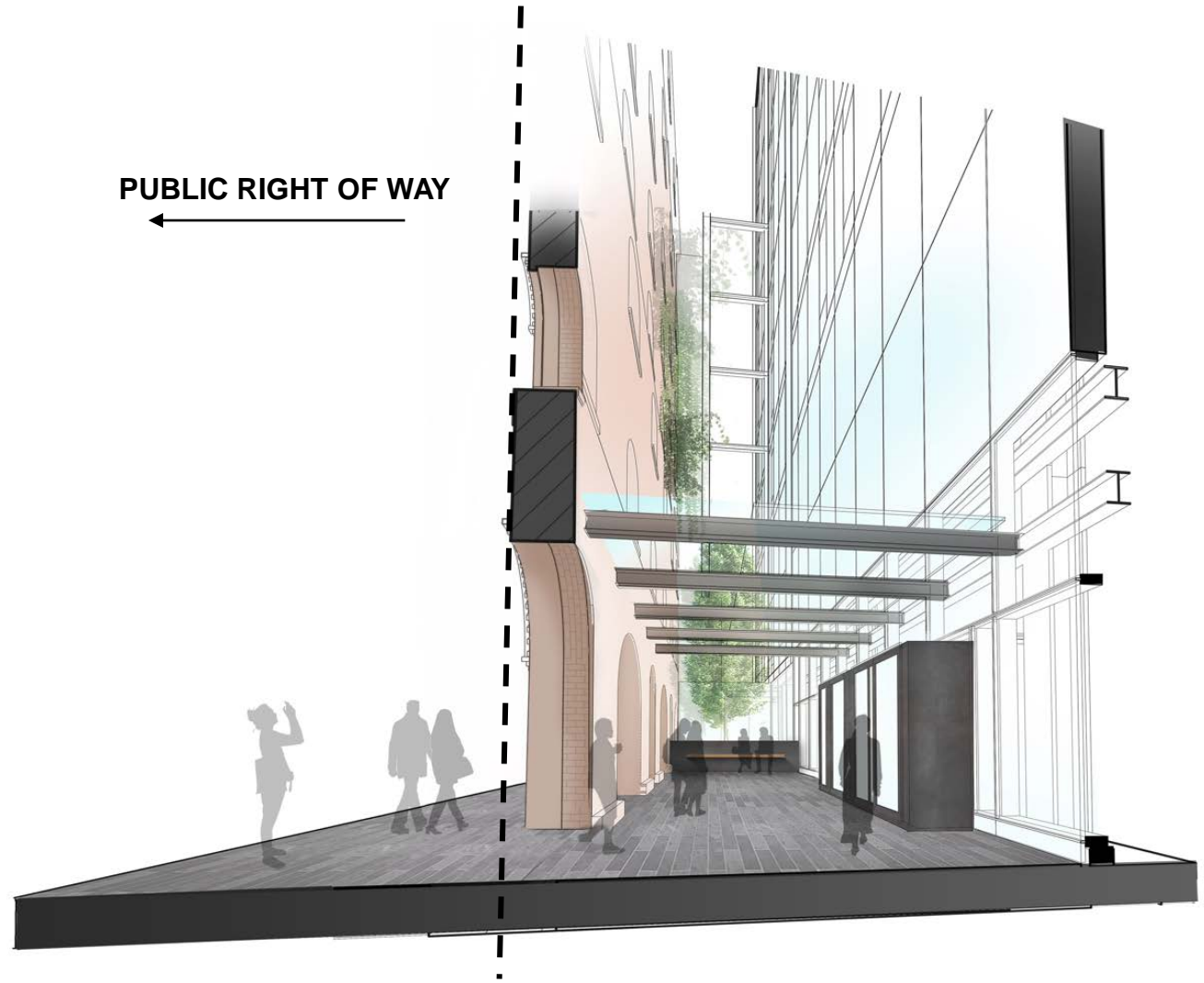
**JAMES  
CORNER  
FIELD  
OPERATIONS**

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KENT AVE ENTRANCE LOBBY SECTION VIEW RENDERING – FACING NORTH



# KENT AVE ENTRANCE LOBBY SECTION VIEW RENDERING – FACING SOUTH



**PROPOSED MATERIALS: GRANITE PAVER**



ABC STONE GREY SMOKE GRANITE, OR SIMILAR



PAVERS SHOWN ADJACENT TO STANDARD NYCDOT CONCRETE SIDEWALK TO DEMONSTRATE PROPOSED CONDITION AT THE REFINERY



**PROPOSED MATERIALS: NYCDOT GRANITE CURB**



NYCDOT #H-1056 GRANITE CURB  
NOTE: PHOTO TAKEN AT DOMINO PARK

**PROPOSED MATERIALS: NYCDOT PEDESTRIAN RAMP DETECTABLE WARNING STRIP**



PEDESTRIAN RAMP DETECTABLE WARNING STRIPS



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)

HON. ANTONIO REYNOSO  
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June 13, 2023

**COMMITTEE REPORT**  
**Land Use, ULURP, Landmarks (subcommittee)**  
**Committee**

**TO:** Chairperson Dealice Fuller and CB1 Board Members

**FROM:** Del Teague, Committee Chair

**RE:** Land Use Committee Report from June 5, 2023

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The Committee met in the Evening of June 5, at, 6:30 PM Via WEBEX.

**ATTENDANCE**

Present: Teague; Chesler; Kantin; Kelterborn; Meyers; Rabbi Niederman; Sofer; Vega; Weiser; Berger\*; Kawochka\*; (\*non-board member)

Absent: Kaminski; Drinkwater; Indig; Miceli; Weiser; Naplatarski\*; Stone;(\*non-board member)

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**AGENDA**

A quorum was present.

**AGENDA**

**1. PRESENTATION: DEPARTMENT OF CITY PLANNING "CITY OF YES FOR CARBON NEUTRALITY" CITYWIDE ZONING TEXT AMENDMENT (N 230113**

**3 ZRY)** -The NYC Department of City Planning in close consultation with the Mayor's Office of Climate and Environmental Justice (MOCEJ) is proposing a citywide zoning text amendment to implement changes to the City's Zoning Resolution to remove impediments to, and expand opportunities for, decarbonization projects within all zoning

districts, and across all 59 of the City's Community Districts. NYC City Planning

**Note: The printout of the presentation is attached to this report.**

Emily Bachman and Kerensa Wood presented.

The presenters explained that this proposed zoning text amendment is basically designed to allow developers and homeowners to change some of the current zoning regulations that would interfere with compliance to laws that have been passed regarding building retrofitting, decarbonization, and carbon neutrality, such as local law 97. As the printout of the presentation is attached, this report will merely summarize the lengthy presentation.

The new laws provide for decarbonizing the energy grid by 2040. The city proposes zoning changes that will encourage more local energy storage, such as removing impediments to solar canopies on roof tops and over parking lots, creating new tools for on-shore wind generation, and updating energy storage rules.

In order to facilitate vehicular decarbonization the city will provide for more charging places; and will promote usage of bikes, scooters, and mass transit. Chargers will be allowed in commercial districts and some residential spaces that will share with the public; and rules regarding flex parking/car rental sharing and bike parking will be updated.

Rules regarding stream water runoff, composting, and local food production on roof tops will be updated in order to decarbonize waste streams. Permeable/porous paving will be encouraged and requirements regarding roof top greenhouses will be streamlined.

### **Discussion**

The committee asked for details about the plans for enforcement and fines which, under local law 97, will start in 2024. We were told that DOB has not yet issued enforcement plans.

As most of the proposed amendments only provides for removing red tape that makes it harder to comply with the new laws, the committee voted to recommend approval of the proposals **with the exception of the provision that allows the storage of building-scale batteries on residential roof tops**. The committee explained to the presenters our deep concerns about the safety of these storage systems at this time. We talked about our objection to the placement of the batteries on the roof of 315 Berry Street, especially after being told by representatives of the FDNY that the department does not have experience in dealing with fires caused by these building-scale batteries.

### **Resolution:**

The committee voted unanimously to approve of the proposals, **except number 4, which deals with energy storage systems on buildings. That provision should be denied until the FDNY establishes protocols for extinguishing fires caused by building-scale energy storage systems (ESS).**

Vote: 10 in favor; 0 opposed.



**COMMUNITY BOARD NO. 1**  
 435 GRAHAM AVENUE – BROOKLYN, NY 11211  
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 FAX: (718) 389-0098  
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Land-use: Resolution to approve the proposals with  
 the exception (#4) of the provision that allows  
 the storage of building-scale batteries on residential roof tops.

**BOARD MEETING AND PUBLIC HEARING DATE: 6/13/23**

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

Time: 10:58 PM Tally: 28 YES 1 NO 0 ABS 0 RECUSAL

Motion made by Mr. Bruzaitis Seconded by Ms. Kantin

# Add Community Board Recommendation

Recommendation to be submitted for:

## City of Yes for Carbon Neutrality (COYCN) (/projects/2022Y0438) Non-ULURP

The NYC Department of City Planning in close consultation with the Mayor's Office of Climate and Environmental Justice (MOCEJ) is proposing a citywide zoning text amendment to implement changes to the City's Zoning Resolution to remove impediments to, and expand opportunities for, decarbonization projects within all zoning districts, and across all 59 of the City's Community Districts.

### 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 **05/16/2023 | Via WEBEX**

Zoning Text Amendment N2301132RV

Conditional favorable ▼

| Votes In Favor | Votes Against | Abstain | Total Members |
|----------------|---------------|---------|---------------|
| 28             | 1             | 0       | 29            |

### Vote Location and Date for all actions

| Vote Location | Vote Date  |
|---------------|------------|
| Via WEBEX     | 06/13/2023 |

Recommendation Comment for all actions.

Please see the attached Land use report and roll call Sheet.

### Upload supporting documents

 Choose Files

Continue

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# COMMUNITY BOARD No. 1

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Website: [www.nyc.gov/brooklyncb1](http://www.nyc.gov/brooklyncb1)

ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



**SIMON WEISER**  
FIRST VICE-CHAIRMAN

**DEL TEAGUE**  
SECOND VICE-CHAIRPERSON

**GINNA BARROS**  
THIRD VICE-CHAIRMAN

**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

June 14, 2023

Mr. Alex Sommer  
Brooklyn Director  
NYC Department of City Planning  
16 Court Street, 7th Floor  
Brooklyn, NY 11241-0103

**RE: N 230269 ZCK 597 Grand Street FRESH  
CertificationAreas**

Dear Director Sommer:

Please be advised that at the regular meeting of Community Board No.1 held on June 13, 2023, the board members voted to approve a motion of no opposition to the application for a Fresh Food certification at 597 Grand Street in Brooklyn (Block 2780, Lot 1).

The vote was as follows: 30 "YES"; 0 "NO"; 0 "ABSTENTIONS".

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller  
Chairperson

# Add Community Board Recommendation

Recommendation to be submitted for:

## **597 Grand Street - Fresh Cert** **(/projects/2022K0283) Non-ULURP**

A FRESH Certification to facilitate a new mixed use nine-story, 146,446-square-foot development with 185 units and approximately 20,000 square feet of floor area for a FRESH food store, is being sought by Goose Property Management, LLC at 597 Grand Street in Williamsburg, Community District 1, Brooklyn.

**Note: You have opted out of submitting hearings for this project.**

Without proper notice of a public hearing, the Community Board's recommendation does not comply with City Charter requirements. NYC Planning will still accept a recommendation, but a disapproval will not trigger an automatic City Council call up.

Favorable ▼

| Votes In Favor | Votes Against | Abstain | Total Members |
|----------------|---------------|---------|---------------|
| 30             | 0             | 0       | 30            |

**Vote Location and Date for all actions**

| Vote Location | Vote Date  |
|---------------|------------|
| Via WEBEX     | 06/13/2023 |

**Recommendation Comment for all actions.**

Please see CB#1's letter attached.

Thank you

**Upload supporting documents**

 Choose Files

 **\_DF Letter to DCP RE N 230269 ZCK - 597 Grand Street FRESH Certification.pdf** (application/pdf)

Continue

Need Support ?



## Please confirm your recommendation information. ×

**Recommendation:** Favorable

**Votes in Favor:** 30

**Votes Against:** 0

**Abstain:** 0

**Total Members:** 30

**Vote Location:** Via WEBEX

**Vote Date:** 06/13/2023

**Comment:** Please see CB#1's letter attached. Thank you

**Attached files:**

- [DF Letter to DCP RE N 230269 ZCK - 597 Grand Street FRESH Certification.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)

## Please confirm your recommendation information.

**Recommendation:** Favorable

**Votes in Favor:** 30

**Votes Against:** 0

**Abstain:** 0

**Total Members:** 30

**Vote Location:** Via WEBEX

**Vote Date:** 06/13/2023

**Comment:** Please see CB#1's letter attached. Thank you

**Attached files:**

- [DF Letter to DCP RE N 230269 ZCK - 597 Grand Street FRESH Certification.pdf \(application/pdf\)](#)

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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).



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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

June 16, 2023

Sreoshy Banerjea  
NYC Public Design Commission  
Executive Director  
City Hall  
Third Floor  
New, NY 11007

Dear Executive Director Banerjea:

Please be advised that at the regular meeting of Community Board No.1 held on June 13, 2023, the board members reviewed the attached report from the Land Use, ULURP & Landmarks (subcommittee) Committee. The board members voted to approve the committees' recommendations to approve the application to the Public Design Commission for the two design treatments of the Refinery at 292 Kent Avenue:

1. Uplighting the refinery; and
2. A distinctive sidewalk around the Marquis entrance.

The vote was as follows: 29 "YES"; 0 "NO"; 1 "ABSTENTIONS".

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller  
Chairperson



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COUNCILMEMBER, 34th CD

**GINA BARROS**  
THIRD VICE-CHAIRPERSON  
VACANT  
FINANCIAL SECRETARY

**SONIA IGLESIAS**  
RECORDING SECRETARY

**PHILIP A. CAPONEGRO**  
MEMBER-AT-LARGE

June 13, 2023

## COMMITTEE REPORT

### **Ad Hoc Committee on Outreach and Community Issues**

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Mr. Sante Miceli, Committee Chair

RE: Committee Report from Wednesday, May 31, 2023, Meeting

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The “Ad Hoc Committee on Outreach and Community Issues” met Wednesday, May 31, 2023 (CALLED TO ORDER: 5:30 PM; ADJOURNED: 6:30 PM) via Webex virtual meeting platform. A quorum was met.

