



# 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  
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DEALICE FULLER  
CHAIRPERSON

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

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DISTRICT MANAGER

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

GINA BARROS  
THIRD VICE-CHAIRPERSON

VACANT  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

## COMBINED PUBLIC HEARING AND BOARD MEETING

APRIL 18, 2023

VIA WEBEX

### MINUTES

#### ROLL CALL

Madam Chairperson Fuller requested a roll call. Ms. Iglesias announced there were 22 members present.

#### **AGENDA:**

**1. PRESENTATION: NYC CIVIC ENGAGEMENT COMMISSION-** YVote is sparking a cross-partisan youth voting movement through which young people connect their passions and beliefs with how they can make a difference, at and beyond the ballot box. Learn how to increase involvement of young people on Community Boards and in their communities.

Presenters: Benjamin Solotaire, Participatory Budgeting Advisor and Sanda Balaban, NYC Civic Engagement Commission.

**2. PRESENTATION: SH SUTTON STREET LLC, 100 SUTTON STREET-** This new venue will have 250 or more patrons' capacity. We asked them to postpone and present in front of the full board. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenters: Phil Dorm and Max Bookman, Pesetsky & Bookman PC. 15 Minutes

**3. PRESENTATION: 12 FRANKLIN STREET SPECIAL PERMIT RENEWAL NONULURP-** This is a Special Permit Renewal by 12 Franklin Property Co LLC, 12 Franklin 230LLC and 12 Franklin 197 LLC requesting a Zoning Special Permit renewal pursuant to Section 74-96 to facilitate a new seven-story, approximately 134,222 square foot mixed office, retail, and industrial building at 12 Franklin Street. Presenters: Presenter: Ellen Lehman, Associate, Real Estate, Fried, Frank, Harris, Shriver & Jacobson LLP.

**4. PRESENTATION: 150 CLAYER STREET - LPC-23-02669-** Our office was retained to prepare drawings for the rehabilitation of an existing Framed, 4-story, 8-unit multifamily building at the above address, due to structural deficiencies. The building is located within a Landmark district and therefore modifications to the façade are subject to the Landmarks

Preservation Community's (LPC) review and approval. Drawings have been submitted to LPC under docket#LPC-23-02669-time sensitive matter can be reviewed and remedied. Presenters: Shlomo Banbahji, Dominick Casale, and Mendy Deutch, CORE Consultants NYC LLC.

**5. PRESENTATION: 68 SOUTH 1, STREET -BSA CAL. NO 2023-08-BZ** The application is filed pursuant to ZR Section 72-21 to permit the construction of a single-family residence at 68 South 1st Street, contrary to bulk regulations. The applicant requires a waiver of ZR Section 23-153 (maximum floor area) to build a four-story single-family residence on an existing small lot (840 sq. ft.). Presenter: Fayanne Betan, Sheldon Lobel, P.C.

**6. PRESENTATION: 118 NORTH 11TH, STREET DOCKET LPC -23-06201-** The proposed work is for the recreation of missing windows and the installation of new infill and signage at the ground floor of the Hecla Iron Works building, an individual landmark. Presenter: Sarah Sher, Associate, Higgins Quasebarth & Partners.

**7. PRESENTATION: NYC DEPARTMENT OF PARKS & RECREATION METROPOLITAN RECREATION CENTER-SIDEWALK RECONSTRUCTION-** Plan to reconstruct the sidewalks at the Metropolitan Recreation Center in Williamsburg. Presenter: Mary Salig-Husain, North Brooklyn Parks Director,

**8. PRESENTATION: NYC ENVIRONMENTAL PROTECTION (DEP)-** In January, Mayor Adams Launched a temporary water bill amnesty program to help New Yorkers save up to \$150 million of interest when they pay their overdue water bills. Presenters: Beth DeFalco, DEP, Deputy Commissioner of Public Affairs and Communications.

**9. PRESENTATION: GREENPOINT LANDING PARCEL 5C-2 WATERFRONT-DCP** N230035 ZAK & N2300236 ZAK Westerly side of West Street between Eagle Street and Huron Street Block 2502, Lot p/0 1 & 5 Block 2510, lot 1 & Block 2520, Lot 57 R6, R6/C2-4, R8 and R8/C2-4 Districts- N230035 ZAK & an application for grant of an authorization pursuant to section 62-822 (a) of the Zoning Resolution to modify the location, are and minimum dimension requirements of section 62-50 (General requirements for visual corridors and waterfront public access areas and, in conjunction therewith, section 62, 332 (Rear yards and waterfront yards): and N 230036 ZAK- an application for the grant of an authorization pursuant to section 62-882 (b) of the zoning resolution to modify the design requirements of section 62-60 (Design requirements for waterfront public access areas. Presenter: Ellen Lehman, Associate, Real Estate, Fried, Frank, Harris, Shriver & Jacobson LLP.

## **10. LIQUOR LICENSES**

Chairperson Ms. Fuller asked all to review the listing and provide comments. There were no comments at this time, and the items were referred to the SLA Review & DCA Committee for review.

## **NEW**

- 1) Av Marceau LLC, dba TBD, 110 Kent Avenue, (New Application, and Temporary Retail Permit, liquor, wine, beer, cider) Renotifications of Changes: DJ, live (Jazz) and recorded music, and security personnel as part of its proposed method of operation.
- 2) A NY Not- for- Profit entity to be formed by Dawson Stellberger, dba TBD, 154 Scott Avenue, liquor, wine, beer, cider, club (members only not-for-profit))
- 3) New Christmas Polish Rest Corp., 853 Manhattan Avenue, (New Application, wine, beer, cider, rest)
- 4) Café Bureau LLC, 251 Grand Street, (New application and Temporary Retail permit, wine, beer, cider, bar tavern)
- 5) Class and Co Events LLC, dba Loft Story, 750 Manhattan Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, eating drinking establishment with shared office space)
- 6) Corp to be Formed by Eric Medonna, dba TBD, 367 Metropolitan Avenue, (New Application, liquor, wine, beer, cider, food and beverage establishment)
- 7) Entity TBD, dba No.9, 63 Grand Street, (New Application, and Temporary Retail Permit, liquor, wine, beer, cider, rest)
- 8) Happy Food Group Inc., dba Bun Haus, 194 Bedford Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, rest)
- 9) Kelsey Reed or Entity to be formed, dba Kinoko, 179 Meserole Avenue, (New Application, and Temporary Retail Permit, rest)
- 10) La Mancha Restaurant associates LLC, dba La Mancha Tapas Bar Restaurant, 568 Metropolitan Avenue, (Corporate Change, liquor, wine, beer, cider, rest)  
P & B of Bayside Corp, 33 McGuinness Blvd, (New application and Temporary Retail Permit, rest)
- 11) Pound Loney Inc. dba The Clonard, 506 Grand Street, (Alteration, liquor, wine, beer, cider, bar, tavern)
- 12) Riam Foods LLC, dba Cellar at 42, 426 South 5th Street, (New Application and Temporary Retail Permit, wine, beer, cider, hotel)
- 13) Taku New York Inc., dba TBD, 29 Greenpoint Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, fast casual Dining concept (Tavern))
- 14) The Alien Experience LLC, dba TBD, 55 Wythe Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, legitimate theater, or concert hall)
- 15) The Second City New York LLC, dba TBD, 64 North 9th Street, (New Application, liquor, wine, beer, cider, theater, and bar)
- 16) Quadrum Bk LLC & Quadrum Hospitality Group LLC, dba TBD, 96 Wythe Avenue, (New Application, and Temporary Retail Permit)
- 17) Yua Yua 6 Inc., dba Sakura 6, 837 Manhattan Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, rest)

## **RENEWAL**

- 1) 12 Chairs BYN LLC, dba 12 Chairs Café, 324 Wythe Avenue, (Renewal, liquor, beer, cider, rest)
- 2) 63 Guernsey LLC, dba Spritzenhaus, 33 Nassau Avenue, (Renewal, liquor, wine, beer, cider, rest Brewer)

- 3) 104 South 4th Street, dba Randolph Beer; Proposed Keg & Lantern Brewing, (Renewal, liquor, wine, beer, cider, rest brewer)
- 4) 600 Metropolitan Corp, dba The Alligator Lounge, 600 Metropolitan Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
- 5) Action Burger Inc., 292 Graham Avenue, (Renewal, liquor, wine, beer, cider, rest)
- 6) Carrie's Hospitality LLC, dba Elder Greene Hospitality LLC, 160 Franklin Street AKA 87 Kent Street, rest)
- 7) Avant Gardner LLC, dba Avant Gardner, The Great Hall, The Kings Hall, The Brooklyn Mirage, 111 Gardner Avenue, and 140 Stewart Avenue (Renewal, liquor, wine, beer, cider, multipurpose event/center/venue)
- 8) Bushwick CC LLC, dba Bushwick CC LLC, dba Bushwick Country Club, 608 Grand Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
- 9) Double Deep LLC, dba Black Flamingo, 168 Borinquen Place-Store S5, (Renewal, liquor, wine, beer, cider, rest)
- 10) Egg Shop of Williamsburg LLC, dba Egg shop, 138 North 8th Street, (Renewal, liquor, wine, beer, cider, rest)
- 11) Fame Entertainment NYC, Inc, dba 207 Johnson Avenue, (Renewal, liquor, wine, beer, cider, catering facility (private events only)
- 12) F-C LLC, dba Chez Ma Tante, 90 Calyer Street, (Renewal, liquor, wine, beer, cider, rest) Ferris Mitties INC., dba Troost 1011 Manhattan Avenue, 1011 Manhattan Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
- 13) Jajaja Williamsburg LLC, dba Jajaja Plantas Mexicana, 119 Kent Avenue, (Renewal, liquor, wine, beer, cider, rest)
- 14) La Charca Restaurant Inc. 613 Grand Street, (Renewal, liquor, wine, beer, cider, rest)
- 15) LPO Realty Inc. dba Raizes, 139 Nassau Avenue, (Renewal, liquor, wine, beer, cider, rest)
- 16) MSMN Corp., dba Kestane Kebab, 208 Franklin Street, (Renewal, liquor, wine, beer, cider, rest)
- 17) Musashi Asian Cuisine Inc., 495 Grand Street, (Renewal, wine, beer, cider, rest)
- 18) Muchmore's Café LLC, 2 Havemeyer Street, (Renewal, wine, beer, cider, bar, tavern)
- 19) PJ Sutton Inc., dba Jucy Lucy, 138 Nassau Avenue, (Renewal, liquor, wine, beer, cider, rest)
- 20) Orephans Inc., dba Ore Bar, 277 Graham Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
- 21) Red House BK LLC, dba Kings CO Imperial, 20 Skillman Street Avenue, (Renewal, liquor, wine, beer, cider, rest)
- 22) Sup Crab Greenpoint Inc., dba Sup Crab, 664 Manhattan Avenue, (Renewal, liquor, wine, beer, cider, rest)
- 23) Wood Foot LLC, dba Pokito, 155 South 4 street, (Storefront right), (Renewal, liquor, wine, beer, cider, Multipurpose Event Center/Venue)
- 24) Vital East Gym, 1 Nassau Avenue, (Renewal, wine, beer, cider, rest)
- 25) Weylin B. Seymours LLC, dba Weylin B. Seymour LLC/Chimera, 175 Broadway, (Renewal, liquor, wine, beer, cider, catering facility (private events only)

**Speakers Liquor License**

## CODA Hotel

Sameer- Mr. Sameer could not connect and Mr. Anbazhagan read a statement on his behalf.

Ronald Baroody- General Manager of the Coda Hotel- Mr. Baroody addressed the Board to speak of the noise complaints from the community residents and that the hotel has been addressing the concerns and speaking to the residents to alleviate the noise coming from the rooftop.

Karen Ghai- Ms. Ghai stated she was against the rooftop at the CODA Hotel because of the excessive noise.

Radhika Anbazhagan-Mr. Anbazhagan spoke about how the Hotel continues to have DJ events despite the SLA stipulating that they could not have DJ on the rooftop. He was shocked that despite the mandates the excessive noise continues affecting his health.

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## **BOARD MEETING**

**MOMENT OF SILENCE** -Madam Chairperson Fuller requested a moment of Silence.

**ROLL CALL** - Chairperson Fuller requested a roll call, Ms. Sonia Iglesias called the roll 32 members and answered the call. Sufficient quorum to conduct the Board meeting.

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

**APPROVAL OF THE MINUTES** Combined Public Hearing & Board Meeting of March 14, 2023. Ms. Kaminski made a motion seconded by Mr. Caponegro.

Approval of the March 21, 2023, Special Meeting motion was made by Mr. Feng seconded by Mr. Daly.

## **PUBLIC SESSION**

(Reserved for the Public’s expression. Board Members will not be allowed to speak.) NOTE --- All persons who wish to speak during this portion of the meeting must: Register (by 2 P.M.) using the link: <https://www1.nyc.gov/site/brooklyncb1/meetings/speaker-request-form.page>. Each scheduled participant for this session will have an allowance of two (2) minutes [time permitting.] (No questions will be entertained. Speakers are requested to submit their testimony in writing)

**No Public Speakers.**

**SLA REVIEW & DCA COMMITTEE** – The SLA Review & DCWP Committee met on March 28, 2023. Mr. Bruzaitis gave the report in place of Mr. Dybanowski who was not present. He requested a motion to approve the report as written.

Mr. Bruzaitis requested a motion to approve the committee’s recommendation. Ms. Kaminski made a motion to approve it was seconded by Ms. Cabrera.

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

**CAPITAL BUDGET COMMITTEE REPORT**-Ms. Barros, Committee Chair- The Committee met on March 27, 2023. Ms. Barrios gave an update regarding The District Needs Statement for FY 2024, she stated that it was recently published and uploaded to the Brooklyn Community Board 1 website. In addition, that the District Needs Statement gives the community board a voice in the budget process.

The submissions are sent to the Office of Management and Budget, the Council Members, and other agencies. It provides the community, for example community-based organizations, an opportunity to engage with agencies and elected officials in advocating prioritized our District Needs.

Ms. Barros highlighted the top three most pressing District Needs for Brooklyn Community Board One they are as follows: Affordable Housing, Parks/Open Spaces, and Land Use Issues/Transportation. The Expense Budget has 25 prioritized request items, and the Capital Budget has 28 prioritized request items.

Ms. Barros created an Excel file that aligns the District Needs request items with the Brooklyn Community Board One committee, the agencies' responses, the community organizations and groups that support the requested item. The committee was concerned with the responses as a result, Ms. Barros will invite the liaison of the City Planning to attend the next Capital Budget Committee meeting on April 27, so they can further explain the agencies' responses and answer the committee members' questions such as, what does "This project has not been funded" mean? Also, how can we strengthen our district needs statements, what other steps can we take? What tools do we have available?

Ms. Del Teague suggested that for District Needs, we should explore other funding sources, such as discretionary funding, as a possibility. Furthermore, the committees can look at how to reword the reason for the request, which would strengthen the request.

Mr. Santi Miceli related that the Greenpoint and Williamsburg communities are growing significantly in population and new businesses. He, therefore, highlighted the importance of the creation of a new firehouse in the Northside, which has been priority item # 1 on our District Needs Statement; the importance of a hospital in the Greenpoint and Williamsburg and a Comfort Station for WNYC Transmitter Park, is greatly needed on the site to accommodate a growing population, including children and families, that use the park.

Mr. Eric Bruzaitis, Chairperson of the Transportation Committee, said that the Transportation Committee will review their District Needs request items. He provided an update which Ms. Barros documented in her report.

**Next Capital Budget Committee meeting is scheduled for April 27 at 6:30 pm.**

**Board Budget Committee** -Ms. Maria Viera, Committee Chair- Madam Chairperson Fuller gave the Budget Committee report in Ms. Viera's absence.

A discussion took place regarding proposing a budget modification to OMB to re-allocate the accruals for uses that speak to a public benefit. Ms. Teague mentioned a lack of staff capacity at the district office. A recommendation was made to re-allocate the accruals for the hiring of a temporary

office worker to address the current staff shortage, The committee members in attendance agreed a budget modification for the purpose of hiring a temp office worker would be a prudent use of the funds.

A motion was made to recommend using the accruals on the budget to hire a temporary office worker to assist the District Manager with administrative tasks. The motion was made by Del Teague and seconded by Janice Peterson. The motion carried by a unanimous vote.

**Madam Chairperson Fuller requested a motion. A motion was made by Ms. Iglesias Seconded by Ms. Teague.**

The vote was as follows: **30“YES” 0“NO” 0 “ABSTENTIONS”** Motion carried.

**Land Use, ULURP & Landmarks (subcommittee)Committee** -Ms. Del Teague, Committee Chair-

Ms. Del Teague stated they need a vote for the Bushwick Library. This library building is one of the Carnegie buildings. It was constructed in 1908 and is currently not landmarked. The proposed work consists of replacement of the roof and the flashing system with an aluminum roof access hatch to replace the existing plumbing work, drains and vent piping. The new mechanical bulkhead, bringing in outside air, and the new HVAC system will significantly improve energy efficiency, as well as the inside air quality. There will also be some re-point brick work. The presenters advised the committee that the building is in desperate need of this work. Last summer the lack of air conditioning resulted in forced closedowns for the safety of staff and clients. The design is expected to be complete by summer 2023; construction is expected to be finished by the Fall of 2025. In response to questions regarding the fact that two libraries will be closed at the same time, the presenters shared that they would have preferred no overlap. However, they pointed out that the dual closure will only be for a few months, during which there will be extensive community outreach in neighborhood coffee shops and mobile units. They also assured us that the buildings are desperately in need of the renovations, and it has taken several years to get the funding in place.

**Ms. Del Teague called for a motion to approve the application for 340 Bushwick. A motion was made by Ms. McKeever seconded by Mr. Caponegro.**

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

Ms. Teague added that they discussed the rules regarding IBIA special permits by the City Planning Commission in preparation for the upcoming application for renewal by 12 Franklin Street. The committee had a general discussion about the rules for the special permits and the requirements for the two allowed 3-year renewal requests. To qualify for a renewal the developer must show that the facts upon which the special permit was originally approved have not substantially changed. For a detailed discussion of the conditions for these special permits and the findings that must be met, please see the email sent to us by Ms. Chan from DCP on March 23, 2023.

Ms. Cory Kantin reported on her discussion with Councilmember Ressler’s office regarding the status of affordability in our district. She was told that we have received only 13.2% of affordable units so far. Obviously, this is significantly lower than what we were promised and what we need. They also discussed support for our policy of demanding that developers take on

responsibility for things that were previously seen to be outside of the developer's responsibilities, such as park maintenance, street, transportation, and environmental improvements. Ms. Del Teague will ask for DCP to speak to the Board about our current affordability and the AMI breakdown. In addition, she will ask for information about tools available to us in conducting research on these statistics, such as requesting funds for independent research fellows. Mr. Steve Chesler gave an update on the battery installation application at 315 Berry Street. The Board had previously communicated its concerns about the safety of the proposed installation; however, it appears that the city is leaning toward approval of the application, notwithstanding the Board's serious concerns.

**Public Safety & Human Services Committee**-Mr. Ronan Daly Committee Chair -The Committee met on March 29, 2023, at 6:30 PM Via WEBEX. No quorum at Committee Meeting.

Mr. Daly stated that there was a presentation from DHipHoticHelps and MedHelps BHC, HHH-Supportive Services, Intensive Mobile Treatment located at 960 Manhattan Avenue, Brooklyn Presenter, Trish Van Buren, CEO and Founder. They were asking for letter of support stating that the Board supports the program. They are adding supportive services at the same address including child academy life skills, career training, group facilitation for substance abuse, mental illness, HIV, other cognitive sessions, and Fitness classes also held in the park Office based in 960 Manhattan Avenue, Brooklyn. Because they did not have a quorum Mr. Daly brought their request to the full board to request a vote.

**Mr. Daly requested a Motion to approve a letter of support for DHIPHOTICHELPS and MEDHELPS BHC, HHH Supportive Services, Intensive Mobile Treatment that CB1 supports their Program.**

**Motion made by Sonia Iglesias Seconded by Julia Foster**

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

**Landmarks Committee**- Ms. Kaminski, Committee Chair-The Committee met in the Evening of April 3, 2023, at, 6:30 PM Via WEBEX.

**Presentation by 118 North 11th Street-Dockiet LPC – 2306201** Presented by Sarah Sher, Associate, Higgin Quasebath and Partners and Dennis Ward. The proposed work is for the storefront facade and window restoration by recreation of missing windows and the installation of new infill and signage at the ground floor, plus installation of an additional new door of the Hecla Iron Works building, an individual landmark. This building was designated as a landmark building in 2004 with the existing facade and the stable door removed. Presently, the garage door is placed on the right side of the building.

