



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

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 OCTOBER 11, 2023

### PUBLIC HEARING

#### ROLL CALL

Chairperson Ms. Dealice Fuller requested the District Manager, Ms. Johana Pulgarin, conduct a roll call. Ms. Pulgarin noted there were 28 members present, a sufficient quorum to conduct the board meeting.

Council Member Lincoln Restler provided an update.

Captain Jonathan Navarette of the 94<sup>th</sup> Precinct provided an update.

Michael Rochford the Executive Director for Saint Nicks Alliance welcomed Community Board No. 1 back in person to the Swinging Sixties Senior Center and congratulated Ms. Johana Pulgarin on her selection as District Manager.

**PRESENTATION: JENNINGS HALL EXPANSION (C230255 ZMK) (CEOR # 23DCP133K)** – Presented by: Frank Lang, Co-Presented by: Charles Stewart. IN THE MATTER of a Zoning Map Amendment from R6B, R7A, and R7A/C2-4 to R7A, R7X, and R7X/C2-4 and a Zoning Text Amendment to include a new Mandatory Inclusionary Housing (MIH) Area to facilitate a new 14-story, 136,574 zoning square foot mixed-use development with 218 Affordable Independent Residences for Seniors (AIRS), is being sought by St. Nicks Alliance at 819 Grand Street in Williamsburg, Community District 1, Brooklyn. Mr. Frank Lang and Mr. Charles Stewart spoke about the Jennings Hall Expansion which is in its third phase. Jennings Hall is located on Powers Street to Grand Street and includes Bushwick Avenue. Jennings Hall has provided low-income apartments since 1980 and is trying to expand since there is a high need for low-income elderly residents. The intention behind the expansion of Jennings Hall would combine the Chase Bank building and parking lot to add units to Jennings Hall. The Chase Bank building would need to be demolished

**REQUEST FOR PROPOSALS FOR THE DEVELOPMENT, OPERATION, AND MAINTENANCE OF AN OUTDOOR CAFÉ IN WNYC TRANSMITTER PARK, BROOKLYN**

– Presented by: Alexander Han (Chief of Concessions). Parks intends to issue a significant request for proposals for the development, operation, and maintenance of an outdoor café in WNYC Transmitter Park, Brooklyn. This concession will include the addition of public restrooms. The RFP will provide for a term not to exceed twenty (20) years. Parks is taking questions or comments regarding the development of the scope of this RFP. NYC Parks Concessions: Alexander Han (Chief of Concessions), Andrew Coppola (Senior Project Manager), Kat Cognata (Project Manager) \*Questions and Comments by Community Board 1, are due by November 15, 2023.\* Mr. Han shared that anyone who wants to propose on a concession can submit a proposal by the deadline. The Parks & Waterfront Committee will have this on the agenda for their October 24, 2023 meeting.

**PUBLIC ADVOCATE, JUMAANE WILLIAMS** – The Public Advocate introduced himself and provided an update.

**PARKS PUBLIC SPEAKERS**

Elissa Iberti: Ms. Iberti commented on the Parks Request for Proposals.

Francois Vaxelaire: Mr. Vaxelaire spoke in favor of the Parks Request for Proposals.

Anthony Argento: Mr. Argento commented on the Parks Request for Proposals.

Bart Javier: Mr. Javier spoke on behalf of the McCarren Tennis Association regarding the District Needs Statement.

Stephen Zacks: Mr. Zacks spoke on behalf of the McCarren Tennis Association to comment on the McCarren Park tennis court conditions.

Kate Herz: Ms. Herz commented on the McCarren Park tennis court conditions.

**LIQUOR LICENSES**

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

**NEW**

1. 759 Richard's Corp, DBA TBD, 759 Grand Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern. Amended renotification to include Bar/Tavern)
2. AI Sushi Inc, DBA Mizu Sushi, 311 Bedford Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant)
3. Apollo Bar LLC, DBA Heaven + Earth, 290 Nassau Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
4. Chipotle Mexican Grill of Colorado, LLC, DBA Chipotle Mexican Grill #4927, 885 Manhattan Avenue (New Application, Wine, Beer & Cider, Restaurant)

5. Entity to be formed by Jared Solomon, DBA Pending, 25 Kent Avenue (New Application, Liquor, Wine, Beer & Cider, Restaurant [Indoor Golf Concept])
6. Propped NY LLC, DBA Hello Meadow BK, 20 Meadow Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Catering Facility [Private Events Only])
7. Redds Tavern INC, DBA TBD, 511 Grand Street (Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern)

## **RENEWAL**

1. 135 Studio N ADR Inc., DBA Juliette Restaurant, 135 North 5<sup>th</sup> Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
2. 221 North 4<sup>th</sup> Rest Corp, DBA Golden Years, 221 North 4<sup>th</sup> Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
3. 227 Grand Corp., DBA Beats Karaoke & Belly Korean Bacon Shop, 227 Grand Street (Renewal, Wine, Beer & Cider, Restaurant)
4. 622 Vanderbilt Restaurant LLC, DBA Rule of Thirds, 29 Norman Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
5. The 709 Lorimer St Rest Corp, DBA Pete's Candy Store, 709 Lorimer Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
6. ALUK 888 Inc, DBA Chinese Musician, 151 Greenpoint Avenue (Renewal, Wine, Beer & Cider, Restaurant)
7. Authentic Pierogi Inc, DBA Pierozek, 592 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
8. City Café Inc, DBA Fushimi Japanese Cuisine & Lounge, 475 Driggs Avenue Unit A (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
9. El Golpe LLC, DBA Llama Inn, 50 Withers Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
10. Eyval NYC LLC, DBA Eyval, 25 Bogart Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
11. Indigo Williamsburg HM LLC & Valor Beverage Management LLC as Mgr, DBA TBD, 500 Metropolitan Avenue (Renewal, Liquor, Wine, Beer & Cider, Hotel)
12. Jankyboyz LLC, DBA Jack's Wife Freda, 258 Wythe Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
13. Karczma Inc., DBA TBD, 136 Greenpoint Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
14. MFK Gentleman INC, DBA Antidote, 66 South 2<sup>nd</sup> Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
15. M Noodle, LLC, DBA M Noodle Shop, 549 Metropolitan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
16. Motorino Broadway Inc., DBA Motorino Broadway, 139 Broadway (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
17. M Shanghai, LLC, DBA M Shanghai, 292 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

18. Nealtican Deli Grocery Corp, DBA N/A, 1225 Flushing Avenue (Renewal, Wine, Beer & Cider, Restaurant)
19. OMHBROOKLYN LLC, DBA Old Man Hustle Bklyn Bar & Comedy Club, 308 Bedford Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
20. Painting Lounge LLC, DBA N/A, 309 Roebling Street (Renewal, Wine, Beer & Cider, Bar/Tavern)
21. Rhymin & Thievin LLC, DBA Thief, 595 Union Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
22. Vabeh First LLC, DBA Have & Meyer, 103 Havemeyer Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
23. Vera Cruz on Bedford Ave Corp, DBA Vera Cruz on Bedford Ave, 195 Bedford Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
24. W/G Hospitality Group Inc., DBA Jimbo Slims, 524 Graham Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)

## **BOARD MEETING**

### **MOMENT OF SILENCE**

Chairperson Fuller asked for a moment of silence.

### **ROLL CALL**

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

### **APPROVAL OF THE AGENDA**

Chairperson Fuller asked for approval of the agenda. Mr. William Vega made a motion to approve. The agenda was unanimously approved.

### **APPROVAL OF THE MINUTES**

Chairperson Fuller asked for approval of the Combined Public Hearing & Board Meeting Minutes of September 12, 2023. Ms. Iris Cabrera made a motion to approve. Mr. Moishe Indig seconded the motion. The minutes for September 12, 2023 were unanimously approved.

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

Lucia Corba: Ms. Corba commented on transportation.

Martha Rowen: Ms. Rowen introduced herself as the republican conservative candidate for the 33<sup>rd</sup> District of City Council and commented on transportation.

Philip Saad: Mr. Saad commented on transportation. Mr. Saad shared a document he wrote for dissemination.

Jenna: Ms. Jenna spoke against unregistered mopeds.



Mike Burrill: Mr. Burrill spoke against the McGuinness Boulevard Redesign.

Michael Gernaro: Mr. Gernaro commented on transportation.

Brooke Nicholson: Ms. Nicholson spoke on behalf of Lendlease and addressed the board regarding 1 Java Street construction.

Lyn Pinezich: Ms. Pinezich commented on old business.

Patricia Edwards: Ms. Edwards spoke on behalf of Commonplace regarding the former park church on McGolrick Park.

### **COMMITTEE REPORTS**

**SLA REVIEW COMMITTEE** – Mr. Arthur Dybanowski, Committee Chair was not present. Mr. Eric Bruzaitis, SLA Review Committee member, gave the SLA report as written.

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

A motion was made by Ms. Iris Cabrera, it was seconded by Ms. Bozena Kaminski and was unanimously carried.

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

**Motion Passed.**

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

Ms. Teague requested a motion for 230 Kent Avenue Rezoning (23DCP075K) to DENY the application unless the developer provides 35% affordable units that would amount to 14 units instead of 12.

A motion was made by Mr. Adam Meyers, it was seconded by Ms. Iris Cabrera.

The vote was: 32 “YES”, 1 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS.”

**Motion Passed.**

**CAPITAL BUDGET COMMITTEE** – Ms. Gina Barros, Committee Chair

Ms. Barros requested a motion to approve the Capital Budget priorities (with amendments) for the Fiscal Year 2025.

A motion was made by Mr. Adam Meyers, it was seconded by Ms. Bozena Kaminski.

The vote was: 29 “YES”, 2 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS.”

**Motion passed.**

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

**CHAIR’S REPORT** – As written.

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

**FIRST VICE CHAIR'S REPORT** – As written.

**ANNOUNCEMENTS: ELECTED OFFICIALS**

Ms. Anna Bessendorf of Jennifer Gutierrez's office provided an update.

Ms. Shawna Morlock of Kristen Gonzalez's office introduced herself and provided an update.

**OLD BUSINESS** – No old business was raised.

**NEW BUSINESS**

Mr. Stephen Chesler requested a motion for Community Board No. 1 to write a letter showing support for the park church on McGolrick Park.

A motion was made by Mr. Philip Caponegro, it was seconded by Ms. Katherine Horowitz and was unanimously carried.


The vote was: 26 "YES", 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS."

**Motion passed.**

Mr. Paul Kelterborn shared that the Cooper Park Block Party was postponed.

**ADJOURNMENT**

The meeting was adjourned at 8:41 PM.

A handwritten signature in cursive script that reads "Sonia Iglesias". The signature is written in dark ink and is positioned at the bottom left of the page.



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COUNCILMEMBER, 34th CD

**REVISED**

September 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**  
**(26 Members Constitute a Quorum for the Board)**

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

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

**WHEN: WEDNESDAY --- OCTOBER 11, 2023**  
**TIME: \*\*\* 6:00 PM \*\*\***  
**WHERE: SWINGING SIXTIES SENIOR CENTER**  
**211 AINSLIE STREET**  
**CORNER OF MANHATTAN AVENUE**  
**BROOKLYN, NY 11211**

**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: JENNINGS HALL EXPANSION (C230255 ZMK) (CEQR # 23DCP133K)** – IN THE MATTER of a Zoning Map Amendment from R6B, R7A, and R7A/C2-4 to R7A, R7X, and R7X/C2-4 and a Zoning Text Amendment to include a new Mandatory Inclusionary Housing (MIH) Area to facilitate a new 14-story, 136,574 zoning square foot mixed-use development with 218 Affordable Independent Residences for Seniors (AIRS), is being sought by St. Nicks Alliance at 819 Grand Street in Williamsburg, Community District 1, Brooklyn. *Presenter: Frank Lang, Co-Presenter: Charlie Stewart*
2. **REQUEST FOR PROPOSALS FOR THE DEVELOPMENT, OPERATION, AND MAINTENANCE OF AN OUTDOOR CAFÉ IN WNYC TRANSMITTER PARK, BROOKLYN**- Parks intends to issue a significant request for proposals for the development, operation, and maintenance of an outdoor café in WNYC Transmitter Park, Brooklyn. This concession will include the addition of public restrooms. The RFP will provide for a term not to exceed twenty (20) years. Parks is taking questions or comments regarding the development of the scope of this RFP.  
NYC Parks Concessions: Alexander Han (Chief of Concessions), Andrew Coppola (Senior Project Manager), Kat Cognata (Project Manager) \*Questions and Comments by Community Board 1, are due by November 15, 2023.
3. **COMMENTS ON THE PRELIMINARY BUDGET FISCAL YEAR 2024** – Comments from the public regarding the Preliminary Budget for Fiscal Year 2024. Speakers are limited to one (1) minute each. **Written testimony is requested.**
4. **LIQUOR LICENSES**

### NEW

1. 53 A.D. (NY Qualified Name for Empirical, Inc.), DBA TBD, 53 Scott Avenue Unit D (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern)
2. 759 Richard's Corp, DBA TBD, 759 Grand Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern. Amended renotification. Previously Approved.
3. AI Sushi Inc, DBA Mizu Sushi, 311 Bedford Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant)
4. Apollo Bar LLC, DBA Heaven + Earth, 290 Nassau Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
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6. Entity to be formed by Jared Solomon, DBA Pending, 25 Kent Avenue (New Application, Liquor, Wine, Beer & Cider, Restaurant [Indoor Golf Concept])

7. Maiz Restaurant Corp, DBA Tabu, 10 Hope Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant)
8. Propped NY LLC, DBA Hello Meadow BK, 20 Meadow Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Catering Facility [Private Events Only])
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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 & Board Meeting of September 12, 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.

DATE: OCTOBER 11, 2023

COMBINED BOARD MEETING

NAME	ROLL CALL 1ST	ROLL CALL 2ND	ROLL CALL 3RD	ROLL CALL 4RD	ROLL CALL 5TH
GINA ARGENTO	X	X			
BOGDAN BACHOROWSKI					
LISA BAMONTE	X	X			
GINA BARROS	X				
ERIC BRUZAITIS	X	X			
IRIS CABRERA	X	X			
PHILIP CAPONEGRO	X	X			
FRANK P. CARBONE					
STEPHEN CHESLER	X	X			
MICHAEL CHIRICHELLA	X				
THERESA CIANCIOTTA					
KEVIN COSTA		X			
STEPHANIE CUEVAS					
RONAN DALY					
GIOVANNI D'AMATO	X	X			
ERIN DRINKWATER	X	X			
ARTHUR DYBANOWSKI					
LLOYD FENG	X	X			
JULIA AMANDA FOSTER		X			
DEALICE FULLER	X	X			
CRYSTAL GARCIA	X	X			
JOEL GOLDSTEIN	X	X			
ANGELINA GRONTAS					
JOEL GROSS					
DAVID HEIMLICH	X				
SABRINA HILPP					
KATIE DENNY HOROWITZ	X	X			
SONIA IGLESIAS					
MOISHE INDIG		X			
JACOB ITZKOWITZ					
ROBERT JEFFERY					
BOZENA KAMINSKI	X	X			
CORY KANTIN	X	X			
PAUL KELTERBORN	X	X			
WILLIAM KLAGSBALD		X			
MARIE LEANZA		X			
ADAM MEYERS	X	X			
SANTE MICELI					
TOBY MOSKOVITS		X			
RABBI DAVID NIEDERMAN					
MARY ODOMIROK	X	X			
JANICE PETERSON					
AUSTIN PFERD	X	X			
MICHELLE ROJAS					
BELLA SABEL					
ISAAC SOFER					
SAMEER TALATI		X			
DEL E. TEAGUE	X	X			
WILLIAM VEGA	X	X			
SIMON WEISER	X	X			
TOTAL:	25	29			
TIME:	6:08	7:19			



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**ATTENDANCE SHEET**

(26 Members Constitute a Quorum for the Board Meeting & Public Hearing) DATE: Wednesday, October 11, 2023

**BOARD MEETING AND PUBLIC HEARING**

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

Council Member  
Lincoln Restler

Council Member  
Jennifer Gutierrez





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## 230 KENT AVENUE REZONING (23DCP075K)

The Recommendation in the Land Use report was amended by the Full Board to Deny the application unless approval is conditioned on the developer's providing thirty-five percent affordable units.

MOTION: Adam Meyers 2<sup>ND</sup> BY: Iris Cabrera

### BOARD MEETING AND PUBLIC HEARING

DATE: 10-11-23

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KATHERINE HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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DAVID HEIMLICH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: \_\_\_\_\_ Tally: 32 "YES" 1 "NO" 0 "ABS" 0 "RECUSAL"



**COMMUNITY BOARD NO. 1**  
 435 GRAHAM AVENUE – BROOKLYN, NY 11211  
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**CAPITAL BUDGET PRIORITIES FOR THE FISCAL YEAR 2025 (with attached amendments)**

**MOTION: MEYERS 2<sup>ND</sup> BY: KAMINSKI**

**BOARD MEETING AND PUBLIC HEARING      DATE: 10-11-23**

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Time: \_\_\_\_\_ Tally: 29 YES 2 NO 0 ABS 0 RECUSAL

**[EXTERNAL] Re: Parks District Needs Amendments Follow Up**

Katie Denny Horowitz

Tue 10/17/2023 7:37 PM

To: BK01 (CB)

FROM

Frost Playground – Frost Street and Debevoise Avenue – Reconstruct basketball courts with full-depth asphalt replacement, lexan backboard, and sport coasting.

TO

**Frost Playground – Frost Street and Debevoise Avenue – Redesign and reconstruct the play equipment, with diversity of interactive and accessible play features.**

FROM

Renovation of the McCarren Park Asphalt Field located at Bedford Avenue, North 12th Street.

Explanation: Convert the asphalt field to synthetic turf to address the huge demand for youth soccer and to ease use of adjacent grass fields.

TO

Renovation of the McCarren Park Asphalt Field located at Bedford Avenue, North 12th Street.

**Explanation: Repair and restore the asphalt field to address the huge demand for active use, including soccer, pickleball, and tennis, as well as a new dog run for McCarren Park.**



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## CB1 SUPPORT FOR PARK CHURCH ON McGOLRICK

MOTION: CAPONEGRO 2<sup>ND</sup> BY: HOROWITZ

**BOARD MEETING AND PUBLIC HEARING**      DATE: 10-11-23

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Time: \_\_\_\_\_ Tally: 28 YES 0 NO 0 ABS 0 RECUSAL

# Jennings Hall Expansion

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

**Brooklyn Community Board 1 Meeting**  
October 11, 2023





# HISTORY

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



# URGENT CB1 ISSUE: AFFORDABLE SENIOR HOUSING

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

\*>50% of HH income spent on rent

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



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

# AERIAL VIEW OF THE SITE





# DEVELOPMENT PLAN

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



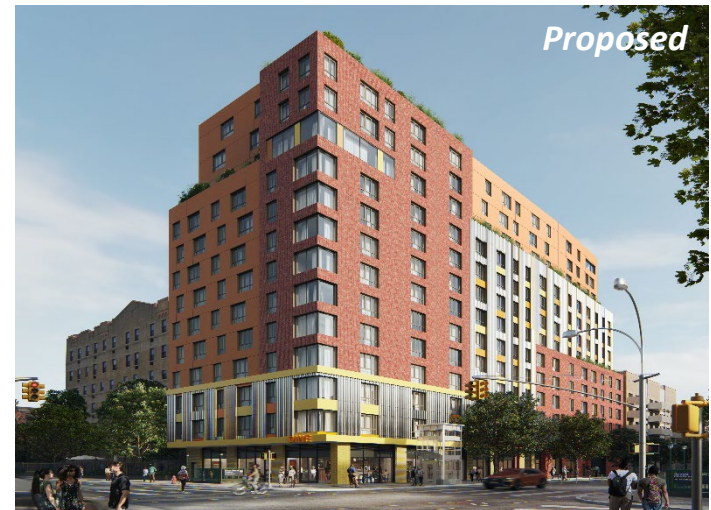
*Pictured: Jennings Hall facing SE from Bushwick & Powers*



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

# GRAND STREET WING

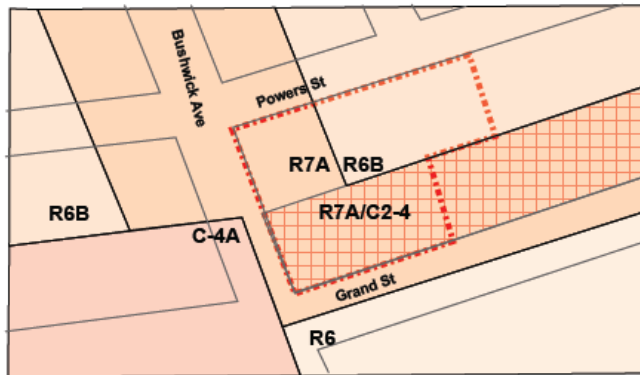
- 220 units of affordable senior housing
- Incomes up to 60% of AMI
- 5,000 sf of corner retail
- Passive House, 100% electric, green roofs, rooftop solar
- Amenities include: a 2<sup>nd</sup> floor outdoor terrace, ground floor library, two community rooms on upper floors, enhanced security, laundry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



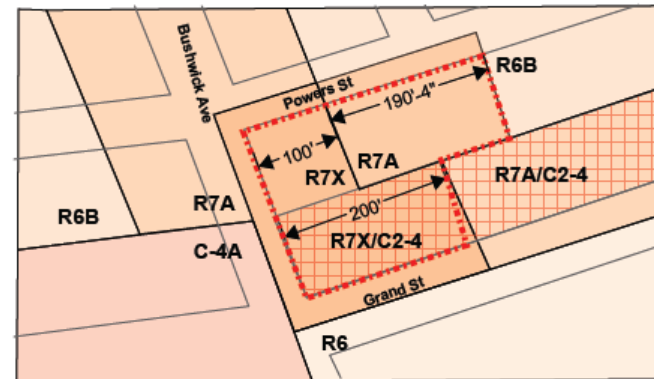
# PROPOSED ULURP ACTIONS

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

Existing



Proposed



..... Development Site

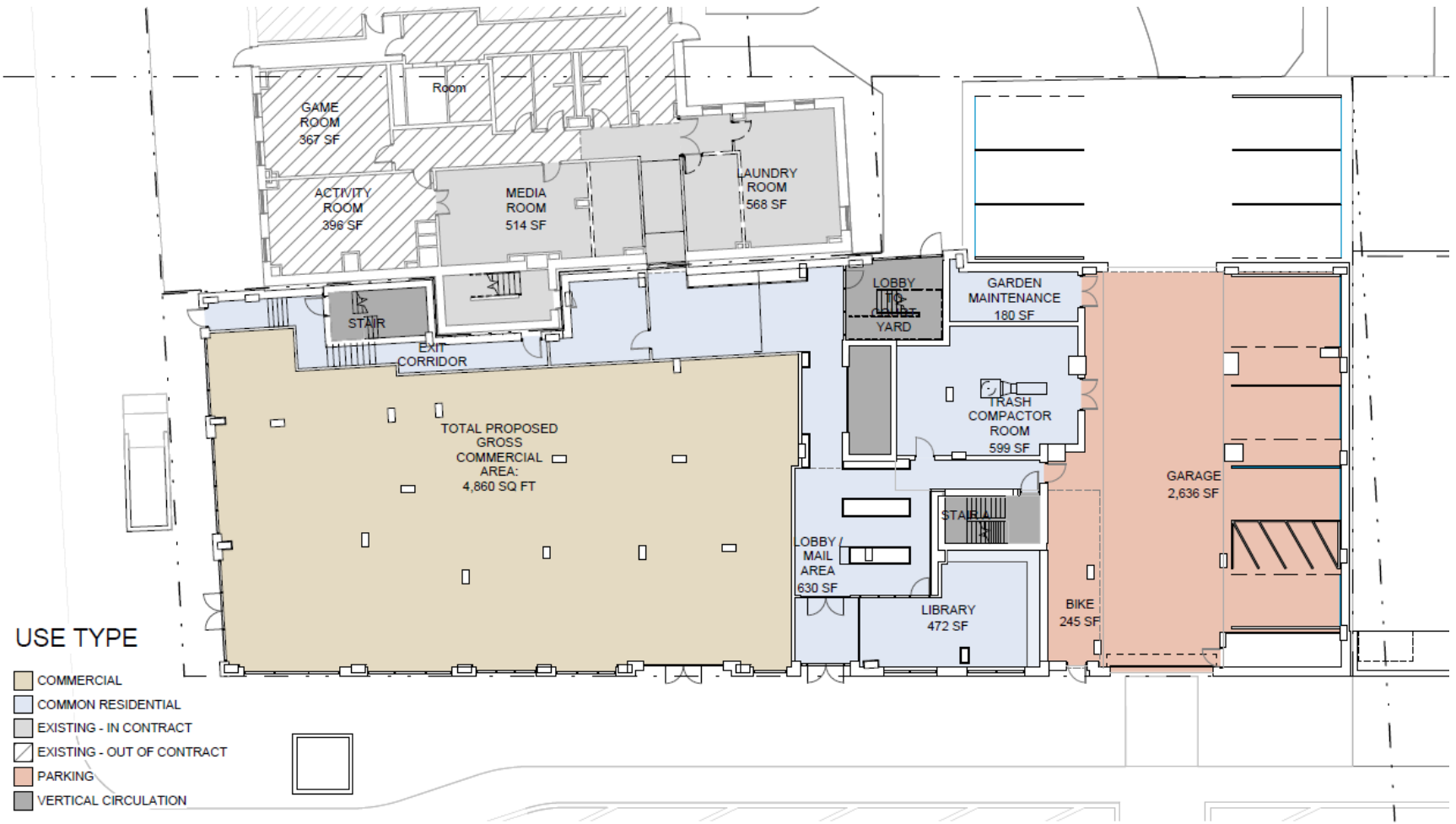
# AFFORDABILITY & UNIT MIX

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

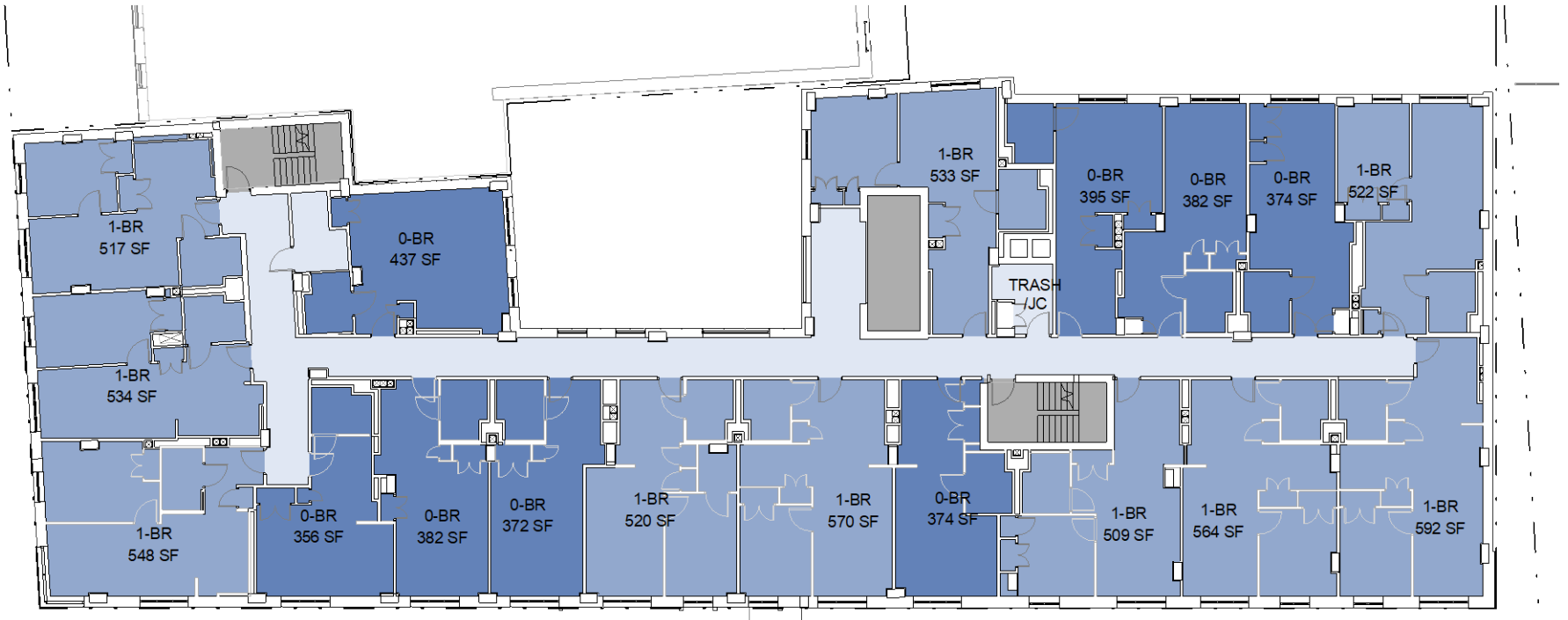
Household Size	30% AMI	40% AMI	50% AMI	60% AMI
1	\$25,218	\$34,558	\$43,898	\$53,238
2	\$28,836	\$39,516	\$50,196	\$60,876

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

# PROPOSED GROUND LEVEL

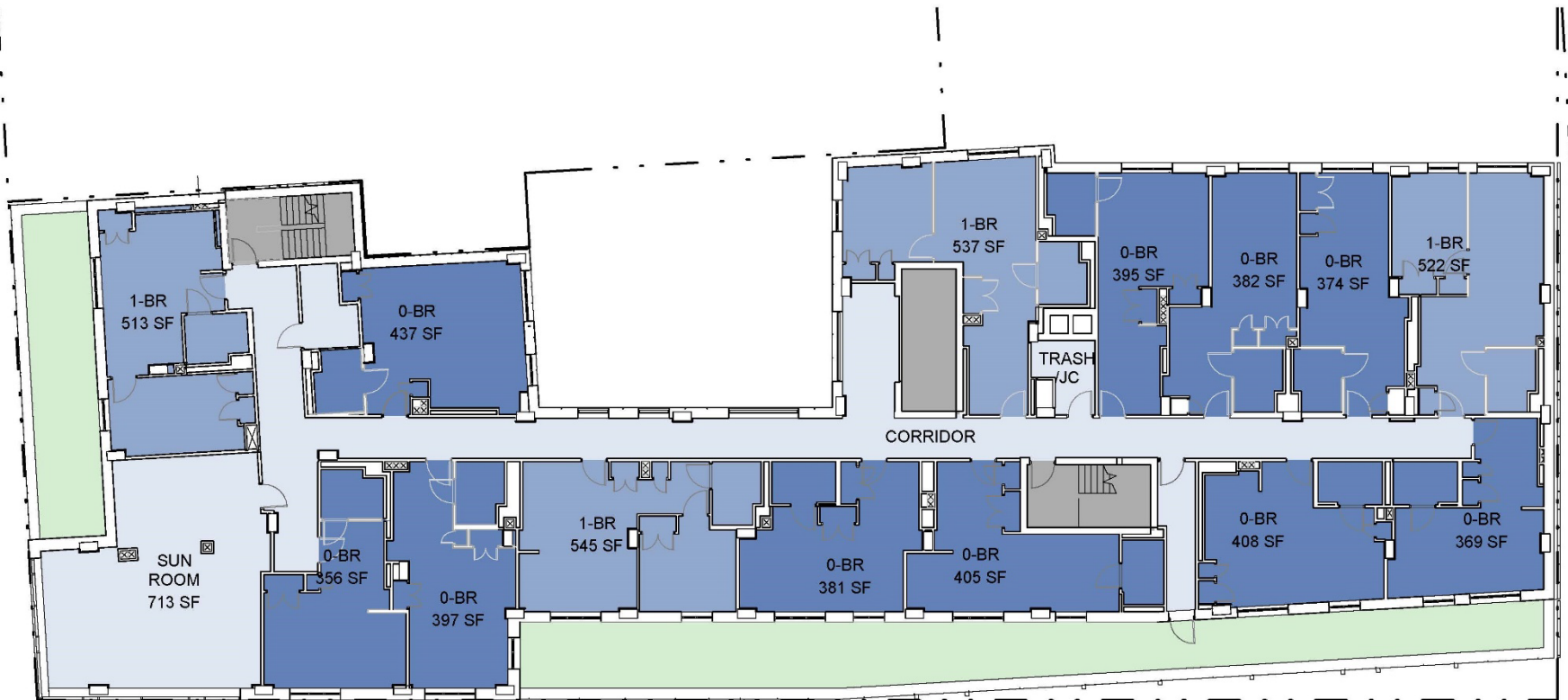


# TYPICAL FLOOR





# 11TH FLOOR



# VIEW – FACING NE FROM GRAND ST





# VIEW – FACING NW FROM GRAND ST



# VIEW – FACING SE FROM POWERS ST





# VIEW – FACING NORTH FROM GRAND ST



# ENERGY EFFICIENCY

## CARBON NEUTRAL ATTRIBUTE AND ENERGY EFFICIENCY

### STRATEGIES

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

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

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

**LEGEND**

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

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

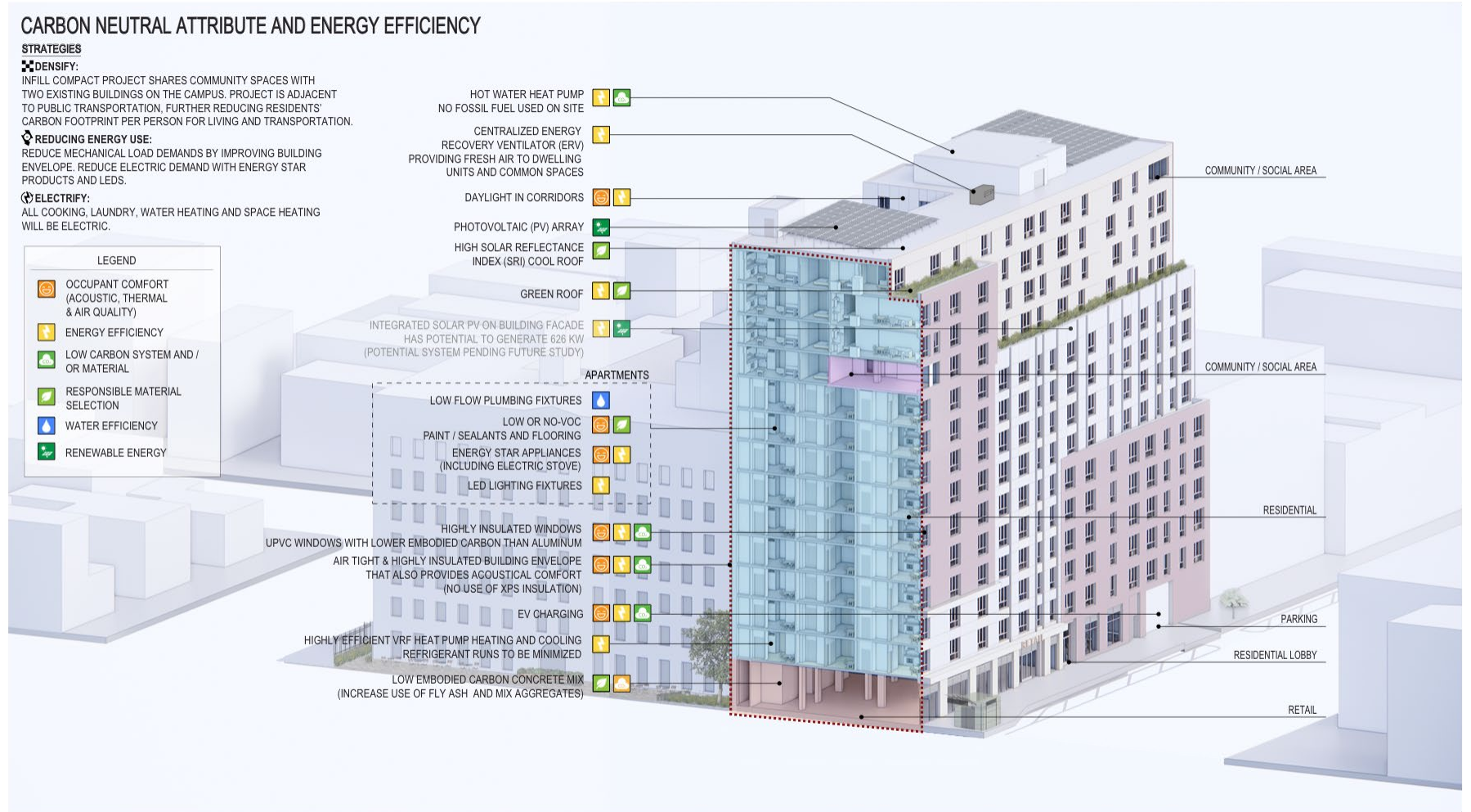
- GREEN ROOF
- INTEGRATED SOLAR PV ON BUILDING FACADE  
HAS POTENTIAL TO GENERATE 626 KW  
(POTENTIAL SYSTEM PENDING FUTURE STUDY)

