

# 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/brooklyncb1](http://www.nyc.gov/brooklyncb1)

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT

SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

## COMBINED PUBLIC HEARING AND BOARD MEETING 211 AINSLIE STREET JANUARY 9, 2024

### PUBLIC HEARING

#### ROLL CALL

The meeting was called to order at 6:00 PM by First Vice Chairperson, Mr. Simon Weiser. There were 20 members who answered the call.

1. **PRESENTATION: GAMING FACILITY TEXT AMENDMENT N 240179 ZRY** – Presented by: Stephen A. Johnson – Department of City Planning. The NYC Department of City Planning is proposing this citywide zoning text amendment to allow gaming facilities licensed by the State and developed through a new State defined sitting process to be permitted in certain Commercial and Manufacturing districts. (Please see attached presentation.)
2. ~~**PRESENTATION: SAINT JANE LLC, DBA TBD, 312 LEONARD STREET**~~ – Presented by: Danow McMullan & Panoff PC. This new venue will have a capacity of more than 200 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. (Please see attached presentation.)  
The SLA Review and DCA Committee recommended approval at the January 4, 2024 Committee meeting. The applicant has a maximum occupancy of 74 patrons not of more than 200 patrons.
3. **PRESENTATION: CHIPOTLE MEXICAN RESTAURANT AT 885 MANHATTAN AVENUE** – Presented by: Daniel Radman – Chipotle, Joseph Corridore. Proposing a new location LPC. (Please see attached presentation.)
4. **PRESENTATION: RAT MITIGATION STRATEGIES** – Presented by: Kathleen Corradi, Citywide Director of Rodent Mitigation. A presentation about specific rodent concerns in our district. (Please see attached presentation.)
5. **LIQUOR LICENSES**

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

### **NEW**

1. 1118 Lorimer Café LLC, DBA The Noble, 148 Noble Street (Method of Operation to extend the applicant's closing hours to 12:00 AM instead of 10:30 PM, Wine, Beer & Cider, Bar/Tavern)
2. Boardroom C LLC, DBA N/A, 369 Leonard Street (Class Change, Liquor, Wine, Beer & Cider, Restaurant)
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### **RENEWAL**

1. 301 Tavern Corp, DBA Common Mollies, 301 Ainslie Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
2. 451 Graham Avenue Corp, DBA The Richardson, 451 Graham Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
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19. Savoi Latin Bistro Inc, DBA TBD, 129 Havemeyer Street (Renewal, Wine, Beer & Cider, Full Service Restaurant)
20. Stephen W. Ehresman, DBA The Turkeys Nest Inc, 94 Bedford Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar)
21. Terere Corporation, DBA Tabare Restaurant, 221 South 1<sup>st</sup> Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
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23. Yia Yia's Taverna LLC, DBA TBD, 1035 Flushing Avenue (Renewal, Wine, Beer & Cider, Restaurant)

6. **CANNABIS LICENSES**

1. Cannalicious NYC, 370 Bedford Avenue, Retail Dispensary
2. Veteran Concrete Corp, 69 Graham Avenue, Retail Dispensary
3. KloudNYC LLC, 183 Johnson Avenue, Retail Dispensary

4. DLD DH Inc, DBA Devils Harvest, 922 Manhattan Avenue, Retail Dispensary

#### **ITEMS PREVIOUSLY POSTPONED**

1. Green Dance Inc, 74 Bayard Street, Retail Dispensary
2. Friends NYC, 56 Bogart Street, Retail Dispensary
3. Windward Management LLC, 208 Broadway, Retail Dispensary
4. Satura Development Group LLC, 69 Graham Avenue, Retail Dispensary
5. 69 Graham Dispensary LLC, 69 Graham Avenue, Retail Dispensary
6. DTPFF Enterprises LLC, 69 Graham Avenue, Retail Dispensary
7. Greenleaf Cannabis Inc, 538 Johnson Avenue, Retail Dispensary
8. Empire Flower Inc, 267 Kent Avenue, Retail Dispensary

#### **BOARD MEETING**

**ROLL CALL** - First Vice Chairperson Weiser asked for a roll call; 25 Members answered the call, a sufficient quorum to conduct the board meeting.

#### **APPROVAL OF THE AGENDA**

First Vice Chairperson Weiser asked for approval of the agenda. Agenda was approved by all the members present.

#### **APPROVAL OF THE MINUTES**

First Vice Chairperson Weiser asked for approval of the Combined Public Hearing & Board Meeting Minutes of December 19, 2023. Members approved the minutes from the December 19, 2023 meeting.

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

Marissa Yanni: Ms. Yanni representing the Department of Sanitation provided an update.

Hannibal Bures: Mr. Bures representing Isola Sessions spoke for the liquor license at 361 Metropolitan Avenue.

Marcel Prevost: Mr. Prevost introduced himself as an applicant for a licensed cannabis dispensary.

***WRITTEN STATEMENTS WERE RECEIVED VIA EMAIL – SEE ATTACHED.***

#### **COMMITTEE REPORTS**

**SLA REVIEW COMMITTEE** – Mr. Arthur Dybanowski, Committee Chair was not present; Mr. Bogdan Bachorowski, SLA Review Committee Co-Chair gave the SLA Review report as written.

Mr. Bachorowski requested a motion to approve the SLA Review report as written.

A motion was made by Ms. Bozena Kaminski, it was seconded by Ms. Del Teague.

The vote was: 25 “YES”, 0 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS.”

**Motion Carried.**

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

Ms. Teague requested a motion to approve the committee recommendation for City of Yes: Economic Opportunity Text Amendment – N 240010 ZRY and N 240011 ZRY to support items #1 - #17 except for items #5 and #11 which present potential threats to the quality of life and safety of residents. In addition, include the Department of City Planning Report and Presentation on file and the reasons stated in the Committee report.

A motion was made by Mr. Moishe Indig, it was seconded by Ms. Bozena Kaminski.

The vote was: 22 “YES”, 3 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS.”

**Motion Carried.**

Ms. Teague requested a motion to support item #18 with conditions.

A motion was made by Mr. Stephen Chesler, it was seconded by Mr. William Vega.

The vote was: 25 “YES”, 0 “NO”, 0 “ABSTENTIONS”, 0 “RECUSALS”

**Motion Carried.**

**CANNABIS REVIEW COMMITTEE – Mr. William Vega, Committee Chair**

Mr. Vega requested a motion to approve the Cannabis Review report as written.

A motion was made by Mr. Isaac Sofer, it was seconded by Mr. Joel Gross.

The vote was: 25 “YES”, 0 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS.”

**Motion Carried.**

**PARKS DEPARTMENT MINUTE** – As written.

**CHAIRPERSON’S REPORT** – As written.

**DISTRICT MANAGER’S REPORT** – As written.

**ANNOUNCEMENTS: ELECTED OFFICIALS**

Councilmember Lincoln Restler provided an update.

Alex Moreno, Williamsburg Community Organizer for Councilmember Jennifer Gutierrez provided an update.

Shawna Morlock, Director of Community Affairs for Senator Kristen Gonzalez provided an update.

Bruno Daniel of the Brooklyn Borough President's Office provided an update regarding Board Member applications being open until February 19, 2024.

**OLD BUSINESS** – Mr. Austin Pferd requested that the presentation for the daylighting be put on next month's agenda.

**NEW BUSINESS** – No new business.

**ADJOURNMENT**

Respectfully submitted,

A handwritten signature in blue ink that reads "Sonia Iglesias". The signature is written in a cursive style with a large initial "S".

Sonia Iglesias  
Recording Secretary



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COUNCILMEMBER, 34th CD

December 29, 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)

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

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

**WHEN:** TUESDAY --- JANUARY 9, 2024  
**TIME:** \*\*\* 6:00 PM \*\*\*  
**WHERE:** SWINGING SIXTIES SENIOR CENTER  
211 AINSLIE STREET  
BROOKLYN, NY 11211  
(CORNER OF MANHATTAN AVENUE)

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

## PUBLIC HEARING

### AGENDA

1. **PRESENTATION: GAMING FACILITY TEXT AMENDMENT-N 240179 ZRY -**  
The NYC Department of City Planning is proposing this citywide zoning text amendment to allow gaming facilities licensed by the State and developed through a new State defined siting process to be permitted in certain Commercial and Manufacturing districts.  
**Presenter: Stephen A. Johnson, Department of City Planning. 15 Minutes**
  
2. **PRESENTATION: SAINT JANE LLC, DBA TBD, 312 LEONARD STREET-** (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider) This new venue will have a capacity of more than 200 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. **Presenter: Danow McMullan & Panoff PC. 15 Minutes**
  
3. **PRESENTATION: Chipotle Mexican Restaurant at 885 Manhattan Avenue proposing a new location LPC-** Presenter: **Daniel Radman of Chipotle, and Joseph Corridore, 15 Minutes**

The project at 885 Manhattan Avenue in Greenpoint consists of the following:

1. Chipotle will be a new tenant in the building and will be renovating the interior for our proposed layout and design.
2. This interior renovation will involve:
  - a. all new wall partitions
  - b. all new ceilings and lighting
  - c. all new floor and wall finishes
  - d. and all new kitchen equipment.
3. Part of our renovation involves upgrades to the exterior façade of the building. This will include the following:
  - a. Replacement of aluminum and glass storefront, including new front doors.
  - b. New façade finishes while maintaining the historical height of building and elevation datums
  - c. New exterior lighting on façade.
  - d. New illuminated signage.
  
4. **PRESENTATION: RAT MITIGATION STRATEGIES-**The Director of Rodent Mitigation for NYC will present about specific rodent concerns in our district. **Presenter: Kathleen Corradi, Citywide Director of Rodent Mitigation. 15 Minutes**

### 5. **LIQUOR LICENSES**

### NEW

1. 1118 Lorimer Cafe LLC, DBA The Noble, 148 Noble Street, (Method of Operation, wine, beer, cider, bar, tavern)



2. Bloom 55 Corp, DBA Misc Kitchen, 55 Driggs Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, rest)
3. Boardroom C LLC, DBA, 369 Leonard Street, (Class Change, liquor, wine, beer, cider, rest)
4. Flower Cat LLC, DBA Flower Cat LLC, 837 Manhattan Avenue, Suite 2, (New Application and Temporary Retail Permit, wine, beer, cider, cafe)
5. Fulgurances Mutant Lobster LLC, DBA Fulgurances La Cave, 138 Franklin Street (Amended Notice New Application and Temporary Retail Permit, liquor, wine, beer, cider, rest)
6. Isola Sessions LLC, DBA TBD, 361 Metropolitan Avenue, (New Application, and temporary retail Permit, bar, tavern)
7. ISWM LLC, DBA TBD, 347 Flushing Avenue, (New Application, liquor, wine, beer, cider, rest)
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3. Bogart House LLC, dba Bogart House, 230 Bogart Street, (Renewal, liquor, wine, beer, cider, catering facility (private events))
4. Cafe Mogador LLC, 133 Wythe Avenue, (Renewal, liquor, wine, beer, cider, rest)
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**BOARD MEETING**

1. **MOMENT OF SILENCE**
2. **ROLL CALL**
3. **APPROVAL OF THE AGENDA**
4. **APPROVAL OF THE MINUTES** – Combined Public Hearing and Board Meeting of December 19, 2023.

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

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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.



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4. Café Mogador LLC, DBA N/A, 133 Wythe Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

5. Casa Ora LLC, DBA Casa Ora, 148 Meserole Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
6. Dollys Swing & Dive LLC, DBA N/A, 101 Kent Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
7. Dow Young Group Inc, DBA The Commodore, 366 Metropolitan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
8. The Esters NYC LLC, DBA The Esters, 192 Nassau Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
9. Graham Electric LLC, DBA Crystal Lake, 647 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
10. HTL Greenpoint LLC, DBA The Moonlight Mile, 200 Franklin Street, Unit C1 (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
11. K&M Café LLC, DBA Roebling Sporting Club, 225 North 8<sup>th</sup> Street aka 66 Roebling Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
12. King Luke Inc, DBA Marlow & Sons, 81 Broadway, Berry & Wythe Avenues (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
13. Lama 222 Corp, DBA Tradesman, 222 Bushwick Avenue (Renewal, Liquor, Wine, Beer & Cider, Tavern)
14. Mayu Restaurant Inc, DBA Warique, 181 Graham Avenue (Temporary Retail Permit and Renewal, Wine, Beer & Cider, Restaurant)
15. Matteo & Vida Inc, DBA Scalino GP, 659 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
16. Mugatu Inc, DBA Bar Bruno, 560 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
17. New AKO Restaurant Inc, DBA AKO Japanese Cuisine, 205 Bedford Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant)
18. Rossi's Lounge LLC, DBA N/A, 25 Broadway (Renewal, Liquor, Wine, Beer & Cider, On-Premises Liquor)
19. Savoi Latin Bistro Inc, DBA TBD, 129 Havemeyer Street (Renewal, Wine, Beer & Cider, Full Service Restaurant)
20. Stephen W. Ehresman, DBA The Turkeys Nest Inc, 94 Bedford Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar)
21. Terere Corporation, DBA Tabare Restaurant, 221 South 1<sup>st</sup> Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
22. Tri Point Holdings LLC, DBA Starlight, 596 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
23. Yia Yia's Taverna LLC, DBA TBD, 1035 Flushing Avenue (Renewal, Wine, Beer & Cider, Restaurant)

6. **CANNABIS LICENSES**

1. Cannalicious NYC, 370 Bedford Avenue, Retail Dispensary
2. Veteran Concrete Corp, 69 Graham Avenue, Retail Dispensary
3. KloudNYC LLC, 183 Johnson Avenue, Retail Dispensary

4. DLD DH Inc, DBA Devils Harvest, 922 Manhattan Avenue, Retail Dispensary

#### **ITEMS PREVIOUSLY POSTPONED**

1. Green Dance Inc, 74 Bayard Street, Retail Dispensary
2. Friends NYC, 56 Bogart Street, Retail Dispensary
3. Windward Management LLC, 208 Broadway, Retail Dispensary
4. Satura Development Group LLC, 69 Graham Avenue, Retail Dispensary
5. 69 Graham Dispensary LLC, 69 Graham Avenue, Retail Dispensary
6. DTPFF Enterprises LLC, 69 Graham Avenue, Retail Dispensary
7. Greenleaf Cannabis Inc, 538 Johnson Avenue, Retail Dispensary
8. Empire Flower Inc, 267 Kent Avenue, Retail Dispensary

#### **BOARD MEETING**

##### **MOMENT OF SILENCE**

**ROLL CALL** - First Vice Chairperson Weiser asked for a roll call; 25 Members answered the call, a sufficient quorum to conduct the board meeting.

##### **APPROVAL OF THE AGENDA**

First Vice Chairperson Weiser asked for approval of the agenda. Agenda was approved by all the members present.

##### **APPROVAL OF THE MINUTES**

First Vice Chairperson Weiser asked for approval of the Combined Public Hearing & Board Meeting Minutes of December 19, 2023. Members approved the minutes from the December 19, 2023 meeting.

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

Marissa Yanni: Ms. Yanni representing the Department of Sanitation provided an update.

Hannibal Bureess: Mr. Bureess representing Isola Sessions spoke for the liquor license at 361 Metropolitan Avenue.

Marcel Prevost: Mr. Prevost introduced himself as an applicant for a licensed cannabis dispensary.

***WRITTEN STATEMENTS WERE RECEIVED VIA EMAIL – SEE ATTACHED.***

##### **COMMITTEE REPORTS**

**SLA REVIEW COMMITTEE** – Mr. Arthur Dybanowski, Committee Chair was not present; Mr. Bogdan Bachorowski, SLA Review Committee Co-Chair gave the SLA Review report as written.

Mr. Bachorowski requested a motion to approve the SLA Review report as written.

A motion was made by Ms. Bozena Kaminski, it was seconded by Ms. Del Teague.

The vote was: 25 “YES”, 0 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS.”

**Motion Carried.**

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

Ms. Teague requested a motion to approve the committee recommendation for City of Yes: Economic Opportunity Text Amendment – N 240010 ZRY and N 240011 ZRY to support items #1 - #17 except for items #5 and #11 which present potential threats to the quality of life and safety of residents. In addition, include the Department of City Planning Report and Presentation on file and the reasons stated in the Committee report.

A motion was made by Mr. Moishe Indig, it was seconded by Ms. Bozena Kaminski.

The vote was: 22 “YES”, 3 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS.”

**Motion Carried.**

Ms. Teague requested a motion to support item #18 with conditions.

A motion was made by Mr. Stephen Chesler, it was seconded by Mr. William Vega.

The vote was: 25 “YES”, 0 “NO”, 0 “ABSTENTIONS”, 0 “RECUSALS”

**Motion Carried.**

**CANNABIS REVIEW COMMITTEE – Mr. William Vega, Committee Chair**

Mr. Vega requested a motion to approve the Cannabis Review report as written.

A motion was made by Mr. Isaac Sofer, it was seconded by Mr. Joel Gross.

The vote was: 25 “YES”, 0 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS.”

**Motion Carried.**

**PARKS DEPARTMENT MINUTE** – As written.

**CHAIRPERSON’S REPORT** – As written.

**DISTRICT MANAGER’S REPORT** – As written.

**ANNOUNCEMENTS: ELECTED OFFICIALS**

Councilmember Lincoln Restler provided an update.



Alex Moreno, Williamsburg Community Organizer for Councilmember Jennifer Gutierrez provided an update.

Shawna Morlock, Director of Community Affairs for Senator Kristen Gonzalez provided an update.

Bruno Daniel of the Brooklyn Borough President's Office provided an update regarding Board Member applications being open until February 19, 2024.

**OLD BUSINESS** – Mr. Austin Pferd requested that the presentation for the daylighting be put on next month's agenda.

**NEW BUSINESS** – No new business.

**ADJOURNMENT**

Respectfully submitted,

Sonia Iglesias  
Recording Secretary



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



**ATTENDANCE SHEET**

(25 Members Constitute a Quorum for the Board Meeting & Public Hearing)  
 DATE: \_\_\_\_\_

**BOARD MEETING AND PUBLIC HEARING**

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

Council Member  
 Lincoln Restler

Council Member  
 Jennifer Gutierrez

DATE: 1-9-24

COMBINED BOARD MEETING

NAME	ROLL CALL 1ST	ROLL CALL 2ND	ROLL CALL 3RD	ROLL CALL 4RD	ROLL CALL 5TH
GINA ARGENTO					
BOGDAN BACHOROWSKI	✓	✓			
LISA BAMONTE	✓	✓			
GINA BARROS	✓	✓			
ERIC BRUZAITIS					
IRIS CABRERA	✓	✓			
PHILIP CAPONEGRO	✓	✓			
FRANK CARBONE	✓	✓			
STEPHEN CHESLER	✓	✓			
MICHAEL CHIRICHELLA	⊗	✓			
KEVIN COSTA	⊗	✓			
STEPHANIE CUEVAS					
RONAN DALY	✓	✓			
GIOVANNI D'AMATO	✓	✓			
ERIN DRINKWATER					
ARTHUR DYBANOWSKI	⊗	✓			
LLOYD FENG	✓	✓			
JULIA AMANDA FOSTER	✓	✓			
DEALICE FULLER					
CRYSTAL GARCIA					
JOEL GOLDSTEIN					
ANGELINA GRONTAS					
JOEL GROSS	✓	✓			
DAVID HEIMLICH	✓	✓			
SABRINA HILPP					
KATIE DENNY HOROWITZ	⊗	✓			
SONIA IGLESIAS	✓	✓			
MOISHE INDIG	✓	✓			
JACOB ITZKOWITZ	✓				
ROBERT JEFFERY	✓	✓			
BOZENA KAMINSKI	✓	✓			
CORY KANTIN	✓	✓			
PAUL KELTERBORN	✓	✓			
WILLIAM KLAGSBALD	✓	✓			
MARIE LEANZA	✓	✓			
ADAM MEYERS	✓	✓			
SANTE MICELI					
TOBY MOSKOVITS					
RABBI DAVID NIEDERMAN	⊗	✓			
MARY ODOMIROK	✓	✓			
JANICE PETERSON					
AUSTIN PFERD	✓	✓			
MICHELLE ROJAS					
BELLA SABEL		✓			
ISAAC SOFER		✓			
SAMEER TALATI					
DEL TEAGUE	✓	✓			
WILLIAM VEGA	✓	✓			
SIMON WEISER	✓	✓			
TOTAL:	20	25			
TIME:	6:04 <sup>PM</sup>	7:43			



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## SLA REVIEW & DCA COMMITTEE:

Motion to approve the SLA Review & DCA Committee report as written.

Motion made by: Bozena Kaminski

Seconded by: Del Teague

DATE: 1/9/2024

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

Time: 7:50 PM Tally: 25 YES 0 NO 0 ABS 0 RECUSAL



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PHONE: (718) 389-0009

FAX: (718) 389-0098

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

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## LAND USE, ULURP, LANDMARKS (SUBCOMMITTEE) COMMITTEE:

Motion to support items #1 - #17 except for items #5 and #11 which present potential threats to the quality of life and safety of residents. In addition, include the Department of City Planning Report and Presentation on file and the reasons stated in the Committee report.

Motion made by: Moishe Indig

Seconded by: Bozena Kamiski

DATE: 1/9/2024

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JACOB ITZKOWITZ	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KEVIN COSTA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ADAM MEYERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHANIE CUEVAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RONAN DALY	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MICHELLE ROJAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRYSTAL GARCIA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SAMEER TALATI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANGELINA GRONTAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAVID HEIMLICH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

Time: 8:05 PM Tally: 22 YES 3 NO 0 ABS 0 RECUSAL



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## LAND USE, ULURP, LANDMARKS (SUBCOMMITTEE) COMMITTEE:

Motion to support item #18 with conditions.

Motion made by: Stephen Chesler

Seconded by: William Vega

DATE: 1/9/2024

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

Time: 8:43 PM Tally: 25 YES 0 NO 0 ABS 0 RECUSAL



# COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

PHONE: (718) 389-0009

FAX: (718) 389-0098

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

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



## CANNABIS REVIEW COMMITTEE:

Motion to approve the Cannabis Review Committee report as written.

Motion made by: Issac Sofer

Seconded by: Joel Gross

DATE: 1/9/2024

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

Time: 8:46 PM Tally: 25 YES 0 NO 0 ABS 0 RECUSAL

# ***Gaming Facility Zoning Text Amendment***

***New York City Department of City Planning  
January 9, 2024  
Brooklyn Community Board 1***



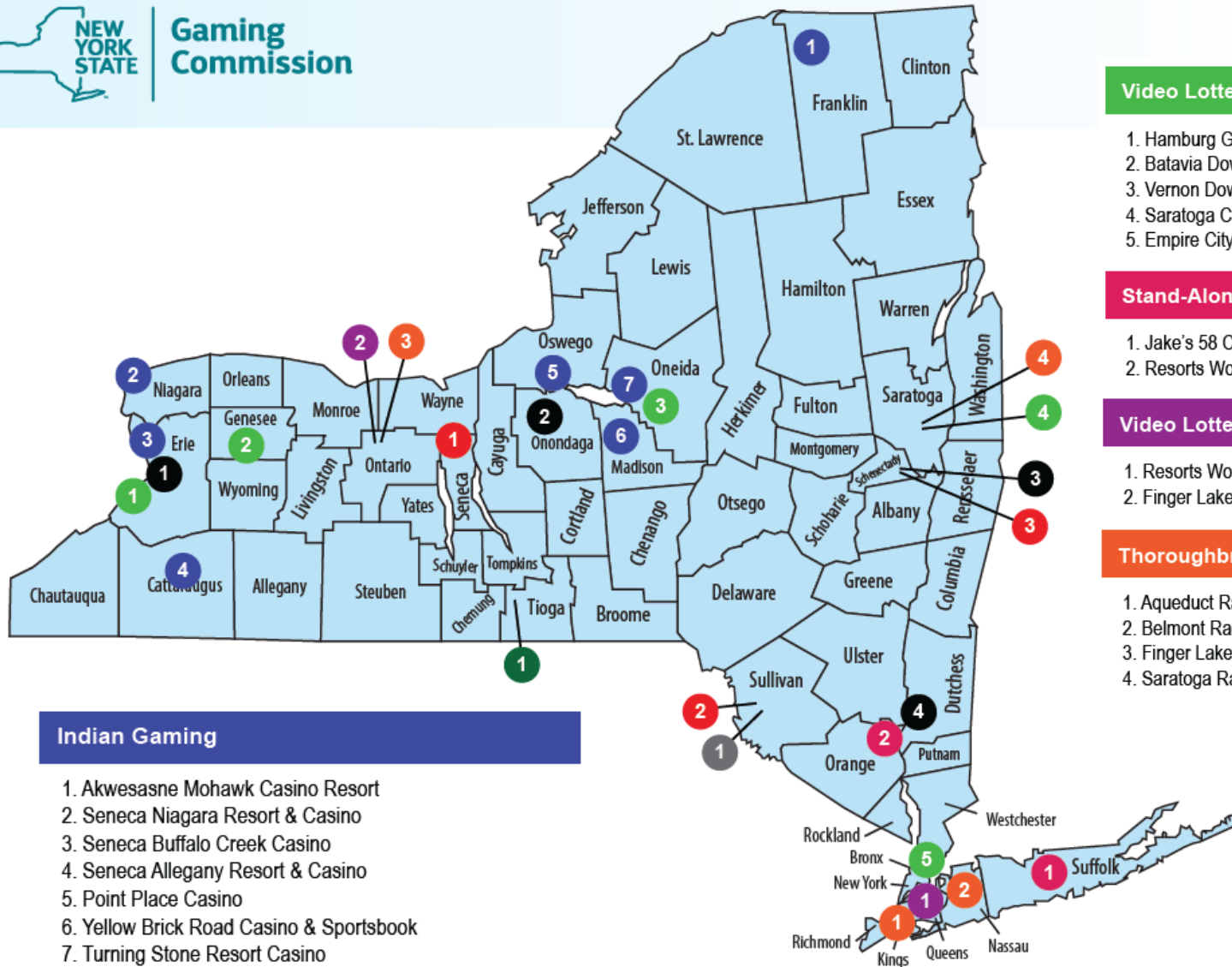


# New York State Gaming ~ Background

## New York State

- NYS Gaming Commission regulates and oversees gaming facilities, casinos, racetracks, off-track betting (OTB).
- Statewide referendum in 2013 approved new commercial casinos.
  - NYS Constitution amended to authorize up to seven gaming facilities.
  - Four licenses were previously awarded in Upstate New York.
- NYS Gaming Commission creates the NYS Gaming Facility Location Board (GFLB).
  - GFLB announcement in January 2023 pertaining to the remaining three licenses.
  - Issued Requests for Applications to Develop and Operate a Gaming Facility to solicit proposals in the Downstate New York region including New York City, Long Island, Putnam, Rockland, and Westchester.
  - Establishes a new siting and review process including a Community Advisory Committee approval.
- New York City
  - Aqueduct Racetrack and Resorts World in Queens are located on State-owned property.
  - NYC OTB established in 1970 and bankrupt in 2010.