#### **Members:**

Present: Miceli (Committee Chair); Foster, Sabel; Iberti\*,  
Absent: Moskovits; Peterson

#### **Board members:**

Gina Barros (Chair, Capital Budget Committee), Eric Bruzaitis (Chair, Transportation Committee), Steve Chesler (Chair Environmental Committee), Gina Argento, Kevin Costa, Katie Denny Horowitz, Paul Kelterborn, William Vega,

#### **Public Members:**

#### **VoIP attendees**

Larry Drucker, Kevin La Cherra, Lily&Manny, Ryan Kuonen, Kaylie Abner, Neil Sheehan, Susan Anderson, Marie Gallo, Meryl Laborde, Lyn Pinezich, Eric Radezky, Christina Zill, Hank Baker, Tony Argento, Martin Doherty, Allison McGuffin, Mike Brant, Beth Keshishian, Jackson O’Neill, Nathan Pastor, Monica & Christine Holowacz, Simona Bares, Jennifer Trontz, Anthony Piliaskas, Greg Larkin, Dee & Phill K., Daniel Lebor, Laura Hofmann

#### **Phone Call-in attendees:**

9145\*\*\*\*15, 9294\*\*\*\*59, 9173\*\*\*\*01, 7183\*\*\*\*64, 3473\*\*\*\*55

**Total Number of Attendees: 47**

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## MEETING

### AGENDA: 1. COMMUNITY OUTREACH

Our committee meetings are our first Outreach activity, a place to make valuable interactions with our communities. Inform and reunite is key to continuing to engage our communities. Plan outreach strategies, Tabling Outreach at Parks, Farmers Markets, and other locations, etc.

#### **Committee Chair Miceli: Goals**

- Talk to the people
- Open the dialogue with Community- When CB1 office has implemented staff and also have a physical presence. Activate social media outreach to the community.
- Opening web seminars with the community.
- Offer more time to the Community to put issues on the record.
- Discover that there are Common Issues on both sides of the neighborhood-
- How to engage and work with non-profits that are also engaged with the community?
- Seminars and meetings needed to allow for all voices to be heard, including quality of life issues.

#### **Speakers:**

Ms. Bella Sabel: Comments on the excess of dog waste and the sanitary issues it is causing. How to mitigate?

Ms. Katie Denny Horowitz: this are issues related to Parks committee - Offers to help via her relationship with Parks and NBPA. Comments about the work her organization has done in regard to district needs and outreach.

Ms. Elissa Iberti: Recognizes this meeting as an opportunity to encourage community members and all dialogues.

Mr. Greg: Noble Street- mentions 4 times per week alternate side of the street issues and the request to reduce it.

### AGENDA: 2. COMMUNITY ISSUES

Develop an assessment of community needs and issues within the Greenpoint-Williamsburg area.

Examining and considering a of issues that impact directly or indirectly upon the community and open dialogues that could provide additional informations and recommendations.

Addressing recent community issues and open a dialogue with business and residents, highlight critical issues or community concerns, provide opportunities for community members to actively

engage, explore possible answers.

Strengthen the concept that " meetings are also a community platform" and therefore the first outreach strategy is to meet and communicate with members of the public, non-profit agencies, government, and civic leaders to discuss topical community issues and interact with the public by holding targeted forums.

### **Committee Chair Miceli : restates Agenda item #2**

- Cites Transportation Committee Report of 5/16/23 that encourages this committee to help community to communicate with board and elected officials, agencies.  
For reference [ Quoted from: **Transportation Committee Report of 5/16/23**  
*[Mr. Bruzaitis encouraged Mr. Miceli to use his Outreach Committee to help the community coordinate a more effective response to both the board but more importantly to DOT and Elected Officials that have the power to adjust the plan.]*
- Mention of McGuinness Blvd issues on Business and residents-Community concerns-studies-environmental impact-awareness. Engage with Community.
- Inform about what imminently could become a Local Laws @ NYC City Council -Closed door decisions - proposed "**Intro 31B**" 5/18/23 (aka the Open Restaurant Program) to make permanent "roadside and sidewalk cafes"- undefined parameters-quality of life issue.
- Proposed "**Intro 59-A**" 5/18/23 aka "open culture program" – both intros 31B and 59A will be able to expand in residential street, night hours-residential street 14 hours per day 7 days per week. Issues consistent with noise, music, quality of life, no involvement of community and CBs a/o roles .
- **Quality of Life** issues are real and the need to reopen the conversation is important.
- Creation of a button in CB1 website with Community Issues, Links, Infos, etc.
- All the issues raised today can be discussed in dedicated meeting, webinars, forums.
- Official notice and date will be arranged internally with CB1 Office.

### **Speakers:**

Mr. Kevin LaCherra: Mentions issues of lack of transparency and communications with CB1 - community board- minutes - SUV purchase by CB1- understood the committee was formed to focus on these topics and not on the Agenda topics.

Ms. Lyn Pinezich: McGuinness Blvd. concerns. Fire station. Lanes reduction concerns. Will send her full statement to the office for the record.

Ms. Monica Holowacz: a lot of voices not heard. 200 business provide 8000 jobs and will be impacted by McGuinness blvd lanes closing.

Mr. Tony Argento: Business not informed- NO outreach done to the businesses from LIC to Greenpoint to Maspeth. No Awareness-businesses Concerns.

Mr. Kevin LaCherra: "without been recognized" interrupt and Ask Gina Argento- about her knowledge of the McGuinness Plans:

Ms. Gina Argento: replies She did ask these questions to DOT and how this communication would happen. No reply.

Ms. Allison McCuffin: North Brooklyn resident and appreciates this forum, does not have a lot of time for meetings, Busy family life. Her issues: Sidewalk cafes to be permanent- quality of

life issues. Parks development and the maintenance doing a better dog owners. Sanitation containment and restaurants.

Ms. Jennifer Trontz: 13 year resident on Calyer St, how are these decisions are being made without community involvement – closing of Mc Guinness -flyers to warn and announce and compromise the reduction of traffic flow- two lanes of traffic – too much

Mr. Kevin Costa (Board Member): Voiced concerns and busy lives not able to attend these meetings but also need to know. Accuses resident Allison McCuffin of having been recruited by chair Miceli to attend the meeting.

Chair Miceli: It's our first outreach to talk with our neighbors-has resided in the district for a quarter of century, has relationship with his neighbors, he's not anonymous to many of them. Not here to open confrontations but to open dialogues.

Ms. Julia Foster (Committee member): Important on how and what does the community feel. We are here to collect informations and to understand what they know and what they don't know. Ask respect for one another.

Mr. Manny Voigt: notes reduction in lanes on Mc Guinness will result in side streets 30-40 % diversion. As a life long resident knows many residents that do not agree with this plan. Advised to reach out to DOT - Eric Bruzaitis chair Transportation committee.

Mr. Steve Chesler (Board Member): time to revisit an expectation and level of communication that needs to be more thorough and far reaching. Segment of community not aware. Question public agency/DOT or if there has been a private entity involved have they done due diligence about their outreach. Need More outreach ... need all forms to reach the community, some dialogue, digital, snail mail. As a Board hold our government accountable. Revisit the goals of this committee, enhance the CB not become a mini CB.

Ms. Beth keshishian: 10 years resident and neighbor of Allison- allow the community to be proactive and exposed to the issues. Recommend that the Community Board website introduce a button with issues so that community can get access to know what is going on and can get involved or reach out to committees to let them know when there are issues.

Ms. Ryan Kuonen: Recants her repeated attempts at getting a community email list of 10 or 20 years ago from the CB1. Unwilling to relinquish her allotted time, verbally attacks Committee Chair Miceli and Community Board (Kevin LaCherra. also joins in and both need to be muted by office.)

Ms. Julia Foster: Reacted to the attempt of knocking down the committee goals.

**Meeting was adjourned as CB1 office had to start the next Committee meeting at 6:30pm.**

To complement the reported minutes and for a detailed record of the meeting please watch the recorded meeting video posted on “**CB1 YOUTUBE CHANNEL**” - **Ad Hoc Committee on Outreach and Community Issues Meeting 5 -31 -23**

LINK: [www.youtube.com/watch?v=twxAAHuijfY](http://www.youtube.com/watch?v=twxAAHuijfY)

~~3. OLD BUSINESS:~~

~~4. NEW BUSINESS:-~~

**Attachments:**

- **Proposes Int. No. 31-B - 5/18/23**

*By Council Members Velázquez, Powers, Menin and Brannan (by request of the Mayor)*

*A Local Law to amend the New York city charter and the administrative code of the city of New York, in relation to granting licenses and revocable consents for sidewalk cafes and roadway cafes, to repeal subchapter 6 of chapter 2 of title 20 of such administrative code, relating to granting licenses and revocable consents for sidewalk cafes, to amend section 2 of local law number 114 for the year 2020, relating to the establishment of a permanent outdoor dining program, in relation to the commencement of such program, and to amend section 1 of local law number 77 for the year 2020, relating to establishing a temporary outdoor dining program, in relation to the expiration of such program*

- **Proposes Int. No. 59-A - 5/18/23**

*By Council Members Rivera, Ossé, Cabán, Louis, Hanif, Joseph, Hudson, Nurse, Gutiérrez, Won, Sanchez, Narcisse, Stevens, Restler, Velázquez, Kagan, Schulman, Krishnan, Avilés, Williams, Riley, Hanks, Menin, Richardson Jordan and Dinowitz*

*A Local Law to amend the New York city charter, in relation to the open culture program for art and cultural institutions*

**Links:**

<https://legistar.council.nyc.gov/LegislationDetail.aspx?ID=5400747&GUID=9E913589-73E9-4618-B773-B0A6B45BAD92>

<https://legistar.council.nyc.gov/LegislationDetail.aspx?ID=5725309&GUID=C7E571F7-3B9B-43D7-AF7B-AE20D9B41307>

<https://legistar.council.nyc.gov/MeetingDetail.aspx?ID=1104592&GUID=726BBB3C-3DF4-4B45-B021-49711DF09B10&Options=&Search=>

TO: Members of Ad Hoc Committee on Outreach and  
Community Issues

(Miceli, Chair; Foster; Moskovits; Peterson, Sabel;  
Iberti\*)

FROM: Mr. Sante Miceli, Committee Chair

RE: Upcoming Scheduled Meeting, May 31, 2023

**AGENDA**

1. COMMUNITY OUTREACH- Our committee meetings are our first Outreach activity, a place to make valuable interactions with our communities. Inform and reunite is key to continuing to engage our communities.

Plan outreach strategies, Tabling Outreach at Parks, Farmers Markets, and other locations, etc.

2. COMMUNITY ISSUES - Develop an assessment of community needs and issues within the Greenpoint-Williamsburg area.

Examining and considering a variety of issues that impact directly or indirectly upon the community and open dialogues that could provide additional informations and recommendations.



Addressing recent community issues and open a dialogue with business and residents, highlight critical issues or community concerns, provide opportunities for community members to actively engage, explore possible answers.

Strengthen the concept that " meetings are also a community platform" and therefore the first outreach strategy is to meet and communicate with members of the public, non-profit agencies, government, and civic leaders to discuss topical community issues and interact with the public by holding targeted forums.

3. OLD BUSINESS

4. NEW BUSINESS

Proposed Int. No. 31-B

By Council Members Velázquez, Powers, Menin and Brannan (by request of the Mayor)

A Local Law to amend the New York city charter and the administrative code of the city of New York, in relation to granting licenses and revocable consents for sidewalk cafes and roadway cafes, to repeal subchapter 6 of chapter 2 of title 20 of such administrative code, relating to granting licenses and revocable consents for sidewalk cafes, to amend section 2 of local law number 114 for the year 2020, relating to the establishment of a permanent outdoor dining program, in relation to the commencement of such program, and to amend section 1 of local law number 77 for the year 2020, relating to establishing a temporary outdoor dining program, in relation to the expiration of such program

Be it enacted by the Council as follows:

Section 1. Subdivision e of section 364 of the New York city charter, as added by a vote of the electors at a general election held on November 7, 1989, is amended to read as follows:

e. Notwithstanding any provision of this charter or the administrative code, revocable consents to construct and operate sidewalk cafes shall be reviewed pursuant to [subchapter six of chapter two of title twenty] sections 19-160 through 19-160.6 of the administrative code.

§ 2. Section 371 of the New York city charter, as amended by local law number 78 for the year 1990, is amended to read as follows:

§ 371. Public hearing on proposed agreement; publication of notice. The franchise and concession review committee in the case of a franchise, or the responsible agency in the case of a revocable consent, shall hold a public hearing on the proposed agreement memorializing the terms and conditions of each proposed franchise or revocable consent before final approval of the proposed franchise or consent. Any such public hearing conducted by the franchise and concession review committee shall be held within thirty days of the filing with the committee by

the responsible agency of a proposed agreement containing the terms and conditions of the proposed franchise. No hearing held by the franchise and concession review committee or by the responsible agency shall be held until after notice thereof and a summary of the terms and conditions of the proposed agreement shall have been published for at least fifteen days, except Sundays and legal holidays, immediately prior thereto in the City Record, nor until a notice of such hearing, indicating the place where copies of the proposed agreement may be obtained by all those interested therein, shall have been published at least twice at the expense of the proposed grantee in a print or online edition of a daily newspaper designated by the mayor which is published in the city of New York and having a circulation in the borough or boroughs in which the affected property of the city is located and a print or online edition of a weekly newspaper or newspapers designated by the mayor which are published in the city of New York and have a circulation in the community district or districts in which the affected property of the city is located. In the event a franchise or revocable consent relates to property of the city located in more than one borough, notice of hearing in a weekly newspaper shall not be required; however, in that event, notice of hearing in the print or online editions of two daily newspapers, and mailing by the grantee, no later than fifteen days immediately prior to the date of the public hearing, of such notice to the borough presidents and community boards and council members in whose districts the affected property of the city is located, shall be required. In the case of a franchise for a bus route which crosses one or more borough boundaries, notice of hearing in a weekly newspaper shall not be required; however, in that event, notice of hearing in the print or online editions of two daily newspapers, and mailing by the grantee, no later than fifteen days immediately prior to the date of the public hearing, of such notice to the borough presidents and

community boards and council members in whose districts the bus route is located, and posting of such notice in the buses operating upon such route, shall be required.

§ 3. Paragraph 1 of subdivision c of section 17-503 of the administrative code of the city of New York, as amended by local law number 152 for the year 2013, is amended to read as follows:

1. Outdoor dining areas of restaurants [with no roof or other ceiling enclosure; provided, however, that smoking, or using electronic cigarettes, may be permitted in a contiguous outdoor area designated for smoking, or using electronic cigarettes, so long as such area: (i) constitutes no more than twenty-five percent of the outdoor seating capacity of such restaurant; (ii) is at least three feet away from the outdoor area of such restaurant not designated for smoking, or using electronic cigarettes; and (iii) is clearly designated with written signage as a smoking area or an area for using electronic cigarettes] including but not limited to any area operated by a restaurant as a sidewalk cafe, or a roadway cafe, as those terms are defined in section 19-101.