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

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

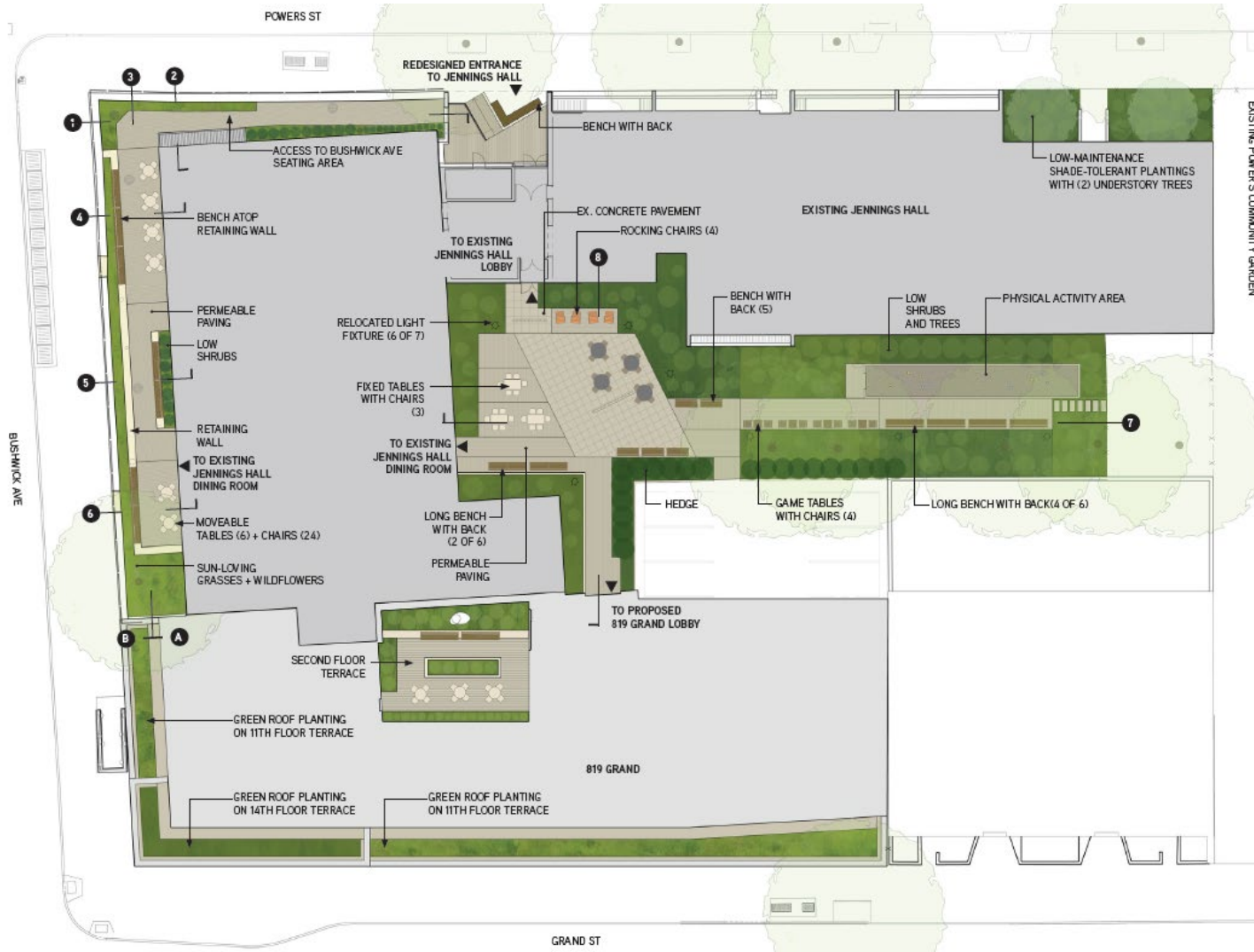
- EV CHARGING
- HIGHLY EFFICIENT VRF HEAT PUMP HEATING AND COOLING  
REFRIGERANT RUNS TO BE MINIMIZED

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





# LANDSCAPING IMPROVEMENTS

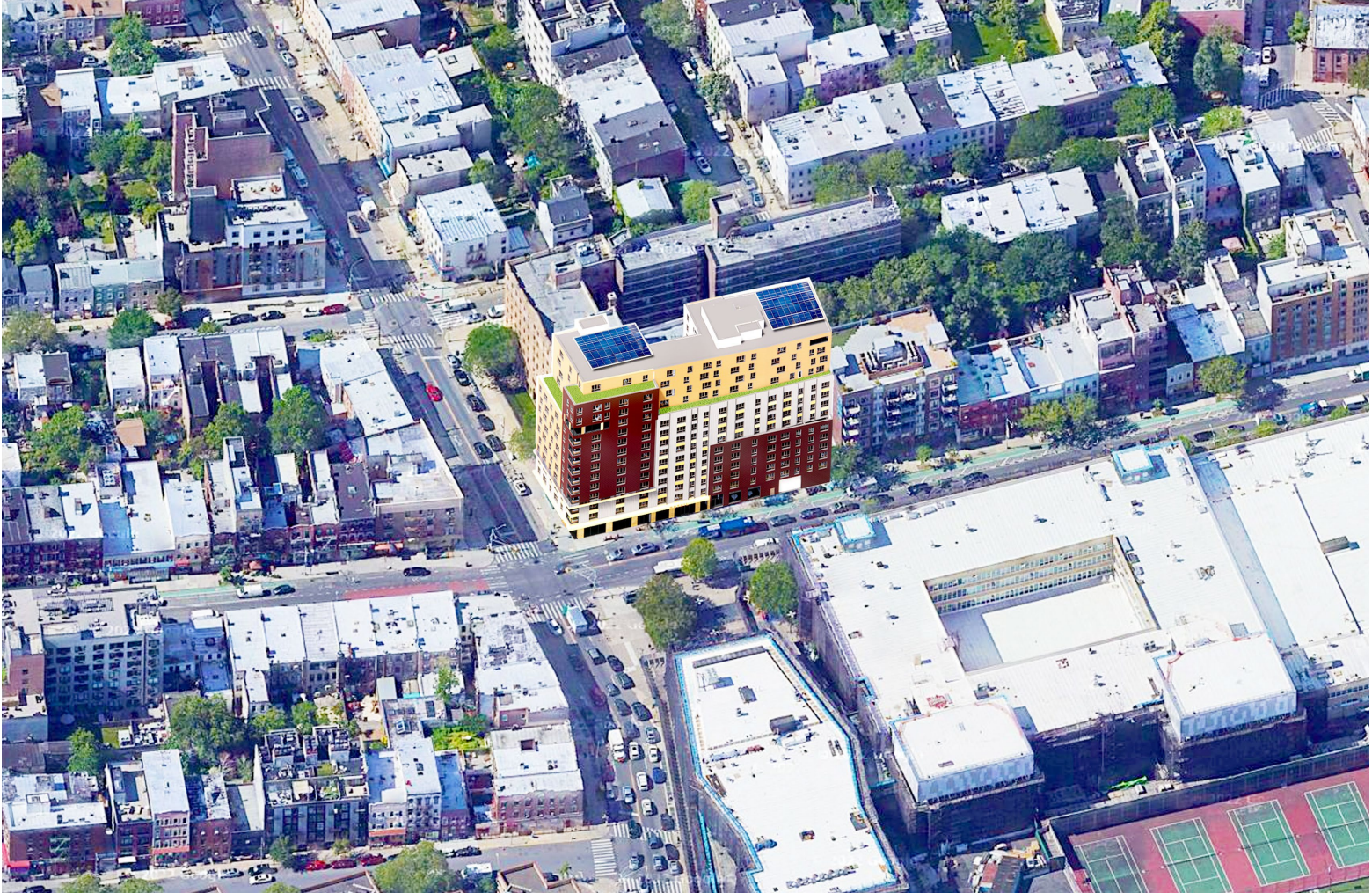


# ANTICIPATED TIMELINE

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



# QUESTIONS?





NYC Parks

**David Cerron**  
Assistant Commissioner  
Business Development & Special  
Events

T 212.360.3457

E [david.cerron@parks.nyc.gov](mailto:david.cerron@parks.nyc.gov)

**City of New York  
Parks & Recreation**

The Arsenal  
Central Park  
New York, NY 10065  
[www.nyc.gov/parks](http://www.nyc.gov/parks)

## MEMORANDUM

**TO:** Hon. Antonio Reynoso, President of the Borough of Brooklyn  
Ms. Johana Pulgarin, District Manager, Brooklyn Community Board 1

**FROM:** Andrew Coppola, Senior Project Manager *AC*

**SUBJECT:** Request for Proposals for the Development, Operation, and Maintenance of an Outdoor Café in WNYC Transmitter Park, Brooklyn

**DATE:** September 29, 2023

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In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation (Parks) intends to issue a significant request for proposals for the development, operation, and maintenance of an outdoor café in WNYC Transmitter Park, Brooklyn. This concession will include the addition of public restrooms.

The RFP will provide for a term not to exceed twenty (20) years. No longer term will be considered. The concession will be operated pursuant to a license issued by Parks; no leasehold or other proprietary right will be offered.

This concession has been determined not to be a major concession as defined in Chapter 7 of the Rules of the City Planning Commission.

Please direct any questions or comments you may have regarding development of the scope of this RFP to Andrew Coppola, Senior Project Manager, by phone at 212-360-3454 or via email at [Andrew.Coppola@parks.nyc.gov](mailto:Andrew.Coppola@parks.nyc.gov). These comments must be made by November 8, 2023 to ensure consideration. Thank you.





To: Chairperson Dealice Fuller, Community Board No. 1 Brooklyn  
Mr. Phil Caponegro, Chair – Parks and Waterfront Committee  
Ms. Johana Pulgarin, District Manager

From: Elissa T. Iberti, Friends of WNYC Transmitter Park Steering Committee Chair  
and Committee Members: Steve Chesler, Julie Gamble, Sante Miceli. Shayne Spencer,  
Amy Williams

Date: 11 October, 2023

Re: **Brooklyn CB 1 Hearing (10/11/23)**

**Agenda Item #2 REQUEST FOR PROPOSALS FOR THE DEVELOPMENT, OPERATION, AND MAINTENANCE OF AN OUTDOOR CAFÉ IN WNYC TRANSMITTER PARK, BROOKLYN**

*NYC Parks intends to issue a significant request for proposals for the development, operation, and maintenance of an outdoor café in WNYC Transmitter Park, Brooklyn. This concession will include the addition of public restrooms. The RFP will provide for a term not to exceed twenty (20) years. NYC Parks is taking questions or comments regarding the development of the scope of this RFP.*

*NYC Parks Concessions: Alexander Han (Chief of Concessions), Andrew Coppola (Senior Project Manager), Kat Cognata (Project Manager) \*Questions and Comments by Community Board 1, is due by November 15, 2023.*

**Brooklyn CB1 Parks and Waterfront Meeting (10/24/23)**

**Agenda #1**

Below are comments for Community Board No. 1 Brooklyn, Parks and Waterfront Committee and NYC Parks Concessions.

**The Friends** would like to acknowledge and thank NYC Parks Concessions for taking the time to allow for questions and comments related to this RFP. The Friends would also like to thank Community Board 1 Brooklyn for their time and support.

In 2012 WNYC Transmitter Park opened to a community that welcomed this much anticipated public green space. Fast forward 11 years to 2023, we reflect on this revered and public sanctuary that was never completed as it is lacking a public bathroom.

We applaud the chance to finish the park now. At the centerpiece of this unique 1.6 acre of NYC parkland is a historic Art Deco building, the former WNYC Radio Transmitter Facility, in need of attention. The park sits in the midst of a neighborhood that continues to experience explosive development; the highest increase in new apartments in the City over the last 10 years.

While the original Waterfront Open Space Master Plan of 2009, mentioned the completion and build-out of the park at a later time to include a “cafe” we would like to make mention of the surrounding retail businesses that border the park now making accessible cafes and restaurants at the park’s edge, leaving the green space for passive enjoyment.

Our NYC Council Member, Lincoln Restler, has indicated he does not have the discretionary funds available to support this endeavor. What we ask is that in the creation of this RFP we stress the need for a symbiotic relationship with the footprint of this passive space, with the needs of park goers who visit daily, to rebalance their lives in this small but heavily utilized public space. Our park flora that make up the pollinator gardens are also hosts to insects and organisms that help sustain local biodiversity, and provide a community of local gardeners and volunteers a place to come together to work in tandem with NYC Parks.

All of the above context is very important to the wellbeing and health of the park. We would also like to stress the following areas in relation to this RFP that could potentially have a severe impact on the quality of life in the park.

1. Attention to **safety and maintenance** of a public bathroom, after construction.
2. Attention to the **centerpiece of the park** which is the historic WNYC Transmitter Building: celebrate its unique features with a sustainable renovation by inviting an out of the box thinking for the unique opportunity to restore and activate the WNYC Transmitter building.
3. Consider the **infrastructure needed to help mitigate climate change** and how the park will factor into the US Army Corps of Engineers Storm Risk Management Plan for the Greenpoint waterfront.
4. Attention to the **passive environment and pollinator gardens** of the park with a concession that will be sustainable and a business model that does not increase the rodent population, hampering ongoing rodent mitigation; supports carry in and carry out items to prevent increased trash in the park.
5. **Non-alcoholic approach preferred.** Serving alcohol in close proximity to a playground and a rocky shoreline is potentially dangerous.
6. **Non-inclusion of live or amplified music.** A negative effect on noise levels in the park will diminish the peaceful atmosphere there and create a severe nuisance for nearby residents.
7. Last but not least to be overlooked is **a place for your fellow - NYC Parks gardeners** to have a presence in the park.

In advance we thank the NYC Parks Department, CB1 Brooklyn and prospective concessionaires for addressing these concerns, so that working together there is a much higher potential for a positive outcome.



# COMMUNITY BOARD No. 1

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



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SECOND VICE-CHAIRPERSON

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DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

October 11, 2023

## COMMITTEE REPORT

### SLA REVIEW AND DCA COMMITTEE

**TO:** Chairperson Dealice Fuller and CB#1 Board Members

**FROM:** Arthur Dybanowski, Chair  
SLA Review & DCA Committee

**RE:** Committee Meeting on September 21, 2023

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The SLA Review & DCA Committee met at Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Avenue) at 6:30 pm on September 21, 2023, Representatives of the Community Board and other Community Board members participated in the discussion and review of the applications. Applicants were advised that the meeting was to end at 9:00 PM and those applications not reached would be postponed to the next Committee meeting. Prior to the meeting, the List of New and Renewal applications that had been posted at the Public Hearing was provided to the 90 and 94 Precincts of the NYPD for their review.

#### ATTENDANCE:

Present: Dybanowski; Bachorowsk; Bruzaitis; Foster; Talati

Absent: Daly; Miceli; Sofer; Cohen\*; Weiser (+)

(\*Non-Board member) (+) denotes member of 30-Day Waiver Review

5 members constitute a quorum for this committee, a quorum was reached.

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#### LIQUOR LICENSES

##### NEW

1. 2 Guys and Diner, Inc., DBA Three Decker Diner, 695 Manhattan Avenue (Previously Approved, Change of DBA) **Committee recommended approval.**

2. 148 Kingsland LLC, DBA TBD, 148 Kingsland Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant requested postponement.**
3. 790 Metro Group Inc., DBA Easy Lover, 790 Metropolitan Avenue (Corporate Change – Removing Lane Martin Locolla from the liquor license, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant did not appear. Committee recommended denial.**
4. About Last Night LLC, DBA About Last Night, 1 Knickerbocker Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Committee recommended approval.**
5. Arca Ventures Inc, DBA Pheasant, 57 Driggs Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Catering Facility [Private Events Only]) **Committee recommended approval.**
6. Area 53 LLC, DBA TBD, 616 Scholes Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Recreation Facility) **Committee recommended approval.**
7. Boris & Horton Brooklyn, LLC, DBA TBD, 510-528 Driggs Avenue aka 187-195 North 8<sup>th</sup> Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Dog-Friendly Café) **Committee recommended approval.**
8. Brooklyn 24 Hrs LLC, DBA TBD, 518 Metropolitan Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**
9. Brooklyn Bites LLC, DBA TBD, 284 Grand Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Committee recommended approval.**
10. Café Little Armenia LLC, DBA Café Little Armenia, 1035 Manhattan Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Committee recommended approval with stipulation, no backyard use.**
11. CTRL – A Concepts LLC, DBA TBD, 105 Norman Avenue (New Application, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**
12. Edy’s Grocer LLC, DBA Edy’s Grocer, 136 Meserole Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Committee recommended approval with stipulation, more signatures.**
13. Empirical Inc, DBA TBD, 53 Scott Avenue (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended approval.**
14. Entity TBD, DBA Mama Lee, 66 Grand Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**
15. FMW LLC, DBA Norwinds, 1041 Flushing Avenue (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant requested postponement.**
16. FSMJ One, Inc, DBA Johnny’s, 642 Lorimer Street (New Application, Liquor, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**
17. Healthy as a Motha LLC, DBA HAAM, 234 Union Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Committee recommended approval.**
18. Hudson Table BK LLC, DBA Hudson Table, 88 Withers Street (Method of Operation, Liquor, Wine, Beer & Cider, Catering Facility [Private Events Only]) – Re-notification to

- include the addition of live music to their method of operation, as well as their change in hours to 12 AM on Thursdays, Fridays, and Saturdays. (This change was approved by the Board on 05/24/2022) **Applicant did not appear. Committee recommended denial.**
19. Land to Sea NY LLC, DBA Land to Sea, 402 Graham Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern) **Committee recommended approval.**
  20. Lili and Cata II LLC, DBA TBD, 325 Kent Avenue Unit #3 (New Application and Temporary Retail Permit, Wine, Beer & Cider, Café & Wine Bar) **Applicant did not appear. Committee recommended denial.**
  21. LPH Two LLC, DBA Nami Nori, 236 North 12<sup>th</sup> Street (Temporary Retail Permit, Class Change, Liquor, Wine, Beer & Cider, Restaurant) **Committee recommended approval with stipulation, speak with the priest next door.**
  22. Maiz Restaurant Corp, DBA TABU, 10 Hope Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Committee recommended approval with stipulations, more signatures, no rooftop, soundproof backyard.**
  23. Maloya LLC, DBA TBD, 983 Flushing Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**
  24. Meyerbrau, LLC, DBA Eckhart Beer Co., 545 Johnson Avenue (New Application, Liquor, Wine, Beer & Cider, Restaurant Brewer) **Applicant requested postponement.**
  25. Million Goods LLC, DBA TBD, 88 Franklin Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended approval.**
  26. Mr. Melo LLC, DBA TBD, 61 Withers Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended approval.**
  27. Mugatu Inc, DBA Bar Bruno, 560 Manhattan Avenue (Expansion onto Municipal Property) **Committee recommended approval.**
  28. Number Nine Show LLC, DBA The Dead Letter, 63 Grand Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant did not appear. Committee recommended denial.**
  29. NY Axe Williamsburg LLC, DBA NY Ave, 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/Axe Throwing) **Applicant did not appear. Committee recommended denial.**
  30. Padel Haus LLC, DBA Padel Haus, 280 Kent Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Recreation Facility/Exhibition Hall) **Applicant requested postponement.**
  31. Paint 367 LLC, DBA TBD, 367 Metropolitan Avenue (Method of Operation, Add Security Guards) **Applicant requested postponement.**
  32. Pebble Corp, DBA Sweet Chick, 164 Bedford Avenue (Corporate Change [Applicant desires to change the corporate name of one of its principals to Sweet Chick Life, Inc. Board had no objection August 2022], Liquor, Wine, Beer & Cider, Restaurant) **Committee recommended approval.**

33. Pieintheskybrooklyn LLC, DBA Paulie Gee's, 60 Greenpoint Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Committee recommended approval.**
34. Pizza Pasta Salad LLC, DBA Salsa Pizza Napoletana, 40 Clifford Place (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Committee recommended approval.**
35. Please Tell Me, LLC, DBA TBD, 749 Metropolitan Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended approval.**
36. Ployperm Corp., DBA Nora Thai, 176 North 9<sup>th</sup> Street (Corporate Change, Liquor, Wine, Beer & Cider, Restaurant) **Committee recommended approval.**
37. Pound Loney Inc., DBA The Clonard, 506 Grand Street (Alteration, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended approval.**
38. Shelison Restaurant Inc, DBA TBD, 492 Broadway (Removal, Wine, Beer & Cider, Restaurant) **Applicant did not appear. Committee recommended denial.**
39. She Said NYC LLC, DBA With Others Brooklyn, 340 Bedford Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Café and Wine Bar) **Committee recommended approval with stipulations, more signatures, soundproof backyard.**
40. Silo Brooklyn LLC, DBA Silo Brooklyn, 90 Scott Avenue (Expansion onto Municipal Property) **Applicant did not appear. Committee recommended denial.**
41. Sunrise East Restaurant, DBA TBD, 562 Grand Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Committee recommended approval.**
42. Taqueria La Nortena Corp, DBA TBD, 668 Manhattan Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider) **Applicant did not appear. Committee recommended denial.**
43. TGS Clubhouse LLC, DBA TBD, 86 North 11<sup>th</sup> Street (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant requested postponement.**
44. Tikka Indian Grill Inc., DBA TBD, 185 Grand Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Applicant did not appear. Committee recommended denial.**
45. Veselka Lorimer Restaurant LLC, DBA Veselka Restaurant, 646 Lorimer Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) Change from Liquor, Wine, Beer & Cider **Applicant did not appear. Committee recommended denial.**
46. X-Golf Brooklyn, LLC, DBA TBD, 105 North 13<sup>th</sup> Street (Amended 30 Day Renotification, New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant did not appear. Committee recommended denial.**

### **RENEWAL**

1. 48 South Fourth Street Corp., DBA The Woods, 48 South 4<sup>th</sup> Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
2. 99 Scott Studio LLC, DBA TBD 99 Scott Avenue (Renewal, Liquor, Wine, Beer & Cider, Catering)

3. 113 Franklin Dining LLC, DBA Sereneco, 113 Franklin Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
4. 312 Grand E A F Inc., DBA Ethyl's, 312 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
5. 931 Manhattan Café LLC, DBA TBD, 931 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
6. Amber Restaurant LLC, DBA Amber, 119 Nassau Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
7. Baldracca LLC, DBA Testo, 141 Leonard Street (Renewal, Wine, Beer & Cider, Restaurant)
8. BD&M Bar One LLC, DBA Reclamation Bar, 817 Metropolitan Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
9. BK Noodles Inc, DBA TBD 280 Bedford Avenue (Renewal, Wine, Beer & Cider, Restaurant)
10. BrooklynBaca LLC, DBA Best Pizza, 33 Havemeyer Street (Renewal, Wine, Beer & Cider, Restaurant)
11. CatalpaNYC LLC, DBA El Pinguino, 25 Greenpoint Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
12. Cenaduria La Palmera Real LLC, DBA Tacombi Williamsburg, 242 Metropolitan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
13. Disruption Grain LLC, DBA Interboro Spirits & Ales, 942 Grand Street (Renewal, Liquor, Wine, Beer & Cider)
14. Ebbs Brewing Co LLC, DBA Ebbs Brewing Company, 182 North 8<sup>th</sup> Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
15. Eighty-Three Viet LLC, DBA Falansai, 112 Harrison Place (Renewal, Wine, Beer & Cider, Restaurant)
16. Elite BK Inc., DBA Elite, 128 Metropolitan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
17. Elsewhere LLC, DBA Elsewhere, 599 Johnson Avenue (Renewal, Liquor, Wine, Beer & Cider, Cabaret 600+)
18. Family Group Enterprises Inc., DBA Patrizia Pizza & Pasta, 35 Broadway (Renewal, Wine, Beer & Cider, Restaurant)
19. Franklin St Food & Drink LLC, DBA Leroy's American Bistro, 195 Franklin Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
20. Full Circle Bar LLC, DBA TBD, 318 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
21. The Geezers, LLC, DBA Harefield Road Pub, 769 Metropolitan Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
22. Graham United Corp, DBA New Mexico Place, 189 Graham Avenue (Renewal, Wine, Beer & Cider, Restaurant)
23. Guernsey Hospitality LLC, DBA Nura, 46 Norman Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
24. The Gutter Bar LLC, DBA TBD, 200 North 14<sup>th</sup> Street (Renewal, Liquor, Wine, Beer & Cider, Bowling Establishment)



25. Kettle Pie Inc., DBA Allswell, 124 Bedford Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
26. Killowen Inc., DBA Keg & Lantern, 97 Nassau Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant Brewer)
27. Kitsby Café Inc., DBA TBD, 186 Grand Street (Renewal, Wine, Beer & Cider, Restaurant)
28. Koja Grill LLC, DBA Dokebi, 199 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
29. La Cocina II Restaurant Corp, DBA TBD, 100 Moore Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
30. Las Tainas Bar & Restaurant LLC, DBA TBD, 347 Broadway (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
31. Little Dokebi Inc, DBA Little Dokebi, 85 Driggs Avenue (Renewal, Wine, Beer & Cider, Restaurant)
32. Malynstoss LLC, DBA Nightshade, 451 Meeker Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
33. Manich Brothers LLC, DBA El Born, 651 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
34. Marina Caffè LLC, DBA Fabbrica Restaurant & Bar, 34 North 6<sup>th</sup> Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
35. MDMPZZA LLC, DBA Aces Pizza Shop, 637 Driggs Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
36. MMI 2020 LLC, DBA Recette NYC, 103 Havemeyer Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
37. MSG 88 LLC, DBA Bonnie's, 398 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
38. New Hope Brooklyn LLC, DBA Ten Hope, 10 12 Hope Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
39. New York Distilling Company LLC, DBA The Shanty, 79 Richardson Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
40. Nile Peterson Industries Inc DBA Philomena's Bar, DBA Landline, 790 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
41. Okamoto Holdings LLC, DBA Patisserie Tomoko, 568 Union Avenue Space 1G & H (Renewal, Wine, Beer & Cider, Café)
42. One Shot Away LLC, DBA Jackbar, 143 Havemeyer Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
43. Ontario Bar LLC, DBA TBD, 559 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Bar with limited food service)
44. Original Music Workshop Inc., DBA National Sawdust OMW, 80 North 6<sup>th</sup> Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant/Concert Venue)
45. Peanut Industries Inc, DBA Velvet Lounge, 174 Broadway (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
46. Pinkfrog LLC, DBA Pinkfrog Café, 221 North 9<sup>th</sup> Street (Renewal, Wine, Beer & Cider, Restaurant)

47. Platinum Affairs LTD, DBA The Continental Caterers, 75 Rutledge Street (Renewal, Liquor, Wine, Beer & Cider, Catering Facility [Private Events Only])
48. Pomp & Circumstance Hospitality LLC, DBA Pomp & Circumstance, 577 Lorimer Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
49. Poquito Fesante LLC, DBA Little Pheasant, 445 Graham Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
50. Pound Loney Inc., DBA The Clonard, 506 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
51. Radegast Hall LLC, DBA Radegast Hall and Biergarten, 113-115 North 3<sup>rd</sup> Street aka 186 Berry Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
52. Ramales Thai Food Corp., DBA Lily Thai Restaurant, 615 Grand Street (Renewal, Wine, Beer & Cider, Restaurant)
53. Riverwalk Management Inc., DBA Naked Dog, 47 Java Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
54. Schneider Boggs LLC, DBA Huckleberry Bar, 588 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
55. Sham 525 Inc, DBA Dar 525, 525 Grand Street (Renewal, Wine, Beer & Cider, Restaurant)
56. Silenth LLC, DBA Café Collette, 79 Berry Street (Renewal, Liquor, Wine, Beer & Cider, Café)
57. Sobre Masa LLC, DBA TBD, 52 Harrison Place (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
58. Spectacular Bird LLC, DBA Lamonte, 557 Driggs Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
59. Spuyten Duyvil LLC, DBA Spuyten Duyvil, 359 Metropolitan Avenue (Renewal, Wine, Beer & Cider, Bar/Tavern)
60. Ten Eleven Holdings Inc, DBA Pencil Factory, 142 Franklin Street, PO BOX 240 (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
61. Topsy Scoop Brooklyn LLC, DBA Topsy Scoop, 270 Metropolitan Avenue (Renewal, Wine, Beer & Cider, Bar/Tavern)
62. Tony's Pizzeria of Nassau Ave Corp., DBA Tony's Pizzeria, 175 Nassau Avenue (Renewal, Wine, Beer & Cider, Restaurant)
63. Tres de Mexico LLC, DBA Mesa Coyoacan, 372 Graham Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
64. Unknown Baths LLC, DBA Bathhouse, 103 North 10<sup>th</sup> Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
65. USRA Group LLC, DBA Magdalene, 524 Lorimer Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
66. Vinegar Hill NYC LLC, DBA Lucky Dog, 303 Bedford Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
67. The Wandering Barman LLC, DBA TBD, 315 Meserole Street Suite 2-A (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
68. Win Star Food LLC, DBA Win Son Bakery, 164 Graham Avenue (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. 3 Times 483 INC, DBA 3 Times, 483 Grand Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**
2. 148 Kingsland LLC, DBA TBD, 148 Kingsland Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant requested postponement.**
3. Brooklyn 24 Hrs LLC, DBA TBD, 518 Metropolitan Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**
4. BTH Bar Brooklyn LLC, DBA Bury the Hatchet Brooklyn, 25 Noble Street Unit 106 (**Re-notification adding a Temporary Retail Permit**, Liquor, Wine, Beer & Cider, Recreation Facility/Exhibition Hall, Bar/Tavern) **Applicant requested postponement.**
5. Elsewhere LLC, DBA Elsewhere, 599 Johnson Avenue, (Alteration, Liquor, Wine, Beer & Cider, Cabaret) **Applicant requested postponement.**
6. FMW LLC, DBA Norwinds, 1041 Flushing Avenue (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant requested postponement.**
7. FSMJ One, Inc, DBA Johnny's, 642 Lorimer Street (New Application, Liquor, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**
8. Glaze Williamsburg One LLC, DBA TBD, 145 North 4th Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**
9. Koureli Brooklyn LLC, DBA TBD, 35 Commercial Street Unit 2 (New Application, and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**
10. Medium Rare Williamsburg LLC, DBA TBD, 34 North 6th Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**
11. Meyerbrau, LLC, DBA Eckhart Beer Co., 545 Johnson Avenue (New Application, Liquor, Wine, Beer & Cider, Restaurant Brewer) **Applicant requested postponement.**
12. Mori Restaurant Inc, DBA TBD, 340 Grand Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**
13. P & B of Bayside Corp, DBA TBD, 33 McGuinness Boulevard (New Application and Temporary Retail Permit, Restaurant) **Applicant requested postponement.**
14. Saint Jane LLC, DBA TBD, 312 Leonard Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**
15. Salka Food LLC, DBA Copper Mug Coffee, 131 North 14th Street (New Application, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**

16. X-Golf Brooklyn LLC, DBA TBD, 109 North 13<sup>th</sup> Street (New Application, Liquor, Wine, Beer & Cider, Recreation Facility/Exhibition Hall) **Applicant requested postponement.**

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

**WHEN: Monday, October 23, 2023**  
**TIME: 6:30 PM (Meeting will end at 9:00 PM)**  
**WHERE: Swinging Sixties Senior Center**  
**211 Ainslie Street**  
**(Corner of Manhattan Avenue)**



# COMMUNITY BOARD No. 1

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH  
FINANCIAL SECRETARY

SONIA IGLESIAS  
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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

October 24, 2023

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

**RE: SLA APPLICATIONS**

Dear Chair Fan:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1 held on October 11, 2023, the board members reviewed the SLA Review & DCA's Committee Report (attached) and the various recommendations made. Below are the actions taken:

## LIQUOR LICENSES:

### NEW:

1. 2 Guys and Diner, Inc., DBA Three Decker Diner, 695 Manhattan Avenue (Previously Approved, Change of DBA) **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: 31 "Yes", 0 "No", 0 "Abstentions"
2. 148 Kingsland LLC, DBA TBD, 148 Kingsland Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant requested postponement.**  
The board members voted to support the recommendation to POSTPONE the Application.  
The Vote was: 31 "Yes", 0 "No", 0 "Abstentions"
3. 790 Metro Group Inc., DBA Easy Lover, 790 Metropolitan Avenue (Corporate Change – Removing Lane Martin Locolla from the liquor license, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant did not appear. Committee recommended denial.**  
The Committee voted unanimously to deny the application.  
The board members voted to support the recommendation to DENY the application.

The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”

4. About Last Night LLC, DBA About Last Night, 1 Knickerbocker Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Committee recommended approval.**

The Committee recommends approval.

The Committee voted unanimously to approve the application.

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

The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”

5. Arca Ventures Inc, DBA Pheasant, 57 Driggs Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Catering Facility [Private Events Only]) **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: 31 “Yes”, 0 “No”, 0 “Abstentions”

6. Area 53 LLC, DBA TBD, 616 Scholes Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Recreation Facility) **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: 31 “Yes”, 0 “No”, 0 “Abstentions”

7. Boris & Horton Brooklyn, LLC, DBA TBD, 510-528 Driggs Avenue aka 187-195 North 8<sup>th</sup> Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Dog-Friendly 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: 31 “Yes”, 0 “No”, 0 “Abstentions”

8. Brooklyn 24 Hrs LLC, DBA TBD, 518 Metropolitan Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**

The board members voted to support the recommendation to POSTPONE the Application.

The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”

9. Brooklyn Bites LLC, DBA TBD, 284 Grand 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: 31 “Yes”, 0 “No”, 0 “Abstentions”

10. Café Little Armenia LLC, DBA Café Little Armenia, 1035 Manhattan Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Committee recommended approval with stipulation, no backyard use.**

The board members voted to support the recommendation to APPROVE the application with the stipulation: no backyard use.

The vote was as follows: 31 “Yes”; 0 “No”; 0 “Abstentions”

11. Edy's Grocer LLC, DBA Edy's Grocer, 136 Meserole Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Committee recommended approval with stipulation, more signatures.**

The board members voted to support the recommendation to APPROVE the application with the stipulation: more signatures.

The vote was as follows: 31 "Yes"; 0 "No"; 0 "Abstentions"

12. Empirical Inc, DBA TBD, 53 Scott Avenue (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended approval.**

The Committee recommends approval.

The Committee voted unanimously to approve the application.

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

The Vote was: 31 "Yes", 0 "No", 0 "Abstentions"

13. Entity TBD, DBA Mama Lee, 66 Grand Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**

The board members voted to support the recommendation to POSTPONE the Application.

The Vote was: 31 "Yes", 0 "No", 0 "Abstentions"

14. FMW LLC, DBA Norwinds, 1041 Flushing Avenue (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant requested postponement.**

The board members voted to support the recommendation to POSTPONE the Application.

The Vote was: 31 "Yes", 0 "No", 0 "Abstentions"

15. FSMJ One, Inc, DBA Johnny's, 642 Lorimer Street (New Application, Liquor, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**

The board members voted to support the recommendation to POSTPONE the Application.

The Vote was: 31 "Yes", 0 "No", 0 "Abstentions"

16. Healthy as a Motha LLC, DBA HAAM, 234 Union Avenue (New Application and Temporary Retail Permit, 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: 31 "Yes", 0 "No", 0 "Abstentions"

17. Hudson Table BK LLC, DBA Hudson Table, 88 Withers Street (Method of Operation, Liquor, Wine, Beer & Cider, Catering Facility [Private Events Only]) – Re-notification to include the addition of live music to their method of operation, as well as their change in hours to 12 AM on Thursdays, Fridays, and Saturdays. (This change was approved by the Board on 05/24/2022) **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: 31 "Yes", 0 "No", 0 "Abstentions"

18. Land to Sea NY LLC, DBA Land to Sea, 402 Graham Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern) **Committee recommended approval.**

The Committee recommends approval.

The Committee voted unanimously to approve the application.

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

The Vote was: 31 "Yes", 0 "No", 0 "Abstentions"



19. Lili and Cata II LLC, DBA TBD, 325 Kent Avenue Unit #3 (New Application and Temporary Retail Permit, Wine, Beer & Cider, Café & Wine Bar) **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: 31 “Yes”, 0 “No”, 0 “Abstentions”

20. LPH Two LLC, DBA Nami Nori, 236 North 12<sup>th</sup> Street (Temporary Retail Permit, Class Change, Liquor, Wine, Beer & Cider, Restaurant) **Committee recommended approval with stipulation, speak with the priest next door.**

The board members voted to support the recommendation to APPROVE the application with the stipulation: speak with the priest next door.

The vote was as follows: 31 “Yes”; 0 “No”; 0 “Abstentions”

21. Maiz Restaurant Corp, DBA TABU, 10 Hope Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Committee recommended approval with stipulations, more signatures, no rooftop, soundproof backyard.**

The board members voted to support the recommendation to APPROVE the application with the stipulations: more signatures, no rooftop, soundproof backyard.

The vote was as follows: 31 “Yes”; 0 “No”; 0 “Abstentions”

22. Maloya LLC, DBA TBD, 983 Flushing Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**

The board members voted to support the recommendation to POSTPONE the Application.

The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”

23. Meyerbrau, LLC, DBA Eckhart Beer Co., 545 Johnson Avenue (New Application, Liquor, Wine, Beer & Cider, Restaurant Brewer) **Applicant requested postponement.**

The board members voted to support the recommendation to POSTPONE the Application.