# New York State Gaming ~ Background



## Indian Gaming

1. Akwesasne Mohawk Casino Resort
2. Seneca Niagara Resort & Casino
3. Seneca Buffalo Creek Casino
4. Seneca Allegany Resort & Casino
5. Point Place Casino
6. Yellow Brick Road Casino & Sportsbook
7. Turning Stone Resort Casino

## Video Lottery & Harness Racetracks

1. Hamburg Gaming & Buffalo Raceway at The Fairgrounds
2. Batavia Downs Gaming & Hotel
3. Vernon Downs Casino Hotel
4. Saratoga Casino Hotel
5. Empire City Casino by MGM Resorts / Yonkers Raceway

## Stand-Alone Video Lottery Gaming Properties

1. Jake's 58 Casino Hotel
2. Resorts World Hudson Valley

## Video Lottery at Thoroughbred Racetracks

1. Resorts World New York City at Aqueduct Racetrack
2. Finger Lakes Gaming & Racetrack

## Thoroughbred Racetracks

1. Aqueduct Racetrack
2. Belmont Racetrack
3. Finger Lakes Racetrack
4. Saratoga Race Course

## Lottery Customer Service Centers

1. Buffalo
2. Syracuse
3. Schenectady
4. Fishkill

## Commercial Casino & Harness Racetrack

1. Tioga Downs Casino Resort & Harness Racing

## Commercial Gaming

1. del Lago Resort & Casino
2. Resorts World Catskills
3. Rivers Casino & Resort Schenectady

## Stand-Alone Harness Racetrack

1. Monticello Raceway

# New York State Gaming Facility Process

A **Community Advisory Committee (CAC)** will be created to review each gaming facility application based on the site's location and consist of six members or appointees by the following elected officials:

1. Governor
2. New York City Mayor
3. State Senator
4. State Assemblymember
5. Borough President
6. New York City Councilmember

The **CAC** is subject to the Open Meetings Law, must hold public hearings, issue a finding establishing public support either approving or disapproving the application (by 2/3 vote).

The **State Gaming Facility Location Board** will:

- Establish an overall timeline for the approval process;
- Establish a reasonable amount of time for applicants to obtain zoning approval for their proposed projects;
- Only review applications with public support via CAC process;
- Review applications on the following factors:
  - *Economic activity and revenue impact*
  - *Local siting impact*
  - *Workforce enhancement*
  - *Diversity framework*

New York State Gaming Commission inquiries can be sent to Kristen M. Buckley, Secretary to the Gaming Commission at [Kristen.buckley@gaming.ny.gov](mailto:Kristen.buckley@gaming.ny.gov) and 518-388-3407.

# Gaming Facility Text Amendment

The purpose of the text amendment is to add the Gaming Facility Use (Use Group 8) into the NYC Zoning Resolution for the first time. Gaming facilities, such as casinos and racetracks, are not currently, legally-permitted in the City.

The text amendment would allow New York City to be considered as a possible location for a Gaming Facility when the State looks to approve up to three casino licenses in the Downstate region (NYC, Long Island, and Westchester, Putnam, Rockland counties).

- Commercial District Regulations (Section 32-10) Uses permitted in C4 C5 C6 C7 C8 and Manufacturing District Regulations (Section 42-10) Uses permitted in M1 M2 M3.
- Shall be limited to those operating under a gaming license issued by the NYS Gaming Commission pursuant to Section 1306 of the Racing, Pari-Mutuel Wagering and Breeding Law, as such law existed on [date of text amendment referral]. No other gaming facilities shall be permitted.
- May include gaming areas and any other non-gaming #uses# related to the gaming areas including, but not limited to, #transient hotels#, eating or drinking establishments, as well as other amenities.
- As approved by the Gaming Commission at the time of their initial licensure, shall be deemed to have satisfied all other applicable regulations of this Resolution.

# Gaming Facility Text Amendment

- The text amendment only applies to a gaming facility license approved by the State during this particular, legislated-approved process.
- The text amendment does not apply to any future gaming licenses that the New York State legislature might approve.
- Gaming facility application must be approved by a Community Advisory Committee.
- Gaming facility must be compliant with local zoning regulations.
- The text amendment does not apply to any future modifications or changes to a gaming facility site that is approved during the CAC process.

# Gaming Facility Proposals

## Manhattan

1. Western Rail Yards (WRY) (Related, Wynn)
2. Avenir Hudson Yards (Silverstein, Greenwood Gaming)
3. Times Square (SL Green, Caesars)
4. Saks and Company (Hudson's Bay, Saks)
5. Freedom Plaza East Midtown (Soloviev, Mohegan)

## Bronx

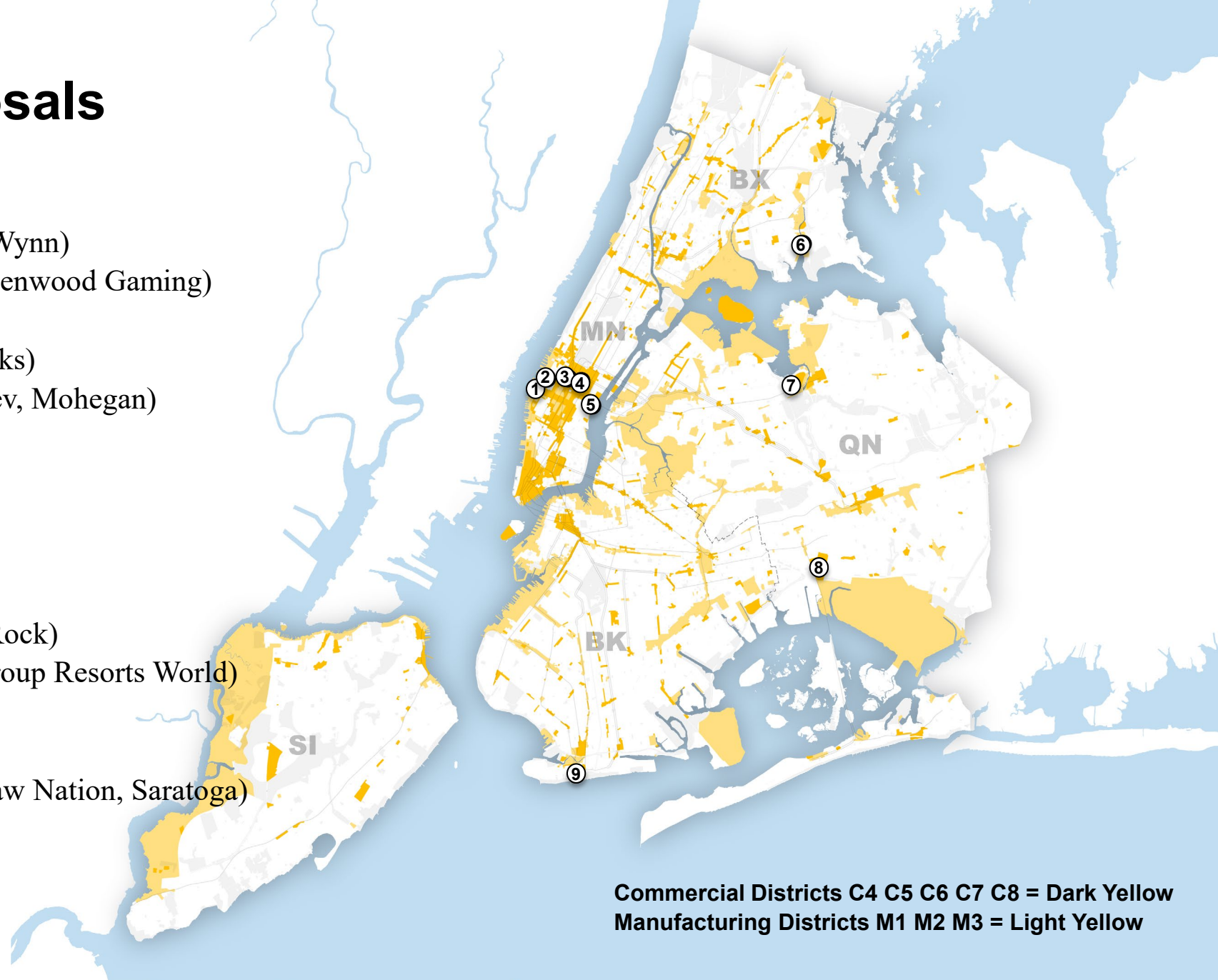
6. Ferry Point Golf Course (Bally's)

## Queens

7. Future Queens Project (Cohen, Hard Rock)
8. Resorts World / Aqueduct (Genting Group Resorts World)

## Brooklyn

9. Coney Island (Thor Equities, Chickasaw Nation, Saratoga)



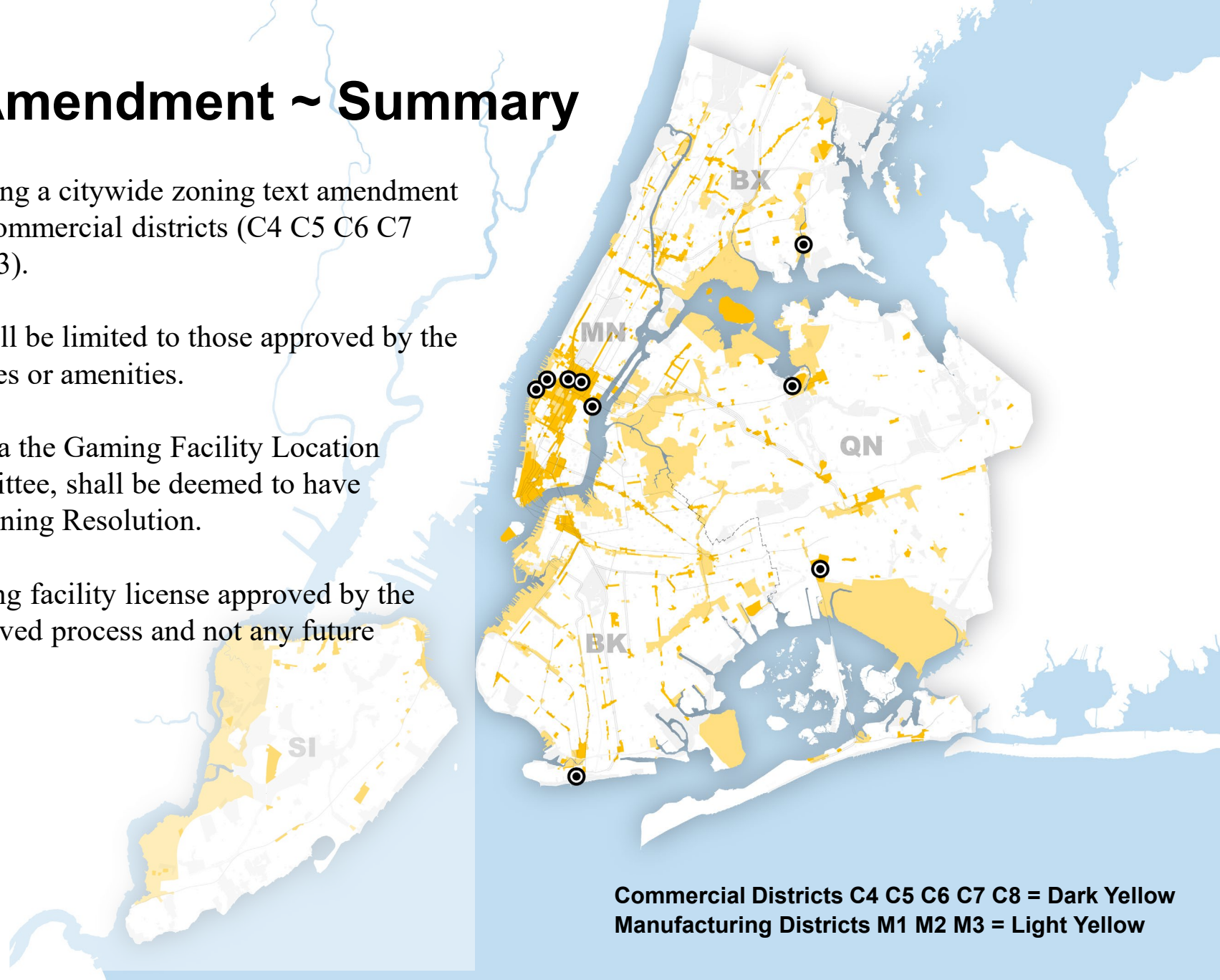
# Gaming Facility Text Amendment ~ Summary

The Department of City Planning is proposing a citywide zoning text amendment for a gaming facility use (UG8) in certain commercial districts (C4 C5 C6 C7 C8) and manufacturing districts (M1 M2 M3).

The gaming facility licenses, up to three, will be limited to those approved by the State and may include other non-gaming uses or amenities.

An approval by the Gaming Commission via the Gaming Facility Location Board and the Community Advisory Committee, shall be deemed to have satisfied all applicable regulations of the Zoning Resolution.

The text amendment only applies to a gaming facility license approved by the State during this particular, legislated-approved process and not any future gaming licenses.



Stephen Johnson  
sjohnso@planning.nyc.gov

Commercial Districts C4 C5 C6 C7 C8 = Dark Yellow  
Manufacturing Districts M1 M2 M3 = Light Yellow

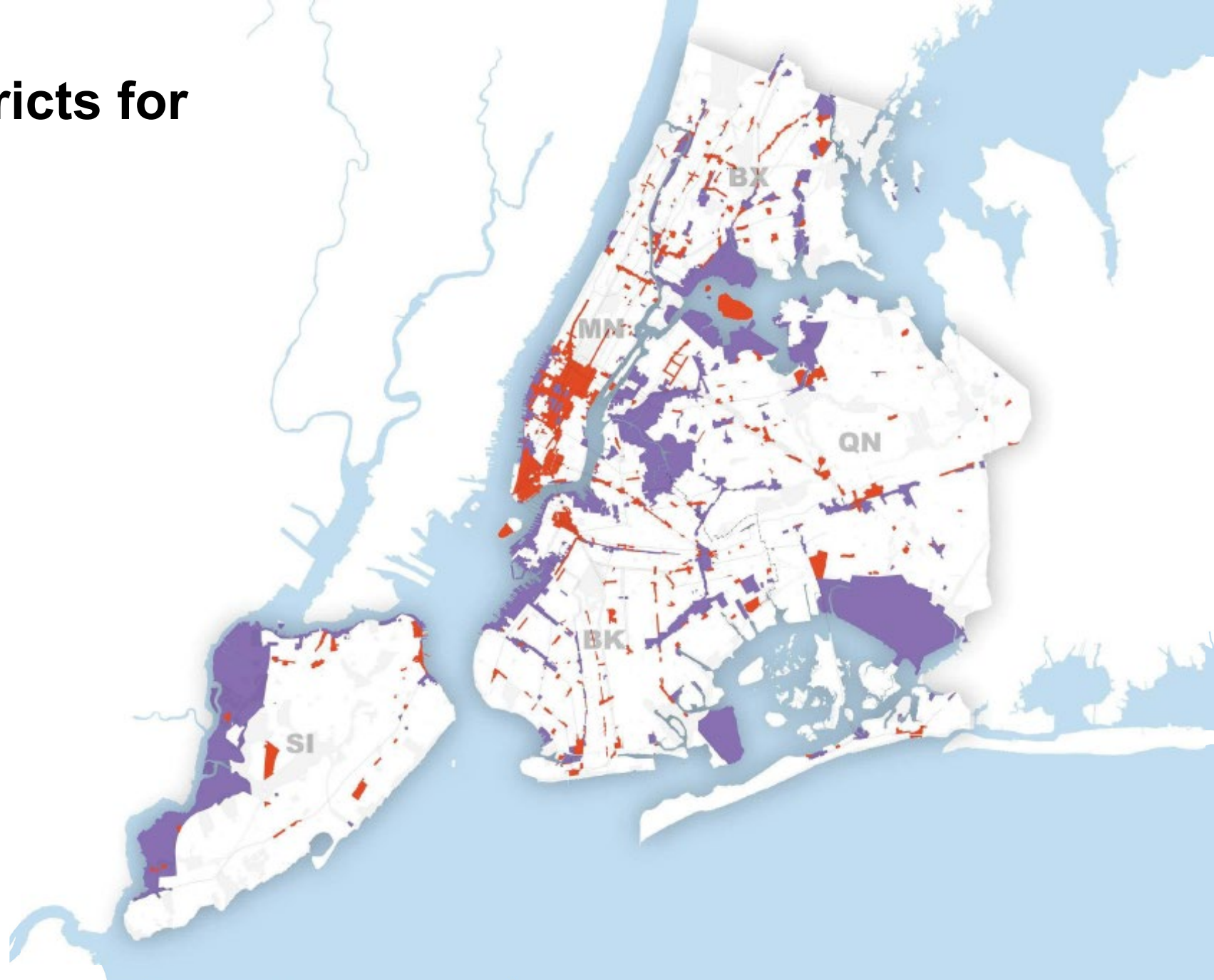
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# Proposed Zoning Districts for Gaming Facility Use

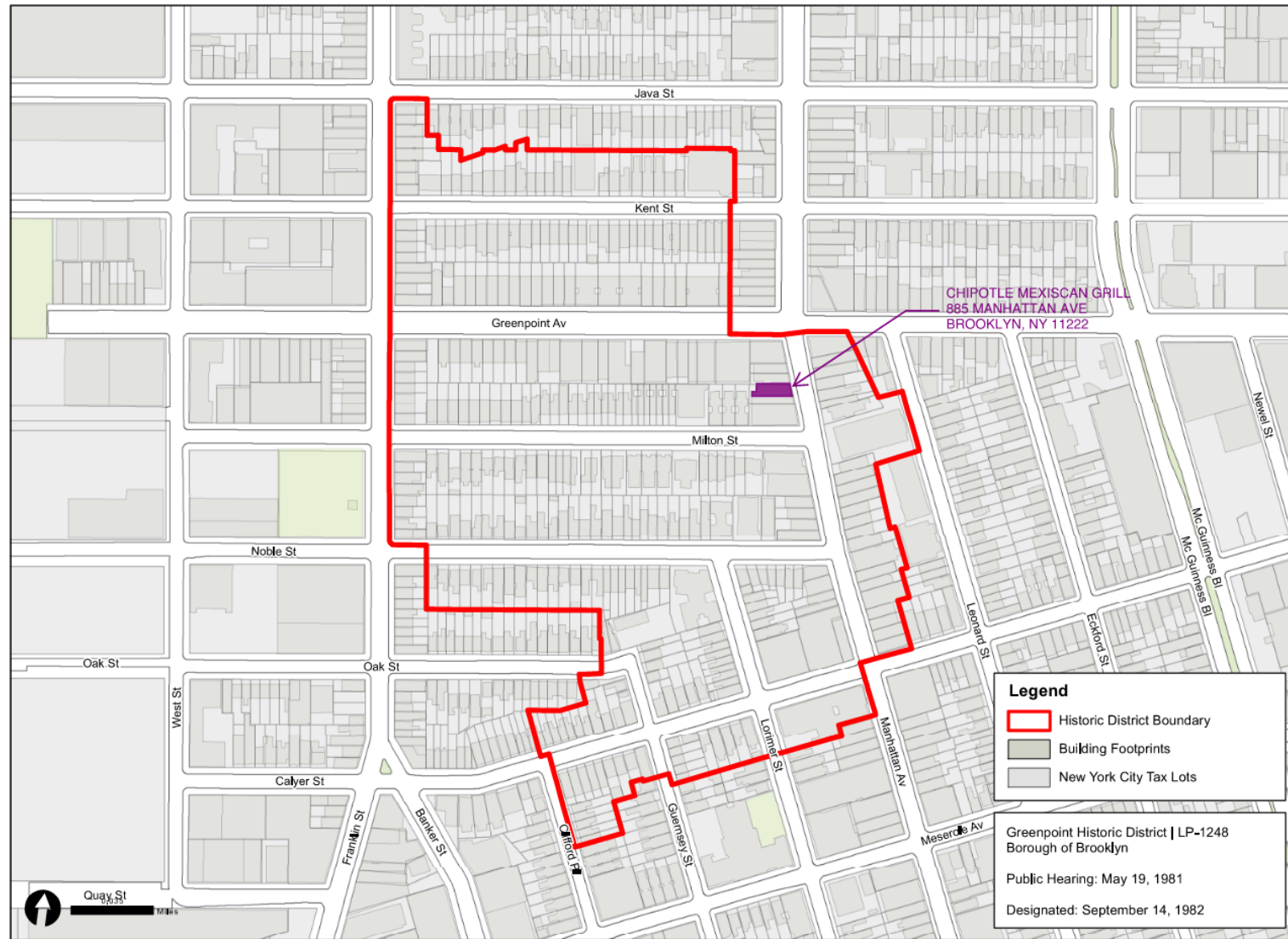
- Zoning Districts: C4, C5, C6, C7, C8
- Zoning Districts: M1, M2, M3







# Greenpoint Historic District | LP-1248



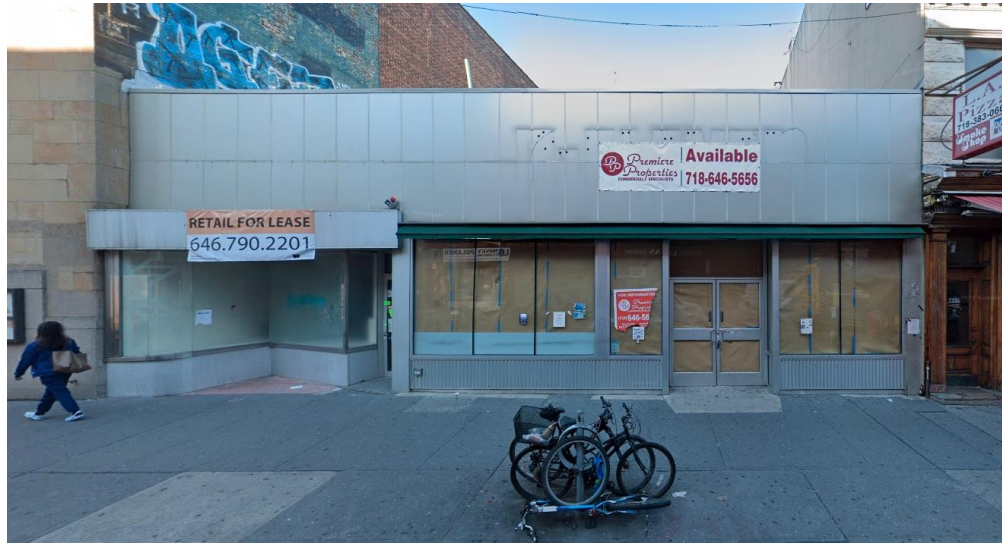
885 MANHATTAN AVENUE  
NYC LANDMARK PRESERVATION COMMISSION

LPC-1





# EXISTING EXTERIOR ELEVATION



EXTERIOR ELEVATION 2020



EXTERIOR ELEVATION 2009



EXTERIOR ELEVATION 2007





## COMMERCIAL BUILDINGS: IN HISTORIC DISTRICT



836 MANHATTAN AVE.



859 MANHATTAN AVE.



895 MANHATTAN AVE.



826 MANHATTAN AVE.



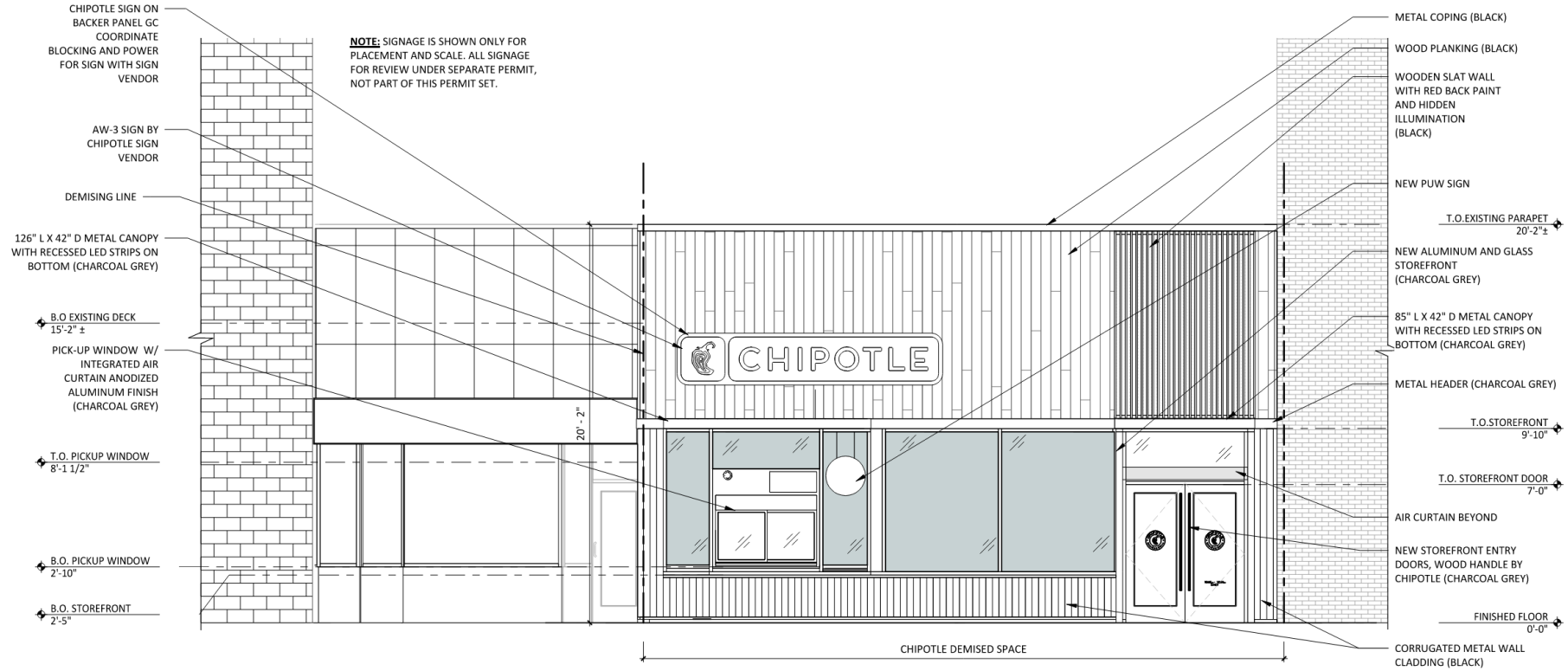
829 MANHATTAN AVE.