The committee's original resolution was to approve the proposed project with the committee concerning decal coloring. However, during the full board meeting Mr. Miceli expressed his concern regarding comments made by the Historic District Council. After a long discussion, Ms. Kaminski, committee Chair amended the motion as follows: To approve the 118 North 11<sup>th</sup> St. proposed project with the comments from the Historic District Council



**Motion made by Ms. Kaminski seconded by Ms. Teague.**

The vote was as follows: **22“YES” 1“NO” 2 “ABSTENTIONS”** Motion carried.

**TRANSPORTATION COMMITTEE**- Mr. Eric Bruzaitis, Chair- The Transportation Committee met Thursday, March 23, 2023, via Webex virtual meeting platform. A quorum was met. Mr. Bruzaitis requested a motion to approve the committee's three recommendations. The recommendations were as follows.

1. MOTION: To support the Co-Naming of Penn Street between Bedford and Wythe Avenue, in honor of Rabbi Joseph Weber
2. MOTION: COMMUNITY BOARD 1 To draft a letter to NYPD Highway Patrol, 90TH Precinct and Brooklyn D.A. Office, to inquire as to the status of the investigations into the deaths of MR. Sicajau and Mr. Schroeder.
3. MOTION: COMMUNITY BOARD 1 to draft a letter to Two Trees Management to explain their tolerance of their Contractors to illegally block legally designated bike lanes with construction equipment or other vehicles.

**Motion made by Mr. Chesler seconded by Mr. Daly.**

The vote was as follows: **24“YES” 0“NO” 1 “ABSTENTIONS”** Motion carried.

**PARKS DEPARTMENT MINUTE** – Ms. Salig-Husain submitted a written report that was distributed. (Attached).

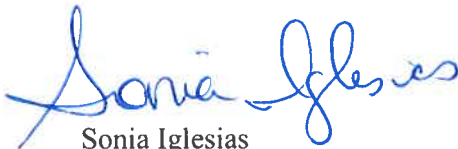
**OLD BUSINESS**- No old business.

**NEW BUSINESS**- No new business.

**ADJOURNMENT**- Ms. Kaminski made a motion to adjourn seconded by Ms. Foster Meeting adjourned at 9:53 PM.

The meeting was adjourned.

Respectfully submitted,



Sonia Iglesias  
Recording Secretary



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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DISTRICT MANAGER

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

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

**REVISED**  
April 7, 2023

## COMBINED PUBLIC HEARING AND BOARD MEETING NOTICE

**TO:** Community Board Members and Residents  
**FROM:** Dealice Fuller, Chairperson  
**RE:** Scheduled Combined Public Hearing and Board Meeting  
(25 Members Constitute a Quorum for the Board)

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

**WHEN:** TUESDAY --- April 18, 2023  
**TIME:** \* 6:00 PM \*  
**WHERE:** VIA WEBEX

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

**Event Address for Attendees:**

<https://nyccb.webex.com/nyccb/j.php?MTID=m033204b3396c105619acb323edf7c76e>

**Event Number:** 2347 129 4204

**Event Password:** QXhhubdS336 (79448237 from phones and video systems)

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

**Access code:** 2347 129 4204

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

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

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

## **PUBLIC HEARING**

### **AGENDA**

1. **PRESENTATION: NYC CIVIC ENGAGEMENT COMMISSION-** YVote is sparking a cross-partisan youth voting movement through which young people connect their passions and beliefs with how they can make a difference, at and beyond the ballot box. Learn how to increase involvement of young people on Community Boards and in their communities. Presenters: Benjamin Solotaire, Participatory Budgeting Advisor and Sanda Balaban, NYC Civic Engagement Commission. 15 Minutes
  
2. **PRESENTATION: SH SUTTON STREET LLC, 100 SUTTON STREET-** This new venue will have 250 or more patrons' capacity. We asked them to postpone and present in front of the full board. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenters: Phil Dorm and Max Bookman, Pesetsky & Bookman PC. 15 Minutes
  
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4. **PRESENTATION: 150 CALYER STREET - LPC-23-02669-** Our office was retained to prepare drawings for the rehabilitation of an existing Framed, 4-story, 8-unit multifamily building at the above address, due to structural deficiencies. The building is located within a Landmark district and therefore modifications to the façade are subject to the Landmarks Preservation Community's (LPC) review and approval. Drawings have been submitted to LPC under docket#LPC-23-02669-time sensitive matter can be reviewed and remedied. Presenters: Shlomo Banbahji, Dominick Casale, and Mendy Deutch, CORE Consultants NYC LLC. 15 Minutes.
  
5. **PRESENTATION: 68 SOUTH 1, STREET -BSA CAL. NO 2023-08-BZ** The application is filed pursuant to ZR Section 72-21 to permit the construction of a single-family residence at 68 South 1<sup>st</sup> Street, contrary to bulk regulations. The applicant requires a waiver of ZR Section 23-153 (maximum floor area) to build a four-story single-family residence on an existing small lot (840 sq. ft.). Presenter: Fayanne Betan, Sheldon Lobel, P.C. 10 Minutes
  
6. **PRESENTATION: 118 NORTH 11TH, STREET DOCKET LPC -23-06201-** The proposed work is for the recreation of missing windows and the installation of new infill and signage at the ground floor of the Hecla Iron Works building, an individual landmark. Presenter: Sarah Sher, Associate, Higgins Quasebarth & Partners. 10 Minutes

**7. PRESENTATION: NYC DEPARTMENT OF PARKS & RECREATION- METROPOLITAN RECREATION CENTER-SIDEWALK RECONSTRUCTION-** Plan to reconstruct the sidewalks at the Metropolitan Recreation Center in Williamsburg. Presenter: Mary Salig-Husain, North Brooklyn Parks Director, 10 Minutes

**8. PRESENTATION: NYC ENVIRONMENTAL PROTECTION(DEP)-** In January, Mayor Adams Launched a temporary water bill amnesty program to help New Yorkers save up to \$150 million of interest when they pay their overdue water bills. Presenters: Beth DeFalco, DEP, Deputy Commissioner of Public Affairs and Communications .10 Minutes

**9. PRESENTATION: GREENPOINT LANDING PARCEL 5C-2 WATERFRONT-DCP N230035 ZAK & N2300236 ZAK** Westerly side of West Street between Eagle Street and Huron Street Block 2502, Lot p/0 1 & 5 Block 2510, lot 1 & Block 2520, Lot 57 R6, R6/C2-4, R8 and R8/C2-4 Districts- N230035 ZAK & an application for grant of an authorization pursuant to section 62-822 (a) of the Zoning Resolution to modify the location, are and minimum dimension requirements of section 62-50 (General requirements for visual corridors and waterfront public access areas and, in conjunction therewith, section 62, 332 (Rear yards and waterfront yards): and N 230036 ZAK- an application for the grant of an authorization pursuant to section 62-882 (b) of the zoning resolution to modify the design requirements of section 62-60 (Design requirements for waterfront public access areas. Presenter: Ellen Lehman, Associate, Real Estate, Fried, Frank, Harris, Shriver & Jacobson LLP. 15 Minutes

## **10. LIQUOR LICENSES**

### **NEW**

- 1) Av Marceau LLC, dba TBD, 110 Kent Avenue, (New Application, and Temporary Retail Permit, liquor, wine, beer, cider) Renotifications of Changes: DJ, live (Jazz) and recorded music, and security personnel as part of its proposed method of operation.
- 2) A NY Not- for- Profit entity to be formed by Dawson Stellberger, dba TBD, 154 Scott Avenue, liquor, wine, beer, cider, club (members only not-for-profit))
- 3) New Christmas Polish Rest Corp., 853 Manhattan Avenue, (New Application, wine, beer, cider, rest)
- 4) Café Bureau LLC, 251 Grand Street, (New application and Temporary Retail permit, wine, beer, cider, bar tavern)
- 5) Class and Co Events LLC, dba Loft Story, 750 Manhattan Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, eating drinking establishment with shared office space)
- 6) Corp to be Formed by Eric Medonna, dba TBD, 367 Metropolitan Avenue, (New Application, liquor, wine, beer, cider, food and beverage establishment)
- 7) Entity TBD, dba No.9, 63 Grand Street, (New Application, and Temporary Retail Permit, liquor, wine, beer, cider, rest)
- 8) Happy Food Group Inc., dba Bun Haus, 194 Bedford Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, rest)
- 9) Kelsey Reed or Entity to be formed, dba Kinoko, 179 Meserole Avenue, (New Application, and Temporary Retail Permit, rest)

- 10) La Mancha Restaurant associates LLC, dba La Mancha Tapas Bar Restaurant, 568 Metropolitan Avenue, (Corporate Change, liquor, wine, beer, cider, rest)  
P & B of Bayside Corp, 33 McGuinness Blvd, (New application and Temporary Retail Permit, rest)
- 11) Pound Loney Inc. dba The Clonard, 506 Grand Street, (Alteration, liquor, wine, beer, cider, bar, tavern)
- 12) Riam Foods LLC, dba Cellar at 42, 426 South 5th Street, (New Application and Temporary Retail Permit, wine, beer, cider, hotel)
- 13) Taku New York Inc., dba TBD, 29 Greenpoint Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, fast casual Dining concept (Tavern))
- 14) The Alien Experience LLC, dba TBD, 55 Wythe Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, legitimate theater, or concert hall)
- 15) The Second City New York LLC, dba TBD, 64 North 9th Street, (New Application, liquor, wine, beer, cider, theater, and bar)
- 16) Quadrum Bk LLC & Quadrum Hospitality Group LLC, dba TBD, 96 Wythe Avenue, (New Application, and Temporary Retail Permit)
- 17) Yua Yua 6 Inc., dba Sakura 6, 837 Manhattan Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, rest)

### **RENEWAL**

- 1) 12 Chairs BYN LLC, dba 12 Chairs Café, 324 Wythe Avenue, (Renewal, liquor, beer, cider, rest)
- 2) 63 Guernsey LLC, dba Spritzenhaus, 33 Nassau Avenue, (Renewal, liquor, wine, beer, cider, rest Brewer)
- 3) 104 South 4th Street, dba Randolph Beer; Proposed Keg & Lantern Brewing, (Renewal, liquor, wine, beer, cider, rest brewer)
- 4) 600 Metropolitan Corp, dba The Alligator Lounge, 600 Metropolitan Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
- 5) Action Burger Inc., 292 Graham Avenue, (Renewal, liquor, wine, beer, cider, rest)
- 6) Carrie's Hospitality LLC, dba Elder Greene Hospitality LLC, 160 Franklin Street AKA 87 Kent Street, rest)
- 7) Avant Gardner LLC, dba Avant Gardner, The Great Hall, The Kings Hall, The Brooklyn Mirage, 111 Gardner Avenue, and 140 Stewart Avenue (Renewal, liquor, wine, beer, cider, multipurpose event/center/venue)
- 8) Bushwick CC LLC, dba Bushwick CC LLC, dba Bushwick Country Club, 608 Grand Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
- 9) Double Deep LLC, dba Black Flamingo, 168 Borinquen Place-Store S5, (Renewal, liquor, wine, beer, cider, rest)
- 10) Egg Shop of Williamsburg LLC, dba Egg shop, 138 North 8th Street, (Renewal, liquor, wine, beer, cider, rest)
- 11) Fame Entertainment NYC, Inc, dba 207 Johnson Avenue, (Renewal, liquor, wine, beer, cider, catering facility (private events only))

- 12) F-C LLC, dba Chez Ma Tante, 90 Calyer Street, (Renewal, liquor, wine, beer, cider, rest)  
Ferris Mitties INC., dba Troost 1011 Manhattan Avenue, 1011 Manhattan Avenue,  
(Renewal, liquor, wine, beer, cider, bar, tavern)
- 13) Jajaja Williamsburg LLC, dba Jajaja Plantas Mexicana, 119 Kent Avenue, (Renewal,  
liquor, wine, beer, cider, rest)
- 14) La Charca Restaurant Inc. 613 Grand Street, (Renewal, liquor, wine, beer, cider, rest)
- 15) LPO Realty Inc. dba Raizes, 139 Nassau Avenue, (Renewal, liquor, wine, beer, cider,  
rest)
- 16) MSMN Corp., dba Kestane Kebab, 208 Franklin Street, (Renewal, liquor, wine, beer,  
cider, rest)
- 17) Musashi Asian Cuisine Inc., 495 Grand Street, (Renewal, wine, beer, cider, rest)
- 18) Muchmore's Café LLC, 2 Havemeyer Street, (Renewal, wine, beer, cider, bar, tavern)
- 19) PJ Sutton Inc., dba Jucy Lucy, 138 Nassau Avenue, (Renewal, liquor, wine, beer, cider,  
rest)
- 20) Orephans Inc., dba Ore Bar, 277 Graham Avenue, (Renewal, liquor, wine, beer, cider,  
bar, tavern)
- 21) Red House BK LLC, dba Kings CO Imperial, 20 Skillman Street Avenue, (Renewal,  
liquor, wine, beer, cider, rest)
- 22) Sup Crab Greenpoint Inc., dba Sup Crab, 664 Manhattan Avenue, (Renewal, liquor,  
wine, beer, cider, rest)
- 23) Wood Foot LLC, dba Pokito, 155 South 4 street, (Storefront right), (Renewal, liquor,  
wine, beer, cider, Multipurpose Event Center/Venue)
- 24) Vital East Gym, 1 Nassau Avenue, (Renewal, wine, beer, cider, rest)
- 25) Weylin B. Seymours LLC, dba Weylin B. Seymour LLC/Chimera, 175 Broadway,  
(Renewal, liquor, 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  
March 14, 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 (by 2 P.M.) using the link:**  
<https://www1.nyc.gov/site/brooklyn1/meetings/speaker-request-form.page>  
Each scheduled participant for this session will have an allowance of two (2) minutes [time  
permitting.] (No questions will be entertained. Speakers are requested to submit their  
testimony in writing)
6. **COMMITTEE REPORTS**
7. **PARKS DEPARTMENT MINUTE** – As written.

8. **ANNOUNCEMENTS: ELECTED OFFICIALS** – Called in the order of signup.

9. **OLD BUSINESS**

10. **NEW BUSINESS**

11. **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: 4/18/23

1. PUBLIC MEETING \_\_\_\_\_
2. BOARD MEETING \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

NAME	ROLL CALL 1ST	ROLL CALL 2ND	ROLL CALL 3RD	ROLL CALL 4TH	ROLL CALL 5TH
GINA ARGENTO	✓	✓			
BOGDAN BACHOROWSKI		✓			
LISA BAMONTE		✓			
GINA BARROS	✓	✓			
ERIC BRUZAITIS		✓			
IRIS CABRERA		✓			
PHILIP CAPONEGRO		✓			
FRANK P. CARBONE	✓	✓			
STEPHEN CHESLER	✓	✓			
MICHAEL CHIRICHELLA	✓	✓			
THERESA CIANCIOTTA					
STEPHANIE CUEVAS	✓	✓			
RONAN DALY	✓	✓			
GIOVANNI D'AMATO	✓	✓			
ERIN DRINKWATER					
ARTHUR DYBANOWSKI					
LLOYD FENG					
JULIA AMANDA FOSTER	✓	✓			
DEALICE FULLER	✓	✓			
CRYSTAL GARCIA	✓	✓			
JOEL GOLDSTEIN	✓	✓			
JOEL GROSS	✓	✓			
DAVID HEIMLICH	✓	✓			
SABRINA HILPP		✓			
KATIE DENNY HOROWITZ	✓	✓			
SONIA IGLESIAS	✓	✓			
MOISHE INDIG					
ROBERT JEFFERY	✓	✓			
BOZENA KAMINSKI		✓			
CORY KANTIN	✓	✓			
PAUL KELTERBORN	✓	✓			
WILLIAM KLAGSBALD	✓	✓			
YOEL LANDAU		✓			
MARIE LEANZA	✓	✓			
YOEL LOW					
TRINA McKEEVER		✓			
ADAM MEYERS	✓	✓			
SANTE MICELI	✓	✓			
TOBY MOSKOVITS		✓			
RABBI DAVID NIEDERMAN					
KAREN NIEVES		✓			
MARY ODOMIROK	✓	✓			
JANICE PETERSON					
BELLA SABEL		✓			
ISAAC SOFER		✓			
DEL E. TEAGUE	✓	✓			
WILLIAM VEGA		✓			
MARIA VIERA		✓			
SIMON WEISER	✓	✓			
TOTAL:	22	32			
TIME:	6:03	8:10			





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



**SLA**

**Motion: To approve the report as written.**

**BOARD MEETING AND PUBLIC HEARING** DATE: 04/18/23

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

Time: 8:17 PM Tally: 29 YES 0 NO 0 ABS 0 RECUSAL

Motion made By Bozena Kaminski Secured by Iris Cabrera



**COMMUNITY BOARD NO. 1**  
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**Budget Committee**

**Motion: To recommend using the accruals on the budget to hire a temporary office worker to assist the District Manager with administrative tasks.**

**BOARD MEETING AND PUBLIC HEARING**      DATE: 04/18/23

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

Time: 8:28<sup>PM</sup> Tally: 30 YES 0 NO 0 ABS 0 RECUSAL

Motion made by Sonia Iglesias Seconded by Del Teague



**COMMUNITY BOARD NO. 1**  
 435 GRAHAM AVENUE – BROOKLYN, NY 11211  
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 Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)



Land Use/ ULURP, Landmarks (subcommittee  
 Approval of the Application: 340 Bushwick Avenue NYC  
 Department of Design and Construction renovation and  
 replacement of the heating and cooling system for the  
 Bushwick Branch Library

**BOARD MEETING AND PUBLIC HEARING** DATE: 04/18/23

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

Time: 8:34 Tally: 29 YES 0 NO 0 ABS 0 RECUSAL

Motion made By Trina McKeever Seconded by Phil Caponegro



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**Landmark Committee**

**Motion: To approve 118 North 11th Street  
 Docket LPC -2306201 Proposed Project with the  
 comments from the Historic District Council**

**BOARD MEETING AND PUBLIC HEARING DATE: 04/18/23**

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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RONAN DALY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KATIE DENNY HOROWITZ	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: 9:39<sup>AM</sup> Tally: 22 YES 1 NO 2 ABS 0 RECUSAL

Motion made By Bozena Kaminski Seconded By Del Teague



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**Transportation Committee**

**Motion: To Support the Co-Naming of Penn St.  
 between Bedford and Wythe Avenue in Honor of  
 Rabbi Joseph Weber**

**BOARD MEETING AND PUBLIC HEARING** DATE: 04/18/23

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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ARTHUR DYBANOWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KATIE DENNY HOROWITZ	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: 9:47 PM Tally: 24 YES 0 NO 1 ABS 0 RECUSAL

Motion made By Steve Chester Seconded by Ronan Daly



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**Transportation Committee:**

**Motion: CB1 to Draft a letter to NYPD Highway Patrol, 90th Precinct and Brooklyn DA office to inquire as to the status of the investigation into the death of Mr. Sicajau and Mr. Schroeder**

**BOARD MEETING AND PUBLIC HEARING DATE: 04/18/23**

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CORY KANTIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PAUL KELTERBORN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHANIE CUEVAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADAM MEYERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RONAN DALY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LLOYD FENG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAVID HEIMLICH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KATIE DENNY HOROWITZ	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: 9:47 PM Tally: 24 YES 0 NO 1 ABS 0 RECUSAL

Motion made By Steve Chester Seconded by Ronan Daly



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**Transportation Committee:**

**Motion: CB1 to Draft a letter to Two Trees Management to explain their tolerance of their contractors to illegally block legally designated bike lanes with construction equipment or other vehicles**

**BOARD MEETING AND PUBLIC HEARING** DATE: 04/18/23

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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STEPHANIE CUEVAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADAM MEYERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Time: 9:47 PM Tally: 24 YES 0 NO 1 ABS 0 RECUSAL

Motion made by Steve Chesler Seconded by Ronan Daly



# Mini-Workshop: Youth Engagement and CB1

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Presented by the NYC Youth Agenda





# Icebreaker (answer in the chat)

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- What percentage of community board members would you guess are under the age of 25 in NYC?