The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”

24. Million Goods LLC, DBA TBD, 88 Franklin Street (New Application and Temporary Retail Permit, 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: 31 “Yes”, 0 “No”, 0 “Abstentions”

25. Mr. Melo LLC, DBA TBD, 61 Withers Street (New Application and Temporary Retail Permit, 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: 31 “Yes”, 0 “No”, 0 “Abstentions”

26. Mugatu Inc, DBA Bar Bruno, 560 Manhattan Avenue (Expansion onto Municipal Property) **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: 31 “Yes”, 0 “No”, 0 “Abstentions”

27. Number Nine Show LLC, DBA The Dead Letter, 63 Grand Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant did not appear. Committee recommended denial.**  
 The Committee voted unanimously to deny the application.  
 The board members voted to support the recommendation to DENY the application.  
 The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”
28. NY Axe Williamsburg LLC, DBA NY Ave, 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/Axe Throwing) **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: 31 “Yes”, 0 “No”, 0 “Abstentions”
29. Padel Haus LLC, DBA Padel Haus, 280 Kent Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Recreation Facility/Exhibition Hall) **Applicant requested postponement.**  
 The board members voted to support the recommendation to POSTPONE the Application.  
 The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”
30. Paint 367 LLC, DBA TBD, 367 Metropolitan Avenue (Method of Operation, Add Security Guards) **Applicant requested postponement.**  
 The board members voted to support the recommendation to POSTPONE the Application.  
 The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”
31. Pebble Corp, DBA Sweet Chick, 164 Bedford Avenue (Corporate Change [Applicant desires to change the corporate name of one of its principals to Sweet Chick Life, Inc. Board had no objection August 2022], 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: 31 “Yes”, 0 “No”, 0 “Abstentions”
32. Pieintheskybrooklyn LLC, DBA Paulie Gee’s, 60 Greenpoint Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Committee recommended approval.**  
 The Committee recommends approval.  
 The Committee voted unanimously to approve the application.  
 The board members voted to support the recommendation to APPROVE the application.  
 The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”
33. Pizza Pasta Salad LLC, DBA Salsa Pizza Napoletana, 40 Clifford Place (New Application and Temporary Retail Permit, 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: 31 “Yes”, 0 “No”, 0 “Abstentions”

34. Please Tell Me, LLC, DBA TBD, 749 Metropolitan Avenue (New Application and Temporary Retail Permit, 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: 31 “Yes”, 0 “No”, 0 “Abstentions”
35. Ployperm Corp., DBA Nora Thai, 176 North 9<sup>th</sup> Street (Corporate 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: 31 “Yes”, 0 “No”, 0 “Abstentions”
36. Pound Loney Inc., DBA The Clonard, 506 Grand Street (Alteration, 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: 31 “Yes”, 0 “No”, 0 “Abstentions”
37. Shelison Restaurant Inc, DBA TBD, 492 Broadway (Removal, 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: 31 “Yes”, 0 “No”, 0 “Abstentions”
38. She Said NYC LLC, DBA With Others Brooklyn, 340 Bedford Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Café and Wine Bar) **Committee recommended approval with stipulations, more signatures, soundproof backyard.**  
 The board members voted to support the recommendation to APPROVE the application with the stipulations: more signatures, soundproof backyard.  
 The vote was as follows: 31 “Yes”; 0 “No”; 0 “Abstentions”
39. Silo Brooklyn LLC, DBA Silo Brooklyn, 90 Scott Avenue (Expansion onto Municipal Property) **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: 31 “Yes”, 0 “No”, 0 “Abstentions”
40. Sunrise East Restaurant, DBA TBD, 562 Grand Street (New Application and Temporary Retail Permit, 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: 31 “Yes”, 0 “No”, 0 “Abstentions”
41. Taqueria La Nortena Corp, DBA TBD, 668 Manhattan Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider) **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: 31 “Yes”, 0 “No”, 0 “Abstentions”

42. TGS Clubhouse LLC, DBA TBD, 86 North 11<sup>th</sup> Street (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant requested postponement.**

The board members voted to support the recommendation to POSTPONE the Application.

The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”

43. Tikka Indian Grill Inc., DBA TBD, 185 Grand Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Applicant did not appear. Committee recommended denial.**

The Committee voted unanimously to deny the application.

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

The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”

44. Veselka Lorimer Restaurant LLC, DBA Veselka Restaurant, 646 Lorimer Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) Change from Liquor, Wine, Beer & Cider **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: 31 “Yes”, 0 “No”, 0 “Abstentions”

45. X-Golf Brooklyn, LLC, DBA TBD, 105 North 13<sup>th</sup> Street (Amended 30 Day Renotification, New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant did not appear. Committee recommended denial.**

The Committee voted unanimously to deny the application.

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

The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”

**RENEWAL:**

1. 48 South Fourth Street Corp., DBA The Woods, 48 South 4th Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
2. 99 Scott Studio LLC, DBA TBD 99 Scott Avenue (Renewal, Liquor, Wine, Beer & Cider, Catering)
3. 113 Franklin Dining LLC, DBA Sereneco, 113 Franklin Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
4. 312 Grand E A F Inc., DBA Ethyl’s, 312 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
5. 931 Manhattan Café LLC, DBA TBD, 931 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
6. Amber Restaurant LLC, DBA Amber, 119 Nassau Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
7. Baldracca LLC, DBA Testo, 141 Leonard Street (Renewal, Wine, Beer & Cider, Restaurant)
8. BD&M Bar One LLC, DBA Reclamation Bar, 817 Metropolitan Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
9. BK Noodles Inc, DBA TBD 280 Bedford Avenue (Renewal, Wine, Beer & Cider, Restaurant)
10. BrooklynBaca LLC, DBA Best Pizza, 33 Havemeyer Street (Renewal, Wine, Beer & Cider, Restaurant)

11. CatalpaNYC LLC, DBA El Pinguino, 25 Greenpoint Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
12. Cenaduria La Palmera Real LLC, DBA Tacombi Williamsburg, 242 Metropolitan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
13. Disruption Grain LLC, DBA Interboro Spirits & Ales, 942 Grand Street (Renewal, Liquor, Wine, Beer & Cider)
14. Ebbs Brewing Co LLC, DBA Ebbs Brewing Company, 182 North 8th Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
15. Eighty-Three Viet LLC, DBA Falansai, 112 Harrison Place (Renewal, Wine, Beer & Cider, Restaurant)
16. Elite BK Inc., DBA Elite, 128 Metropolitan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
17. Elsewhere LLC, DBA Elsewhere, 599 Johnson Avenue (Renewal, Liquor, Wine, Beer & Cider, Cabaret 600+)
18. Family Group Enterprises Inc., DBA Patrizia Pizza & Pasta, 35 Broadway (Renewal, Wine, Beer & Cider, Restaurant)
19. Franklin St Food & Drink LLC, DBA Leroy's American Bistro, 195 Franklin Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
20. Full Circle Bar LLC, DBA TBD, 318 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
21. The Geezers, LLC, DBA Harefield Road Pub, 769 Metropolitan Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
22. Graham United Corp, DBA New Mexico Place, 189 Graham Avenue (Renewal, Wine, Beer & Cider, Restaurant)
23. Guernsey Hospitality LLC, DBA Nura, 46 Norman Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
24. The Gutter Bar LLC, DBA TBD, 200 North 14th Street (Renewal, Liquor, Wine, Beer & Cider, Bowling Establishment)
25. Kettle Pie Inc., DBA Allswell, 124 Bedford Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
26. Killowen Inc., DBA Keg & Lantern, 97 Nassau Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant Brewer)
27. Kitsby Café Inc., DBA TBD, 186 Grand Street (Renewal, Wine, Beer & Cider, Restaurant)
28. Kojia Grill LLC, DBA Dokebi, 199 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
29. La Cocina II Restaurant Corp, DBA TBD, 100 Moore Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
30. Las Tainas Bar & Restaurant LLC, DBA TBD, 347 Broadway (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
31. Little Dokebi Inc, DBA Little Dokebi, 85 Driggs Avenue (Renewal, Wine, Beer & Cider, Restaurant)
32. Malynstoss LLC, DBA Nightshade, 451 Meeker Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
33. Manich Brothers LLC, DBA El Born, 651 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)



34. Marina Caffè LLC, DBA Fabbrica Restaurant & Bar, 34 North 6th Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
35. MDMPZZA LLC, DBA Aces Pizza Shop, 637 Driggs Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
36. MMI 2020 LLC, DBA Recette NYC, 103 Havemeyer Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
37. MSG 88 LLC, DBA Bonnie's, 398 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
38. New Hope Brooklyn LLC, DBA Ten Hope, 10 12 Hope Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
39. New York Distilling Company LLC, DBA The Shanty, 79 Richardson Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
40. Nile Peterson Industries Inc DBA Philomena's Bar, DBA Landline, 790 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
41. Okamoto Holdings LLC, DBA Patisserie Tomoko, 568 Union Avenue Space 1G & H (Renewal, Wine, Beer & Cider, Café)
42. One Shot Away LLC, DBA Jackbar, 143 Havemeyer Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
43. Ontario Bar LLC, DBA TBD, 559 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Bar with limited food service)
44. Original Music Workshop Inc., DBA National Sawdust OMW, 80 North 6th Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant/Concert Venue)
45. Peanut Industries Inc, DBA Velvet Lounge, 174 Broadway (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
46. Pinkfrog LLC, DBA Pinkfrog Café, 221 North 9th Street (Renewal, Wine, Beer & Cider, Restaurant)
47. Platinum Affairs LTD, DBA The Continental Caterers, 75 Rutledge Street (Renewal, Liquor, Wine, Beer & Cider, Catering Facility [Private Events Only])
48. Pomp & Circumstance Hospitality LLC, DBA Pomp & Circumstance, 577 Lorimer Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
49. Poquito Fesante LLC, DBA Little Pheasant, 445 Graham Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
50. Pound Loney Inc., DBA The Clonard, 506 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
51. Radegast Hall LLC, DBA Radegast Hall and Biergarten, 113-115 North 3rd Street aka 186 Berry Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
52. Ramales Thai Food Corp., DBA Lily Thai Restaurant, 615 Grand Street (Renewal, Wine, Beer & Cider, Restaurant)
53. Riverwalk Management Inc., DBA Naked Dog, 47 Java Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
54. Schneider Boggs LLC, DBA Huckleberry Bar, 588 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
55. Sham 525 Inc, DBA Dar 525, 525 Grand Street (Renewal, Wine, Beer & Cider, Restaurant)
56. Silenth LLC, DBA Café Collette, 79 Berry Street (Renewal, Liquor, Wine, Beer & Cider, Café)
57. Sobre Masa LLC, DBA TBD, 52 Harrison Place (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

58. Spectacular Bird LLC, DBA Lamonte, 557 Driggs Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
59. Spuyten Duyvil LLC, DBA Spuyten Duyvil, 359 Metropolitan Avenue (Renewal, Wine, Beer & Cider, Bar/Tavern)
60. Ten Eleven Holdings Inc, DBA Pencil Factory, 142 Franklin Street, PO BOX 240 (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
61. Topsy Scoop Brooklyn LLC, DBA Topsy Scoop, 270 Metropolitan Avenue (Renewal, Wine, Beer & Cider, Bar/Tavern)
62. Tony's Pizzeria of Nassau Ave Corp., DBA Tony's Pizzeria, 175 Nassau Avenue (Renewal, Wine, Beer & Cider, Restaurant)
63. Tres de Mexico LLC, DBA Mesa Coyoacan, 372 Graham Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
64. Unknown Baths LLC, DBA Bathhouse, 103 North 10th Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
65. USRA Group LLC, DBA Magdalene, 524 Lorimer Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
66. Vinegar Hill NYC LLC, DBA Lucky Dog, 303 Bedford Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
67. The Wandering Barman LLC, DBA TBD, 315 Meserole Street Suite 2-A (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
68. Win Star Food LLC, DBA Win Son Bakery, 164 Graham Avenue (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: 31 "Yes"; 0 "No"; 0 "Abstentions."

**PREVIOUSLY POSTPONED:**

1. 3 Times 483 Inc, DBA 3 Times, 483 Grand Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**  
The board members voted to support the recommendation to POSTPONE the Application.  
The Vote was: 31 "Yes", 0 "No", 0 "Abstentions"
2. 148 Kingsland LLC, DBA TBD, 148 Kingsland Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant requested postponement.**  
The board members voted to support the recommendation to POSTPONE the Application.  
The Vote was: 31 "Yes", 0 "No", 0 "Abstentions"
3. Brooklyn 24 Hrs LLC, DBA TBD, 518 Metropolitan Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**  
The board members voted to support the recommendation to POSTPONE the Application.  
The Vote was: 31 "Yes", 0 "No", 0 "Abstentions"

4. BTH Bar Brooklyn LLC, DBA Bury the Hatchet Brooklyn, 25 Noble Street Unit 106 (**Re-notification adding a Temporary Retail Permit, Liquor, Wine, Beer & Cider, Recreation Facility/Exhibition Hall, Bar/Tavern**) **Applicant requested postponement.**  
The board members voted to support the recommendation to POSTPONE the Application.  
The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”
5. Elsewhere LLC, DBA Elsewhere, 599 Johnson Avenue, (Alteration, Liquor, Wine, Beer & Cider, Cabaret) **Applicant requested postponement.**  
The board members voted to support the recommendation to POSTPONE the Application.  
The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”
6. FMW LLC, DBA Norwinds, 1041 Flushing Avenue (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant requested postponement.**  
The board members voted to support the recommendation to POSTPONE the Application.  
The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”
7. FSMJ One, Inc, DBA Johnny’s, 642 Lorimer Street (New Application, Liquor, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**  
The board members voted to support the recommendation to POSTPONE the Application.  
The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”
8. Glaze Williamsburg One LLC, DBA TBD, 145 North 4th Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**  
The board members voted to support the recommendation to POSTPONE the Application.  
The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”
9. Koureli Brooklyn LLC, DBA TBD, 35 Commercial Street Unit 2 (New Application, and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**  
The board members voted to support the recommendation to POSTPONE the Application.  
The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”
10. Medium Rare Williamsburg LLC, DBA TBD, 34 North 6th Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**  
The board members voted to support the recommendation to POSTPONE the Application.  
The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”
11. Meyerbrau, LLC, DBA Eckhart Beer Co., 545 Johnson Avenue (New Application, Liquor, Wine, Beer & Cider, Restaurant Brewer) **Applicant requested postponement.**  
The board members voted to support the recommendation to POSTPONE the Application.  
The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”
12. Mori Restaurant Inc, DBA TBD, 340 Grand Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**  
The board members voted to support the recommendation to POSTPONE the Application.  
The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”
13. P & B of Bayside Corp, DBA TBD, 33 McGuinness Boulevard (New Application and Temporary Retail Permit, Restaurant) **Applicant requested postponement.**  
The board members voted to support the recommendation to POSTPONE the Application.  
The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”

14. Saint Jane LLC, DBA TBD, 312 Leonard Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**  
The board members voted to support the recommendation to POSTPONE the Application.  
The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”
15. Salka Food LLC, DBA Copper Mug Coffee, 131 North 14th Street (New Application, Wine, Beer & Cider, Restaurant) **Applicant requested postponement.**  
The board members voted to support the recommendation to POSTPONE the Application.  
The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”
16. X-Golf Brooklyn LLC, DBA TBD, 109 North 13<sup>th</sup> Street (New Application, Liquor, Wine, Beer & Cider, Recreation Facility/Exhibition Hall) **Applicant requested postponement.**  
The board members voted to support the recommendation to POSTPONE the Application.  
The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”

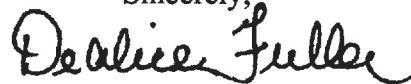
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**The next meeting of the SLA Review & DCWP Committee is scheduled as follows:**

**WHEN: Monday, October 23, 2023**  
**TIME: 6:30 PM (Meeting will end at 9:00 PM)**  
**WHERE: Swinging Sixties Senior Center**  
**211 Ainslie Street**  
**(Corner of Manhattan Avenue)**

Working for a Better Williamsburg-Greenpoint.

Sincerely,



Dealice Fuller  
Chairperson



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



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FIRST VICE-CHAIRMAN

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SECOND VICE-CHAIRPERSON

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DEALICE FULLER  
CHAIRPERSON

JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

October 11, 2023

## LAND USE, ULURP, & LANDMARKS (SUBCOMMITTEE) COMMITTEE REPORT

**TO:** Chairperson Dealice Fuller and CB #1 Board Members

**FROM:** Del Teague, Committee Chair

**RE:** Land Use Committee Meeting Report: September 26, 2023

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The Committee met during the evening of September 26, 2023, at 6:30 PM at the Swinging Sixties Senior Center at 211 Ainslie Street, Brooklyn, NY 11211.

**Present:** Teague, Chair; Chesler, Co-Chair; Kantin; Kelterborn; Pferd; Vega

**Absent:** Kaminski, Landmarks Co-Chair; Drinkwater; Indig; Itzkowitz; Meyers; Miceli; Niederman; Sofer; Weiser; Berger\*; Kawochka\*; Naplatarski\*; Stone\* (\* Denotes non-board member of the committee)

6 members were present.

A quorum was not achieved.

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1. 230 KENT AVENUE REZONING (23DCP075K) – IN THE MATTER of an application submitted by Kent Riverview LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12c: 1.changing from an M1-4 2 District to an M1-4/R7X District property bounded by Metropolitan Avenue, Kent



**Avenue, North 1st Street, and River Street; and 2. establishing a Special Mixed Use District bounded by Metropolitan Avenue, Kent Avenue, North 1st Street, and River Street**

Presentation was made on behalf of the 230 Kent Ave developers by Judith Gallent, Land Use Partner at Bryan Cave Leighton Paisner LLP.

**I thank Steve Chesler for providing me with a detailed account of the public hearing presentation and the issues raised at the hearing.**

**Presentation Summary:** Their application proposes to rezone this 5,474 sq/ft site (and entire block) from M1-4 to M1-4/R7X, a light manufacturing designation to a mixed-use residential designation within the area's mixed-use district (MX8). This site is located within the block bound by Kent Avenue, River Street, Metropolitan Avenue and N 1st Street. The project proposal is to build an 8-story residential building with ground floor retail. There will be forty apartments. Twelve will be designated affordable under the Mandatory Inclusionary Housing program with these units averaging 80% AMI. The breakdown of units will include 1- and 2-bedroom units, perhaps some with 3 bedrooms.

In 2021 this site was rezoned from M3-1 to M1-4 as a part of the River Ring rezoning. In 2017 the site was remediated through the state Brownfield Cleanup Program. With the current rezoning proposal, the allowable FAR will decrease from 6.5 to 6.0. Under MIH the maximum building height is 140'; the developers proposed building height will be 105'. No parking is required, and they will include 20 bicycle spaces. The building will be "high efficiency" and "high performance" regarding energy usage. Though not in a flood zone, most mechanicals and utilities will be located on the roof. The proposed rezoning maintains an M1 designation to allow Con Ed to continue to use its site for conforming utility purposes.

The presenters contend that the community has benefited from the investment of between \$7-8 million on environmental remediation and will benefit from its provision of 12 units affordable residential units.

**Issues raised at the Public Hearing on September 12, 2023, and at the committee meeting:**

The presenters were asked if open space will be a part of the plaza. They advised that there is not enough space to include an open space amenity.

The presenters' response to concerns about sanitation was that trash must be kept in containers. In response to the question of why the entire block was being rezoned, the presenters stated that City Planning prefers a uniform map.

The committee expressed concerns about whether more ground floor retail space is a benefit to us, based on the many vacancies throughout the area. The presenters advised that the MX zoning designation will allow for a community facility if the ground floor retail space cannot be filled.

It was pointed out to the presenters that although this is a small project in comparison to the 1025-unit River Ring project, adding more people to the area in addition to the influx of River Ring and Domino residents will stress our infrastructure. Given the questionable need for more ground floor commercial space, the added stress on our infrastructure, and the often stated need to protect our manufacturing sites, residents and board members felt that the developers should include more affordable housing with lower AMI's.

### **Discussion:**

The committee members agreed unanimously that we need enough affordability to make it worth giving up a manufacturing site. The members also agreed that it is important to consistently apply our policy of requiring developers to provide more than the minimum mandatory affordability, a policy that Council member Restler assured us he would support.

### **Recommendation:**

All 6 members agreed to present the following as a consensus vote:

**Deny the application unless the developer provides 35% affordable units at an average of 60% AMI. (That would amount to 14 units instead of 12).**

## **2. PRE-CERTIFICATION PRESENTATION: 74 Bogart Street, Presentation by Daniel Alvarez, Director, Acquisitions & Leasing, Storage Deluxe/ UOVO**

**A hard copy of the presentation is attached to this report.**

UOVO is an art storage and logistics company. Clients include collectors, artists, fashion designers, galleries, and museums. The company, headquartered in Long Island City, owns similar climate-controlled storage facilities in 12 locations across the country, including one in Long Island City and one at 105 Evergreen Avenue in Brooklyn.

The facilities offer concierge open storage, private (individual room) storage, and fashion storage. It works with the Brooklyn Museum and PS74 in Bushwick to promote art studies and local artists.

The company bought the property, which is not in the IBZ and is zoned M1-2, in 2018. They opened a 160,000 sq.foot self-storage facility on the site in 2021. Under the zoning it cannot build further on the site. The presenters stated that they met with City Planning and Evergreen who do not want residential development on the site, but would like art storage. In order to build the proposed 200,000 sq. foot facility, the zoning needs to be changed to M1-5.

In support of their proposal, the presenters told us that an art storage facility is significantly different from a self-storage facility, which employs minimal unskilled staff, with individuals coming and going on their own. An art storage facility, on the other hand, provides a variety of arts and commercial jobs. The company has expert training programs for its employees. When asked if it would be willing to add a school in our district to their list of schools that it works with, the presenters stated they “would be delighted “.

## **3. DISCUSSION ABOUT AVAILABILITY OF INTERNS:**

We were notified by Fund For The City Of New York that we can ask for interns to assist us in researching relevant urban planning issues. The interns are second year university students. They can work 15 hrs./week.

In order to qualify we had to send, by September 29, a letter describing a project proposal that is valuable to the community and that would provide a substantive learning experience for Fellows over a two-semester timeframe.

Our committee decided to request an intern to conduct research on the affordable housing needs of our community. Cory Kantin offered to help supervise the intern.

The letter that we submitted setting forth the details of the research to be conducted is attached to this report.

**4. DISCUSSION OF PRELIMINARY "CITY OF YES" MEETING ON SEPTEMBER 6, 2023, with Lucia Marquez Reagan and Kerensa Wood**

**Please see the detailed hard copy of the presentation attached to this report.**

We reminded the presenters of our concerns about battery storage and roof top entertainment. We also asked for more details in general and, in particular, with respect to Economic Development, such as whether businesses that will be allowed above the ground floor will include growing cannabis, and what measures would be taken to accommodate residents who would be living on the same floor as these businesses. The presenters told us that they don't yet know the details of many of the measures. They will take back our questions to City Planning and will come back with more details.

Dear Fund for the City of New York,

Thank you for the opportunity to request an intern for the Land Use Committee of Community Board 1.

We would greatly appreciate the use of an intern to do research on the affordable housing needs of our district. Our objective is to gain a better understanding of the number of affordable housing units that are available and at what levels of AMI they are offered. Once we have this data, we would like to compare what exists versus what was promised to the community as part of the 2005 rezoning of Greenpoint and Williamsburg.

We would like the intern to supply the following data:

- The amount of affordable housing units offered in CB1.
- The levels of AMI offered, meaning the amount of each income level (40%, 60%, 80%, etc)
- The demand for each level, (i.e. how many applicants per apartment at each AMI level).

Additionally, we would like the intern to study the 2005 rezoning document to ascertain what was promised to the community vs. what exists.

By having these data sets, we will be able to identify the areas of most need in our housing stock and use this data to support our requests when approached by developers asking for a residential rezoning.

If you have any questions, do not hesitate to reach out. Thank you in advance for your consideration.

Sincerely,  
Cory Kantin (CB1 Board Member)

*city of* **yes**

**for Economic  
Opportunity**

**Info Session**

**July 11, 2023**





## Espanol / 翻譯 / 翻译 (Interpretation)

Please click on the interpretation icon for Spanish, Mandarin, or Cantonese to hear a simultaneous interpretation of the session. During the Q&A, staff will be available to provide language assistance for Spanish, Mandarin, and Cantonese speakers as needed. Spanish, Mandarin, or Cantonese speaking participants may also contact us for additional assistance via email at [DCPCityofYes\\_DL@planning.nyc.gov](mailto:DCPCityofYes_DL@planning.nyc.gov)

Por favor haga clic en el símbolo de interpretación en Español, Mandarín o Cantonés para escuchar la interpretación simultánea de la sesión. Durante la sesión de preguntas y respuestas, estará disponible asistencia para interpretación en Español, Mandarín y Cantonés para quien lo necesite. También nos puede contactar para asistencia adicional por el correo electrónico [DCPCityofYes\\_DL@planning.nyc.gov](mailto:DCPCityofYes_DL@planning.nyc.gov)

请点击同声传译的图标以收听会议的西班牙语，普通话或粤语的同声传译。在提问环节期间 (Q&A)，工作人员将根据需要为您提供西班牙语，普通话或粤语的翻译帮助。如需更多帮助，讲西班牙语，普通话或粤语的参与者也可以通过电子邮件的方式 ([DCPCityofYes\\_DL@planning.nyc.gov](mailto:DCPCityofYes_DL@planning.nyc.gov)) 与我们联系。

請點擊同聲傳譯的圖標以收聽會議的西班牙語，國語或粵語的同聲傳譯。在提問環節期間(Q&A)，工作人員將根據需要為您提供西班牙語，國語或粵語的翻譯幫助。如需更多幫助，講西班牙語，國語或粵語的參與者也可以通過電子郵件的方式 ([DCPCityofYes\\_DL@planning.nyc.gov](mailto:DCPCityofYes_DL@planning.nyc.gov)) 與我們取得聯繫。

## Info Session Format

7:05 – 7:20 PM: Welcome & Opening Remarks

7:20–8:20 PM: Zoning for Economic Opportunity

7:20–8:55 PM: Live Q&A

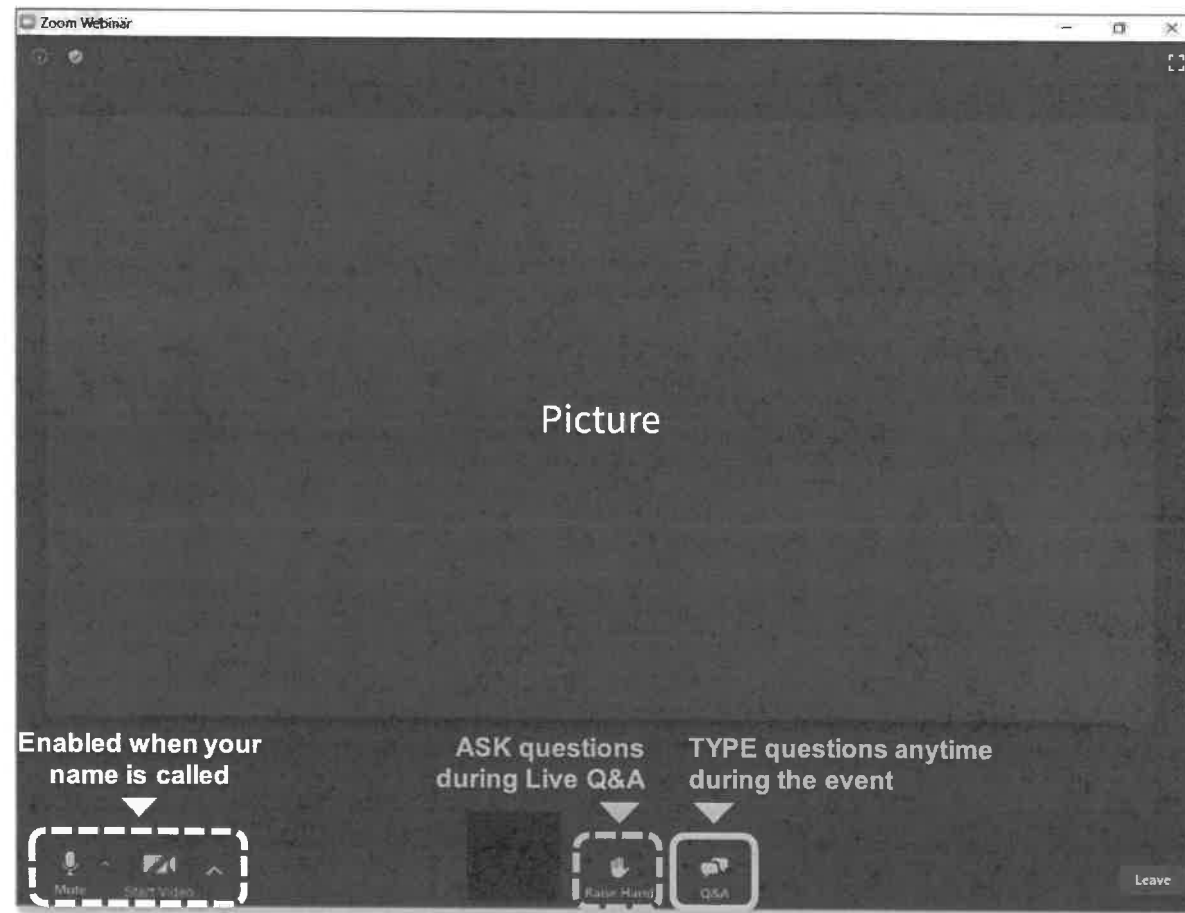
Prior to Live Q&A, all microphones are muted.

TYPE written questions via Zoom Q&A feature.

During Live Q&A, ask questions in two ways:

1. TYPE – using the zoom Q&A feature
2. ASK – using the zoom raise your hand feature (two-minute time limit to ask question). You will be able to unmute yourself and turn on your camera when you are called on by the moderator.

If you are dialing in by phone, press \*9 to ask your question during Live Q&A.



# city of yes

Instructions to speak at this meeting by computer, smartphone, or tablet are posted at:

- **Web Address:** [nyc.gov/engage](http://nyc.gov/engage) under “Upcoming Meetings”

If you wish to participate in the meeting by phone, please dial:

- **Toll Free Numbers:** (877) 853-5247 or (888) 788-0099
- **Toll Numbers:** (212) 338-8477 or (253) 215-8782

When prompted enter:

- **Meeting ID:** 864 6760 2082
- **Participant ID:** press pound (#) to skip
- **Password:** 1

If you are experiencing any technical difficulties, DCP staff are available to provide support. Please dial any of the phone numbers listed above. Then enter the following meeting ID and password when prompted.

- **Meeting ID:** 618 237 7396
- **Participant ID:** press pound (#) to skip
- **Password:** 1

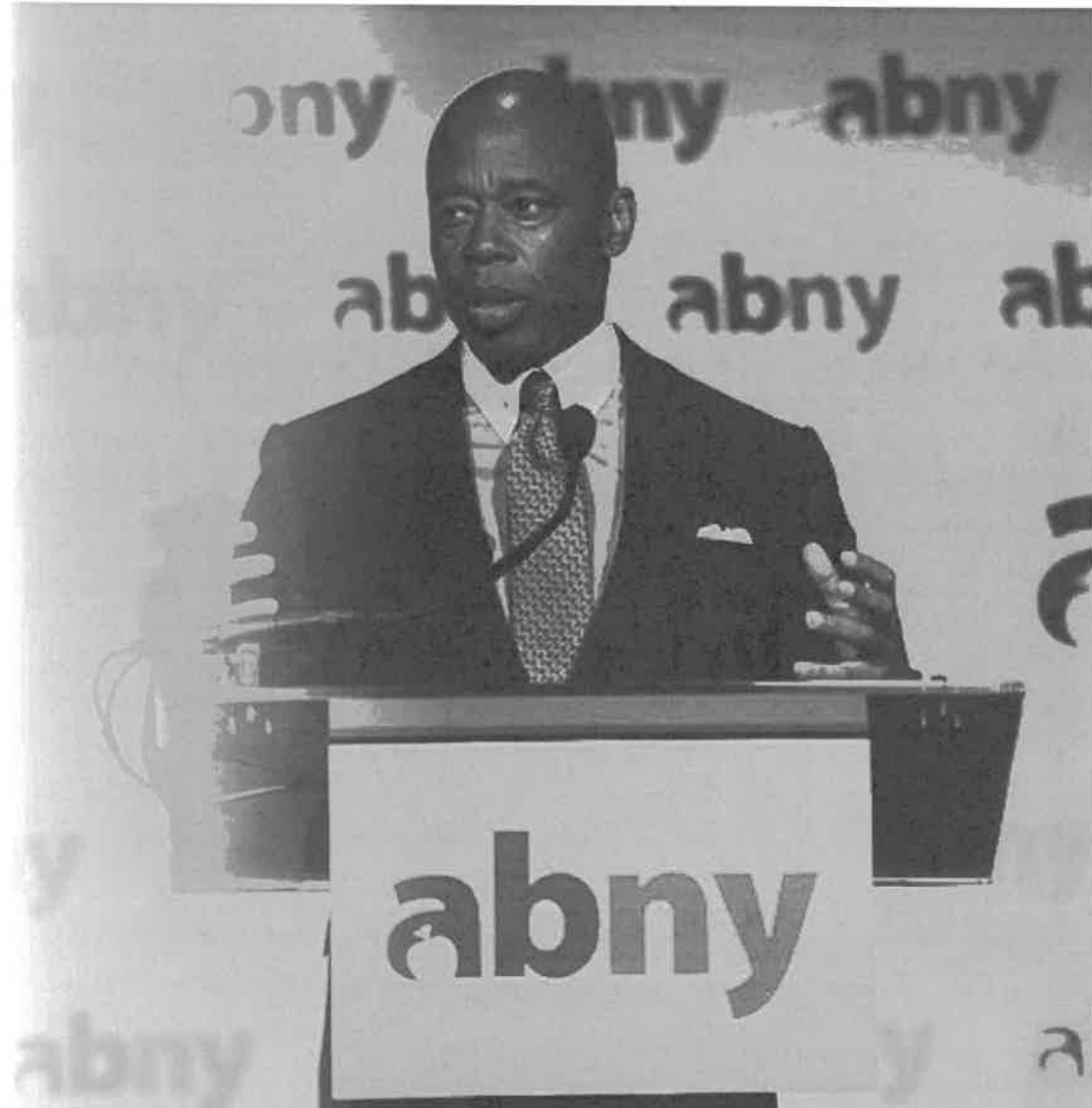
After this session, the project team can be reached by email at [EconomicOpportunity@planning.nyc.gov](mailto:EconomicOpportunity@planning.nyc.gov)

# city of yes

"We are going to turn New York into a **City of Yes** — yes in my backyard, yes on my block, yes in my neighborhood,"

"These proposals focused on economic recovery, affordable housing, and sustainability will remove red tape for small businesses, expand housing opportunities in every neighborhood, and accelerate the transition to our energy future. New Yorkers are not going to wait around while other cities and other countries sprint towards a post-pandemic world, and now we won't have to."

-Mayor Eric Adams





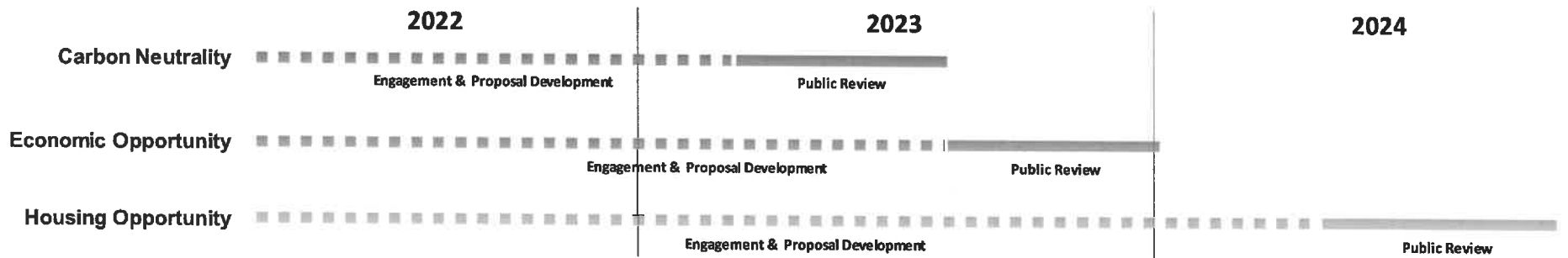
**for Carbon Neutrality**  
Expanding opportunities for decarbonization projects



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



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

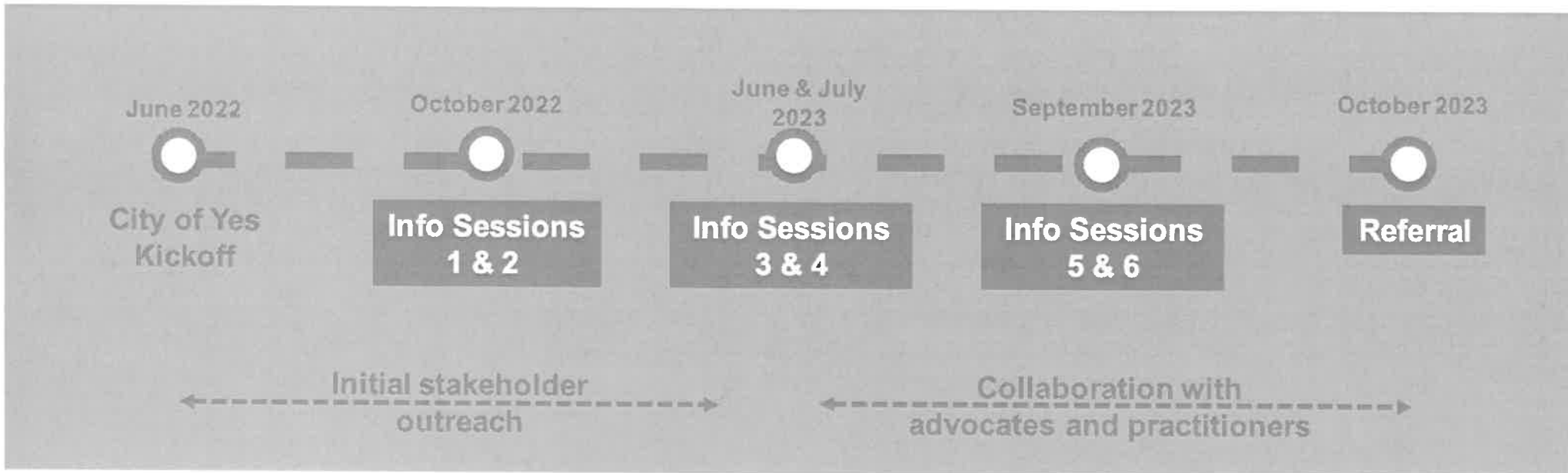


*city of* **dancers**  
*city of* **makers**  
*city of* **workers**  
*city of* **yes**  
*city of* **shops**  
*city of* **choice**  
*city of* **business**  
*city of* **inventors**  
*city of* **fun**





# Engagement process to date



*to date:*

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

**Meetings with 100+ stakeholder organizations**

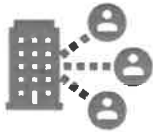
# What are the challenges to opening, operating, and expanding a business in NYC?