817 MANHATTAN AVE.



# PROPOSED EXTERIOR ELEVATION





## PROPOSED EXTERIOR ELEVATION RENDERING



885 MANHATTAN AVENUE  
NYC LANDMARK PRESERVATION COMMISSION

LPC-5

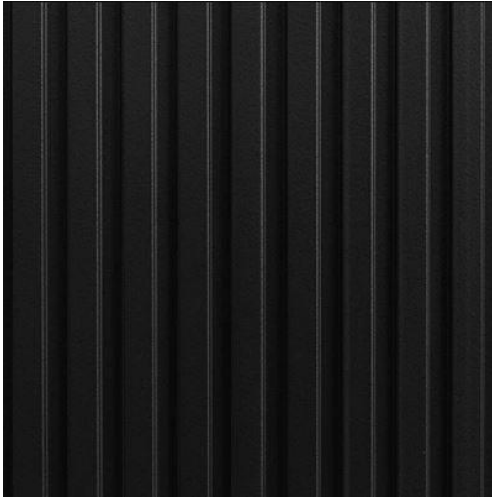




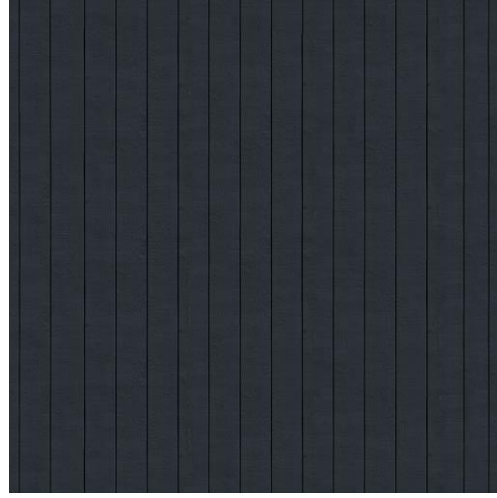




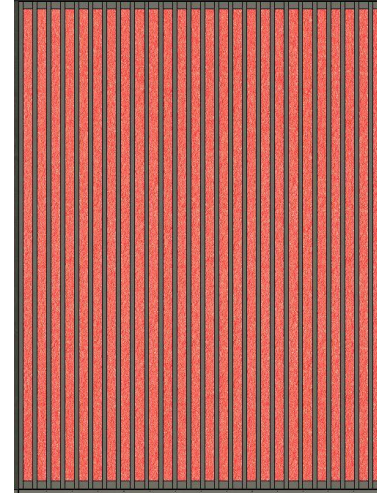
PROPOSE MATERIAL SAMPLES



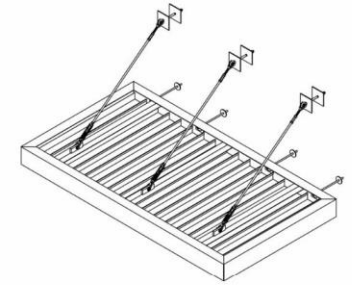
CORRUGATED METAL WALL CLADDING (BLACK)



EXTERIOR WOOD PLANKING (BLACK)



WOODEN SLAT WALL WITH RED BACK PAINT & HIDDEN ILLUMINATION (BLACK)

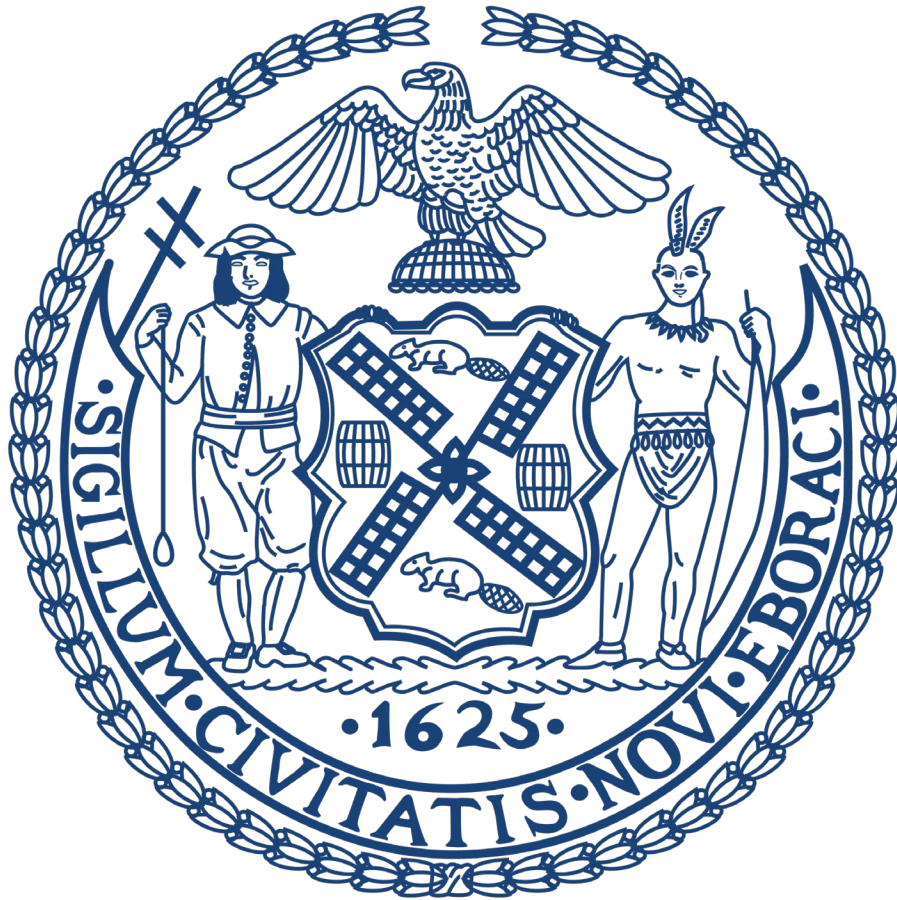


METAL CANOPY WITH RCESSED LED STRIP ON BOTHOM (CHARCOAL GREY)

NEW ALUMINUM STOREFRONT (CHARCOAL GREY)



ILLUMINATED CHIPOTLE SIGN ON BACKER PANEL



# Community Board BK1

---

KATHY CORRADI

CITYWIDE DIRECTOR OF RODENT MITIGATION

KCORRADI@CITYHALL.NYC.GOV

# NYC Rodent Mitigation

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## Food and Harborage

- Containerization of Waste
- Dining Out NYC

## Whole City Approach

- Public and Private
  - DOHMH Health Code

## Integrated Pest Management

- Monitoring via inspection
- Address underlying conditions
- Non-pesticide extermination

# Reducing Food and Harborage

Waste Setout Times  
Change April 1  
Send Rats Packing!



Learn more at  
[nyc.gov/SetoutTimes](https://nyc.gov/SetoutTimes)



OFFICIAL NOTICE

**Chain businesses MUST comply with new rule to fight rats**

As of September 5, 2023, chain businesses that place trash out for collection must use lidded containers. Lock up the trash to keep rats away.

This applies to any business with five or more NYC locations, regardless of what is sold.

Containers can be kept inside, outside along the building, or within three feet of the building line. Containers may be set out after 8 p.m. or an hour before closing. Ask your private carter what type of container they recommend, however, it MUST have a secure lid to keep rats out!

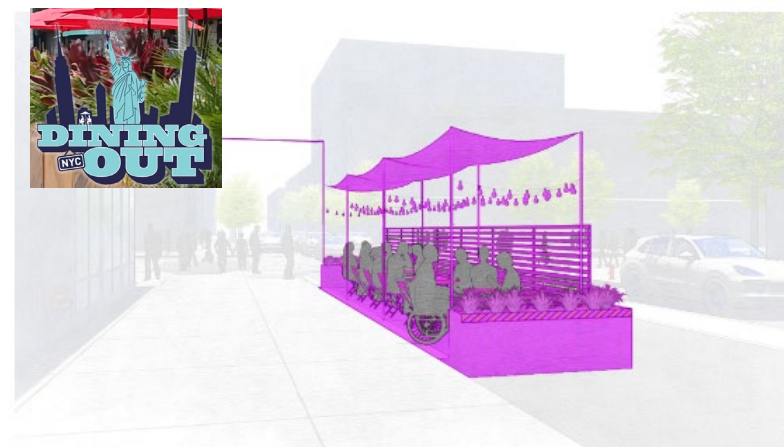
Your business is our partner in the war on rats. Use a bin to keep the streets clean and avoid a fine.



## Curbside Composting is Easy!

Composting keeps our homes and neighborhoods cleaner.

Putting leaf and yard waste, food scraps, and food-soiled paper in bins with secure lids keeps rats out and our streets clean.

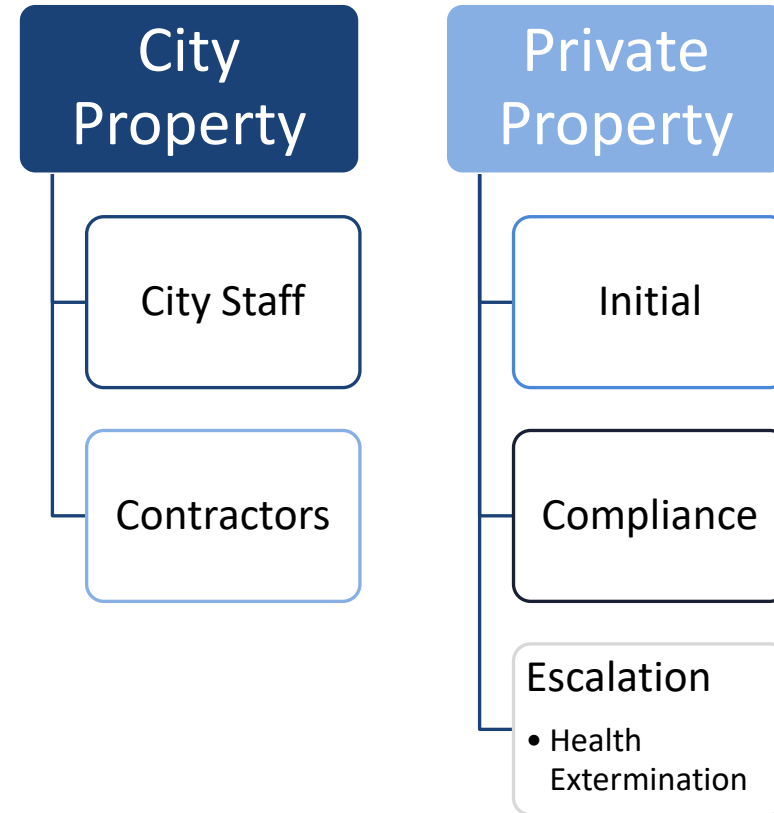
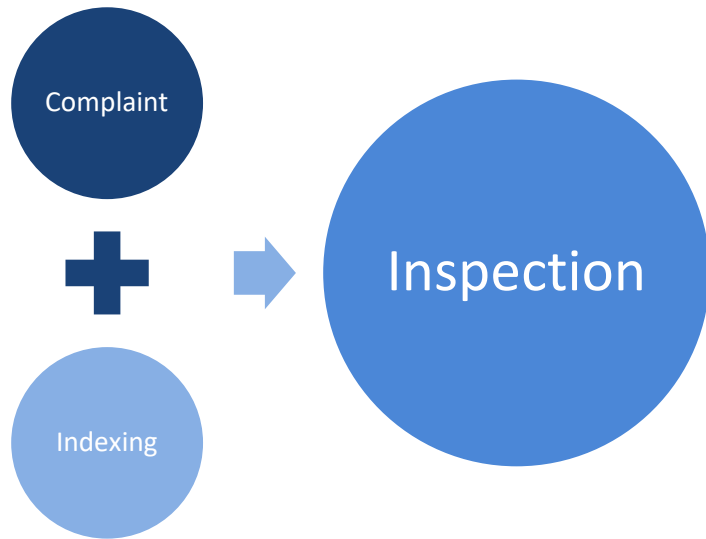


## Roadway Dining

- Accessible, lighter, open-air setups that extend the restaurant's look and feel out to the street
- Setups will be easy to move, clean, set up, and break down
- Allowed April through November (eight-month season)

# Whole City Approach

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# Health Code: [ARTICLE 151 RODENTS, INSECTS, AND OTHER PESTS](#)

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## §151.02 Prevention and pest management measures.

- (a) Properties shall be free of pests.
  - All premises capable of attracting or supporting rodents, insects and other pests shall be kept free from rodents, insects and other pests, and from any conditions conducive to pests. The person in control of such premises shall take such measures as may be necessary to prevent and control the harborage and free movement of rodents, insects or other pests.
- (b) Waste shall be managed to prevent pests.
  - All garbage and other waste and recyclable materials shall be deposited in tightly covered, watertight receptacles made of a material type and grade that is resistant to rodents, insects and other pests until such time that garbage and waste materials are moved to an area for a scheduled pickup, at which time they shall be placed in a suitable bag or other container acceptable to the Department, and to the City Departments of Sanitation and Housing Preservation and Development. Receptacles used for liquid waste shall be constructed to hold contents without leakage.

# Health Code (cont.)

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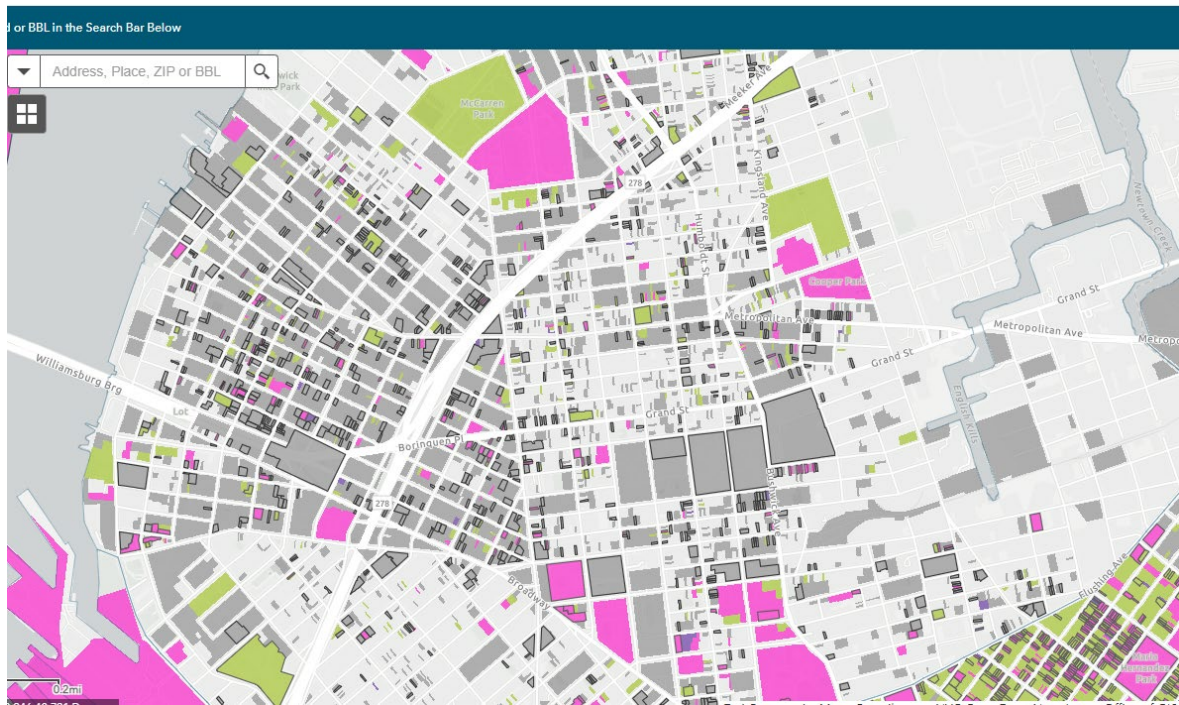
## (d) Elimination of conditions conducive to pests and to the presence of pests.

- When the Department determines that a premises has pests or conditions conducive to pest life, it may order person(s) in control to take such action as be required by the Department, including, but not limited to, the following:
  - (1) Physically remove pest nests, waste, and other debris by vacuuming, washing surfaces, or otherwise collecting and discarding such debris.
  - (2) Eliminate existing routes of pest movement by sealing and repairing holes, gaps, and cracks in walls, ceilings, floors, molding, baseboards, around conduits, and around and within cabinets by the use of sealants, plaster, cement, wood or other durable materials.
  - (3) Eliminate existing harborages for pests by clearing interior and exterior debris and garbage, and clearing dense weeds, shrubs and other vegetation, if necessary.
  - (4) Remove existing sources of water for pests by draining standing water; repairing drains to prevent further accumulation of water; repairing leaks in faucets and plumbing; and maintaining the impermeability of roofs, ceilings, and exterior and interior walls.
  - (5) Eliminate existing sources of food for pests by keeping the property free of all types of waste and by regularly cleaning and maintaining areas where waste is stored and/or compacted before its removal. (e) The use of pesticides shall not substitute for pest management measures required by this section.

# Integrated Pest Management



## Rat Information Portal

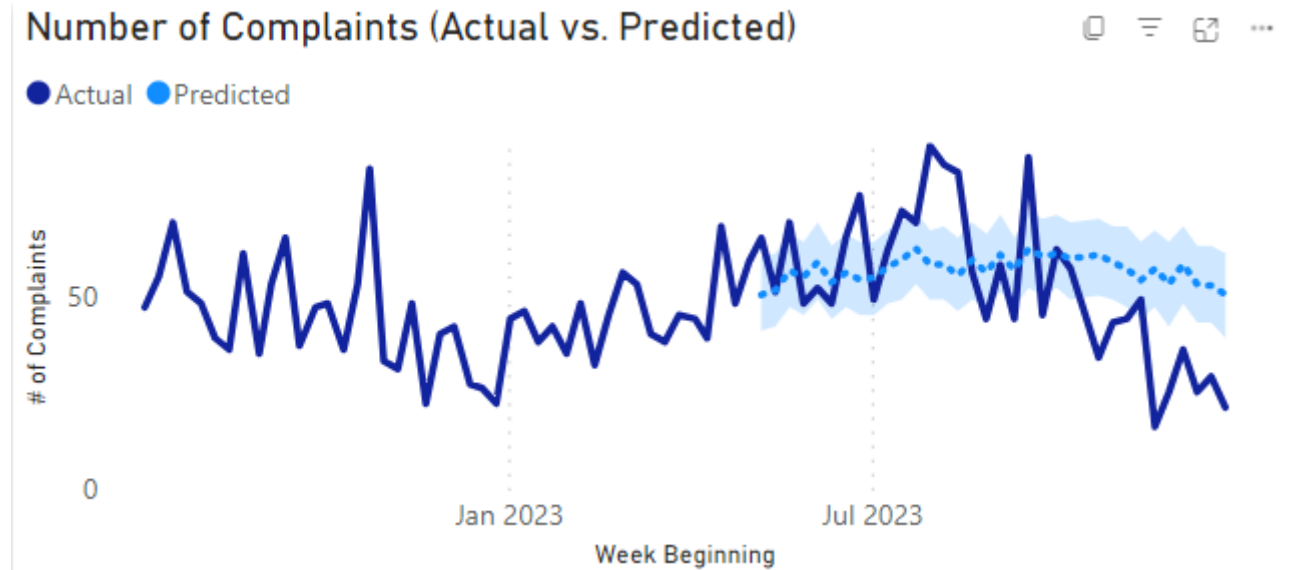




# Community Board 1: Brooklyn

Last 30 Days

<p><b>Rodent Complaints</b></p> <p><b>115</b></p> <p>Rank: 24/56</p>	<p><b>Complaint Rate</b></p> <p><b>0.56</b></p> <p>Rank: 36/56</p>
<p><b>Inspection Rate</b></p> <p><b>8.00</b></p> <p>Rank: 18/50</p>	<p><b>Hit Rate (%)</b></p> <p><b>47.06</b></p> <p>Rank: 13/50</p>



Brooklyn 01

Complaint Date

12/7/2023

1/7/2024

## Brooklyn Community District #1

Hover over numbers for complaint type breakdown

130

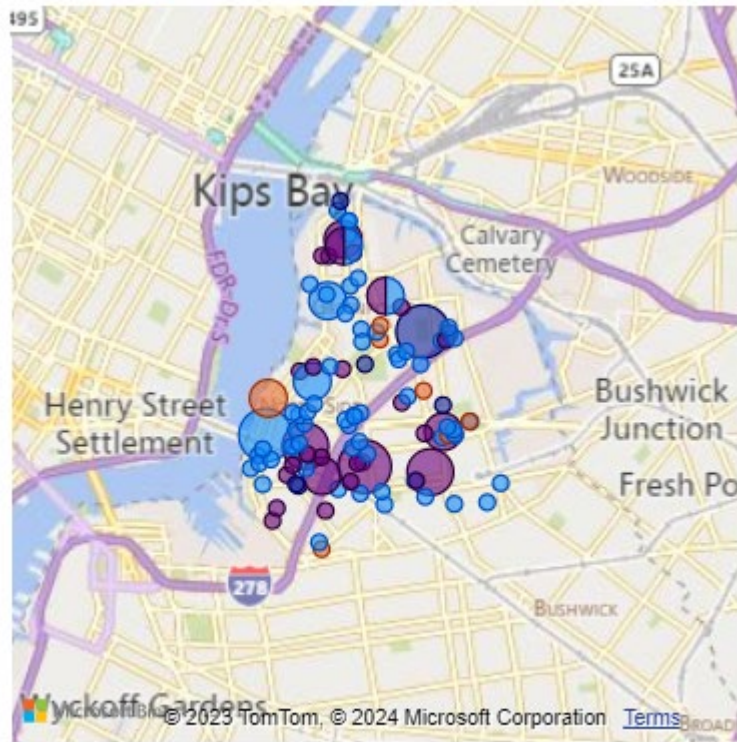
Rodent Complaints

396

Conditions Conducive Complaints

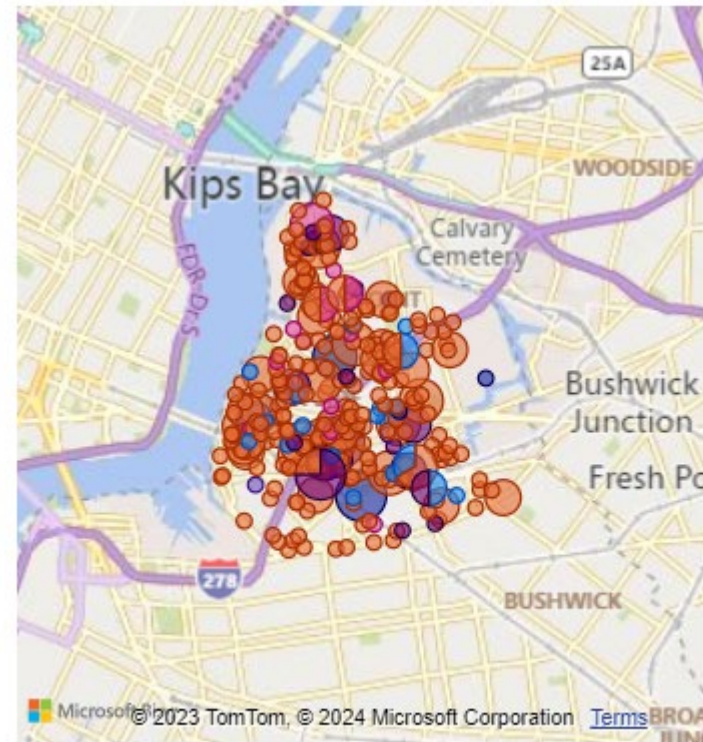
### Rodent Complaints

Agency ● DOHMH ● DPR ● DSNY ● HPD



### Conditions Conducive Complaints

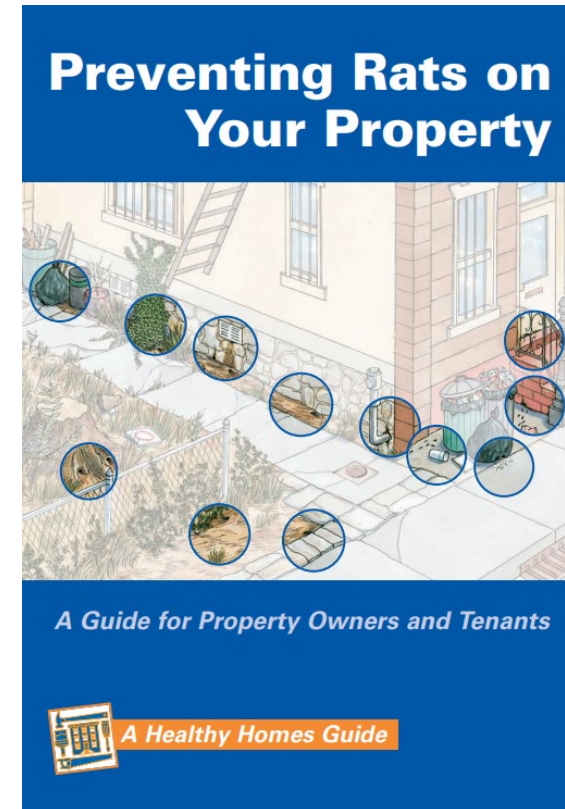
Agency ● DOB ● DOHMH ● DOT ● DPR



# Working Together to Combat Rats

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- Educate and Engage
  - Rat Academy
  - Conversations with neighbors, block associations, etc.
  - DOHMH education material
- Take Action
  - Parks Tree Stewardship
  - DSNY Community Cleanup Tool Loan Program
- Report issues and monitor outcomes
  - [DOHMH Rat Portal](#)



# Resources

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- Dept. of Health Website (nyc.gov/rats)
  - Rat Information Portal: <https://a816-dohbsp.nyc.gov/IndicatorPublic/Rats/>
  - Rat Academy: <https://www.nyc.gov/site/doh/services/rats-control-training.page>
- Dining Out NYC: <https://www.diningoutnyc.info>
  - Outdoor dining and reducing rats: <https://www.nyc.gov/assets/doh/downloads/pdf/rii/rat-guidance-outdoor-dining.pdf>
- DSNY Community Cleanup: <https://portal.311.nyc.gov/article/?kanumber=KA-03187>
- Parks Tree Stewardship: <https://www.nycgovparks.org/trees/tree-care>



# 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/brooklyncb1](http://www.nyc.gov/brooklyncb1)

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

January 9, 2024

## COMMITTEE REPORT

### SLA REVIEW AND DCA COMMITTEE

TO: Chairperson Dealice Fuller  
And CB#1 Board Members

FROM: Arthur Dybanowski, Chair  
SLA Review & DCWP Committee

RE: Committee Meeting on January 4, 2024

The SLA Review & DCWP Committee met at Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Avenue) at 6:30 pm on January 4, 2024, 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; Foster; Sofer; Weiser  
Absent: Bruzaitis; Daly; Miceli; Cohen\* (\*Non-Board member)

#### LIQUOR LICENSES

##### NEW

- 1) 2 Guys and Diner Inc, DBA Three Decker Diner, 695 Manhattan Avenue (Method of Operation [Change Nightly Closing Hours From 2:00 AM to 4:00 AM, 7 Days A Week], Liquor, Wine, Beer & Cider, Restaurant) **Committee recommended denial.**

- 2) 23 Meadow LLC, DBA The Monarch, 23 Meadow Street (All Night Permit on New Year's Eve for the hours of 8 AM) N/A
- 3) 54N11BK LLC, DBA TBD, 60 North 11<sup>th</sup> Street (All Night Permit on New Year's Eve) N/A
- 4) 260 Meserole Rest Corp, DBA 3 Dollar Bill, 260 Meserole Street (All Night Permit on New Year's Eve from 12/31/2023 – 01/01/2023) N/A
- 5) 689 Woodward Ave LLC, DBA N/A, 45 Broadway (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **No show; The applicant did not appear. The committee recommended denial.**
- 6) All About The Dough LLC, DBA Dollops Pizza Parlor, 558 Driggs Avenue (New Application, Wine, Beer & Cider, Pizzeria) **No show; The applicant did not appear. The committee recommended denial.**
- 7) Aura Cocina & Bar Inc, DBA Aura, 315 Meserole Street (All Night Permit on New Year's Eve) **No show; The applicant did not appear. The committee recommended denial.**
- 8) Bogart House LLC, DBA Bogart House, 230 Bogart Street (All Night Permit for January 1, 2024) N/A
- 9) Charlotte Patisserie Inc, DBA N/A, 596 Manhattan Avenue (Class Change, Liquor, Wine, Beer & Cider, Restaurant) **Committee recommended approval.**
- 10) Don Pancho Villa Restaurant Ltd, DBA N/A, 189 Borinquen Place (All Night Permit on New Year's Eve) N/A
- 11) Flower Cat LLC, DBA Same, 837 Manhattan Avenue, Suite 2 (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Café) **Committee recommended approval.**
- 12) Fulgurances La Cave, DBA Same, 138 Franklin Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Committee recommended approval with condition to provide a Letter from Milton Street Association.**
- 13) Gorkhali Restaurant Brooklyn Inc, DBA N/A, 160 Havemeyer Street, Store #3 (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **No show; The applicant did not appear. The committee recommended denial.**
- 14) Gus & Marty's WB LLC, DBA Pending, 232 North 12<sup>th</sup> Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Committee recommended approval.**
- 15) M & M Sports Bar Corp, DBA The Garden Bar & Grill, 140 Graham Avenue (All Night Permit on New Year's Eve for the hours of 4:00 AM to 8:00 AM) N/A