§ 4. Section 19-101 of the administrative code of the city of New York, as amended by local law number 104 for the year 1993, subdivisions c and d as added by local law number 104 for the year 1993 and subdivisions e, f, g, and h as added by local law number 71 for the year 2011, is amended to read as follows:

§ 19-101 Definitions. Whenever used in this title[:

a. “Commissioner” shall mean] the following terms have the following meanings:

Asphalt. The term "asphalt" shall mean a dark brown to black bitumen pitch that melts readily and which appears in nature in asphalt beds or is produced as a by-product of the petroleum industry.

Asphaltic concrete or asphalt paving. The terms "asphaltic concrete" or "asphalt paving" shall mean a mixture of liquid asphalt and graded aggregate used as paving material.

Barrier. The term "barrier" shall mean an object, as prescribed in rules of the department, placed on all sides of a roadway cafe, other than the side that fronts the restaurant, to protect patrons of a roadway cafe, that has a fully built interior wall and bottom to hold water or such other filler and that is removable.

Commissioner. The term "commissioner shall mean the commissioner of transportation.

Fee rate. The term "fee rate" shall mean the compensation to be paid per square foot to the city during the continuance of the revocable consent in an amount equal to the applicable sector rate, reduced, as determined by the department, to account for factors including, but not limited to, the impact historical weather patterns may have on the operation of a sidewalk cafe or roadway cafe and any area of such roadway cafe occupied by barriers demarcating such cafe from the curb lane or parking lane.

[b. "Department"] Department. The term "department" shall mean the department of transportation.

[c. "Street" has the meaning ascribed thereto in subdivision thirteen of section 1-112 of this code.

d. "Sidewalk"] Enclosed sidewalk cafe. The term “enclosed sidewalk cafe” shall mean a sidewalk cafe that is constructed predominantly of light materials such as glass, slow-burning plastic or lightweight metal pursuant to a permit issued by the department of buildings.

Ground floor. The term “ground floor” shall mean visible from the street and directly accessible to the public from the street.

Ground floor restaurant. The term “ground floor restaurant” shall mean any ground floor premises that is operated pursuant to a food service establishment permit issued by the department of health and mental hygiene.

I-4 mix. The term “I-4 mix” shall mean a type of heavy duty asphaltic concrete mix containing 0.75 inch (19mm) nominal maximum size aggregate with 25% to 50% of the aggregate capable of passing through a No. 8 sieve and in which all sand contained in the mix is crushed.

Reclaimed asphalt pavement. The term “reclaimed asphalt pavement” shall mean asphalt pavement that has been processed for reuse in asphaltic concrete.

Roadway. The term “roadway” shall mean that portion of a street designed, improved or ordinarily used for vehicular travel, exclusive of the shoulder and slope.

Roadway cafe. The term “roadway cafe” shall mean an open-air portion of a ground floor restaurant containing readily removable tables, chairs and other removable decorative items, which is located in the curb lane or parking lane of a roadway fronting the restaurant and is designed and operated pursuant to rules of the department.

Sector. The term “sector” shall mean an area of the city, as determined by the department, where the median annual rent charged for a square foot of a ground floor

commercial premises, in accordance with information published by the department of finance pursuant to subdivision h of section 11-3101, is similar.

Sector rate. The term “sector rate” shall mean a dollar amount determined by the department for each sector, based on the median annual rent for a square foot of a ground floor commercial premises in such sector, as determined in accordance with information published by the department of finance pursuant to subdivision h of section 11-3101, or other similar data that the department determines accurately reflects such median annual rent in such sector.

Sidewalk. The term “sidewalk” shall mean that portion of a street between the curb lines, or the lateral lines of a roadway, and the adjacent property lines, but not including the curb, intended for the use of pedestrians.

[e. "Asphalt" shall mean a dark brown to black bitumen pitch that melts readily and which appears in nature in asphalt beds or is produced as a by-product of the petroleum industry.

f. "Asphaltic concrete" or "asphalt paving" shall mean a mixture of liquid asphalt and graded aggregate used as paving material.

g. "I-4 mix" shall mean a type of heavy duty asphaltic concrete mix containing 0.75 inch (19mm) nominal maximum size aggregate with 25% to 50% of the aggregate capable of passing through a No. 8 sieve and in which all sand contained in the mix is crushed.

h. "Reclaimed asphalt pavement" shall mean asphalt pavement that has been processed for reuse in asphaltic concrete.]

Sidewalk cafe. The term “sidewalk cafe” shall mean a portion of a ground floor restaurant located on a public sidewalk fronting the restaurant that is designed and operated pursuant to rules of the department.

Street. The term “street” has the same meaning ascribed to such term in subdivision 13 of section 1-112 of this code.

§ 5. The table of maximum civil penalties in section 19-150 of the administrative code of the city of New York is amended by adding two new rows in numerical order to read as follows:

| <b>Section of the Administrative Code</b> | <b>Maximum Civil Penalty (dollars)</b>   |
|---|--|
| <u>19-160(a)</u>                          | <u>500 (first violation); 1,000 (second and subsequent violations at the same place of business)</u> |
| <u>19-160.1 – 160.4, 160.6</u>            | <u>200 (first violation); 500 (second and subsequent violations at the same place of business)</u>   |

§ 6. Subchapter 1 of chapter 1 of title 19 of the administrative code of the city of New York is amended by adding seven new sections 19-160, 19-160.1, 19-160.2, 19-160.3, 19-160.4, 19-160.5, 19-160.6, and 19-160.7 to read as follows:

§ 19-160 Open restaurants; license and revocable consent required for sidewalk cafe and roadway cafe.

a. Any person owning, leasing, managing or operating a ground floor restaurant upon property which abuts upon any street may establish and operate a sidewalk cafe upon the sidewalk of such street in an area immediately adjacent to its premises, or a roadway cafe upon the roadway adjacent to the curb in front of such ground floor restaurant, or both, provided that



such sidewalk cafe or roadway cafe shall be granted a license and a revocable consent by the commissioner. Notwithstanding the preceding sentence, no such license shall be granted or renewed for the operation of an enclosed sidewalk cafe at any location other than a location where: (i) an enclosed sidewalk cafe had been constructed pursuant to a permit issued by the department of buildings and in accordance with section 3111 of the New York city building code prior to March 16, 2020; and (ii) an enclosed sidewalk cafe was lawfully operated as such on March 16, 2020 or at any time within 4 years prior to such date. Granting or renewal of any such license at such a location for the operation of an enclosed sidewalk cafe shall be in accordance with this section and section 19-160.2 of this code.

b. 1. The department, consistent with chapter 14 of the charter and the provisions of this subchapter, shall promulgate rules relating to (i) the granting of such licenses and revocable consents, and the administration of such licenses and revocable consents; (ii) the design of a sidewalk cafe or roadway cafe; (iii) priorities among applicants for a license covering the same area on a sidewalk or a roadway; and (iv) the operation and maintenance of any sidewalk cafe or roadway cafe to prevent undue obstruction of the street, to ensure good order, public safety and the general welfare and to secure the beneficial purpose of opening streets to outdoor dining.

2. A sidewalk cafe, other than an enclosed sidewalk cafe, shall be open-air and shall contain only readily removable tables, chairs and other removable decorative items as set forth in such rules.

c. No rule promulgated by the department in relation to the license granted to a sidewalk cafe or a roadway cafe in accordance with subdivision b of this section shall: (i) prevent

a sidewalk cafe or a roadway cafe from operating during the hours of 10:00 a.m. through 12:00 a.m. daily; (ii) allow a sidewalk cafe, other than an enclosed sidewalk cafe, or a roadway cafe to operate before 10:00 a.m. on Sundays; or (iii) authorize a roadway cafe to operate on any day from November 30 to March 31, inclusive.

d. A license to operate a sidewalk cafe shall be granted after the review and approval of a petition for a revocable consent to establish and operate such cafe pursuant to the provisions of this subchapter and the rules of the department. A license to operate a roadway cafe shall be granted after the review and approval of a petition for a revocable consent to establish and operate such cafe pursuant to chapter 14 of the charter, the provisions of this subchapter, and the rules of the department. An operator of a sidewalk cafe shall cause the boundary of the area licensed as a sidewalk cafe to be marked and separated in a manner prescribed pursuant to rules of the department. An operator of a roadway cafe shall cause the boundary of the area licensed as a roadway cafe to be delineated and protected by barriers in a manner prescribed in rules of the department.

e. No license shall be granted for a sidewalk cafe or roadway cafe located in a historic district, on a landmark site or attached or adjacent to a landmark or an improvement containing an interior landmark without the applicant for such license having obtained the approval of the landmarks preservation commission, provided that the petition for a revocable consent to establish or operate a sidewalk cafe or a roadway cafe includes work or improvements for which such approval is required pursuant to chapter 3 of title 25 of this code. The landmarks preservation commission shall make a determination on such application no later than 10 business days after the date of receipt of a complete application, unless the landmarks

preservation commission determines that such sidewalk cafe or roadway cafe may have an effect on the exterior architectural features of a landmark or a building or buildings within a historic district and a public hearing is required.

f. No license or revocable consent shall be granted for a sidewalk cafe or roadway cafe which obstructs the means of egress from any portion of a building.

g. There shall be separate fees for a sidewalk cafe license and a roadway cafe license. The fee for a license to establish and operate a sidewalk cafe, and for the renewal of such a license, shall be \$1,050 for each license period. The fee for a license to establish and operate a roadway cafe, and for the renewal of such a license, shall be \$1,050 for each license period. Such license and renewal fees shall be in addition to the amount required to be paid upon approval of a petition for a revocable consent, or renewal thereof, to establish and operate a sidewalk cafe or roadway cafe.

h. The term of a license granted pursuant to this subchapter shall be 4 years.

i. A licensee must provide adequate service to maintain the tables in the sidewalk cafe or roadway cafe and the adjacent street in a manner that ensures good order and cleanliness.

j. The license to establish and operate a sidewalk cafe or a roadway cafe shall be personal to the applicant and may not be sold, leased or transferred. Such license shall not be deemed revoked by the sale or transfer of the lease or of title to the building or structure to which the sidewalk cafe or roadway cafe is related unless such sale or transfer materially alters the plans submitted for the license application or the revocable consent.

§ 19-160.1 Review and approval of petitions for revocable consents to establish and operate roadway cafes.

a. It shall be unlawful for any person to establish or operate a roadway cafe without a revocable consent granted pursuant to chapter 14 of the charter, this section and any rules adopted by the commissioner pursuant thereto.

b. The petition shall be in such form as prescribed by rules of the department and shall include an accurate drawing depicting required clearances, the space to be occupied, and the locations of tables, chairs, barriers and other permitted objects; provided, however, that the department shall not require that such drawing be developed, reviewed or approved by an architect, engineer, or other professional third party. The petition shall be reviewed by the department and other relevant agencies as determined by the department.

c. A revocable consent for a roadway cafe shall provide for compensation to be paid annually to the city during the continuance of the consent. Such annual compensation shall be equivalent to the product of the fee rate and the square footage of a roadway cafe. There shall be 4 sectors, as described on the website of the department, provided that sectors 3 and 4 shall only include the area south of and including 125th Street in the borough of Manhattan and the fee rate for sector 1 shall apply to a minimum of 80 percent of the city. The fee rate for each sector shall be as follows:

| <u>Sector</u> | <u>Fee Rate</u> |
|---------------|-----------------|
| <u>1</u>      | <u>\$5</u>      |
| <u>2</u>      | <u>\$8</u>      |
| <u>3</u>      | <u>\$14</u>     |
| <u>4</u>      | <u>\$25</u>     |

d. A roadway cafe may not be operated prior to the approval of a petition for a consent therefor by the department pursuant to chapter 14 of the charter, this section and any rules promulgated by the department, except as otherwise provided by section 19-160.6.

e. The department shall provide notice of a petition for a revocable consent for a roadway cafe to the affected community board and council member, and, to the extent practicable, provide an opportunity for both the community board and council member to submit comments to the department related to each petition in a manner prescribed in rules of the department.

f. The term of a revocable consent, and the term of a renewal of such revocable consent, granted pursuant to this section shall be 1 license period and shall be concurrent with such license period.

§ 19-160.2 Review and approval of petitions for revocable consents to establish and operate sidewalk cafes. A petition for a revocable consent to establish and operate a sidewalk cafe shall be reviewed and approved in the following manner:

a. The petition shall be in such form as prescribed by the department. The petition shall include an accurate drawing depicting required clearances, the space to be occupied, and the locations of tables, chairs, barriers and other permitted objects. Such drawing may be developed by an architect, engineer, or other professional third party, or by the petitioner. The petition filed with the department shall be complete and accurate, as determined by the department, and the department shall, within 5 days of the filing of such complete and accurate petition, forward such petition by electronic mail to the president of the borough in which the cafe is proposed to be located, the speaker of the council and the council member in whose

district the cafe is proposed to be located, for information purposes, and to the community board for the community district in which the cafe is proposed to be located, for review pursuant to subdivision b of this section.

b. The community board shall, not later than 40 days after receipt of such petition, either (i) notify the public of the petition, conduct a public hearing thereon and submit a written recommendation to the department and to the council or (ii) waive by a written statement its public hearing and recommendation on such petition and submit such statement to the department and to the council. The petitioner shall amend the petition if both the community board and the petitioner agree to modifications in writing. Such modifications shall be reflected in the written recommendations of the community board to the department and the council. If the community board submits a recommendation on a petition after the 40 day time period has expired, such recommendation may be accepted by the department at the sole discretion of the department.

c. 1. Except as provided in paragraphs 2 and 3 of this subdivision, within 20 days after the expiration of the period allowed for the filing of a recommendation or waiver by the community board pursuant to subdivision b of this section, the department shall (i) approve the petition for a sidewalk cafe, disapprove it or approve it with modifications; and (ii) file with the council any such decision to approve or approve with modifications, together with the petition. Such approval or approval with modifications shall be final approval of the revocable consent unless the council and mayor act pursuant to subdivision e and f of this section.