# NYC is still recovering from economic crisis, which can be an opportunity for adaptation



Many businesses were forced to close or change their operations during the COVID pandemic



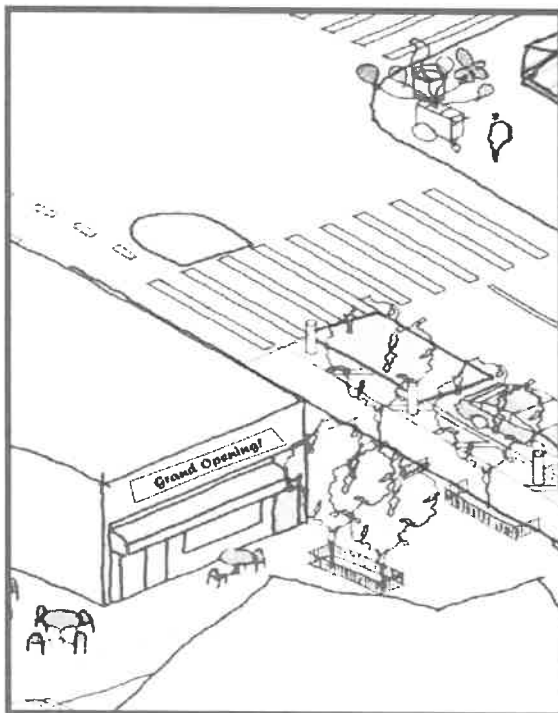
Remote work presents challenges for neighborhoods with office spaces but opportunities for neighborhoods where people live



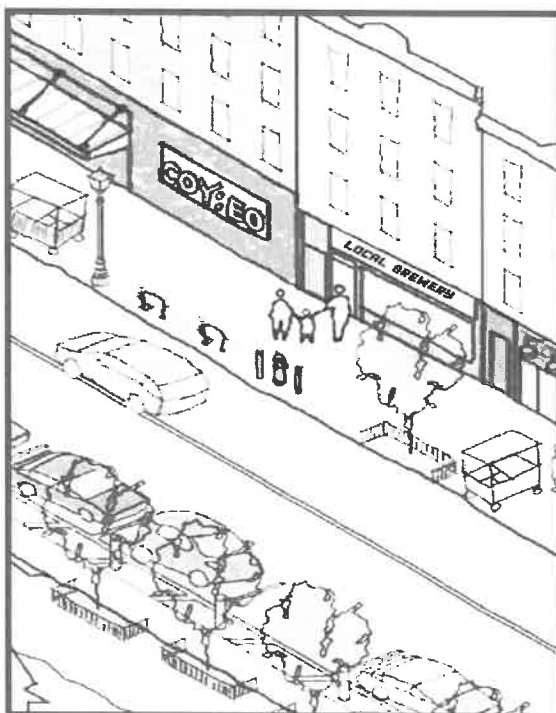
Emerging industries can help accelerate our city's recovery and create good jobs.



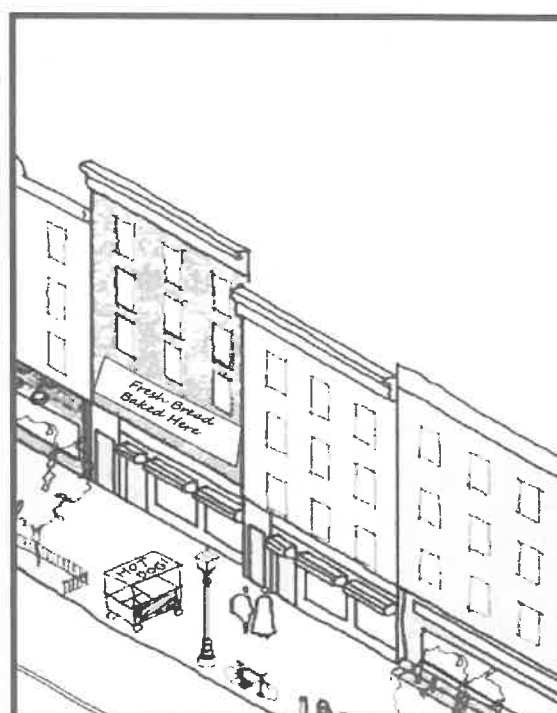
# How does zoning affect businesses in NYC neighborhoods?



Where can I open my business?



What can I do in my space?



Where can I expand?

## Why are zoning changes needed?

Businesses need flexibility and clarity to adapt to a changing economy, but today's zoning rules are too:



Complex



Restrictive



Outdated

*city of yes*



**Saying yes to  
business opportunity**



## City of Yes for Economic Opportunity: Goals

**Goal 1:**  
**Allow more businesses to locate near their customers**

By expanding where businesses can locate

**Goal 2:**  
**Support business and industry growth**

By removing specific impediments for businesses to thrive

**Goal 3:**  
**Foster vibrant neighborhoods**

By activating our commercial streets and increasing access to local businesses and services

**Goal 4:**  
**Give businesses more certainty and predictability**

By clarifying and modernizing rules

# Summary of proposal

## Expand options for businesses to locate

1. Enable more businesses to locate in ground floor storefronts
2. Remove arbitrary barriers to appropriate uses on commercial streets
3. Expand opportunities for small-scale clean production
4. Allow for upper floor commercial activity
5. Create new job-intensive zoning districts for future

## Support growing industries

6. Ensure life science facilities can expand
7. Provide bulk relief for new buildings such as film studios
8. Support nightlife with common-sense dancing and live entertainment rules
9. Simplify rules so amusements & experiential businesses can flourish
10. Potentially enable state licensure of casinos
11. Clarify rules to enable indoor uses, such as urban agriculture

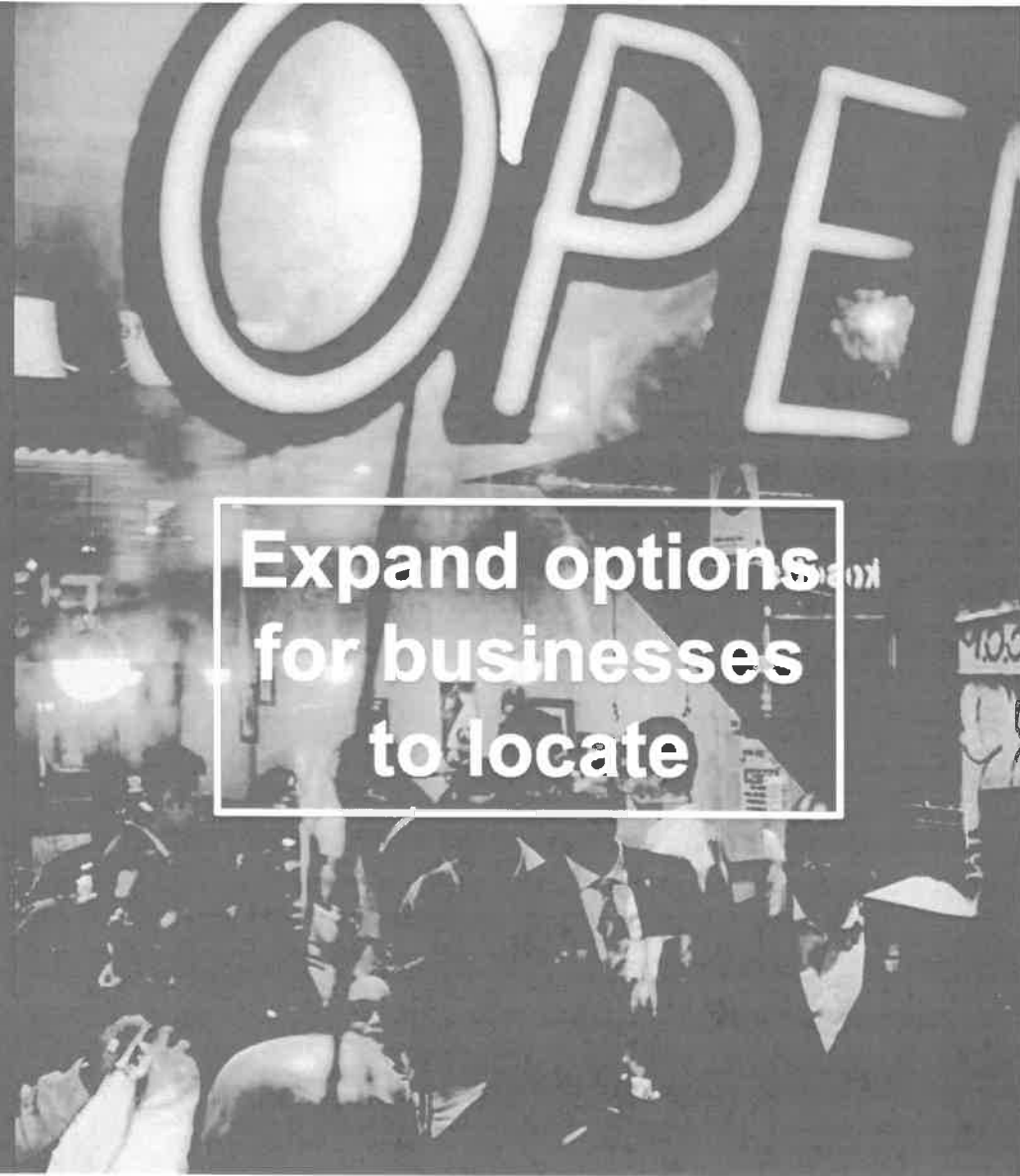
## Foster vibrant neighborhoods

12. Ease pathways to reactivate vacant storefronts in Residence Districts
13. Create process for new corner stores in residential areas
14. Increase allowances for home occupations
15. Introduce corridor design rules that ensure buildings contribute to surroundings
16. Clarify small-scale wholesale & storage rules to facilitate safe and sustainable deliveries

## Provide clarity and predictability

17. Simplify and modernize use definitions to clarify where businesses can locate
18. Modernize loading dock rules to allow buildings to adapt over time

*city of* **yes**



**Expand options  
for businesses  
to locate**

## Proposal 1

### Enable more ground floor uses

- **Issue:** Certain common neighborhood service businesses, such as dance studios, instructional facilities, and clothing rental shops, are only allowed above the ground floor on commercial streets in regional business districts.
- **Proposal:** Allow all permitted commercial uses to locate on the ground floor in major commercial districts like Midtown, 125<sup>th</sup> Street in Harlem, and Main Street Flushing.



Source: Google Streetview

## Proposal 2

### Remove arbitrary distinctions between similar zoning districts

- **Issue:** Commercial zoning districts that aim to foster similar retail environments often do not allow the same types of businesses.
- **Proposal:** Make similar districts (C1/C2, and also C4/5/6) allow the same uses – a common sense fix that reflects the diversity of neighborhood businesses.

C1 versus C2 Districts	
C1	C2
Retail	Retail
Bike sales	Bike sales
	Bike rental & repair
	Mini-golf
	Movie theaters

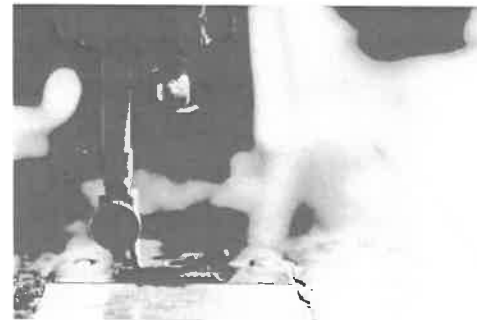
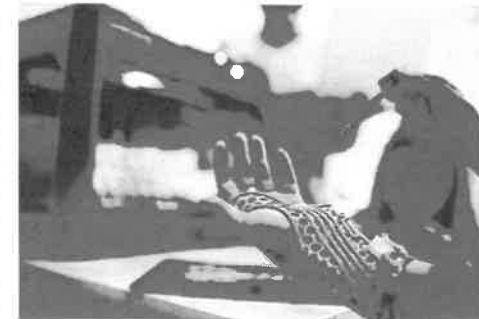
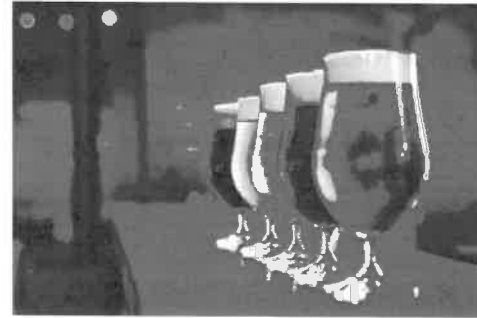
Source: Google Streetview



### Proposal 3

## Expand opportunities for small-scale clean production

- **Issue:** Small scale manufacturing and maker spaces that rely on retail foot traffic or prefer to locate near customers are only permitted in less accessible industrial areas.
- **Proposal:** Allow small scale, clean production businesses in commercial areas—subject to environmental standards to ensure they are appropriate to locate near residences and other businesses.



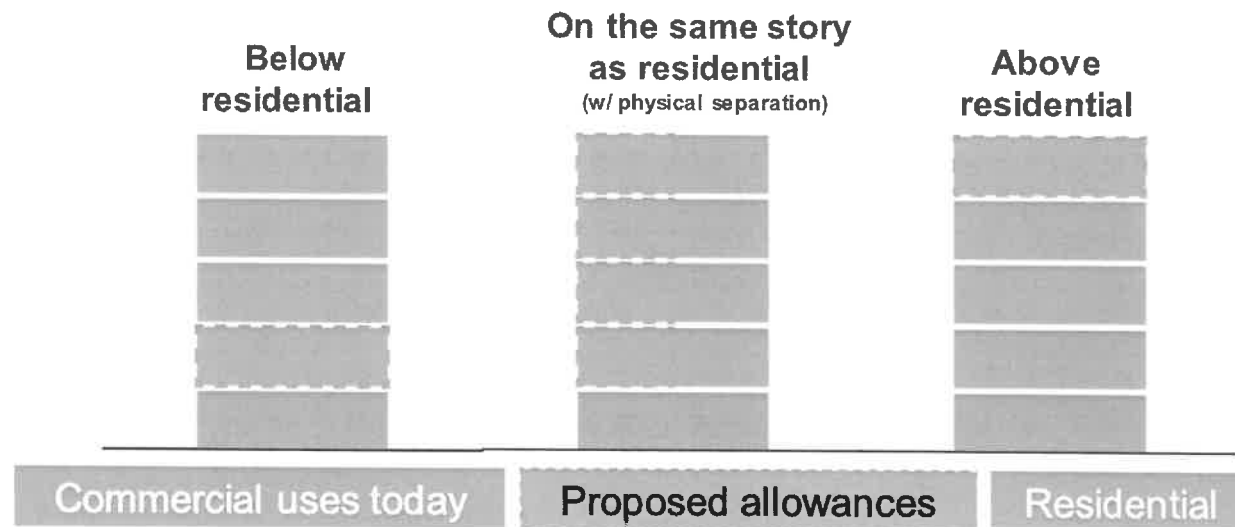
Source: PowerPoint



## Proposal 4

# Allow for more commercial activity on upper floors

- **Issue:** Commercial uses are not allowed on the same floor or above residences in mixed-use buildings, limiting options for commercial amenities.
- **Proposal:** Allow commercial uses above the ground floor of a residential building in all commercial districts and permit commercial *above or on the same floor* as residences in higher density locations.
- Separate entrances for residential and commercial portions of the building would still be required.



## Proposal 5

### Create new job-intensive zoning tools that can be mapped through future actions.

- **Issue:** Current zoning in most industrial areas favors low-scale warehouse construction, preventing the construction of new multi-story buildings to support growing jobs, particularly near transit.
- **Proposal:** Create a range of new job-intensive zoning districts to allow for modern loft-style buildings by permitting higher densities, more flexibility on permitted building form, and right-sized parking and loading requirements.

Considered functionally obsolete by current zoning



Source: DCP

*city of* **dancers**  
*city of* **makers**  
*city of* **workers**  
*city of* **yes**  
*city of* **shops**  
*city of* **choice**  
*city of* **business**  
*city of* **inventors**  
*city of* **fun**



**Support  
Growing  
Industries**

## Proposal 6

### Ensure life science facilities can grow

- **Issue:** Zoning uses outdated terms for laboratories, creating ambiguity on where safe and modern research and development space is allowed.
- **Proposal:** Clarify the definition of a laboratory to allow any life science business to occupy office space if it can meet environmental standards that protect neighbors.
- The proposal would also expand applicability citywide for an existing special permit that allows commercial life science facilities to locate on campuses, such as hospitals and universities.

Source: NYC EDC



## Proposal 7

### Provide bulk relief for new buildings such as film studios

- **Issue:** Many growing businesses run into physical constraints of zoning that are incompatible with the shape of their building. For instance, a soundstage requires high walls, which in many districts conflict with zoning limitations on maximum street-wall heights. Today these businesses would have no path except a rezoning to be able to build.
- **Proposal:** Create a pathway in zoning that allow businesses to appeal to the City Planning Commission to seek limited bulk relief to construct new buildings that exceed current setback and yard requirements.



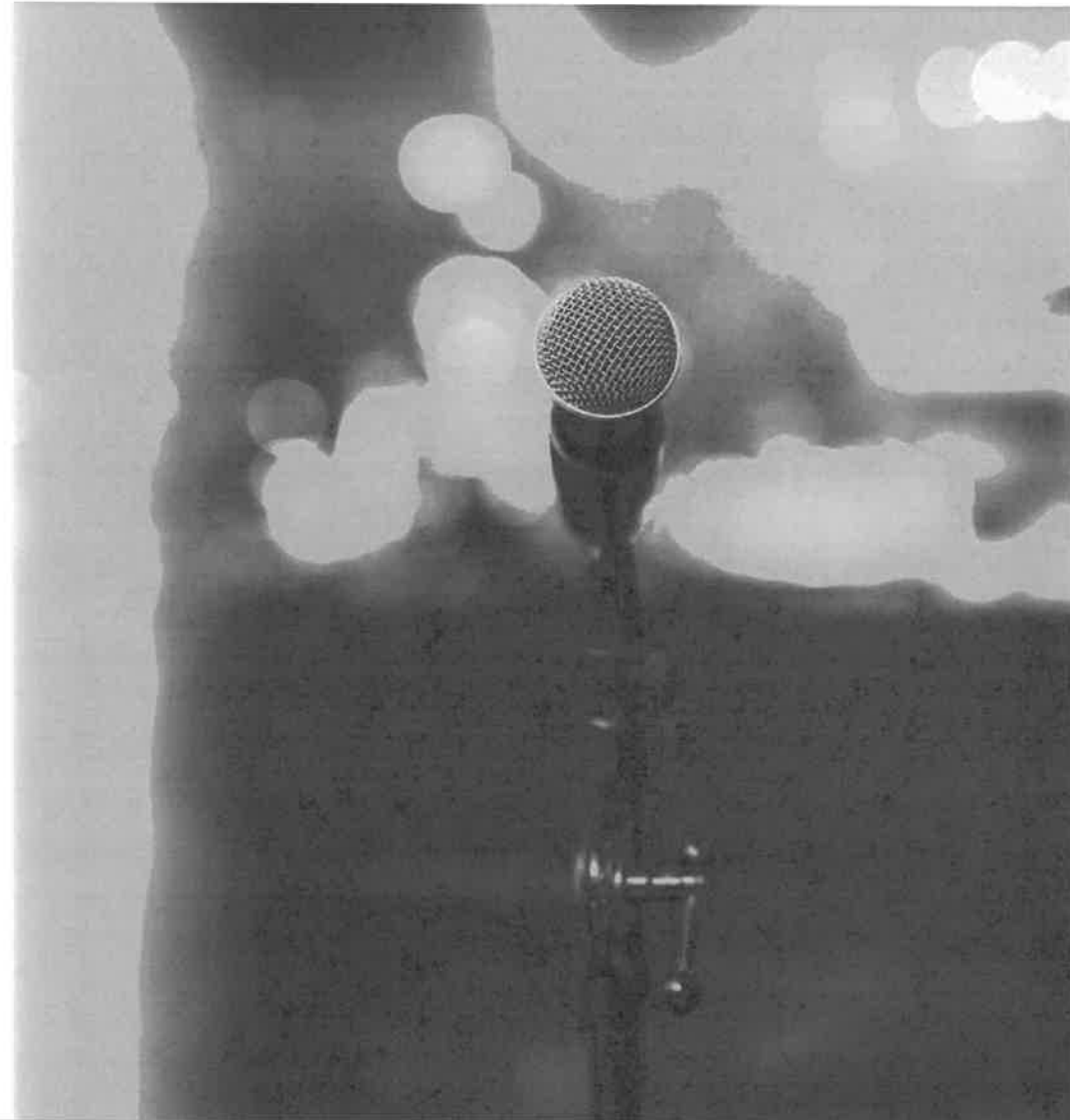
Source: NYC Mayor's Office of Media & Entertainment

## Proposal 8

### Create more common-sense regulations for dancing, comedy, and musical entertainment

- **Issue:** Zoning prohibits musical entertainment, comedy, and dancing in many appropriate locations, regulating bars, restaurants, and venues based on the type of live entertainment offered rather than on the capacity of the business.
- **Proposal:** For businesses with maximum occupancy under 200 people, dancing, comedy, and musical acts with posted show times or cover charges would no longer be prohibited in zoning.
- Larger nightlife venues would continue to be limited to higher density or industrially zoned areas of the city.
- Venues would still be subject to permitting by other agencies, such as DOB, SLA, and FDNY.

Source: PowerPoint





## Proposal 9

### Create more opportunities for amusements to locate

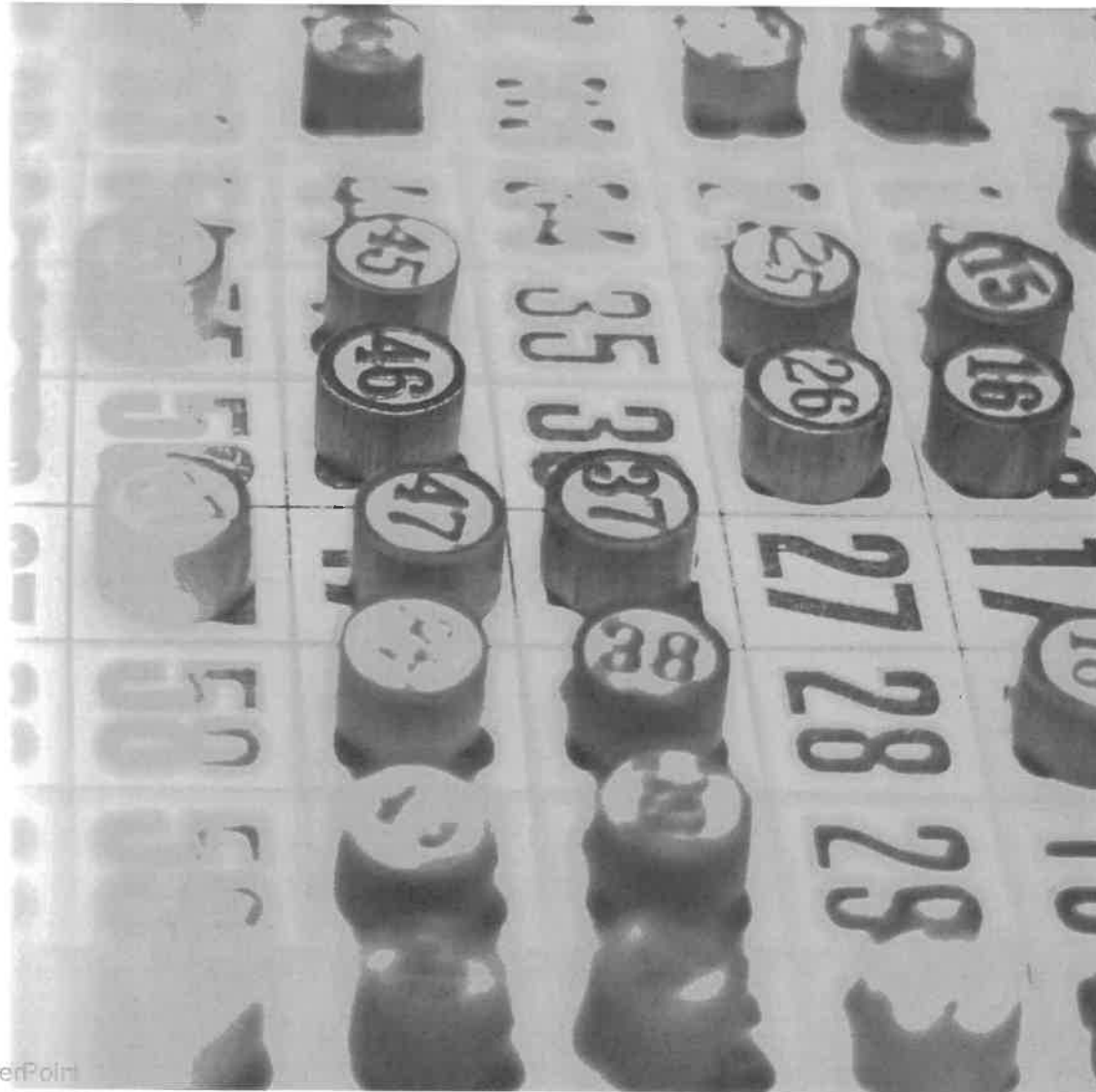
- **Issue:** Amusement activities like arcades, virtual reality, and children's entertainment are mostly permitted only in Coney Island and the city's industrial areas, far from their customers.
- **Proposal:** Allow indoor amusements up to 10,000 SF in neighborhood commercial districts (C1/C2) and at a larger scale in more dense commercial areas.
- Businesses could apply to allow outdoor amusement activities through a BSA Special Permit process.



Proposal 10

## Potentially enable state licensure of casinos

Casinos represent a great economic opportunity for NYC. The Mayor looks forward to working with the Council with the State's process.



Source: PowerPoint

## Proposal 11

# Clarifying indoor and outdoor commercial rules

- **Issue:** In commercial districts, enclosure rules prohibit most stores from having an outdoor component. This can prevent businesses like florists from having outdoor displays, which can beautify commercial streets. The same rules limit urban agriculture's ability to locate indoors, creating obstacles to the growth of the sector.
- **Proposal:** Clarify how enclosure rules work to ensure that businesses with passive outdoor spaces are permitted, and that indoor commercial agriculture is permitted in commercial areas (including cannabis cultivation if licensed by the state).

Source: DCP Staff



*city of* **dancers**  
*city of* **makers**  
*city of* **workers**  
*city of* **yes**  
*city of* **shops**  
*city of* **choice**  
*city of* **business**  
*city of* **inventors**  
*city of* **fun**



**Foster vibrant  
neighborhoods**

## Proposal 12

### Remove time limits on vacancy reactivation

- **Issue:** Stores in some Residence and Historic Districts that have been vacant for more than two years are not permitted to be re-occupied, contributing to long-term vacancy.
- **Proposal:** Allow reoccupation of vacant commercial storefronts in all Residence Districts and Historic Districts.



Source: Google Streetview

## Proposal 13

### Create a pathway for corner stores in residential areas

- **Issue:** Residential areas of the city prohibit all new stores, which means new neighborhood services cannot open in large swaths of the city.
- **Proposal:** Allow for new, small professional offices, retail, or service uses in any Residence District by CPC Authorization, provided the space is located within 100 feet of an intersection, or within a Large-Scale Development.

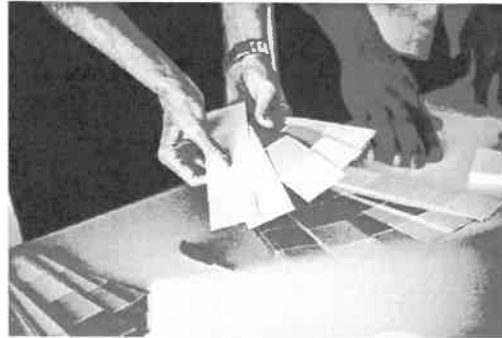


Source: Google Streetview

## Proposal 14

# Modernize regulations for home occupations

- **Issue:** Zoning allows certain kinds of business to occur in the home, such as law offices or music teachers, while restricting others, such as barber shops, interior decorators' offices, or advertising or public relations agencies.
- **Proposal:** Relax size limitations on home occupations and expand the types of occupations allowed, while maintaining noise/environmental rules, limits on signage, and restrictions on selling items not produced on-site.



Source: PowerPoint



## Proposal 15

# Ensure buildings contribute to vibrancy of their surroundings

- **Issue:** Outside of Manhattan and some Special Purpose Districts, most areas of the city have no rules to protect against new buildings that create unsafe or unpleasant conditions for pedestrians and customers, diminishing economic vibrancy of commercial areas.
- **Proposal:** Establish a consistent and easy to understand citywide framework for commercial ground floor design requirements that is more stringent in places with greater pedestrian activity and more flexible in auto-oriented corridors.



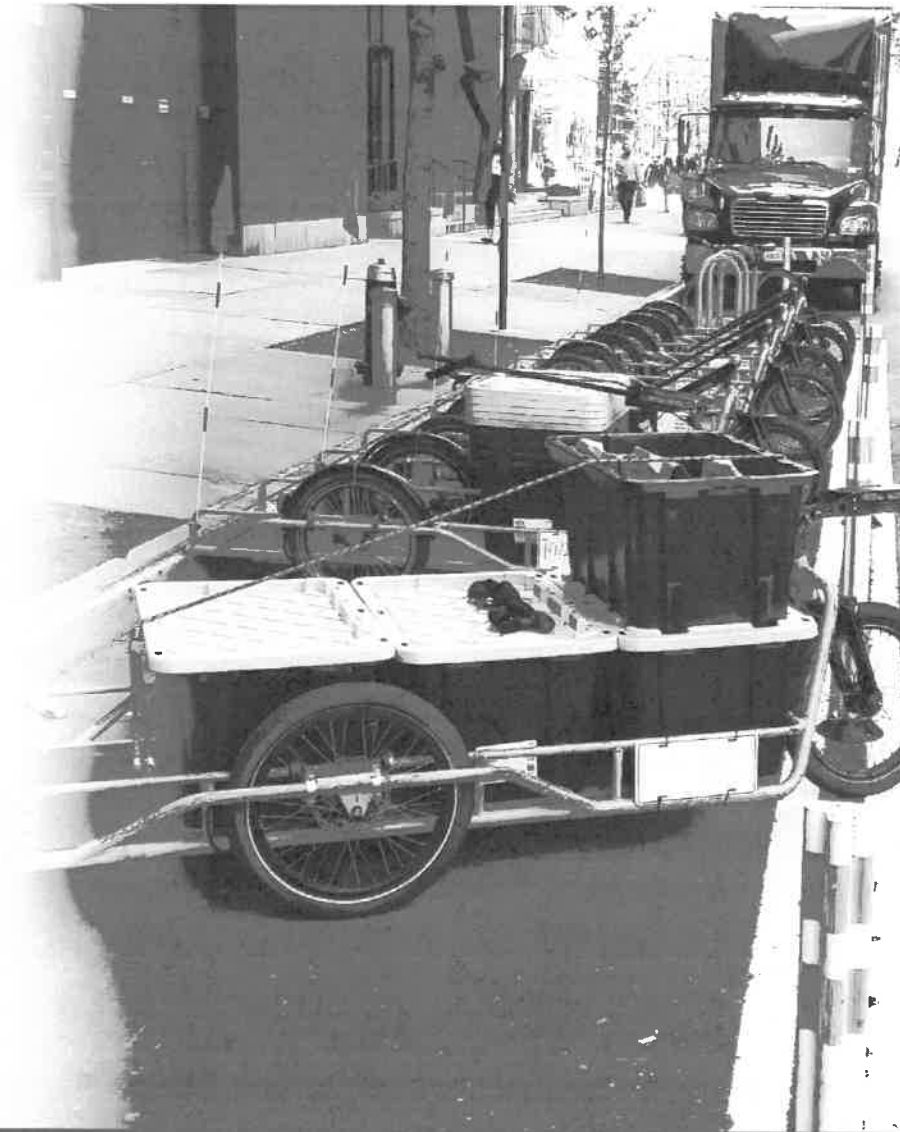
Source: Google Streetview

## Proposal 16

# Enable neighborhood scaled wholesale and micro-distribution spaces

- **Issue:** Small wholesale and storage businesses today face confusing rules on the amount of space they can use. There is no way to easily accommodate new forms of delivery spaces like “micro-delivery” in commercial districts, which could alleviate truck congestion and foster alternative modes of safe and sustainable neighborhood delivery.
- **Proposal:** Allow wholesale and storage businesses to locate at a limited scale in neighborhood commercial districts, and in larger ground floor spaces in Central Business Districts and other higher-density commercial areas. These facilities would be subject to proposed streetscape rules to ensure their design is appropriate to commercial contexts.

Source: DCP Staff



*city of* **yes**



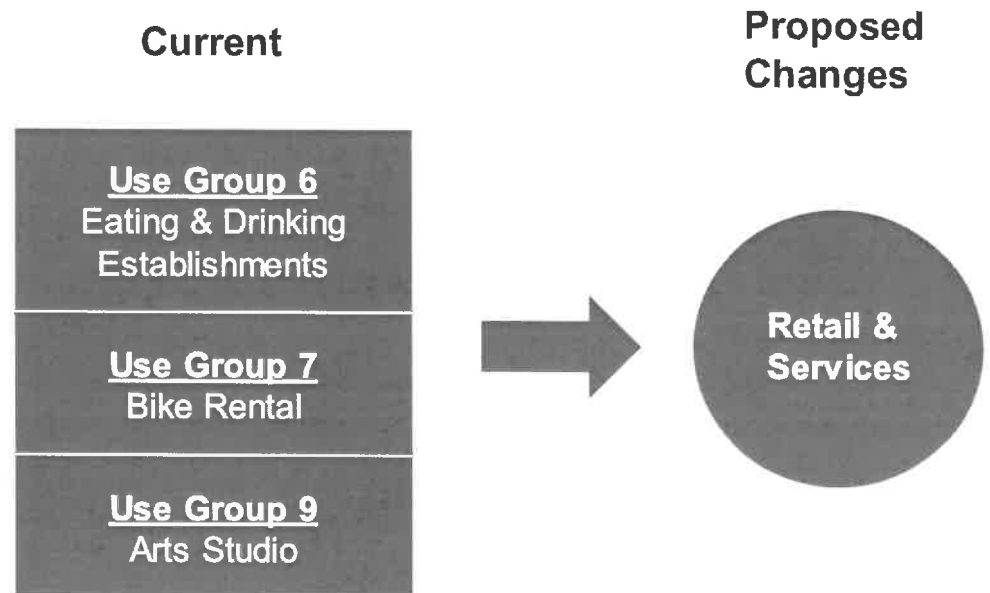
**Clarify and  
modernize rules**

Proposal 17

## Simplify and modernize the terms for classifying businesses in zoning

- **Issue:** Zoning has similar uses in many different places in the Zoning Resolution, making it very confusing to know where you can locate and what you can do in your space.
- **Proposal:** Reorganize the current Use Groups into more coherent categories using the North American Industry Classification System (NAICS), so that common sense understanding of businesses of similar sectors and building types are categorized together. Update Special District rules to refer to these new classifications.

### An example of use streamlining



Proposal 18

## Modernize loading rules to enable adaptive reuse

- **Issue:** When existing businesses expand, or a new type of business moves into an existing building, they may be required to provide more loading bays. This is often unnecessary and cost-prohibitive.
- **Proposal:** Remove the mandate for new tenants in *existing* buildings to provide additional loading berths based on a change in use, allowing building occupancy to evolve over time.



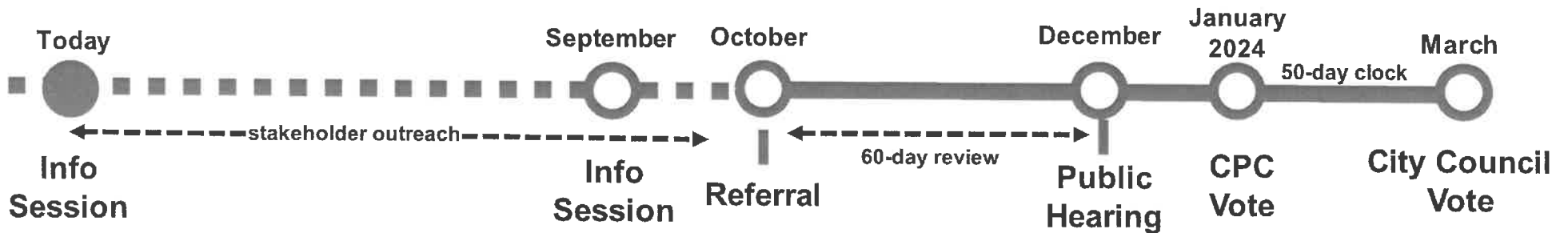
Source: DCP Staff



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

**Stay in touch!**

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



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



UOVO

STORAGE DELUXE

## 74 BOGART ST

*Presentation to CB#1 Land Use, ULURP, & Landmarks Committee*

SEPTEMBER 2023

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## ABOUT UOVO: Company Overview

STORAGE DELUXE



UOVO

UOVO is a white-glove art storage and logistics company for collectors, artists, fashion designers, galleries, museums, institutions, and more.

It owns and operates 1,000,000+ square feet of climate-controlled storage across 12 locations in New York, Delaware, Florida, California, Colorado, and Texas.

UOVO offers a complete suite of logistics, including transportation and shipping, packing, installation, digital inventory management, and more.

Headquartered in Long Island City, UOVO is proud to employ over 130 people in the New York area and has over 270 team members across the company.