16) NY Axe Williamsburg LLC, DBA NY Axe, 98 North 11<sup>th</sup> Street aka 97 North 10<sup>th</sup> Street  
(New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)

**Committee recommended approval with (Stipulation: No roof use)**

17) Propped NY LLC, DBA Hello Meadow BK, 20 Meadow Street (New Application and  
Temporary Retail Permit, Liquor, Wine, Beer & Cider, Catering Facility [Private Events  
Only]) **Previously approved.**

### **RENEWAL**

**All the Renewals are approved by the Committee Members, there are no issues.**

1. 7 N 15<sup>th</sup> St Corp, DBA Greenpoint Beer & Ale Co, 1150 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
2. 110 Bedford Rest Corp, DBA The Bedford, 110 Bedford Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
3. 559 Lorimer Corp, DBA Metropolitan, 559 Lorimer Street (Renewal, Liquor, Wine, Beer & Cider, Night Club)
4. Aura Cocina & Bar Inc, DBA Aura, 315 Meserole Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
5. Brooklyn Ball Factory Inc, DBA Brooklyn Ball Factory, 95 Montrose Avenue (Renewal, Wine, Beer & Cider, Restaurant)
6. Bulbap1 Inc, DBA Bulbap Grill, 646 Manhattan Avenue (Renewal, Wine, Beer & Cider, Restaurant)
7. Charlotte Patisserie Inc, DBA N/A, 596 Manhattan Avenue (Renewal, Wine, Beer & Cider, Restaurant)
8. Dar 168 Inc, DBA Dar 525, 168 Driggs Avenue (Renewal, Wine, Beer & Cider, Restaurant)
9. Demije Group LLC, DBA Basik, 323 Graham Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
10. Dutch Concorde Inc, DBA St. Mazie, 345 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
11. Fana Works Inc, DBA Sunshine Laundromat and Cleaners, 860 Manhattan Avenue (Renewal, Wine, Beer & Cider, Tavern/Pinball/Laundromat)
12. F & M Industrie Corp, DBA L'Industrie Pizza, 254 South 2<sup>nd</sup> Street (Renewal, Wine, Beer & Cider, Restaurant)
13. Forever Thai Inc, DBA N/A, 1031 Flushing Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
14. Graham Restaurant LLC, DBA Sage, 299-301 Graham Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
15. Grand Street Food & Wine LLC & Night Moves Bar LLC, DBA The Four Horsemen & Night Moves Bar, 295 Grand Street, Southern Store (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
16. Norwinds Inc, DBA TBD, 1043 Flushing Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
17. Now and Then NYC Inc, DBA Now and Then NYC, 290 Meserole Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)

18. Pigri LLC, DBA Milk and Roses, 1140 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
19. Ployperm Corp, DBA Nora Thai, 176 North 9<sup>th</sup> Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
20. POD BK F&B LLC & Great Food, Beer and Games LLC as Manager, DBA Clinton Hall, 247 Metropolitan Avenue aka 626 Driggs Avenue (Renewal, Liquor, Wine, Beer & Cider, Hotel)
21. Quality Rockets Inc, DBA Hotel Delmano, 82 Berry Street aka 120 North 9<sup>th</sup> Street, 8<sup>th</sup> and North 9<sup>th</sup> Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
22. Republic Bar and Lounge Inc, DBA Republic Latin Fusion, 470 Driggs Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
23. Sauced Rooster LLC, DBA N/A, 331 Bedford Avenue (Renewal, Wine, Beer & Cider, Restaurant)
24. Syndicated Bar & Theater LLC, DBA Syndicated, 40-46 Bogart Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
25. Tasso Restaurant LLC, DBA Baco & Abbracci, 204 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
26. Zamaan Bar & Restaurant Inc, DBA TBD, 349 Broadway (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

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:**

1. BTH Bar Brooklyn LLC, DBA Bury the Hatchet Brooklyn, 25 Noble Street Unit 106 (**Re-notification adding a Temporary Retail Permit**, Liquor, Wine, Beer & Cider, Recreation Facility/Exhibition Hall, Bar/Tavern) **No show; The applicant did not appear. The committee recommended denial.**
2. Entity to be formed by Jared Solomon, DBA Pending, 25 Kent Avenue (New Application, Liquor, Wine, Beer & Cider, Restaurant [Indoor Golf Concept]) **Applicant Withdrew the application.**
3. Saint Jane LLC, DBA TBD, 312 Leonard Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant was scheduled to present at the January 9, 2024, Full Board Meeting. The committee recommended approval.** (63 seats not 200)
4. Salka Food LLC, DBA Copper Mug Coffee, 131 North 4<sup>th</sup> Street (New Application, Wine, Beer & Cider, N/A) **No show; The applicant did not appear. The committee recommended denial.**
5. Talea Beer Inc, DBA TBD, 87 Richardson Steet (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended approval.**



6. Ten Eyck Pins LLC, DBA TBD, 230 Bogart Street (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended approval with (Stipulations: More Signatures with addresses)**

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

**WHEN: Tuesday, January 30, 2024**  
**TIME: 6:30 PM (Meeting will end at 9:00 PM)**  
**WHERE: Swinging Sixties Senior Center**  
**211 Ainslie Street**  
**(Corner of Manhattan Avenue)**



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

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

January 17, 2024

Chair Lily M. Fan  
NYSLA  
80 S. Swan Street  
Albany, New York 12210-8002

RE: SLA APPLICATIONS

Dear Chair Fan:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1 held on January 9, 2024, the board members reviewed the SLA Review & DCA Committee Report (attached) and the various recommendations made. Below are the actions taken:

## LIQUOR LICENSES:

### NEW:

1. 2 Guys and Diner Inc, DBA Three Decker Diner, 695 Manhattan Avenue (Method of Operation [Change Nightly Closing Hours From 2:00 AM to 4:00 AM, 7 Days A Week], Liquor, Wine, Beer & Cider, Restaurant) **Committee recommended denial.**  
The Committee voted unanimously to deny the application.  
The board members voted to support the recommendation to deny the application.  
The Vote was: 25 "Yes", 0 "No", 0 "Abstentions"
2. 23 Meadow LLC, DBA The Monarch, 23 Meadow Street (All Night Permit on New Year's Eve for the hours of 8 AM) N/A
3. 54N11BK LLC, DBA TBD, 60 North 11<sup>th</sup> Street (All Night Permit on New Year's Eve) N/A
4. 260 Meserole Rest Corp, DBA 3 Dollar Bill, 260 Meserole Street (All Night Permit on New Year's Eve from 12/31/2023 – 01/01/2023) N/A

5. 689 Woodward Ave LLC, DBA N/A, 45 Broadway (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended denial. Huge opposition from Lower Broadway Association, and other neighbors, next door day care center, the signature supporting new bar incomplete, incorrect posting informing neighbors that new Bar/Tavern is going to be open at this location.**

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to deny the application.

The Vote was: 25 “Yes”, 0 “No”, 0 “Abstentions”

6. All About The Dough LLC, DBA Dollops Pizza Parlor, 558 Driggs Avenue (New Application, Wine, Beer & Cider, Pizzeria) **Applicant did not appear. Committee recommended denial.**

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to deny the application.

The Vote was: 25 “Yes”, 0 “No”, 0 “Abstentions”

7. Aura Cocina & Bar Inc, DBA Aura, 315 Meserole Street (All Night Permit on New Year’s Eve) **Applicant did not appear. Committee recommended denial.**

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to deny the application.

The Vote was: 25 “Yes”, 0 “No”, 0 “Abstentions”

8. Bogart House LLC, DBA Bogart House, 230 Bogart Street (All Night Permit for January 1, 2024) N/A

9. Charlotte Patisserie Inc, DBA N/A, 596 Manhattan Avenue (Class Change, Liquor, Wine, Beer & Cider, Restaurant) **Committee recommended approval.**

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The board members voted to support the recommendation to approve the application.

The Vote was: 25 “Yes”, 0 “No”, 0 “Abstentions”

10. Don Pancho Villa Restaurant Ltd, DBA N/A, 189 Borinquen Place (All Night Permit on New Year’s Eve) N/A

11. Flower Cat LLC, DBA Same, 837 Manhattan Avenue, Suite 2 (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Café) **Committee recommended approval.**

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The board members voted to support the recommendation to approve the application.

The Vote was: 25 “Yes”, 0 “No”, 0 “Abstentions”

12. Fulgurances La Cave, DBA Same, 138 Franklin Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Committee recommended approval with the stipulation, provide a letter from the Milton Street Block Association.**  
The Committee recommends approval with the stipulation, provide a letter from the Milton Street Block Association.  
The Committee voted unanimously to approve the application with the stipulation, provide a letter from the Milton Street Block Association.  
The board members voted to support the recommendation to approve the application with the stipulation, provide a letter from the Milton Street Block Association.  
The Vote was: 25 “Yes”, 0 “No”, 0 “Abstentions”
13. Gorkhali Restaurant Brooklyn Inc, DBA N/A, 160 Havemeyer Street, Store #3 (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Applicant did not appear. Committee recommended denial.**  
The Committee voted unanimously to deny the application.  
The board members voted to support the recommendation to deny the application.  
The Vote was: 25 “Yes”, 0 “No”, 0 “Abstentions”
14. Gus & Marty’s WB LLC, DBA Pending, 232 North 12<sup>th</sup> Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Committee recommended approval.**  
The Committee recommends approval.  
The Committee voted unanimously to approve the application.  
The board members voted to support the recommendation to approve the application.  
The Vote was: 25 “Yes”, 0 “No”, 0 “Abstentions”
15. M & M Sports Bar Corp, DBA The Garden Bar & Grill, 140 Graham Avenue (All Night Permit on New Year’s Eve for the hours of 4:00 AM to 8:00 AM) N/A
16. NY Axe Williamsburg LLC, DBA NY Axe, 98 North 11<sup>th</sup> Street aka 97 North 10<sup>th</sup> Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended approval with the stipulation, no roof use.**  
The Committee recommends approval with the stipulation, no roof use.  
The Committee voted unanimously to approve the application with the stipulation, no roof use.  
The board members voted to support the recommendation to approve the application with the stipulation, no roof use.  
The Vote was: 25 “Yes”, 0 “No”, 0 “Abstentions”
17. Propped NY LLC, DBA Hello Meadow BK, 20 Meadow Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Catering Facility [Private Events Only]) **Previously approved.**

**RENEWAL:**

1. 7 N 15<sup>th</sup> St Corp, DBA Greenpoint Beer & Ale Co, 1150 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
2. 110 Bedford Rest Corp, DBA The Bedford, 110 Bedford Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
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6. Bulbap1 Inc, DBA Bulbap Grill, 646 Manhattan Avenue (Renewal, Wine, Beer & Cider, Restaurant)
7. Charlotte Patisserie Inc, DBA N/A, 596 Manhattan Avenue (Renewal, Wine, Beer & Cider, Restaurant)
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17. Now and Then NYC Inc, DBA Now and Then NYC, 290 Meserole Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
18. Pigri LLC, DBA Milk and Roses, 1140 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
19. Ployperm Corp, DBA Nora Thai, 176 North 9<sup>th</sup> Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
20. POD BK F&B LLC & Great Food, Beer and Games LLC as Manager, DBA Clinton Hall, 247 Metropolitan Avenue aka 626 Driggs Avenue (Renewal, Liquor, Wine, Beer & Cider, Hotel)

21. Quality Rockets Inc, DBA Hotel Delmano, 82 Berry Street aka 120 North 9<sup>th</sup> Street, 8<sup>th</sup> and North 9<sup>th</sup> Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
22. Republic Bar and Lounge Inc, DBA Republic Latin Fusion, 470 Driggs Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
23. Sauced Rooster LLC, DBA N/A, 331 Bedford Avenue (Renewal, Wine, Beer & Cider, Restaurant)
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25. Tasso Restaurant LLC, DBA Baco & Abbracci, 204 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
26. Zamaan Bar & Restaurant Inc, DBA TBD, 349 Broadway (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

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.

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

The vote was as follows: 25 “Yes”; 0 “No”; 0 “Abstentions.”

**PREVIOUSLY POSTPONED:**

1. BTH Bar Brooklyn LLC, DBA Bury the Hatchet Brooklyn, 25 Noble Street Unit 106 (**Re-notification adding a Temporary Retail Permit, Liquor, Wine, Beer & Cider, Recreation Facility/Exhibition Hall, Bar/Tavern**) **Applicant did not appear. Committee recommended denial.**  
 The Committee voted unanimously to deny the application.  
 The board members voted to support the recommendation to deny the application.  
 The Vote was: 25 “Yes”, 0 “No”, 0 “Abstentions”
2. Entity to be formed by Jared Solomon, DBA Pending, 25 Kent Avenue (New Application, Liquor, Wine, Beer & Cider, Restaurant [Indoor Golf Concept]) **Applicant withdrew the application.**
3. Saint Jane LLC, DBA TBD, 312 Leonard Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant was scheduled to present at the January 9, 2024, Full Board Meeting. Committee recommended approval. (63 seats not 200)**  
 The Committee recommends approval.  
 The Committee voted unanimously to approve the application.  
 The board members voted to support the recommendation to approve the application.  
 The Vote was: 25 “Yes”, 0 “No”, 0 “Abstentions”

4. Salka Food LLC, DBA Copper Mug Coffee, 131 North 4<sup>th</sup> Street (New Application, Wine, Beer & Cider, N/A) **Applicant did not appear. Committee recommended denial.**

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to deny the application.

The Vote was: 25 “Yes”, 0 “No”, 0 “Abstentions”

5. Talea Beer Inc, DBA TBD, 87 Richardson Steet (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended approval.**

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The board members voted to support the recommendation to approve the application.

The Vote was: 25 “Yes”, 0 “No”, 0 “Abstentions”

6. Ten Eyck Pins LLC, DBA TBD, 230 Bogart Street (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended approval with the stipulation, more signatures with addresses)**

The Committee recommends approval with the stipulation, more signatures with addresses.

The Committee voted unanimously to approve the application with the stipulation, more signatures with addresses.

The board members voted to support the recommendation to approve the application with the stipulation, more signatures with addresses.

The Vote was: 25 “Yes”, 0 “No”, 0 “Abstentions”

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

**WHEN:** Tuesday, January 30, 2024  
**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

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  
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

January 9, 2024

## COMMITTEE REPORT

### Land Use, ULURP, and Landmarks (Subcommittee) Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Ms. Del Teague, Committee Chair  
Mr. Stephen Chesler, Committee Co-Chair  
Ms. Bozena Kaminski, Landmarks Subcommittee Co-Chair

RE: Land Use Committee Report from January 3, 2024

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The Committee met on the evening of January 3, 2024, at 6:00 PM at 211 Ainslie Street.

**Present:** Teague; Chesler; Kaminski; Kelterborn; Sofer; Vega; Weiser

**Absent:** Drinkwater; Indig; Itzkowitz; Kantin; Meyers; Miceli; Rabbi Niederman; Pferd; Berger\*; Kawochka\*; Stone\* (*\*non-board member*)

**Committee Report for the 1/3/24 Land Use/Landmarks committee meeting**

**7 members were present for the discussion, but only 5 remained for the final vote.**

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## AGENDA

### 1. PRESENTATION: CITY OF YES: ECONOMIC OPPORTUNITY TEXT

AMENDMENT -N 240010 ZRY and N240011 ZRY- A proposal by the New York City Department of City Planning that would modernize our city's zoning rules so that businesses can find space, grow, and adapt to a dynamic economy. These changes would support



shops, workers, and vibrant neighborhoods. Q & A Session Presenter: Lucia Marquez Reagan, Borough Planner, Department of City Planning.

### **1. Recommendation regarding items #1 – 17 for the City of Yes for Economic Opportunity**

Support items #1 to #17, except for items #5 and #11. Do not support items #5 and #11 for the reasons stated in more detail in this report (in summary they present potential threats to the quality of life and safety of residents).

Vote: 4 yes, 1 no, 0 abstentions

#### **Denial of support for Item #5 (Allow Commercial on Upper Floors)**

Notwithstanding the requirement for separate lobbies and elevators for the interspersed businesses, the majority of members felt there was no clear showing of a need to so drastically change the character of our current residential situations in buildings where commercial space is now allowed on the ground floors. The new rules would allow businesses to be interspersed in various areas of buildings (on the same floor, below, or above the residential spaces), where currently only residences are allowed. The space taken for the required separate lobbies and elevators could otherwise be used for residential units, while we have a glut of unsightly, unused ground-floor commercial spaces. The majority felt these changes could result in unacceptable quality of life and safety issues for the residential tenants without any provision for overall oversight by the city.

There was also a serious concern about the allowance of as-of-right roof top restaurant/bars, with no input from the community board. This community has been plagued by the noise generated by roof top entertainment and is strongly opposed to any expansion of these businesses.

#### **Denial of support for Item #11 (Home Occupations)**

Currently, residential tenants/occupants are allowed to conduct certain proscribed businesses using up to 25% of their home with one additional person who does not reside in the home.

The alleged purpose of Item #11 is to support sole practitioners and freelancers to start and grow their businesses. However, the current rules already provide support for sole practitioners and freelancers. The increase in the allowable number of people working in the apartments from 1 to 3; the allowance of an increase of usable area of the home-based business from 25% to 49%; and the expansion of the types of uses, is a significant and unnecessary expansion of what is currently allowed in residential buildings. This will allow for a substantial increase in foot traffic of unidentified people with no provisions mandating supervision or verification of the incoming/outgoing clientele. The increase in the number of permitted workers and allowable apartment space threatens to become an unjustified invasion of the privacy of residents, and a threat to their quality of life and safety. Furthermore, there is no meaningful provision for oversight or enforcement powers for city agencies, community boards, or residents.

### **2. Recommendation regarding item #18 (New Loft style district) for the City of Yes For Economic Opportunity**

After meeting with and obtaining input from representatives for Council member Gutierrez and Leah Archibald of Evergreen, and hearing feedback from residents and board members, the

committee unanimously agreed to recommend support of this provision with the following conditions, which we felt would provide important protections for our industry.

In the Core area, restrict commercial use to 10,000 SF; reallocate the remaining commercial FAR for industrial/manufacturing use.

Provide enforcement for incentives in all affected areas (Core, Transition, Growth).

The city should consider offering financial incentives for anyone.

who can offer fair market rents to increase the availability of affordable industrial real estate.

**Vote: 5 yes, 0 no, 0 abstentions**

**Note: One member felt we should support Items #5 and 11.**

Regarding Item #5, this member felt that the required separation zone, sound attenuation, and non-noise uses would effectively separate commercial and residential uses, would allow for a dynamic mixture of uses and more vibrant neighborhoods, with economic opportunities near where people live, and that the 1961 zoning code, which tried separated commercial and residential uses, is outdated.

Regarding Item #11, this member felt that the increases in the number of people from 1 to 3 and the expansion of the allowable area of the business from 25% to 49% of the home is just a marginal expansion of what is currently allowed, and would allow more clients convenient access to services and would help more startups grow within a living space until they can afford a separate commercial lease.

# City of Yes for Economic Opportunity – M Districts

## Zoning Text Amendment Project Description

### I. INTRODUCTION

The NYC Department of City Planning is proposing a citywide zoning text amendment to add a series of new Manufacturing (M) district options to the City’s Zoning Resolution. These new zoning districts remove impediments to and expand opportunities for business location and growth within Manufacturing Districts by providing a wider range of available densities than the current M districts allow, updated bulk regulations that enable more loft-like physical typologies, and right-sized parking and loading requirements.

This application is part of the City of Yes for Economic Opportunity proposal to support economic recovery and resiliency in New York City.

### II. BACKGROUND

In today’s zoning, there are three types of Manufacturing Districts that are distinguishable from each other primarily by the intensity of industrial uses permitted within them, and the range of permitted non-industrial activities allowed. Intensity of industrial activity permitted is partially based on what uses are allowed and partly based on Performance Standards that limit the amount and type of industrial nuisances permitted for a variety of potentially noxious elements including noise, vibration, smoke, odor and fire hazard. Each district type is further subdivided into individual districts characterized by different floor area ratios (FARs) and parking requirements, with increasing intensity of industrial use and density generally indicated by the accompanying increasing numeric suffix. The three Manufacturing Districts categories are:

- **M1 – Light Manufacturing Districts.** M1 Districts allow a range of industrial, commercial, and community facility uses and, in some cases, act as transition zones between residential areas and areas with heavier industrial activity (such as M3 areas). M1 Districts allow Use Groups 4, 6-14 (generally retail and commercial uses) and 16-17 as-of-right and Use Group 5 (hotels) with a Special Permit. It does not permit Use Group 18 uses which are the most intensive industrial uses (such as cement factories). Manufacturing Districts generally do not permit residential but, in some rare instances, allow residential under very specific circumstances (e.g., M1-6D). Unlike M2 and M3 districts, M1 districts can also be paired with other zoning districts, such as residential districts, to create what is sometimes referred to as “MX” districts.
- **M2 – Medium Manufacturing Districts.** M2 Districts have lower performance standards than M1 districts. Although not widely mapped, M2 Districts are usually found in or near waterfront areas. M2 Districts allow Use Groups 6-14 (generally retail and commercial uses) and 16-17 (generally industrial uses) as-of-right. Community facilities and hotels are not allowed in M2 or M3 districts. Certain categories of retail and service uses in Use

Groups 6A, 6C, 9A, 10A and 12B are limited in size or not permitted at all. The most intense Use Group 18 industrial activity is not permitted in M2.

- **M3 – Heavy Manufacturing Districts.** Originally designed to accommodate essential heavy manufacturing uses and facilities, such as power plants and foundries, which generate high amounts of noise, truck traffic, or pollutants, M3 Districts today are home to many businesses, including open industrial uses such as recycling facilities and cement production. M3 Districts allow Use Groups 6-14 (generally retail and commercial uses) and 16-18 (generally industrial) as-of-right. Certain categories of retail and service uses in Use Groups 6A, 6C, 9A, 10A and 12B are limited in size or not permitted at all.

Prior to 1961, industrial businesses were relegated to “industrial”, “business” or “unrestricted” areas of the city which allowed a wide range of business uses but ensured their segregation from residential areas. At the time of the adoption of the 1961 zoning regulations, the manufacturing sector was the predominate use in industrial areas, so these industrial districts were renamed “Manufacturing Districts” despite housing and allowing for a wide range of other industrial, commercial, and retail uses.

Before the 1961 ZR, many flexible industrial building typologies were built, commonly in a loft-like style, which resulted in the construction of highly adaptable space that could accommodate a range of tenants. In these loft-style structures, co-location of production, wholesale, office, and retail uses often occurred in the same building or even on the same floor—resulting in a supply of multipurpose space that could accommodate and respond to the needs of growing businesses. Many loft buildings were not purpose-built developments and generally were built without a specific type of business in mind. The characteristics of these buildings—including high ceiling heights, wide column spacing, and large floorplates—has meant that many of these historic loft buildings have been able to adapt, and they remain occupied through economic cycles and changes in tenant demand even more than a century following their original construction.

By the late 1950s, globalization and technological advances in production had started to catalyze NYC’s transition away from a manufacturing-based economy. The 1961 ZR reflected planners’ thinking of the time that future job intensity would be focused primarily in dense office districts in Midtown or in far-flung low-scale production in more suburban settings. As a result, the 1961 ZR subjected new construction buildings in M districts to single-story or low-density Floor Area Ratio (FAR), infeasible sky exposure plane requirements, high yard requirements, and high parking requirements that assumed predominate car commuting. In many instances, the 1961 ZR prohibited new construction versions of the flexible loft-like buildings that populated the city historically.

These outdated M districts remain largely unchanged. Approximately 70% of buildings in the city’s M districts were built before 1961<sup>1</sup>, and M districts are home to many tenanted buildings that are larger than what would be allowed under the 1961 ZR. M Districts are also overwhelmingly low density. Approximately 96% of the city’s M Districts are zoned for a maximum of 2.0 FAR of commercial, which significantly limits physical vertical business expansion without a costly and time-intensive rezoning process<sup>2</sup>. Additionally, approximately one in five buildings in M districts

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<sup>1</sup> DCP analysis of PLUTO v23.1 dataset 2023. Only includes pure M-Districts (e.g., M1-5) and does not include M-Districts that are paired with another zoning district (e.g., M1-5/R10).

<sup>2</sup> Ibid.

are above their allowable FAR, preventing many kinds of renovations that businesses may need to continue or expand their operations<sup>3</sup>.

### **III. PURPOSE AND NEED**

New York City needs new M district zoning tools to enable modern loft-like buildings to support and grow businesses in the city's industrial areas. Buildings that can be adaptable and meet the needs of a range of business types and sizes—as the city's loft buildings have historically—will ensure economic resilience for the city in the face of future disruptions and changing economic trends.

#### **DESCRIPTION OF PROPOSED LAND USE ACTION**

DCP is proposing a zoning text amendment to multiple sections of the ZR amending the underlying regulations applicable in all zoning districts throughout the City. These include amendments of the ZR's use regulations, loading regulations, urban design requirements, the creation of several new discretionary actions, and the creation of new zoning districts for future mapping. The Proposed Action would not increase the allowable floor area ratio (FAR) in any existing zoning district, nor would it modify (increase or decrease) the loading requirements applicable within any zoning district for the construction of new buildings.

COYEO includes a compendium of zoning reforms that are intended to address the following goals. These are described in further detail below.

#### **Create new kinds of zoning districts for future job hubs**

The proposal would create new zoning districts that for use in future mapping actions.

While numerous new zoning districts have been built in recent decades to update the physical forms presented by the 1961 zones, these have focused on residence districts or commercial districts where residences are permitted. Districts not permitting residences have seen no new innovations since 1961. Consequently, zoning options available for job-intensive zoning purposes have gaps in density and height options, are hampered by outdated bulk regulations, and are relatively uniform in their approach to use mixes (excepting environmental standards). The maximum allowable FAR of M districts goes from 1.0 to 2.0 to 5.0 to 10.0. However, many loft buildings that pre-date the 1961 ZR are built at densities between these thresholds, include 3-4 FAR and 6-8 FAR. These are the type of buildings that can help the city meet the needs of a range of business types and sizes—as the city's loft buildings have historically—that will ensure economic resilience for the city in the face of future disruptions and changing economic trends.

As a result of the city's limited job-intensive zoning districts offerings, area-wide rezonings have relied on special district mechanisms to manufacture a better range of bulk, height and use options

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<sup>3</sup> Ibid.

(most recently, the Gowanus Special District), while many individual developments have applied for rezonings using M1-5, one of the only higher density non-residential zoning options. Several projects in Brooklyn and Queens have utilized the Industrial Business Incentive Area (IBIA) which seeks to address some of these bulk issues while linking the production of commercial space to industrial space via special permit.

COYEO proposes to create a range of new job-intensive, non-residential zoning options to enable job growth. These new districts will range from 2-15 FAR, address longstanding bulk and physical challenges, and come in several use-mix options:

- **New M3A “Core” districts** at 2 and 3 FAR which will be designed to allow for industrial expansion while preserving core industrial areas by introducing limited additional FAR, addressing bulk challenges, and restricting non-industrial uses;
- **New M2A “Transition” districts**, ranging from 2 to 5 FAR, which will encourage redevelopment while providing higher FAR preference for industrial uses; and
- **New M1A “Growth” districts**, ranging from 2 to 15 FAR, which will mimic the use mix of today’s M1 districts while addressing bulk and physical limitations of development.