2. The department shall hold a public hearing on a petition for a sidewalk cafe if (i) a community board has submitted a recommendation to deny the petition; (ii) a community

board has submitted a recommendation to approve such petition with substantial modifications or conditions and the petitioner does not agree to adopt such modifications; or (iii) the department has determined that such a hearing would be beneficial to address a concern about the effect of a sidewalk cafe at the proposed location. If the department holds such a public hearing, within 30 days after the expiration of the period allowed for the filing of a recommendation or waiver by the community board pursuant to subdivision b of the section, or within 45 days after the expiration of such period when the department plans to combine the public hearing on the petition with the public hearing required on 1 or more additional petitions pursuant to paragraph 3 of this subdivision, the department shall (i) hold a public hearing on the petition pursuant to subdivision d of this section, (ii) approve the petition, disapprove it or approve it with modifications, and (iii) file with the council any such decision to approve or approve with modifications, together with the petition. Such approval or approval with modifications shall constitute final approval of the revocable consent subject to review by the council or mayor pursuant to subdivisions e and f of this section.

3. Where the department holds a public hearing pursuant to paragraph 2 of this subdivision, the department may hear 1 or more petitions at the same public hearing upon a determination that doing so is in the public interest.

d. At least 15 days prior to the date of a hearing held pursuant to paragraph 2 of subdivision c of this section, the department will give notice to the community board for the district in which the cafe is proposed to be located, to the president of the borough in which the cafe is proposed to be located and to the council member in whose district the cafe is proposed to be located. Not less than 5 calendar days prior to the date of any such hearing, notice of the

hearing shall be published in the City Record and in the print or online edition of 1 newspaper of local circulation in the community where the cafe is proposed to be located.

e. At the next stated meeting after the date the petition is received by the council pursuant to subdivision c of this section the council may resolve by majority vote of all the council members to review the petition, except that if such meeting is scheduled to occur less than 3 days after such date, the council may so resolve at the following stated meeting. If the council does not so resolve, the approval or approval with modifications of the petition by the department shall be forwarded to the mayor pursuant to subdivision f of this section, unless, in accordance with subdivision g of this section, the petition, or the category of such petition, is one for which the mayor has determined that separate and additional mayoral approval is not required.

f. If the council resolves to review a petition pursuant to subdivision e of this section, the council shall hold a public hearing, after giving public notice not less than 5 days in advance of such hearing. The council shall take final action on the petition and shall file with the mayor its resolution, if any, with respect to the petition, except that if, in accordance with subdivision g of this section, the petition, or the category of such petition, is one for which the mayor has determined that separate and additional mayoral approval is not required, the council shall file its resolution with the department. Such filing of the resolution shall take place within 45 days of the filing of the petition with the council pursuant to subdivision c of this section. The affirmative vote of a majority of all the council members shall be required to approve, approve with modifications or disapprove the petition. Any modification by the council shall not affect the terms of any proposed revocable consent agreement which relate to term, compensation,



revocability, exclusivity, security, insurance, indemnification, erection, operation, maintenance or removal of any structure, right of access by the city and rights of abutting property owners. If within the time period provided for in this subdivision, the council fails to act or fails to act by the required vote on a petition, the council shall be deemed to have approved the petition. If within the time period provided for in this subdivision, the council approves the petition with modifications, the petitioner shall accept such modifications within 15 days of such approval, or the council shall be deemed to have denied the petition.

g. (1) The term of the revocable consent, and the term of a renewal of such consent, shall be 1 license period and shall be concurrent with such license period.

(2) The consent shall be upon such conditions as may be provided in the approval of the petition by the department, as such approval may be modified by action of the council pursuant to subdivision f of this section, but shall be revocable at any time by the department. The separate and additional approval of the mayor shall be necessary to its validity, unless the mayor has determined that separate and additional mayoral approval is not required for such petition or any category of such petitions.

h. A revocable consent for a sidewalk cafe shall provide for compensation to be paid annually to the city during the continuance of the consent. Compensation shall be equivalent to the product of the fee rate and the square footage of a sidewalk cafe. There shall be 4 sectors, as described on the website of the department, provided that sectors 3 and 4 shall only include the area south of and including 125th Street in the borough of Manhattan, and the fee rate for sector 1 shall apply to a minimum of 80 percent of the city. The fee rate for each sector shall be as follows:

| <u>Sector</u> | <u>Fee Rate</u> |
|---------------|-----------------|
| <u>1</u>      | <u>\$6</u>      |
| <u>2</u>      | <u>\$10</u>     |
| <u>3</u>      | <u>\$18</u>     |
| <u>4</u>      | <u>\$31</u>     |

i. 1. Notwithstanding subdivision h of this section, a revocable consent for an enclosed sidewalk cafe shall provide for compensation to be paid annually to the city during the continuance of the consent at the rate required to be paid for such cafe as of March 16, 2020 pursuant to the rules of the department of consumer and worker protection in effect prior to the date this section takes effect.

2. On January 1, 2028 and every 4 years thereafter, the department may increase or decrease such compensation for an enclosed sidewalk cafe in accordance with increases or decreases in the sector rate.

j. Except as otherwise provided by section 19-160.6, a sidewalk cafe may not be operated prior to the approval of the consent therefor by the department pursuant to this section.

§ 19-160.3 Alcohol consumption in a sidewalk or roadway cafe. Notwithstanding any other provision of this code, beer and alcoholic beverages may be served in a sidewalk cafe or roadway cafe to the extent permitted by state law.

§ 19-160.4 No advertising in a sidewalk or roadway cafe. No advertising sign, picture, flag, banner, side curtain or other device, including an illuminated or non-illuminated sign, shall be placed or painted on or affixed to any awning, screen or other appurtenance used in connection with a sidewalk cafe or roadway cafe, except that the name of the restaurant, the logo

of the restaurant, the menu and information on the services provided by the restaurant may be painted, imprinted or otherwise displayed in a manner prescribed by rules promulgated by the department.

§ 19-160.5 Violations; penalties for a sidewalk or roadway cafe. a. Any person found to be operating an unlicensed sidewalk cafe or unlicensed roadway cafe shall be subject to civil penalties as described in section 19-150 and enforcement pursuant to section 19-151. For purposes of this section, any violation for operating an unlicensed sidewalk cafe or unlicensed roadway cafe shall be included in determining the number of violations by any subsequent license holder at the same place of business unless the subsequent license holder provides the department with adequate documentation demonstrating that the subsequent license holder acquired the premises or business through an arm's length transaction as defined in subdivision d of this section and that the sale or lease was not conducted, in whole or in part, for the purpose of permitting the original license holder to avoid the effect of violations on the premises.

b. Any holder of a license to operate a sidewalk cafe or a roadway cafe license shall be subject to the civil penalties described in section 19-150 and enforcement pursuant to section 19-151 where such holder is found to be operating such cafe in violation of: (i) any provision of section 19-160 through 19-160.6 or any rule promulgated thereunder, (ii) the terms or conditions of such license, or (iii) the terms or conditions of a revocable consent to operate such cafe.

c. In addition to any other enforcement procedures authorized by this subchapter, the department may, after providing notice and an opportunity to be heard, suspend or revoke a license to operate a sidewalk or roadway cafe and order the removal or sealing of such sidewalk

or roadway cafe for 3 or more violations of the same provision of this subchapter or rules of the department promulgated under this subchapter within a 2 year period; or any 6 or more violations of any provision of this subchapter or rules of the department promulgated under this chapter within a 2 year period.

d. For purposes of this section, a subsequent license holder shall be liable for violations by a prior license holder unless the subsequent license holder provides the department with adequate documentation demonstrating that the subsequent license holder acquired the premises or business through an arm's length transaction and that the sale or lease was not conducted, in whole or in part, for the purpose of permitting the original license holder to avoid the effect of violations on the premises. For purposes of this subdivision, the term "arm's length transaction" means a sale of a fee or all undivided interests in real property, or lease of any part thereof, or a sale of a business, in good faith and for valuable consideration, that reflects the fair market value of such real property, lease or business in the open market between 2 informed and willing parties, where neither party is under any compulsion to participate in the transaction, unaffected by any unusual conditions indicating a reasonable possibility that the sale or lease was made for the purpose of permitting the original licensee to avoid the effect of violations on the premises. The following sales or leases shall be presumed not to be arm's length transactions unless adequate documentation is provided demonstrating that the sale or lease was not conducted, in whole or in part, for the purpose of permitting the original licensee to avoid the effect of violations on the premises:

(1) a sale between relatives;

(2) a sale between related companies or partners in a business; or

(3) a sale or lease affected by other facts or circumstances that would indicate that the sale or lease is entered into for the primary purpose of permitting the original licensee to avoid the effect of violations on the premises.

e. Corrective action request. Notwithstanding subdivision b of this section, if the department finds that any holder of a license to operate a sidewalk cafe or roadway cafe has violated for the first time (i) any provision of section 19-160 through 19-160.6 or any rule promulgated thereunder, or (ii) the terms or conditions of such license, the department shall notify such license holder of such violation and request that action be taken to correct such violation within 30 days and shall afford such licensee an opportunity to contest the department's finding in a manner set forth in rules of the department. Nothing in this subdivision prohibits the department from issuing a notice of violation for any such violation that has not been corrected within such 30 days.

f. Notwithstanding any inconsistent provision of this section, the decision to suspend or revoke a license shall be waived if, upon the submission of satisfactory proof, the department determines that the person or persons who committed the violations which are the basis for the suspension or revocation acted against the licensee's instructions in committing such violations.

g. The commissioner may order the removal of any furniture, equipment, structure or other obstruction used in connection with the operation of an outdoor dining area on the sidewalk or in the roadway by a person that is not licensed to operate a sidewalk cafe or roadway cafe pursuant to this subchapter and has no other lawful right to operate an outdoor dining area on such sidewalk or in such roadway or where any furniture, equipment, structure or other

obstruction placed on the sidewalk or roadway by a licensee is inconsistent with criteria or design for such area as set forth in the rules of the department. Such order shall be served in the manner provided by the rules of the department and shall afford the person to whom such order is directed an opportunity to be heard in accordance with such rules. Where such order has not been complied with within a reasonable period of time as set forth in such order, officers or employees of the department or the police department may remove such furniture, equipment, structure or other obstruction from the sidewalk or the roadway and convey them to a place of safety. Where the department has an address for the person to whom such order was directed, within 30 days of removal, the department shall mail to such person notice of such removal and the manner in which such furniture, equipment, structure or other obstruction may be claimed. Such furniture, equipment, structure or other obstructions shall not be released until all removal charges and storage fees have been paid or a bond or other security for such amount has been posted. Any furniture, equipment, structure or other obstructions that are not claimed shall be disposed of in accordance with applicable law and the rules of the department. Nothing in this section is intended to alter or affect the power of the commissioner to immediately remove any obstruction from the sidewalk or roadway that the commissioner determines is a danger to public welfare, safety, or energy system reliability, including planned or emergency utility work.

§ 19-160.6. Temporary authorization to operate. a. Where an applicant for a license to operate a sidewalk cafe or a roadway cafe submits a petition for a revocable consent to operate a sidewalk cafe or roadway cafe for which a revocable consent granted to another person has lapsed or was terminated, the commissioner may authorize such applicant to operate the sidewalk cafe or roadway cafe at such premises pending the approval of a revocable consent for

operating such cafe, provided that the plans for the cafe are the same as the cafe for which a revocable consent to operate had previously been granted and, if it is an enclosed sidewalk cafe, that the structure is the same for which consent was previously granted, and, provided further that such applicant makes a good faith effort to be granted a revocable consent to operate such sidewalk cafe or roadway cafe. For the purposes of this section, the commissioner may not authorize an applicant to operate a sidewalk cafe or a roadway cafe if the original consent has been expired for more than 2 years from the date of the submission of the petition of such applicant.

b. Where the department has approved a petition for a revocable consent to operate a sidewalk cafe or roadway cafe pursuant to chapter 14 of the charter, the rules of the department and sections 19-160.1 or 19-160.2 of this code, as applicable, the commissioner may authorize such applicant to operate such cafe pending the registration of such revocable consent by the comptroller, provided that: (i) the comptroller has consented to such authorization by the commissioner; and (ii) where the petition is for a revocable consent to operate a sidewalk cafe, the time for council to resolve to review such petition pursuant to subdivision e of section 19-160.2 of this code has expired, or the council has resolved to review such petition and has either approved such petition pursuant to subdivision f of such section, or has approved such petition with modifications and the petitioner has accepted such modifications in accordance with such subdivision.

§ 19-160.7. Report on compensation for revocable consent to operate sidewalk and roadway cafes. No later than May 1, 2027, and every 4 years thereafter, the commissioner shall submit a report to the speaker of the council and the mayor on the changes to the median

annual rent charged for a ground floor commercial premises for each sector, the corresponding percent land area for each sector, the number of restaurants operating sidewalk and/or roadway cafes in each sector, and the square footage of each sidewalk and roadway cafe in operation. The commissioner may include with any such report a recommendation to increase or decrease the fee rate or adjust the sectors.

§ 7. Subchapter 6 of chapter 2 of title 20 of the administrative code of the city of New York is REPEALED.

§ 8. Subdivision b of section 2 of local law number 114 for the year 2020 is amended to read as follows:

b. [By September 30, 2021, the] The department of transportation [and any other agency designated by the mayor] shall establish a permanent open restaurants program to succeed the temporary program established by local law number 77 for the year 2020[, provided that any additional legislation necessary to authorize such program has been enacted]. Such program shall include but not be limited to the following elements:

1. The use of roadway seating for outdoor dining; and
2. [The use of a pedestrian plaza, or other public outdoor location for outdoor dining; and
- 3.] Accessibility for people with disabilities in compliance with applicable federal, state and local law.

§ 9. Subdivision f of section 1 of local law number 77 for the year 2020, as amended by local law number 114 for the year 2020, is amended to read as follows:



f. Expiration. The outdoor restaurants program established pursuant to this local law shall remain in effect until [September 30, 2021] section 6 of a local law for the year 2023 amending the New York city charter and the administrative code of the city of New York, relating to a permanent outdoor dining program, as proposed in introduction number 31-A, takes effect.

§ 10. Any restaurant operating outdoor dining pursuant to emergency executive order number 126, dated June 18, 2020, as amended, continued or superseded by subsequent executive orders, may continue in operation after the effective date of this section without the license and revocable consent of the commissioner of transportation required by sections 19-160, 19-160.1 and 19-160.2 of the administrative code of the city New York, as added by section six of this local law, pending the granting of any such license and revocable consent, provided that such restaurant submits a petition for such revocable consent on or before a date set forth in the rules of the department of transportation regarding the application for such consent, and such petition has not been denied. Such date shall be within a reasonable period of time, but not less than three months, after the effective date of such rules.

§ 11. Any restaurant that had operated outdoor dining pursuant to emergency executive order number 126, dated June 18, 2020, as amended and continued by subsequent executive orders, whose outdoor dining is located within or adjacent to a structure that does not comply with rules of the department of transportation relating to the design of roadway cafes and sidewalk cafes shall remove such structure no later than 30 days after the determination of the department to grant or deny such revocable consent for such sidewalk cafe or roadway cafe.