# Why do young people make up such a small percentage of community board members?

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- Some community boards currently lack the culture and structures to meaningfully incorporate young people
- Barriers:
  - Meetings times
  - Application processes
  - Isolation on the boards
  - Language/acronyms/jargon
  - Any others? (discuss in chat)

# Why should your community board engage with young people?

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- When you were a young, was there an political opinion that you held which differed in opinion from older generations?
- Young people are predominantly and uniquely affected by:
  - Education, youth services, mental health'
- Their voices, opinions, and guidance are crucial to the city's growth
- Diversifying perspectives

# How can your community board be more accessible to young people?

---

## Material Checklist:

- Meetings are held outside of school hours
- Meeting are not held too late at night
- Application process information is shared with local schools and youth organizations to empower young people to submit applications
- Live meetings about the details and responsibilities of being a community board member are held outside of school hours
- Youth members have access to experienced members to ask questions to and gain support from
- Any events or meetings that *must* take place during the school day are offered remotely to student community board members and the board works with the student members to obtain excused absences from their schools if possible
- Use of jargon and acronyms is minimal, and potentially unfamiliar terms are defined when used

Attitudes: Youth can provide value; their voices matter

Anything else you can think of?

# Next Steps and working with us

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All members fill out the post-survey: <https://forms.gle/tyJnFGNxdeM5RavT6>

We want to build a lasting relationship with CB1 and other community boards and continue working to help youth get involved. We will follow-up to have longer sessions and work on specific improvement initiatives.

If any individuals have ideas/projects related to this endeavor that they wish to work with us specifically on, indicate so on the form.



# COMMUNITY BOARD NO. 1

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PHONE: (718) 389-0009

FAX: (718) 389-0098

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

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



Applicant: <u>SH-Sutton Street LLC</u>
Location: <u>100 Sutton Street</u>
Date Submitted: <u>04/14/2023</u>

-----
↓ OFFICIAL USE ONLY ↓
Date
Received:

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

**Any owner, or prospective owner of an establishment seeking:**

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

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

-OR-

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

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

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

# Brooklyn Community Board #1

## Liquor License Application Questionnaire

<b>APPLICANT</b> SH-Sutton Street LLC		<b>DOING BUSINESS AS (DBA)</b> 100 Sutton	
<b>STREET ADDRESS</b> 100 Sutton Street, 2nd Floor <small>(Please attach your map)</small>		<b>CROSS STREETS</b> Nassau and Norman Avenues	
<b>OWNER</b>	<b>NAME:</b> Lily Hoyda	<b>LAWYER</b>	<b>NAME:</b> Max Bookman, Esq. Pesetsky and Bookman, P.C.
	<b>PHONE:</b> 516-423-9032		<b>PHONE:</b> 212-513-1988
	<b>FAX:</b>		<b>FAX:</b> 212-385-0564
<b>MANAGER</b>	<b>NAME:</b> Daniela Benhamou	<b>LANDLORD</b>	<b>NAME:</b> Neil Dolgin
	<b>PHONE:</b> 347-452-0336		<b>PHONE:</b> 347-452-0336
	<b>FAX:</b>		<b>FAX:</b>

Emergency contact for when the establishment is operating:

Name: Daniela Benhamou

Relationship to establishment: Events Manager

Contact Number: 347-452-0336

<b>ADDITIONAL OWNER(S)</b>  <small>(Please attach additional pages if needed)</small>	<b>NAME:</b>
	<b>PHONE:</b>
	<b>FAX:</b>

**DESCRIPTION OF BUSINESS**

Please describe the nature of your proposed venue:

**Catering Establishment - For Private Events Only**

**LICENSE TYPE**

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

**APPLICATION TYPE**  
(check one)

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

**NYPD & COMMUNITY BOARD RECORDS**

**APPROVED DOB APPLICATION**

**Letters**

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

*Please provide copy of the Department of Buildings approved application.*

Is the 500 Foot Rule Triggered? (on provided map) Show all establishments on your map.	YES	<input checked="" type="checkbox"/> NO	DATE OF SLA MEETING: N/A
Is the 200 Foot Rule Triggered? (on your map)	YES	<input checked="" type="checkbox"/> NO	ATTACH YOUR MAP
Are your plans filed with DOB? (include copy of plan)	<input checked="" type="checkbox"/> YES	NO	ATTACH COPY OF PLAN
Is a Public Assembly permit required?	<input checked="" type="checkbox"/> YES	NO	ATTACH PERMIT INFORMATION



## OPERATIONAL ISSUES

HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
<b>REMINDER:</b> Hours for sidewalk cafés are per the NYC DCA guidelines unless stipulated differently.	<b>Operation</b>	9am-12am	9am-12am	9am-12am	9am-12am	9am-3am	9am-3am	9am-12am	
	<b>Music</b>	9am-12am	9am-12am	9am-12am	9am-12am	9am-3am	9am-3am	9am-12am	
	<b>Kitchen</b>	9am-12am	9am-12am	9am-12am	9am-12am	9am-3am	9am-3am	9am-12am	
	<b>Outdoor Space</b>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
<b>OCCUPANCY</b>	<b>INDOOR</b>				<b>BAR</b>			<b>OUTSIDE</b>	
	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises	Number of Seats	Number of Tables	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Bars	Number of Seats	Number of Tables
	340	340	228	19	0	1	8	0	0
Will you be applying or do you intend to apply for a cabaret license?					YES	<input checked="" type="checkbox"/> NO			
Will you be hosting private parties and promotional events?					<input checked="" type="checkbox"/> YES	NO			
Will outside promoters be used?					<input checked="" type="checkbox"/> YES	NO			
Will State certified security personnel(s) be used?					<input checked="" type="checkbox"/> YES	NO			
Will New York Nightlife Association/NYPD recommendations be followed?					<input checked="" type="checkbox"/> YES	NO			
Will you be using delivery bicycles?					YES	<input checked="" type="checkbox"/> NO			
Will applicant have music?					<input checked="" type="checkbox"/> YES	NO			
If you plan to have music, what type(s)?					<input checked="" type="checkbox"/> BACKGROUND	<input checked="" type="checkbox"/> LIVE MUSIC		<input checked="" type="checkbox"/> DJ	
Attach your security plan. Who implements it (explain)				See Rider					

## BUILDING DESIGN

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

## OUTDOOR ITEMS

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

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

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

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

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

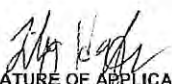
**STIPULATIONS FOR OUTDOOR USAGE** – For any applications that have “any access into the outdoors” you must meet the following:

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

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

**APPLICANT AGREEMENT WITH THE COMMUNITY**

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

<p><b>SIGN HERE</b> →</p>	 SIGNATURE OF APPLICANT OR ATTORNEY	<p>HLY HOYDA</p> Print Name	<p>02/16/23</p> DATE
---------------------------	--	-----------------------------	----------------------

**NOTARY**

Sworn to before me on this 16th of February year 2023

Notary Signature/Stamp

**GARBOWSKI GORZ STANISLAWA**  
 NOTARY PUBLIC, STATE OF NEW YORK  
 Registration No. 01GA6081125  
 Qualified in KINGS County  
 Commission Expires 09/30/2026

**BROOKLYN CB#1 REPRESENTATIVES**

Committee Chair	Print/Date	Committee Member	Print/Date

ATTACHMENT 1.

**SH-Sutton Street LLC – Rider for Security Plan**

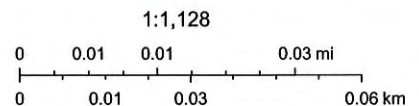
As per event, the applicant will hire a minimum amount of 5 security guards- 2 at the door and 3 at the main event space. The security guards will be fully licensed and bonded.

# SH-Sutton Street LLC-100 Sutton Street 200 Foot Measurement



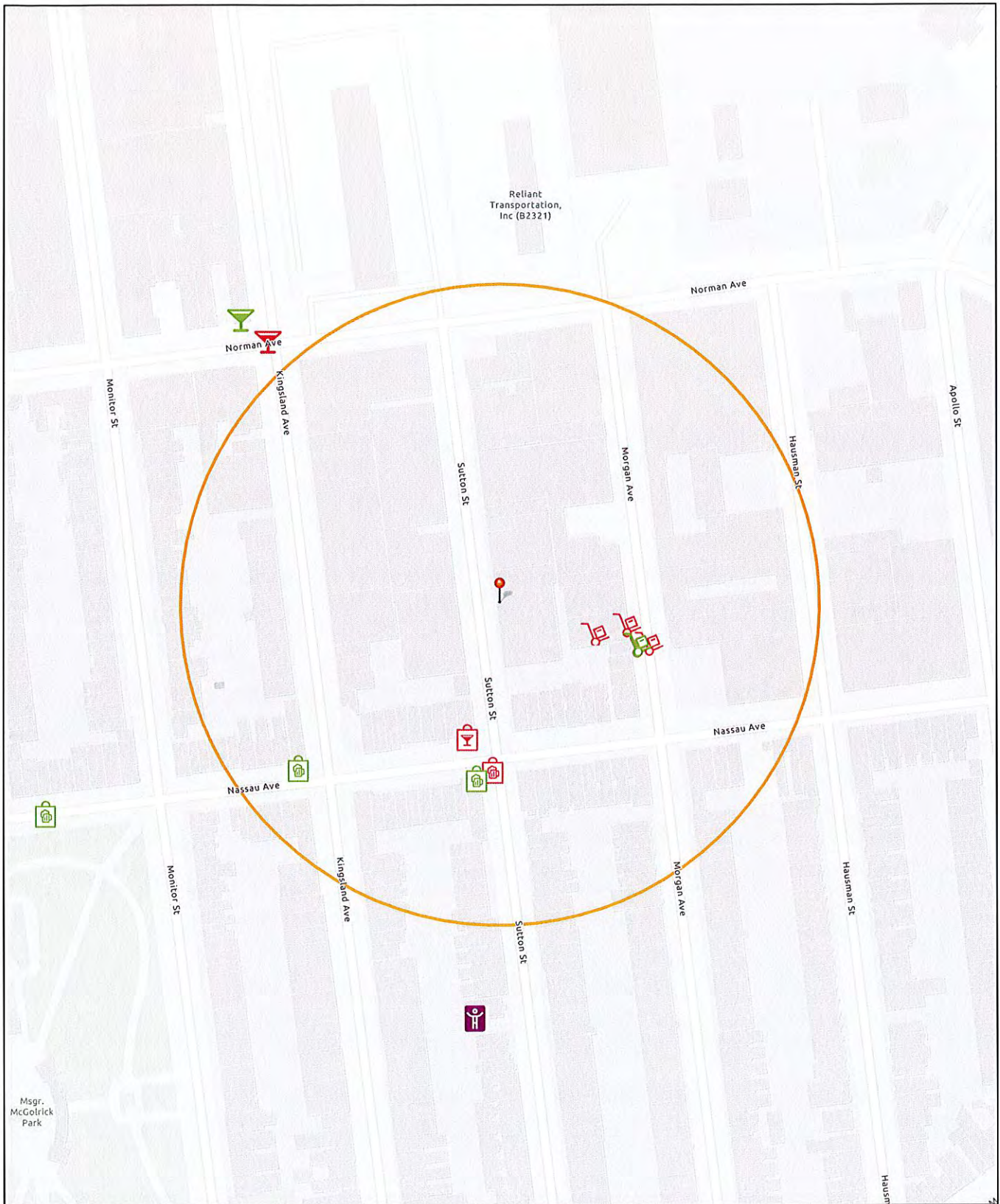
1/26/2023, 1:33:49 PM

- Cities and Towns
- SLA Zones
- NYC Police Precincts
- Active Licenses
- Off Premises Beer
- Wholesale
- Inactive Licenses
- On Premises Liquor
- Off Premises Beer
- Off Premises Liquor
- Wholesale
- NYC Community Boards
- Brooklyn



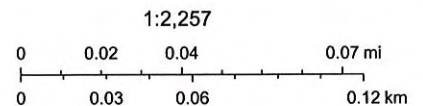
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# SH-Sutton Street LLC-100 Sutton Street 500 Foot Measurement



1/26/2023, 1:32:13 PM

- |                        |                          |                      |
|------------------------|--------------------------|----------------------|
| Cities and Towns       | Off Premises Beer        | Off Premises Liquor  |
| SLA Zones              | Wholesale                | Wholesale            |
| NYC Police Precincts   | <b>Inactive Licenses</b> | Institution          |
| <b>Active Licenses</b> | On Premises Liquor       | NYC Community Boards |
| On Premises Liquor     | Off Premises Beer        | Brooklyn             |



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NYS Liquor Authority

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

<b>Proximity Report For:</b>	
Location	<b>100 Sutton St, Brooklyn, New York, 11222</b>
Geocode	<b>Latitude: 40.72662 longitude: -73.94072</b>
Report Generated On	<b>4/13/2023</b>

<b>8 Closest Liquor Stores</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>
SUN MORGAN AND SPIRITS INC Ser #: 1277948	547 MORGAN AVE BROOKLYN, NY 11222	1,151 ft
GREENPOINT BAZAAR INC Ser #: 1259196	178 NASSAU AVE BROOKLYN, NY 11222	1,558 ft
FIRE DANCE WINE & SPIRITS NY LLC Ser #: 1298007	143 DRIGGS AVE BROOKLYN, NY 11222	1,641 ft
150 NASSAU AVENUE LIQUORS CORP Ser #: 1011525	150 NASSAU AVENUE BROOKLYN, NY 11222	1,922 ft
JOANNA ZABLOCKI Ser #: 1313844	155 NORMAN AVE BROOKLYN, NY 11222	2,105 ft
NEON SKY LLC Ser #: 1313594	128 NASSAU AVE BROOKLYN, NY 11222	2,269 ft
GRAHAM WINE & LIQUOR LTD Ser #: 1011514	504 MEEKER AVENUE BROOKLYN, NY 11222	2,389 ft
GREENPOINT WINE & LIQUORS INC Ser #: 1011515	89 NASSAU AVENUE BROOKLYN, NY 11222	2,936 ft

<b>Schools within 500 feet</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>
No Schools within 500 feet		

<b>Churches within 500 feet</b>	
<b>Name</b>	<b>Distance</b>
No Churches within 500 feet	



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

<b>Name</b>	<b>Address</b>	<b>Distance</b>
-------------	----------------	-----------------

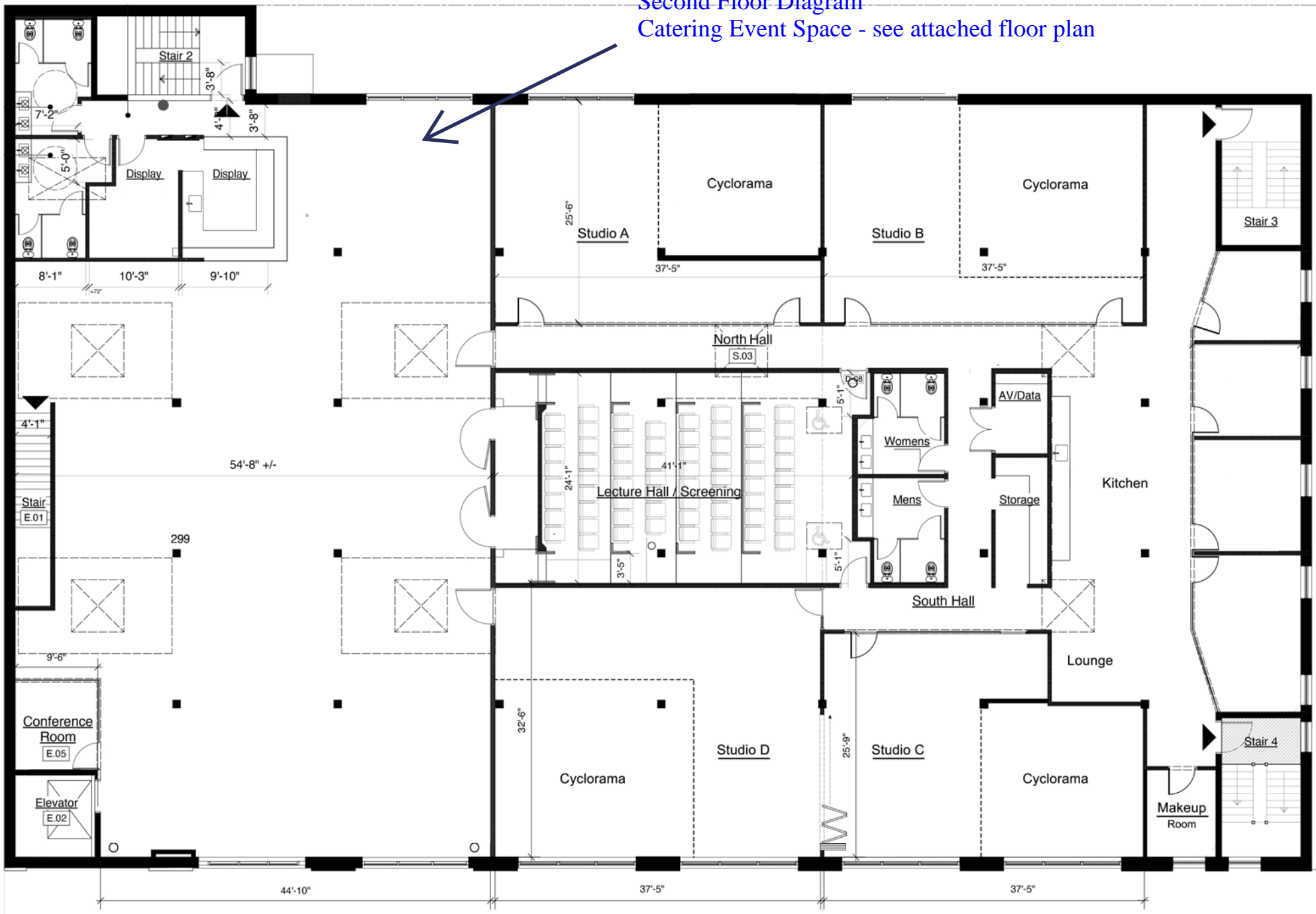
No Active On Premises Liquor Licenses within 750 feet

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

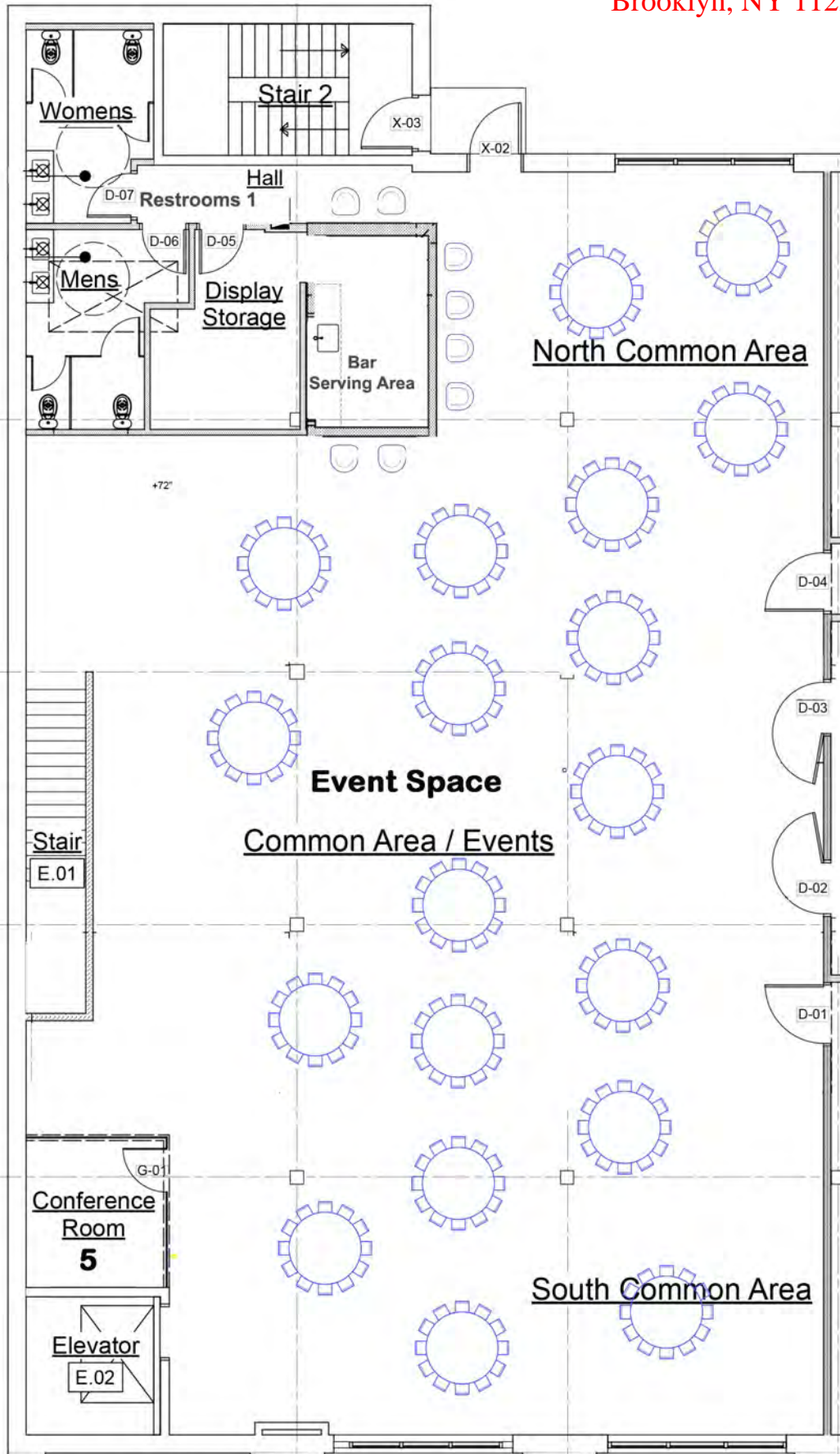
<b>Name</b>	<b>Address</b>	<b>Distance</b>
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NORMAN KINGSLAND LLC Ser #: 1306313	269 NORMAN AVE BROOKLYN, NY 11222	601 ft
--	--------------------------------------	--------

SH-Sutton Street LLC  
100 Sutton Street  
Second Floor Diagram  
Catering Event Space - see attached floor plan



SH-Sutton LLC  
100 Sutton Street  
Brooklyn, NY 11222



## 100 Sutton Food Menu

### Empanadas

- Ground Beef \$3.25  
100% Ground Beef, Onions, and peppers in Red Sauce
- Shrimp \$3.25  
Sauteed Shrimp, Peppers, and onions in Red Sauce
- Chicken \$3.25  
Pulled chicken sofrito with garlic, adobo, and Tomato Sauce
- Mixed Vegetables \$2.75  
Oven-roasted mushrooms, cauliflower, carrots, peppers, and broccoli
- Spinach & Ricotta \$2.75  
Spinach, Ricotta and mozzarella cheese.