**City of Yes for Economic Opportunity  
M Districts  
List of zoning sections**

11-10 ESTABLISHMENT AND SCOPE OF CONTROLS, ESTABLISHMENT OF DISTRICTS,  
AND INCORPORATION OF MAPS  
41-10 PURPOSES OF SPECIFIC MANUFACTURING DISTRICTS  
42-00 GENERAL PROVISIONS  
42-36 Use Regulations in Manufacturing Districts with an A Suffix  
43-10 FLOOR AREA REGULATIONS  
43-20 YARD REGULATIONS  
43-30 SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES  
43-40 HEIGHT AND SETBACK REGULATIONS  
44-20 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING,  
COMMERCIAL OR COMMUNITY FACILITY USES  
44-50 OFF-STREET LOADING REGULATIONS  
62-30 SPECIAL BULK REGULATIONS  
62-40 SPECIAL PARKING AND LOADING REGULATIONS  
66-10 GENERAL PROVISIONS  
123-60 SPECIAL BULK REGULATIONS

Section references are inclusive.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution.

## **ARTICLE I GENERAL PROVISIONS**

### **Chapter 1 Title, Establishment of Controls and Interpretation of Regulations**

\* \* \*

#### **11-10 ESTABLISHMENT AND SCOPE OF CONTROLS, ESTABLISHMENT OF DISTRICTS, AND INCORPORATION OF MAPS**

\* \* \*

#### **11-12 Establishment of Districts**

\* \* \*

#### **11-122 Districts established**

In order to carry out the purposes and provisions of this Resolution, the following districts are hereby established:

\* \* \*

#### **Manufacturing Districts**

M1-1	Light Manufacturing District (High Performance)
<u>M1-1A</u>	<u>Light Manufacturing District (High Performance)</u>
M1-1D	Light Manufacturing District (High Performance)
M1-2	Light Manufacturing District (High Performance)
<u>M1-2A</u>	<u>Light Manufacturing District (High Performance)</u>
M1-2D	Light Manufacturing District (High Performance)



M1-3 Light Manufacturing District (High Performance)  
M1-3A Light Manufacturing District (High Performance)  
M1-3D Light Manufacturing District (High Performance)  
M1-4 Light Manufacturing District (High Performance)  
M1-4A Light Manufacturing District (High Performance)  
M1-4D Light Manufacturing District (High Performance)  
M1-5 Light Manufacturing District (High Performance)  
M1-5A Light Manufacturing District (High Performance)  
M1-5B Light Manufacturing District (High Performance)  
M1-5D Light Manufacturing District (High Performance)  
M1-5M Light Manufacturing District (High Performance)  
M1-6 Light Manufacturing District (High Performance)  
M1-6A Light Manufacturing District (High Performance)  
M1-6D Light Manufacturing District (High Performance)  
M1-6M Light Manufacturing District (High Performance)  
M1-7A Light Manufacturing District (High Performance)  
M1-8A Light Manufacturing District (High Performance)  
M1-9A Light Manufacturing District (High Performance)

M2-1 Medium Manufacturing District (Medium Performance)  
M2-1A Medium Manufacturing District (Medium Performance)  
M2-2 Medium Manufacturing District (Medium Performance)  
M2-2A Medium Manufacturing District (Medium Performance)  
M2-3 Medium Manufacturing District (Medium Performance)  
M2-3A Medium Manufacturing District (Medium Performance)  
M2-4 Medium Manufacturing District (Medium Performance)  
M2-4A Medium Manufacturing District (Medium Performance)

M3-1 Heavy Manufacturing District (Low Performance)  
M3-1A Heavy Manufacturing District (Low Performance)  
M3-2 Heavy Manufacturing District (Low Performance)  
M3-2A Heavy Manufacturing District (Low Performance)

\* \* \*

## **ARTICLE IV MANUFACTURING DISTRICT REGULATIONS**

### **Chapter 1 Statement of Legislative Intent**

#### **41-00 GENERAL PURPOSES OF MANUFACTURING DISTRICTS**

The Manufacturing Districts established in this Resolution are designed to promote and protect public health, safety, and general welfare. These general goals include, among others, the following specific purposes:

- (a) To provide sufficient space, in appropriate locations, to meet the needs of the City's expected future economy for all types of manufacturing and related activities, with due allowance for the need for a choice of sites.
- (b) To provide, as far as possible, that such space will be available for use for manufacturing and related activities, and to protect residences by separating them from manufacturing activities and by generally prohibiting the use of such space for new residential development.
- (c) To encourage manufacturing development which is free from danger of fire, explosions, toxic and noxious matter, radiation, and other hazards, and from offensive noise, vibration, smoke, dust and other particulate matter, odorous matter, heat, humidity, glare, and other objectionable influences, by permitting such development in areas where this Resolution restricts the emission of such nuisances, without regard to the industrial products and processes involved.
- (d) To protect adjacent residential and commercial areas, and to protect the labor force in other establishments engaged in less offensive types of manufacturing and related activities, by restricting those manufacturing activities which involve danger of fire, explosions, toxic and noxious matter, radiation and other hazards, or create offensive noise, vibration, smoke and other particulate matter, odorous matter, heat, humidity, glare, and other objectionable influences, to those limited areas which are appropriate therefor.
- (e) To protect manufacturing and related development against congestion, as far as is possible and appropriate in each area, by limiting the bulk of buildings in relation to the land around them and to one another, and by providing space off public streets for parking and loading facilities associated with such activities.
- (f) To protect the character of certain designated areas of historic and architectural interest, where the scale of building development is important, by limitations on the height of buildings.

- (g) To protect light manufacturing and to encourage stability and growth in appropriate mixed-use areas by permitting light manufacturing and controlled residential uses to co-exist where such uses are deemed compatible.
- (h) To promote the most desirable use of land and direction of building development in accord with a well-considered plan, to promote stability of manufacturing and related development, to strengthen the economic base of the City, to protect the character of the district and its peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect the City's tax revenues.

**41-10  
PURPOSES OF SPECIFIC MANUFACTURING DISTRICTS**

**41-11  
M1 Light Manufacturing Districts (High Performance)**

These districts are designed for a wide range of manufacturing and related uses which can conform to a high level of performance standards. Manufacturing establishments of this type, within completely enclosed buildings, provide a buffer between Residence (or Commercial) Districts and other industrial uses which involve more objectionable influences. New residences are excluded from these districts, except for:

- (a) joint living-work quarters for artists in M1-5B Districts;
- (b) dwelling units in M1-5M and M1-6M Districts;
- (c) dwelling units in M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, where authorized by the City Planning Commission, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development; and
- (d) dwelling units in M1-6D Districts.

**41-12  
M2 Medium Manufacturing Districts (Medium Performance)**

[UPDATING TO REFLECT NEW M2A DISTRICTS AND  
EXISTING ALLOWANCES IN OTHER DISTRICTS]

These districts are designed for manufacturing and related activities which can meet a medium level of performance standards. Enclosure of such activities is not normally required except in areas along the boundary of a Residence District. No new residences or ~~community facilities~~ are

permitted.

**41-13**  
**M3 Heavy Manufacturing Districts (Low Performance)**

These districts are designed to accommodate the essential heavy industrial uses which involve more objectionable influences and hazards, and which, therefore, cannot reasonably be expected to conform to those performance standards which are appropriate for most other types of industrial development. No new residences or community facilities are permitted.

\* \* \*

## ARTICLE IV MANUFACTURING DISTRICT REGULATIONS

### Chapter 2 Use Regulations

#### 42-00 GENERAL PROVISIONS

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARRALLEL TEXT AMENDMENT]

In order to carry out the purposes and provisions of this Resolution, the #uses# within #buildings or other structures# as well as the open #uses# of #zoning lots#, or portions thereof, have been classified and combined into ten separate Use Groups with similar characteristics. Use Groups 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, are permitted in #Manufacturing Districts# subject to the provisions of the following Sections:

- (a) Sections 42-11 through 42-20 establish general #use# allowances in Use Groups 1 through 10, including each #use# listed separately therein, by #Manufacturing District#, and additional provisions for certain #uses# where applicable.
- (b) Section 42-30 (SPECIAL PROVISIONS APPLICABLE TO CERTAIN DISTRICTS) sets forth special provisions applicable to the following #Manufacturing Districts#:
  - (1) M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, as set forth in Section 42-31 (Residential uses in M1-1D through M1-5D Districts);
  - (2) M1-6D Districts, as set forth in Section 42-32 (Use regulations in M1-6D Districts);
  - (3) M1-5M and M1-6M Districts, as set forth in Section 42-33 (Use regulations in M1-5M and M1-6M Districts);
  - (4) M1-1, M1-5 and M1-6 Districts in certain areas, as set forth in Section 42-34 (Use regulations in certain M1-1, M1-5 and M1-6 Districts); ~~and~~
  - (5) M1-5B Districts, as set forth in Section 42-35 (Use regulations in M1-5B Districts)-; and
  - (6) #Manufacturing Districts# with an A suffix, as set forth in Section 42-36 (Use regulations in A suffix districts).

\* \* \*

**42-36**

**Use Regulations in Manufacturing Districts with an A Suffix**

**42-361**

**General use modifications**

In M1 and M2 Districts with an A suffix, the applicable #use# regulations shall be modified as follows:

(a) In M1 Districts with an A suffix:

- (1) all retail and service #uses# listed in Use Group 6 shall be permitted, and no associated size limitations shall apply;
- (2) all recreation, entertainment and assembly space #uses# listed in Use Group 8 shall be permitted;
- (3) all #community facility uses# without sleeping accommodations listed in Use Group 3B shall be permitted.

(b) In M2 Districts with an A suffix, the #use# regulations for an M1 District with an A suffix shall apply, inclusive of performance standards, supplementary use regulations, and #sign# regulations.

\* \* \*

**ARTICLE IV  
MANUFACTURING DISTRICT REGULATIONS**

**Chapter 3  
Bulk Regulations**

**43-00  
APPLICABILITY AND GENERAL PROVISIONS**

\* \* \*

**43-10  
FLOOR AREA REGULATIONS**

\* \* \*

**43-12  
Maximum Floor Area Ratio**

M1 M2 M3

In all districts, as indicated, for any #zoning lot#, the maximum #floor area ratio# shall not exceed the #floor area ratio# set forth in the following table, except as otherwise provided in the following Sections:

- Section 43-121 (Expansion of existing manufacturing buildings)
- Section 43-122 (Maximum floor area ratio for community facilities)
- Section 43-13 (~~Floor Area Bonus for Public Plazas~~) (Floor Area in Manufacturing Districts With an A Suffix)
- Section 43-14 (Floor Area Bonus for Public Plazas and Arcades)
- Section 43-15 (Existing Public Amenities for which Floor Area Bonuses Have Been Received)
- Section 43-16 (Special Provisions for Zoning Lots Divided by District Boundaries)
- Section 43-61 (Bulk Regulations for Residential Uses in M1-1D Through M1-5D Districts)
- Section 43-62 (Bulk Regulations in M1-6D Districts)

\* \* \*

### 43-13

#### ~~Floor Area Bonus for Public Plazas~~

#### Floor Area in Manufacturing Districts With an A Suffix

M1-6

[MOVING EXISTING TEXT TO SECTION 43-14]

~~In the district indicated, except for M1-6D Districts, for each square foot of #public plaza# provided on a #zoning lot#, in accordance with the provisions of Section 37-70, inclusive, the total #floor area# permitted on that #zoning lot# under the provisions of Section 43-12 (Maximum Floor Area Ratio) may be increased by six square feet.~~

[NEW PROVISIONS, PER PROPOSAL]

### 43-131

#### Definitions

Definitions specifically applicable to this Chapter are set forth in this Section. The definitions of other defined terms are set forth in Section 12-10 (DEFINITIONS), except where explicitly stated otherwise in individual provisions in this Chapter.

#### Qualifying uses

“Qualifying uses” shall include certain #commercial# and #manufacturing uses# eligible for higher permitted #floor area ratio# in M2 and M3 Districts with an A suffix.

In M2 Districts with an A suffix such #uses# shall include #referenced commercial and manufacturing uses#.

In M3 Districts with an A suffix, such #uses# shall include #qualifying uses# in M2 Districts with an A suffix, as well as the following;

#### From Use Group 4B and 4C

utility infrastructure #uses#

renewable energy and green infrastructure #uses#

#### From Use Group 9

all #uses#, other than #self-service storage facilities#.



**43-132**

**Floor area regulations in M1 Districts with an A suffix**

In M1 Districts with an A suffix, the maximum #floor area ratio# for all permitted #uses# shall be as set forth in the following table.

<b><u>Districts</u></b>	<b><u>Maximum Permitted #Floor Area Ratio#</u></b>
<u>M1-1A</u>	<u>2.00</u>
<u>M1-2A</u>	<u>3.00</u>
<u>M1-3A</u>	<u>4.00</u>
<u>M1-4A</u>	<u>5.00</u>
<u>M1-5A</u>	<u>6.50</u>
<u>M1-6A</u>	<u>8.00</u>
<u>M1-7A</u>	<u>10.00</u>
<u>M1-8A</u>	<u>12.00</u>
<u>M1-9A</u>	<u>15.00</u>

**43-132**

**Floor area regulations in M2 or M3 Districts with an A suffix**

In M2 and M3 Districts with an A suffix, the maximum #floor area ratio# for #qualifying uses#, and for all other all permitted #uses# shall be as set forth in the respective columns of the following tables.

<b><u>Districts</u></b>	<b><u>Maximum Permitted #Floor Area Ratio# for #qualifying uses#</u></b>	<b><u>Maximum Permitted #Floor Area Ratio# for other #uses#</u></b>
<u>M2-1A</u>	<u>2.00</u>	<u>1.50</u>
<u>M2-2A</u>	<u>3.00</u>	<u>2.50</u>
<u>M2-3A</u>	<u>4.00</u>	<u>3.25</u>
<u>M2-4A</u>	<u>5.00</u>	<u>4.25</u>

<b><u>Districts</u></b>	<b><u>Maximum Permitted #Floor</u></b>	<b><u>Maximum Permitted</u></b>
-------------------------	--	---------------------------------

	<u>Area Ratio# for #qualifying uses#</u>	<u>#Floor Area Ratio# for other #uses#</u>
<u>M3-1A</u>	<u>2.00</u>	<u>1.00</u>
<u>M3-2A</u>	<u>3.00</u>	<u>1.00</u>

**43-14**  
**Floor Area Bonus for Public Plazas and Arcades**

M1-6 M1-7A M1-8A M1-9A

[MOVING EXISTING TEXT FROM SECTION 43-13.  
 COMBINING WITH EXISTING TEXT]

(a) Public Plazas

In the districts indicated, except for M1-6D Districts, for each square foot of #public plaza# provided on a #zoning lot#, in accordance with the provisions of Section 37-70, inclusive, the total #floor area# permitted on that #zoning lot# under the provisions of Section 43-12 (Maximum Floor Area Ratio) may be increased by six square feet.

(b) Arcades

In the ~~district~~ districts indicated, except for M1-6D Districts, for each square foot of #arcade# provided on a #zoning lot#, the total #floor area# permitted on the #zoning lot# under the provisions of Section 43-12 (~~Maximum Floor Area Ratio~~) may be increased by three square feet. However, the provisions of this Section shall not apply to #zoning lots# that are both within 100 feet of the western #street line# of Seventh Avenue and between West 28th and West 30th Streets in the Borough of Manhattan.

\* \* \*

**43-20**  
**YARD REGULATIONS**

\* \* \*

**43-21**  
**Definitions**

Words in italics are defined in Section 12-10 or, if applicable exclusively to this Section, in this Section.

\* \* \*

**43-23**

**Permitted Obstructions in Required Yards or Rear Yard Equivalents**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR CARBON NEUTRALITY TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

In all #Manufacturing Districts#, the obstructions set forth in Section 23-441 (General permitted obstruction allowances), as well as the following obstructions, shall be permitted within a required #yard# or #rear yard equivalent#:

(a) In any #yard# or #rear yard equivalent#:

\* \* \*

(b) In any #rear yard# or #rear yard equivalent#:

- (1) Any #building# or portion of a #building# used for any permitted #use#, except that any portion of a #building# containing rooms used for living or sleeping purposes (other than a room in a hospital used for the care and treatment of patients, or #joint living-work quarters for artists#) shall not be a permitted obstruction, and provided that the height of such #building# shall not exceed one #story#, excluding #basement#, nor in any event 23 feet above #curb level#. However, in M Districts with an A suffix, the height of such obstruction shall be modified so that such #building# shall not exceed two #stories#, excluding #basements#, nor in any event 30 feet above #curb level#. In addition, in all districts, decks, parapet walls, roof thickness, skylights, vegetated roofs, and weirs, shall be permitted upon such #building#, or portion thereof, pursuant to Section 43-42 (Permitted Obstructions).

\* \* \*

**43-26**

**Minimum Required Rear Yards**

M1 M2 M3

In all districts, ~~other than districts with an A suffix, as indicated,~~ a #rear yard# with a depth of not less than 20 feet shall be provided at every #rear lot line# on any #zoning lot# except as otherwise provided in Sections 43-27 (Special Provisions for Shallow Interior Lots), 43-28 (Special Provisions for Through Lots) or 43-31 (Other Special Provisions for Rear Yards). #Rear yards# shall also be provided along portions of #side lot lines# as set forth in Section 43-261 (Beyond one hundred feet of a street line).

For districts with an A suffix, the provisions of Section 43-262 shall apply. However, such provisions shall be modified by the provisions of 43-27 (Special Provisions for Shallow Interior Lots), 43-28 or 43-31.

\* \* \*

**43-262**

**Minimum rear yards for Manufacturing Districts with an A suffix**

In Manufacturing Districts with an A suffix, a #rear yard# shall be provided at the minimum depth set forth in the table below for the applicable height above the #base plane#, at every #rear lot line# on any #zoning lot#.

REQUIRED DEPTH OF REAR YARD

<u>Height above #base plane#</u>	<u>Required depth</u>
<u>Below 65 feet</u>	<u>10</u>
<u>Above 65</u>	<u>15</u>
<u>Above 125 feet</u>	<u>20</u>

In addition, where a portion of a #side lot line# beyond 100 feet of the #street line# coincides with a #rear lot line# of an adjoining #zoning lot#, such #side lot line# shall be considered a #rear lot line# and a #rear yard# shall be applied with a minimum depth in accordance with the provisions of this Section.

**43-27**

**Special Provisions for Shallow Interior Lots**

M1 M2 M3

(a) For districts without an A suffix

In all districts, other than districts with an A suffix, as indicated, if an #interior lot#:

(a)(1) was owned separately and individually from all other adjoining tracts of land, both on December 15, 1961, and on the date of application for a building permit; and

~~(b)~~(2) is less than 70 feet deep;

the depth of a required #rear yard# for such #interior lot# may be reduced by one foot for each two feet by which the maximum depth of a #zoning lot# is less than 70 feet. No #rear yard# is required on any #interior lot# with a maximum depth of less than 50 feet.

(b) For districts with an A suffix

For districts with an A suffix, if an #interior lot#, or portion thereof, has a depth of less than 95 feet at any point, and such shallow condition was in existence on December 15, 1961, the depth of a required #rear yard#, or portion thereof, may be reduced by six inches for each foot by which the depth of such #zoning lot# is less than 95 feet. No #rear yard# is required on any such #interior lot#, or portion thereof, with a maximum depth of less than 50 feet.

### 43-28 Special Provisions for Through Lots

M1 M2 M3

(a) For districts without an A suffix

In all districts, other than districts with an A suffix, as indicated, no #rear yard# regulations shall apply on any #through lot# which extends less than 110 feet in maximum #lot depth# from #street# to #street#. However, on any #through lot# 110 feet or more in maximum depth from #street# to #street#, one of the following #rear yard equivalents# shall be provided, except that in the case of a #zoning lot# occupying an entire #block#, no #rear yard# or #rear yard equivalent# shall be required:

~~(a)~~(1) an open area with a minimum #lot depth# of 40 feet midway (or within five feet of being midway) between the two #street lines# upon which such #through lot# fronts;

~~(b)~~(2) two open areas, each adjoining and extending along the full length of the #street line#, and each with a minimum depth of 20 feet measured from such #street line#; or

~~(c)~~(3) an open area adjoining and extending along the full length of each #side lot line#, with a minimum width of 20 feet measured from each such #side lot line#.

Any such #rear yard equivalent# shall be unobstructed from its lowest level to the sky, except as provided in Section 43-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents).

(b) For districts with an A suffix

For districts with an A suffix, no #rear yard equivalent# shall be required on any #through lot# or #through lot# portion of a #zoning lot#.

\* \* \*

### **43-30**

#### **SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES**

M1 M2 M3

In all districts, as indicated, open areas shall be provided in accordance with the provisions of this Section along the boundaries of #Residence Districts#, except where such district boundaries are also the boundaries of railroad rights-of-way or cemeteries.

\* \* \*

### **43-302**

#### **Required yards along district boundary coincident with rear lot lines of two adjoining zoning lots**

M1 M2 M3

(a) For districts without an A suffix

In all districts, other than districts with an A suffix, as indicated, along such portion of the #rear lot line# of a #zoning lot# in a #Manufacturing District# which coincides with a #rear lot line# of a #zoning lot# in an adjoining #Residence District#, an open area not higher than #curb level# and at least 30 feet in depth shall be provided within the #Manufacturing District#. Such an open area shall not be used for storage or processing of any kind.

(b) For districts with an A suffix

For districts with an A suffix, where the portion of a #rear lot line# of a #zoning lot# coincides with the #rear lot line# of an adjoining #Residence District#, an open area not higher than 30 feet above #curb level# and at least 20 feet in depth shall be provided.

### **43-303**

#### **Required yards along district boundary coincident with side lot line of zoning lot in a Manufacturing District**

M1 M2 M3

(a) For districts without an A suffix

In all districts, other than districts with an A suffix, as indicated, along such portion of a #side lot line# of a #zoning lot# in a #Manufacturing District# which coincides with a #rear lot line# of a #zoning lot# in an adjoining #Residence District#, an open area not higher than #curb level# and at least 15 feet wide shall be provided within the #Manufacturing District#. Such open area shall not be used for #accessory# off-street loading or for storage or processing of any kind.

(b) For districts with an A suffix

For districts with an A suffix, where the portion of a #side lot line# of a #zoning lot# coincides with the #rear lot line# of an adjoining #Residence District#, an open area not higher than #curb level# and at least eight feet in depth shall be provided.

\* \* \*

**43-40  
HEIGHT AND SETBACK REGULATIONS**

\* \* \*

**43-42  
Permitted Obstructions**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR CARBON NEUTRALITY TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

In all #Manufacturing Districts#, the obstructions set forth in Section 23-621 (General permitted obstruction allowances), as well as the following obstructions, shall be permitted to penetrate a maximum height limit or a #sky exposure plane# set forth in Sections 43-43 (Maximum Height of Front Wall and Required Front Setbacks), 43-44 (Alternate Front Setbacks), 43-46 (Height and Setback Provisions for Districts with an A suffix) or 43-49 (Limited Height Districts).

\* \* \*

**43-43  
Maximum Height of Front Wall and Required Front Setbacks**

M1 M2 M3

In all districts, other than districts with an A suffix, as indicated, if the front wall or any other portion of a #building or other structure# is located at the #street line# or within the #initial setback distance# as set forth in the table in this Section, the height of such front wall or other portion of a #building or other structure#, except as otherwise set forth in this Section, shall not exceed the maximum height above #curb level# set forth in the table. Above such maximum

height and beyond the #initial setback distance#, the #building or other structure# shall not penetrate the #sky exposure plane# set forth in the table.

\* \* \*

**43-44**  
**Alternate Front Setbacks**

M1 M2 M3

In all districts, other than districts with an A suffix, as indicated, if an open area is provided along the full length of the #front lot line# with the minimum depth set forth in the following table, the provisions of Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks) shall not apply. The minimum depth of such open area shall be measured perpendicular to the #front lot line#. However, in such instances, except as otherwise provided in this Section or in Sections 43-42 (Permitted Obstructions) or 43-45 (Tower Regulations), no #building or other structure# shall penetrate the alternate #sky exposure plane# set forth in the table in this Section. The #sky exposure plane# shall be measured from a point above the #street line#.

In an M1-6 District, if the open area provided under the terms of this Section is a #public plaza#, such open area may be counted toward the bonus provided for a #public plaza#, pursuant to Section 43-13 (Floor Area Bonus for Public Plazas) 43-14 (Floor Area Bonus for Public Plazas and Arcades).

\* \* \*

**43-45**  
**Tower Regulations**

M1-3 M1-4 M1-5 M1-6

In the districts indicated, other than districts with an A suffix, any #building# or #buildings#, or portion thereof, which in the aggregate occupy not more than 40 percent of the #lot area# of a #zoning lot# or, for #zoning lots# of less than 20,000 square feet, the percent set forth in Section 43-451 (Towers on small lots), may penetrate an established #sky exposure plane#. (Such #building# or portion thereof is hereinafter referred to as a tower.) At any given level, such tower may occupy any portion of the #zoning lot# not located less than 15 feet from the #street line# of a #narrow street#, or less than 10 feet from the #street line# of a #wide street#, provided that the aggregate area so occupied within 50 feet of a #narrow street# shall not exceed 1,875 square feet and the aggregate area so occupied within 40 feet of a #wide street# shall not exceed 1,600 square feet.

\* \* \*

**43-46**  
**Special Provisions for Zoning Lots Directly Adjoining Public Parks**



**Height and Setback Provisions for Districts with an A suffix**

M1 M2 M3

[RELOCATING TO SECTION 43-47]

~~In all districts, as indicated, a #public park# with an area of between one and 15 acres shall be considered a #wide street# for the purpose of applying the height and setback regulations as set forth in Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks) to any #building or other structure# on a #zoning lot# adjoining such #public park#. However, the provisions of this Section shall not apply to a #public park# more than 75 percent of which is paved.~~

For M Districts with an A suffix, the height of a #building or other structure# shall not exceed the maximum base heights or maximum #building# height set forth in paragraph (a) of this Section. A setback is required for all portions or #buildings or other structures# that exceed the maximum base height specified in paragraph (a) and shall be provided in accordance with paragraph (b). In districts without a maximum height limit, the tower provisions set forth in paragraph (c) shall apply.

(a) Maximum base heights and maximum #building# heights

The table below sets forth the maximum base heights and maximum #building or other structure# heights.

**MAXIMUM BASE HEIGHT AND MAXIMUM BUILDING HEIGHT**

<u>District</u>	<u>Maximum Base Height (in feet)</u>	<u>Maximum Height of #Buildings or other Structures# (in feet)</u>
<u>M1-1A M2-1A M3-1A</u>	<u>45</u>	<u>65</u>
<u>M1-2A M2-2A M3-2A</u>	<u>65</u>	<u>95</u>
<u>M1-3A M2-3A</u>	<u>95</u>	<u>125</u>

<u>M1-4A M2-4A</u>	<u>125</u>	<u>155</u>
<u>M1-5A</u>	<u>155</u>	<u>205</u>
<u>M1-6A</u>	<u>155</u>	<u>245</u>
<u>M1-7A</u>	<u>155</u>	<u>325</u>
<u>M1-8A M1-9A</u>	<u>155</u>	<u>N/A</u>

In addition, for #zoning lots# with a #lot area# greater than or equal to 20,000 square feet, a #building# may exceed the maximum building heights established in such table by 25 percent.