Notwithstanding the preceding sentence, all such structures shall be removed no later than November 1, 2024.

§ 12. Interagency cooperation. Agencies including, but not limited to, the department of sanitation, the police department, the department of health and mental hygiene, and the department of homeless services, shall cooperate with the department of transportation in the enforcement of this local law and any rules adopted by the department of transportation pursuant to this local law. Further, the department of transportation shall consult with agencies, commissions and offices including, but not limited to, the department of consumer and worker protection, the department of city planning, the department of environmental protection, the department of buildings, the department of design and construction, the department of health and mental hygiene, the department of parks and recreation, the department of sanitation, the fire department, the department of small business services, the landmarks preservation commission, the art commission, the office of emergency management, the mayor's office of media and entertainment, the mayor's office of people with disabilities, and the mayor's office of citywide event coordination and management, with respect to the adoption of such rules, as well as outreach and education targeted at food service establishments throughout the city in relation to the process for obtaining a license and revocable consent for sidewalk and roadway cafes, as well as relevant deadlines pertaining to application submissions and removal of any street furniture or materials in violation of rules promulgated pursuant to this local law. Such outreach and education shall be made available in the 6 most commonly spoken languages in the city pursuant to city planning.

§ 13. Map. Within 12 months of the effective date of section 19-160 of the administrative code of the city of New York, as added by section six of this local law, the department of transportation shall develop a map on its website that shows the location and name of each restaurant that has obtained a license and revocable consent to operate a sidewalk cafe or a roadway cafe; a copy of the drawing required to be submitted with the petition for a revocable consent for a roadway cafe pursuant to the rules of the department; a copy of the drawing required to be submitted with the petition for a revocable consent for a sidewalk cafe pursuant to subdivision a of section 19-160.2 of the administrative code of the city of New York, as added by section six of this local law, and a history of any inspections of such sidewalk cafe or roadway cafe by such department.

§ 14. Annual report. Within 12 months of the effective date of section 19-160 of the administrative code of the city of New York, as added by section six of this local law, and annually thereafter for 4 years, the department of transportation shall submit to the mayor and to the speaker of the council a report. Such report shall specify the total number of sidewalk cafes and roadway cafes licensed by such department, disaggregated by borough, and the total number of inspections performed and summonses issued by such department in the preceding 12-month period.

§ 15. Task force. The department of transportation shall convene a working group task force to facilitate the transition of authority from the department of consumer and worker protection to the department of transportation for the granting of licenses and revocable consents for sidewalk cafes. Such task force shall consist of members of the department of transportation, the department of consumer and worker protection, and the department of city planning, as

designated by the commissioner of each such department. Such task force shall hold its first meeting no later than 30 days after the effective date of this section, and shall thereafter meet no less than quarterly until March 31, 2025, after which date it shall be disbanded. Such task force shall consult with representatives of the restaurant industry and other interested community groups.

§ 16. Any agency or officer to which are assigned by or pursuant to this local law any functions, powers and duties shall exercise such functions, powers and duties in continuation of their exercise by the agency or officer by which the same were heretofore exercised and shall have power to continue any business, proceeding or other matter commenced by the agency or officer by which such functions, powers and duties were heretofore exercised. Any provision in any law, rule, regulation, contract, grant or other document relating to the subject matter of such functions, powers or duties, and applicable to the agency or officer formerly exercising the same shall, so far as not inconsistent with the provisions of this local law, apply to the agency or officer to which such functions, powers and duties are assigned by or pursuant to this local law.

§ 17. Any rule or regulation in force on the effective date of this section, and promulgated by an agency or officer whose power to promulgate such type of rule or regulation is assigned by or pursuant to this local law to some other agency or officer, shall continue in force as the rule or regulation of the agency or officer to whom such power is assigned, except as such other agency or officer may hereafter duly amend, supersede or repeal such rule or regulation.

§ 18. No existing right or remedy of any character accruing to the city shall be lost or impaired or affected by reason of the adoption of this local law.

§ 19. No action or proceeding, civil or criminal, pending at the time when section 19-160 of the administrative code of the city of New York, as added by section six of this local law, takes effect, brought by or against the city or any agency or officer, shall be affected or abated by the adoption of this local law or by anything herein contained; but all such actions or proceedings may be continued notwithstanding that functions, powers and duties of any agency or officer party thereto may by or pursuant to this local law be assigned or transferred to another agency or officer, but in that event the same may be prosecuted or defended by the head of the agency or the officer to which such functions, powers and duties have been assigned or transferred by or pursuant to this local law.

§ 20. Any license or revocable consent granted pursuant to a provision of the administrative code repealed by section seven of this local law in force on the effective date of such section shall continue in force in accordance with its terms and conditions until it expires or is suspended or revoked by the appropriate agency or officer pursuant to this local law. Such license or revocable consent shall be renewable in accordance with the applicable law by the agency or officer with such power pursuant to this local law.

§ 21. This local law shall apply to all licenses, permits or other authorizations in force as of the effective date of this section.

§ 22. This local law takes effect as follows:

(i) Sections one through seven of this local law take effect 160 days after it becomes law, or upon the expiration of emergency executive order number 126, dated June 18, 2020, as amended, continued or superseded by subsequent executive orders, whichever is earlier, provided, however, that the department of transportation may adopt rules relating to applications

for licenses and revocable consents pursuant to such sections which may take effect prior to such date. Upon the determination of the effective date of sections one through seven of this local law, the commissioner of transportation shall notify the corporation counsel, who shall notify the New York state legislative bill drafting commission, in order that the commission may maintain an accurate and timely effective database of the official text of the New York city charter and administrative code of the city of New York in furtherance of effectuating the provisions of section 70-b of the public officers law, and the corporation counsel shall notify relevant publishers in furtherance of effectuating the provisions of section 7-111 of the administrative code, provided that failure to provide the notifications described in this section shall not affect the effective date of any section of this local law; and

(ii) Sections eight through twenty-one of this local law take effect immediately.

Proposed Int. No. 590-A

By Council Members Rivera, Ossé, Cabán, Louis, Hanif, Joseph, Hudson, Nurse, Gutiérrez, Won, Sanchez, Narcisse, Stevens, Restler, Velázquez, Kagan, Schulman, Krishnan, Avilés, Williams, Riley, Hanks, Menin, Richardson Jordan and Dinowitz

A Local Law to amend the New York city charter, in relation to the open culture program for art and cultural institutions

Be it enacted by the Council as follows:

Section 1. Chapter 67 of the New York city charter is amended by adding a new section 2509 to read as follows:

§ 2509. Open culture program. a. Definitions. For purposes of this section, the following terms have the following meanings:

Artistic or cultural event. The term “artistic or cultural event” means an event or programming sponsored by an eligible institution, including, but not limited to, cultural performances, rehearsals, and classes, that is open to the public and offers services or information to the community.

City artist corps. The term “city artist corps” means the initiative established by the department in May 2021 to provide funding to the arts community during the COVID-19 pandemic.

Cultural institutions group. The term “cultural institutions group” has the same meaning as set forth in section 2507.

Eligible institution. The term “eligible institution” means a person or entity that:

(i) is an art or cultural group, organization, or institution within the city that is a member of the cultural institutions group or that is eligible to apply for a grant through the cultural development fund administered by the department;

(ii) provides documentation of funding from a borough arts council or the city artist corps, or that would have been eligible to apply for funding from such sources within the 2 years prior to the date on which such person or entity submits an application to the office for participation in the program; or



(iii) has fiscal sponsorship from a person or entity that meets the definition set forth in (i) or (ii) of this definition.

Office. The term “office” means the mayor’s office of citywide event coordination and management established pursuant to executive order number 105, dated September 17, 2007, or another agency designated by the mayor to perform the functions set forth in this section.

Program. The term “program” means the open culture program established pursuant to subdivision b of this section.

Roadway. The term “roadway” means that portion of a street designed, improved or ordinarily used for vehicular travel, exclusive of the shoulder and slope.

b. Open culture program. By August 1, 2023, the office, in consultation with the department of transportation, the department of cultural affairs, and any other agency designated by the mayor, shall establish an open culture program for the purpose of authorizing an eligible institution to conduct an artistic or cultural event in a roadway. The office shall establish eligibility and use guidelines and policies for such program in consultation with such agencies, and promulgate any necessary rules. Such program shall include the following elements:

1. There shall be no fee for participation by an eligible institution in such program, except as provided for in subdivision c of this section; and

2. An eligible institution utilizing a roadway for an artistic or cultural event pursuant to such program shall conduct such event at no charge to an audience.

c. Allowable fees. 1. An application fee of \$25 may be imposed for the processing of each application to participate in the program. An applicant who requires a permit to use or operate a

sound device or apparatus shall pay any applicable fee in accordance with subdivision h of section 10-108 of the administrative code.

2. Nothing in this section shall preclude the imposition of any civil penalty or fine authorized for violation of any applicable rule or law.

d. Reporting. By November 1, 2023, and annually thereafter, the office shall submit to the mayor and the speaker of the council and post on the office's website a report on the activities of the program in the prior fiscal year. Such annual report shall include, but not be limited to:

1. The number of artistic or cultural events hosted through the program in the prior fiscal year, disaggregated by borough and council district;

2. An overview of any outreach conducted by the office or other agencies related to the program; and

3. The total number of eligible institutions that applied to the program, disaggregated by the number of such applicants whose request to use a roadway was granted or not granted.

§ 2. This local law takes effect immediately.

BM  
LS # 7107/8389  
5/17/23 9:10pm



## Legislation Text

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**File #:** Int 0031-2022, **Version:** B

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### Proposed Int. No. 31-B

By Council Members Velázquez, Powers, Menin and Brannan (by request of the Mayor)

A Local Law to amend the New York city charter and the administrative code of the city of New York, in relation to granting licenses and revocable consents for sidewalk cafes and roadway cafes, to repeal subchapter 6 of chapter 2 of title 20 of such administrative code, relating to granting licenses and revocable consents for sidewalk cafes, to amend section 2 of local law number 114 for the year 2020, relating to the establishment of a permanent outdoor dining program, in relation to the commencement of such program, and to amend section 1 of local law number 77 for the year 2020, relating to establishing a temporary outdoor dining program, in relation to the expiration of such program

Be it enacted by the Council as follows:

Section 1. Subdivision e of section 364 of the New York city charter, as added by a vote of the electors at a general election held on November 7, 1989, is amended to read as follows:

e. Notwithstanding any provision of this charter or the administrative code, revocable consents to construct and operate sidewalk cafes shall be reviewed pursuant to [subchapter six of chapter two of title twenty] sections 19-160 through 19-160.6 of the administrative code.

§ 2. Section 371 of the New York city charter, as amended by local law number 78 for the year 1990, is amended to read as follows:

§ 371. Public hearing on proposed agreement; publication of notice. The franchise and concession review committee in the case of a franchise, or the responsible agency in the case of a revocable consent, shall hold a public hearing on the proposed agreement memorializing the terms and conditions of each proposed franchise or revocable consent before final approval of the proposed franchise or consent. Any such public hearing conducted by the franchise and concession review committee shall be held within thirty days of the filing with the committee by the responsible agency of a proposed agreement containing the terms and

conditions of the proposed franchise. No hearing held by the franchise and concession review committee or by the responsible agency shall be held until after notice thereof and a summary of the terms and conditions of the proposed agreement shall have been published for at least fifteen days, except Sundays and legal holidays, immediately prior thereto in the City Record, nor until a notice of such hearing, indicating the place where copies of the proposed agreement may be obtained by all those interested therein, shall have been published at least twice at the expense of the proposed grantee in a print or online edition of a daily newspaper designated by the mayor which is published in the city of New York and having a circulation in the borough or boroughs in which the affected property of the city is located and a print or online edition of a weekly newspaper or newspapers designated by the mayor which are published in the city of New York and have a circulation in the community district or districts in which the affected property of the city is located. In the event a franchise or revocable consent relates to property of the city located in more than one borough, notice of hearing in a weekly newspaper shall not be required; however, in that event, notice of hearing in the print or online editions of two daily newspapers, and mailing by the grantee, no later than fifteen days immediately prior to the date of the public hearing, of such notice to the borough presidents and community boards and council members in whose districts the affected property of the city is located, shall be required. In the case of a franchise for a bus route which crosses one or more borough boundaries, notice of hearing in a weekly newspaper shall not be required; however, in that event, notice of hearing in the print or online editions of two daily newspapers, and mailing by the grantee, no later than fifteen days immediately prior to the date of the public hearing, of such notice to the borough presidents and community boards and council members in whose districts the bus route is located, and posting of such notice in the buses operating upon such route, shall be required.

§ 3. Paragraph 1 of subdivision c of section 17-503 of the administrative code of the city of New York, as amended by local law number 152 for the year 2013, is amended to read as follows:

1. Outdoor dining areas of restaurants [with no roof or other ceiling enclosure; provided, however, that smoking, or using electronic cigarettes, may be permitted in a contiguous outdoor area designated

for smoking, or using electronic cigarettes, so long as such area: (i) constitutes no more than twenty-five percent of the outdoor seating capacity of such restaurant; (ii) is at least three feet away from the outdoor area of such restaurant not designated for smoking, or using electronic cigarettes; and (iii) is clearly designated with written signage as a smoking area or an area for using electronic cigarettes] including but not limited to any area operated by a restaurant as a sidewalk cafe, or a roadway cafe, as those terms are defined in section 19-101.

§ 4. Section 19-101 of the administrative code of the city of New York, as amended by local law number 104 for the year 1993, subdivisions c and d as added by local law number 104 for the year 1993 and subdivisions e, f, g, and h as added by local law number 71 for the year 2011, is amended to read as follows:

§ 19-101 Definitions. Whenever used in this title[:

a. “Commissioner” shall mean] the following terms have the following meanings:

Asphalt. The term "asphalt" shall mean a dark brown to black bitumen pitch that melts readily and which appears in nature in asphalt beds or is produced as a by-product of the petroleum industry.

Asphaltic concrete or asphalt paving. The terms “asphaltic concrete” or “asphalt paving” shall mean a mixture of liquid asphalt and graded aggregate used as paving material.

Barrier. The term “barrier” shall mean an object, as prescribed in rules of the department, placed on all sides of a roadway cafe, other than the side that fronts the restaurant, to protect patrons of a roadway cafe, that has a fully built interior wall and bottom to hold water or such other filler and that is removable.

Commissioner. The term “commissioner shall mean the commissioner of transportation.