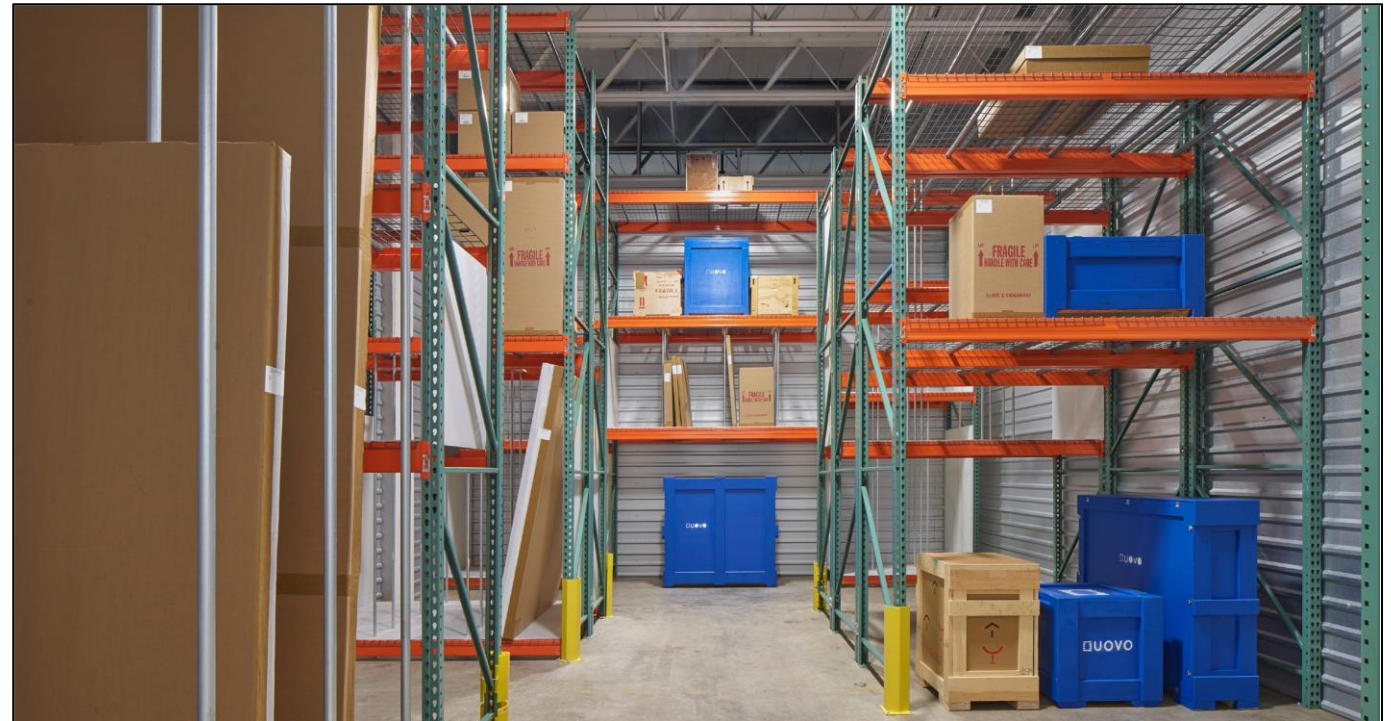
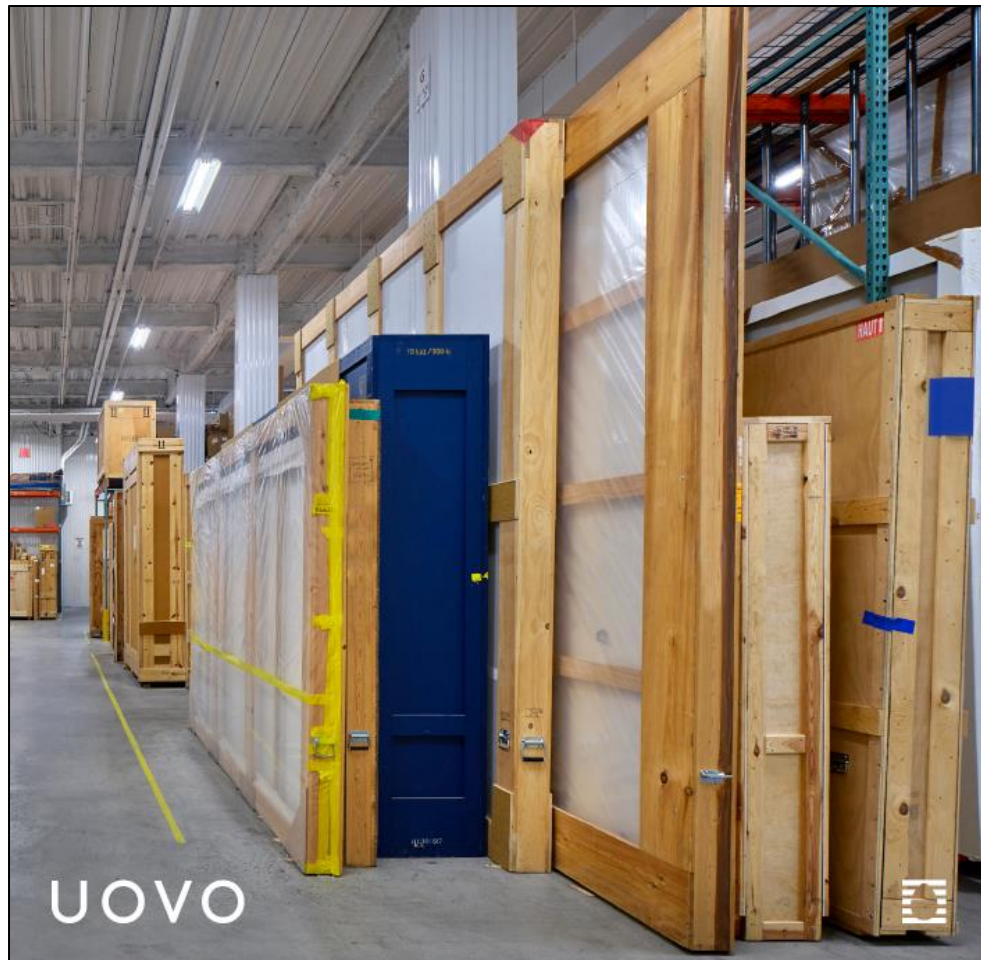




# ABOUT UOVO: What is art storage?

## CONCIERGE STORAGE

Open storage area that is exclusively assessed and managed by UOVO's expert technical team. Optimized for a wide range of objects including, fine art, antiques, fashion, furniture, monumental sculptures and more.



## PRIVATE STORAGE

Individual rooms for clients that prefer direct access to their collection. Rooms start as small as 50 square feet, and are completely customizable.

## FASHION STORAGE

Items are prepared utilizing solely archival materials and placed in lofts in an open storage area exclusively assessed and managed by UOVO's team.

## CLIMATE

UOVO facilities maintain optimal climate conditions with temperature and humidity control.





## BROOKLYN – 105 Evergreen Ave

- UOVO Brooklyn opened in 2020 and is the company's second NYC location.
- It is a 150,000 square foot facility with 25' ceiling heights across all 3 floors, 4 fully enclosed loading docks, and 4 private viewing galleries.
- The facility has over 30 team members, including art handlers, drivers, and other technical experts.
- Exhibits the work of emerging Brooklyn-based artists on its façade via The Brooklyn Museum and the annual UOVO Prize.
- HQ for UOVO's fashion storage division, Garde Robe.



## LONG ISLAND CITY - 4154 22nd St

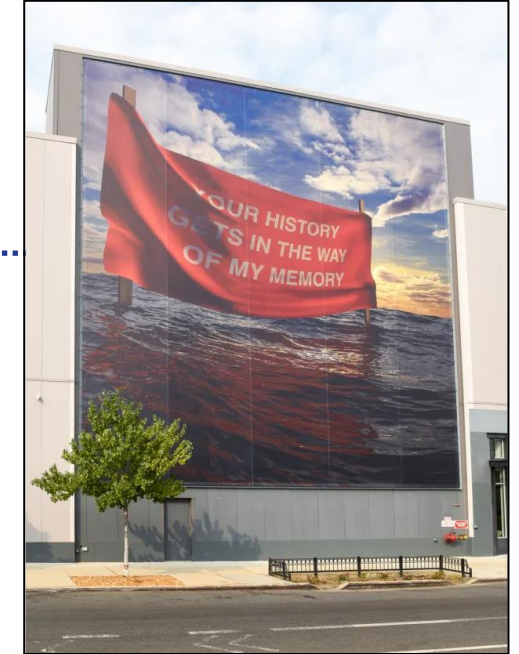
- UOVO LIC is its flagship facility, which opened in 2014 and serves as UOVO's national headquarters.
- The facility was the first purpose built structure to store fine art and collections in New York City.
- It is a 280,000 square foot facility containing 5 private viewing rooms, 4 fully enclosed loading docks, and 5 covered loading docks.
- The location is home to 87 team members and 12 trucks operating within UOVO's state-of-the-art fleet.





## THE UOVO PRIZE

UOVO works with The Brooklyn Museum to award the UOVO Prize to an emerging Brooklyn-based artist. The award offers the artist a 50'x50' public art installation on UOVO Brooklyn's façade, a \$25,000 grant, and an exhibit at The Brooklyn Museum.



## THE ARTS AT PS 274 IN BUSHWICK

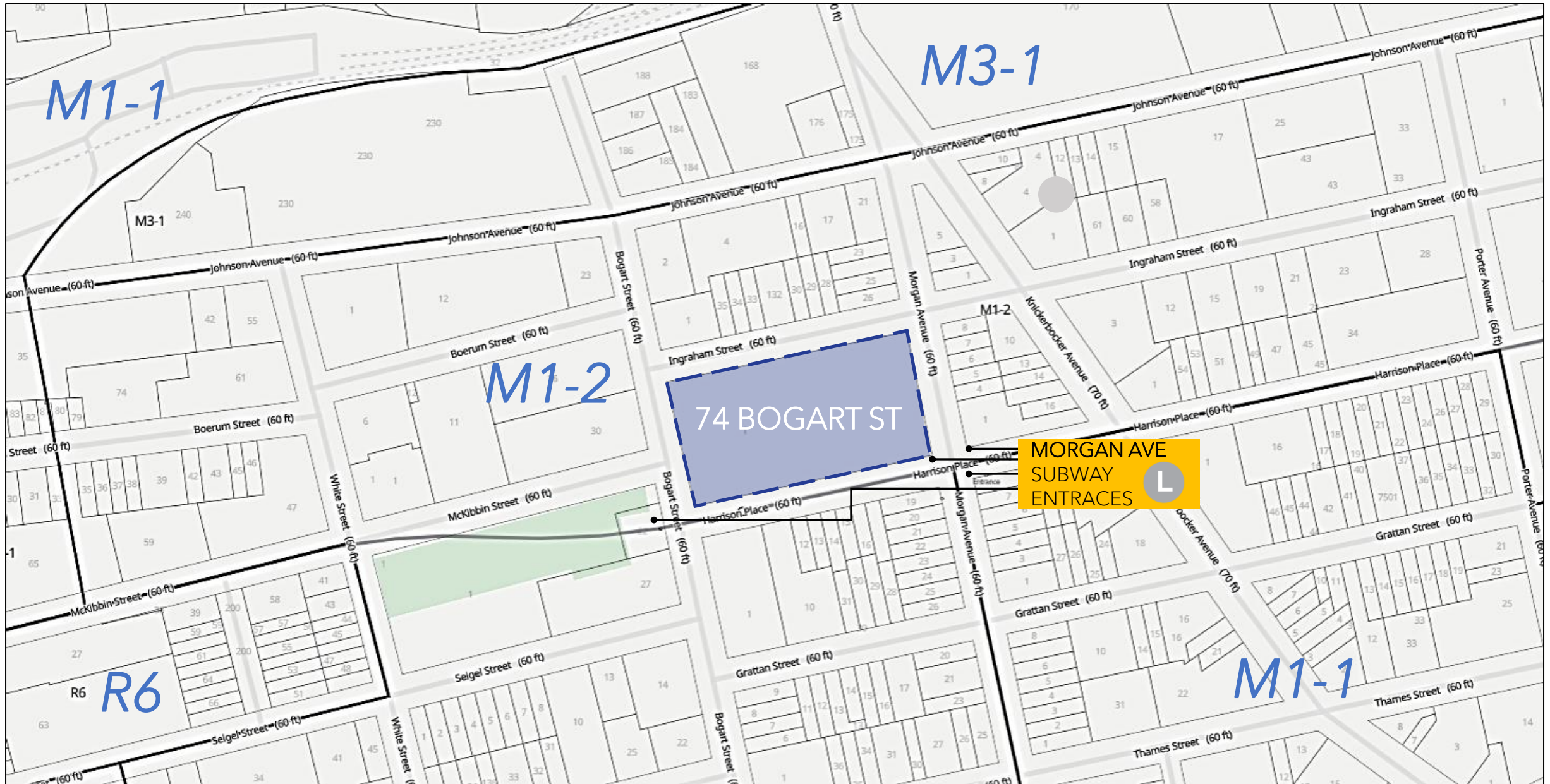
UOVO is a proud supporter of art classes at the school along with the Brooklyn Arts Council.



UOVO is committed to being a part of the ongoing cultural conversation. We are the proud partners and sponsors of the following cultural organizations:

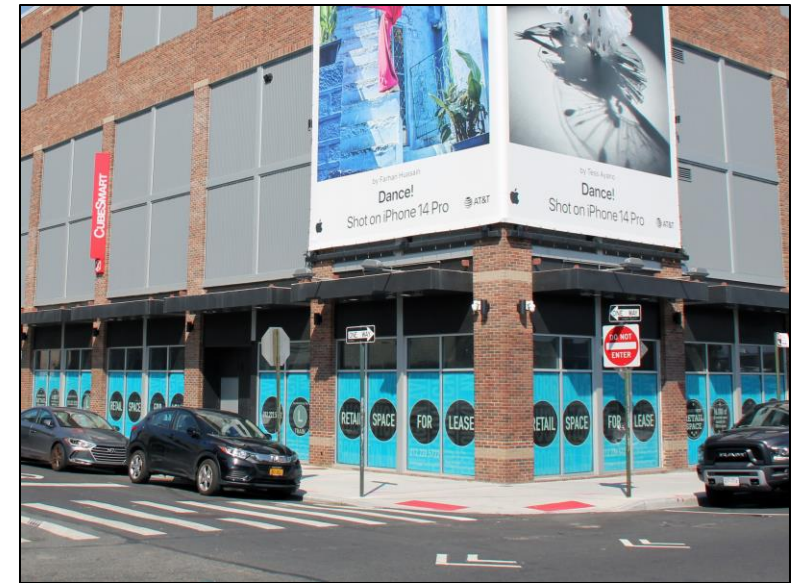








# ZONING: *Existing Property*

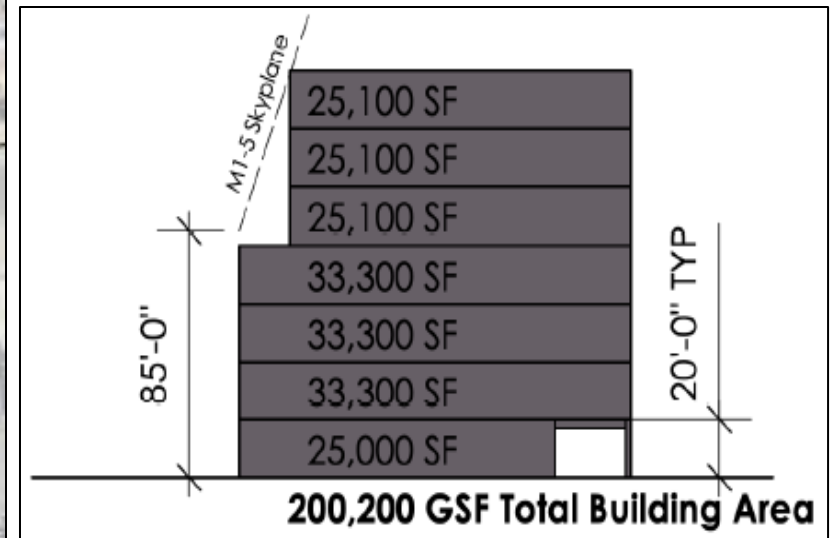


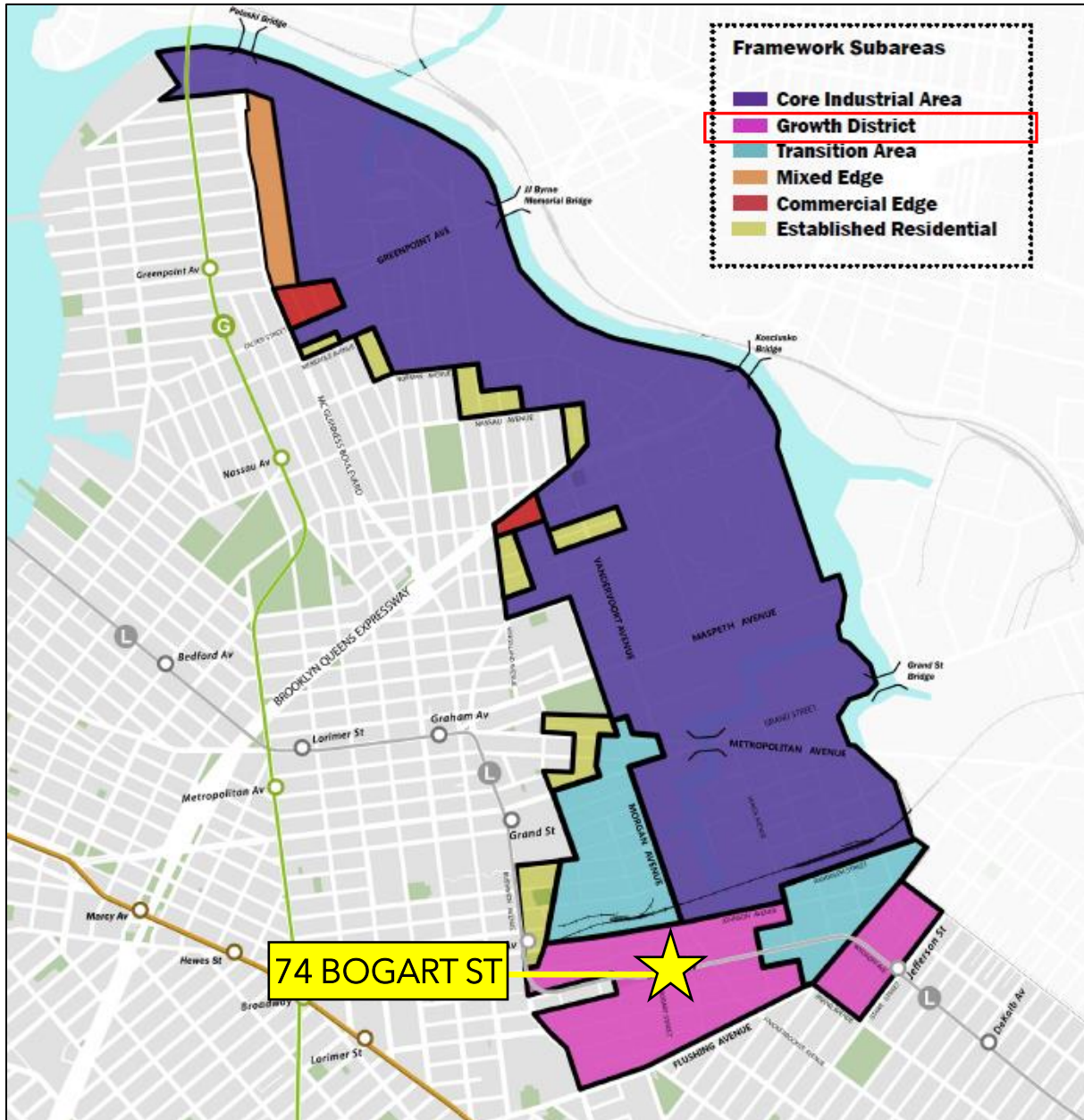


# ZONING: Potential Footprint / Massing for Art Storage Facility



Type	Current	Proposed
Zoning:	M1-2	M1-5
Lot Area:	80,000 sf	80,000 sf
Commercial FAR:	2.0	5.0
Max Floor Area:	160,000 sf	400,000 sf
Existing:	160,000 sf	160,000 sf





## GOAL for the Growth District

Grow a transit-accessible, dynamic ecosystem of creative and tech-driven jobs in office-based and industrial sectors, balanced by reinforcement of the Core Industrial Area for essential industrial uses.

RECOMMENDATION:  
 Develop new M districts or land use tools that allow for densities between 2.0 and 5.0 FAR.

> Increase maximum permitted floor area to between 2.0 and 5.0 FAR for commercial and industrial uses in order to encourage new development, allow for greater building variety and volume, and facilitate increased job density near transit.

> Conduct an urban design analysis to determine appropriate locations for greater density while maintaining a high quality environment and neighborhood character.

RECOMMENDATION:  
 Create new, more “contextual” building envelopes to allow for loft-like buildings.

> As part of new M districts or land use tools described above, create new building envelopes that: allow for bulkier loft-style buildings that reflect existing neighborhood character, facilitate larger, more flexible floorplates for diverse commercial and industrial uses, reduce the ability to build towers on large sites, and create a more consistent street wall that contributes to a higher quality pedestrian realm.



**NYC<sup>®</sup>**  
**PLANNING**



New York City Council

District 34

# Thank you!

Recommendations submitted for:

## **230 Kent Avenue Rezoning (/projects/2022K0391) ULURP**

A zoning map amendment (M1-4 to M1-4/R7X [expanding MX-8]) and zoning text amendment to map MIH (Appendix F) and modify ZR 123-62 to facilitate a new eight-story, approximately 32,800 zsf (40 DUs) mixed-use development, including approx. 29,500 sf of residential floor area and 3,300 sf of commercial floor area, is being sought by private applicant Kent Riverview LLC at 230 Kent Avenue in Williamsburg, Community District 1, Brooklyn.

## **Your recommendations have been submitted.**

[Go to My Projects \(/my-projects/to-review\)](/my-projects/to-review)



# Add Community Board Recommendation

Recommendation to be submitted for:

## 230 Kent Avenue Rezoning (/projects/2022K0391) ULURP

A zoning map amendment (M1-4 to M1-4/R7X [expanding MX-8]) and zoning text amendment to map MIH (Appendix F) and modify ZR 123-62 to facilitate a new eight-story, approximately 32,800 zsf (40 DUs) mixed-use development, including approx. 29,500 sf of residential floor area and 3,300 sf of commercial floor area, is being sought by private applicant Kent Riverview LLC at 230 Kent Avenue in Williamsburg, Community District 1, Brooklyn.

### Was a Quorum Present at your hearing(s)?

*A quorum requires the presence of 20% of appointed board members, and not fewer than seven members.*

Yes  No **09/12/2023 | 211 Ainslie Street, Brooklyn, NY 11211**

Zoning Text Amendment N230288ZRK

Zoning Map Amendment C230289ZMK

### Would you like to submit a single recommendation for all actions?

Yes  No, I will submit a recommendation for each action

Conditional Unfavorable ▼

Votes In Favor	Votes Against	Abstain	Total Members
32	1	0	33

### Vote Location and Date for all actions

Vote Location	Vote Date
211 Ainslie Street	10/11/2023

Recommendation Comment for all actions.

Please see the attached Land Use Report.

The Recommendation in the Land Use report was amended by the Full Board to Deny the application unless approval is conditioned on the developer's providing thirty-five percent affordable units.

### Upload supporting documents

Choose Files

\_Land Use Report 10-11-23.pdf (application/pdf)

\_SKM\_550i23101216450.pdf (application/pdf)

\_SKM\_550i23101216460.pdf (application/pdf)

Continue

Need Support

# Please confirm your recommendation information.



## Was a Quorum Present at your Hearing(s)?

**Yes**      **09/12/2023 | 211 Ainslie Street, Brooklyn, NY 11211**

Zoning Text Amendment N230288ZRK

Zoning Map Amendment C230289ZMK

**Recommendation:** Conditional Unfavorable

**Votes in Favor:** 32

**Votes Against:** 1

**Abstain:** 0

**Total Members:** 33

**Vote Location:** 211 Ainslie Street

**Vote Date:** 10/11/2023

**Comment:** Please see the attached Land Use Report. The Recommendation in the Land Use report was amended by the Full Board to Deny the application unless approval is conditioned on the developer's providing thirty-five percent affordable units.

### Attached files:

- [Land Use Report 10-11-23.pdf \(application/pdf\)](#)
- [SKM\\_550i23101216450.pdf \(application/pdf\)](#)
- [SKM\\_550i23101216460.pdf \(application/pdf\)](#)

Once your recommendation is submitted, you can not edit it. You'll need to contact NYC Planning to make any changes (ZAP\_feedback\_DL@planning.nyc.gov or 212-720-3300).

Submit Recommendation Information

Cancel (continue editing)



The Recommendation in the Land Use report was amended by the Full Board to Deny the application unless approval is conditioned on the developer's providing thirty-five percent affordable units.



# 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**  
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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

October 11, 2023

## CAPITAL BUDGET COMMITTEE REPORT

**TO:** Chairperson Dealice Fuller and CB #1 Board Members

**FROM:** Gina Barros, Chair, Capital Budget Committee

**RE:** Capital Budget Committee Meeting Report: September 28, 2023

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The Committee met during the afternoon of September 28, 2023, at 4:00 p.m., at the Community Board's District office at 435 Graham Avenue.

**Present:** Barros, Chair; Teague, Co-Chair; Garcia  
**Absent:** Feng; Gross; Peterson; Jagtani\* (\*Non- Board Member)

Paul Kelterborn, a non-committee member, also attended.

A quorum was not achieved.

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The Capital Budget Committee meeting was held on Thursday, September 28<sup>th</sup>, 2023 at 4 p.m. at CB #1's District Office, 435 Graham Avenue, Brooklyn NY. The agenda was to review and revise the District Needs Statement for FY 2025.

The Chairperson of the Capital Budget Committee, Ms. Gina Barros, summarized that under the City Charter, Community Boards are given a broad range of responsibilities for advising the city about local budget needs and priorities. The City Charter mandates that Community Boards

consult with agencies regarding their districts' Capital and Expense Budget Needs for the next fiscal year and react to the funding choices presented in the preliminary budget.

The District Needs Statement is a tool that the Community Board members can use to advocate for those district needs that the community defines as important when the City allocates its resources and services.

The District Needs Statement has Capital and Expense Budget Request items prioritized with assigned numbers. Capital Budget Priorities has 28 Request items, and Expense Budget Priorities has 26. There are 6 Community Support Request items that are not prioritized.

Also, the Community Board is asked to identify the top three pressing issues. For Brooklyn Community Board One the top three pressing issues are Affordable Housing, Parks and Open Space, and Transportation/Mobility (Infrastructure, street resurfacing, and street light repairs). The District Needs Statement, however, also includes other essential community priorities: Health Care, Human Services, Youth Services, Education, Child Welfare, Public Safety, Economics, and Environmental.

Ms. Barros said she has and will continue to work with the Community Board Committees to monitor the agencies' responses to District Needs Request items. This year, the 18 Brooklyn Community Boards required agencies at the Borough Consultation meetings to provide more specific and detailed responses as to why funding will not be provided or is not recommended.

The Capital Budget Committee also discussed updating the "Introduction to the Seven Policy Areas-Specific District Needs" to better align with our community's current District Needs and agencies' services. Mr. Paul Kelterborn volunteered to work on revising the Introduction to the Transportation's District Needs and on collaborating with Crystal Garcia on the Introduction to Housing's District Needs.

The Statement for District Needs for FY 2025 submissions is due October 31, 2023.

In summary, the changes to the District Needs Statement were the following:

**Capital and Expense Budget Items added, removed, or prioritized changed.**

**Transportation Committee District Needs Items:**

The Transportation Committee met on June 22, 2023, to review and revise the Transportation Committee District Request Needs.

The Transportation Committee voted to amend the following items:

- **Capital Budget District Needs Item #6** was removed from the Transportation District Needs and added to Item #25 on the Safety Committee/NYPD Agency. This request is to

install Surveillance Cameras for the Williamsburg Bridge (Roadways, Walkways, and Bikeways. See the attached draft of the District Needs Statement for FY 2025.

The Transportation Committee voted to remove four items.

- **Capital Budget Needs Items #15:** Reconstruct Meserole Street between Bushwick Avenue and Union Avenue.
- **Expense Budget Need Item #26:** NYCTA Other transit service requests Acquisition of a replacement site for the relocation of the MTA facility (Emergency Response Unit & Depot of cross-town buses) at 65 Commercial Street.
- **Expense Budget Need Item #17:** Conduct traffic or parking studies. The request was to fund a Comprehensive Traffic Blueprint Study for Greenpoint- Williamsburg. This request was removed from the Transportation Summary as well.
- **Expense Budget Needs Item #21:** Address traffic congestion. The request was to increase Funds for Street Signage of Truck Routes.

### **Parks & Waterfront Committee District Needs Items:**

The Parks & Waterfront Committee met on September 27<sup>th</sup>, 2023, to review and revise the Parks & Waterfront District Request Needs.

Parks & Waterfront Committee District Needs Request Items that were added:

- **Capital Needs Request Item #6: Provide Funding for the restoration of restrooms in the following parks.**
  - Martinez Park: 195 Graham Avenue, Brooklyn, NY 11206
  - De Hostos Park: 133 Harrison Avenue, Brooklyn, NY 11206
- **Capital Needs Request Item #7: Renovation of playground equipment for the following parks**
  - Justice Ramirez Playground – between McKibbin Street, White Street, and Bogart Street. This playground needs complete reconstruction with all new play equipment, a safety surface, fixed drainage issues, spray showers, seating areas, horticulture, and maximum playability.
  - Frost Playground – Frost Street and Debevoise Avenue – Reconstruct basketball courts with full-depth asphalt replacement, Lexan backboard, and sport coasting.
  - American Playground – Milton Street and 81 Franklin Street.
  - Roebling Playground - Taylor Street and Lee Avenue.
  - Bushwick Pool Playground – Humboldt Street, Flushing & Bushwick Avenues
  - Vincent Abate Playground - 333 Driggs Avenue, Brooklyn, NY 11222
- **Capital Needs Request Item #8: Renovation of the McCarren Park Asphalt Field located at Bedford Avenue, North 12<sup>th</sup> Street.**
  - **Explanation:** Convert the asphalt field to synthetic turf to address the huge demand for youth soccer and to ease the use of adjacent grass fields.

- **Capital Needs Request Item #22: Construct new Pickleball Courts.**
  - **Responsible Agency:** Department of Parks and Recreation
  - **Explanation:** Parks and Recreation will identify available space to construct pickleball courts to meet the increasing demand from the community.
- **Continued Support Item added.**
  - Upgrade park amenities: A more hygienic water bottle filling station in McGolrick Park, and upgrade the recreational equipment for seniors.

**Remove the following Request Needs Items:**

- **Remove Capital Budget Item # 23:** Improve lighting at the Mt. Carmel Triangle Park and Monument (BQE Park).
- **Remove Capital Budget Item #26:** Upgrade Cooper Park
  - **Explanation:** Funds were received for needed improvement.
- **Remove Continued Support:** Install Lighting for the Tennis Courts at McCarren Park
  - **Explanation:** Funds were received.

See the attached Draft of the Statement of District Needs and Community Board Budget Request for FY 2025.

Respectfully submitted for CB#1 Board Members adoption.

## **Brooklyn Community Board One, Capital Budget Committee**

### **Draft of Statement of District Needs and Community Board Budget Request for FY 2025 Committee Meeting 10/11/2023**

#### **SUBJECT: CAPITAL BUDGET PRIORITIES FOR THE FISCAL YEAR 2025**

**1. Creation of a new firehouse in the Northside area.**

**Responsible Agency:** Fire Department

**Explanation:** Fund the Operations of a Newly Created Firehouse (FDNY) on the North side. The closure of the firehouse at 136 Wythe Avenue serving the mixed-use north community leaves this expanding residential neighborhood without adequate fire protection. Loft conversion and future development planned for the waterfront will greatly increase the population and businesses in the area requiring fire protection.

**2. Fund construction & rehabilitation of subsidized/affordable housing, including waterfront and upland areas, in the CB#1 area.**

**Responsible Agency:** Department of Housing Preservation & Development

**Explanation:** Fund Construction and Rehabilitation of Subsidized/Affordable Housing, The neighborhoods of Greenpoint and Williamsburg have critical housing needs. The allocation of funds to provide affordable housing in the district remains a vital concern of CB #1. It is essential that adequate subsidies be allocated to ensure the balanced development of our community.

**3. New Comfort Station for the WNYC Transmitter Park.**

**Responsible Agency:** Department of Parks and Recreation

**Explanation:** WNYC Transmitter Park is a well-used open space on our waterfront. A comfort station is greatly needed on the site to accommodate the many users, including children and their families, and also parks department gardeners and maintenance staff. Friends of NYC Transmitter Park Steering Committee supports this request, as they work with NYC Parks to plan a phased revitalization of the historic WPA (Works Progress Administration 1935). In addition to the priority of the installation of a community comfort station, they are working to secure maintenance and operations funds for the upkeep of this facility. They make reference to NYC Comptroller Brad Lander's report, Discomfort Stations, The Conditions and Availability of NYC Parks Bathrooms, confirming the need for comfort stations for not only WNYC Transmitter Park but all NYC parks.

**4. Funding to continue the development of Bushwick Inlet Park (including additional construction of the park itself/remediation of the Bayside Fuel Oil site).**

**Responsible Agency:** Department of Parks and Recreation:

**Explanation:** Funding for the further development of Bushwick Inlet Park (including construction/expansion of the park itself; and the remediation of the Bayside Fuel Oil site and the Citi Storage site), This park was promised to the community when the rezoning occurred on the waterfront. The acquisition of the parcels has moved forward, and mayoral funding was secured in the fall of 2021 for the demolition of the building and future park development. The remediation of the Bayside site to happen in the future is the funded project.

**5. Provide more housing for median-income households.**

**Responsible Agency:** HPD

**Explanation:** Reinstate funding for the Greenpoint/Williamsburg Tenant Legal Fund, including anti-harassment provisions per the Administration's Points of Agreement regarding the Greenpoint-Williamsburg waterfront rezoning.

**6. Provide Funding for the restoration of restrooms in the following parks.**

Martinez Park; the address is 195 Graham Ave Brooklyn, NY 11206

De Hostos Park; the address is 133 Harrison Ave Brooklyn, NY 11206

**7. Renovation of playground equipment for the following parks**

- a. Justice Ramirez Playground – between Mc Kibbin Street, White Street, and Bogart Street. This playground needs complete reconstruction with all new play equipment, a safety surface, fixed drainage issues, spray showers, seating areas horticulture, and maximum playability.
- b. Frost Playground – Frost Street and Debevoise Avenue – Reconstruct basketball courts with full-depth asphalt replacement, lexan backboard, and sport coasting.
- c. American Playground – Milton Street and 81 Franklin Street
- d. Roebling Playground - Taylor Street and Lee Avenue
- e. Bushwick Pool Playground –
- f. Vincent Abate Playground –

**8. Renovation of the McCarren Park Asphalt Field located at Bedford Avenue, North 12<sup>th</sup> Street.**

**Explanation:** Convert the asphalt field to synthetic turf to address the huge demand for youth soccer and to ease use of adjacent grass fields.



9. **NYCTA – Continuation of the Station upgrading program (G, L, J, M lines) to also include surveillance cameras for “L” (Bedford Avenue station) & "G" lines (Metropolitan/Grand/Lorimer Street Station) and a public address system on the "G" – Greenpoint Avenue Station. Identify/fund subway train stations in CB#1 that will be upgraded with elevator access. The committee also requested that the Hewes train, J/M lines station, improve lighting. There has been an increase in crime at this train station.**

**Responsible Agency:** Transit Authority:

**Explanation:** Fund continuation of the train station program, including camera surveillance and improved lighting for added public safety.

10. **Department of Education projects scheduled in SD-14 to start or complete (i.e. renovations to include Automotive Trades HS, 850 Grand Street Campus, Van Arsdale Campus).**

**Responsible Agency:** Department of Education:

**Explanation:** The Department of Education Projects is scheduled to upgrade schools in SD-14 to start or complete this year (for example: Renovations to include Automotive Trades HS: 850 Grand Street Campus; Van Arsdale HS). Many of the schools in the district are very old and require modernization, upgrading of their physical structure and /or replacements of heating /cooling systems. )

11. **Redevelop NYCHA Playground on Roebing & South 9th Street.**

**Responsible Agency:** Housing Authority

**Explanation:** Redevelop NYCHA Playground on Roebing Street and South 9th Street. This park is well-used by the community. The playground is aged and in need of upgraded equipment and infrastructure.

NYCTA -

12. **PS 250 George H. Lindsay school; District #14 requests allocating funds for an electronic school sign and security cameras.**

**Responsible Agency:** Department of Education

**Explanation,** The principal of this school has lobbied for this request. The plans for the school signs were approved, but the principal was told they did not have the funds. The signs and security cameras will improve communication with parents and students and act as a security system that will be a deterrent and provide the school with another layer of security.

**Reconstruct Streets: numbers 11-15 priorities**

**Responsible Agency: Department of Transportation**

**13. Request for Trench Restoration/Reconstruction for Withers Street between Humboldt Street and Woodpoint Road.**

**Explanation:** The roadway on Withers Street, between Humboldt Street, and Woodpoint Road, is severely deteriorated and sunken, making it unsafe for pedestrians and vehicular traffic.

**14. Reconstruct Metropolitan Avenue from Varick Avenue to River Street.**

**Explanation:** This roadway receives much traffic and is a truck route. The street needs reconstruction to correct several poor conditions that exist.

**15. Reconstruct Grand Street from Grand Street Bridge to River Street.**

**Explanation:** This roadway receives much traffic and is a truck route. The street needs reconstruction to correct several poor conditions that exist.