(b) Any portion of a #building# above the maximum base height shall provide a setback with a depth of at least 10 feet from any #street wall# fronting on a #wide street# and a depth of at least 15 feet from any #street wall# fronting on a #narrow street#. However, such setback requirement may be modified as follows:

- (1) the depth of such required setback may be reduced by one foot for every foot that the #street wall# is located beyond the #street line#, but in no event shall a setback of less than seven feet in depth be provided, except as otherwise set forth in this Section. To allow #street wall# articulation, where a #street wall# is divided into different segments and located at varying depths from the #street line#, such permitted setback reduction may be applied to each #street wall# portion separately;
- (2) the depth of such required setbacks may include the depth of recesses in the #street wall# of the #building# base, provided that the aggregate width of any such recessed portion of a #street wall# with a setback less than seven feet, does not exceed 30 percent of the #aggregate width of #street wall# at any level; and
- (3) these setback provisions are optional for any #building that either is located beyond 50 feet of a #street line# or oriented so that lines drawn perpendicular to it, in plan, would intersect a #street line# at an angle of 65 degrees or less. In the case of an irregular #street line#, the line connecting the most extreme points of intersection shall be deemed to be the #street line#;
- (4) dormers may penetrate a required setback area, provided that the aggregate width of all dormers at the maximum base height does not exceed 40 percent of the width of the #street wall# of the highest #story# entirely below the maximum base height#. Such dormers need not decrease in width as the height above the

maximum base height increases.

(c) Towers

For #buildings# in M1-8A and M1-9A Districts, no maximum height limit shall apply. However, any portion of a #building# above a height of 350 feet shall have a maximum #lot coverage# of 50 percent of the #lot area# of the #zoning lot#.

**43-47**

**Modification of Height and Setback Regulations**

[RELOCATING FROM SECTION 43-46]

(a) For #zoning lots# adjoining #public parks#

M1 M2 M3

In all districts, as indicated, a #public park# with an area of between one and 15 acres shall be considered a #wide street# for the purpose of applying the height and setback regulations as set forth in Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks) to any #building or other structure# on a #zoning lot# adjoining such #public park#. However, the provisions of this Section shall not apply to a #public park# more than 75 percent of which is paved.

(b) For #zoning lots# containing certain #community facility uses#

M1

In the district indicated, for certain #community facility# #uses# in specified situations, the Board of Standards and Appeals may modify the regulations set forth in Sections 43-41 to 43-45, inclusive, relating to Height and Setback Regulations, in accordance with the provisions of Section 73-64 (Modifications for Community Facility Uses).

\* \* \*

**ARTICLE IV  
MANUFACTURING DISTRICT REGULATIONS**

**Chapter 4  
Accessory Off-Street Parking and Loading Regulations**

**44-00  
GENERAL PURPOSES AND DEFINITIONS**

\* \* \*

**44-20  
REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR  
MANUFACTURING, COMMERCIAL OR COMMUNITY FACILITY USES**

**44-21  
General Provisions**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN  
CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARALLEL TEXT AMENDMENT]

M1 M2 M3

In all districts, as indicated, #accessory# off-street parking spaces, open or enclosed, shall be provided in conformity with the requirements set forth in the table in this Section for all #development# after December 15, 1961, for the #manufacturing#, #commercial# or #community facility# #uses# listed in the table. In addition, all other applicable requirements of this Chapter shall apply as a condition precedent to the #use# of such #development#.

After December 15, 1961, if an #enlargement# results in a net increase in the #floor area# or other applicable unit of measurement specified in the table in this Section, the same requirements set forth in the table shall apply to such net increase in the #floor area# or other specified unit of measurement.

A parking space is required for a portion of a unit of measurement one-half or more of the amount set forth in the table.

For the purposes of this Section, a tract of land on which a group of such #uses# is #developed# under single ownership or control shall be considered a single #zoning lot#.

For those #uses# for which rated capacity is specified as the unit of measurement, the Commissioner of Buildings shall determine the rated capacity as the number of persons which may be accommodated by such #uses#.

The requirements of this Section shall be waived in the following situations:

- (a) when, as the result of the application of such requirements, a smaller number of spaces would be required than is specified by the provisions of Section 44-23 (Waiver of Requirements for Spaces Below Minimum Number);
- (b) when the Commissioner of Buildings has certified, in accordance with the provisions of Section 44-24 (Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden), that there is no way to arrange the spaces with access to the #street# to conform to the provisions of Section 44-43 (Location of Access to the Street);
- (c) for houses of worship, in accordance with the provisions of Section 44-25 (Waiver for Locally Oriented Houses of Worship).

For the purposes of applying the loading requirements of this Chapter, #uses# are grouped into the following Parking Requirement Categories (PRC) based on how requirements are measured. The specific designations for #uses# are set forth in the Use Group tables.

<b>Parking Requirement Category</b>	<b>Type of Requirement</b>
PRC – A	square feet of #floor area#
PRC – B	person-rated capacity
PRC – C	square feet of #lot area#
PRC – D	square feet of #floor area#, or number of employees
PRC – E	number of beds
PRC – F	guest rooms or suites
PRC – G	other

**REQUIRED OFF-STREET PARKING SPACES FOR MANUFACTURING, COMMERCIAL OR COMMUNITY FACILITY USES**

Parking Requirement Category	PRC - A				PRC - B			C
	A1	A2	A3	A4	B1	B2	B3	
Unit of Measurement	per square feet of #floor area# <sup>1</sup>				per persons-rated capacity			per square feet of #lot area# <sup>3,4</sup>
M1-1 M1-2 M1-3 M2-1 M2-2 M3-1 <u>Districts without an A suffix</u> M1, M2 M3	1 per 200	1 per 300	1 per 300 <sup>2</sup>	1 per 600	1 per 8	1 per 8	1 per 10	1 per 500

<u>Districts with an A suffix outside the #expanded transit zone#</u>								
M1-4 M1-5 M1-6 M2-3 M2-4 M3-2 <u>Districts without an A suffix</u> M1, M2 M3 <u>Districts with an A suffix within the #expanded transit zone#</u>	None required	None required	None required	None required	None required	None required	None required	None required

- 1 For ambulatory diagnostic or treatment facilities listed in Use Group 3B, #cellar# space, except #cellar# space used for storage shall be included to determine parking requirements.
- 2 Parking requirements for #uses# in PRC-A3 may be reduced by permit of the Board of Standards and appeals in accordance with the provisions of Section 73-44.
- 3 In the case of golf driving ranges, the requirements in this table apply only to that portion of the range used for tees.
- 4 In the case of outdoor skateboard parks, in M3-1 Districts, the requirements of this table apply only to that portion used as skating runs and #accessory# #buildings#. The #floor area# of #accessory# #buildings# shall be considered #lot area# for the purpose of these requirements.

Parking Requirement Category	PRC - D		PRC - E			PRC - F	
	D1	D2	E1	E2	E3	F1	F2
Unit of Measurement	per square feet of #floor area# or per employees <sup>5</sup>		per bed			per guest room or suites	
M1-1 M1-2 M1-3 M2-1 M2-2 M3-1 <u>Districts without an A suffix</u> M1, M2 M3 <u>Districts with an A suffix outside the #expanded transit zone#</u>	1 per 1,000 sq ft or 1 per 3 employees, whichever will require a larger number of spaces	1 per 2,000 sq ft or 1 per 3 employees, whichever will require a larger number of spaces	1 per 5 <sup>6</sup>	n/a	n/a	1 per 1	1 per 8

M1-4 M1-5 M1-6 M2-3 M2-4 M3-2 <u>Districts without an A suffix</u>  <u>M1, M2 M3 Districts with an A suffix within the #expanded transit zone#</u>	None required	None required	1 per 10 <sup>6</sup>				None required
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5 For predominantly open storage of miscellaneous #uses# or predominantly open #manufacturing# #uses#, the #lot area# used for such #uses# shall be considered as #floor area# for the purposes of these requirements.

6 Parking requirements for #uses# in PRC-E1 are in addition to area utilized for ambulance parking.

Parking Requirement Category	PRC - G						
	Agricultural #uses#	Outdoor racket courts	Outdoor skating rinks	Seminaries	#Schools#	Houses of worship	Museums or non-commercial art galleries
Unit of Measurement	per square feet of #lot area# used for selling purposes	per court	per square feet of #lot area#	per square feet of #floor area# used for classrooms, laboratories, student centers or offices	per square feet of #floor area#	per persons-rated capacity	per square feet of #floor area#
M1-1 M1-2 M1-3 M2-1 M2-2 M3-1 <u>Districts without an A suffix</u>  <u>M1, M2 M3 Districts with an A suffix outside the #expanded transit zone#</u>	1 per 1,000	1 per 2	1 per 800	1 per 1,000	None required	1 per 15	None required
M1-4 M1-5 M1-6 M2-3 M2-4 M3-2 <u>Districts</u>	None required	None required	None required	None required		None required	

<u>without an A suffix</u>								
<u>M1, M2 M3 Districts with an A suffix within the #expanded transit zone#</u>								

Parking Requirement Category	PRC - G (continued)							
	Courthouses	Fire or Police stations	Prisons	Docks	Camps, overnight and day	Post Offices	Funeral Establishments	Riding academies or stables
Unit of Measurement	per square feet of #floor area#	per square feet of #floor area#	per beds-rated capacity	see Section 62-43	per square feet of #lot area# or per employees	per square feet of #floor area#	per square feet of #floor area#	per square feet of #floor area#
M1-1 M1-2 M1-3 M2-1 M2-2 M3-1 <u>Districts without an A suffix</u>	1 per 600	None required	1 per 10	see Section 62-43	1 per 2,000 or 1 per 3	1 per 1,200	1 per 400	None required
<u>M1, M2 M3 Districts with an A suffix outside the #expanded transit zone#</u>								
M1-4 M1-5 M1-6 M2-3 M2-4 M3-2 <u>Districts without an A suffix</u>	None required	None required	None required			None required	None required	
<u>M1, M2 M3 Districts with an A suffix</u>								



<u>within the #expanded transit zone#</u>								
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\* \* \*

**44-50  
OFF-STREET LOADING REGULATIONS**

\* \* \*

**44-52  
Required Accessory Off-street Loading Berths**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARRALLEL TEXT AMENDMENT]

M1 M2 M3

In all districts, as indicated, #accessory# off-street loading berths, open or enclosed, shall be provided in conformity with the requirements set forth in the table in this Section and under rules and regulations promulgated by the Commissioner of Buildings, for all #development# after December 15, 1961, for the #community facility#, #commercial# or #manufacturing# #uses# listed in the table, as a condition precedent to the #use# of such #development#.

For the purposes of this Section, a tract of land on which a group of such #uses# is #developed# under single ownership or control shall be considered a single #zoning lot#.

Whenever any #use# specified in the table is located on an open lot, the requirements set forth in the table for #floor area# shall apply to the #lot area# used for such #use#.

For the purposes of applying the loading requirements of this Chapter, #uses# are grouped into the following Loading Requirement Categories (LRC).

<b>Loading Requirement Category</b>	<b>#Use# or Use Group</b>
LRC – A	Use Groups 9 and 10
LRC – B	Use Groups 6 and 8
LRC – C	Use Groups 5 and 7; court houses
LRC – D	Hospitals and related facilities; prisons
LRC – E	Funeral establishments

REQUIRED OFF-STREET LOADING BERTHS FOR DEVELOPMENTS OR ENLARGEMENTS

Loading Requirement Category	Districts	
	M1-1 M1-2 M1-4 M2-1 M2-3 M3-1 M3-2 <u>Districts without an A suffix</u>	M1-3 M1-5 M1-6 M2-2 M2-4 <u>Districts without an A suffix</u>
	<u>M1, M2 M3 Districts with an A suffix outside the #expanded transit zone#</u>	<u>M1, M2 M3 Districts with an A suffix within the #expanded transit zone#</u>
LRC-A	First 8,000 sq. ft. : None Next 17,000 sq. ft. : 1 Next 15,000 sq. ft. : 1 Next 20,000 sq. ft. : 1 Each additional 80,000 sq. ft. : 1	First 15,000 sq. ft. : None Next 25,000 sq. ft. : 1 Next 40,000 sq. ft. : 1 Each additional 80,000 sq. ft. : 1
LRC-B	First 8,000 sq. ft. : None Next 17,000 sq. ft. : 1 Next 15,000 sq. ft. : 1 Next 20,000 sq. ft. : 1 Next 40,000 sq. ft. : 1 Each additional 150,000 sq. ft. : 1	First 25,000 sq. ft. : None Next 15,000 sq. ft. : 1 Next 60,000 sq. ft. : 1 Each additional 150,000 sq. ft. : 1
LRC-C	First 25,000 sq. ft. : None Next 75,000 sq. ft. : 1 Next 200,000 sq. ft. : 1 Each additional 300,000 sq. ft. : 1	First 100,000 sq. ft. : None Next 200,000 sq. ft. : 1 Each additional 300,000 sq. ft. : 1
LRC-D <sup>1</sup>	First 10,000 sq. ft. : None Next 290,000 sq. ft. : 1 Each additional 300,000 sq. ft. : 1	
LRC E	First 10,000 sq. ft. : None Next 20,000 sq. ft. : 1 Any additional amount : 1	

<sup>1</sup> Requirements in this table are in addition to area utilized for ambulance parking

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**ARTICLE VI  
SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS**

**Chapter 2  
Special Regulations Applying in the Waterfront Area**

\* \* \*

**62-10  
GENERAL PROVISIONS**

\* \* \*

**62-30  
SPECIAL BULK REGULATIONS**

\* \* \*

**62-341  
Developments on land and platforms**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARALLEL TEXT AMENDMENT]

All #developments# on portions of a #zoning lot# landward of the #shoreline# or on #platforms# shall be subject to the height and setback provisions of this Section. However, when the seaward view from all points along the #shoreline# of a #zoning lot# is entirely obstructed by existing elevated roads, bridges or similar structures which are less than 50 feet above mean high water and within 200 feet of the #shoreline#, #developments# shall be exempt from the requirements of this Section. Height and setback regulations for #developments# on #piers# and #floating structures# are set forth in Sections 62-342 and 62-343.

\* \* \*

(e) C7 Districts and Manufacturing Districts with an A suffix

In the districts indicated, the height and setback regulations of Section 33-46 (Height and Setback Provisions for C7 Districts) shall apply.

**62-343  
Developments on floating structures**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARALLEL TEXT AMENDMENT]

\* \* \*

HEIGHT LIMITS FOR FLOATING STRUCTURES

#Residential District#	#Commercial District#	#Manufacturing District#	Column A	Column B
			Maximum Structure Height	Maximum Height of Repurposed Vessels
R1 thru R5	C1 or C2 mapped in R1 thru R5	-	23 ft.	40 ft.
R6	C3 C1 or C2 mapped in R6	M1-1 M1-2 M1-4	40 ft.	60 ft.
	C4-1 C7-1 C7-2 C8-1 C8-2 C8-3	<u>M1-1A M1-2A</u> M2-1 M2-3 <u>M2-1A M2-2A</u>		
R7 R8	C1 or C2 mapped in R7 or R8 C1-6 C1-7 C2-6	M3-1 M3-2 M1-3 M1-5 <u>M1-3A M1-4A</u> M2-2 M2-4 <u>M2-3A M2-4A</u>	50 ft.	70 ft.

	C4-2 C4-3 C4-4 C4-5			
	C6-1 C6-2			
	C7-3 C7-4			
	C8-4			
R9 R10	C1 or C2 mapped in R9 or R10	M1-6	60 ft.	150 ft.
	C1-8 C1-9	<u>M1-5A M1-6A M1-7A</u>		
	C2-7 C2-8	<u>M1-8A M1-9A</u>		
	C4-6 C4-7			
	C5			
	C6-3 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9			
	C7-5 C7-6 C7-7 C7-8 C7-9			

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**62-40  
SPECIAL PARKING AND LOADING REGULATIONS**

\* \* \*

**62-43  
Parking Requirements for Commercial Docking Facilities**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARALLEL TEXT AMENDMENT]

#Accessory# off-street parking spaces, open or enclosed, shall be provided in conformity with the requirements set forth in the table in this Section for all #developments# involving the commercial docking facilities listed. For the purposes of this Section, the term #development# shall also include, in the case of an existing docking facility, an increase in any unit of measurement used in computing parking requirements.

In addition, passenger drop-off and pick-up areas shall be provided as set forth in Section 62-462.

#Accessory# off-street parking or drop-off and pick-up area requirements for docking facilities serving ferries or sightseeing, excursion or sport fishing vessels may be modified by City Planning Commission authorization pursuant to the provisions of Section 62-821.

REQUIRED PARKING SPACES FOR DOCKING FACILITIES

Docking Facilities Serving	Districts	Number of Required Parking Spaces
Non-commercial pleasure boats	C1 thru C8 M1 M2 M3	1 per 2 berths or moorings
Rental boats		
Ferries	R3** thru R5** C1-1 C2-1 C3 C4-1	0.30 x p*
Sightseeing, excursion or sport fishing vessels	R6** R7-1** R7A** R7B** R7D** C1-2 C2-2 C4-2 C8-1 M1-1 M1-2 M2-1 M2-2 M3-1	0.20 x p*
	R7-2** R7-3** R7X** C1-3 C2-3 C4-3 C8-2 M1-3	0.15 x p*
	R8** R9** C1-4 C2-4 C4-4 C8-3	0.10 x p*
	C7 outside the #expanded transit zone#	
	<u>#Manufacturing Districts#</u> with an A suffix outside the <u>#expanded transit zone#</u>	

	R10** C1-5 thru C1-9 C2-5 thru C2-8 C4-4A C4-5 C4-6 C5 C6 C8-4 M1-4 M1-5 M1-6 M2-3 M2-4 M3-2	None required
	C7 within the #expanded transit zone#  <u>#Manufacturing Districts#</u> <u>with an A suffix within the</u> <u>#expanded transit zone#</u>	
Passenger ocean vessels	C6** M1-1 M1-2 M1-3 M2-1 M2-2 M3-1	0.15 x p* 1 per 2,000 sq. ft. of #lot area# or 1 per 3 employees, whichever is less
	<u>#Manufacturing Districts#</u> <u>with an A suffix outside the</u> <u>#expanded transit zone#</u>  M1-4 M1-5 M1-6 M2-3 M2-4 M3-2	None required
	<u>#Manufacturing Districts#</u> <u>with an A suffix within the</u> <u>#expanded transit zone#</u>	
Vessels not otherwise listed	M1-1 M1-2 M1-3 M2-1 M2-2 M3-1	1 per 2,000 sq. ft. of #lot area# or 1 per 3 employees whichever is less
	<u>#Manufacturing Districts#</u> <u>with an A suffix outside the</u> <u>#expanded transit zone#</u>  M1-4 M1-5 M1-6 M2-3 M2-4 M3-2	None required

#Manufacturing Districts#  
with an A suffix within the  
#expanded transit zone#

\* For sightseeing, excursion, sport fishing or passenger ocean vessels, "p" is the sum of the maximum capacities of all such vessels using a dock. The maximum capacity of each vessel is its U.S. Coast Guard certified capacity

For ferries, "p" is the total ferry passenger load of a dock on weekdays between the hours of 6:00 a.m. and 9:00 a.m., as determined by the N.Y.C. Department of Transportation

For docks serving both above categories of vessels, the number of parking spaces required shall be the sum of the number of spaces required for each category

\*\* By City Planning Commission special permit only for ferries or passenger ocean vessels in districts indicated

\* \* \*



**ARTICLE VI  
SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS**

**Chapter 6  
Special Regulations Applying Around Mass Transit Stations**

**66-10  
GENERAL PROVISIONS**

\* \* \*

**66-234  
Special height and setback modifications**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARALLEL TEXT AMENDMENT]

The height and setback modifications of this Section shall apply as follows:

\* \* \*

- (c) Special height provisions for R6 through R10 Districts and certain #Commercial# and M1 Districts

In R6 through R10 Districts, #Commercial Districts# mapped within or with a #residential# equivalent of such districts, M1 Districts paired with R6 through R10 Districts, and M1-6 Districts, where maximum #building# height limitations apply, the maximum #building# height shall be increased by 10 feet, or one #story#, whichever is less.

However, for #zoning lots# with an #easement volume# serving an #above-grade mass transit station# in R7 through R10 Districts, #Commercial Districts# mapped within or with a #residential# equivalent of such districts, C7 Districts, M1 Districts paired with R7 through R10 Districts, ~~and~~ M1-6 Districts, and #Manufacturing Districts# with an A suffix, the maximum #building# height shall be increased by 20 feet or two #stories#, whichever is less.

\* \* \*

**66-24  
Special Regulations for Accessory Off-Street Parking**

[APPLYING PARKING WAIVER PROVISIONS TO NEW M DISTRICTS]

Where an #easement volume# is provided, the underlying parking regulations of this Resolution shall be modified in accordance with the provisions of this Section.

\* \* \*

(b) Special waiver of requirements for small #zoning lots#

For #zoning lots# with a #lot area# of 10,000 or 15,000 square feet or less, as applicable, requirements for #accessory# off-street parking spaces are waived pursuant to the following table:

District	Lot Area (in square feet)
R5 R5D	10,000 or less
C1-1 C2-1 C3 C4-1	
C1-2 C2-2 C4-2 C8-1	
C1-3 C2-3 C4-2A C4-3 C8-2	
M1-1 M1-2 M1-3 M2-1 M2-2 M3-1	
R6 R7 R8 R9 R10	15,000 or less
C1-4 C2-4 C4-4 C4-5D C8-3	
C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-4L C4-5 C4-5A C4-5X C4-6 C4-7 C5 C6 C7 C8-4	
M1-4 M1-5 M1-6 M2-3 M2-4 M3-2	
<u>#Manufacturing Districts# with an A suffix</u>	

\* \* \*

## Article XII - Special Purpose Districts

### Chapter 3 Special Mixed Use District

#### 123-00 GENERAL PURPOSES

\* \* \*

#### 123-60 SPECIAL BULK REGULATIONS

\* \* \*

#### 123-66 Height and Setback Regulations

[SPECIAL RULES TO ALLOW DISTRICTS WITH A HIGH M1A FAR A DIFFERENT ENVELOPE]

The height of all #buildings or other structures# in #Special Mixed Use Districts# shall be measured from the #base plane#.

In #Special Mixed Use Districts# where the designated #Residence District# is an R3, R4 or R5 District, the provisions of Section 123-661 (Mixed use buildings in Special Mixed Use Districts with R3, R4 or R5 District designations) shall apply. On #waterfront blocks#, as defined in Section 62-11, where the designated #Residence District# is R3, R4 or R5, the height and setback regulations of Section 62-34, inclusive, shall apply to #buildings and other structures#, except that for #mixed use buildings#, the height and setback regulations set forth in Section 123-661 shall apply.

In #Special Mixed Use Districts# where the designated #Residence District# is an R6 through R10 District, the provisions of Section 123-662 (All buildings in Special Mixed Use Districts with R6, R7, R8, R9 and R10 District designations) shall apply. However, in certain zoning districts in certain #Special Mixed Use Districts#, such provisions are modified by the special rules of Section 123-663 (Special rules for certain districts in certain Special Mixed Use Districts).

However, for M1 Districts with an A suffix paired with a #Residence District#, the applicable height and setback regulations shall be whichever regulations permit the tallest overall heights

between the applicable #Manufacturing District# regulations set forth in Section 43-46, or the applicable #Residence District# regulations set forth in this Section, inclusive, depending on the particular M1 District and #Residence District# pairing.

For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum base height of a #street wall# may vary between the height of the #street wall# of an adjacent #building# before setback, if such height is lower than the minimum base height required, up to the minimum base height requirements of this Chapter.

\* \* \*

# For Economic Opportunity

## Optional Worksheet: Proposal Feedback

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

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

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

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

# Add Community Board Recommendation

Recommendation to be submitted for:

**City of Yes for Economic Opportunity - M-Districts**  
**(/projects/2024Y0161) Non-ULURP**

The NYC Department of City Planning is proposing a citywide zoning text amendment to add new Manufacturing (M) district options to the City's Zoning Resolution. These new zoning tools remove impediments to business location and growth within M Districts by providing a wider range of available densities than the current M districts allow, updated bulk regulations that enabling more loft-like physical typologies, and right-sizing parking/loading regs. See companion ZR amendment in 2023Y0405.

**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 **12/19/2023 | 211 Ainslie Street, Brooklyn, NY 11211**

Conditional Favorable ▼

Votes In Favor	Votes Against	Abstain	Total Members
25	0	0	25

**Vote Location and Date for all actions**

Vote Location	Vote Date
211 Ainslie Street, Brooklyn	01/09/2024

Recommendation Comment for all actions.

Please see the attached Land use Report, DCP work sheet and Vote Sheet

**Upload supporting documents**

Choose Files

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Need Support



# Add Community Board Recommendation

Recommendation to be submitted for:

## City of Yes for Economic Opportunity (/projects/2023Y0405) Non-ULURP

The NYC Department of City Planning is proposing a citywide zoning text amendment to support economic growth and resiliency in New York City. This text amendment would facilitate the repurposing of existing nonresidential space by providing businesses with additional zoning flexibility to locate and expand. The proposed zoning text amendment would apply to all 59 of the city's Community Districts. See companion ZR amendment in 2024Y0161.

### 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 **12/19/2023 | 211 Ainslie Street, Brooklyn, NY 11211**

Conditional Favorable ▼

Votes In Favor

22

Votes Against

3

Abstain

0

Total Members

25

### Vote Location and Date for all actions

Vote Location

211 Ainslie Stret

Vote Date

01/09/2024

Recommendation Comment for all actions.

Please see the attached Land Use Report, DCP Work Sheet and Vote Sheet.

### Upload supporting documents

 Choose Files

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Need Support



# 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/brooklyncb1](http://www.nyc.gov/brooklyncb1)

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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

January 9, 2024

## COMMITTEE REPORT Cannabis Review Committee

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

**FROM:** Mr. William Vega, Committee Chair

**RE:** Cannabis Review Committee Report from January 2, 2024

---

The Cannabis Review Committee met on Tuesday, January 2, 2024, at Swinging Sixties Senior Center, 211 Ainslie Street, Brooklyn, NY 11211 (Corner of Manhattan Avenue) at 6:00 PM.

### ATTENDANCE

**Present:** Vega, Chair; Barros, Cabrera, Foster

**Absent:** Bachorowski, Daly, Miceli, Sofer

Five members constitute a quorum for this committee, a quorum was not reached.