Fee rate. The term “fee rate” shall mean the compensation to be paid per square foot to the city during the continuance of the revocable consent in an amount equal to the applicable sector rate, reduced, as determined by the department, to account for factors including, but not limited to, the impact historical weather patterns may have on the operation of a sidewalk cafe or roadway cafe and any area of such roadway cafe occupied by barriers demarcating such cafe from the curb lane or parking lane.

[b. "Department"] Department. The term “department” shall mean the department of

transportation.

[c. "Street" has the meaning ascribed thereto in subdivision thirteen of section 1-112 of this code.

d. "Sidewalk"] Enclosed sidewalk cafe. The term "enclosed sidewalk cafe" shall mean a sidewalk cafe that is constructed predominantly of light materials such as glass, slow-burning plastic or lightweight metal pursuant to a permit issued by the department of buildings.

Ground floor. The term "ground floor" shall mean visible from the street and directly accessible to the public from the street.

Ground floor restaurant. The term "ground floor restaurant" shall mean any ground floor premises that is operated pursuant to a food service establishment permit issued by the department of health and mental hygiene.

I-4 mix. The term "I-4 mix" shall mean a type of heavy duty asphaltic concrete mix containing 0.75 inch (19mm) nominal maximum size aggregate with 25% to 50% of the aggregate capable of passing through a No. 8 sieve and in which all sand contained in the mix is crushed.

Reclaimed asphalt pavement. The term "reclaimed asphalt pavement" shall mean asphalt pavement that has been processed for reuse in asphaltic concrete.

Roadway. The term "roadway" shall mean that portion of a street designed, improved or ordinarily used for vehicular travel, exclusive of the shoulder and slope.

Roadway cafe. The term "roadway cafe" shall mean an open-air portion of a ground floor restaurant containing readily removable tables, chairs and other removable decorative items, which is located in the curb lane or parking lane of a roadway fronting the restaurant and is designed and operated pursuant to rules of the department.

Sector. The term "sector" shall mean an area of the city, as determined by the department, where the median annual rent charged for a square foot of a ground floor commercial premises, in accordance with

information published by the department of finance pursuant to subdivision h of section 11-3101, is similar.

Sector rate. The term “sector rate” shall mean a dollar amount determined by the department for each sector, based on the median annual rent for a square foot of a ground floor commercial premises in such sector, as determined in accordance with information published by the department of finance pursuant to subdivision h of section 11-3101, or other similar data that the department determines accurately reflects such median annual rent in such sector.

Sidewalk. The term “sidewalk” shall mean that portion of a street between the curb lines, or the lateral lines of a roadway, and the adjacent property lines, but not including the curb, intended for the use of pedestrians.

[e. "Asphalt" shall mean a dark brown to black bitumen pitch that melts readily and which appears in nature in asphalt beds or is produced as a by-product of the petroleum industry.

f. "Asphaltic concrete" or "asphalt paving" shall mean a mixture of liquid asphalt and graded aggregate used as paving material.

g. "I-4 mix" shall mean a type of heavy duty asphaltic concrete mix containing 0.75 inch (19mm) nominal maximum size aggregate with 25% to 50% of the aggregate capable of passing through a No. 8 sieve and in which all sand contained in the mix is crushed.

h. "Reclaimed asphalt pavement" shall mean asphalt pavement that has been processed for reuse in asphaltic concrete.]

Sidewalk cafe. The term “sidewalk cafe” shall mean a portion of a ground floor restaurant located on a public sidewalk fronting the restaurant that is designed and operated pursuant to rules of the department.

Street. The term “street” has the same meaning ascribed to such term in subdivision 13 of section 1-112 of this code.

§ 5. The table of maximum civil penalties in section 19-150 of the administrative code of the



city of New York is amended by adding two new rows in numerical order to read as follows:

| Section of the Administrative Code | Maximum Civil Penalty (dollars)  |
|------------------------------------|--|
| <u>19-160(a)</u>                   | <u>500 (first violation); 1,000 (second and subsequent violations at the same place of business)</u> |
| <u>19-160.1 - 160.4, 160.6</u>     | <u>200 (first violation); 500 (second and subsequent violations at the same place of business)</u>   |

§ 6. Subchapter 1 of chapter 1 of title 19 of the administrative code of the city of New York is amended by adding seven new sections 19-160, 19-160.1, 19-160.2, 19-160.3, 19-160.4, 19-160.5, 19-160.6, and 19-160.7 to read as follows:

§ 19-160 Open restaurants; license and revocable consent required for sidewalk cafe and roadway cafe.

a. Any person owning, leasing, managing or operating a ground floor restaurant upon property which abuts upon any street may establish and operate a sidewalk cafe upon the sidewalk of such street in an area immediately adjacent to its premises, or a roadway cafe upon the roadway adjacent to the curb in front of such ground floor restaurant, or both, provided that such sidewalk cafe or roadway cafe shall be granted a license and a revocable consent by the commissioner. Notwithstanding the preceding sentence, no such license shall be granted or renewed for the operation of an enclosed sidewalk cafe at any location other than a location where: (i) an enclosed sidewalk cafe had been constructed pursuant to a permit issued by the department of buildings and in accordance with section 3111 of the New York city building code prior to March 16, 2020; and (ii) an enclosed sidewalk cafe was lawfully operated as such on March 16, 2020 or at any time within 4 years prior to such date. Granting or renewal of any such license at such a location for the operation of an enclosed sidewalk cafe shall be in accordance with this section and section 19-160.2 of this code.

b. 1. The department, consistent with chapter 14 of the charter and the provisions of this

subchapter, shall promulgate rules relating to (i) the granting of such licenses and revocable consents, and the administration of such licenses and revocable consents; (ii) the design of a sidewalk cafe or roadway cafe; (iii) priorities among applicants for a license covering the same area on a sidewalk or a roadway; and (iv) the operation and maintenance of any sidewalk cafe or roadway cafe to prevent undue obstruction of the street, to ensure good order, public safety and the general welfare and to secure the beneficial purpose of opening streets to outdoor dining.

2. A sidewalk cafe, other than an enclosed sidewalk cafe, shall be open-air and shall contain only readily removable tables, chairs and other removable decorative items as set forth in such rules.

c. No rule promulgated by the department in relation to the license granted to a sidewalk cafe or a roadway cafe in accordance with subdivision b of this section shall: (i) prevent a sidewalk cafe or a roadway cafe from operating during the hours of 10:00 a.m. through 12:00 a.m. daily; (ii) allow a sidewalk cafe, other than an enclosed sidewalk cafe, or a roadway cafe to operate before 10:00 a.m. on Sundays; or (iii) authorize a roadway cafe to operate on any day from November 30 to March 31, inclusive.

d. A license to operate a sidewalk cafe shall be granted after the review and approval of a petition for a revocable consent to establish and operate such cafe pursuant to the provisions of this subchapter and the rules of the department. A license to operate a roadway cafe shall be granted after the review and approval of a petition for a revocable consent to establish and operate such cafe pursuant to chapter 14 of the charter, the provisions of this subchapter, and the rules of the department. An operator of a sidewalk cafe shall cause the boundary of the area licensed as a sidewalk cafe to be marked and separated in a manner prescribed pursuant to rules of the department. An operator of a roadway cafe shall cause the boundary of the area licensed as a roadway cafe to be delineated and protected by barriers in a manner prescribed in rules of the department.

e. No license shall be granted for a sidewalk cafe or roadway cafe located in a historic district, on a landmark site or attached or adjacent to a landmark or an improvement containing an interior landmark without the applicant for such license having obtained the approval of the landmarks preservation commission,

provided that the petition for a revocable consent to establish or operate a sidewalk cafe or a roadway cafe includes work or improvements for which such approval is required pursuant to chapter 3 of title 25 of this code. The landmarks preservation commission shall make a determination on such application no later than 10 business days after the date of receipt of a complete application, unless the landmarks preservation commission determines that such sidewalk cafe or roadway cafe may have an effect on the exterior architectural features of a landmark or a building or buildings within a historic district and a public hearing is required.

f. No license or revocable consent shall be granted for a sidewalk cafe or roadway cafe which obstructs the means of egress from any portion of a building.

g. There shall be separate fees for a sidewalk cafe license and a roadway cafe license. The fee for a license to establish and operate a sidewalk cafe, and for the renewal of such a license, shall be \$1,050 for each license period. The fee for a license to establish and operate a roadway cafe, and for the renewal of such a license, shall be \$1,050 for each license period. Such license and renewal fees shall be in addition to the amount required to be paid upon approval of a petition for a revocable consent, or renewal thereof, to establish and operate a sidewalk cafe or roadway cafe.

h. The term of a license granted pursuant to this subchapter shall be 4 years.

i. A licensee must provide adequate service to maintain the tables in the sidewalk cafe or roadway cafe and the adjacent street in a manner that ensures good order and cleanliness.

j. The license to establish and operate a sidewalk cafe or a roadway cafe shall be personal to the applicant and may not be sold, leased or transferred. Such license shall not be deemed revoked by the sale or transfer of the lease or of title to the building or structure to which the sidewalk cafe or roadway cafe is related unless such sale or transfer materially alters the plans submitted for the license application or the revocable consent.

§ 19-160.1 Review and approval of petitions for revocable consents to establish and operate roadway cafes.

a. It shall be unlawful for any person to establish or operate a roadway cafe without a revocable consent granted pursuant to chapter 14 of the charter, this section and any rules adopted by the commissioner pursuant thereto.

b. The petition shall be in such form as prescribed by rules of the department and shall include an accurate drawing depicting required clearances, the space to be occupied, and the locations of tables, chairs, barriers and other permitted objects; provided, however, that the department shall not require that such drawing be developed, reviewed or approved by an architect, engineer, or other professional third party. The petition shall be reviewed by the department and other relevant agencies as determined by the department.

c. A revocable consent for a roadway cafe shall provide for compensation to be paid annually to the city during the continuance of the consent. Such annual compensation shall be equivalent to the product of the fee rate and the square footage of a roadway cafe. There shall be 4 sectors, as described on the website of the department, provided that sectors 3 and 4 shall only include the area south of and including 125th Street in the borough of Manhattan and the fee rate for sector 1 shall apply to a minimum of 80 percent of the city. The fee rate for each sector shall be as follows:

| <u>Sector</u> | <u>Fee Rate</u> |
|---------------|-----------------|
| <u>1</u>      | <u>\$5</u>      |
| <u>2</u>      | <u>\$8</u>      |
| <u>3</u>      | <u>\$14</u>     |
| <u>4</u>      | <u>\$25</u>     |

d. A roadway cafe may not be operated prior to the approval of a petition for a consent therefor by the department pursuant to chapter 14 of the charter, this section and any rules promulgated by the department, except as otherwise provided by section 19-160.6.

e. The department shall provide notice of a petition for a revocable consent for a roadway cafe to the affected community board and council member, and, to the extent practicable, provide an opportunity for

both the community board and council member to submit comments to the department related to each petition in a manner prescribed in rules of the department.

f. The term of a revocable consent, and the term of a renewal of such revocable consent, granted pursuant to this section shall be 1 license period and shall be concurrent with such license period.

§ 19-160.2 Review and approval of petitions for revocable consents to establish and operate sidewalk cafes. A petition for a revocable consent to establish and operate a sidewalk cafe shall be reviewed and approved in the following manner:

a. The petition shall be in such form as prescribed by the department. The petition shall include an accurate drawing depicting required clearances, the space to be occupied, and the locations of tables, chairs, barriers and other permitted objects. Such drawing may be developed by an architect, engineer, or other professional third party, or by the petitioner. The petition filed with the department shall be complete and accurate, as determined by the department, and the department shall, within 5 days of the filing of such complete and accurate petition, forward such petition by electronic mail to the president of the borough in which the cafe is proposed to be located, the speaker of the council and the council member in whose district the cafe is proposed to be located, for information purposes, and to the community board for the community district in which the cafe is proposed to be located, for review pursuant to subdivision b of this section.

b. The community board shall, not later than 40 days after receipt of such petition, either (i) notify the public of the petition, conduct a public hearing thereon and submit a written recommendation to the department and to the council or (ii) waive by a written statement its public hearing and recommendation on such petition and submit such statement to the department and to the council. The petitioner shall amend the petition if both the community board and the petitioner agree to modifications in writing. Such modifications shall be reflected in the written recommendations of the community board to the department and the council. If the community board submits a recommendation on a petition after the 40 day time period has expired, such recommendation may be accepted by the department at the sole discretion of the department.

c. 1. Except as provided in paragraphs 2 and 3 of this subdivision, within 20 days after the expiration of the period allowed for the filing of a recommendation or waiver by the community board pursuant to subdivision b of this section, the department shall (i) approve the petition for a sidewalk cafe, disapprove it or approve it with modifications; and (ii) file with the council any such decision to approve or approve with modifications, together with the petition. Such approval or approval with modifications shall be final approval of the revocable consent unless the council and mayor act pursuant to subdivision e and f of this section.

2. The department shall hold a public hearing on a petition for a sidewalk cafe if (i) a community board has submitted a recommendation to deny the petition; (ii) a community board has submitted a recommendation to approve such petition with substantial modifications or conditions and the petitioner does not agree to adopt such modifications; or (iii) the department has determined that such a hearing would be beneficial to address a concern about the effect of a sidewalk cafe at the proposed location. If the department holds such a public hearing, within 30 days after the expiration of the period allowed for the filing of a recommendation or waiver by the community board pursuant to subdivision b of the section, or within 45 days after the expiration of such period when the department plans to combine the public hearing on the petition with the public hearing required on 1 or more additional petitions pursuant to paragraph 3 of this subdivision, the department shall (i) hold a public hearing on the petition pursuant to subdivision d of this section, (ii) approve the petition, disapprove it or approve it with modifications, and (iii) file with the council any such decision to approve or approve with modifications, together with the petition. Such approval or approval with modifications shall constitute final approval of the revocable consent subject to review by the council or mayor pursuant to subdivisions e and f of this section.