**16. Reconstruct Driggs Avenue from Lorimer to Division Avenue.**

**Explanation:** Driggs Avenue from Lorimer Street to Division Avenue is a heavily traveled street in the District. This stretch was not worked on in several years and is in poor condition. This road carries traffic to the Williamsburg Bridge and is often used as a detour route.

**17. Reconstruct Maspeth Avenue from Vandervoort Avenue to the Newtown Creek**

**Explanation:** This section of Maspeth Avenue is in the industrial area and carries both truck and vehicular traffic. The roadway is in deplorable condition and requires reconstruction.

**18. Reconstruct Lorimer Street from Broadway to Nassau Avenue.**

**Explanation:** This heavily utilized street, which serves as a bus route, has experienced extensive deterioration and now requires comprehensive reconstruction

**19. Reconstruct Frost Street and the sidewalks from Debevoise Avenue to Morgan Avenue.**

**Explanation:** This roadway is in a state of disrepair and requires reconstruction.

**20. Replace sidewalks around Williams Plaza (aka Jonathan Williams Development/NYCHA) from Division Avenue/South 9<sup>th</sup> Street/Broadway/Marcy Avenue.**

**Explanation:** These sidewalks are in disrepair around the development,

**21. Renovation of McCarren Park Handball Courts**  
**Responsible Agency:** Department of Parks and Recreation

**Explanation:** The community frequently uses the handball courts in McCarren Park, as many people enjoy playing handball. Handball Court games have been a large part of the culture for those who grew up in Brooklyn and remain so today. This request item has been on the District Statement Request for over three years. (There have been public speakers and emails to the community board advocating for the renovation of the McCarren Park Handball Courts.)

**22. Construct new Pickleball Courts:**  
**Responsible Agency:** Department of Parks and Recreation  
**Explanation:** Parks and Recreation will identify available space to construct pickleball courts to meet the increasing demand from the community.

**23. Restore and fund the redevelopment of “Sands Park” under the Williamsburg Bridge**  
**Responsible Agency:** Department of Parks and Recreation

**Explanation:** This park was abandoned over the years and subjected to storage by work contracted on the Williamsburg Bridge. Provide a new or expanded park, amenity, playground, and outdoor athletic field.

**24. Improvement for the concrete triangle at Williamsburg Street & Rodney**  
**Responsible Agency:** Department of Parks and Recreation

**Explanation:** Request funds to make sidewalks safer for pedestrians to walk and include the installation of much-needed lighting.

**25. Surveillance Cameras for the Williamsburg Bridge (road walkway, sidewalks, bikeways).**

**Responsible Agency: Police Department**

**The Explanation:** Enhanced security by the use of surveillance cameras will increase the public's safety. The Williamsburg Bridge is heavily used by both vehicular traffic on its roadways and by pedestrians/bike riders on the walkways.

**Continued Support Items**

**Continue support for the improvement of McGolrick Park's Grounds Infrastructure and Play Areas.**

**Explanation:** The Board supports this positive program which will provide renovation funding and staffing assignments for parks and playgrounds. We urge that this project continues and expands in FY2025 and hope that the specific facilities recommended by the Board in our priorities will be favorably acted upon. a. The exercise equipment in the parks needs to be upgraded for Seniors. b. Water fountain upgrade; A more hygienic water bottle filling station in McGolrick Park.

Support the Plaza Project at Moore Street Market

**SUBJECT: EXPENSE BUDGET PRIORITIES FOR THE FISCAL YEAR 2025**

**1. Increase funding for Community Boards.**

**Responsible Agency:** Mayor's Office of Management and Budget

**Explanation:** Charter-mandated Community Boards are vital cogs in the City's operating process. Community Boards play a formal role in decisions on land use, have input on capital & expense budgets, & monitor service delivery-essentially serving as little "City Halls" for their communities. They are responsible sounding boards for the local elected officials and act in consultation with them. They provide constituents an opportunity to have their voices heard on numerous issues. Furthermore, community boards need to be able to hire planners and other skilled professionals to evaluate Development Projects.

**2. Fund the operations of a newly created firehouse (FDNY) in the Northside.**

**Responsible Agency:** Fire Department

**Explanation:** The closure of the firehouse at 136 Wythe Avenue serving the mixed-used north community leaves this expanding residential neighborhood without adequate fire protection. Loft conversion and future development planned for the waterfront will significantly increase the population and businesses in the area requiring fire protection.

- 3. Reinstate funding for the Greenpoint-Williamsburg Tenant Legal Fund (\$2 million), including anti-harassment provisions per the Administration's Points of Agreement regarding the Greenpoint-Williamsburg waterfront rezoning. More funding is needed because of the increased displacement, illegal displacements, and the need to help fight harassment.**

**Responsible Agency:** Department of Housing and Preservation and Development

- 4. Increase park maintenance funds and operations/recreation staffing at CB #1 parks and playgrounds (including support equipment). Include additional hours for women's swim time at Metropolitan Pool.**

**Responsible Agency;** Department of Parks and Recreation

**Explanation:** The recreational and exercise need of all age groups are important; children and the elderly greatly benefit from recreational activities and training.

- 5. Increase the staffing of outreach programs that handle education, testing, and counseling for addictions, nicotine cessation (smoking/vaping), and drug abuse. There are concerns about emerging synthetic drugs. Also, for Covid-19 and other infectious diseases (i.e., TB/AIDS/ZIKA).**

**Responsible Agency:** Department of Health and Mental Hygiene

**Explanation:** There is a Mental Health Crisis in the Williamsburg and Greenpoint community due to the overuse and abuse of drugs that have led to homelessness, domestic violence, and increased crime rates. Due to the COVID-19 pandemic, seniors have become more isolated, resulting in depression. They still need outreach and counseling.

- 6. Increase the Department of Youth and Community Development Agency's community board fair share, after-school, and summer and recreation funding for CB #1.**

**Responsible Agency:** Department of Youth and Community Development

**Explanation:** Over 32% of CD1's population is 18 years of age or younger, and many of these individuals require education, recreation, and counseling programs to escape from an environment of crime and poverty. The inadequate levels of Youth Bureau funding available to CD1 severely undermine the ability of these programs to serve this population effectively. The significant expansion of all Youth Bureau allocations should be implemented as promptly as possible.

- 7. Funding to support subsidies to lower rents for senior citizens to reduce an increase in homelessness.**

**Responsible Agency:** Department of Housing Preservation and Development

**Explanation:** Increase funding to support subsidies to lower rents for senior citizens and to reduce the increase in homelessness.

- 8. Increase Homecare Services and Homebound Meals funding, especially providing these services for the frail and elderly following the COVID-19 Pandemic.**

**Responsible Agency:** Department of Aging

**Explanation:** The elderly have relied on their local senior citizen centers for daily social interaction, meals, counseling, and easy access to programs to combat depression and social isolation.

- 9. Create a new fund for the Affordable Housing and Infrastructure Fund (\$10 million) created under the Administration's Points of Agreement regarding the Greenpoint-Williamsburg waterfront rezoning.**

**Responsible Agency:** Department of Housing Preservation and Development

**Explanation:** A new fund is requested. The Affordable Housing and Infrastructure Fund (\$10 Million) was created under the Administration's Points of Agreement regarding the Greenpoint-Williamsburg waterfront rezoning. Proceeds from this fund will only be available to development parcels that use the waterfront inclusionary housing program referenced in the agreement and that participate in the esplanade transfer program as noted in the agreement's Open Space section). Funds will be used to offset site-specific infrastructure costs partially.

- 10. Provide safe street crossing/continued presence (NYPD Crossing Guard Post) at Jackson Street & Kingsland Avenue for children attending various local schools/after-school programs (St. Francis Developmental School, PS 132, St. Nicholas/Rosary Academy, IS 49 Campus, Grand Street Campus/Beacon Program, IS 126/Beacon Program, School Settlement House Association).**

**Responsible Agency:** Police Department

- 11. Expand funding for library operations – Brooklyn Public Library, including branches within CB #1; fund extended days/hours; fund computer catalog and increase book budget.**

**Responsible Agency:** Brooklyn Public Library

**Explanation:** In the past, we know that the Brooklyn Public Library has been underfunded relative to the other NYC library systems. We urge that this inequality be eliminated and that a fair proportion of the system's funds be allocated to CB1's four local branches. Public libraries are for all age groups. For some people in the community, it is the only computer they get to use. For children, it not only offers a free selection of a variety of books but a quiet space to do their homework and study.

- 12. Fund new science labs for schools (including middle school grades) in District 14/Region 8 located within the confines of Community Board No. 1's district.**

**Responsible Agency:** Department of Education:

**Explanation:** New science labs are needed in the various schools in our District. The labs would provide new facilities or replace outdated ones and utilize modern



equipment for instruction. Establish additional daycare or head start programs to serve Greenpoint/Williamsburg that are now under-served.

**13. Expand the park enforcement patrol project to incorporate McCarren Park (including Park Rangers).**

**Responsible Agency:** Department of Parks and Recreation

**Explanation:** McCarren Park is a heavily utilized regional facility that should receive an allotment of this patrol force to provide increased security and supplement the efforts of the overworked departmental staff.

**14. Fund a comprehensive air quality study/anti-asthma initiative for Greenpoint and Williamsburg; (b) funding a comprehensive study of the environmental health hazards and their cumulative effect on CB #1, including the DEP Waste Water Treatment plant.**

**Responsible Agency** Department of Health and Mental Hygiene

**Explanation:** Community Board No. 1 has been impacted by many adverse environmental factors (i.e., Mobile Oil spill, toxic waste, transfer stations, air pollution, etc.). A comprehensive study is needed to assess these impacts and develop resolutions, such as anti-asthma initiatives, to be implemented. The Study should include the DEP Waste Water Treatment Plant. (The agency supports this request, but funding is unavailable now. They will continue to increase neighborhood health and environmental data accessible online.)

**15. Establishment of a senior citizen center to serve the southwest area of Williamsburg, central to Division Avenue and Clymer Street.**

**Responsible Agency:** Department of the Aging

**Explanation:** At present, accessible senior center services do not exist for the expanding senior citizen population of the west area of Williamsburg. Although we are aware of the current funding constraints regarding senior center services, the current needs compel us to support the establishment of such a facility in the area central to Division Avenue and Clymer Street.

**16. Expand the refuse collection program for NYCHA and other significant housing developments. Implementing this request will relieve the residents of community board one, eight public housing developments (including the Board of Education and Senior Citizens facilities).**

**Responsible Agency:** Department of Sanitation

**Explanation:** Expand the Refuse Collection Program for NYCHA and Other Large Housing Developments and include Schools & Senior Centers. Implementing this request will relieve the residents of Community Board No. 1's eight public housing developments who suffer from chronically inadequate refuse collection services.

**17. Fund a comprehensive traffic ‘Blue Print Study’ for Greenpoint-Williamsburg**  
**Responsible Agency:** Department of Transportation

**Explanation:** A comprehensive study of traffic in the district is needed. This Blue Print Study is to thoroughly assess the district and address the current and future transportation needs of Greenpoint and Williamsburg.

**18. Provide more litter baskets and bins to maintain street cleanliness, especially in the commercial corridor. Also, include surveillance cameras and Sanitation Police Officer headcount in known illegal dumping areas.**

**Responsible Agency:** Department of Sanitation

**Explanation:** The Williamsburg - Greenpoint population has surged according to the 2020 Census. This significant increase in the population has impacted the maintenance of street cleanliness. There has been increased litter on the streets due to overflowing corner litter baskets, specifically in commercial corridors. Also, there are chronic hotspots of illegal dumping, a significant problem that results in more rodents.

**19. Continue/expand the building inspector training program; increase the number of inspectors (DOB) for CB#1.**

**Responsible Agency:** Department of Buildings

**Explanation:** OMC did not support this request; however, we disagreed because of the increase of huge building development in the community. The number of building inspectors should increase in proportion to the increase of huge building development that is now impacting our community. We will need an increase in the number of building inspectors and the addition of a training program to train inspectors to be skilled enough to do this.

**20. Increase funding of the ‘Green Street Program’ for projects in CB #1, including the much-needed improvements and replacement of the fencing of park triangles.**

**Responsible Agency:** Department of Park and Recreation

**Explanation:** These improvements made under the Green Streets programs have benefited the community and provided additional greening for the area lost due to the beetle (Asian Long Horn Beetle) infestation. This program should include areas that need improvements and fences, such as the park triangle: Badame Sessa , Father Giorio, and the Memorial Gore at Maspeth Avenue, Bushwick Avenue/Metropolitan Avenue.

**21. Increase allocation for rehabilitation loan programs**

**Responsible Agency:** Department of Housing Prevention and Development

**Explanation:** The neighborhoods of Greenpoint and Williamsburg have critical housing needs. The allocation of funds to provide affordable housing in the district remains a vital concern of CB #1. Adequate subsidies must be allocated to ensure the balanced development of our community.

22. **Catch basin cleaning should be maintained and increased to eliminate and prevent debris build-up from maximizing water drainage from streets during downpours and other rain sessions.**

**Responsible Agency:** Department of Sanitation:

**Explanation:** Climate change has brought much heavier storms, flooding, and even flash flooding to NYC. Recent storms have illustrated the dangers of clogged catch basins.

23. **Fund a comprehensive study of stormwater management measures to help mitigate the increasing onslaught of cloudburst events that chronically cause severe flooding in homes and businesses in the street.**

**Responsible Agency:** Department of Sanitation

**Explanation:** Our district, to a large extent, is a waterfront community. There needs to be a deep investment in climate change mitigation measures. Harmful effects of climate change, for example, include flooding and a rise in groundwater from cloud burst events and in sea levels.

24. **Expand the NYC organics collection program to include an education program on organics collection and composting.**

**Responsible Agency:** Department of Sanitation

**Explanation:** Our community lacks robust education and outreach for organic composting, which is critical for the success of municipal composting. We request composting programs at schools, organics/compost outreach programs, and educational resources for residents. Regular curbside organics collection will help reduce garbage hauling costs and contribute to reduced greenhouse emissions by keeping organics and food scraps out of landfills.

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## **Brooklyn Community Board One District Needs Statement**

### **Housing, Economic Development, and Land Use**

#### **Most Important Issue Related to Housing, Economic Development and Land Use**

##### **Affordable Housing Creation**

As we have noted in our Statement of District Needs, the lack of affordable housing options continues to be the most significant concern to Brooklyn Community Board One. We are skeptical that the 2005 rezoning has produced the number of affordable units that were projected. While we have seen plenty of higher-end luxury housing created in our district, sadly those units are out of reach for many residents of North Brooklyn. And when MIH units are included in a new development, the affordable rents still tend to be set too high for many of the neediest residents to access.

There is a severe need for affordable senior housing as well as larger units with multiple bedrooms for families. Both of these continue to be urgently needed in our district.

Along with more housing, we need the infrastructure improvements, like more open space, schools, and better mobility options, to accompany any projected increase in population. Our schools do not have enough seats for the number of students that we have, let alone for the number that are anticipated with further development. We do not have enough open and green space, especially open space that makes sense for every age group. Young children need space to play, but frequently the needs of teenagers get overlooked. They need access to basketball courts and other age-appropriate recreational opportunities.

We are hopeful that the City of Yes for Housing Opportunity proposal will provide some relief to our housing shortfalls, and look forward to analyzing the proposal over the coming year. In terms of economic development, we urge developers to host job fairs/info sessions for new developments to give MWBE and Local Businesses an opportunity to bid on the work and also give local residents an opportunity to work on these projects. Any workers on these projects must be paid a living wage. Developers should hire responsible contractors to address the high fatality rates we see on New York construction.

**Brooklyn Community Board One  
District Needs Statement**

**TRANSPORTATION AND INFRASTRUCTURE**

We continue to urge the City and State to budget funds to adequately forecast transit and traffic growth projections so we can plan accordingly. Robust housing construction in CB1 has increased the populations of Greenpoint and Williamsburg. The public transit system is strained, however, and has not kept up with the pace of development. The L, and G, and J/M trains are overcrowded, and many commuters have excessively long bus commutes. Our convoluted bus routes fail to provide direct and expedient access to key locations. We support an assessment of our current bus routes and a study of where dedicated bus lanes or busways could more efficiently move residents around North Brooklyn. This would save time for residents and could put better employment opportunities within reach.

We ask the Department of Transportation to realize Community Board One's goals for a recommitment to Vision Zero, reliable mass transit, a more accessible and lower-stress walking and biking environment, less congestion and pollution, and more innovative accommodations for the skyrocketing number of delivery vehicles and micro-mobility users on our streets. Prioritizing improvements to our streets, transportation infrastructure, and public realm is a proven way of improving the quality of life for city residents.



## District Manager's Report

**TO: All Board Members**

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

**RE: OCTOBER 2023**

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1. Complaint Tally Sheet for September 2023 – October 2023.
2. District Service Cabinet Meeting minutes from September 21, 2023.
3. ~~FDNY Open House Flier for October 7<sup>th</sup> and October 8<sup>th</sup>~~. **POSTPONED**
4. Department of Buildings – Information about Local Law 97.
5. Office of Emergency Management Report – Report for October 2023.
6. NYC Department of Small Business Services – Information about businesses affected by emergencies.
7. Information regarding how to report damage from the storm on September 29, 2023.
8. Department of Environmental Protection – Information regarding DEPs investigation of a water distribution issue in Brooklyn.





# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEALICE FULLER  
CHAIRPERSON

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

JOHANA PULGARIN  
DISTRICT MANAGER

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

GINA BARROS  
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

## COMPLAINT TALLY SEPTEMBER 12, 2023 – OCTOBER 10, 2023

<i>COMPLAINT TYPE</i>	<i>TALLY</i>	<i>COMPLAINT TYPE</i>	<i>TALLY</i>
AIR		NATIONAL GRID	
ANIMAL CONTROL		NOISE	10
APPLICATION	1	OTHER	4
ARCADE/RIDES		PARKING	
ASSISTANCE		PARKS DEPARTMENT	7
BASKET REQUESTS		PEST CONTROL	
BUILDINGS DEPARTMENT	5	PLATES	
BULK PICKUP		POLICE DEPARTMENT	22
CATCH BASIN	5	POOLS	
CAVE-IN		POTHOLES	
CODE ENFORCE		PROTECTION	
COLLEGE		PRUNING	1
CON-EDISON	3	PUBLIC ASSISTANCE	
CRIME		REAL ESTATE	
DCA		RECYCLING	
DCAS		REFERRALS	
DEMO		REGULAR PICKUP	
DEP	10	RELOCATION	
DERELICT AUTO/BIKES	2	RENT CONTROL	
DOCUMENTS		SANITATION	3
DOS		SCHOOL/PS	
DOT	12	SCHOOL REGION	
DRUGS		SEAL-UP	
EDUCATION	1	SENIOR HOUSING	
ELEVATOR		SERVICE	
ENFORCEMENT	1	SEWER BACKUP	7
EQUIPMENT		SEWER BREAK	
FEDERAL		SIDEWALK	
FIRE DEPARTMENT	1	SIGNS	
FOOD STAMPS		SNOW REMOVAL	
GREENSTREET		SOCIAL SERVICES	1
HEALTH DEPARTMENT		SPRAYING	
HEAT/HOT WATER		STATE	
HIGHWAYS	1	STREETLIGHT	
HOUSING AUTHORITY	1	TRAFFIC LIGHTS	
HPD	1	TREE REMOVAL	
HRA		TREE REQUESTS	
HS		TRENCH WORK (& DEP)	
HYDRANT	1	UNSWEEP STREET LITTER	
INFO REQUESTS	60	VERIZON/CABLE	
JHS		WATER	1
LEGAL			
LICENSE	36		
LOT CLEANING			
LOT CLEANING/BQE			
MEDICAID			
METERS			
MTA		TOTAL	197



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## DISTRICT SERVICE CABINET MEETING

SEPTEMBER 21, 2023

435 GRAHAM AVENUE

BROOKLYN NY 11211

### MEETING CALLED TO ORDER

District Manager, Ms. Johana P. Pulgarin called the District Service Cabinet Meeting to order and noted the agenda which included a round robin session for updates from city agency representatives. The District Manager noted new faces amongst the representatives and introduced herself as the new district manager for Community Board No. 1, this was the first District Service Cabinet Meeting hosted by Ms. Pulgarin.

### ROUND ROBIN SESSION

**DEPARTMENT OF SANITATION (DSNY):** Ms. Erica Glinski, Superintendent, announced that organics will be rolling out in October. Organics HAVE TO GO OUT THE NIGHT BEFORE (before midnight).

**DEPARTMENT OF SOCIAL SERVICES (DSS):** Ms. Abigail Aberdeen, Brooklyn Borough Liaison, Intergovernmental and Legislative Affairs, stated there was nothing to report. Mr. Simon Weiser, First Vice Chair, asked about which services the Department of Social Services provides, Ms. Aberdeen responded that DSS deals with landlords, cash assistance, constituent services, trash issues and the homeless. Ms. Aberdeen represents Brooklyn for DSS. District Manager Pulgarin requested a list of DSS locations. Ms. Aberdeen shared that there is a DSS Authorization Form (name, address, case number or social security number, details) the Community Board can provide to constituents. Ms. Aberdeen emailed Community Board No. 1 a copy of the form and it is now available in the District Office (435 Graham Avenue, Brooklyn, NY 11211).

**DEPARTMENT OF BUILDINGS (DOB):** Mr. Philip Arnold, Community Engagement Liaison, works with Community Board No. 1, 2, 3, and 4. Mr. Arnold is new to the position but has dealt with ~25 complaints in Community Board No. 1's district so far. Mr. Arnold mentioned Local Law 152 which involves periodic gas inspections, these inspections will be beginning in Community Board No. 1's district in January 2024. District Manager Pulgarin asked if the Department of Buildings has a list of plumbers since the Community Board can not recommend people. Mr. Arnold advised that there is a list of master plumbers located on the Department of Buildings website. Over the summer, the Get Sheds Down Initiative began. Mr. Arnold shared that they have expanded the use of netting and mentioned Local Law 97 which is a green roof and sustainability initiative.

**NEW YORK CITY POLICE DEPARTMENT (NYPD):** Ms. Felicia Richards, Detective, Office of Police Commissioner Liaison Unit, shared that there are ways to connect with the Police Commissioner online. Detective Richards stated that she covers Black affairs citywide. Detective Richards also has previous experience with Community Boards No. 5, 8, and 16.

**DEPARTMENT OF VETERANS SERVICES (DVS):** Mr. David Gourdine, NYC Service City Service Corps Member, Mr. Gourdine travels to different community boards around the city. There will be a traveling exhibit of the Wall that Heals coming to Corona Park on September 28, 2023 until October 1, 2023. The exhibit will be open 24/7 and there will be a shuttle from Willets Point 8 AM – 8 PM daily, except Sunday, no concessions or souvenirs will be on site.

**DEPARTMENT FOR THE AGING:** Ms. Charise Lawrence, Brooklyn Government Affairs Officer, stated that Falls Prevention Awareness was this week (September 18, 2023 – September 22, 2023). Falls Prevention Awareness week was a collaboration between the Department of Health and the Department for the Aging. Some events that were hosted were virtual while others are available in person ([nyc.gov/aging](http://nyc.gov/aging)). Ms. Lawrence also shared that this is the season for annual public hearings; there are events in each borough where people can comment on the planning. The next meeting in Brooklyn will be on October 25, 2023 from 10 AM – 12 PM at the Albany Neighborhood Senior Center (196 Albany Avenue) in Crown Heights. Mayor Adams has been hosting townhalls for older adults and Ms. Lawrence shared that the next event will be happening on October 12, 2023. These townhalls deal with a lot of constituent issues, especially regarding housing. The Department for the Aging does not have a housing portfolio but has been doing lots of outreach & events. Ms. Lawrence requested information regarding the older adult (60+ years old) liaisons or points of contacts for older adults at the 90<sup>th</sup> and 94<sup>th</sup> precincts. Detective Richards informed those present that older adults over the age of 60 are entitled to police interaction and victim services automatically if they are the victim of a crime. Ms. Lawrence concluded with an announcement that the Cabinet for older New Yorkers is celebrating their one-year anniversary soon and that information is available on the website for the Department for the Aging.

**FIRE DEPARTMENT OF THE CITY OF NEW YORK (FDNY):** Mr. Michael Curneen, Battalion Chief, Ladder 35 introduced himself and shared that it was his first time attending the District Service Cabinet Meeting. Mr. Curneen explained that fire duty is up; he feels that the

Lithium-Ion batteries are a big reason for the increase. People have been buying cheap batteries and they explode. Mr. Curneen advised he felt that people would be better off storing an e-bike in a closet than by the front door. Ms. Ronda Messer of DOT mentioned a potential free battery initiative. Mr. Weiser requested information regarding fire reports and said that Community Board No. 1 used to receive them but has not been. Mr. Curneen said that the last month has been quiet but he would look into getting Community Board No. 1 the fire reports. Mr. Weiser asked if there were other contributing factors besides the battery issue, he asked if it was specifically cheap batteries or if we should worry about every battery. Mr. Curneen shared that he thinks cheap batteries are specifically the problem. Detective Richards shared some information about Intro 949 and Intro 950 which propose swapping out cheap batteries for safer batteries.

**DEPARTMENT OF TRANSPORTATION (DOT):** Ms. Ronda Messer, Director of Community Affairs has been the Community Board No. 1 DOT liaison for around 19 years. DOT is currently involved in many projects. The Meeker Avenue Bike Connection Phase 1 is substantially complete. Berry Open Street Improvements are slated to be completed by the end of this month except for a signal light on Berry Street and Grand Street. DOT has been working with the New York City School Construction Authority (NYCSCA) to install the signal. On September 22, 2023 Banker's Anchor will be having a ribbon cutting on North 14<sup>th</sup> Street which elected officials and Keith Bray of DOT will attend. Ms. Messer stated that in regard to McGuinness Boulevard there was nothing to report.

District Manager Pulgarin asked about the current status of McGuinness Boulevard to which Ms. Messer responded that the Northern half of construction is currently starting, from 7 AM to 7 PM there will be two lanes moving in both directions. Pulaski Street to Calyer Street work is just starting. 7 PM – 7 AM there will be one lane and a parking protected bike lane. There is no new news from Calyer Street to Meeker Avenue.

**COMMUNITY BOARD NO. 1:** District Manager Pulgarin concluded the meeting and advised all attendees that the next District Service Cabinet Meeting would be held on October 19, 2023.



# BUILDINGS AFTER HOURS



**NYC**  
Buildings

**NYC**  
Buildings

If you are a homeowner, tenant, small business owner, or building manager, our doors are staying open later to make it easier for you. Join us during **Buildings After Hours** for in-person information sessions so our plan examiners, inspectors, and staff can help you build safe and live safe in NYC.

The **free** weekly sessions happen every **Tuesday from 4:00 pm – 7:00 pm** in each borough office. Meet with staff to answer questions and to provide the information you need to plan a renovation or construction project, clear a property fine, obtain property records, get the status of an application filed with us, or get help using our online resources like the **Buildings Information System (BIS)** and **DOB NOW**.



Permits, sign-offs, Construction Codes, Zoning regulations, Certificate of Occupancy, and equipment installation, are a few of the things we can assist you with.

To find the DOB borough office nearest you, visit [nyc.gov/doboffices](http://nyc.gov/doboffices).

**NO APPOINTMENT NEEDED!**



# UTILITY SERVICE RESTORATION

## WHAT YOU NEED TO KNOW

Gas service is essential to daily living. It provides heat, hot water and/or cooking gas to your apartment and the other tenants in your building.

Most likely the utility company shut the gas off because an unsafe condition was identified. The most common reasons for a service disruption are gas leaks or gas piping work performed without a permit. These are both unsafe conditions. **Your safety is our priority.**

### **What are the next steps?**

To restore gas service, the property owner must hire a **Licensed Master Plumber (LMP)**. The LMP will file an application with the **NYC Department of Buildings (DOB)** to do the necessary work so gas service can be restored. After the work is completed, the LMP must request inspection of the work by DOB. **A DOB inspection is required to authorize the restoration of gas service.**

### **How can I find out if my landlord filed the DOB application to get the gas restored?**

Tenants can track permit applications online through the **DOB NOW Public Portal** at [www.nyc.gov/dobnow](http://www.nyc.gov/dobnow) or the City's **Open Data Portal** at [www.nyc.gov/data](http://www.nyc.gov/data). All permit applications are publicly available and active permits must be posted at the building.



If your landlord does not take the necessary steps to restore gas service, there are actions you can take as a tenant:

- Contact **311** to request an inspection by the **New York City Department of Housing Preservation and Development (HPD)**.
- Notify the 311 Operator of your affected services, i.e. heat, hot water and/or cooking gas. A HPD inspector will come to your home to inspect and issue a violation if warranted.
- File a **Housing Part Action (HP Action)** in Housing Court. An HP Action will require your landlord to make the necessary repairs.
- Consult a lawyer about your rights so you can fully understand your options. Qualifying households may be able to access free legal services through the **Mayor's Office to Protect Tenants**. Click the **Resources** tab at [www.nyc.gov/tenantprotection](http://www.nyc.gov/tenantprotection) for more information.

### **How long will it take for my gas to be restored?**

The length of time it takes until gas service is restored depends on many factors like: the reason for the gas shut-off, how much repair work needs to be done, how fast the property owner can gain access to the apartments affected, and the property owner's timely filing of the completed work to DOB.

## TENANT RESOURCES

NYC Mayor's Office to Protect Tenants  
[www.nyc.gov/tenantprotection](http://www.nyc.gov/tenantprotection)

File a Housing Part (HP) Action in NYC Housing Court  
[www.nycourts.gov/COURTS/nyc/housing/startinghp.shtml](http://www.nycourts.gov/COURTS/nyc/housing/startinghp.shtml)

NYC Department of Housing Preservation & Development  
[www.nyc.gov/hpd](http://www.nyc.gov/hpd) click [Services & Information](#)

Eviction Prevention and Community Legal Resources  
[www.nyc.gov/tenantprotection](http://www.nyc.gov/tenantprotection) click [Resources](#)

DOB's Office of the Tenant Advocate (OTA)  
[www1.nyc.gov/site/buildings/renter/ota/page](http://www1.nyc.gov/site/buildings/renter/ota/page)  
Phone: (212) 393-2949  
Email: [tenantadvocate@buildings.nyc.gov](mailto:tenantadvocate@buildings.nyc.gov)

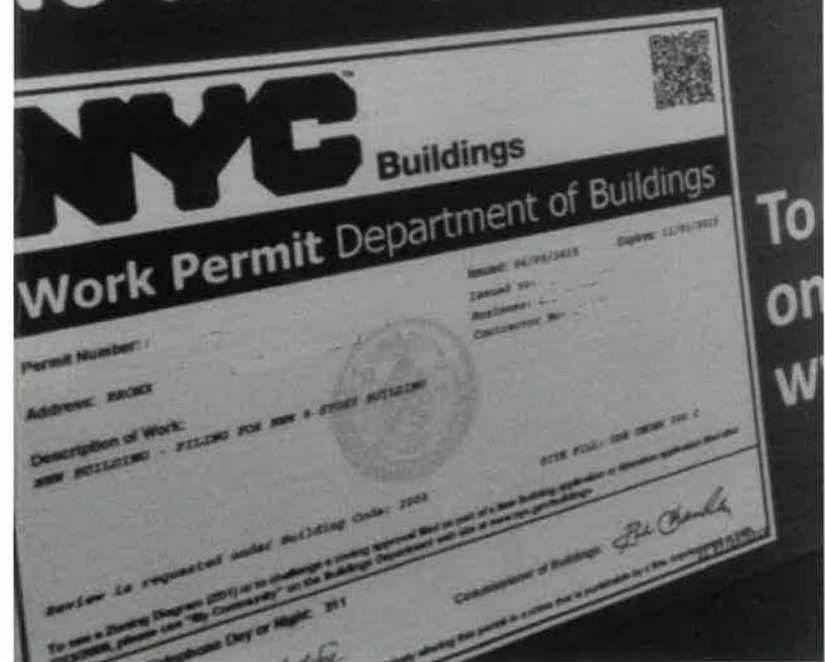
DOB NOW Public Portal  
[www.nyc.gov/dobnow](http://www.nyc.gov/dobnow)



*Do you need help tracking a permit application or need a status update for a permitted job filing? Maybe you have a question about the legality of the work being done in your building. If you do contact OTA at (212) 393-2949 or [tenantadvocate@buildings.nyc.gov](mailto:tenantadvocate@buildings.nyc.gov).*



...K, NY 10038  
... anonymously report  
... this worksite, call 311  
... ara reporter condicio  
... itio de trabajo, llame  
... lo tiene que dar su no



# HOW TO: OBTAIN A PERMIT

# HOW TO OBTAIN A PERMIT

The majority of construction projects require a Department of Buildings permit. Most often, a New York State licensed Professional Engineer (PE) or Registered Architect (RA) must file plans and pull permits before work begins.

There are many permit types, such as construction, boiler, elevator, and plumbing. The primary permit applications are: New Building (NB) and Alterations Type-1, 2 and 3:

- **NB:** Construction of new structures
- **ALT1:** Major alterations that will change use, egress or occupancy
- **ALT2:** Multiple types of work, not affecting use, egress or occupancy
- **ALT3:** One type of minor work, not affecting use, egress or occupancy

A New York State licensed Professional Engineer (PE) or Registered Architect (RA) must submit construction plans to obtain a permit. A Department plan examiner will review the plans for any legal/zoning objections. When objections are satisfied, the Department will approve the application. A licensed PE or RA may also certify that plans conform to all applicable laws.

## MINOR ALTERATIONS WITHOUT PERMITS

Some minor work does not require a permit: a PE/RA or Department borough office manager can explain the exceptions. For example, installing new kitchen cabinets doesn't require a permit but Contractors must have a NYC Department of Consumer Affairs Home Improvement Contractor License.

## FILING & RECORDS MANAGEMENT FEES

A licensed PE/RA or Contractor can estimate these fees.

## PLAN EXAMINER REVIEW & APPROVAL

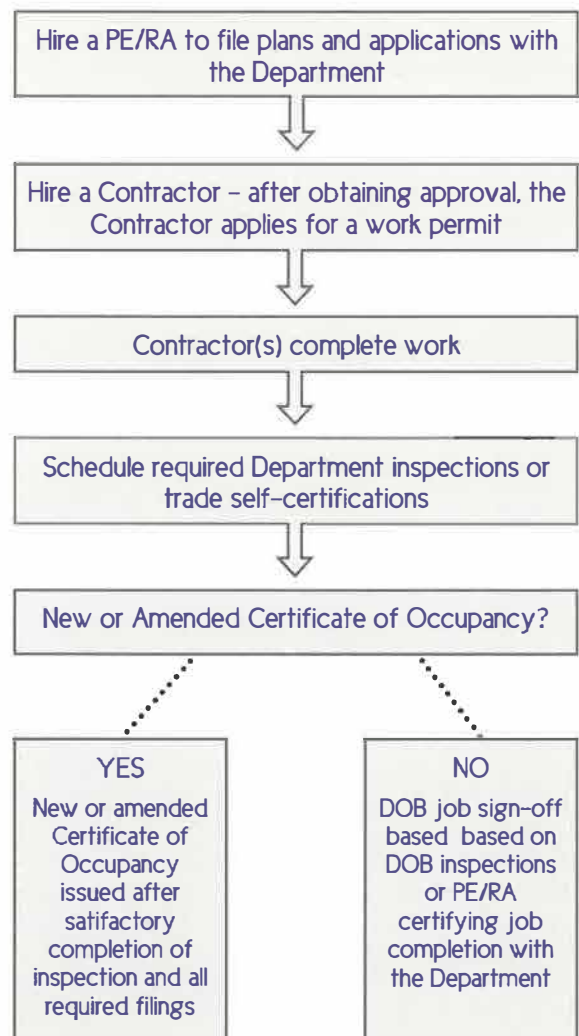
Plan approval time depends upon the complexity of the project and the issues or objections to be resolved.



## PROJECT SNAPSHOT

- Determine the necessary permits, then file applications and construction drawings
- Obtain Department plan approval
- File and pull permits
- Perform approved work
- Pass the final inspections
- Receive a new or amended Certificate of Occupancy or Letter of Completion

## THE PERMIT PROCESS



**1. Submit all summonses together.**

Include a copy of any additional summonses (i.e. Failure to Comply) associated with the original summons and include a copy of the original summons.

**2. Clearly describe the work done to correct the violating condition(s).**

The statement required in Section 2 of the Statement in Support (AEU20) must specifically reference the conditions highlighted on the summons. It must list all applicable permit/waiver numbers and any other detailed information that proves correction.

**3. Provide copies of supporting documents that prove the violating condition(s) has been legally corrected.**

Submit a copy of a Vacate Order Lift, Stop Work Order (SWO) rescind, permit, job sign-off or a copy of the Buildings Information System (BIS) or DOB NOW screen that confirms correction and highlight the key information on each copy.

Provide photographs where possible. All photographs must be labeled and include the summons number, the date the photograph was taken, the location depicted in the picture, and a brief description of what the photograph depicts is helpful. If depicting **before** and **after** conditions, the photos must be labeled as such.

**4. Check for open DOB Civil Penalties and remit payment before submitting a Certificate of Correction request.**

DOB Civil Penalties include Work Without a Permit and failing to submit a timely Certificate of Correction for a Class 1 summons (AEUHAZ). Work Without a Permit DOB civil penalties may be waived via the L2 process.

AEUHAZ civil penalties do not have waiver provisions and must be paid by logging into eFiling, then selecting **Express Cashier Payments** and **Hazardous Violation Fees**.