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### AGENDA:

Committee review of submitted Cannabis Retail applications and Cannabis MicroBusiness Applications:

### CANNABIS LICENSES

1. Green Dance Inc, 74 Bayard Street, Retail Dispensary (**applicant requested postponement of review, committee granted postponement**)
2. High City Cannabis LLC, 183 Bedford Avenue, Retail Dispensary (**committee recommends OCM to approve application**)
3. Exotic Herbals LLC, 276 Bedford Avenue, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application**)
4. Friends NYC, 56 Bogart Street, Retail Dispensary (**applicant requested postponement of review, committee granted postponement**)

5. Windward Management LLC, 208 Broadway, Retail Dispensary (**applicant requested postponement of review, committee granted postponement**)
6. Adameskush LLC, 301 Broadway, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application**)
7. NYS Cannabis Partners Inc, 483 Driggs Avenue, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application**)
8. R and R Remedies LLC, 21 Gardner Avenue, Retail Dispensary (**committee recommends OCM to approve application**)
9. Cannabis Station Corp, 2 Graham Avenue, Retail Dispensary (**committee recommends OCM to approve application**)
10. Satura Development Group LLC, 65 Graham Avenue, Retail Dispensary (**applicant requested postponement of review, committee granted postponement**)
11. Green House 101 LLC, 69 Graham Avenue, Retail Dispensary (**applicant withdrew application**)
12. 69 Graham Dispensary LLC, 69 Graham Avenue, Retail Dispensary (**applicant requested postponement of review, committee granted postponement**)
13. DTPFF Enterprises LLC, 69 Graham Avenue, Retail Dispensary (**applicant requested postponement of review, committee granted postponement**)
14. Graham Gifts & Convenience Inc, 325 Graham Avenue, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application**)
15. Authentic 212 LLC, 343 Grand Street, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application**)
16. Disco Herbatory LLC, 692 Grand Street, Retail Dispensary (**committee recommends OCM to approve application**)
17. Ghyasuddin K. Masihuddin, 775 Grand Street, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application**)
18. The Higher Path LLC, 775 Grand Street, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application**)
19. Brooklyn Buds Dispensary Inc, 108 Greenpoint Avenue, Retail Dispensary (**committee recommends OCM to approve application**)
20. Fire Farmers Corporation, 405 Humboldt Street, Retail Dispensary (**committee recommends OCM not to approve application because shop is within 200 Feet to a church, 500 feet to a youth facility and school**)
21. Elite Flower Inc, 508 Humboldt Street Unit B, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application**)
22. Greenleaf Cannabis Inc, 538 Johnson Avenue, Retail Dispensary (**applicant requested postponement of review, committee granted postponement**)
23. Pacha, 538 Johnson Avenue, Microbusiness (**committee recommends OCM to approve application**)
24. RMAN Holdings LLC, 194 Kent Avenue, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application**)
25. Empire Flower Inc, 267 Kent Avenue, Retail Dispensary (**applicant requested postponement of review, committee granted postponement**)
26. BK Greenery LLC, 611 Manhattan Avenue, Retail Dispensary (**committee recommends OCM to approve application**)
27. Green Leaf Club LLC, 909 Manhattan Avenue, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application**)
28. Bud Biz LLC, 316 McGuinness Boulevard, Retail Dispensary (**applicant failed to appear,**

**committee recommends OCM not to approve application)**

- 29. Glass House Farms, 32 Meadow Street, Microbusiness (**applicant failed to appear, committee recommends OCM not to approve application)**)
- 30. Yurplegreene Holdings NY LLC, 195 Morgan Avenue, Retail Dispensary (**committee recommends OCM to approve application)**)
- 31. North 1st Strain LLC, 97 North 1st Street, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application)**)
- 32. Edward Dean, 54 North 11th Street, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application)**)
- 33. Entity to be formed by Rob Solano, 53 Scott Avenue, Retail Dispensary (**committee recommends OCM to approve application)**)
- 34. Neighborhoods Lobby, 380 South 4th Street, Retail Dispensary (**committee recommends OCM not to approve application because shop is within 500 Feet to a childcare facticity)**)
- 35. Washington Place Dispensary LLC, 400 South 4th Street, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application)**)
- 36. Beer Boutique, 497 Union Avenue, Retail Dispensary (**committee recommends OCM to approve application)**)

**ITEMS PREVIOUSLY POSTPONED**

- 1. Brooklyn Botanix, 61 Kent Avenue, Retail Dispensary (**committee recommends OCM to approve application)**)
- 2. RMAN Holdings LLC, 184 Kent Avenue, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application)**)
- 3. Green Apple Distribution Ltd, 294 Kent Avenue, Retail Dispensary (**committee recommends OCM to approve application)**)
- 4. The High Priestess Herbal Wellness Co Incorporated, 361 Stagg Street, Processor Operation (**applicant failed to appear, committee recommends OCM not to approve application)**)

**FINDINGS:**

One retail cannabis application was withdrawn.  
Committee recommended eleven OCM retail cannabis applications to be approved.  
Committee recommended one OCM microbusiness cannabis application to be approved  
Committee granted eight OCM retail cannabis applications review to be postponed to the January 23, 2024, committee applications review meeting.  
Committee recommends OCM not approve sixteen retail cannabis applications for failure to appear at the December 7th, 2023, Cannabis Review Committee meeting.  
Committee recommends OCM not approve two retail applications for operating within 200 feet of a church, 500 feet of a school, childcare facility, and young recreation facility)

**Cannabis Review Committee voted 4 yes, 0 no and 0 abstain to have the Cannabis Questionnaire amendment, by removing from line #2 Licenses, Caurd and adding Microbusiness.**

---

**The next meeting of the Cannabis Review Committee is scheduled as follows:**

**WHEN:** Tuesday, January 23, 2024  
**TIME:** 6:00 PM (Meeting will end at 9:00 PM)  
**WHERE:** Swinging Sixties Senior Center  
211 Ainslie Street  
(Corner of Manhattan Avenue)

---

Board Meeting notices can be found at:

<https://www1.nyc.gov/site/brooklyncbl/meetings/agendas.page>

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



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 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)

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COUNCILMEMBER, 34th CD

January 16, 2024

Chair Tremaine Wright  
Office of Cannabis Management  
59 Maiden Lane  
New York, NY 10038

**RE: CANNABIS APPLICATIONS**

Dear Chair Wright:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1 held on January 9, 2024, the board members reviewed the Cannabis Review Committee Report (attached) and the various recommendations made. Below are the actions taken:

## **CANNABIS APPLICATIONS:**

1. Green Dance Inc, 74 Bayard Street, Retail Dispensary (**applicant requested postponement of review, committee granted postponement**)  
The board members voted to support the recommendation to POSTPONE the application. The Vote was: 25“Yes”, 0- “No”, 0 “Abstentions”
2. High City Cannabis LLC, 183 Bedford Avenue, Retail Dispensary (**committee recommends OCM to approve application**)  
The Committee recommends approval.  
The Committee voted unanimously to approve the application.  
The board members voted to support the recommendation to APPROVE the application.  
The Vote was: 25“Yes”, 0- “No”, 0 “Abstentions”
3. Exotic Herbals LLC, 276 Bedford Avenue, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application**)  
The Committee voted unanimously to deny the application.  
The board members voted to support the recommendation to DENY the application.  
The Vote was: 25“Yes”,0 “No”, 0 “Abstentions”

4. Friends NYC, 56 Bogart Street, Retail Dispensary (**applicant requested postponement of review, committee granted postponement**)  
The board members voted to support the recommendation to POSTPONE the application. The Vote was: 25 “Yes”, 0 “No”, 0 “Abstentions”
5. Windward Management LLC, 208 Broadway, Retail Dispensary (**applicant requested postponement of review, committee granted postponement**)  
The board members voted to support the recommendation to POSTPONE the application. The Vote was: 25 “Yes”, 0 “No”, 0 “Abstentions”
6. Adameskush LLC, 301 Broadway, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application**)  
The Committee voted unanimously to deny the application.  
The board members voted to support the recommendation to DENY the application.  
The Vote was: 25 “Yes”, 0 “No”, 0 “Abstentions”
7. NYS Cannabis Partners Inc, 483 Driggs Avenue, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application**)  
The Committee voted unanimously to deny the application.  
The board members voted to support the recommendation to DENY the application.  
The Vote was: 25 “Yes”, 0 “No”, 0 “Abstentions”
8. R and R Remedies LLC, 21 Gardner Avenue, Retail Dispensary (**committee recommends OCM to approve application**)  
The Committee voted unanimously to approve the application.  
The board members voted to support the recommendation to approve the application.  
The Vote was: 25 “Yes”, 0 “No”, 0 “Abstentions”
9. Cannabis Station Corp, 2 Graham Avenue, Retail Dispensary (**committee recommends OCM to approve application**)  
The Committee voted unanimously to approve the application.  
The board members voted to support the recommendation to approve the application.  
The Vote was: 25 “Yes”, 0 “No”, 0 “Abstentions”
10. Satura Development Group LLC, 65 Graham Avenue, Retail Dispensary (**applicant requested postponement of review, committee granted postponement**)  
The board members voted to support the recommendation to POSTPONE the application. The Vote was: 25 “Yes”, 0 “No”, 0 “Abstentions”

11. Green House 101 LLC, 69 Graham Avenue, Retail Dispensary (**applicant withdrew application**) The board members voted to support the recommendation to POSTPONE the application. The Vote was: 25“Yes”, 0- “No”, 0 “Abstentions”
12. 69 Graham Dispensary LLC, 69 Graham Avenue, Retail Dispensary (**applicant requested postponement of review, committee granted postponement**) The board members voted to support the recommendation to POSTPONE the application. The Vote was: 25“Yes”, 0- “No”, 0 “Abstentions”
13. DTPFF Enterprises LLC, 69 Graham Avenue, Retail Dispensary (**applicant requested postponement of review, committee granted postponement**) The board members voted to support the recommendation to POSTPONE the application. The Vote was: 25“Yes”, 0- “No”, 0 “Abstentions”
14. Graham Gifts & Convenience Inc, 325 Graham Avenue, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application**)  
The Committee voted unanimously to deny the application.  
The board members voted to support the recommendation to DENY the application.  
The Vote was: 25“Yes”,0 “No”, 0 “Abstentions”
15. Authentic 212 LLC, 343 Grand Street, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application**)  
The Committee voted unanimously to deny the application.  
The board members voted to support the recommendation to DENY the application.  
The Vote was: 25“Yes”,0 “No”, 0 “Abstentions”
16. Disco Herbatory LLC, 692 Grand Street, Retail Dispensary (**committee recommends OCM to approve application**)  
The Committee voted unanimously to approve the application.  
The board members voted to support the recommendation to approve the application.  
The Vote was: 25“Yes”,0 “No”, 0 “Abstentions”
17. Ghyasuddin K. Masihuddin, 775 Grand Street, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application**)  
The Committee voted unanimously to deny the application.  
The board members voted to support the recommendation to DENY the application.  
The Vote was: 25“Yes”,0 “No”, 0 “Abstentions”
18. The Higher Path LLC, 775 Grand Street, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application**)  
The Committee voted unanimously to deny the application.  
The board members voted to support the recommendation to DENY the application.



The Vote was: 25“Yes”,0 “No”, 0 “Abstentions”

19. Brooklyn Buds Dispensary Inc, 108 Greenpoint Avenue, Retail Dispensary **(Committee recommends OCM to approve application)**  
The Committee voted unanimously to approve the application.  
The board members voted to support the recommendation to approve the application.  
The Vote was: 25“Yes”,0 “No”, 0 “Abstentions”
20. Fire Farmers Corporation, 405 Humboldt Street, Retail Dispensary **(committee recommends OCM not to approve application because shop is within 200 Feet to a church, 500 feet to a youth facility and school)**  
The Committee voted unanimously to deny the application.  
The board members voted to support the recommendation to DENY the application.  
The Vote was: 25“Yes”,0 “No”, 0 “Abstentions”
21. Elite Flower Inc, 508 Humboldt Street Unit B, Retail Dispensary **(applicant failed to appear, committee recommends OCM not to approve application)**  
The Committee voted unanimously to deny the application.  
The board members voted to support the recommendation to DENY the application.  
The Vote was: 25“Yes”,0 “No”, 0 “Abstentions”
22. Greenleaf Cannabis Inc, 538 Johnson Avenue, Retail Dispensary **(applicant requested postponement of review, committee granted postponement)**  
The board members voted to support the recommendation to POSTPONE the application. The Vote was: 25“Yes”, 0- “No”, 0 “Abstentions”
23. Pacha, 538 Johnson Avenue, Microbusiness **(committee recommends OCM to approve application)**  
The Committee voted unanimously to approve the application.  
The board members voted to support the recommendation to approve the application.  
The Vote was: 25“Yes”,0 “No”, 0 “Abstentions”
24. RMAN Holdings LLC, 194 Kent Avenue, Retail Dispensary **(applicant failed to appear, committee recommends OCM not to approve application)**  
The Committee voted unanimously to deny the application.  
The board members voted to support the recommendation to DENY the application.  
The Vote was: 25“Yes”,0 “No”, 0 “Abstentions”
25. Empire Flower Inc, 267 Kent Avenue, Retail Dispensary **(applicant requested postponement of review, committee granted postponement)**  
The board members voted to support the recommendation to POSTPONE the application. The Vote was: 25 “Yes”, 0 “No”,0 “Abstentions”

26. BK Greenery LLC, 611 Manhattan Avenue, Retail Dispensary (**committee recommends OCM to approve application**)  
The Committee voted unanimously to approve the application.  
The board members voted to support the recommendation to approve the application.  
The Vote was: 25“Yes”,0 “No”, 0 “Abstentions”
27. Green Leaf Club LLC, 909 Manhattan Avenue, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application**)  
The Committee voted unanimously to deny the application.  
The board members voted to support the recommendation to DENY the application.  
The Vote was: 25“Yes”,0 “No”, 0 “Abstentions”
28. Bud Biz LLC, 316 McGuinness Boulevard, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application**)  
The Committee voted unanimously to deny the application.  
The board members voted to support the recommendation to DENY the application.  
The Vote was: 25“Yes”,0 “No”, 0 “Abstentions”
29. Glass House Farms, 32 Meadow Street, Microbusiness (**applicant failed to appear, committee recommends OCM not to approve application**)  
The Committee voted unanimously to deny the application.  
The board members voted to support the recommendation to DENY the application.  
The Vote was: 25“Yes”,0 “No”, 0 “Abstentions”
30. Yurplegreene Holdings NY LLC, 195 Morgan Avenue, Retail Dispensary (**committee recommends OCM to approve application**)  
The Committee voted unanimously to approve the application.  
The board members voted to support the recommendation to approve the application.  
The Vote was: 25“Yes”,0 “No”, 0 “Abstentions”
31. North 1st Strain LLC, 97 North 1st Street, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application**)  
The Committee voted unanimously to deny the application.  
The board members voted to support the recommendation to DENY the application.  
The Vote was: 25“Yes”,0 “No”, 0 “Abstentions”
32. Edward Dean, 54 North 11th Street, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application**)  
The Committee voted unanimously to deny the application.  
The board members voted to support the recommendation to DENY the application.  
The Vote was: 25“Yes”,0 “No”, 0 “Abstentions”

33. Entity to be formed by Rob Solano, 53 Scott Avenue, Retail Dispensary (**committee recommends OCM to approve application**)  
The Committee voted unanimously to approve the application.  
The board members voted to support the recommendation to approve the application.  
The Vote was: 25“Yes”,0 “No”, 0 “Abstentions”
34. Neighborhoods Lobby, 380 South 4th Street, Retail Dispensary (**committee recommends OCM not to approve application because shop is within 500 Feet to a childcare facticity**)  
The Committee voted unanimously to deny the application.  
The board members voted to support the recommendation to DENY the application.  
The Vote was: 25“Yes”,0 “No”, 0 “Abstentions”
35. Washington Place Dispensary LLC, 400 South 4th Street, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application**)  
The Committee voted unanimously to deny the application.  
The board members voted to support the recommendation to DENY the application.  
The Vote was: 25“Yes”,0 “No”, 0 “Abstentions”
36. Beer Boutique, 497 Union Avenue, Retail Dispensary (**committee recommends OCM to approve application**)  
The Committee voted unanimously to approve the application.  
The board members voted to support the recommendation to approve the application.  
The Vote was: 25“Yes”,0 “No”, 0 “Abstentions”

#### **ITEMS PREVIOUSLY POSTPONED**

1. Brooklyn Botanix, 61 Kent Avenue, Retail Dispensary (**committee recommends OCM to approve application**)  
The Committee voted unanimously to approve the application.  
The board members voted to support the recommendation to approve the application.  
The Vote was: 25“Yes”,0 “No”, 0 “Abstentions”
2. RMAN Holdings LLC, 184 Kent Avenue, Retail Dispensary (**applicant failed to appear, committee recommends OCM not to approve application**)  
The Committee voted unanimously to deny the application.  
The board members voted to support the recommendation to DENY the application.  
The Vote was: 25“Yes”, 0 “No”, 0 “Abstentions”
3. Green Apple Distribution Ltd, 294 Kent Avenue, Retail Dispensary (**committee recommends OCM to approve application**)  
The Committee voted unanimously to approve the application.  
The board members voted to support the recommendation to approve the application.  
The Vote was: 25“Yes”,0 “No”, 0 “Abstentions”

4. The High Priestess Herbal Wellness Co Incorporated, 361 Stagg Street, Processor Operation (**applicant failed to appear, committee recommends OCM not to approve application**)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 25 "Yes", 0 "No", 0 "Abstentions"

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**The next meeting of the Cannabis Review Committee is scheduled as follows:**

**WHEN: January 23, 2024**  
**TIME: 6:00PM**  
**WHERE: Swinging Sixties Senior Center**  
**211 Ainslie Street**  
**(Corner of Manhattan Avenue)**

Working for a Better Williamsburg-Greenpoint.

Sincerely,



Dealice Fuller  
Chairperson



NYC Parks

## Community Board 1 Monthly Parks Update – January 2024

### 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 will be complete winter 2024.
- Frost Playground – construction began fall 2023 and will be complete fall 2024.
- McCarren Recreation Center – reconstruction of roof and exterior masonry walls began spring 2022 and will be completed fall 2024.
- Sarah J.S. Tompkins Garnet Playground – construction began fall 2023 and is expected to be complete fall 2024.

### We have several projects awaiting construction start:

- Berry Playground – This project is currently in the procurement phase. Park work is estimated to begin fall 2024.
- Bushwick Inlet Park: Motiva – construction estimated to begin spring 2024 and be complete fall 2025.
- Ericsson Playground – in design.
- McCarren Park natural turf softball fields – construction anticipated to begin spring 2024 and completed spring 2025.

## NYC PARKS REFLECTS ON SUCCESSFUL YEAR OF COLLABORATION, CONSERVATION, AND COMMUNITY

*In 2023, Parks invested in beautiful, clean, safe greenspaces and public recreation opportunities throughout the five boroughs*

As the year comes to an end, NYC Parks reflects on the past 365 days spent enhancing New York’s public greenspaces, investing in equity, and strengthening communities to keep New Yorkers healthy and safe.

“This administration continues to deliver for New Yorkers, and 2023 brought a host of investments to enhance the city’s green and public spaces. At Parks, we were proud to partner with Mayor Adams to unveil Freshkills North Park in Staten Island, which is the first section of the former landfill to open to the public and boasts amazing wildlife, views, biking trails, and other amenities. We also broke ground on the new, \$141 million Shirley Chisholm Recreation Center in East Flatbush, celebrated a major greenspace development at Starlight Park in the Bronx, introduced \$9 million in renovations to Monsignor Kett Playground in Manhattan, and announced shoreline resiliency updates in Queens,” said **NYC Parks Commissioner Sue Donoghue**. “In addition, the city planted its highest number of trees in the past six fiscal years, announced a historic expansion of its greenways, and completed a bluebelt expansion designed to prevent flooding. These enhancements to our parks and open spaces also serve as investments in public safety and public health, as we continue to provide high-quality resources for all New Yorkers, while bolstering resiliency to ensure these spaces can be enjoyed well into the future.”

Highlights from the past year include:

**Strengthening communities and enhancing volunteerism:** This year, Parks debuted its newest strategic initiative, [Let’s Green NYC](#), an ambitious effort to engage a record number of volunteers to improve the health of New Yorkers and their green spaces. We also renewed our commitment to the hundreds of diverse volunteer groups who actively program and care for greenspaces. Under the initiative,

Parks [partnered with the Broadway show \*Wicked\*](#) and WE♥NYC to enhance the profile of volunteer events and attract theater fans to help beautify their parks. Parks also launched a [new online volunteer directory](#), making it easier than ever before for park lovers to match themselves with a volunteer group that's best suited for them. Since launching Let's Green NYC, Parks has tracked nearly 400,000 volunteers in stewardship and engagement activities, well ahead of the previous year.

**Collaborating with sister agencies to improve open space:** Together with the Mayor's Office, the New York City Department of Transportation (DOT) and the New York City Economic Development Corporation (EDC), Parks kicked off a [historic expansion](#) of New York City's greenways in October, filling gaps in the outer-borough greenway network to create 60 miles of greenway corridors and more than 40 miles of new protected bike infrastructure. This major investment complements the expansion of the [Harlem River Greenway](#), which will connect Randall's Island to Van Cortlandt Park, and the [recently completed East Midtown Greenway](#). Parks also partnered with the Mayor's Office and DOT to announce a [\\$40 million investment](#) to deliver vibrant public spaces and street safety improvements along Fulton Street and across Downtown Brooklyn. In the Bronx, Parks partnered with NYCHA to break ground on the \$23 million renovation of the open space at the [NYCHA Watson Houses](#) in Soundview.

**Promoting equity:** As part of the city's commitment to expanding open space access and recreation to historically underserved communities, Parks opened in March the brand-new [Corporal Fischer Park](#) in Highbridge, built on a formerly empty lot as part of the Jerome Avenue Rezoning Initiative, a major investment in the West Bronx. In October, Parks broke ground on the new \$141 million [Shirley Chisholm Recreation Center](#)—the first Parks recreation center to begin construction in eight years—in East Flatbush, Brooklyn, providing an underserved neighborhood with new opportunities for recreation and community building, and we re-opened the [Flushing Meadows Corona Park Aquatic Center](#), home to the city's biggest indoor public pool. Off the coast, Parks launched the first-ever [public programming on Hart Island](#), New York City's public cemetery, as part of the City's efforts to open up and destigmatize the island. In May, Parks secured a \$629,000 federal grant to establish a [paid internship and training program](#) to help economically disadvantaged and minority high school and college students participate in coastal habitat restoration, advancing both equity and conservation goals.

**Building a sustainable New York:** In September, Parks announced the addition of 86 [all-electric pickup trucks](#) to Parks' fleet, joining the more than 570 on-road electric vehicles Parks uses and helping improve air quality throughout the city. On the site of the former Fresh Kills landfill on Staten Island, Parks opened the North Park section of the new [Freshkills Park](#), transforming the once blighted area into a beautiful park with views of the nearby wildlife refuge. Further east, Parks worked with the New York City Department of Environmental Protection to complete \$700,000 of restorations at [Hook Creek Park](#) in Queens, helping preserve the saltmarsh from sea level rise and providing new habitat for breeding birds.

**Promoting public safety through upstream investments:** By investing in our public parks and playgrounds, we can strengthen the bonds among neighbors and give young people a place to have some safe fun – making New York City stronger and more secure for all residents. To that end, Parks partnered with the Brooklyn Nets, New York Liberty, and the Social Justice Fund in October to complete [\\$1.4 million in basketball court renovations](#) in three Brooklyn neighborhoods with acute levels of gun violence. Similarly, Parks worked with DOT, the New York City Department of Youth and Community Development, and the citywide Gun Violence Prevention Task Force to fast-track the renovation of the basketball courts at [Van Dyke Playground](#), after the community shared that would-be hoopsters had to walk through high-gun violence areas to reach intact basketball courts. In addition to these upstream investments, Parks also enhanced our on-the-ground presence to keep New Yorkers safe in our public spaces. In March, Parks unveiled a new [mobile command vehicle](#) that will assist with parks enforcement and emergency management operations in the Bronx. In Queens, Parks opened a brand-new Parks Enforcement Patrol [mounted command facility](#) at Sunrise Stables in Gemini Fields, Queens. This new facility—the first of its kind in the borough in over 20 years—will allow for increased patrols in Brooklyn and Queens parks.

**Keeping New Yorkers Healthy and Safe:** Our natural environment and public spaces aren't just nice to look at – they're venues for staying healthy, from active recreation to relaxed leisure. This summer, Parks was proud to safely open [over 50 citywide public outdoor pools](#) and [eight public beaches](#) for the season, giving New Yorkers a safe place to stay cool and get exercise, despite a challenging national lifeguard shortage. To help kids safely enjoy these pools and beaches, Parks officially brought back our [Learn to Swim program](#) this summer at six outdoor pools for the first time since 2019, with over 2,500 kids learning critical water safety and lifesaving skills. Also helping to keep New Yorkers healthy in the face of extreme heat were the 14,900 trees that Parks planted in Fiscal Year 2023, the [highest street and park tree planting total](#) in the past six fiscal years. Parks prioritized the neighborhoods with the greatest burden of heat-related health impacts, with [more than 5,000 trees planted](#) in these neighborhoods. Out on the waterfront, Parks kept our city clean by [removing derelict boats](#) and other debris from Sheepshead Bay, making the marina safer for the thousands of visitors it welcomes each year.



# 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/brooklyncb1](http://www.nyc.gov/brooklyncb1)

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

January 8, 2024

## EXECUTIVE BOARD

TO: CB#1 Board Members

FROM: Chairperson Dealice Fuller

RE: Executive Board Meeting Held on December 28, 2023

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The Executive Board met on Thursday, December 28, 2023 at 5:30 PM.

**ATTENDANCE:** Present: Chair Fuller, Barros, Heimlich  
Absent: Caponegro, Iglesias, Teague, Weiser  
(There was no quorum present)

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### **1. MEETING CALLED TO ORDER:**

Chairperson Ms. Fuller opened the Meeting. There was no quorum present. Chair Fuller asked the committee members to review the agenda presentation requests.

### **2. PREPARATION OF THE AGENDA FOR THE JANUARY 9, 2024, COMBINED PUBLIC HEARING & BOARD MEETING.**

The Executive Board committee members reviewed the various request received for the presentation. Chair Fuller asked for approval of the agenda and all present approved with corrections of the order the presentations will take place.

All presentations will be limited to 15 minutes depending on the length of the presentation.



**3. ADDITIONAL DISCUSSION:**

At the Executive Committee meeting the Committee agreed that all Chairs use the template letter created by Del Teague to remove those committee members who have missed more than three consecutive meetings without explanation. (Please see attached)

The meeting was Adjourned.



## District Manager's Report

**TO: All Board Members**

**FROM: Johana P. Pulgarin  
District Manager**

**RE: JANUARY 2024**

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1. Complaint Tally Sheet for December 2023 – January 2024.
2. The District Service Cabinet Meeting was postponed. Next Scheduled meeting is on January 18, 2024.
3. Department of Sanitation – Christmas Tree-cycling!
4. Fire Department of New York – Bushwick Housing Complex Standpipe Update.
5. New York City Emergency Management – January Report.
6. Department of Health and Mental Hygiene – Updates.
7. **REMINDER** the Three Kings Parade will be happening on January 14, 2024.



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PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

## COMPLAINT TALLY DECEMBER 19, 2023 – JANUARY 8, 2024

<i>COMPLAINT TYPE</i>	<i>TALLY</i>	<i>COMPLAINT TYPE</i>	<i>TALLY</i>
AIR		NATIONAL GRID	
ANIMAL CONTROL		NOISE	
APPLICATION		OTHER	
ARCADE/RIDES		PARKING	16
ASSISTANCE		PARKS DEPARTMENT	2
BASKET REQUESTS		PEST CONTROL	
BUILDINGS DEPARTMENT	2	PLATES	
BULK PICKUP		POLICE DEPARTMENT	4
CATCH BASIN		POOLS	
CAVE-IN		POTHOLES	
CODE ENFORCE		PROTECTION	
COLLEGE		PRUNING	
CON-EDISON		PUBLIC ASSISTANCE	
CRIME		REAL ESTATE	
DCA		RECYCLING	
DCAS		REFERRALS	
DEMO		REGULAR PICKUP	
DEP	4	RELOCATION	
DERELICT AUTO/BIKES	7	RENT CONTROL	
DOCUMENTS		SANITATION	2
DOS		SCHOOL/PS	
DOT	7	SCHOOL REGION	
DRUGS		SEAL-UP	
EDUCATION		SENIOR HOUSING	
ELEVATOR		SERVICE	
ENFORCEMENT		SEWER BACKUP	
EQUIPMENT		SEWER BREAK	
FEDERAL		SIDEWALK	
FIRE DEPARTMENT	1	SIGNS	
FOOD STAMPS		SNOW REMOVAL	
GREENSTREET		SOCIAL SERVICES	
HEALTH DEPARTMENT	2	SPRAYING	
HEAT/HOT WATER		STATE	
HIGHWAYS	2	STREETLIGHT	
HOUSING AUTHORITY		TRAFFIC LIGHTS	
HPD		TREE REMOVAL	
HRA		TREE REQUESTS	
HS		TRENCH WORK (& DEP)	
HYDRANT		UNSWEEP STREET LITTER	
INFO REQUESTS	29	VERIZON/CABLE	
JHS		WATER	
LEGAL			
LICENSE			
LOT CLEANING			
LOT CLEANING/BQE			
MEDICAID			
METERS			
MTA		TOTAL	78

## \*REMINDER\* - Christmas Tree-cycling!

Customer Service (DSNY)



# sanitation

For residents in Brooklyn and Queens, set out your CLEAN trees and wreaths with your other composting on your Curbside Composting collection day.