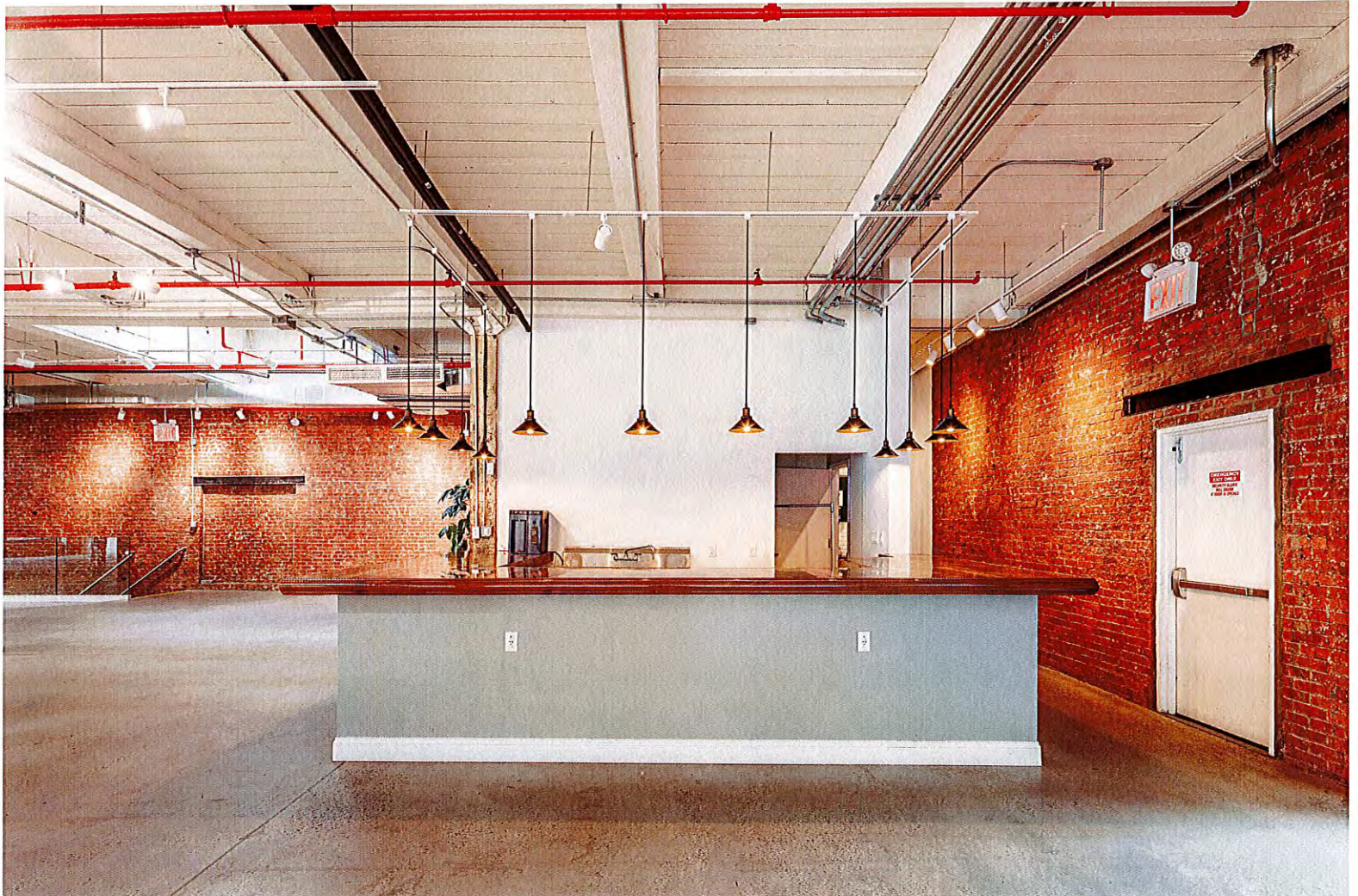
### Bites

- Guacamole & Chips \$6.00
- Mac & Cheese. \$6.00

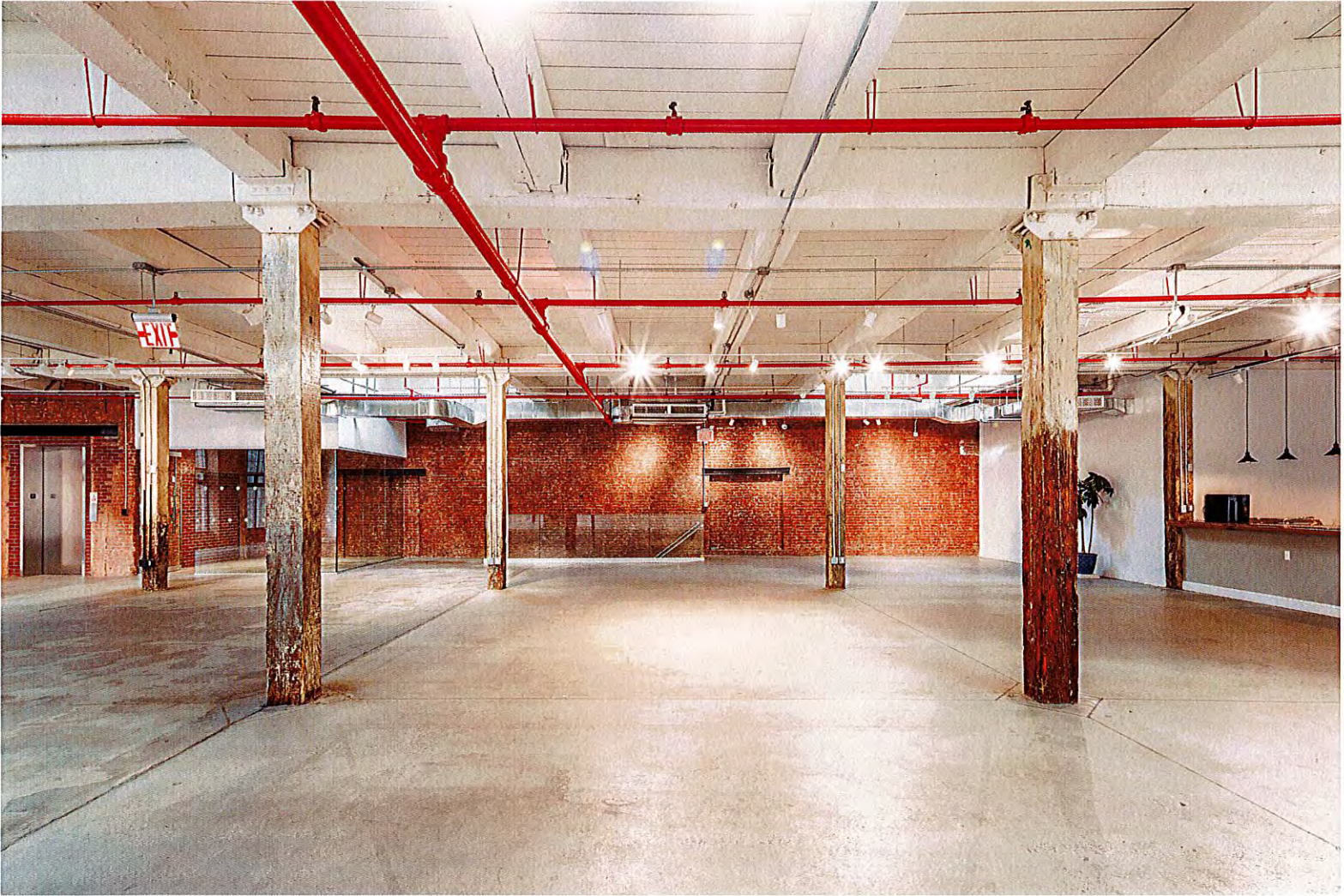
SH-Sutton Street LLC  
100 Sutton Street, 2nd Floor  
Brooklyn, NY 11222



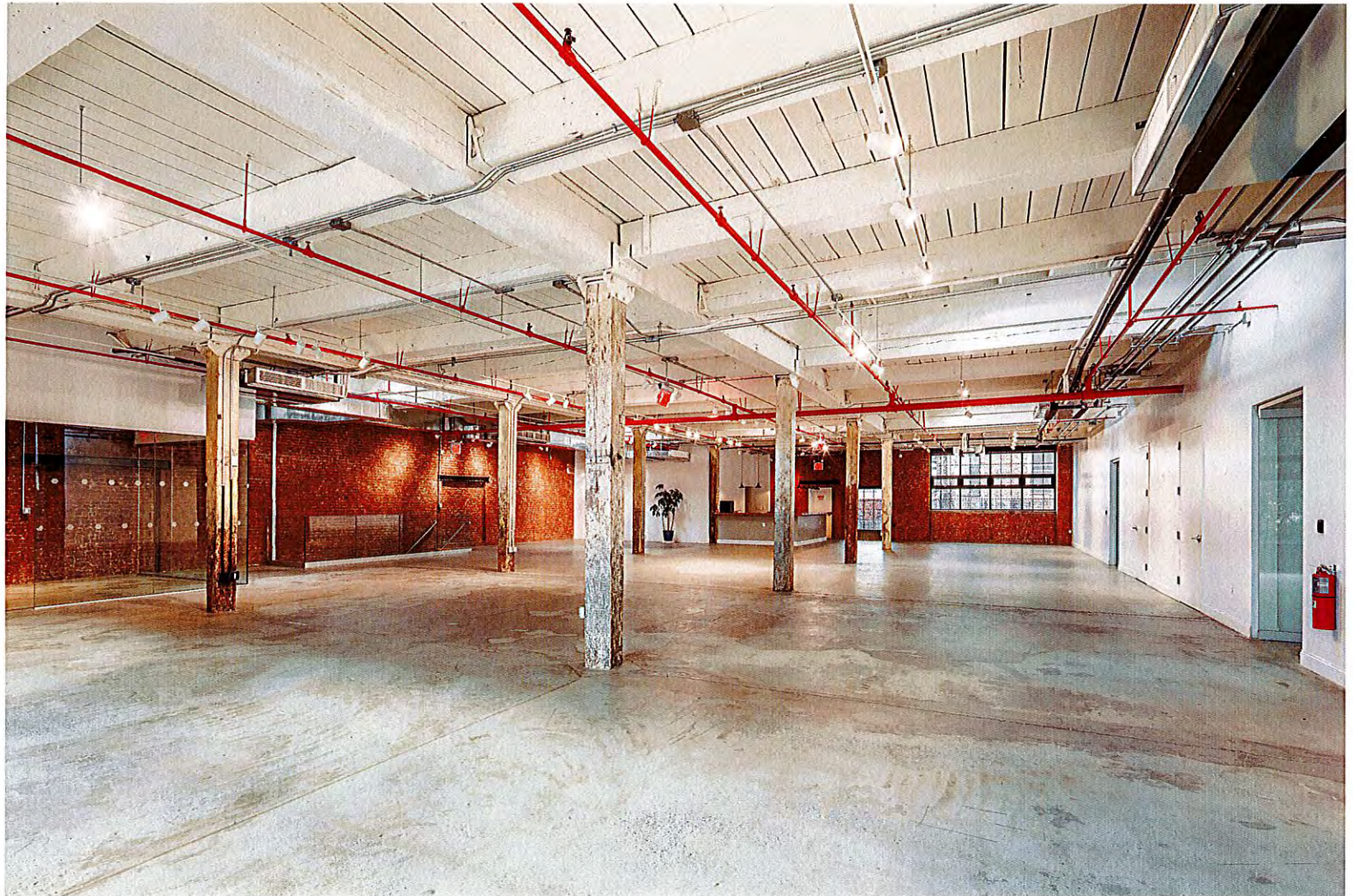
SH-Sutton Street LLC  
100 Sutton Street, 2nd Floor  
Brooklyn, NY 11222



SH-Sutton Street LLC  
100 Sutton Street, 2nd Floor  
Brooklyn, NY 11222



SH-Sutton Street LLC  
100 Sutton Street, 2nd Floor  
Brooklyn, NY 11222





SH-Sutton Street LLC  
100 Sutton Street, 2nd Floor  
Brooklyn, NY 11222



SH-Sutton Street LLC  
100 Sutton Street, 2nd Floor  
Brooklyn, NY 11222



SH-Sutton Street LLC  
100 Sutton Street, 2nd Floor  
Brooklyn, NY 11222





Add a Caption

Monday • Jan 9, 2023 • 5:54 PM

Adjust

✓ IMG\_9172

Apple iPhone 12 Pro

HEIF

Wide Camera — 26 mm  $f1.6$

12 MP • 3024 × 4032 • 1.8 MB

ISO 500

26 mm

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1/40 s

Add a location...



Shared with you by **Maria Fernanda Sutton** in Messages >



**ATTENTION  
RESIDENTS &  
NEIGHBORS**

SH-Sutton Street LLC/Daniela Benhamou/347-452-0336

Company/DBA and Contact Number for Questions

**PLANS TO OPEN A**

Catering Facility for Private Events Only

(Please Indicate) Bar/Restaurants/Cafe/Coffee/Liquor Store/Therapist  
Please Indicate if there will be a Sidewalk Cafe or Backyard Garden

**AT THE FOLLOWING LOCATION**

100 Sutton Street

Street Number and Street Name

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

Beer/Wine/Liquor and Cider

Beer and Wine or Beer/Wine and Liquor

1000  
2nd FL

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

Tuesday

DATE: 1/10/2023  
at 6:00 PM

**Event address for Attendees:**

<https://meet.nyct.net/meeting.php?MID=30187066005627457361821603>

Event Number: 2336 022 9946

Event Password: PH22YGR23

Audio conference: United States Toll New York

+1-646-992-2010

Access code: 2336 022 9946

**AT THE CB#1's VIRTUAL PUBLIC HEARING**

All those who wish to speak

must sign in at

<https://www1.nyc.gov/site/brooklyn/cb1/meetings/speaker>

-request-form.nyc

**Written Comments Can Also Be Sent To:**

Community Board No. 1, Brooklyn

435 Graham Avenue

Brooklyn, NY 11211

or Email: [license@cb1.nyc.gov](mailto:license@cb1.nyc.gov)

The SLA Review & DCA Committee will meet at

6:30PM on TUESDAY FEBRUARY 28, 2023

(PLEASE DO NOT ARRIVE EARLIER THAN 6:15

PM)

**IN PERSON MEETING**

Location: Swinging 60's Senior Citizen Center

211 Ainslie Street

Brooklyn, New York 11211

(Corner of Manhattan Avenue)

EVENT SPACE  
(Elevator Entrance)



100

**ATTENTION**  
**RESIDENTS &**  
**NEIGHBORS**

SH-Sutton Street LLC/Daniela Benhamou/347-452-0336

Company/DBA and Contact Number for Questions

**PLANS TO OPEN A**

Catering Facility for Private Events Only


(Please indicate) Bar/Restaurant/Club/Grocery/Liquor Store/Wholesaler  
Please indicate if there will be a Sidewalk Café or Backyard Garden

**AT THE FOLLOWING LOCATION**

100 Suttton Street

Street Number and Street Name

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

Attach   
(Attach Sheet "A" to  
Sheet "B")

Beer/Wine/Liquor and Cider

Beer and Wine or Beer/Wine and Liquor

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

**Tuesday**

**DATE: 1/ 10/ 2023**

**at 6:00 PM**

**Event address for Attendees:**

<https://nyccb.webex.com/nyccb/onstage/g.php?MTID=ec3f18f3f90c05bfc22df573638216f3b>

**Event Number: 2336 022 9946**

**Event Password: PHi22iYGkZ3**

**Audio conference: United States Toll New York  
+1-646-992-2010**

**Access code: 2336 022 9946**

**AT THE CB#1's VIRTUAL PUBLIC HEARING**

**All those who wish to speak**

**must sign in at**

**[https://www1.nyc.gov/site/brooklyn1/meetings/speaker  
-request-form.page](https://www1.nyc.gov/site/brooklyn1/meetings/speaker-request-form.page)**

***Written Comments Can Also Be Sent To:***

**Community Board No. 1, Brooklyn**

**435 Graham Avenue**

**Brooklyn, NY 11211**

**or Email: [licensesbk01@cb.nyc.gov](mailto:licensesbk01@cb.nyc.gov)**

◀ Attach  
(Attach Sheet "B"  
to Sheet "A")

**The SLA Review & DCA Committee will meet at  
6:30PM on TUESDAY FEBRUARY 28, 2023**

**\*(PLEASE DO NOT ARRIVE EARLIER THAN 6:15  
PM)**

**IN PERSON MEETING**

**Location: Swinging 60's Senior Citizen Center**

**211 Ainslie Street**

**Brooklyn, New York 11211**

**(Corner of Manhattan Avenue)**

# SAMPLE PETITION

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

on premises Catering Establishment license  
*(Please indicate type of license)*

to the following applicant/establishment:

SH-SUTTON STREET LLC

Address of premises: 100 Sutton Street

- This business will be a:  bar  restaurant (circle one) or describe other: Catering Facility for Private Events Only
- With an outdoor space:  backyard garden  sidewalk café  rooftop (circle one)
- The hours of operation will be (for indoor establishment):  
SUNDAY - THURSDAY: 4AM to 12AM, FRIDAY - SATURDAY: 9AM to 4AM
- The hours of operation for establishment's outdoor space:

Date	Name (Please Print)	Signature	Address	Are you a resident of the building?(Kindly Indicate Yes or No)
1/23/23	Robert O'Connor	<i>[Signature]</i>	267 Nassau	NO
1/23/23	Van Tucker	<i>[Signature]</i>	74 Sutton st	<del>NO</del>
1/23/23	ANDREW FALTY	<i>[Signature]</i>	663 MORRIS AVE	YES
1/23/23	BENI LEBRON	<i>[Signature]</i>	663 MORRIS AVE	NO
1/23/23	Cole Jurek	<i>[Signature]</i>	663 Morris	NO
1/23/23	Ry Van	<i>[Signature]</i>	663 Morris	NO

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

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



# SAMPLE PETITION

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

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This business will be a:  bar  restaurant (circle one) or describe other : Catering Facility for Private Events Only

With an outdoor space:  backyard garden  sidewalk café  rooftop  (circle one)

The hours of operation will be (for indoor establishment):

~~SUNDAY~~ - THURSDAY: 9AM to 12AM, FRIDAY - SATURDAY: 9AM to 4AM

The hours of operation for establishment's outdoor space:

Date	Name (Please Print)	Signature	Address	Are you a resident of the building? (Kindly Indicate Yes or No)
1/18	Catherine Vera-Millsell		234 Nassau ave	
1/18	Tom Milligen		269 Nassau Ave	
1/18	Courtney Parriak		260 Nassau Ave	
1/18	John Howe		260 Nassau Ave	

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

APPLICANT SHOULD USE THIS FORMAT FOR THEIR PETITION SHEETS

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

on premises Catering Establishment license  
*(Please indicate type of license)*

to the following applicant/establishment:

SH-SUTTON STREET LLC

Address of premises: 100 Sutton Street

This business will be a: bar restaurant (circle one) or describe other: Catering Facility for Private Events Only

With an outdoor space: backyard garden sidewalk café rooftop (circle one)

The hours of operation will be (for indoor establishment):

SUNDAY - THURSDAY: 9AM to 12AM, FRIDAY - SATURDAY: 9AM to 4AM

The hours of operation for establishment's outdoor space:

Date	Name (Please Print)	Signature	Address	Are you a resident of the building?(Kindly Indicate Yes or No)
1/24/23	JOANNA BAK	<i>[Signature]</i>	141 Nassau	No
1/24/23	Jason McEvoy	<i>[Signature]</i>	612 5th Avenue	No
1/24/23	JINA PONA	<i>[Signature]</i>	38 Dimes	No
1/24/23	Daniel Jones	<i>[Signature]</i>	20 in Court	No
1/24/23	Ashley Johnson	<i>[Signature]</i>	99 Sutton St	No
1/24/23	Paul Harris	<i>[Signature]</i>	79 Sutton	No

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

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



# 12 Franklin Street

**Renewal Application**

**Presentation to Community Board 1**

**April 18, 2023**

# Area Map

## 12 Franklin Street, Brooklyn Area Map

Block: 2614, Lots: 3, 16, 19 & 24

### Project Information

- 600' Radius
- Development Site
- Project Area

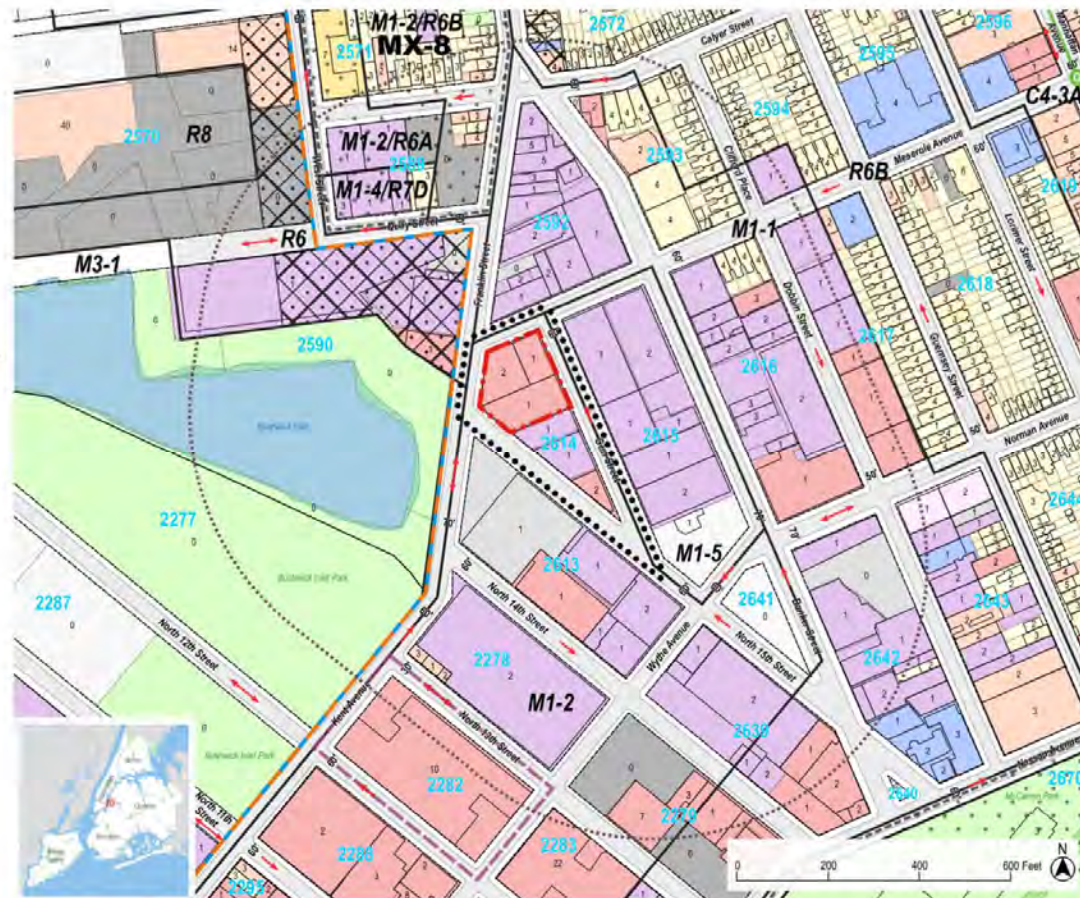
### Existing Commercial Overlays & Zoning Districts

- |  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |

- 5037 Block Numbers
- Property Lines
- Number of Floors

### Land Uses

- 
- 
- 
- 
- 
- 
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- 
- 



September 2022

Urban Cartographics

# IBIA Special Permits (2019)

- 1) **Special Permit pursuant to ZR Section 74-962** to increase the permitted FAR through the provision of required Industrial and Incentive Uses, and to modify height and setback controls.
- 2) **Special Permit pursuant to ZR Section 74-963** to reduce or eliminate parking and loading requirements.



# Special Permit pursuant to ZR Sec. 74-962 (FAR and Height/Setback)

UNDERLYING M1-2 DISTRICT:	FLOOR AREA RATIO	ZONING SQUARE FEET
MAXIMUM COMMERCIAL OR MANUFACTURING:	2.0 FAR	55,926
MAXIMUM COMMUNITY FACILITY:	4.8 FAR	134,222
ALLOWABLE AREA: UNDER ZR 74-962		
BASE MAXIMUM USES (COMMERCIAL):	2.0 FAR	55,926
REQUIRED INDUSTRIAL USES (MANUFACTURING):	0.8 FAR	22,370
INCENTIVE USES (COMMERCIAL):	2.0 FAR	55,926
<hr/>		
MAXIMUM COMBINED ALL USES:	4.8 FAR	134,222
LOT AREA:		27,963

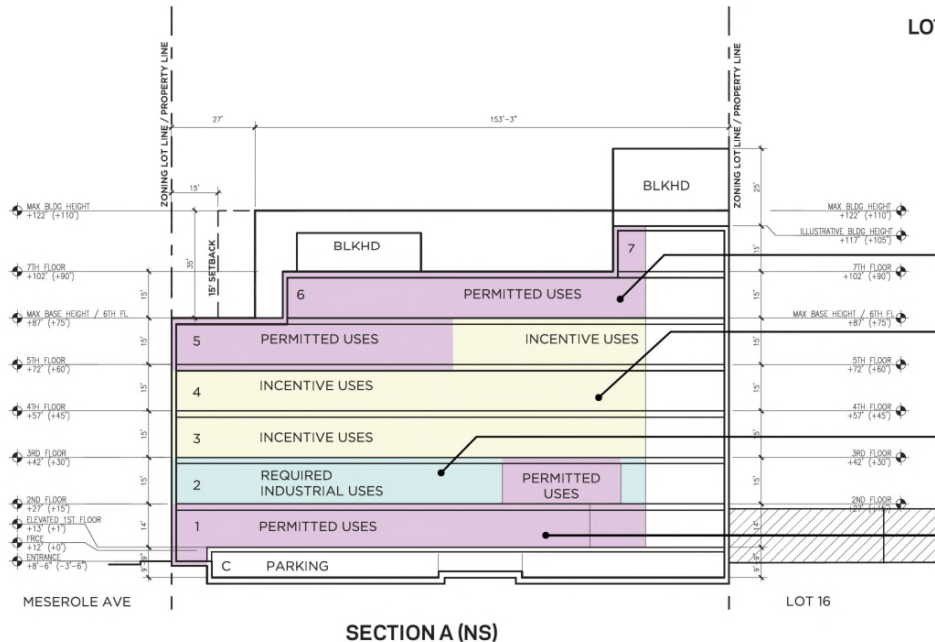
# Special Permit pursuant to ZR Sec. 74-962 (FAR and Height/Setback)

ALLOWABLE AREA: UNDER ZR 74-962

BASE MAXIMUM USES (COMMERCIAL):	2.0 FAR
REQUIRED INDUSTRIAL USES (MANUFACTURING):	0.8 FAR
INCENTIVE USES (COMMERCIAL):	2.0 FAR

MAXIMUM COMBINED ALL USES: 4.8 FAR

LOT AREA: 27,963 SF



**PROPOSED AREA**

**COMMERCIAL: OFFICE/RESTAURANT**  
13,464 ZSF  
0.48 FAR

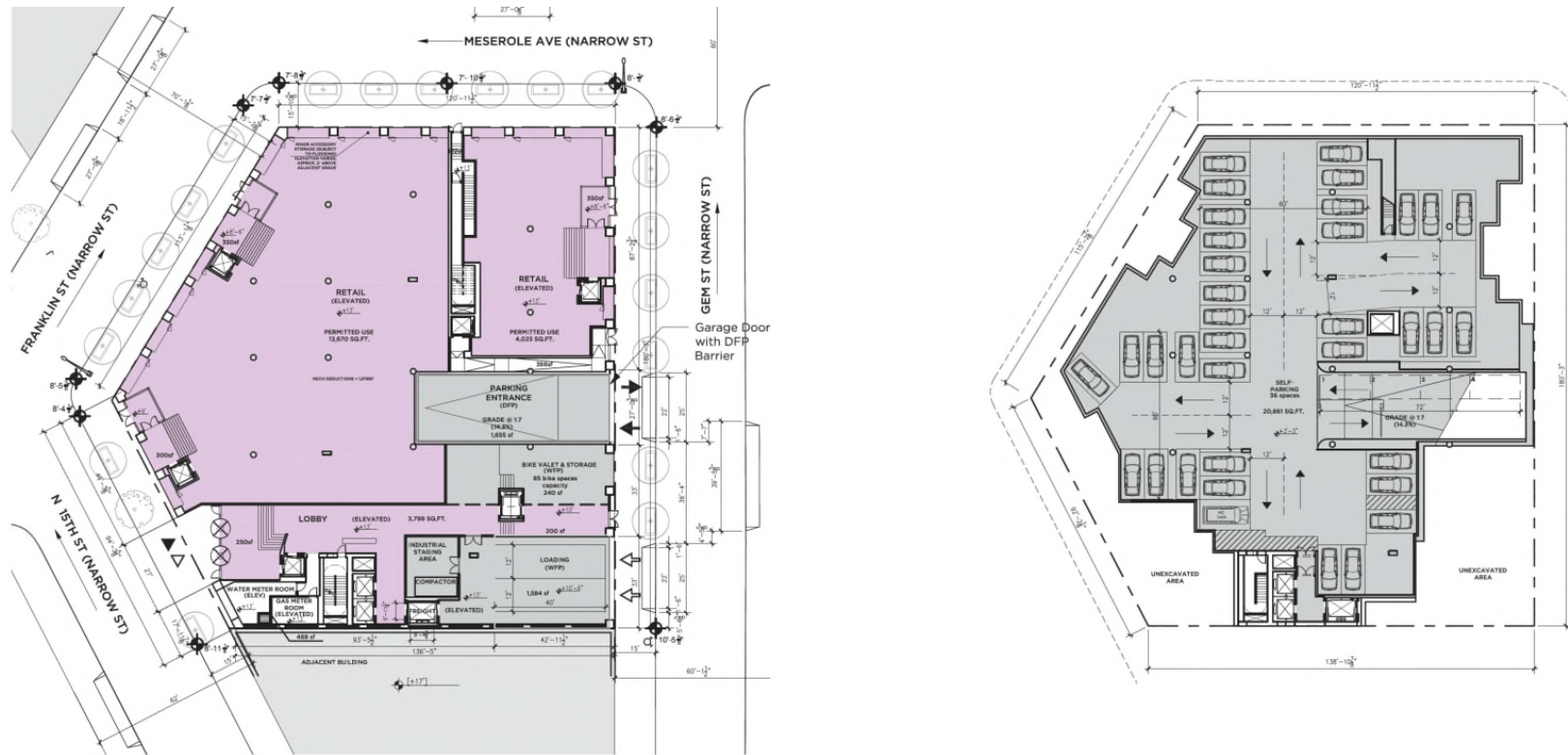
**COMMERCIAL: OFFICE**  
82,398 ZSF  
2.95 FAR

**MANUFACTURING**  
22,370 ZSF  
0.80 FAR

**COMMERCIAL: RETAIL**  
15,989 ZSF  
0.57 FAR

**COMBINED ALL USES**  
134,222 ZSF  
4.8 FAR

# Special Permit pursuant to ZR Sec. 74-963 (Parking and Loading)



- 1) 36 Self-Parking Spaces - Reduction from 396
- 2) 2 Loading Berths - Reduction from 3
- 3) 40' Loading Berth Depth - Reduction from 50'



# Renewal Application

- ZR Section 11-42: A special permit granted by the City Planning Commission shall automatically lapse if substantial construction has not been completed within four years from the effective date of such permit or authorization.
- ZR Section 11-43: A special permit may be renewed for two additional three-year terms if the City Planning Commission finds “that the facts upon which the authorization or special permit was granted have not substantially changed.”

# Franklin Street Looking North



# From Future Park



ULURP, CALENDAR OR REFERENCE #: N 230105 CMK / N 230232 ZMK  
APPLICANT: 12 Franklin Property Co LLC  
LOCATION: 12 Franklin Street, Brooklyn (Block 2614, Lot 3)  
REQUEST: Renewal of Special Permits pursuant to ZR Section 11-43

**COMMUNITY BOARD NO. 1 QUESTIONNAIRE FOR LAND USE ITEMS**

**Please complete this questionnaire and return to CB #1's Headquarters, 435 Graham Avenue, Brooklyn, New York 11211.**

**Feel Free to contact the Board's Office at (718) 389-0009 if you have any questions or require additional information**

**PROPOSED ACTION:** What is the proposed ULURP, or BSA action (i.e. an amendment to the zoning map, a siting of a city facility, a zoning variance, etc.)?  
Renewal of special permits (C 180387 ZSK and C 180389 ZSK) pursuant to ZR Section 11-43

**1. For Ownership:**

a) Who are the owners? 12 Franklin Property Co LLC, 12 Franklin 30 LLC, and 12 Franklin 197 LLC (all affiliates of Simon Baron Development)

b) If a corporation, who are the principals? Jonathan Simon

c) What kind of a corporation? limited liability company

**2. For Developers:**

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

b) What is their experience with this type of development? Jonathan Simon has worked in real estate development and asset management in New York City for 20 years.

c) Is there a sponsor(s) of the project (i.e. a CBO, NYC Housing Partnership, NYCHA?) No

**3. Financing:**

a) What is the cost of the project? As of 2019, the estimated cost was \$143 million, including cost of land, construction, design, and financing costs

b) How is it financed? Debt and equity

c) Will there be tax abatements? Subsidies? ICAP and IBZ relocation tax credit available for tenants

4. Land:

a) What information can be provided about the land? Who owns the land? \_\_\_\_\_  
The applicant owns the land

b) What is the condition, status and uses on the property and the zoning? Use groups? \_\_\_\_\_  
The property is developed with vacant one and two-story buildings. The property is zoned M1-2.

c) Has there been an environmental assessment or scope of an impact statement prepared for the proposed action? \_\_\_\_\_  
An EAS was prepared and a Negative Declaration issued for the original special permits. The renewal action does not require environmental review

d) Will the land be purchased? What is the cost of the land? The Applicant owns the land.  
When was the property purchased? \_\_\_\_\_ What was the cost? \_\_\_\_\_

e) Will demolition be needed to clear the land? \_\_\_\_\_  
Yes

f) Is the project in a special district? Historic District? Is it in an Urban Renewal Area? \_\_\_\_\_  
The project is in the Greenpoint / Williamsburg IBZ Zone

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

5. Construction:

a) What type of construction will be used (i.e. rehab/new) and methods (i.e. pre-form cast concrete, brick)? \_\_\_\_\_  
New construction. Steel and/or cast-in-place concrete structure with metal cladding.

b) What is the time frame of the work (i.e. begin/end, etc.)? \_\_\_\_\_  
Unknown at this time.

c) Who will be doing the work (i.e. firm, sweat equity, student interns)? \_\_\_\_\_  
Standard construction. Ownership will hire a general contractor, architecture and design firms. Ownership will oversee all activity.

6. Project Information:

a) Describe the project in terms of the proposed use(s) such as retail, office, commercial, loft, community facility, etc.)? \_\_\_\_\_  
Office, light industrial/production use, retail.

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

N/A

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

N/A

d) Will there be financing for the units? What are the terms? \_\_\_\_\_

N/A

e) Who is the lender? \_\_\_\_\_

Unknown at this time.

**7. Marketing:**

a) How will the project be marketed? Advertised? \_\_\_\_\_

TBD

b) If newspaper, which ones? \_\_\_\_\_

TBD

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

Expect to be marketing before, during, and after construction.

d) What will be the outreach? \_\_\_\_\_

TBD

**8. Project Characteristics:**

a) Will the project be consistent with the surrounding buildings (i.e. height, FAR/Floor Area Ratio, conforming)? The project will conform with the requirements in Industrial Business Incentive Area. The project will have a height of 110 feet and 4.8 FAR. Surrounding buildings have 2.0 FAR for commercial/manufacturing and 4.8 FAR for community facility use.

b) Will the project be handicap accessible? Explain specifics  
Yes, built to all accessibility codes including NYC building code and the ADA.

c) Special populations for the project (i.e. homeless, low-income, SRO, etc.) \_\_\_\_\_

N/A, light industrial area.

9. Open Space/Parking Amenities:

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

Sidewalk widenings

b) Will there be landscaping? Fencing? Street tree planting? \_\_\_\_\_  
Street planting and sidewalk widenings.

c) Will parking be provided for (indoor, outdoor, on-street)? Will a waiver be requested? \_\_\_\_\_  
The project proposes 36 parking spaces, which is a reduction from 396 spaces required. The applicant is requesting renewal of the special permit that permitted the reduction (C 180389 ZSK).

d) What amenities, if any, will be incorporated with the project? How were they developed and with who (i.e. tenants, residents, community group)? \_\_\_\_\_  
85 bike parking spaces.

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

There is no work at this time.

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

No violations currently pending.

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

a) List previous industrial uses and processes: \_\_\_\_\_

See attached.

b) List chemicals and quantities used in and stored for those processes: \_\_\_\_\_  
Specific chemicals and quantities are not known and were not described in the Phase I ESA.

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c) List Hazardous Waste Disposal permits for prior operators: \_\_\_\_\_  
No specific Hazardous Waste Disposal permits were described in the Phase I ESA.

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d) List any proposed remediations: \_\_\_\_\_  
Sampling protocol for soil and groundwater testing will be coordinated with OER. If remediation is determined necessary by OER, a proposed remediation plan shall be submitted to OER for review and approval. Once approved, the applicant shall undertake and complete such remediation in accordance with the OER-approved remediation plan.

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e) Please provide any ASTM Phase I & II information: \_\_\_\_\_  
A Phase I Environmental Site Assessment was conducted by AECOM in December 2015 in conformance with ASTM. No Phase II testing has been conducted yet.

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PREPARED BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

CONTACT # ( ) \_\_\_\_\_ FAX # ( ) \_\_\_\_\_



**Community Board #1**  
**Supplemental Land Use Application Information**

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

**A. Project size**

Commercial: (sq ft)	<u>111,852</u>
Manufacturing (sq ft)	<u>22,370</u>
Residential (sq ft)	<u>                    </u>
Total (sq ft)	<u>134,222</u>
Height (feet)	<u>110</u>
Height (stories)	<u>7</u>

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

**B. Residential projects**

	$\Sigma$ # of units	# affordable
0 bedroom (studio)	<u>                    </u>	<u>                    </u>
1 bedroom	<u>                    </u>	<u>                    </u>
2 bedroom	<u>                    </u>	<u>                    </u>
3 bedroom	<u>                    </u>	<u>                    </u>
$\geq 4$ bedroom	<u>                    </u>	<u>                    </u>
Total units	<u>                    </u>	<u>                    </u>

**Market-rate units**

Rental or condo?                       
Estimated cost/rent psf                       
(market rate units only)

**Affordable units**

Rental or condo?                       
Distribution of affordability by % of AMI

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**C. Open space**

	required	proposed
Total area	<u>0</u>	<u>0</u>
Publicly accessible	<u>0</u>	<u>0</u>

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

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

N/A

**D. Parking**

Parking - number of spots, number required by zoning

	required	proposed
# of spaces	<u>396</u>	<u>36</u>

**E. Environmental**

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

**F. Additional information**

For all projects, please provide the following information:

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

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

**a) List Previous industrial uses and processes:**

12 Franklin St. - 1942-65 Warner Dog Food Co., Inc./Dri Food Products Inc.; 1970-sometime between 1973 and 1997 Ace Cellophane & Polyethylene Corp.; sometime between 1973 and 1997 -2013 Polycraft, Inc.; 2013-2017 Eastern Metal Plumbing Supply, Northern Territory Bar/restaurant.