**5. Upload documents to DOB NOW.**

Upload documents to DOB NOW and select the correct document type. **Do not combine document types.**

## SUBMITTING A CERTIFICATE OF CORRECTION. . .

- To submit a Certificate of Correction (COC) request, use an **eFiling account** to log into **DOB NOW: BIS Options** at [nyc.gov/dobnow](https://nyc.gov/dobnow). If you do not have an eFiling account, register to obtain an account at [nyc.gov/efiling](https://nyc.gov/efiling).
- From **DOB NOW: BIS Options**, select **+Certificate of Correction Review Request** and enter the required fields including the summons number.
- Select **Save** and then in the **Documents** section, upload completed applicable AEU2, AEU3321, and/or AEU20 forms and any other required documents (permits, receipts, photographs, inspection results, etc.)
- After completing the **Statements & Signature** section, select **Submit**. The request will not be reviewed by AEU until the submit button is selected and submission confirmation is given.
- An email notification will be sent to the applicant with the status of the review. If the request is disapproved, a new request must be submitted.

## REMEMBER. . .

- To receive CURE approval, be sure to indicate a CURE is being requested on the COC (AEU2). If a CURE request is not selected and the COC is approved, a standard approval will be issued.
- The paper COC affidavit and statement forms (AEU2, AEU3321, AEU20) can no longer be mailed or delivered in-person to AEU.
- All violating condition(s) must be corrected and certified as corrected with the Department.
- **Administrative Enforcement Unit (AEU) team members are here to help you resolve your summons.**

## ADDITIONAL RESOURCES & QUICK LINKS. . .

- AEU Forms (AEU2, AEU20, AEU3321) [nyc.gov/aeuforms](https://nyc.gov/aeuforms)
- Information on Resolving an OATH summons [nyc.gov/aeu](https://nyc.gov/aeu)
- AEU Glossary [nyc.gov/site/buildings/safety/oath-glossary.page](https://nyc.gov/site/buildings/safety/oath-glossary.page)
- Buildings Information System (BIS) [nyc.gov/bis](https://nyc.gov/bis)
- DOB NOW Public Portal [nyc.gov/dobnow](https://nyc.gov/dobnow)
- NYC Department of Buildings [nyc.gov/buildings](https://nyc.gov/buildings)
- Submit a question/request through DOB's online **Help Form** at [nyc.gov/dobhelp](https://nyc.gov/dobhelp)
- Contact AEU by phone at **(212) 393-2405**
- Speak to an AEU team member during DOB's weekly **Buildings After Hours** sessions held every **Tuesday from 4:00 pm to 7:00 pm** at our Manhattan office (280 Broadway, 3rd Floor). Remember to upload your Certificate of Correction in **DOB NOW: Bis Options** before you visit the borough office. **NO APPOINTMENT NECESSARY!**



# HOMEOWNER RELIEF PROGRAM

Under the Department of Buildings' Homeowner Relief Program, owners of one- and two-family homes can correct violating conditions without incurring any financial penalties!

## HOW DO I QUALIFY FOR THE HOMEOWNER RELIEF PROGRAM?

You qualify for the program if you own a one- or two-family home and have not received any violations from the Department of Buildings in the past five years. You also qualify for the program if you are the new owner of a one- or two-family home.

## WHAT DO I NEED TO DO TO PARTICIPATE IN THE PROGRAM?

You do not need to take any action to participate in the program! In the event a Department of Buildings inspector visits your home and identifies a violating condition, the Department of Buildings will determine if you are eligible for the program. If it is determined that you are eligible, instead of receiving a violation from the Department of Buildings, you will receive a Request for Corrective Action, which does not carry a potential financial penalty.

## WHAT HAPPENS IF I RECEIVE A REQUEST FOR CORRECTIVE ACTION?

You must correct the violating condition identified by the Department of Buildings within 60 days. The Department of Buildings will work with you to correct violating conditions, including providing you with more information about how to correct the violating condition and about the correction process.

A Department of Buildings inspector will visit your home after the Request for Corrective Action is issued. If you have not corrected the violating condition within 60 days, you will receive a violation, which could result in financial penalties being imposed.

## HOW DO I CORRECT A VIOLATING CONDITION?

In order to correct a violating condition, you may need to hire a registered design professional (a New York State licensed Professional Engineer or Registered Architect) to file plans and pull permits before work to address the violating condition may begin. However, in some cases, you do not need to hire a registered design professional and can instead hire a Licensed Master Plumber or Licensed Electrician:



# HOMEOWNER RELIEF PROGRAM (cont.)

- If you received a Request for Corrective Action because you performed plumbing work without a permit (installed a washer/dryer or installed a sink, toilet, or shower), you only need to hire a Licensed Master Plumber, who can apply for appropriate permits with the Department; and
- If you received a Request for Corrective Action because you performed electrical work without a permit (installed new electrical wiring or outlets), you only need to hire a Licensed Electrician, who can apply for appropriate permits with the Department.

When hiring construction professionals, it is important to check their standing with the Department, including whether their license is current and if they have faced any sanctions from the Department. You can find a list of Licensed Master Plumbers and Licensed Electricians, and check their license status, through the Department's **Know Your Construction Professional** web page.

## WILL I HAVE TO PAY ANY FEES TO ADDRESS VIOLATING CONDITIONS?

While you will not incur any financial penalties because you received a Request for Corrective Action, depending on the violating condition, you may need to pay certain fees to address violating conditions. This could include a permit fee, which is a minimum of \$130.

To request assistance on how to correct violating condition(s), call (212) 393-2760 or use the **DOB Help Form** at [nyc.gov/dobhelp](https://nyc.gov/dobhelp). Select **Homeowner Relief Program** and provide the Complaint number found at the top of the Request for Corrective Action you received.

# NYC

Buildings

# SMALL BUSINESS SUPPORT TEAM

Getting you OPEN for  
business.



## WHAT WE DO

The **Small Business Support Team (SBT)** provides small business owners and entrepreneurs the dedicated DOB support they need. With a single point of contact at DOB, this allows you to have one-on-one guidance so your planned or ongoing construction projects can move to completion.

## HOW WE DO IT

- **Dedicated Team of Project Advocates.** One point of contact for answers, coordination, and project scope management to help your business open on time without issues.
- **One-on-one guidance.** Providing support at NO COST for your planned or ongoing construction projects, including assistance with inspections, permits, and overall general advice.
- **Proactive Consultations.** SBT will provide answers up front to avoid issues down the road, creating a project road map to facilitate completing your project on time.
- **Interagency Assistance.** Working closely with our partners at SBS' Business Express Service Team, we help you coordinate with other City agencies to resolve technical and operational issues relating to your project or property, so your project is done right and on time.

Use the [Small Business Help Form](#) to contact SBT and get more information.

**DON'T WAIT...GET STARTED!**





## INSTALLING SOLAR & GREEN ROOF SYSTEMS ON NEW YORK CITY BUILDINGS

### What are solar and green roof systems?

Solar power is a reliable, renewable source of electricity that reduces demand on New York City's electrical grid especially during periods of peak demand. Solar panels generate electricity or can absorb thermal energy for use. Green roofs have vegetation that absorbs and filters rainwater, and reduces the heat island effect (where urban environments can be warmer than surrounding areas).

### What are some of the benefits of solar and green roof systems?

- Solar panels reduce electricity costs and reduce local air pollution
- Green roofs combat the heat island effect and provide habitat
- Green roofs slow and treat stormwater runoff
- Solar panels can aid in Local Law 97 emissions compliance
- Green roof tax abatement program\*
- Solar tax abatement program\*

### What are the requirements in the Building Code?

The Building Code requires most new buildings to have a Sustainable Roofing Zone, 100% of which should contain a solar photovoltaic electricity generating system, a green roof system, or a combination thereof. This zone shall be provided on (i) new buildings, (ii) new roofs resulting from enlargement of existing buildings, and (iii) existing buildings replacing an entire existing roof deck or roof assembly. Exceptions include areas occupied by rooftop structures, like mechanical equipment and fire access pathways.

For the full list of exceptions, see [BC Section 1512.2](#) or [Buildings Bulletin 2019-010](#).

### What are the requirements for installation of solar and green roof systems?\*

#### Solar Panels

- Approval that the structural system of the building can maintain the weight of the equipment
- Solar electric projects must file an **ED16A Form**, electrical permit application
- Must be filed through the Development HUB
- A completed PTA4 application

#### Green Roofs

- At least 50% of eligible roof space must be covered by the green roof
- At least 80% coverage by live plants in a vegetation layer
- A maintenance plan including inspections and plant replacement plans
- A completed PTA3 application

*\* Full installation requirements and tax abatement program information can be found at [www.nyc.gov/site/buildings/codes/solar-panels.page](http://www.nyc.gov/site/buildings/codes/solar-panels.page) and [www.nyc.gov/site/buildings/codes/green-roofs.page](http://www.nyc.gov/site/buildings/codes/green-roofs.page).*

### What are the next steps?

Installing a solar or green roof system requires Department of Buildings permits. Note the exception in 1 RCNY 101-14 (Table 2)(IV)(3) which states that green roofs not more than 4 inches in depth located on buildings of noncombustible construction or buildings greater than 100 feet in height does not require a permit. A New York State Registered Design Professional (RDP) – licensed Professional Engineer (PE) or Registered Architect (RA) – must file the construction documents and owners must obtain the necessary permits before work begins.





[NYC.GOV/VETWALL](https://nyc.gov/vetwall)

# THE WALL THAT HEALS

*The Wall That Heals* is a traveling replica of the Vietnam Veterans Memorial in Washington D.C. and mobile education center that will be coming to NYC this fall. The exhibit will be free and open to the public. *The Wall That Heals* honors the more than three million Americans who served in the U.S. Armed forces during the Vietnam War.

New Yorkers will be able to experience the memorial by visiting, taking pictures, and even submitting the names of their Vietnam Veteran loved ones who have since passed to the accompanying "In Memory Project".

We are seeking volunteers to help with visitor services and sponsors to support the exhibit.

Scan the QR code if you are interested in visiting, honoring a loved one, volunteering, or supporting!



**SEPTEMBER 28, 2023  
TO  
OCTOBER 1, 2023**  
**FLUSHING MEADOWS CORONA PARK  
131-04 MERIDIAN ROAD  
QUEENS, NY 11368  
(THE FIELD ON THE SOUTHWEST SIDE OF  
THE WORLD ICE ARENA)**





# FDNY

[www.nyc.gov/fdny](http://www.nyc.gov/fdny)

## **Fire Department of the City of New York Fiscal Year 2024 Policy Statement for Community Board Budget Consultations**

### **Mission Statement**

As first responders to fires, public safety and medical emergencies, disasters and terrorist acts, FDNY protects the lives and property of New York City residents and visitors. The Department advances public safety through its fire prevention, investigation and education programs. The timely delivery of these services enables the FDNY to make significant contributions to the safety of New York City and homeland security efforts.

The mission of the New York City Fire Department (FDNY or the Department) is to protect the lives and property of New York City residents and visitors. The Department carries out this mission by responding to fires, medical emergencies, natural disasters, terrorist attacks, public health outbreaks, and other extreme hazards. The Department advances public safety through fire prevention and education programs, and through fire investigations. These services significantly contribute to the safety of New York City and to disaster preparedness efforts.

### **Key Indicators for FY 2023**

Over the past year, the FDNY continued to provide a consistently high level of service to communities throughout the City. Key indications of this include:

- In FY 2023 end-to-end average response time to structural fires called into 911 was 5:02
- In FY 2023 average response time to structural fires (FDNY dispatch and travel time only) was 4:31
- In FY 2023 average response time to all emergencies by fire companies (FDNY dispatch and travel time only) was 5:48
- Structural fires increased 2% percent to 23,901 in FY 2023
- Fire-related civilian fatalities increased 11 percent to 102 fatalities in FY 2023
- In FY 2023 end-to-end combined response time by ambulances and fire companies to life-threatening medical emergencies was 9:50
- In FY 2023, combined response time to life-threatening medical emergencies by ambulances and fire companies (FDNY dispatch and travel time only) was 7:03
- In FY 2023 average response time (FDNY dispatch and travel time only) by ambulances to life-threatening medical emergencies was 7:59

### **FDNY Fiscal Year 2024 Budget Overview**

In the current year (FY 2024), the Fire Department has a workforce of more than 17,000 full-time employees. There are close to 11,000 uniformed employees working in fire operations and other related functions throughout the City, and nearly 4,500 EMS employees assigned to ambulance tours and other medical/support areas. Additionally, there are just under 2,000 civilian positions supporting Fire/EMS operations are budgeted throughout the Department.

The Fire Department's Expense Budget is \$2.3 billion, excluding fringe benefits that are budgeted centrally along with other City agencies. This is approximately 2.1 percent of the City's total budget of \$109.1 billion as of the FY 2024 Adopted Budget. Approximately 88% of the Fire Department's Expense Budget funds personnel services (salaries and overtime for FDNY employees).

The Fire Department's FY 2024 Executive Capital Commitment Plan totals \$2.1 billion across the ten-year plan window (FY 2024-FY 2033), \$1.2 billion across the four-year plan window (FY 2024-FY2027). Across the ten-year plan window: \$673 million is allocated towards the purchase of firefighting apparatus, support vehicles, and fire suppression and emergency medical equipment, \$1.2

**Fire Department, City of New York**

9 MetroTech Center, Brooklyn New York 11201-3857



# FDNY

[www.nyc.gov/fdny](http://www.nyc.gov/fdny)

billion is allocated for the renovation and modernization of firehouses, EMS stations and other facilities, and \$268 million is allocated for the upgrade and replacement of computer and communications systems.

The Fire Department was targeted for several saving reductions and revenue initiatives during the Fiscal Year 2024 Financial Plan cycle. Highlights include:

- Availability Improvement for Uniform Personnel: FY 2023 \$10.0 million, FY 2024 and out \$30.0 million
- Full Duty Off The Line Position Reduction: FY 2023 and out \$14.0 million;
- EMS Rate Increase: FY 2023 \$4.1 million, FY 2024 and out \$16.3 million;
- Civilian Vacancy Reduction: FY 2023 and out \$9.0 million / 112 civilian positions per year;
- Increased Reimbursement for Ambulance Transports: FY 2023 \$5.1 million, FY 2024 and out \$9.6 million;
- Grant Costs Funded by Federal, State and Other Categorical Grants: FY 2022 \$3.3 million, FY 2023 \$6.3 million, FY 2024 \$3.4 million;
- Discretionary Overtime Reduction: FY 2023 and out \$3.0 million;
- Fire Insurance Fees Re-estimate: FY 2024 and out \$3.0 million

Highlights of expense new needs funded during the FY 2024 Financial Plan cycle include:

- Mental Health Response Program (B-HEARD): FY 2024 \$26.9 million / 64 civilian positions, FY 2025 and out \$24.5 million / 64 civilian positions;
- 2 Ambulance Units Previously Operated by Voluntary Units: FY 2023 \$0.3 million / 26 civilian positions, FY 2024 and FY 2025 \$1.7 million / 26 civilian positions; FY 2026 and FY 2027 \$1.9 million / 26 civilian positions;
- Fire Safety Programming: FY 2024 \$3.0 million

The Fire Department also received additional funding from elected officials at Adoption targeted towards renovations at several firehouses across the City.

**Fire Department, City of New York**

9 MetroTech Center, Brooklyn New York 11201-3857





# FDNY

[www.nyc.gov/fdny](http://www.nyc.gov/fdny)

## Federal Grants and Other Funding

Grant Program	City Fiscal Year/Years	Award Amount	Funder	Descriptions
Federal Fiscal Year 2023 Port Security Grant Program (PSGP)	2024, 2025, 2026	\$3,981,425	FEMA	Supports preparedness capabilities to prevent and respond to emergencies in New York Harbor, and other waterways.
Federal Fiscal Year 2022 Urban Areas Security Initiative (UASI)	2023, 2024, 2025	\$20,836,687	FEMA	Supports terrorism and disaster preparedness planning, training, equipment, exercises, and organizational activities (staffing and overtime for pre-planned events).
Federal Fiscal Year 2022 State Homeland Security Grant Program (SHSP)	2023, 2024, 2025	\$20,067,373	FEMA	Supports terrorism and disaster preparedness planning, training, equipment, exercises, and organizational activities (staffing and overtime for pre-planned events).
Federal Fiscal Year 2022 Port Security Grant Program (PSGP)	2023, 2024, 2025	\$1,344,539	FEMA	Supports preparedness capabilities to prevent and respond to emergencies in New York Harbor, and other waterways.
US Forestry Services, Incident Management Team Mutual Aid	2022, 2023	\$570,251	US Forestry Services	Reimbursement to provide mutual aid to jurisdictions impacted by wildfires in New Mexico, Oregon, and Arizona.
Cybersecurity Grant Program	2023	\$50,000	NYS Division. of Homeland Security and Emergency Services	Supports a software tool to help prevent disruptions to information systems.
Technical Rescue and Urban Search and Rescue Grant Program	2023	\$74,989	NYS Division. of Homeland Security and Emergency Services	Supports the purchase of PPE and tools to perform technical rescue operations.
Statewide Interoperable Communications Grant Program	2023	\$263,766	NYS Division. of Homeland Security and Emergency Services	Supports security enhancements to protect communications towers and infrastructure.

\* Note: This table does not include an ongoing mutual aid mission in Quebec (for wildfires) or in-progress claims for mutual aid to Buffalo, Newark, New Hampshire, Idaho, and Florida.

**Fire Department, City of New York**

9 MetroTech Center, Brooklyn New York 11201-3857



# FDNY

## JOIN US FOR OUR OPEN HOUSE 2023

Visit Your Neighborhood  
Firehouse or EMS Station

MEET >>

**FIREFIGHTERS**

**PARAMEDICS**

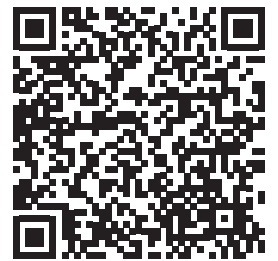
**EMTs**

WHO HELP KEEP YOUR COMMUNITY SAFE EVERY DAY!

### TAKE A TOUR

- View demonstrations
- Learn fire and life safety tips
- Explore FDNY careers

*....and much more!*



## October 7 and October 8

Sessions are 11am-1pm or 1pm-3pm

Scan code to find your  
LOCAL FIREHOUSE OR EMS STATION  
open house near you!

For more fire and life safety information go to [fdnysmart.org](https://fdnysmart.org)  
To learn more about a career with the department  
go to [joinfdny.com](https://joinfdny.com)

Eric Adams Mayor  
Laura Kavanagh Fire Commissioner  
John J. Hodgens Chief Of Department



# LL97: Unpacking the Proposed Rules (2023)

URBAN  
GREEN



# Panelists

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**Laura Popa** • Deputy Commissioner for Sustainability, NYC Department of Buildings

**Gina Bocra** • Chief Sustainability Officer, NYC Department of Buildings

**Emily Hoffman** • Director of Building Energy & Emissions Performance, NYC Department of Buildings

**Beth Golub** • Director of Sustainability Policy and Legal Matters, NYC Department of Buildings

**Danielle Manley** (Moderator) • Manager, Policy, Urban Green Council





**URBAN GREEN COUNCIL  
LL97 RULES WEBINAR  
SEPTEMBER 2023**

**NYC**<sup>™</sup>  
Buildings

# MOBILIZATION PLAN

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- Enhanced funding and financing
  - Federal, state, utility, and city funding and financing targeted to LL97 compliance
- Comprehensive outreach with NYC Accelerator
- Implementation task forces
  - Workforce/retrofit companies; Building owners and managers; Financers
- Enforcement
  - Rulemaking



## LL97 CONTEXT

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- Applies to 25,000+ sq. ft. buildings
- Accounts for different building types and sizes
- Special rules for affordable housing (35% or more rent regulated units) and houses of worship
- Provides relief in cases of financial hardship
- Provides relief from unavoidable implementation hurdles
- Provides for penalty mitigation and good faith efforts

# SECOND MAJOR LL97 RULE PACKAGE

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1. **Penalty Framework, Beneficial Electrification Credit and Various Technical Amendments**
2. **Article 321 (Prescriptive Path) Requirements for Compliance and Penalties for Non-Compliance**
3. **Local Law 88 - Defining Lighting and Sub-metering compliance**

# LL97 ARTICLE 320 PENALTY FRAMEWORK

Properties have two main compliance responsibilities

**Submit building emissions report**

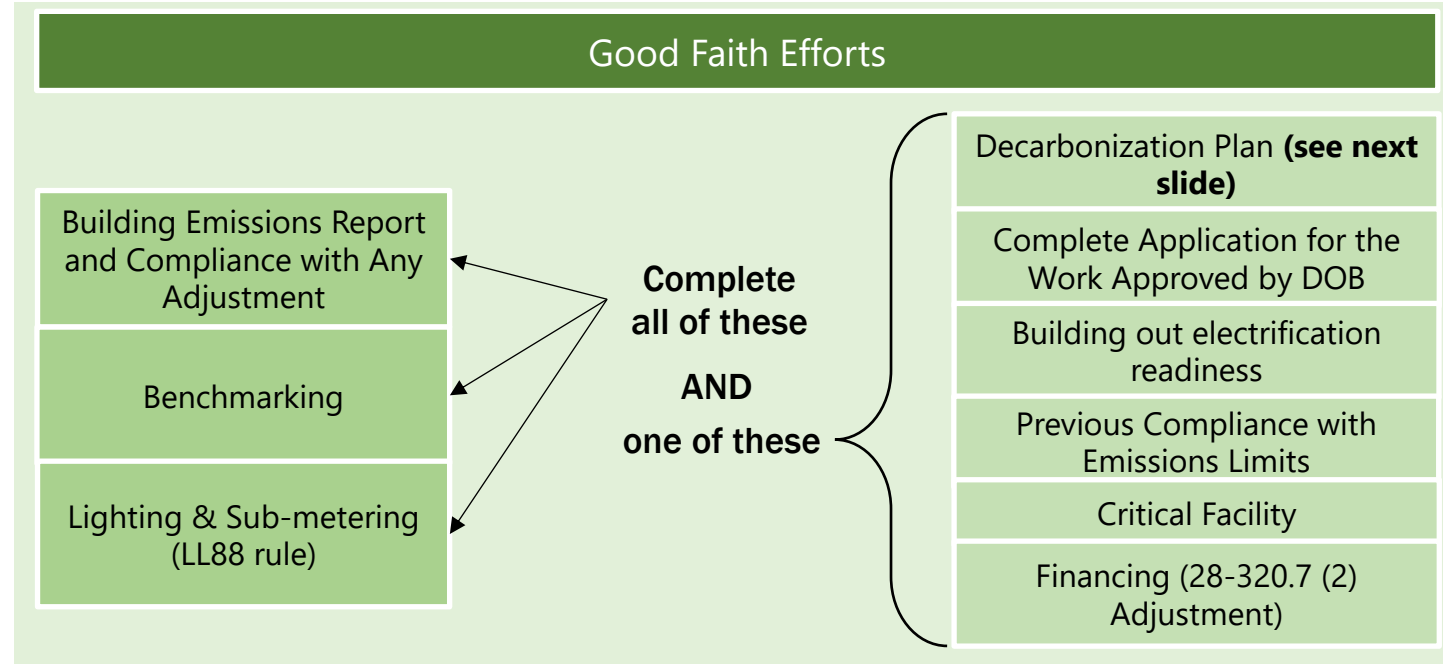
$$\text{Penalty} = (\text{Floor Area} \times \$0.50) / \text{month}$$

**Meet emissions limits**

$$\text{Penalty} = ((\text{Emissions} - \text{Limit}) \times \$268) / \text{yr}$$

Penalty mitigation opportunities\* (2024-2029)

Unexpected or Unforeseeable Event



\*Adjustments available for hospitals, nonprofits, landmarks and buildings with special circumstances or financial hardship.

# DECARBONIZATION PLAN PATHWAY

A plan for reaching net zero carbon emissions by 2050, including:

- Energy audit
- Inventory of major equipment
- List of alterations needed for compliance, consisting of:
  - Timeline
  - Financing plan
  - Expected emissions reductions

Additionally:

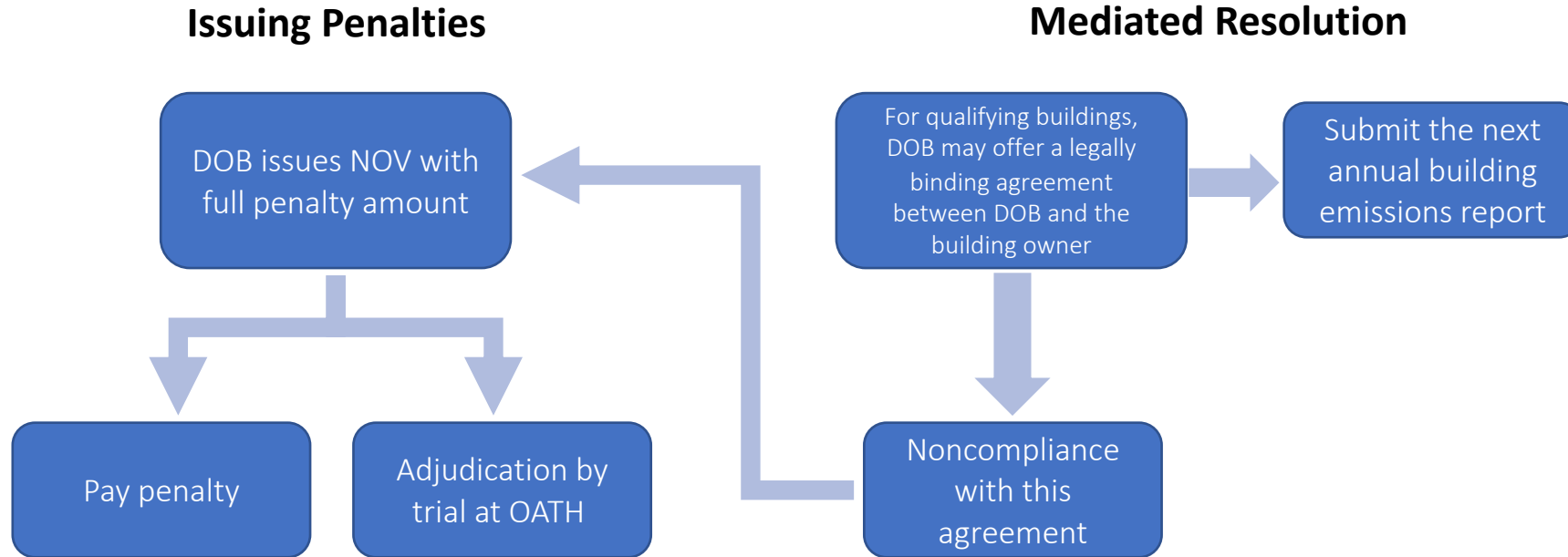
No RECs in the first compliance period.

Important Decarb Plan Dates:	
Submit the decarb plan by:	May 1, 2025
Meet the 2024 emissions limit by:	May 1, 2027
Demonstrate* that the work for 2030 compliance is underway by:	May 1, 2028

\*Complete Application for the Work Approved by DOB

# ENFORCEMENT FRAMEWORK

If a building is over their emissions limit:



- Penalties will be adjudicated at OATH with a DOB enforcement attorney
- If a building owner does not comply with the terms of the mediated resolution, DOB can issue back penalties



# BENEFICIAL ELECTRIFICATION

---

- Owners that replace fossil fuel equipment early with high-efficiency space conditioning or water heating equipment receive a credit against emissions limits for the first or second compliance period
- A negative coefficient may be applied against a building's emissions reducing penalties for buildings that convert to heat pumps:
  - Double the emissions reduction for owners taking action between 2021-2026
  - 1x the emissions reduction for owners taking action between 2027-2029

# BENEFICIAL ELECTRIFICATION

---

- Draft electricity emissions calculation with BE "Credit":

$$\text{GHG Emissions for Annual Electric Consumption} = ((\text{Total annual kWh} - \text{BE kWh}) \times 0.000288962) + (\text{Beneficial kWh} \times -0.00065)$$

- Calculation examples will be provided in DOB's LL97 Filing Guide
  - Deemed approach, based on capacity, for smaller installations
  - Metered approach, based on actual kWh, for larger installations
- Banking of BE Credits
  - BE credit for one year must be applied in whole to a future year
  - Multiple BE credits may not be combined for use in a single year
  - BE credits can be applied for each year of operation

# TECHNICAL CHANGES

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- Clarifies that eligible properties must be calculated using either Building Code Occupancy Groups OR ESPM Property Types, but cannot be a combination of both
- Adds a marginal emissions coefficient for natural gas fuel cells for equipment installed prior to January 19, 2023
- Requires Distributed Energy Resources to be sub-metered for reporting
- Corrects numbering of equations

# ARTICLE 321 COMPLIANCE

---

- Meet the Article 320 emissions limits for 2030 in 2024
- Prescriptive Energy Conservation Measures (One-time report due May 1, 2025)
  - Adjusting temperature set points for heat and hot water
  - Repairing all heating system leaks
  - Maintaining heating systems
  - Installing individual temperature controls or insulated radiator enclosures with temperature controls
  - Insulating all pipes for heating and/or hot water
  - Insulating steam system condensate tank or water tank
  - Installing indoor and outdoor heating system sensors and boiler controls
  - Replacing or repairing all steam traps
  - Installing or upgrading steam system master venting
  - Upgrading lighting
  - Weatherizing and air sealing
  - Installing timers on exhaust fans
  - Installing radiant barriers behind all radiators.

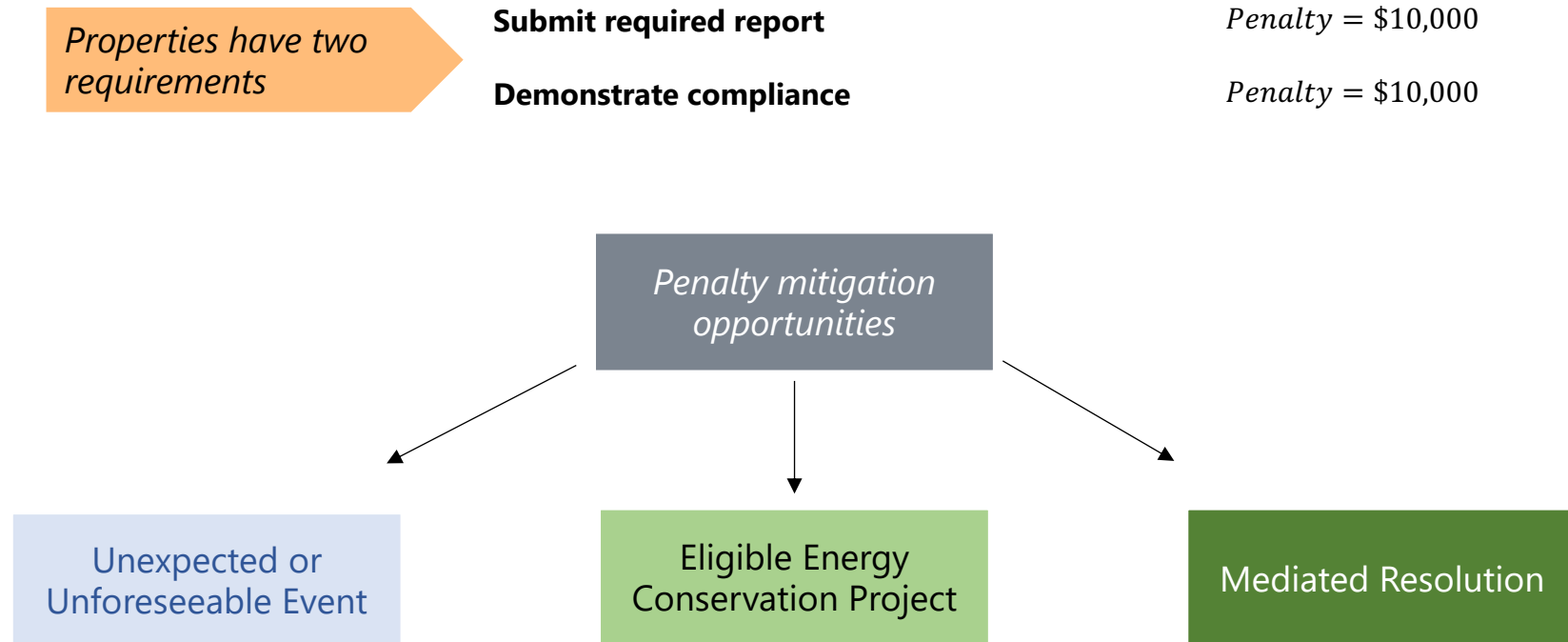
# ARTICLE 321 COMPLIANCE

---

- Rule clarifies that reporting may be submitted by a "qualified" RCx Agent
  - Registered design professional; OR
  - Certified refrigerating system operating engineer; OR
  - Licensed high-pressure boiler operating engineer
- PECMs documentation requirements
  - 9 PECMs require attestations
  - 4 PECMs require detailed inspection reports
- DOB will be issuing a guide for Article 321 with sampling requirements and additional clarification along with reporting templates for the 4 detailed PECMs



# LL97 ARTICLE 321 PENALTY FRAMEWORK



# LOCAL LAW 88

- **Upgrade of lighting systems (Article 310):**
  - Lighting power & controls comply with the NYCECC in effect at project install
  - Upgraded between July 1, 2010 and Dec. 31, 2024
  - Applies to Residential & Commercial Buildings (dwelling units excluded)
  
- **Electrical sub-metering in tenant spaces (Article 311):**
  - Floors or tenant spaces over 5,000 gross sq. ft.; OR
  - Tenant spaces over 5,000 sq. ft.
  - Commercial tenant spaces ONLY



# LOCAL LAW 88

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## Rule includes information on:

- How to report compliance:
  - Attestation due May 1, 2025 with LL97 reporting
- Who can report:
  - RDP (NY State licensed PE or RA); OR
  - Licensed Master Electrician;OR
  - Licensed Special Electrician
- Penalties for failing to report compliance:
  - Failure to file lighting upgrade report: \$1,500
  - Failure to file sub-meter installation report: \$1,500
    - \$500 for each covered tenant space where a sub-meter has not been installed

# NEXT STEPS

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- Guidance
- Rule Hearings
  - October 24 at 11am
    - LL97 Article 320 Penalty Framework
    - LL97 Article 321 Compliance and Penalty Framework
  - October 26 at 11am
    - LL88 Lighting and Submetering
- Studies
  - Industry
  - EE metric
  - Hospitals and non-profits
- Future Rules
  - Cogen / DER
  - 320.7 Adjustments (financial hardship and legal limitations)
  - Alignment of sustainability laws





# NYC<sup>TM</sup> Buildings

build safe | live safe

[nyc.gov/buildings](https://nyc.gov/buildings)



# What Is NYC Accelerator?

- + A City program that provides **free** resources, training, and personalized expert guidance to help building stakeholders (owners, property managers, condo, and co-op boards) improve energy efficiency and reduce carbon emissions from privately owned buildings 5,000 square feet or larger.
  - Offers no-cost building operator trainings and supports green workforce development.
  - Connects building stakeholders directly with service providers to implement decarbonization projects.
  - Helps buildings identify applicable financial incentives and financing, such as NYC Accelerator PACE.
- + NYC Accelerator experts conduct high-level building reviews to determine what solutions could be pursued to reduce carbon emissions and reach compliance.
  - Provides guidance to building stakeholders for the type of services they should seek from the marketplace of engineers, contractors, and lenders.
- + **Already completed compliance assistance for 5,000 buildings.**







# Contact NYC Accelerator Team of Experts

Web: [accelerator.nyc/1197](https://accelerator.nyc/1197)

Email: [info@accelerator.nyc](mailto:info@accelerator.nyc)

Phone: 212-656-9202





# Thank you!



[urbangreencouncil.org](http://urbangreencouncil.org)



[@UrbanGreen](https://twitter.com/UrbanGreen)

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## Community Board DSC Information October 2023

### Coastal Storm Reminders

- During coastal storm season the City may activate the Downed Tree Task Force. This multi-agency task force is responsible for coordinating the response to a large downed tree event.
  - The best way to have concerns addressed is to include an exact address with a cross-street, plus a picture of the problem via 311. This will ensure proper and timely categorization, assessment, and deployment of assistance.
- NYC's highest potential for hurricanes runs through October. Atlantic hurricane season continues through November 30.
- Every New Yorker should visit [NYC.gov/knowyourzone](https://www.nyc.gov/knowyourzone) to find their hurricane evacuation zone.
- If you are interested in a hurricane/emergency preparedness presentation, please reach out to [intergov@oem.nyc.gov](mailto:intergov@oem.nyc.gov) to set up a date.

### Hurricane Sandy 11<sup>th</sup> Anniversary

- October 29, marks the 11<sup>th</sup> anniversary of Hurricane Sandy. This day marks a time to reflect upon the rebuilding efforts and prepare for future events. NYCCEM continues to conduct ongoing education as well as to provide mitigation actions to build community resilience against future flooding.
- If you are having a Hurricane Sandy memorial or remembrance event and would like NYCCEM to attend, please provide the details as soon as possible to our team. Email [intergov@oem.nyc.gov](mailto:intergov@oem.nyc.gov).

### Request a Ready New York Event

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

### Notify NYC

- Sign up to Notify NYC to receive New York City's official information about emergency alerts and important City services. Visit [nyc.gov/notifynyc](https://www.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.
- Notify NYC subscribers can choose to receive two new messaging types – notifications regarding life-threatening weather conditions that may impact residents living in basement or cellar apartments and localized law enforcement announcements.



## Community Board DSC Information October 2023

- New Yorkers already subscribed to Notify NYC can opt-in and begin receiving either of the two new message types on the mobile app or by logging into their account, and updating notification preferences under the "My Account" tab.





careers  
businesses  
neighborhoods

SBS can help local businesses impacted by emergencies. Our team works closely with NYC Emergency Management and other key New York City agencies to restore business operations as soon as possible. Take advantage of our free resources:

**Our Emergency Response Unit can:**

- Provide businesses with the latest emergency information on street closures, utility disruptions, security, and demolitions.
- Once the business location is declared safe by the NYC Department of Buildings and Fire Department of New York (FDNY), we can help business-owners regain access to their business location and recover their salvageable items.
- Coordinate with the NYC Police Department and other emergency responders to make sure their business location is secure and prevent losses.
- Connect businesses to local business organizations for possible relocation assistance.
- Help accelerate re-inspections, applications, and permit processes to restore business operations.