For all other NYC residents, DSNY will collect clean Christmas trees and wreaths from **Friday, January 5, 2024** through **Saturday, January 13, 2024** — **weather permitting**. Christmas trees and wreaths are collected separately from your trash and recycling. They are scouted at the curb to make efficient collection routes. Your tree may not be picked up immediately, but will be picked up eventually.

### Before your Christmas trees and wreaths can be collected, you MUST:

- Remove ALL lights, ornaments, and tinsel. Remove stands from trees and metal frames and wires from wreaths.
- Make sure they are not wrapped in ANY plastic or placed inside a plastic bag.
- Leave them at the curb between the designated dates (January 5 - 13).

Trees and wreaths are processed as other composting or chipped, mixed with leaves, and recycled into rich compost for NYC's parks, institutions, and community gardens.

### Artificial Trees

Take apart your tree to recycle the base and trunk (pole) with metal, glass, plastic, and cartons on your recycling day. Remove all lights, ornaments and tinsel before placing at the curb. Otherwise, set it out as garbage on a regular collection day.

### Make Your Own Mulch

Use evergreen boughs and branches from your Christmas tree as mulch to enrich the soil in your garden or street tree beds. Just cut off the smaller branches of your Christmas tree and remove the twigs from evergreen boughs. Lay three to four inches of these trimmings over the bare soil around street trees or in your garden. After removing the branches for mulch, you can take your tree to [MulchFest](#) or leave it out for our collection.

### MulchFest

Remove all ornaments, lights, tinsel, and stands from natural trees and take them to [MulchFest](#) for free chipping.

For more information on Christmas tree collection and recycling visit [www.nyc.gov/dsny](http://www.nyc.gov/dsny) or call 311.

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**From:** Customer Service (DSNY)

**Subject:** What's After the Most Wonderful Time of the Year? Christmas Tree-cycling!



# sanitation

## What's After the Most Wonderful Time of the Year? Christmas Tree-cycling!

It's the hap-happiest season of all! The New York City Department of Sanitation has announced Christmas tree collection guidance for City residents.

**All residents of Brooklyn and Queens**, boroughs already receiving curbside composting collection may simply place their tree out, with their food scraps and yard waste, for collection on their regularly scheduled compost and recycling day. This is the first time trees can be set out as curbside compost collection, and is just one of many ways New York City's composting program is the easiest ever.

Residents of the **Bronx, Manhattan and Staten Island** should place their tree out at the curb for collection beginning Friday, January 5, 2024. Collection will run through Saturday, January 13, barring delays that may be caused by winter weather events. As a reminder, these Christmas trees are collected separately from trash and recycling, and patience is appreciated as pick-up may not occur immediately; trees are collected with other trees, and the Department scouts trees at the curb to make efficient routes.

No matter the borough, residents choosing to take advantage of curbside collection should **remove all stands, tinsel, lights and ornaments** before putting trees out for collection. Do NOT wrap trees in plastic bags.

After collection, the Christmas trees will be chipped, mixed with leaves, and recycled into compost for the city's parks, institutions and community gardens.

Need to get rid of an artificial tree?

Residents looking to get rid of an artificial tree should separate and remove the metal base and trunk and place those parts with their other metal recycling.

For more information on Christmas tree collection and recycling visit [www.nyc.gov/dsny](http://www.nyc.gov/dsny) or call 311.

## O.O.S Standpipe at the Bushwick Housing Complex

Ladder 108 (FDNY)

Good morning,

Just looking for an update re: status of repairs of the standpipe at the Bushwick Housing Complex.

On 12/29/23 a re-inspection conducted by the FDNY Sprinkler Install Unit found that the standpipe system remains OOS. Thanks in advance.

Respectfully,

Lt Walter

L-108



## Community Board DSC Information January 2024

### **Winter Weather Planning**

- New York City winters, which often bring extreme cold, heavy snow, ice, sleet, and freezing rain, can pose serious hazards. It's important to prepare for winter weather-related dangers and New Yorkers can do this by visiting [NYCEM's winter weather prep page](#).
- Winterize your Go Bag by adding a blanket, warm socks, and gloves.
- Your emergency supply kit should be fully stocked to allow you to sustain yourself for up to seven days without power, or in the event, you are unable to travel far from home.

### **John D. Solomon**

- The John D. Solomon Fellowship for Public Service is the first student fellowship with the City devoted specifically to emergency management.
- This program provides 10 graduate students in the NYC area with a nine-month, paid fellowship in a NYC city agency or a nonprofit organization.
- Each fellow will receive a \$10,000 stipend for successful completion of the Fellowship.
- Fellows are expected to commit 15 to 20 hours per week to their assigned organization.
- Applicants must be in a graduate or PhD program from September 2024 to May 2025 eligible for the fellowship.
- Degree programs in public administration, public health, emergency management, public safety, and public policy are preferred, but all qualifying graduate students will be considered.
- Applications will open January 29th and will close March 17.

### **Older Adult Center of the Year**

- Each year, the NYC Emergency Management Department (NYCEM) and the NYC Department for the Aging (DFTA) partner to honor an outstanding NYC older adult center, for their ongoing commitment to emergency preparedness.
- This year's 11th annual Older Adult Center of the Year Award goes to the ARC A. Philip Randolph Older Adult Center in the Village of Harlem.
- The ceremony, scheduled for January 30, 2024

### **NYC Hazard Mitigation**

- Was your home or business damaged by flash flooding on 9/29? You may be eligible for low-interest loans through the US Small Business Administration. The deadline to apply for physical damage loans is February 2, 2024; the deadline to apply for economic injury loans is September 4, 2024. Learn more at [nyc.gov/flashfloodrecovery](https://nyc.gov/flashfloodrecovery).
- The NYC Hazard Mitigation Plan shares how NYC is working to reduce the impacts from natural hazards like coastal storms and flooding. Share your thoughts! The public comment period closes February 5, 2024. Learn more at <https://nychazardmitigation.com/>

NYC Emergency Management Government Relations team is here to assist you.

Please email all requests and inquiries to [intergov@oem.nyc.gov](mailto:intergov@oem.nyc.gov)



## Community Board DSC Information January 2024

### **Request a Ready New York Event**

- Take the next step to preparedness and request an in-person or virtual emergency preparedness presentation.
- Through the program, you can learn about the hazards you may face in New York City and prepare for all types of emergencies by writing an emergency plan, choosing a meeting place, gathering supplies for your home, and preparing a Go Bag in case you need to leave your home in a hurry.
- Request a Ready NY event or material via email at [intergov@oem.nyc.gov](mailto:intergov@oem.nyc.gov)

### **Community Emergency Response Team (NYC CERT)**

- New York City Community Emergency Response Teams (NYC CERT) is now recruiting for dedicated volunteers who help to prepare their neighbors and communities for different types of disasters.
- Community Emergency Response Team (CERT) members receive intensive training in emergency preparedness, fire safety, light search and rescue, disaster medical operations, and more.
- Two classes are scheduled to begin in February. One class will meet on a Mon/Wed schedule and the other on a Tues/Thurs. The 11-session training will be delivered as a hybrid training.
- If you are 18 or older and want to join NYC CERT, please complete the online application: <https://nyc.gov/cert>

### **General Information**

- Sign up to Notify NYC to receive New York City's official information about emergency alerts and important City services. Visit [nyc.gov/notifynyc](https://nyc.gov/notifynyc), call 311, follow Notify NYC on Twitter, or download the free mobile application for your Apple or Android device. Individuals can receive notifications in 13 languages, as well as American Sign Language.

NYC Emergency Management Government Relations team is here to assist you.  
Please email all requests and inquiries to [intergov@oem.nyc.gov](mailto:intergov@oem.nyc.gov)



# Winter Weather Health & Safety Tips



## Tips for Staying Warm

Exposure to cold can cause life-threatening health conditions, such as frostbite and hypothermia. Take steps to keep warm.

- Wear a hat, hood, or scarf, as most heat is lost through the head.
- Wear layers, as they provide better insulation and warmth.
- Keep fingertips, earlobes, and noses covered if you go outside.
- Keep clothing dry; if a layer becomes wet, remove it.

Recognize the signs and symptoms of hypothermia and frostbite:

- **Hypothermia** is a life-threatening condition where the body temperature is abnormally low. Symptoms may include shivering, slurred speech, sluggishness, drowsiness, unusual behavior, confusion, dizziness, and shallow breathing. Some people, such as infants, seniors, and those with chronic diseases and substance abuse problems can get sick quicker.
- **Frostbite** is a serious injury to a body part frozen from exposure to the cold. It most often affects extremities like fingers and toes or exposed areas such as ears or parts of the face. Redness and pain may be the first warning of frostbite. Other symptoms include numbness or skin that appears pale, firm, or waxy.
- If you suspect a person is suffering from frostbite or hypothermia, call **911** to get medical help. Help the person get warm by getting them to a warm place, removing any damp clothing, and covering them with warm blankets.

## How to Help Others

- Infants, seniors, and people with paralysis or neuropathy are at increased risk of hypothermia and frostbite. Check on friends, relatives, and neighbors who may need assistance to ensure they are adequately protected from the cold.
- If you identify someone on the street you believe needs assistance, call **311** and ask for the Department of Homeless Services' Mobile Outreach Response Team.

## Safe Home Heating Tips

Improper use of portable heating equipment can lead to fire or dangerous levels of carbon monoxide. Ensure you are heating your home safely. NEVER use gas stoves or portable gas heaters indoors to heat your home, as those can lead to fire or dangerous levels of carbon monoxide.

## Fire Safety

- Make sure you have a working smoke alarm in every room. Check and change batteries often.
- Use only portable heating equipment that is approved for indoor use.
- Keep combustible materials, including furniture, drapes, and carpeting at least three feet away from the heat source. NEVER drape clothes over a space heater to dry.
- Always keep an eye on heating equipment. Never leave children alone in the room where a space heater is running. Turn it off when you are unable to closely monitor it.
- Be careful not to overload electrical circuits.

## Carbon Monoxide Safety

- Install a carbon monoxide alarm in your home and check it regularly to make sure the battery is working. NYC law requires owners to provide and install at least one approved carbon monoxide alarm within 15 feet of the primary entrance to each sleeping room. [Learn more about NYC's carbon monoxide detector law](#)
- Make sure your heating system is kept clean and properly vented; have worn or defective parts replaced.
- Have your fireplace, chimney, and flue cleaned every year to remove soot deposits, leaves, etc.

- Never heat your home with a gas stove or oven, charcoal barbecue grill, or kerosene, propane, or oil-burning heaters, as they can lead to fires and exposure to carbon monoxide.
- **The most common symptom of carbon monoxide poisoning is headache.** However, symptoms may also include dizziness, chest pain, nausea, and vomiting. In severe cases, people can become increasingly irritable, agitated and confused, eventually becoming lethargic and lapsing into unconsciousness.
- If you suspect carbon monoxide poisoning, call **911**, and get the victim to fresh air immediately, and open windows.  
[Learn more about carbon monoxide](#)

For more information on how to properly and safely heat your home, visit the [NYC Fire Department](#).

### **What to Do If You Lose Heat**

If you don't have adequate heat or hot water, first speak with your building owner, manager, or superintendent. If the problem is not corrected, call **311**. The Department of Housing Preservation and Development (HPD) will attempt to contact your building's owner to get heat or hot water service restored.

If service is not restored, HPD will send an inspector to verify the complaint and issue a violation. If your landlord does not live up to his or her legal obligation, HPD will call in emergency contractors to get your heat and hot water working again.

For more information about loss of heat or hot water, refer to the Department of Housing Preservation and Development's [webpage on tenants' rights](#).

**If you lose heat**, take measures to trap existing warm air, and safely stay warm until heat returns:

- Insulate your home as much as possible. Hang blankets over windows and doorways and stay in a well-insulated room while power is out.
- Dress warmly. Wear hats, scarves, gloves, and layered clothing.
- If you have a working fireplace, use it for heat and light, but be sure to keep the damper open for ventilation.
- Open your faucets to a steady drip so pipes do not freeze.
- Eat. Food provides your body with needed energy to produce its own heat and drinking helps your body avoid dehydration.

- If the cold persists and your heat is not restored, call family, neighbors, or friends to see if you can stay with them.

## Resources

- If you are in immediate danger, **call 911**.
- To report damage to your home or business, or for non-emergency service requests, **call 311** or contact [311 online](#).
- Sign up for [Notify NYC](#) for emergency information via text, tweet, e-mail, and phone.
- Follow NYC Emergency Management on [Facebook](#) and [Twitter](#).
- Learn more about winter weather and other hazards on NYC Emergency Management's website: <http://www1.nyc.gov/site/em/ready/winter-weather-prep.page>



# JOIN NYC CERT

Support your community before, during, and after emergencies.  
Find out more at [NYC.gov/cert](https://nyc.gov/cert).

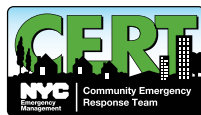
# New York City's Community Emergency Response Teams (CERT) are groups of dedicated volunteers trained in emergency preparedness and response.

**By joining NYC CERT, you will have the opportunity to:**

- Educate yourself, your family, and others about preparing for emergencies.
- Help your neighbors in times of disaster.
- Strengthen your relationship with your community.

To become a volunteer, you must be 18 years of age or older, live or work in New York City, and pass a NYC Emergency Management background check.

**Your community needs you.** Learn more by visiting [NYC.gov/cert](http://NYC.gov/cert) or calling **311** (212-639-9675 for Video Relay Service, or TTY: 212-504-4115).



## DOHMH DSC updates

Tejumade Ajaiyeoba

To: BK01 (CB)

Good morning Johana,

I have a conflict and will not be able to attend today's meeting. Please see update below.

Happy holidays and Happy New Year

### **TeenSpace**

Geared towards 13-17 year olds

A space where teens can connect with a licensed therapist at no cost

Teens can engage with an individual through video, phone, chat on the talkspace platform

Accessible 24/7

How to access – [talkspace.com/nyc](https://talkspace.com/nyc)

Initial assessment and mental health education

Self-guided exercises for teens

Can sign up for one-on-one session with therapist

Tejumadé

**Tejumadé Ajaiyeoba | Executive Director, Community Affairs**

NYC Department of Health and Mental Hygiene | Office of External Affairs

Sent from the New York City Department of Health & Mental Hygiene. This email and any files transmitted with it may contain confidential information and are intended solely for the use of the individual or entity to whom they are addressed. This footnote also confirms that this email message has been swept for the presence of computer viruses.

[EXTERNAL] Three Kings Parade- Postponed

MELENDEZ, KENNETH

Good afternoon, Happy New year.

I have received information in regard to the Three kings Parade.

Due to the weather, this year's Three Kings parade has been **postponed to Sunday, January 14<sup>th</sup>, 2024-1430 hours.**

We are expecting a Snow storm this Sunday.

Any questions or concerns, please reach out to me or my partner.

***Detective***

***Kenneth Melendez***

*90th Precinct Community Affairs*

*211 Union Avenue, Brooklyn NY 11211*

*Follow us on Twitter and Facebook @Nypd90Pct*

*"You cannot Police a Community without effectively working with the Community"*



## [EXTERNAL] Comment on Cannabis Storefront opening at 922 Manhattan Ave

Liz Seibert Turow

Tue 1/2/2024 11:30 AM

To:LicensesBK01 (CB)

Dear Community Board,

I saw the notice on our street corner about the plan to open a cannabis storefront ("Devil's Harvest"). Since you are soliciting comments, here are mine:

My husband and I have been homeowners and residents on Kent St in Greenpoint since 2017. Since cannabis stores have been allowed to open in NYC, we have seen a steady and relentless stream of openings in our neighborhood. We have no issue with the existence of a few legal cannabis stores, and are even patrons of them from time to time. At the same time, **there is an overabundance of them in the immediate vicinity of our home. Our first-grader passes no less than 5 of them on her 10 minute walk to school.**

To illustrate that I am not exaggerating:

On Manhattan Avenue between Kent and Greenpoint — the same block that this store expects to open — *there are already 2 pot shops in business:*

- The Pot Shop (909 Manhattan Ave)
- Calipoint Exotics Smoke Shop (916 Manhattan Ave) -- **two doors away from the proposed location of Devil's Harvest**

Expanding the radius from our home to just three blocks, there are **another 5 cannabis stores** with a sixth on its way:

- Forever Green Wellness Club (141 India St)
- Empire Cannabis Clubs Dispensary Weed (833 Manhattan Ave)
- Lazy Dazey (832 Manhattan Ave)
- Cannaboca (718 Manhattan Ave)
- Hemp Laby NYC (128 India St)
- According to signage, **there is also a cannabis storefront planned at the other end of our block, on the corner of Kent and McGuinness**, in a new space that has been unoccupied for a year.

... this does not count cannabis-free smoke shops, of which there are many more.

I'm also a business owner who rents space in the Pencil Factory at 61 Greenpoint Ave, a 7 minute walk from our home. There are **an additional 3 cannabis stores** within a 5 minute walk from my office that have all opened within the last year.

My main issue and argument against this store opening is that **there is simply no need or demand for another one of these stores.** If it were electronics stores or shoe stores instead of cannabis stores, I would be writing in with the same argument -- are we trying to become a district/destination for this one product? Or is it important to have a diversity of stores and services that serve our community?

My second issue is that **they are creating a monoculture of pot paraphernalia and imagery in our neighborhood.** These storefronts are cheap-looking at best, and at worst have cartoon-like graphics that appeal to children, whether or not that's the intention. We have three kids under the age of 7, and they all beg us to let them go into Calipoint Exotics because their mascots are a rastafarian Alvin the Chipmunk and a stoner Spongebob Squarepants. They assume it's a candy and snack store because it's designed to look a whole lot like one.

I would love more information on how these cannabis stores are contributing to the welfare and funding of our neighborhood. Are they paying taxes that contribute directly to public programs and education? That would alleviate some of my concern. But at the same time, it's unlikely to outweigh the reality that my kids are growing up in a neighborhood where recreational drugs are the main product for sale.

I look forward to your reply and any further steps we can take to oppose the opening of Devil's Harvest.

Many thanks,

Liz Turow

## [EXTERNAL] Community Board No. 1 comments for The Cannabis Review Committee (922 Manhattan Avenue)

Josh Orter

Thu 1/4/2024 2:58 PM

To:LicensesBK01 (CB)

Hello,

I'm writing to express strong opposition to the plan to open a cannabis storefront at 922 Manhattan Avenue. I speak for myself and many neighbors on my block (Kent Street off of Manhattan avenue).

The reason is that the immediate area is already oversaturated with **eight** cannabis-selling stores/clubs, six of which are within two blocks from the proposed store. Devil's Harvest would be the *ninth*...all within a 2 to 3 minute walk.

The smell of marijuana smoke has become overwhelming on Manhattan Avenue because customers light up shortly after leaving.

### Details

- There's already a cannabis dispensary just 150 feet across the street from the proposed store at 922 Manhattan. Business name: The Pot Shop.
- There's an approved cannabis dispensary/lounge already planned to open only one block away (Eyespot Inc at 263 McGuinness Boulevard, Retail Dispensary & On-Site Consumption Business).
- If both open, Kent Street will be flanked by cannabis dispensaries (and the smell of smoke) at the start of the block and at the end.
- There's another 2 existing cannabis dispensary only 2 blocks to the north from 922 Manhattan: Forever Green Wellness Club, 141 India St (right off Manhattan avenue) and Hemp Lab NYC at 128 India (also right off Manhattan avenue).
- There are yet *another two* existing cannabis dispensaries less than 3 blocks south down Manhattan Avenue. These are Lazy Dazey and Empire Cannabis Clubs.
- There is another existing cannabis store 1 block west at 166 Franklin Street: Puff Central
- There is cannabis store a 2-block walk west from the proposed location: Serenity at 58 Greenpoint avenue

Also, if Devil's Harvest is intended to allow smoking on-premises, because of the prevailing winds that push downward and across, the ventilation system will not work. The ventilation system used by the previous tenant to smoke meat did not work even though it exhausted on the roof. Neighbors on Kent Street were regularly confronted with thick smells.

Thank you,

Josh Orter  
Kent Street

## [EXTERNAL] Request to reconsider yet another dispensary in Greenpoint

Michael Colin, MD

Sun 1/7/2024 10:20 AM

To:LicensesBK01 (CB)

Cc:District33



To the community board and Representative Restler,

As an introduction, I am a resident of Greenpoint (198A Kent St) and a father of two small children. I am also an American Board certified Addiction Psychiatrist teaching addictions treatment at the residency program at Montefiore hospital and have worked in the community for over 15 years.

I am writing to express my disappointment that yet another cannabis dispensary is opening on our block- this one on Manhattan ave between Kent St and Greenpoint avenue. Should this dispensary open, it will make this the fourth dispensary within a one block radius of our apartment.

When we moved to this neighborhood, I enjoyed the calm and community environment of our streets. Now I am saddened that Greenpoint has become a destination for people who are smoking cannabis outdoors (at all hours) with little regard for how this affects our shared environment.

However, beyond the 'open-air drug market feel' that has come to our area, what is most concerning to me (and every other parent I have spoken to about this) is the amount of cannabis imagery and usage that our children are exposed to on a regular basis. There is now a shop on Manhattan Ave that has a poster of a cartoon chipmunk and another 'Tom and Jerry' smoking Cannabis right outside their window (please see attached photo). How can this be acceptable? There are six young children (ages 2-14 years old) living in our building alone- how many hundreds of children walk by these posters on their way to school and have daily normalization of cannabis usage? Surely we can do better than this for our kids.

The new dispensary will apparently be named 'Devil's Playground'- how can this not also be interpreted as appealing to young children and adolescents?

I have never been against the legalization of Cannabis- it makes sense from a law enforcement, taxation and social justice perspective. However, since it has come into law, my sense is that there was a frustratingly lackadaisical discussion as to how the sale of cannabis can happen without negatively impacting children. This has now led to an explosion of shops and more exploitation of children and adolescents with alluring imagery and cannabis 'lifestyle' advertising.

It is essentially a consensus in the field of addiction medicine that Cannabis can cause dependency and that it negatively affects the developing brain. Regardless of what the cannabis advocacy groups would like for people to believe, the normalization and usage of cannabis is related to difficulty with concentration, impulse control and mood dysregulation in adolescents. Cannabis abuse correlates with negative outcomes throughout many parameters of functioning and daily living for many people. I have treated hundreds of people that have had their lives and potentials disrupted and often derailed by dependency on cannabis- this side of the issue is too seldom discussed.

I would like to request that a license for the 'Devil's Playground' dispensary be withheld due to an overabundance of unregulated Cannabis dispensaries in the area. If it cannot be withheld- is there at least a way to request that this shop do more to avoid advertising towards children and adolescents? Surely this is not too much to ask.

Thank you very much for your consideration and please feel free to reach me should anyone wish to discuss this matter further.

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Michael Colin, MD  
Psychiatrist

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## [EXTERNAL] Devil's Harvest cannabis store

Stacy Fisher

Mon 1/8/2024 5:39 PM

To:LicensesBK01 (CB)

Hello,

I live on Kent Street in Greenpoint between Manhattan and Mcguinness. I've lived there since 2000 and have a ten year old son. I see that a new cannabis store, Devil's Harvest, is planning to open on our corner at 922 Manhattan Avenue. If you take a look around Greenpoint there seem to be plenty of stores where people can buy cannabis. The advertising is extremely upsetting for most of these stores, including "Calipoint" which is just 2 doors down from this proposed location of Devil's Harvest. This store, among many others, features pictures of Alvin the Chipmunk and Bart Simpson with blood shot eyes and obviously very high. I've had to explain these pictures to my son, as I'm sure all my neighbors with school aged children have had to do. They also sell brightly colored products that are obviously trying to appeal to young people. I don't see why this store should be permitted to open when there are already two cannabis stores on the short stretch between Greenpoint Avenue and Kent Street. ("The Pot Shop" directly across the street, and "Calipoint" which is just 2 doors down). We already have people walking up and down our street all day smoking pot and sitting on our stoop with these products. I urge you to decline this proposal as I don't see what benefit it will be to our community.

Thank you,  
Stacy Fisher

**[EXTERNAL] Fwd: request to deny permit for Cannabis License (Devil's Harvest 922 Manhattan Ave)**

Justin Chearno

Mon 1/8/2024 12:31 PM

To:LicensesBK01 (CB)

Hello Memnbers of Community Board 01 -

My name is Anthony Chearno and I'm a resident of Greenpoint on Kent Street between Manhattan and McGuinness. I'm writing today on behalf of myself and my family to voice our disapproval of yet another cannabis vendor opening in our neighborhood. Currently there are already two vendors on this block. 'The Pot Shop ' at 909 Manhattan Avenue and 'Calipoint Exotics' at 916 Manhattan Avenue. I appeal to the Cannabis Review Committee to refuse the permit for Devi's Harvest at 909 Manhattan Avenue.

There are currently more than 15 Cannabis vendors on Manhattan Avenue. Several of them using children's cartoon iconography with twists to promote marajuana sales, such as Calipoint using Spiderman on the front wall and a 6 foot cut out of Alvin from Avlin and the Chipmunks smoking a joint in the window or the shop on the corner of Manhattan avenue and Huron with a logo of Bart Simpson with bloodshot eyes. I have spent over 2 decades in the wine and spirits business in New York City and I can tell you with confidence that if I owned a wine shop and had a picture of Mickey Mouse in the window drinking a bottle of vodka the SLA would shut me down within the hour. Also, it would not be possible for 3 stores with wine and liquor licenses to operate within several blocks let alone 3 on the same block. While having a review committee to at least begin discussion of these businesses is a good thing, the absolute lack of oversight or any standards and rules for these businesses after they open after is becoming ridiculou and impacting the quality of life in our neighborhood. There is just no need for another business essentially operating within a loophole to open so close to two others already doing so.

As a 25 year resident of this neighborhood, I am aware that Greenpoint is and will be constantly changing, but the question must be how many of these businesses do we honestly need on Manhattan avenue, let alone one block. I understand that cannabis is now legal for public consumption but the law written seems to have been very specific as to where the product to be sold was grown, the process involved in licensing and who would be able to sell it and where. What is happening in our neighborhood shows that the original intent of this legislation has fully gone off the rails and I implore you to deny this permit (if that's the correct term)

Thank you for taking the time to read my email and I hope you take this into consideration.

Best Regards,  
Anthony Chearno