3. Where the department holds a public hearing pursuant to paragraph 2 of this subdivision, the department may hear 1 or more petitions at the same public hearing upon a determination that doing so is in the public interest.

d. At least 15 days prior to the date of a hearing held pursuant to paragraph 2 of subdivision c of

this section, the department will give notice to the community board for the district in which the cafe is proposed to be located, to the president of the borough in which the cafe is proposed to be located and to the council member in whose district the cafe is proposed to be located. Not less than 5 calendar days prior to the date of any such hearing, notice of the hearing shall be published in the City Record and in the print or online edition of 1 newspaper of local circulation in the community where the cafe is proposed to be located.

e. At the next stated meeting after the date the petition is received by the council pursuant to subdivision c of this section the council may resolve by majority vote of all the council members to review the petition, except that if such meeting is scheduled to occur less than 3 days after such date, the council may so resolve at the following stated meeting. If the council does not so resolve, the approval or approval with modifications of the petition by the department shall be forwarded to the mayor pursuant to subdivision f of this section, unless, in accordance with subdivision g of this section, the petition, or the category of such petition, is one for which the mayor has determined that separate and additional mayoral approval is not required.

f. If the council resolves to review a petition pursuant to subdivision e of this section, the council shall hold a public hearing, after giving public notice not less than 5 days in advance of such hearing. The council shall take final action on the petition and shall file with the mayor its resolution, if any, with respect to the petition, except that if, in accordance with subdivision g of this section, the petition, or the category of such petition, is one for which the mayor has determined that separate and additional mayoral approval is not required, the council shall file its resolution with the department. Such filing of the resolution shall take place within 45 days of the filing of the petition with the council pursuant to subdivision c of this section. The affirmative vote of a majority of all the council members shall be required to approve, approve with modifications or disapprove the petition. Any modification by the council shall not affect the terms of any proposed revocable consent agreement which relate to term, compensation, revocability, exclusivity, security, insurance, indemnification, erection, operation, maintenance or removal of any structure, right of access by the city and rights of abutting property owners. If within the time period provided for in this subdivision, the

council fails to act or fails to act by the required vote on a petition, the council shall be deemed to have approved the petition. If within the time period provided for in this subdivision, the council approves the petition with modifications, the petitioner shall accept such modifications within 15 days of such approval, or the council shall be deemed to have denied the petition.

g. (1) The term of the revocable consent, and the term of a renewal of such consent, shall be 1 license period and shall be concurrent with such license period.

(2) The consent shall be upon such conditions as may be provided in the approval of the petition by the department, as such approval may be modified by action of the council pursuant to subdivision f of this section, but shall be revocable at any time by the department. The separate and additional approval of the mayor shall be necessary to its validity, unless the mayor has determined that separate and additional mayoral approval is not required for such petition or any category of such petitions.

h. A revocable consent for a sidewalk cafe shall provide for compensation to be paid annually to the city during the continuance of the consent. Compensation shall be equivalent to the product of the fee rate and the square footage of a sidewalk cafe. There shall be 4 sectors, as described on the website of the department, provided that sectors 3 and 4 shall only include the area south of and including 125th Street in the borough of Manhattan, and the fee rate for sector 1 shall apply to a minimum of 80 percent of the city. The fee rate for each sector shall be as follows:

| Sector | Fee Rate |
|--------|----------|
| 1      | \$6      |
| 2      | \$10     |
| 3      | \$18     |
| 4      | \$31     |

i. 1. Notwithstanding subdivision h of this section, a revocable consent for an enclosed sidewalk cafe shall provide for compensation to be paid annually to the city during the continuance of the consent at the



rate required to be paid for such cafe as of March 16, 2020 pursuant to the rules of the department of consumer and worker protection in effect prior to the date this section takes effect.

2. On January 1, 2028 and every 4 years thereafter, the department may increase or decrease such compensation for an enclosed sidewalk cafe in accordance with increases or decreases in the sector rate.

j. Except as otherwise provided by section 19-160.6, a sidewalk cafe may not be operated prior to the approval of the consent therefor by the department pursuant to this section.

§ 19-160.3 Alcohol consumption in a sidewalk or roadway cafe. Notwithstanding any other provision of this code, beer and alcoholic beverages may be served in a sidewalk cafe or roadway cafe to the extent permitted by state law.

§ 19-160.4 No advertising in a sidewalk or roadway cafe. No advertising sign, picture, flag, banner, side curtain or other device, including an illuminated or non-illuminated sign, shall be placed or painted on or affixed to any awning, screen or other appurtenance used in connection with a sidewalk cafe or roadway cafe, except that the name of the restaurant, the logo of the restaurant, the menu and information on the services provided by the restaurant may be painted, imprinted or otherwise displayed in a manner prescribed by rules promulgated by the department.

§ 19-160.5 Violations; penalties for a sidewalk or roadway cafe. a. Any person found to be operating an unlicensed sidewalk cafe or unlicensed roadway cafe shall be subject to civil penalties as described in section 19-150 and enforcement pursuant to section 19-151. For purposes of this section, any violation for operating an unlicensed sidewalk cafe or unlicensed roadway cafe shall be included in determining the number of violations by any subsequent license holder at the same place of business unless the subsequent license holder provides the department with adequate documentation demonstrating that the subsequent license holder acquired the premises or business through an arm's length transaction as defined in subdivision d of this section and that the sale or lease was not conducted, in whole or in part, for the purpose of permitting the original license holder to avoid the effect of violations on the premises.

b. Any holder of a license to operate a sidewalk cafe or a roadway cafe license shall be subject to the civil penalties described in section 19-150 and enforcement pursuant to section 19-151 where such holder is found to be operating such cafe in violation of: (i) any provision of section 19-160 through 19-160.6 or any rule promulgated thereunder, (ii) the terms or conditions of such license, or (iii) the terms or conditions of a revocable consent to operate such cafe.

c. In addition to any other enforcement procedures authorized by this subchapter, the department may, after providing notice and an opportunity to be heard, suspend or revoke a license to operate a sidewalk or roadway cafe and order the removal or sealing of such sidewalk or roadway cafe for 3 or more violations of the same provision of this subchapter or rules of the department promulgated under this subchapter within a 2 year period; or any 6 or more violations of any provision of this subchapter or rules of the department promulgated under this chapter within a 2 year period.

d. For purposes of this section, a subsequent license holder shall be liable for violations by a prior license holder unless the subsequent license holder provides the department with adequate documentation demonstrating that the subsequent license holder acquired the premises or business through an arm's length transaction and that the sale or lease was not conducted, in whole or in part, for the purpose of permitting the original license holder to avoid the effect of violations on the premises. For purposes of this subdivision, the term "arm's length transaction" means a sale of a fee or all undivided interests in real property, or lease of any part thereof, or a sale of a business, in good faith and for valuable consideration, that reflects the fair market value of such real property, lease or business in the open market between 2 informed and willing parties, where neither party is under any compulsion to participate in the transaction, unaffected by any unusual conditions indicating a reasonable possibility that the sale or lease was made for the purpose of permitting the original licensee to avoid the effect of violations on the premises. The following sales or leases shall be presumed not to be arm's length transactions unless adequate documentation is provided demonstrating that the sale or lease was not conducted, in whole or in part, for the purpose of permitting the original licensee to avoid the effect of

violations on the premises:

(1) a sale between relatives;

(2) a sale between related companies or partners in a business; or

(3) a sale or lease affected by other facts or circumstances that would indicate that the sale or lease is entered into for the primary purpose of permitting the original licensee to avoid the effect of violations on the premises.

e. Corrective action request. Notwithstanding subdivision b of this section, if the department finds that any holder of a license to operate a sidewalk cafe or roadway cafe has violated for the first time (i) any provision of section 19-160 through 19-160.6 or any rule promulgated thereunder, or (ii) the terms or conditions of such license, the department shall notify such license holder of such violation and request that action be taken to correct such violation within 30 days and shall afford such licensee an opportunity to contest the department's finding in a manner set forth in rules of the department. Nothing in this subdivision prohibits the department from issuing a notice of violation for any such violation that has not been corrected within such 30 days.

f. Notwithstanding any inconsistent provision of this section, the decision to suspend or revoke a license shall be waived if, upon the submission of satisfactory proof, the department determines that the person or persons who committed the violations which are the basis for the suspension or revocation acted against the licensee's instructions in committing such violations.

g. The commissioner may order the removal of any furniture, equipment, structure or other obstruction used in connection with the operation of an outdoor dining area on the sidewalk or in the roadway by a person that is not licensed to operate a sidewalk cafe or roadway cafe pursuant to this subchapter and has no other lawful right to operate an outdoor dining area on such sidewalk or in such roadway or where any furniture, equipment, structure or other obstruction placed on the sidewalk or roadway by a licensee is inconsistent with criteria or design for such area as set forth in the rules of the department. Such order shall be

served in the manner provided by the rules of the department and shall afford the person to whom such order is directed an opportunity to be heard in accordance with such rules. Where such order has not been complied with within a reasonable period of time as set forth in such order, officers or employees of the department or the police department may remove such furniture, equipment, structure or other obstruction from the sidewalk or the roadway and convey them to a place of safety. Where the department has an address for the person to whom such order was directed, within 30 days of removal, the department shall mail to such person notice of such removal and the manner in which such furniture, equipment, structure or other obstruction may be claimed. Such furniture, equipment, structure or other obstructions shall not be released until all removal charges and storage fees have been paid or a bond or other security for such amount has been posted. Any furniture, equipment, structure or other obstructions that are not claimed shall be disposed of in accordance with applicable law and the rules of the department. Nothing in this section is intended to alter or affect the power of the commissioner to immediately remove any obstruction from the sidewalk or roadway that the commissioner determines is a danger to public welfare, safety, or energy system reliability, including planned or emergency utility work.

§ 19-160.6. Temporary authorization to operate. a. Where an applicant for a license to operate a sidewalk cafe or a roadway cafe submits a petition for a revocable consent to operate a sidewalk cafe or roadway cafe for which a revocable consent granted to another person has lapsed or was terminated, the commissioner may authorize such applicant to operate the sidewalk cafe or roadway cafe at such premises pending the approval of a revocable consent for operating such cafe, provided that the plans for the cafe are the same as the cafe for which a revocable consent to operate had previously been granted and, if it is an enclosed sidewalk cafe, that the structure is the same for which consent was previously granted, and, provided further that such applicant makes a good faith effort to be granted a revocable consent to operate such sidewalk cafe or roadway cafe. For the purposes of this section, the commissioner may not authorize an applicant to operate a sidewalk cafe or a roadway cafe if the original consent has been expired for more than 2 years from the date of

the submission of the petition of such applicant.

b. Where the department has approved a petition for a revocable consent to operate a sidewalk cafe or roadway cafe pursuant to chapter 14 of the charter, the rules of the department and sections 19-160.1 or 19-160.2 of this code, as applicable, the commissioner may authorize such applicant to operate such cafe pending the registration of such revocable consent by the comptroller, provided that: (i) the comptroller has consented to such authorization by the commissioner; and (ii) where the petition is for a revocable consent to operate a sidewalk cafe, the time for council to resolve to review such petition pursuant to subdivision e of section 19-160.2 of this code has expired, or the council has resolved to review such petition and has either approved such petition pursuant to subdivision f of such section, or has approved such petition with modifications and the petitioner has accepted such modifications in accordance with such subdivision.

§ 19-160.7. Report on compensation for revocable consent to operate sidewalk and roadway cafes. No later than May 1, 2027, and every 4 years thereafter, the commissioner shall submit a report to the speaker of the council and the mayor on the changes to the median annual rent charged for a ground floor commercial premises for each sector, the corresponding percent land area for each sector, the number of restaurants operating sidewalk and/or roadway cafes in each sector, and the square footage of each sidewalk and roadway cafe in operation. The commissioner may include with any such report a recommendation to increase or decrease the fee rate or adjust the sectors.

§ 7. Subchapter 6 of chapter 2 of title 20 of the administrative code of the city of New York is REPEALED.

§ 8. Subdivision b of section 2 of local law number 114 for the year 2020 is amended to read as follows:

b. [By September 30, 2021, the] The department of transportation [and any other agency designated by the mayor] shall establish a permanent open restaurants program to succeed the temporary program established by local law number 77 for the year 2020[, provided that any additional legislation

necessary to authorize such program has been enacted]. Such program shall include but not be limited to the following elements:

1. The use of roadway seating for outdoor dining; and
2. [The use of a pedestrian plaza, or other public outdoor location for outdoor dining; and
- 3.] Accessibility for people with disabilities in compliance with applicable federal, state and local law.

§ 9. Subdivision f of section 1 of local law number 77 for the year 2020, as amended by local law number 114 for the year 2020, is amended to read as follows:

f. Expiration. The outdoor restaurants program established pursuant to this local law shall remain in effect until [September 30, 2021] section 6 of a local law for the year 2023 amending the New York city charter and the administrative code of the city of New York, relating to a permanent outdoor dining program, as proposed in introduction number 31-A, takes effect.

§ 10. Any restaurant operating outdoor dining pursuant to emergency executive order number 126, dated June 18, 2020, as amended, continued or superseded by subsequent executive orders, may continue in operation after the effective date of this section without the license and revocable consent of the commissioner of transportation required by sections 19-160, 19-160.1 and 19-160.2 of the administrative code of the city New York, as added by section six of this local law, pending the granting of any such license and revocable consent, provided that such restaurant submits a petition for such revocable consent on or before a date set forth in the rules of the department of transportation regarding the application for such consent, and such petition has not been denied. Such date shall be within a reasonable period of time, but not less than three months, after the effective date of such rules.

§ 11. Any restaurant that had operated outdoor dining pursuant to emergency executive order number 126, dated June 18, 2020, as amended and continued by subsequent executive orders, whose outdoor dining is located within or adjacent to a structure that does not comply with rules of the department of

transportation relating to the design of roadway cafes and sidewalk cafes shall remove such structure no later than 30 days after the determination of the department to grant or deny such revocable consent for such sidewalk cafe or roadway cafe. Notwithstanding the preceding sentence, all such structures shall be removed no later than November 1, 2024.

§ 12. Interagency cooperation. Agencies including, but not limited to, the department of sanitation, the police department, the department of health and mental hygiene, and the department of homeless services, shall cooperate with the department of transportation in the enforcement of this local law and any rules adopted by the department of transportation pursuant to this local law. Further, the department of transportation shall consult with agencies, commissions and offices including, but not limited to, the department of consumer and worker protection, the department of city planning, the department of environmental protection, the department of buildings, the department of design and construction, the department of health and mental hygiene, the department of parks and recreation, the department of sanitation, the fire department, the department of small business services, the landmarks preservation commission, the art commission, the office of emergency management, the mayor's office of media and entertainment, the mayor's office of people with disabilities, and the mayor's office of citywide event coordination and management, with respect to the adoption of such rules, as well as outreach and education targeted at food service establishments throughout the city in relation to the process for obtaining a license and revocable consent for sidewalk and roadway cafes, as well as relevant deadlines pertaining to application submissions and removal of any street furniture or materials in violation of rules promulgated pursuant to this local law. Such outreach and education shall be made available in the 6 most commonly spoken languages in the city pursuant to city planning.

§ 13. Map. Within 12 months of the effective date of section 19-160 of the administrative code of the city of New York, as added by section six of this local law, the department of transportation shall develop a map on its website that shows the location and name of each restaurant that has obtained a license and revocable consent to operate a sidewalk cafe or a roadway cafe; a copy of the drawing required to be submitted

with the petition for a revocable consent for a roadway cafe pursuant to the rules of the department; a copy of the drawing required to be submitted with the petition for a revocable consent for a sidewalk cafe pursuant to subdivision a of section 19-160.2 of the administrative code of the city of New York, as added by section six of this local law, and a history of any inspections of such sidewalk cafe or roadway cafe by such department.