Connect businesses to an attorney for free legal advice.

Our SBS Business Preparedness & Resiliency Program (BPrep) also offers business continuity workshops, webinars, and online preparedness resources. This year, SBS launched a Self-Assessment Tool and a Digital Library as part of the BPrep program. These business preparedness resources provide businesses with easier access to disruption remediation measures, customized assessments, and recommendations tailored to their unique needs.

For assistance, contact our Emergency Response Unit through the SBS Hotline at 888-SBS-4NYC (888-727-4692) or via email at [eru@sbs.nyc.gov](mailto:eru@sbs.nyc.gov).



## Report Damage to Your Property

The **NYC Housing Recovery Operations (HRO)** activated this portal for New Yorkers who have experienced property damage from a disaster event or emergency.

If you have been impacted, please complete the **Damage Information Form**. The form will ask some questions about the damaged property and its condition.

Your report will help the City give accurate data about the impact of the event to State and Federal agencies. It also helps the City provide eligible New Yorkers with disaster recovery assistance. Based on the information you share, HRO may refer you to benefits or programs you may be eligible for.





**DEP is investigating a water distribution issue in Brooklyn. Residents may experience low pressure or notice discolored water. While not harmful, please advise residents to avoid drinking discolored water.**

While it is not harmful, residents should not drink obviously discolored water. If you notice brown or discolored water coming from your tap, call **311** or [file a report online](#), so we can follow up.

## Recurring Brown Water

Brown or discolored water is often related to plumbing corrosion problems inside buildings and from rusting hot water heaters. If you have an ongoing problem with brown water, it may be due to rusty pipes. You should run your cold water for 2–3 minutes if it has not been used for a long period of time. This will flush the line.

## Sudden Brown Water

If your water suddenly looks discolored, it might be because of a disturbance to nearby water mains, including breaks or repairs. This can also happen if there is construction near your building. Additionally, the use of fire hydrants for firefighting can temporarily cause brown water. Because the water mains are pressurized, a disturbance may stir up or resuspend sediments, which causes the water to be discolored. Discoloration is a temporary condition most often from iron and manganese particles that have settled to the bottom of the water pipes buried under the roadways. Any sudden change in the flow of water within the pipes or outside vibration, may loosen or resuspend the brownish/red/orange particles of iron into the water. This temporary problem is generally resolved or reduced when our field staff flush water from nearby hydrants.

If you have brown water due to a recent shut off, visit [Water Shut Offs](#).

### Links:

311 report links and FAQs can be found at: <https://on.nyc.gov/38cXH4n>



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

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

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



**SIMON WEISER**  
FIRST VICE-CHAIRMAN

**DEL TEAGUE**  
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DISTRICT MANAGER

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

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

October 11, 2023

## VICE-CHAIRMAN'S REPORT

**TO:** Chairperson Dealice Fuller and CB#1 Board Members

**FROM:** First Vice-Chairman, Mr. Simon Weiser

**RE:** First Vice-Chairman, Simon Weiser's evaluations of District Manager, Johana Pulgarin

---

Please see attached the evaluations for District Manager, Johana Pulgarin from April 17, 2023 to September 11, 2023.

The District Manager hosted a District Service Cabinet meeting that met on Thursday, September 21, 2023, at 10:30 AM in Community Board #1's District Office at 435 Graham Avenue, Brooklyn, NY 11211 which I was present for. 8 city agencies were there and gave an update.

### ATTENDANCE:

**Present:** Department of Veteran Services, Department of Social Services, Department of Buildings, Department for the Aging, Department of Sanitation, Fire Department, Police Department, Department of Transportation.

---

**MANAGERIAL PERFORMANCE EVALUATION**

NAME JOHANA PULGARIN  
 TITLE AND ASSIGNMENT DISTRICT MANAGER  
 RATING PERIOD: FROM 04/17/23 TO 05/16/23 NAME OF SUPERVISOR SIMON WEISER

KEY RESPONSIBILITIES (List in order of importance)	PERFORMANCE EXPECTATION (State how to be judged)	RATING FOR EACH RESPONSIBILITY
1. <u>Quantity of Work-</u> Volume of work regularly produced by employee in relation to office standards; speed and consistency of output; efficiency in the use of time and resources.	Observation/work output	<input checked="" type="checkbox"/> O <input type="checkbox"/> VG <input type="checkbox"/> G <input type="checkbox"/> M <input type="checkbox"/> U
2. <u>Quality of Work-</u> Extent to which work produced meets quality standards of accuracy, thoroughness and effectiveness.	Observation/work output	<input checked="" type="checkbox"/> O <input type="checkbox"/> VG <input type="checkbox"/> G <input type="checkbox"/> M <input type="checkbox"/> U
3. <u>Job Skills &amp; Knowledge of Work-Skills</u> possessed by employee to execute job and related work-understanding of job duties and related work, extent of job information and understanding possessed by employee.	Observation/work output	<input checked="" type="checkbox"/> O <input type="checkbox"/> VG <input type="checkbox"/> G <input type="checkbox"/> M <input type="checkbox"/> U
4. <u>Sense of Cooperation-</u> Extent of ability to work toward objectives, shifting priorities when necessary, working harmoniously with co-workers, supervisors, and others.	Observation/work output	<input checked="" type="checkbox"/> O <input type="checkbox"/> VG <input type="checkbox"/> G <input type="checkbox"/> M <input type="checkbox"/> U

O = OUTSTANDING  
 VG = VERY GOOD  
 G = GOOD  
 M = MARGINAL  
 U = UNACCEPTABLE

DP-2217  
 (12/80)

**OTHER FACTORS:**

Significant performance factors not included among key responsibilities:

SHOWS SENSITIVITY TO ~~THE~~ <sup>THE</sup> NEEDS OF THE COMMUNITY

**OVERALL RATING:**


The manager's overall rating is:  OUTSTANDING     VERY GOOD     GOOD     MARGINAL  
 UNACCEPTABLE

Explanation for overall rating (if necessary):

SENSE OF RESPONSIBILITY TO EXECUTE THE JOB

**PLANS AND RECOMMENDATIONS (if relevant):**

**SIGNIFICANT COMMENTS MADE BY MANAGER DURING EVALUATION PERIOD & DATE OF INTERVIEW:**

_____	_____
Manager's Signature	Date
	05/16/23
_____	_____
Supervisor's Signature	Date
_____	_____
Superior's Signature	Date

**MANAGERIAL PERFORMANCE EVALUATION**

NAME JOHANA PULGARINI

TITLE AND ASSIGNMENT DISTRICT MANAGER

RATING PERIOD: FROM 09/17/23 TO 06/13/23 NAME OF SUPERVISOR SIMON WEISER

KEY RESPONSIBILITIES (List in order of importance)	PERFORMANCE EXPECTATION (State how to be judged)	RATING FOR EACH RESPONSIBILITY
1. <u>Quantity of Work-</u> Volume of work regularly produced by employee in relation to office standards; speed and consistency of output; efficiency in the use of time and resources.	Observation/work output	<input checked="" type="checkbox"/> O <input type="checkbox"/> VG <input type="checkbox"/> G <input type="checkbox"/> M <input type="checkbox"/> U
2. <u>Quality of Work-</u> Extent to which work produced meets quality standards of accuracy, thoroughness and effectiveness.	Observation/work output	<input checked="" type="checkbox"/> O <input type="checkbox"/> VG <input type="checkbox"/> G <input type="checkbox"/> M <input type="checkbox"/> U
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- O • OUTSTANDING
- VG • VERY GOOD
- G • GOOD
- M • MARGINAL
- U • UNACCEPTABLE

DP-2217  
(12/80)



**OTHER FACTORS:**

Significant performance factors not included among key responsibilities:

GETS THINGS DONE ~~IN~~ CHANGING TIMES

**OVERALL RATING:**


The manager's overall rating is:  OUTSTANDING     VERY GOOD     GOOD     MARGINAL  
 UNACCEPTABLE

Explanation for overall rating (if necessary):

MEETS THE HIGH PERFORMANCE  
STANDARDS, CONSISTENCY

**PLANS AND RECOMMENDATIONS (if relevant):**

**SIGNIFICANT COMMENTS MADE BY MANAGER DURING EVALUATION PERIOD & DATE OF INTERVIEW:**

_____ Manager's Signature	_____ Date
 _____ Supervisor's Signature	06/13/23 _____ Date
_____ Superior's Signature	_____ Date

**MANAGERIAL PERFORMANCE EVALUATION**

NAME JOHANA PULGARIN

TITLE AND ASSIGNMENT DISTRICT MANAGER

RATING PERIOD: FROM 06/14/23 TO 09/11/23 NAME OF SUPERVISOR SIMON WEISER

KEY RESPONSIBILITIES (List in order of importance)	PERFORMANCE EXPECTATION (State how to be judged)	RATING FOR EACH RESPONSIBILITY
1. <u>Quantity of Work-</u> Volume of work regularly produced by employee in relation to office standards; speed and consistency of output; efficiency in the use of time and resources.	Observation/work output	<input checked="" type="checkbox"/> O <input type="checkbox"/> VG <input type="checkbox"/> G <input type="checkbox"/> M <input type="checkbox"/> U
2. <u>Quality of Work-</u> Extent to which work produced meets quality standards of accuracy, thoroughness and effectiveness.	Observation/work output	<input checked="" type="checkbox"/> O <input type="checkbox"/> VG <input type="checkbox"/> G <input type="checkbox"/> M <input type="checkbox"/> U
3. <u>Job Skills &amp; Knowledge of Work-Skills</u> possessed by employee to execute job and related work-understanding of job duties and related work, extent of job information and understanding possessed by employee.	Observation/work output	<input checked="" type="checkbox"/> O <input type="checkbox"/> VG <input type="checkbox"/> G <input type="checkbox"/> M <input type="checkbox"/> U
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O = OUTSTANDING  
 VG = VERY GOOD  
 G = GOOD  
 M = MARGINAL  
 U = UNACCEPTABLE

DP-2217  
(12/80)

**OTHER FACTORS:**

Significant performance factors not included among key responsibilities:

HAS HELPED IN ADDRESSING PROBLEMS IN  
THE COMMUNITY THROUGH WORK WITH  
CITY AGENCIES

**OVERALL RATING:**


The manager's overall rating is:  OUTSTANDING     VERY GOOD     GOOD     MARGINAL  
 UNACCEPTABLE

Explanation for overall rating (if necessary):

DEVOTED TO RESIDENTS AND  
ASSISTING THE COMMUNITY

**PLANS AND RECOMMENDATIONS (if relevant):**

**SIGNIFICANT COMMENTS MADE BY MANAGER DURING EVALUATION PERIOD & DATE OF INTERVIEW:**

\_\_\_\_\_  
Manager's Signature  
  
\_\_\_\_\_  
Supervisor's Signature  
  
\_\_\_\_\_  
Superior's Signature

\_\_\_\_\_  
Date  
09/11/03  
\_\_\_\_\_  
Date  
  
\_\_\_\_\_  
Date



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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

September 25, 2023

## EXECUTIVE BOARD

TO: CB#1 Board Members

FROM: Chairperson Dealice Fuller

RE: Executive Board Meeting held on September 20, 2023, in  
CB#1's District Office.

---

The Executive Board met on Wednesday, September 20, 2023, at 6:30 PM in the CB #1's District Office at 435 Graham Avenue, Brooklyn, NY 11211 (Corner of Frost Street).

### ATTENDANCE:

**Present:** Fuller, Chairperson; Teague; Barros; Heimlich; Caponegro

**Absent:** Weiser; Iglesias

A quorum was present.

---

**APPROVAL OF THE AGENDA:** Chairperson Fuller asked for approval of the agenda for October 11, 2023. Motion made by Mr. Caponegro, seconded by Ms. Barros. The vote was as follows: "Yes", Teague; Barros; Heimlich; Caponegro; 0 "No"; 0 "Abs". Motion passes.

**JENNINGS HALL EXPANSION:** Project Brief: Application # C230255 ZMK CEQR Number: 23DCP133K A Zoning Map Amendment from R6B, R7A, and R7A/C2-4 to R7A, R7X, and R7X/C2-4 and a Zoning Text Amendment to include a new Mandatory Inclusionary Housing (MIH) Area to facilitate a new 14-story, 136,574 zoning square foot mixed-use

development with 218 Affordable Independent Residences for Seniors (AIRS), is being sought by St. Nicks Alliance at 819 Grand Street in Williamsburg, Community District 1, Brooklyn.

District Manager, Ms. Pulgarin advised Ms. Teague that a date for the Land Use Committee meeting would be needed for the Jennings Hall item. Ms. Teague chose November 6, 2023, for the next Land Use Committee meeting.

**INTERNSHIP:** District Manager, Ms. Pulgarin, informed the Executive Board about wanting to have an intern. The Fund for the City of New York is currently offering a Community Planning Fellowship, the deadline to submit for an intern is September 29, 2023. Ms. Pulgarin advised the Executive Board that Community Board #1 could use an intern to work on a list of block associations and CB #1 community groups since the lists at the office are outdated. Chair Fuller asked if a tenant association list could also be made. The District Manager mentioned that Ms. Teague and Ms. Barros are interested in getting interns which they will discuss with their committees at their upcoming meetings. Motion made by Ms. Teague, seconded by Ms. Barros. The vote was as follows: “Yes”, Teague; Barros; Heimlich; Caponegro; 0 “No”; 0 “Abs”. Motion passes.

**MOTION TO ADJOURN:** Mr. Caponegro made the motion to adjourn, seconded by Ms. Teague. Meeting adjourned.





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JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

October 12, 2023

Honorable Richard G. Latin  
71 Thomas Street  
New York, NY 10013

Please be advised that at the regular meeting of Community Board No.1 held on October 11, 2023, the Board Members unanimously voted to support sending the letter below.

Dear Judge Latin:

Community Board 1, representing the Greenpoint and Williamsburg neighborhoods of North Brooklyn, wishes to register its support for CommonPlace NYC, a plan put forth by a community of local activists to redirect the sale of Greenpoint’s Park Church (Hereafter, “the Church).. We concur with CommonPlace that the Church, with an over 100 year history of serving the community as a place of assembly, represents a significant community asset that bears preservation, both as an object and as a program. We understand that CommonPlace stands in opposition to the recent sale of this asset, to developers Berish Wagschal and Avaraham Garbo of GW Equities LLC, with the presumption of full or partial destruction enabling redevelopment as luxury condominiums.

The Church is a rare space in North Brooklyn. As the ONLY dedicated space of public assembly located on one of our community’s rare public parks, the Church holds the potential to support numerous diverse community intentions and activities, as indeed it has demonstrated for the past 120 years. The loss of this space will negatively impact the community, as will the addition of further luxury real-estate to a community already struggling to digest the impacts of such over the past decade.

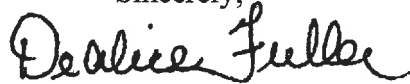
Greenpoint is in dire need of dedicated space for community—especially given the recent impacts of massive development along our waterfront. With an influx of new residents testing the bonds of community here in North Brooklyn, the public-service vision the CommonPlace

seeks to advance is evermore vital to the maintenance of a compassionate, resilient, diverse populace.

We hope that the State Supreme Court will concur with our conclusions and do everything in their power to help redirect this cynical sale.

Working for a Better Williamsburg-Greenpoint.

Sincerely,

A handwritten signature in cursive script that reads "Dealice Fuller". The signature is written in black ink and is positioned above the printed name and title.

Dealice Fuller  
Chairperson

cc: Del Teague (Land Use, ULURP, and Landmarks Committee Chair, Brooklyn CB1)

## Community Board 1 Monthly Parks Update –October 2023

Parks volunteer projects – Outreach Coordinator Anya Hoyer is your Partnerships for Parks Outreach Coordinator for park properties within Brooklyn Community Board 1. Please contact Anya at 718.965.8916 (Office), 929.659.0030 (Cell) or [anya.hoyer@parks.nyc.gov](mailto:anya.hoyer@parks.nyc.gov).

CB1 currently has the following projects under construction:

- Box Street Park –EDC contractors have begun on site work.
- Cooper Park Comfort station –construction began spring 2023 and will be complete fall 2024.
- Epiphany Playground – construction began summer 2022 and will be complete fall 2023.
- McCarren Recreation Center – reconstruction of roof and exterior masonry walls began spring 2022 and will be completed fall 2024.
- Frost Playground – construction began last month on the basketball and handball courts.

We have several projects awaiting construction start:

- Berry Playground – This project is currently in the design phase.
- Bushwick Inlet Park: Motiva –construction estimated to begin fall 2023 and be complete spring 2025.
- Ericsson Playground – in design.
- McCarren Park natural turf softball fields –construction anticipated to begin fall 2023 and completed fall 2024.
- Sarah J.S. Tompkins Garnet Playground – construction estimated to begin spring 2023 and be complete spring 2024

# Presentation to Community Board No. 1

October 11, 2023

By Philip Saad

Business owner and Property Owner in Greenpoint

My name is Philip Saad. I road here on a bicycle today. I am a business owner and property owner in Greenpoint. I started my business in 1998.

The common thread that everyone in Greenpoint has whether they are in business or a resident is McGuinness Boulevard. Transportation was and is still key to the financial health and development of Greenpoint. This was understood since the 19th Century and then in 1954 when the boulevard was expanded from the Brooklyn Queens Expressway to the newly built Pulaski Bridge.

There is an oath, that doctors take and, in my opinion, should be shared with elected community representatives with respect to the people that they serve and that is when making recommendations regarding interventions for the health of the patient or the health of a community, they must consider one of the guiding principles of the Hippocratic Oath, "FIRST, DO NO HARM".

**The current plan to redesign McGuinness Boulevard violates this basic principle.**

Per the attached Department of Transportation Report dated May 2021 and called - **Delivering New York**

*"Freight activity is an integral part of the lives of all New Yorkers— providing the goods needed to support over 8.4 million residents, 4.5 million jobs, and 62 million tourists each year. This demand continues to grow and change as new methods of delivery, such as e-commerce and rush deliveries, become the norm for New Yorkers. **New York City's Street network is the backbone of this substantial freight movement** —almost 90% of goods transported in the city everyday are on trucks. With a changing delivery landscape, trucks and truck drivers will continue to play a role in delivering goods and services to the doorsteps of city residents and businesses. **Providing safe and accessible space for truck drivers to deliver these goods is a near-term imperative even as we move away from our reliance on diesel trucks.**"*

When it comes to safety and casualties, the DOT uses the acronym **KSI for (Killed or Severely Injured)** to identify statistics. When analyzed by type of street,

***"69% of truck involved KSI crashes occurred on a designated truck route, which covers almost 18% of all NYC streets."***

## **Contributing Factors**

Trucks turning at intersections pose significant risk to vulnerable road users; severe crashes with vulnerable road users while turning, 56.5% were turning right while 43.5% were turning left. Right side blind spots are larger for trucks than passenger vehicles; this increases the danger posed by trucks attempting to make right turns.

The **current plan** that has already begun to be installed **statistically increases the chances for bicyclists and pedestrians to be Killed or Severely Injured by a Truck on a designated Truck route**

The proponents of the current plan redesign plan refer to McGuinness Blvd as deadly and dangerous. The loss of life is always to be taken seriously and must be respected. Characterizing McGuinness boulevard as deadly sensationalizes a cause at the expense of someone who lost their life and diminishes clear vision of the real issues of safety. It is reported

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that there have been three deaths in the past decade. Three deaths are too many deaths, however, statistically based on an average of 55,000 vehicles/day (from the DOT report in June 2022), that is three deaths in 200,750,000 vehicles or one per 66,916,666 vehicles. I am not diminishing the loss of life and I apologize in advance to the members of any family that have lost a loved one. All thoroughfares serve an important role in the economic and residential health of a community. Regrettably this comes with risks. I am not a statistician but these outcomes don't sound like they approach "deadly" as this might be compared to much higher casualties on other thoroughfares. The boulevard has a speed limit of 25 mph which is strictly adhered to due to the controls and stoplights that ensure that you can only travel about 6 lights and be required to stop at a red light.

But if I were to rely on any statistics, I would look at the same **DOT May 2021 Report**.

To address the unique safety challenges for trucks, the DOT developed a process for selecting priority corridors where pedestrian and cyclist deaths and severe injuries from trucks are most concentrated. This was accomplished using truck-involved pedestrian and cyclist KSI data. **THE 70 TRUCK PRIORITY SAFETY CORRIDORS** account for 50% of total pedestrian and cyclist truck-involved KSI cumulatively. According to this report, **McGuinness Blvd is not on THE 70 TRUCK PRIORITY SAFETY CORRIDORS list. Nassau Avenue is.** See the following screen shots of these maps





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**Figure 5: Truck Priority Safety Corridors and Vision Zero Geographies**



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I want to go on the record that the DOT must be held accountable along with the community board for advocating this plan. The various DOT reports such as Street Design Manual 2020, Delivering New York 2021 and New York City Department of Transportation TRAFFIC RULES, all contradict each other when you compare the dependency and goals for moving freight and trucking versus the advocacy for bicycles. Traffic Rules are punitive to Trucks and have given a pass to bicyclists with respect to their responsibility to keep the roads safe.

This current design plan failed from the beginning with respect to Scoping 1.1.2 Planning AND DESIGN.

The following was not done and I highlighted what I believe is the most significant disregard of attention towards this district.

## 1.1.2 Planning & Design

### Scoping (1–4 Months)

DOT plans and designs most of its Operational projects rather than engaging a consultant to do so. When it begins to plan a project, agency staff conduct site visits, talk to stakeholders, and collect appropriate information, which typically includes some or all of the following:

- o Crash data
- o Traffic speeds
- o Pedestrian, bicycle, and motor vehicle volumes
- o Turning-movement counts
- o Parking utilization
- o Contextual information, particularly local land uses, parking regulations, bus/truck route information, etc.
- o Inventory of existing infrastructure, such as fire hydrants, storm drains, manholes, sidewalks and curbs, curb cuts, etc.
- o Relevant demographic data, such as high proportions of older adults and/or people with disabilities

Goals and preliminary design concepts often emerge from initial data collection and information from stakeholders.

Furthermore, this plan contradicts recommendations in sections of the attached DOT 2020 Street Design Manual 3<sup>rd</sup> edition and as well as the DOT report on Delivering New York 2021.

### Roadway Width, Corner Radii, and Crossing Distance

The roadway — the portion of a street ordinarily used by motor vehicles and cyclists, exclusive of the sidewalk — should be designed to be the minimum possible width, with the minimum number of lanes, that safely and cost-effectively allows for the travel of motor vehicles and cyclists. Narrower roadways minimize pedestrian crossing distances.

***By replacing the parking lanes and adding bike lanes, the DOT has increased the distance that a pedestrian has to cross the street to safety.*** Additionally, there are 20 curb cuts, 2 gas stations and Key Food with another curb cut and loading dock that crosses the bike lanes in the north direction from Meserole St. to the Pulaski Bridge. Furthermore, this has caused an economic impact to the local merchants that rely on the parking lane as well. NYC recognizes this impact when it considering the loss of income from parking meters to the DOT when replacing them with Bike share stations and expects compensation from Citibike for this privilege. This board and the DOT did not consider the economic impact to the merchants on these new bicycle paths.

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The planning and design process completely ignores a proposed rule change by the DOT. According to the 2021 Delivering New York report the DOT recommends the following local rule change

**E4: Pursue a rule change to amend truck width limits.**

Update DOT regulations to align with trucking industry, federal, and state regulations:

***This increase the NYC truck width regulation from 8' to 8.5' which is the trucking industry standard.***

This same report also states:

***“By 2045, the total tonnage carried by trucks in the city is expected to grow by almost 70%, to nearly 312 million tons (NYMTC). This future influx of trucks on the city’s streets will occur at a time when the landscape is changing due to new development, and an increasing appetite for e-commerce and deliveries that show up at our workplace or front door within hours or even minutes.”***

Also in the same report, ***4.2 Opportunities: Getting Ready for the Future***

### ***Summary of Proposed Truck Route Network Changes***

- ***Adds 25.3 miles of new truck routes designation, a 3% expansion of the existing Truck Route Network, 48% of which are located in IBZs.***

***The need for Truck routes is only increasing.***

Over the past two decades, with the support of the tax incentive programs there has been unprecedented growth and the expansion of the motion picture industry. One specific business that almost single-handedly has restored large tracts of land to the property tax rolls by developing studios for television and movie productions since the 1990's is Broadway Stages. I've been acquainted with Tony Argento and Broadway Stages since their inception in the early 1980's. As a craftsman in the industry for 38 years and a vendor in the industry for 25 years, I am a witness to the contributions that the Argentos and Broadway Stages have made to the motion picture industry and specifically to the development of Greenpoint. With the development of these studios, The Argento Family helped to build the infrastructure for the motion picture industry and gave economic life to a large part of Greenpoint when others weren't interested in taking the risks. According to the NYC Film and Television Industry Economic Impact Study 2021, the industry has produced 185,000 jobs, \$18.1 Billion in Wages, \$81.6 Billion in total output and is responsible for 6.5% of the city's gross domestic product. Thanks to Broadway Stages as well as other important studio developers throughout Brooklyn and all five boroughs, the motion picture industry has a solid world class infrastructure. This infrastructure also includes the roads and thoroughfares necessary to this industry and to all industries. McGuinness Boulevard is critical to the infrastructure of all industries in Greenpoint. Restricting it will damage businesses and jobs. ***“FIRST, DO NO HARM.”***

As I introduced myself, our family has operated a business for the motion picture industry in Greenpoint since 1998. We pay significant property taxes, we collect and pay sales taxes, NY State and NYC PTET taxes, income taxes, employee liability payroll taxes and Department of Labor taxes. We also pay gasoline taxes, and Bridge and Tunnel tolls. As previously stated, all of these taxes, fees and tolls are factored into the budget for the infrastructure of New York City and State. McGuinness Boulevard is part of this infrastructure. It is a critical conduit for vehicles for the motion picture industry as well as all

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**Business owner and Property Owner in Greenpoint**

commercial and passenger travel. When you look at a map, McGuiness Blvd is critical to North south travel for all vehicles to pass through Northern Brooklyn, Greenpoint.

Additionally, there are currently 21 IBZs (Industrial Business Zones) throughout the city. Three of them are located in the Brooklyn Navy Yard, Greenpoint/Williamsburg and North Brooklyn (also Greenpoint). Another 3 IBZ's border Greenpoint and are located in Long Island City, Maspeth, and Ridgewood. These IBZ's have given new economic life and thousands of good jobs to Brooklyn and to New York City at large – jobs that can't be done remotely. The major conduit that links all of these IBZ zones for local traffic is McGuiness Boulevard.

I do not come here tonight to dismiss the value of bicycle transportation but to put it into perspective, in addition to the economical statistics related to the motion picture industry, according to the 2021 Delivering New York report

***The operating budget of the New York City Department of Transportation (DOT) is about \$1.2 billion in Fiscal Year (FY) 2022. Department operations include management of more than 6,300 miles of streets (18% are Truck Routes), highways and public plazas, 13,250 signalized intersections, 315,000 streetlights, and 350 million linear markings.***

According to the attached CitiBike June 2023 Report, the largest bike share company in New York City posted income of \$52,070,269.84. This is an impressive business report that shows that there is a lot of money to be made if you are in the bike share business. This doesn't account for the ancillary businesses making profits to support bike sharing such as road reconstruction, road barriers, street marking etc.

It isn't clear to me if and how NYC benefits economically from this relationship. I know there are claims of lowering the carbon footprint and a host of other benefits that are legitimate but at what expense. **Has New York City done a thorough assessment of the expense to the city and the business community to forfeit 1,525 lane miles of bike lanes installed in New York City as of 2022 and 644 lane miles of protected bike lanes installed in New York City as of 2022?** There is a cost to the city and to the businesses and residents to host bike lanes. There is a loss of revenue for using mass transit. There is a loss of revenue to businesses and the DOT to lose parking meter spaces. There is an economic loss to residents to lose a parking space that they've had. Given that there are a total of 6000 miles of NYC Streets and this value is finite, it doesn't increase. How can NYC and the DOT project increased dedication to essential truck routes as well as bus lanes as well as emergency vehicles and fulfill a pledge to increase non-essential bike lanes.

I used the NYC Bike map and Truck route map and pasted them on either side of a custom map that I constructed based on this information. In direct contradiction to the safety measures that the DOT recommends, bike routes and truck routes overlap with each other everywhere. This is poor planning. The safest place to locate Bike Lanes are the residential streets west of Manhattan Avenue. With proper planning, these streets can have full bike lanes, a passenger vehicle and emergency vehicle lane and perhaps one parking lane. Another option could be removing parking on Provost Avenue and install a protected bike lane on the east side next to the sewage treatment plant. There are no curb cuts and this route could bring cyclists down Provost to Franklin and onto the Pulaski Bridge. There should be ample room to maintain two directional truck routes.



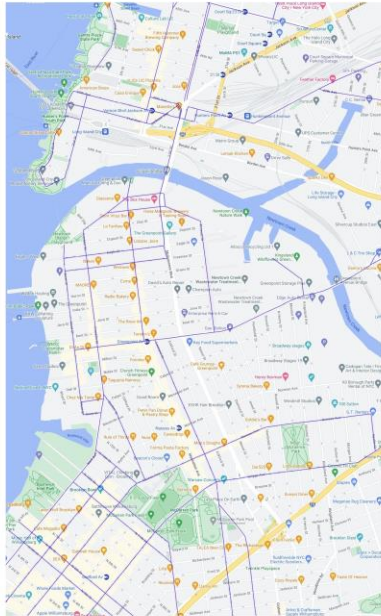
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By Philip Saad

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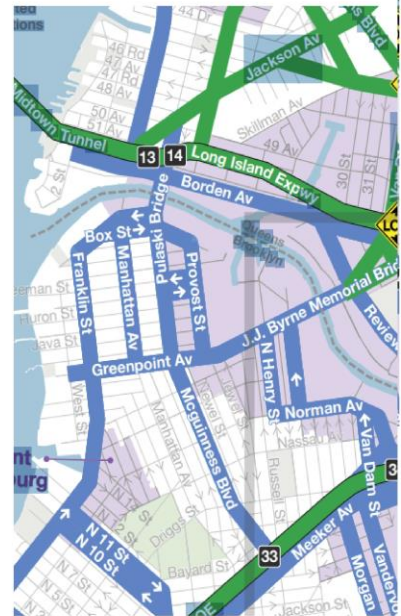
NYC-bike-map-2023  
Greenpoint



Truck/bike route conflicts  
map-2023



NYC Truck Route map-2022  
Greenpoint



The greatest danger to the safety of pedestrians and motor vehicles and roadways and to the economic health of Greenpoint is the unregulated expansive permissiveness of bicycles, E-bikes, scooters, mopeds, etc. As a motorist and pedestrian, I am dismayed at the chaos that this has created. They do not follow the rules of the road. Most ride e-bikes and travel at speeds greater than that of motor vehicles and they do not follow the rules of the road. They travel on one and two-way streets in the wrong direction. They impatiently weave in and out of lanes seeking every opportunity to pass a motor vehicle. On my one-mile trip to the community board meeting on 10/11, I witnessed 20 bicyclists guilty of the following.

### Vehicle and Traffic

§ 1110. Obedience to and required traffic-control devices. (a) Every person shall obey the instructions of any official traffic-control device applicable to him placed in accordance with the provisions of this chapter, unless otherwise directed by a traffic or police officer, subject to the exceptions granted the driver of an authorized emergency vehicle in this title.

§ 1111. Traffic-control signal indications. Whenever traffic is controlled by traffic-control signals, other than lane direction control signal indications provided in section eleven hundred sixteen, exhibiting different colored lights, or colored lighted arrows, successively, one at a time or in combination, only the colors green, yellow and red shall be used, and said lights shall indicate and apply to drivers of vehicles and to pedestrians as follows:



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(d) Red indications:

1. Traffic, except pedestrians, facing a steady circular red signal, unless to make such other movement as is permitted by other indications shown at the same time, shall stop at a clearly marked stop line, but if none, then shall stop before entering the crosswalk on the near side of the intersection, or in the event there is no crosswalk, at the point nearest the intersecting roadway where the driver has a view of the approaching traffic on the intersecting roadway before entering the intersection and shall remain standing until an indication to proceed is shown except as provided in paragraph two of this subdivision.

\* § 1111-c-1. Owner liability for failure of operator to comply with bus operation-related traffic regulations. (a) 1. Notwithstanding any other provision of law, the city of New York is hereby authorized and empowered to establish a demonstration program imposing monetary liability on the owner of a vehicle for failure of an operator thereof to comply with bus operation-related traffic regulations, in accordance with the provisions of this section.

## Vehicle and Traffic

§ 139. Right of way. The right of one vehicle or pedestrian to proceed in a lawful manner in preference to another vehicle or pedestrian approaching under such circumstances of direction, speed and proximity as to give rise to danger of collision unless one grants precedence to the other.

In one case, a male adult raced through a red light across Meeker Avenue with a child under 5 on the back of the bike.

Bicyclists are outspokenly aggressive in their behavior with an air of asserting their singular righteousness and ownership of the road. If bicyclists were truly required to follow the rules of the road, the road safety would improve. They should **"FIRST, DO NO HARM."**

If New York City and the DOT intend to devote any city streets or state roads to bicycle transportation, they need to develop a Peddle Bicycle Regulation Rule Book. Motorists need to be licensed, their vehicles registered, and they must carry insurance. Bicyclists should pass a Peddle Bicycle Regulation Rule Book test. Bicyclists need to be licensed, their bicycles should be registered, and they must carry liability insurance that is commensurate with the requirements of automobiles to have liability insurance for accidents that they cause.

E-Bikes should be banned. They are unregulated motor vehicles that present risks to the riders of them but more importantly they impose risks to innocent bystanders such as pedestrians and licensed, registered and insured motor vehicles. E-Bikes should be banned.

I am in favor of responsible bicycle use in Brooklyn and New York, but responsible use is a burden that needs to be taken up by that population. Designating quiet residential streets that are not relied upon for commercial and

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## October 11, 2023

By Philip Saad

**Business owner and Property Owner in Greenpoint**

industrial vehicular traffic is the responsible choice for bicycle travel. The impact to the businesses and emergency vehicles as well as the overall transportation needs of Greenpoint and New York City will be less impacted by this approach. Bicyclists should not be permitted to use roads that are critically important for emergency vehicles, industrial, commercial and passenger use. Additionally, there appears to be no regard for other transportation events such as other road closings that might depend on a two laned McGuinness Boulevard.

McGuinness Boulevard should never be one lane in any part of the boulevard and the current redesign plan must be abandoned immediately. If the current redesign plan moves forward and McGuinness Blvd. is reduced to one lane in each direction for any part of any day, consider the future of Greenpoint when the businesses, industries and merchants including the motion picture industry decide to leave because it is too difficult to operate in Greenpoint any longer. And when they do, they will take all those jobs, and all that revenue, with them.

When considering any changes in the name of safety **"FIRST, DO NO HARM"**

Thank you

Philip Saad

Business Owner and Property Owner in Greenpoint

## [EXTERNAL] Statement for the Record Oct 11 CB1 meeting

Lyn Pinezich

Thu 10/12/2023 4:06 PM

To: BK01 (CB)

Cc: Emily Gallagher; Lincoln Restler; Emily Ruby; John Paraskevopoulos



I'd like to submit my statement for the record. I spoke at the Brooklyn CB1 meeting last night, October 11, 2023:

**Lyn Pinezich**

I'm here to call out the importance of the film industry to this community, to make a statement in support of the Argentos and Broadway Stages, and to also call out the failure of this Community Board, and Emily Gallagher, and Lincoln Restler, to do anything to stop the ugly and unwarranted attacks on individuals, businesses, and mom-and-pop shops that expressed concerns over a major infrastructure change to McGuinness Blvd.

A Community Board is given the serious responsibility of running the most local governance structure in a democratic society. That is really important in today's world. This cannot be a forum for a petty and cruel campaign of political retribution by any group of people. This board and our elected leadership have to do better.

I also want to put in the record that film production is a multi-billion dollar industry that is 6.5% of the entire city's GDP. 150,000 jobs rely on production. Many of which are proudly union and can't be done remote. These are the jobs this city needs to hang onto because all those midtown office companies are not coming back.

So how is it out of the 1000s of people and businesses questioning the changes to McGuinness, only one film company gets singled out – and during a work stoppage that continues to be devastating to so many of us? How is it that instead of support, our industry gets a flat-out attack on one of our most crucial foundational sites? Where 1000s of us work. Without which, that is a dozen TV shows New York City can not support.

Broadway Stages is why so many businesses and people like me are here in Greenpoint in the first place. Did you know Greenpoint's number one job category is "entertainment"? Entertainment jobs represent 17% -- by far the biggest percentage (see below.) But it seems we are not being taken into consideration by the board that represents us, nor by our elected officials.

And as someone who has worked with Broadway Stages for decades, it's all so disturbing because the Argentos are such a pleasure to work with. They are professional and fair – and are truly good people. Who give back, and not because they want something out of it, but because they care, and want to do good things, and are interested in promoting charities and art and sustainability.

And you know what? Everyone in film knows that. And everyone who showed up and spoke at this meeting last month -- doesn't. I hope going forward that the film industry and all the film workers like me who live here get the representation, the attention, and the respect we deserve. Thank you.

<https://statisticalatlas.com/neighborhood/New-York/New-York/Greenpoint/Occupations>