§ 14. Annual report. Within 12 months of the effective date of section 19-160 of the administrative code of the city of New York, as added by section six of this local law, and annually thereafter for 4 years, the department of transportation shall submit to the mayor and to the speaker of the council a report. Such report shall specify the total number of sidewalk cafes and roadway cafes licensed by such department, disaggregated by borough, and the total number of inspections performed and summonses issued by such department in the preceding 12-month period.

§ 15. Task force. The department of transportation shall convene a working group task force to facilitate the transition of authority from the department of consumer and worker protection to the department of transportation for the granting of licenses and revocable consents for sidewalk cafes. Such task force shall consist of members of the department of transportation, the department of consumer and worker protection, and the department of city planning, as designated by the commissioner of each such department. Such task force shall hold its first meeting no later than 30 days after the effective date of this section, and shall thereafter meet no less than quarterly until March 31, 2025, after which date it shall be disbanded. Such task force shall consult with representatives of the restaurant industry and other interested community groups.

§ 16. Any agency or officer to which are assigned by or pursuant to this local law any functions, powers and duties shall exercise such functions, powers and duties in continuation of their exercise by the agency or officer by which the same were heretofore exercised and shall have power to continue any business, proceeding or other matter commenced by the agency or officer by which such functions, powers and duties were heretofore exercised. Any provision in any law, rule, regulation, contract, grant or other document relating to the subject matter of such functions, powers or duties, and applicable to the agency or officer formerly



exercising the same shall, so far as not inconsistent with the provisions of this local law, apply to the agency or officer to which such functions, powers and duties are assigned by or pursuant to this local law.

§ 17. Any rule or regulation in force on the effective date of this section, and promulgated by an agency or officer whose power to promulgate such type of rule or regulation is assigned by or pursuant to this local law to some other agency or officer, shall continue in force as the rule or regulation of the agency or officer to whom such power is assigned, except as such other agency or officer may hereafter duly amend, supersede or repeal such rule or regulation.

§ 18. No existing right or remedy of any character accruing to the city shall be lost or impaired or affected by reason of the adoption of this local law.

§ 19. No action or proceeding, civil or criminal, pending at the time when section 19-160 of the administrative code of the city of New York, as added by section six of this local law, takes effect, brought by or against the city or any agency or officer, shall be affected or abated by the adoption of this local law or by anything herein contained; but all such actions or proceedings may be continued notwithstanding that functions, powers and duties of any agency or officer party thereto may by or pursuant to this local law be assigned or transferred to another agency or officer, but in that event the same may be prosecuted or defended by the head of the agency or the officer to which such functions, powers and duties have been assigned or transferred by or pursuant to this local law.

§ 20. Any license or revocable consent granted pursuant to a provision of the administrative code repealed by section seven of this local law in force on the effective date of such section shall continue in force in accordance with its terms and conditions until it expires or is suspended or revoked by the appropriate agency or officer pursuant to this local law. Such license or revocable consent shall be renewable in accordance with the applicable law by the agency or officer with such power pursuant to this local law.

§ 21. This local law shall apply to all licenses, permits or other authorizations in force as of the effective date of this section.

§ 22. This local law takes effect as follows:

(i) Sections one through seven of this local law take effect 160 days after it becomes law, or upon the expiration of emergency executive order number 126, dated June 18, 2020, as amended, continued or superseded by subsequent executive orders, whichever is earlier, provided, however, that the department of transportation may adopt rules relating to applications for licenses and revocable consents pursuant to such sections which may take effect prior to such date. Upon the determination of the effective date of sections one through seven of this local law, the commissioner of transportation shall notify the corporation counsel, who shall notify the New York state legislative bill drafting commission, in order that the commission may maintain an accurate and timely effective database of the official text of the New York city charter and administrative code of the city of New York in furtherance of effectuating the provisions of section 70-b of the public officers law, and the corporation counsel shall notify relevant publishers in furtherance of effectuating the provisions of section 7-111 of the administrative code, provided that failure to provide the notifications described in this section shall not affect the effective date of any section of this local law; and

(ii) Sections eight through twenty-one of this local law take effect immediately.



# COMMUNITY BOARD No. 1

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

VACANT  
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

June 13, 2023

## COMMITTEE REPORT Public Safety & Human Services Committee

**TO:** Chairperson Dealice Fuller and CB1 Board Members

**FROM:** Ronan Daly, Committee Chair

**RE:** Public Safety & Human Services Committee Report from May 31,2023

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The Committee met in the Evening of May 31, 2023, at, 6:30 PM Via WEBEX.

*Last Public Safety meeting was 3/29/23*

### ATTENDANCE

Present: Ronan Daly (Chair); Bamonte; Barros; Argento; Kaminski; Leanza; Judelson\*; Rozmus\*(\*non-board member)

Absent: Bachorowski; Cianciotta; D' Amato; Drinkwater; Dybanowski; Feng; Indig; Cappucci\*; Pagano\*(\*non-board member)

Board Members Present: Foster; Kelterborn; Miceli

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### AGENDA

#### NYPD - 90<sup>th</sup> Precinct

- *New CO Marachilian attended and gave report*
- Focus on school deployment
  - o Areas where school kids congregate after school ends
    - McDonalds and subway stations
    - No incidents so far

## Crime Statistics

- Burglaries down
- Overall all crime categories trending down
  - Still up from 8% from last June
    - But started this year 30% higher than the previous
- **Dispensaries**
  - 1600 city wide
    - Some restrictions
      - And that's what 90<sup>th</sup> target
    - 90<sup>th</sup> got intel from some locations that they were selling to minors
      - Operations conducted on those locations
  - Nuisance Abating
    - If NYPD produce information to court, judge can place fines or shut down these businesses
      - 90<sup>th</sup> collects data and essentially helps to build a case against them
  - Establishments are able to legally sell
    - Provided they are licensed by the city and patrons are of age
    - They don't need a license to sell edibles
    - THC and CBD are separated in these regulations
- **Commercial Robberies**
  - Several arrests made
  - Down in robberies in the past 28-day period by 45%
- **Grand Larceny Auto**
  - Major category with rising crime
  - Up 100% from this time last year
    - X10 incidents this time last year
    - X20 incidents this 28-day period
  - Honda CRVs are the most common make broken into
    - Trend across the city
    - Criminals will make their own fob and then be able to unlock
    - X4 cars were unlocked and broken into in the same night
  - AirTags or other tracking devices are recommended by NYPD
    - Cost around \$100
      - Cheaper for \$30 or so on Amazon
  - Lot of other incidents of people leaving car running on the street while they run into store
    - But bear in mind that the car can be driven away if someone has a fob
      - So leave car locked and not running
- **Nightlife Crimes**
  - Have subsided in the 28-day period

- Some small pickpocketing occurrences
- X2 incidents in the same location
- Bars working together to spread the word of these incidents and individuals
  - Group chats
  - Profiles and photos shared by NYPD
- Advise from NYPD
  - Don't leave your bag or coats unattended
- **Package Crimes**
  - Tough crime to address
  - Advise from NYPD
    - Some buildings pressing landlords for lockboxes, doorman takes the package, neighbor take it etc.
- **Traffic Crimes**
  - More enforcement of mopeds, ebikes etc
    - Especially on sidewalks
    - 90<sup>th</sup> enforcing more after a grace period of advising drivers
    - So many cars parked on bike lanes
      - Especially on Grand
        - Lot of construction sites there that pushed traffic onto bike lanes
      - 90<sup>th</sup> doing a public awareness campaign
  - Team comprised of x4 Traffic Safety Officers for the area

**FDNY – Community Affairs**

*Sandra Sanchez*

- **FDNY recommendations**
  - Caution for grills, fire pits, BBQs
    - Keep these 10ft away from building and flammable materials
    - Dispose of coals properly
      - Douse with water and don't store in plastic or wood
- **Fireworks**
  - Continue to be illegal in NYC
  - Don't purchase or use and enjoy the public events
  - Fire Marshalls targeting distributors
    - Illegal to sell in NYC
      - But many drive to NJ and purchase there, bring back, and sell

- Inspections Unit target tips generated from 311
- **Statistics**
  - Structural Fires – x47
  - Non-Structural Fires – x35
  - Medical Emergencies – x548
  - Non-Medical Emergencies – x491
  - Grand Total of Incidents for CB1 – 1,121
    - Entire Borough of Brooklyn – 14,329 incidents
  - Huge decrease from last meeting in March
- **Lithium Ion Batteries**
  - Still continues to be a recurring trend
  - FDNYsmart.org is full of information, tips, statistics on all this
  - FDNY working with Consumer Affairs, NYPD, DOT and other agencies on getting information to consumers on the hazards of LI Batteries
  - Not just ebikes but also personal items are causing these incidents
  - City Council has legislation on this in the works

### **NYPD - 94<sup>th</sup> Precinct**

*Deputy Inspector Fahey & Officer Norberto*

- **Statistics**
  - Up x13 index crimes in the 28-day period
    - Consistently – Property Crimes – Burglaries & Grand Larcenies
  - YTD only up 6%
    - Down 8% in Robberies
    - Down 41% in Felony Assault
    - Down 20% in Burglary
    - Grand Larcenies drive this up at 27%
      - Same across the city
        - 42% across the city
- **Grand Larceny**
  - Similar to 90<sup>th</sup> – up 333% in Grand Larceny Auto
    - X3 CRVs stolen in the same night
    - Auto Crime Units are looking at patterns across the precincts
- **Identity Crimes**

- Mostly young people at bars
  - Asking to share social media
    - And then entering banking accounts
- 94<sup>th</sup> sharing photos and profiles when able
  - But encourage people not to share their phones
- Challenging and hard in general to reduce this
  - Especially when it can happen outside the precinct or even state
  - Technology is getting better and better
- **ATMs**
  - Distraction scams mostly with older individuals
    - Trend where elderly are told they've dropped money on the ground
      - When they go to pick it up, perpetrator swaps the debit cards
      - Money transferred out of their accounts
    - Another trend where individuals ask people to cash a check for them
  - DI Fahey recommends for people to only go to ATMs when they're busy during the day
- **Dispensaries**
  - Abatement in crimes
  - 94<sup>th</sup> used underage auxiliary officers
  - Also using Nuisance Abatement tactics to prioritize trouble locations
    - Tackling several of these
    - Having success with this
  - Citywide issue
  - Waiting on legalization and more clear regulation
  - Rely on Community Intelligence
  - Still partnered with Sheriffs units and Narcotic units
    - More traction from elected officials and other city agencies
  - What are laws to consuming cannabis outdoors?
    - Anyone as long as they are overage can smoke outside
      - Some restrictions with parks etc.
        - Can issue summons
  - Similar issues in New York Public Housing
    - Restrictions against this
    - Especially without Tenant Patrols

**Assembly Woman Gallagher**

*Andrew Epstein*

- March 2021 legalization bill passed in NY
  - o Legalized
    - Adult use of recreational marijuana
      - Purchase and consumed
      - Totally decriminalized it
  - o Then attempted to set up a new bureaucracy and infrastructure to build a legal market in NY State
    - Wanted to avoid other parts of the country where huge companies entered the market and dominated with monopolies
    - They wanted to have more smaller companies and more diversity
  - o Set up Office of Cannabis Management
  - o All of this was incredibly slow process
  - o

**NYPD – PSA 3**

*Officer Ahmed & Officer Salcedo*

- PSA 3 – Bushwick Houses, Borequin House, Williamsburg Houses
- April – Now
  - o Rise in violent crimes
    - Before it was a number of individual in patterns
      - Now these crimes are random and scattered
- January – March
  - o Increase in crimes to delivery drivers
    - Several arrests of those perpetrators
      - Reduction in crime
      - Pattern closed
- April – Now
  - o Scattered robberies in houses and smoke shops
- No cameras on floors other than lobby buildings
  - o So delivery drivers are encouraged not to deliver food to higher floors
    - This is where majority of the crimes happen
- Increased of trespassers
- Increased of smoking in housing
  - o Summons issued for this
    - For marijuana use

**HipHotic Helps**

*Trish Van Buren, CEO*



- HHH appeared to notify committee on the social services and shelter that they planned on providing
  - o Moved to appear before Full Board on 6/13
  - o Due to not having sufficient credentials and documentation they were not placed on the agenda



NYC Parks

## **Community Board 1 Monthly Parks Update – June 2023**

### **William Sheridan has reopened!**

After a year-long, transformative, renovation William Sheridan Playground has reopened to the public. An asphalt area was converted to a synthetic turf multi-purpose field with a surrounding walking or running track. Handball and basketball courts were reconstructed with improved drainage, pavement, color seal coat, lexan backboards in the basketball area and benches. The playground was completely reconstructed with a spray shower, all new play equipment, safety surface, landscaping, benches, and, to the PS 84 community's delight, swings! The playground has seen heavy use since its doors opened last week. Please be safe while using the park and remember that pets aren't allowed on the synthetic turf field, the courts, or in the playground.

### **NYC Parks has achieved our highest tree planting total in 6 years**

As of June 3<sup>rd</sup>, more than 13,150 street and park trees have been planted across the city, with a total of 14,900 expected to be planted by the end of the fiscal year on June 30<sup>th</sup>. This planting total surpasses totals from prior fiscal years, solidifying this administration's ongoing commitment to protect and expand the city's urban forest. This is the highest tree planting total in the past six fiscal years and marks two consecutive fiscal years of tree planting growth across the five boroughs. In addition, Parks has expanded its commitment to M/WBE contractors for tree planting, and continues to focus its plantings in vulnerable areas, as guided by the Heat Vulnerability Index (HVI).

### **Movies Under the Stars**

Through Movies Under the Stars, the Mayor's Office of Media and Entertainment and NYC Parks bring more than 150 film screenings to parks throughout the five boroughs. Enjoy family-friendly entertainment in the city's parks and playgrounds, ranging from great new movies to all-time classics.

[Movies Under the Stars : NYC Parks \(nycgovparks.org\)](https://nycgovparks.org)

### **Partnerships for Parks volunteer projects – Outreach Coordinator**

Anya Hoyer is your new 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](mailto: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.

**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.
- Frost Playground – construction anticipated to begin summer 2023 and be complete summer 2024.
- McCarren Park natural turf softball fields –construction anticipated to begin fall 2023 and completed fall 2024.
- Sarah J.S. Tompkins Garnet Playground – construction estimated to begin spring 2023 and be complete spring 2024.