8 Meserole Ave. - 1942-45 Plywood storage; 1945-51 chipping, blasting and finishing of magnesium castings; 1951-65 Superior Bearing Bronze Co. conducted magnesium casting cleaning; 1965-85 Hardchrome Electro Processing Corp./Universal Electro Chemical Co./Universal Electric Sign Co., Inc.; 2000-early 2000s RPM Auto Service; 2007 the building underwent renovations; 2008 Scientific Laboratories Music Studios.

North 15th St. - 1942-65 garage with three gasoline tanks; 1965-2007 no information in the available documentation--it is assumed that garage use continued; 1965 three gasoline tanks no longer shown; 2007 Poly Craft Company; 2013-2019 brewery.

**E. Environmental**

(E) designation (E-483) has been placed on the site (Block 2614, Lot 3) for hazardous materials, air quality, and noise.

Sampling protocol for soil and groundwater testing will be coordinated with OER. If remediation is determined necessary by OER, a proposed remediation plan shall be submitted to OER for review and approval. Once approved, the applicant shall undertake and complete such remediation in accordance with the OER-approved remediation plan.

**Section F: Additional Information**

**Ownership Team:**

Jonathan Simon - Simon Development LLC

**Contact Information:**

Melanie Meyers and Ellen Lehman - Fried, Frank, Harris, Shriver & Jacobson LLP  
[Ellen.Lehman@friedfrank.com](mailto:Ellen.Lehman@friedfrank.com)  
(212) 859-8436



# 150 CALYER STREET BROOKLYN, NY 11222

BLOCK: 2595  
 LOT: 17  
 HOUSE #: 150 CALYER STREET  
 MAP: #13A  
 ZONE: R6B  
 USE GROUP: 2  
 OCCUPANCY GROUP: RESIDENTIAL  
 CONSTRUCTION CLASS: **WOOD FRAME**  
 STORIES: 4  
 C.O. #107148

APPLICATION TO BE FILED **UNDER PRIOR TO 1968 BC**  
 OUTSIDE ALL SPECIAL PURPOSE DISTRICTS  
 INSIDE FIRE DISTRICT  
 OUTSIDE FRESHWATER WETLANDS AREA  
 OUTSIDE FLOOD ZONE  
 THE PROPERTY IS NOT LOCATED IN SFHA  
 (SPECIAL FLOOD HAZARD AREA)  
 2013 FEMA FIRM MAP # **3604970202G** (NOT IN FLOOD ZONE)

150 Calyer Street

150 Calyer Street  
 Brooklyn, NY 11222

Owner:

## 150 CALYER STREET

BLOCK: 2595 LOT: 17

NYC DOB BIN #: 3065306

NYC DOB #:

### Key Plan:

Issued:

NUMBER	DATE	DESCRIPTION
1	03.27.23	LPC PUBLIC HEARING

### Revisions:

Architect:

**IMC ARCHITECTURE** DPC  
 254 36TH ST SUITE C663  
 BROOKLYN, NY 11232

Expediter:  
**CORE CONSULTANTS** NYC LLC  
 254 36TH ST SUITE C663  
 BROOKLYN, NY 11232

Structural Engineer:

MEP Engineer:

Do Not Scale Plans  
 Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

© 2023 IMC ARCHITECTURE DPC

## PROJECT LOCATION

SEAL & SIGNATURE:

PROJECT No:

DRAWING BY: Author

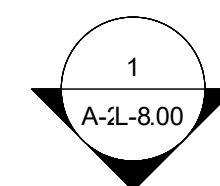
CHK BY: Checker

DWG No:

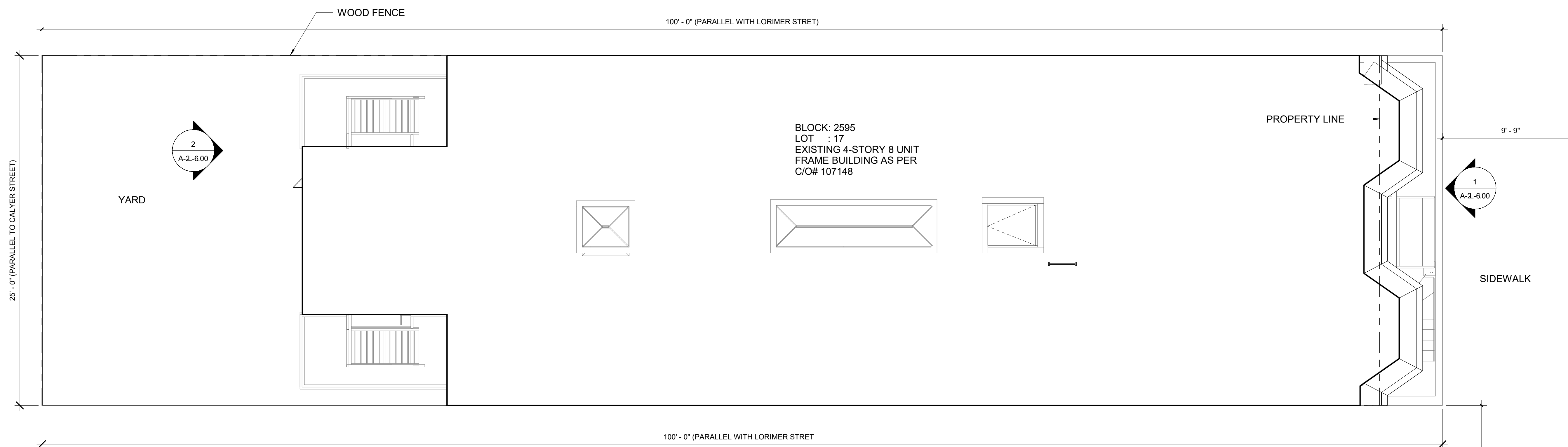
**L-1**

SCALE:  
 1/4" = 1'-0"

TAX LOT 16



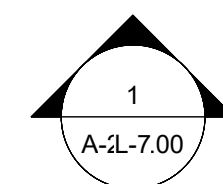
100' - 0" (PARALLEL WITH LORIMER STREET)



BLOCK: 2595  
 LOT : 17  
 EXISTING 4-STORY 8 UNIT  
 FRAME BUILDING AS PER  
 C/O# 107148

100' - 0" (PARALLEL WITH LORIMER STREET)

TAX LOT 18



LORIMER STREET

1 Site  
 1/4" = 1'-0"



HISTORIC PHOTO 1940



CURRENT PHOTO 2023

150 Calyer Street

150 Calyer Street  
Brooklyn, NY 11222

Owner:

**150 CALYER STREET**

BLOCK: 2595 LOT: 17

NYC DOB BIN #: 3065306

NYC DOB #:

**Key Plan:**

Issued:

NUMBER	DATE	DESCRIPTION
1	03.27.23	LPC PUBLIC HEARING

**Revisions:**

Architect:

**IMC ARCHITECTURE** DPC  
254 36TH ST SUITE C663  
BROOKLYN, NY 11232

Expediter:  
**CORE CONSULTANTS** NYC LLC  
254 36TH ST SUITE C663  
BROOKLYN, NY 11232

Structural Engineer:

MEP Engineer:

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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**HISTORIC & CURRENT PHOTO**

SEAL & SIGNATURE:	PROJECT No:
	DRAWING BY: Author
	CHK BY: Checker
	DWG No: <b>L-2</b>
	SCALE:

150 Calyer Street

150 Calyer Street  
Brooklyn, NY 11222

Owner:

**150 CALYER STREET**

BLOCK: 2595 LOT: 17

NYC DOB BIN #: 3065306

NYC DOB #:

Key Plan:

Issued:

NUMBER	DATE	DESCRIPTION
1	03.27.23	LPC PUBLIC HEARING

Revisions:

Architect:

**IMC ARCHITECTURE** DPC  
254 36TH ST SUITE C663  
BROOKLYN, NY 11232

Expediter:  
**CORE CONSULTANTS** NYC LLC  
254 36TH ST SUITE C663  
BROOKLYN, NY 11232

Structural Engineer:

MEP Engineer:

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**ADDITIONAL SITE PHOTOS**

SEAL & SIGNATURE:

PROJECT No:  
DRAWING BY: Author  
CHK BY: Checker  
DWG No:

L-3

SCALE:



15 TYPICAL WINDOW FRONT FACADE



14 TYPICAL WINDOW FRONT FACADE



13 TYPICAL WINDOW FRONT FACADE



12 TYPICAL WINDOW FRONT FACADE



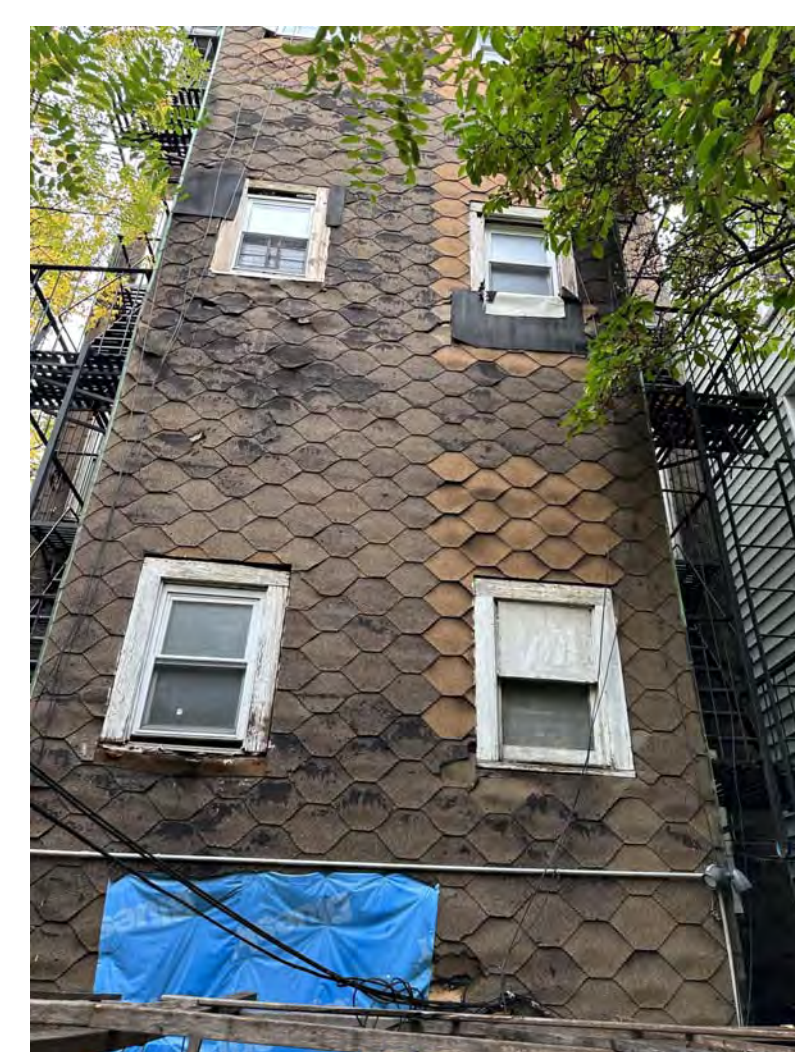
11 TYPICAL WINDOW FRONT FACADE FLAT PORTION



10 SIDE (WEST) ELEVATION



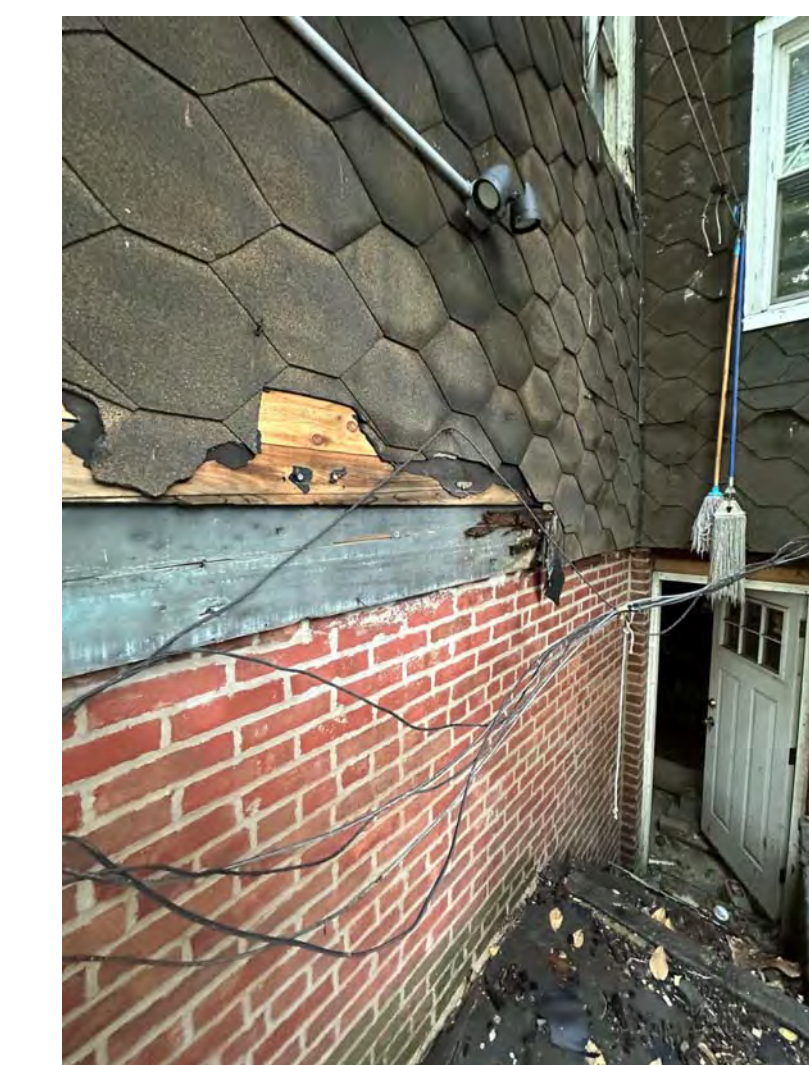
9 SIDE (EAST) ELEVATION



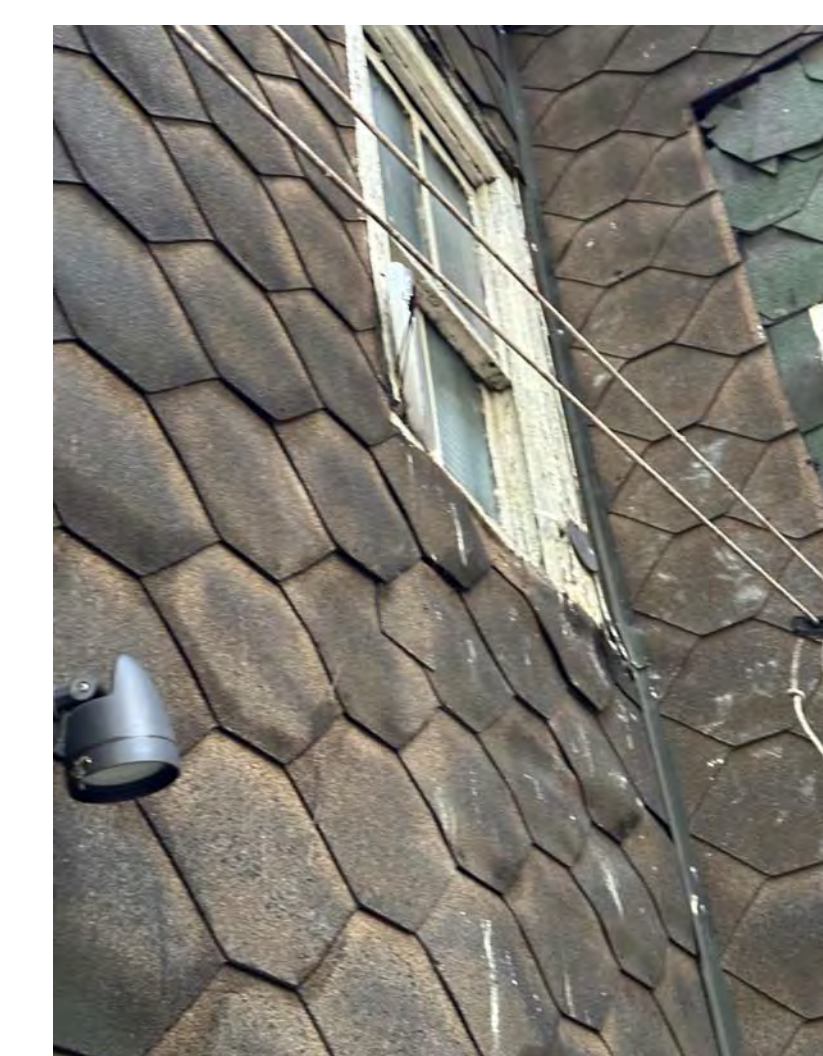
8 REAR (SOUTH) ELEVATION



7 REAR (SOUTH) ELEVATION TYPICAL WINDOW



6 REAR (SOUTH) COURT



5 REAR (SOUTH) COURT 2ND FLOOR



4 FRONT (NORTH) ELEVATION 2



3 FRONT (NORTH) ELEVATION



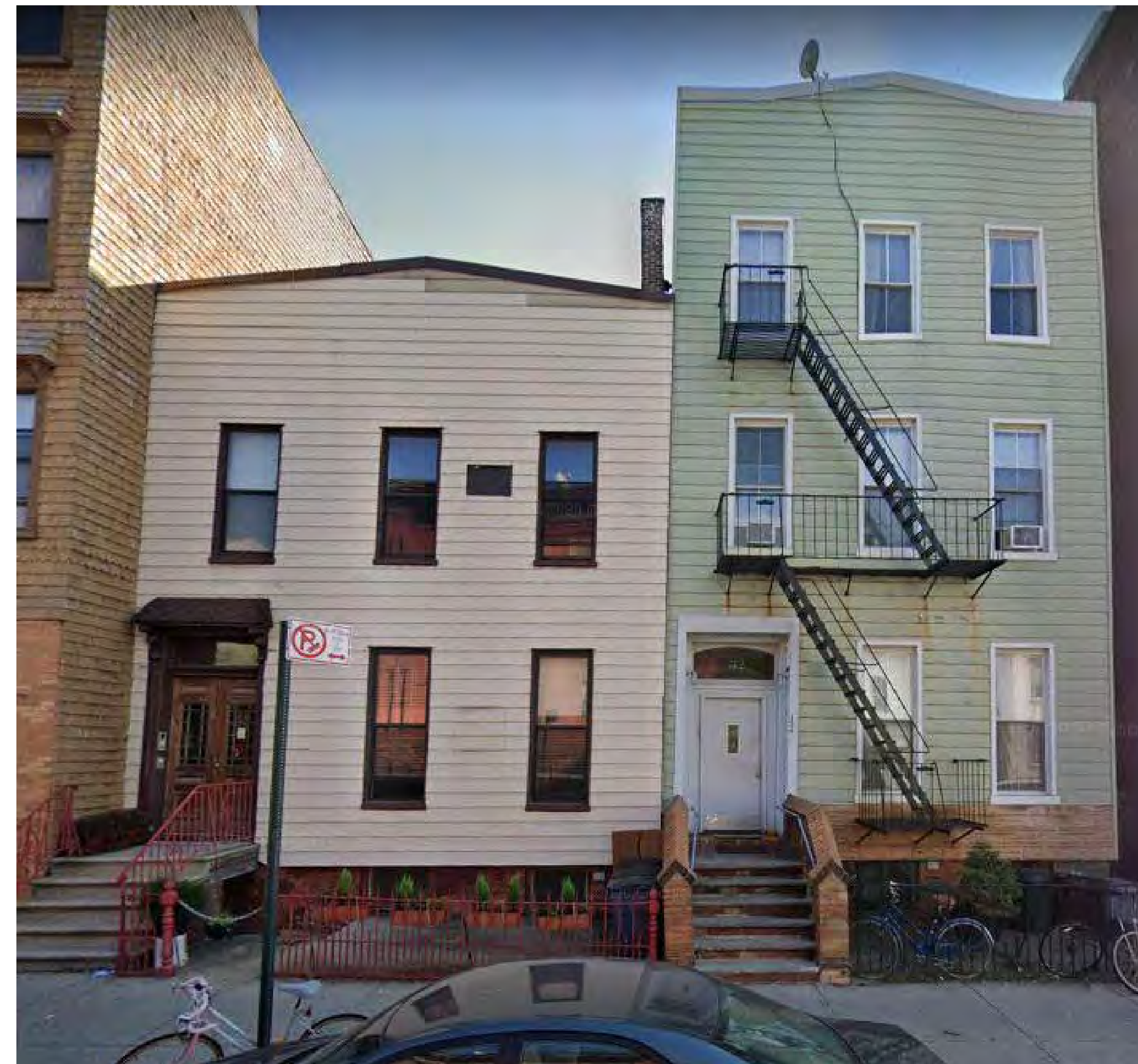
2 FRONT (NORTH) ELEVATION ENTRY



1 FRONT (NORTH) CORNER ELEVATION



1 - 156 CALYER STREET



2 - 154 & 152 CALYER STREET



3 - 148 CALYER STREET



150 Calyer Street

150 Calyer Street  
Brooklyn, NY 11222

Owner:

**150 CALYER STREET**

BLOCK: 2595 LOT: 17

NYC DOB BIN #: 3065306

NYC DOB #:

Key Plan:

Issued:

NUMBER	DATE	DESCRIPTION
1	03.27.23	LPC PUBLIC HEARING

Revisions:

Architect:

**IMC ARCHITECTURE** DPC  
254 36TH ST SUITE C663  
BROOKLYN, NY 11232

Expediter:  
**CORE CONSULTANTS** NYC LLC  
254 36TH ST SUITE C663  
BROOKLYN, NY 11232

Structural Engineer:

MEP Engineer:

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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**SITE CONTEXT**

SEAL & SIGNATURE:

PROJECT No:  
DRAWING BY: Author  
CHK BY: Checker  
DWG No:

**L-4**

SCALE:





1 - 119 HURON

2 - 151 MESEROLE

3 - 62 NORMAN

150 Calyer Street

150 Calyer Street  
Brooklyn, NY 11222

Owner:

**150 CALYER STREET**

BLOCK: 2595 LOT: 17

NYC DOB BIN #: 3065306

NYC DOB #:

Key Plan:

NUMBER	DATE	DESCRIPTION
1	03.27.23	LPC PUBLIC HEARING

Revisions:

Architect:

**IMC ARCHITECTURE** DPC  
254 36TH ST SUITE C663  
BROOKLYN, NY 11232

Expediter:  
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BROOKLYN, NY 11232

Structural Engineer:

MEP Engineer:

Do Not Scale Plans  
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**PRECEDENT BUILDINGS**

SEAL & SIGNATURE:	PROJECT No:
	DRAWING BY: Author
	CHK BY: Checker
	DWG No:
	<b>L-5</b>
	SCALE:

150 Calyer Street

150 Calyer Street  
Brooklyn, NY 11222

Owner:

**150 CALYER STREET**

BLOCK: 2595 LOT: 17

NYC DOB BIN #: 3065306

NYC DOB #:

**Key Plan:**

Issued:

NUMBER	DATE	DESCRIPTION
1	03.27.23	LPC PUBLIC HEARING

**Revisions:**

Architect:

**IMC ARCHITECTURE** DPC  
254 36TH ST SUITE C663  
BROOKLYN, NY 11232

Expediter:  
**CORE CONSULTANTS** NYC LLC  
254 36TH ST SUITE C663  
BROOKLYN, NY 11232

Structural Engineer:

MEP Engineer:

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**NORTH & SOUTH ELEVATIONS**

SEAL & SIGNATURE:

PROJECT No:

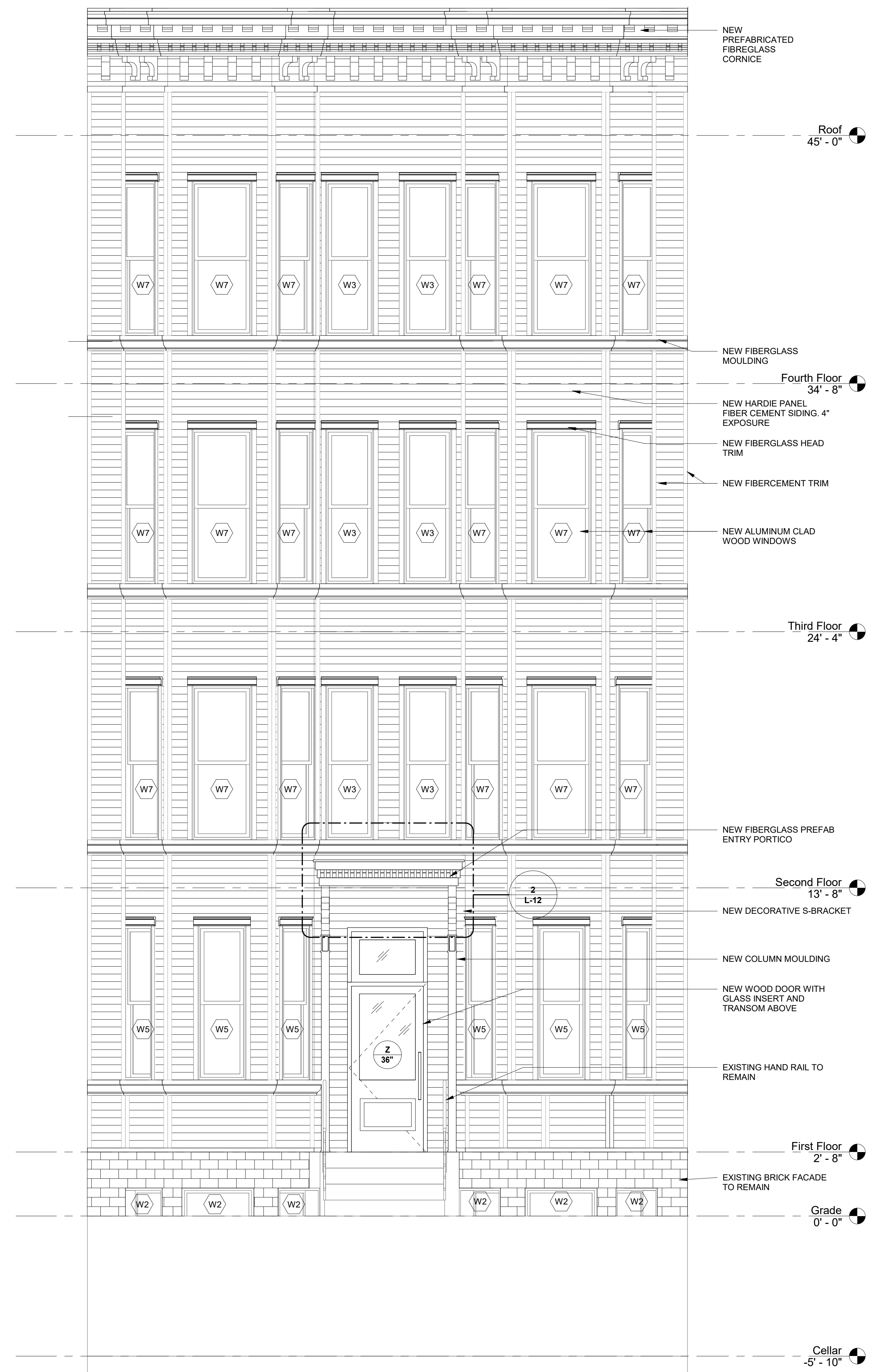
DRAWING BY: Author

CHK BY: Checker

DWG No:

**L-6**

SCALE:  
3/8" = 1'-0"



1 North Elevation Copy 1  
3/8" = 1'-0"



2 South Elevation Copy 1  
3/8" = 1'-0"

150 Calyer Street

150 Calyer Street  
Brooklyn, NY 11222

Owner:

**150 CALYER STREET**

BLOCK: 2595 LOT: 17

NYC DOB BIN #: 3065306

NYC DOB #:



1 East Elevation Copy 1  
1/4" = 1'-0"

**Key Plan:**

Issued:

NUMBER	DATE	DESCRIPTION
1	03.27.23	LPC PUBLIC HEARING

**Revisions:**

Architect:

**IMC ARCHITECTURE** DPC  
254 36TH ST SUITE C663  
BROOKLYN, NY 11232

Expediter:  
**CORE CONSULTANTS** NYC LLC  
254 36TH ST SUITE C663  
BROOKLYN, NY 11232

Structural Engineer:

MEP Engineer:

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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**EAST ELEVATION**

SEAL & SIGNATURE:

PROJECT No:

DRAWING BY: Author

CHK BY: Checker

DWG No:

**L-7**

SCALE:  
1/4" = 1'-0"

150 Calyer Street

150 Calyer Street  
Brooklyn, NY 11222

Owner:

**150 CALYER STREET**

BLOCK: 2595 LOT: 17

NYC DOB BIN #: 3065306

NYC DOB #:

**Key Plan:**

Issued:

NUMBER	DATE	DESCRIPTION
1	03.27.23	LPC PUBLIC HEARING

**Revisions:**

Architect:

**IMC ARCHITECTURE** DPC  
254 36TH ST SUITE C663  
BROOKLYN, NY 11232

Expediter:  
**CORE CONSULTANTS** NYC LLC  
254 36TH ST SUITE C663  
BROOKLYN, NY 11232

Structural Engineer:

MEP Engineer:

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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**WEST ELEVATION**

SEAL & SIGNATURE:

PROJECT No:

DRAWING BY: Author

CHK BY: Checker

DWG No:

**L-8**

SCALE:  
1/4" = 1'-0"



1 WEST ELEVATION Copy 1  
1/4" = 1'-0"



150 Calyer Street

150 Calyer Street  
Brooklyn, NY 11222

Owner:

**150 CALYER STREET**

BLOCK: 2595 LOT: 17

NYC DOB BIN # : 3065306

NYC DOB # :

Key Plan:

Issued:

NUMBER	DATE	DESCRIPTION
1	03.27.23	LPC PUBLIC HEARING

Revisions:

Architect:

**IMC ARCHITECTURE** DPC  
254 36TH ST SUITE C663  
BROOKLYN, NY 11232

Expediter:  
**CORE CONSULTANTS** NYC LLC  
254 36TH ST SUITE C663  
BROOKLYN, NY 11232

Structural Engineer:

MEP Engineer:

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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**PROPOSED FACADE**

SEAL & SIGNATURE:

PROJECT No:  
DRAWING BY: Author  
CHK BY: Checker  
DWG No:

L-9

SCALE:

150 Calyer Street

150 Calyer Street  
Brooklyn, NY 11222

Owner:

**150 CALYER STREET**

BLOCK: 2595 LOT: 17

NYC DOB BIN #: 3065306

NYC DOB #:

Key Plan:

Issued:

NUMBER	DATE	DESCRIPTION
1	03.27.23	LPC PUBLIC HEARING

Revisions:

Architect:

**IMC ARCHITECTURE** DPC  
254 36TH ST SUITE C663  
BROOKLYN, NY 11232

Expediter:  
**CORE CONSULTANTS** NYC LLC  
254 36TH ST SUITE C663  
BROOKLYN, NY 11232

Structural Engineer:

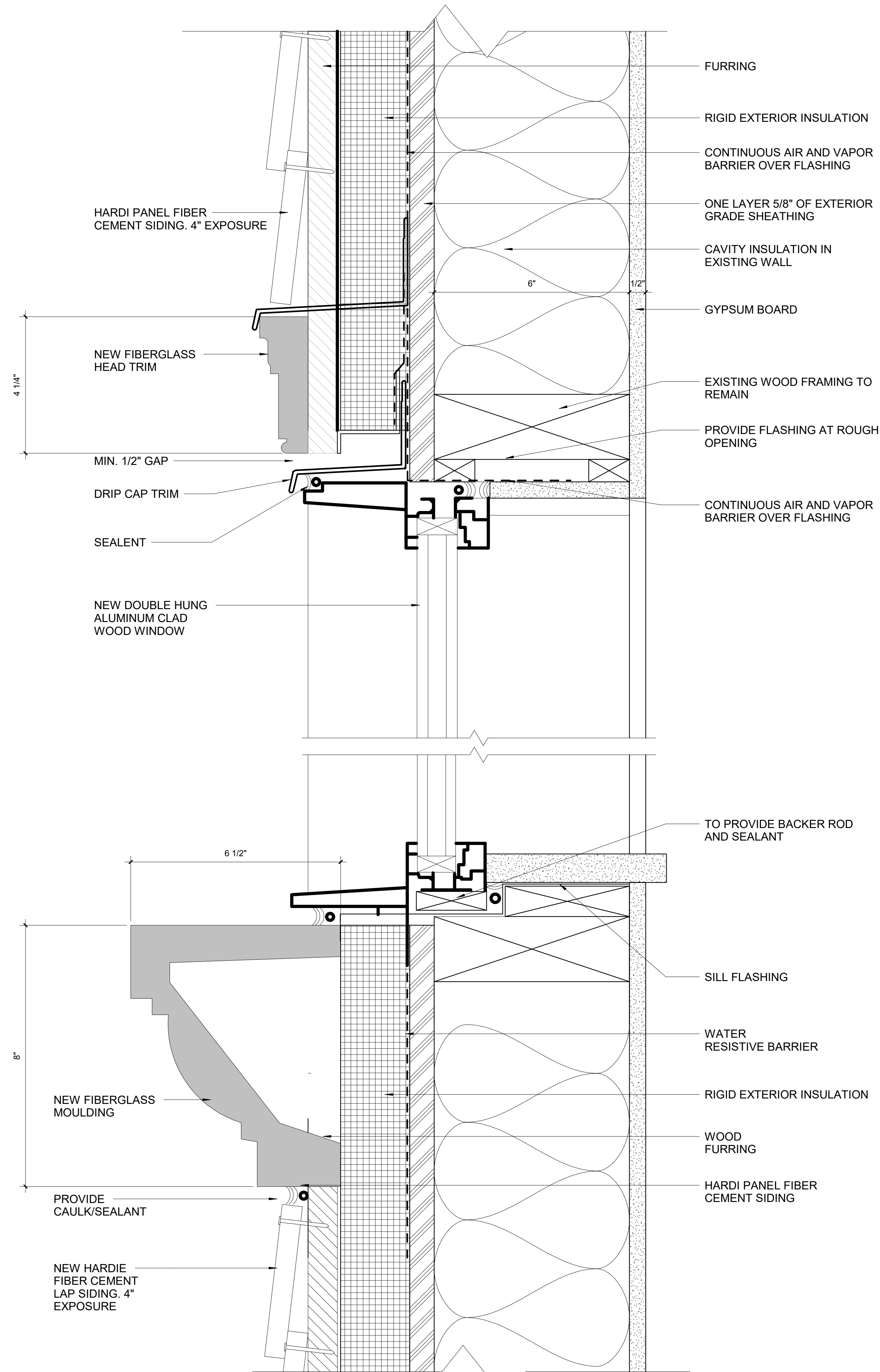
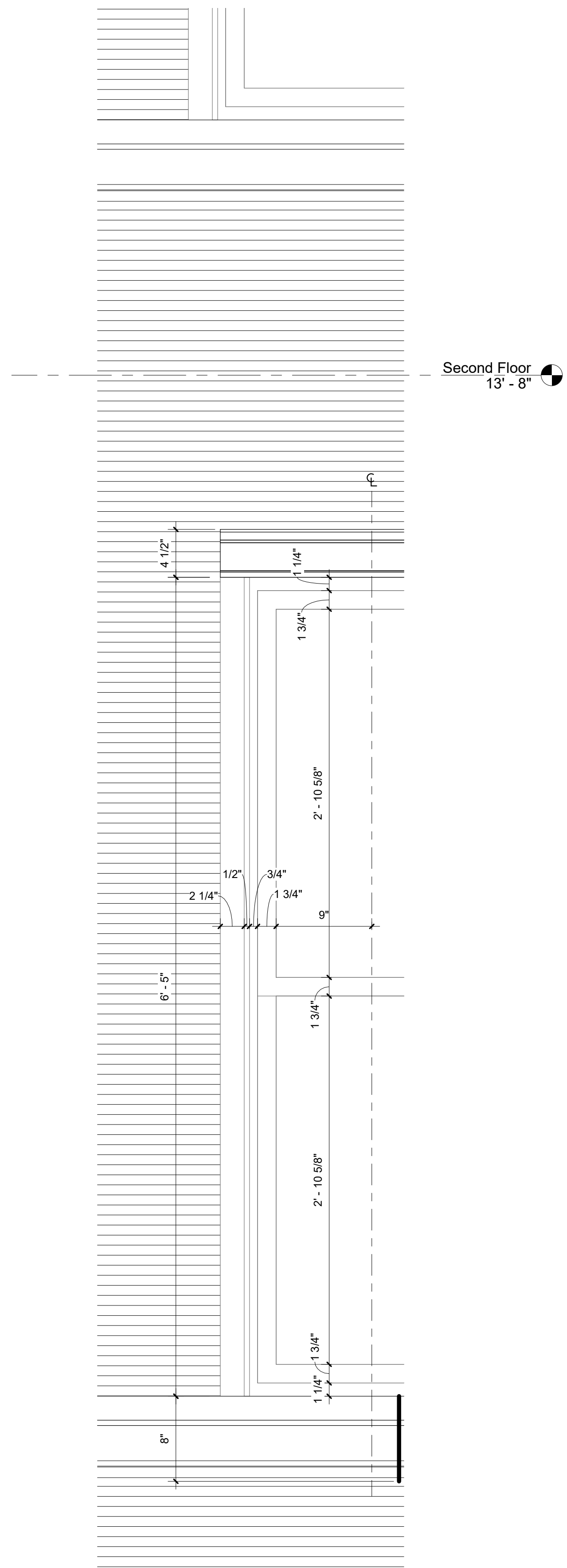
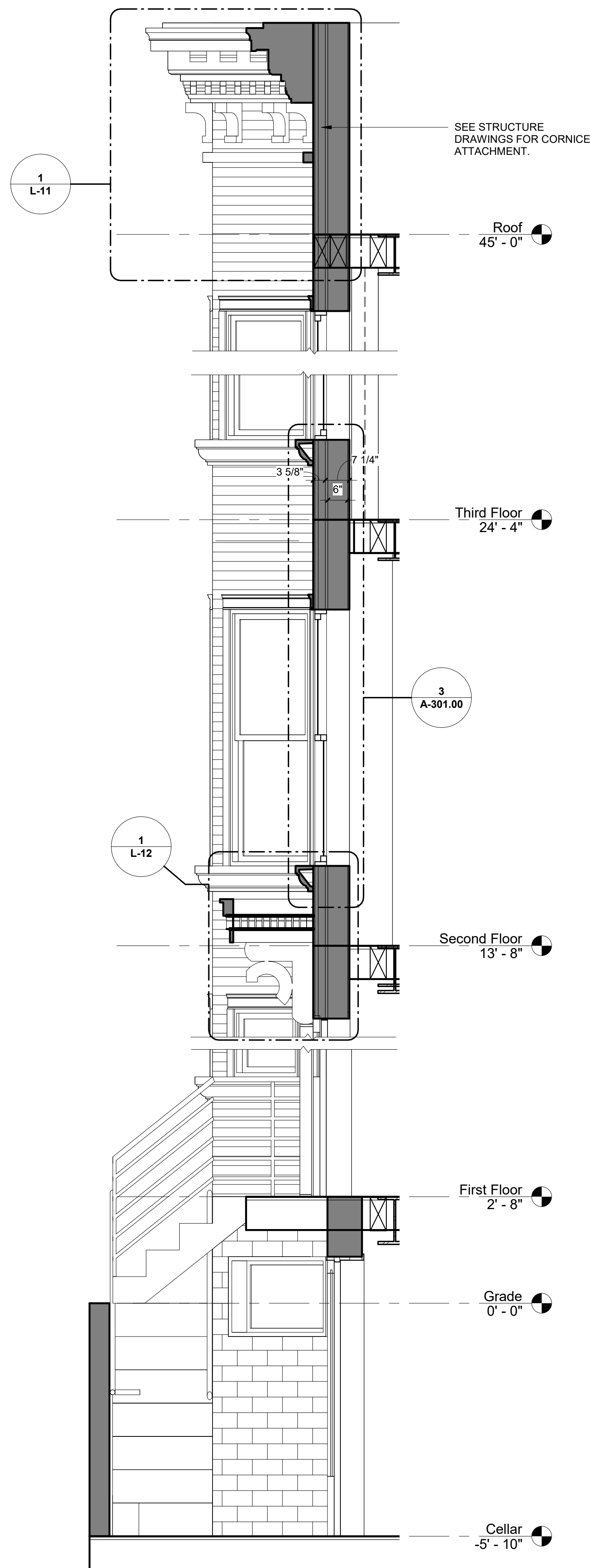
MEP Engineer:

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between  
field conditions and existing conditions as indicated in Contract documents

© 2023 IMC ARCHITECTURE DPC

**CALL-OUTS & WALL  
SECTIONS**

SEAL & SIGNATURE:	PROJECT No:
	DRAWING BY: Author
	CHK BY: Checker
	DWG No:
	<b>L-10</b>
	SCALE: As Indicated



1 Section 6 - Callout 1 Copy 1  
1/2" = 1'-0"

2 Window Callout  
1 1/2" = 1'-0"

3 Section 6 - Callout 2  
6" = 1'-0"

150 Calyer Street

150 Calyer Street  
Brooklyn, NY 11222

Owner:

**150 CALYER STREET**

BLOCK: 2595 LOT: 17

NYC DOB BIN #: 3065306

NYC DOB #:

**Key Plan:**

Issued:

NUMBER	DATE	DESCRIPTION
1	03.27.23	LPC PUBLIC HEARING

**Revisions:**

Architect:

**IMC ARCHITECTURE** DPC  
254 36TH ST SUITE C663  
BROOKLYN, NY 11232

Expediter:  
**CORE CONSULTANTS** NYC LLC  
254 36TH ST SUITE C663  
BROOKLYN, NY 11232

Structural Engineer:

MEP Engineer:

Do Not Scale Plans  
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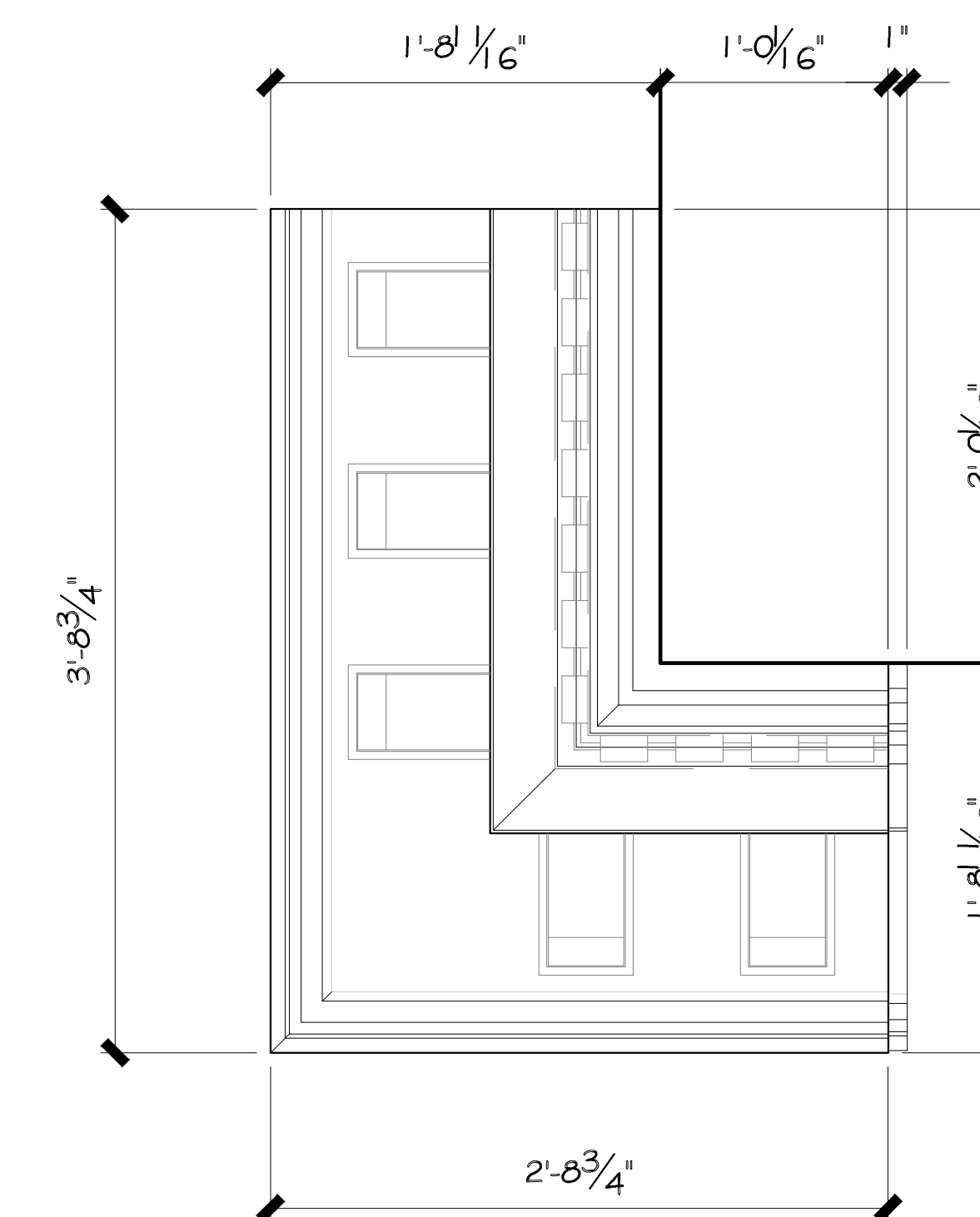
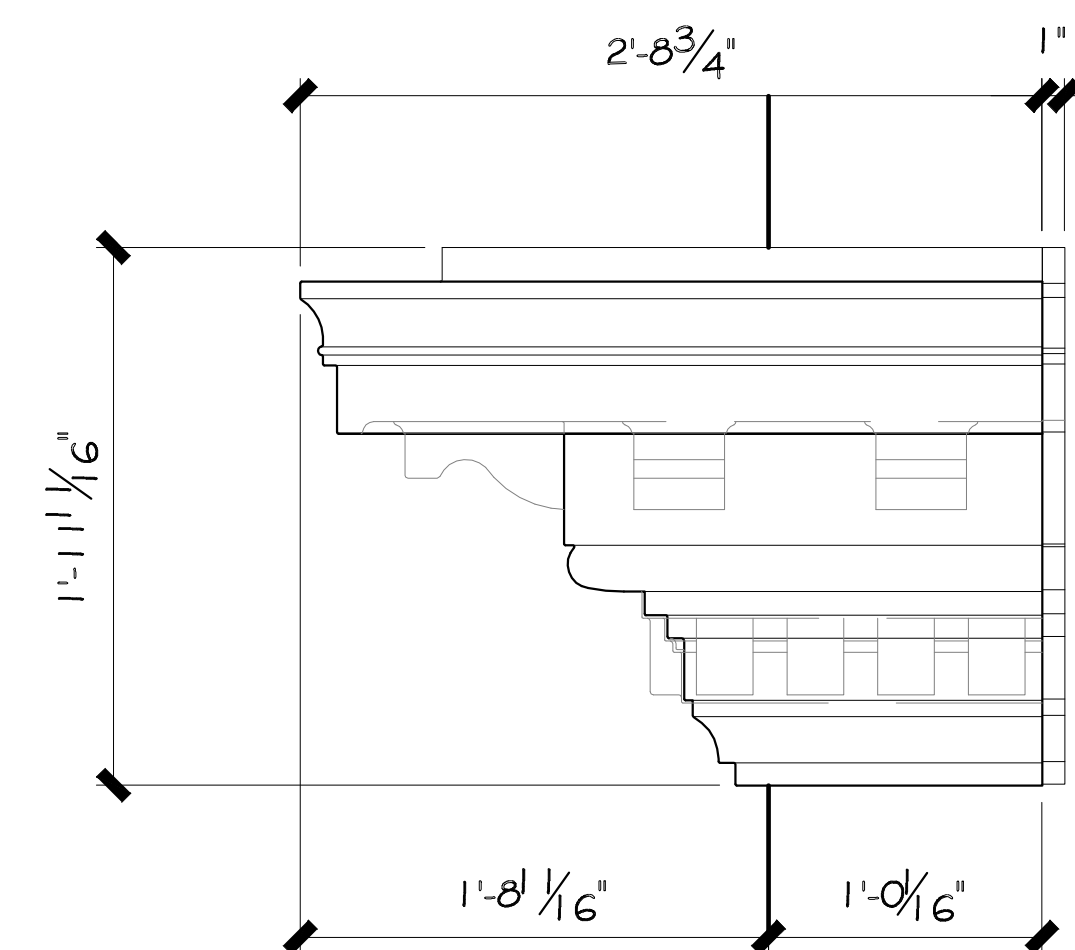
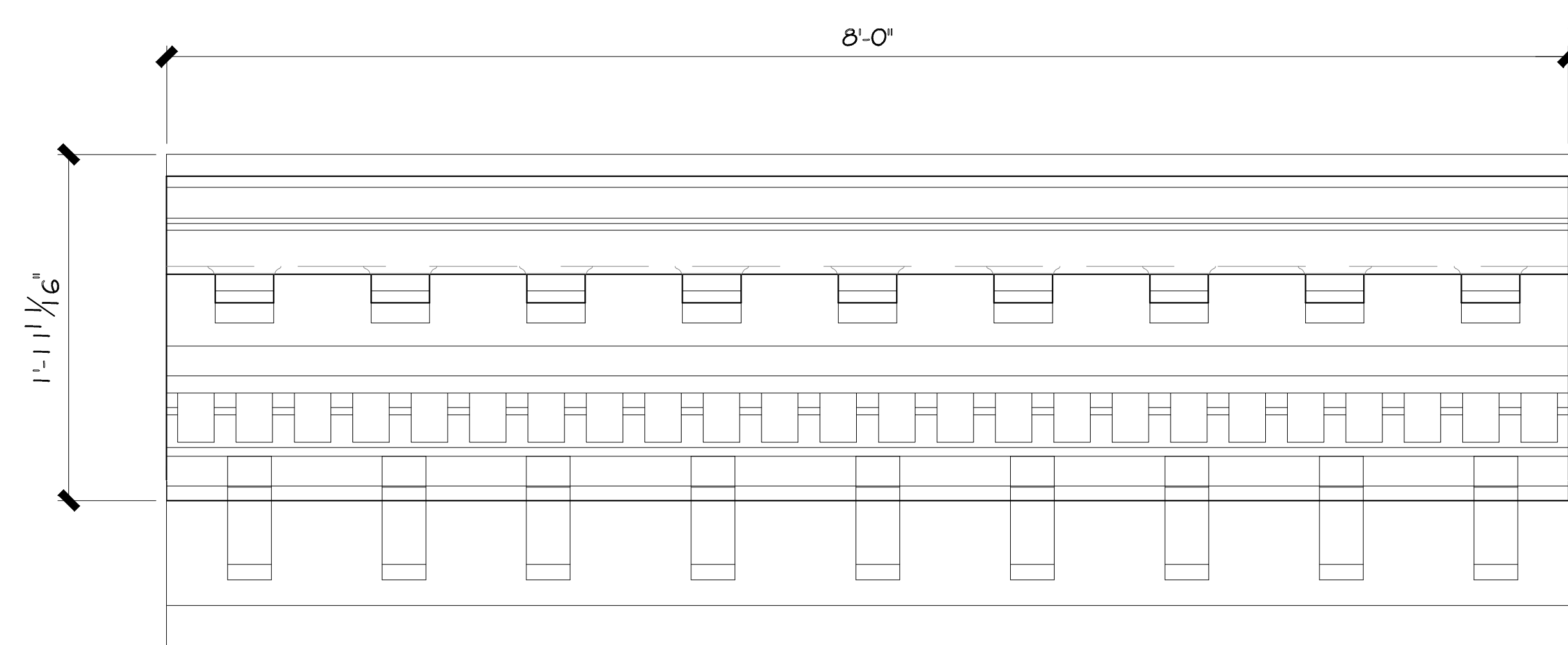
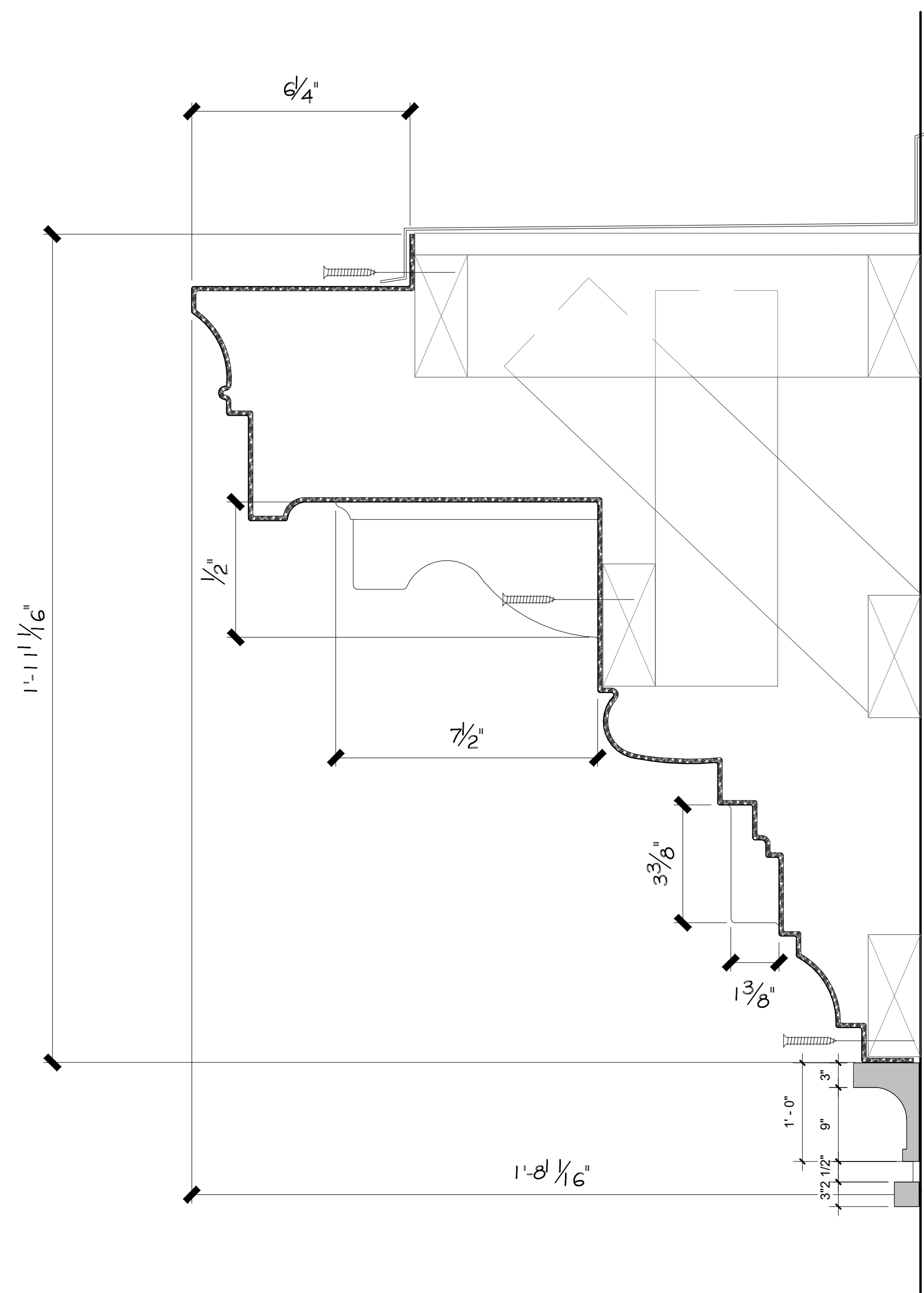
**CORNICE DETAILS**

SEAL & SIGNATURE:

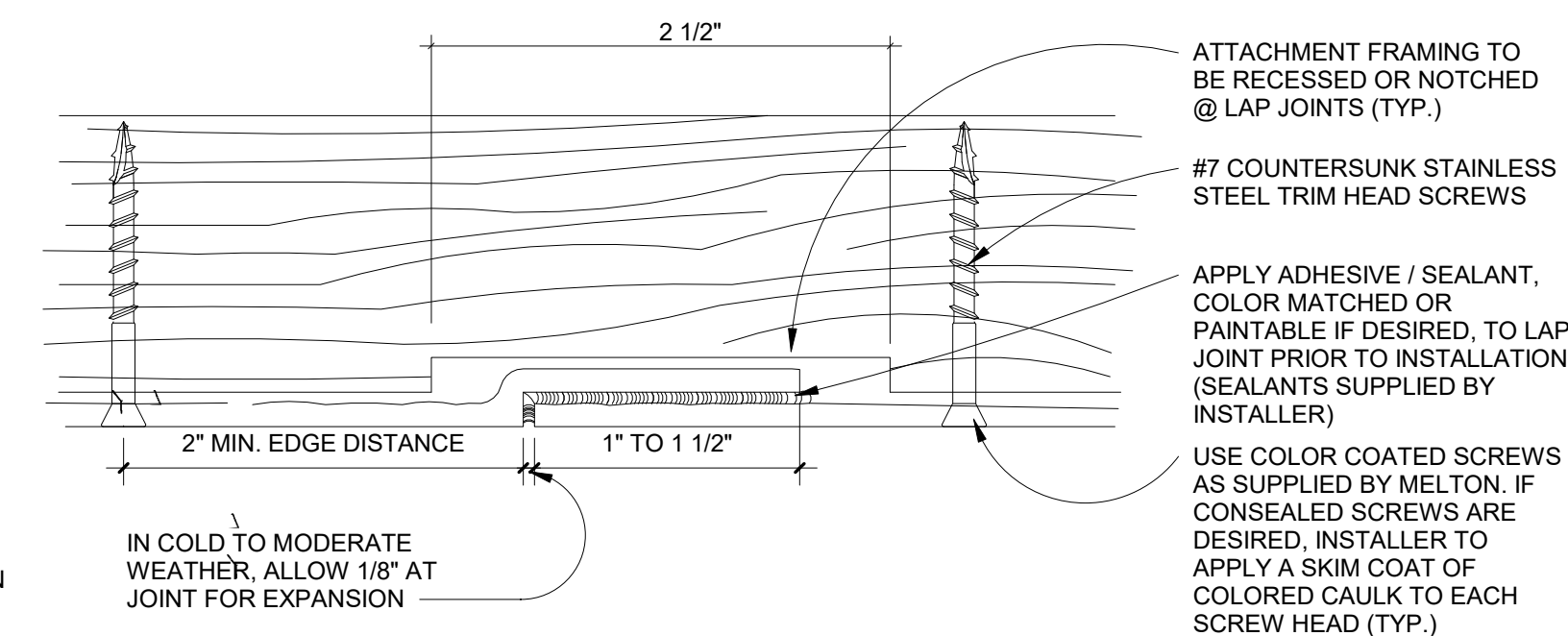
PROJECT No:  
DRAWING BY: Author  
CHK BY: Checker  
DWG No:

**L-11**

SCALE:  
1" = 1'-0" 26 OF



NOTE:  
CORNICE IS INTENDED TO BE INSTALLED USING ONLY THE APPROPRIATE COUNTERSINKING TOOL AND SCREW SYSTEM AS PROVIDED IN THE MELTON SAMPLE PACK. ALL BLOCKING, FASTENERS AND SEALANTS TO BE PROVIDED BY INSTALLER.



1 Decorative cornice  
1" = 1'-0"

150 Calyer Street

150 Calyer Street  
Brooklyn, NY 11222

Owner:

**150 CALYER STREET**

BLOCK: 2595 LOT: 17

NYC DOB BIN #: 3065306

NYC DOB #:

**Key Plan:**

Issued:

NUMBER	DATE	DESCRIPTION
1	03.27.23	LPC PUBLIC HEARING

**Revisions:**

Architect:

**IMC ARCHITECTURE** DPC  
254 36TH ST SUITE C663  
BROOKLYN, NY 11232

Expediter:  
**CORE CONSULTANTS** NYC LLC  
254 36TH ST SUITE C663  
BROOKLYN, NY 11232

Structural Engineer:

MEP Engineer:

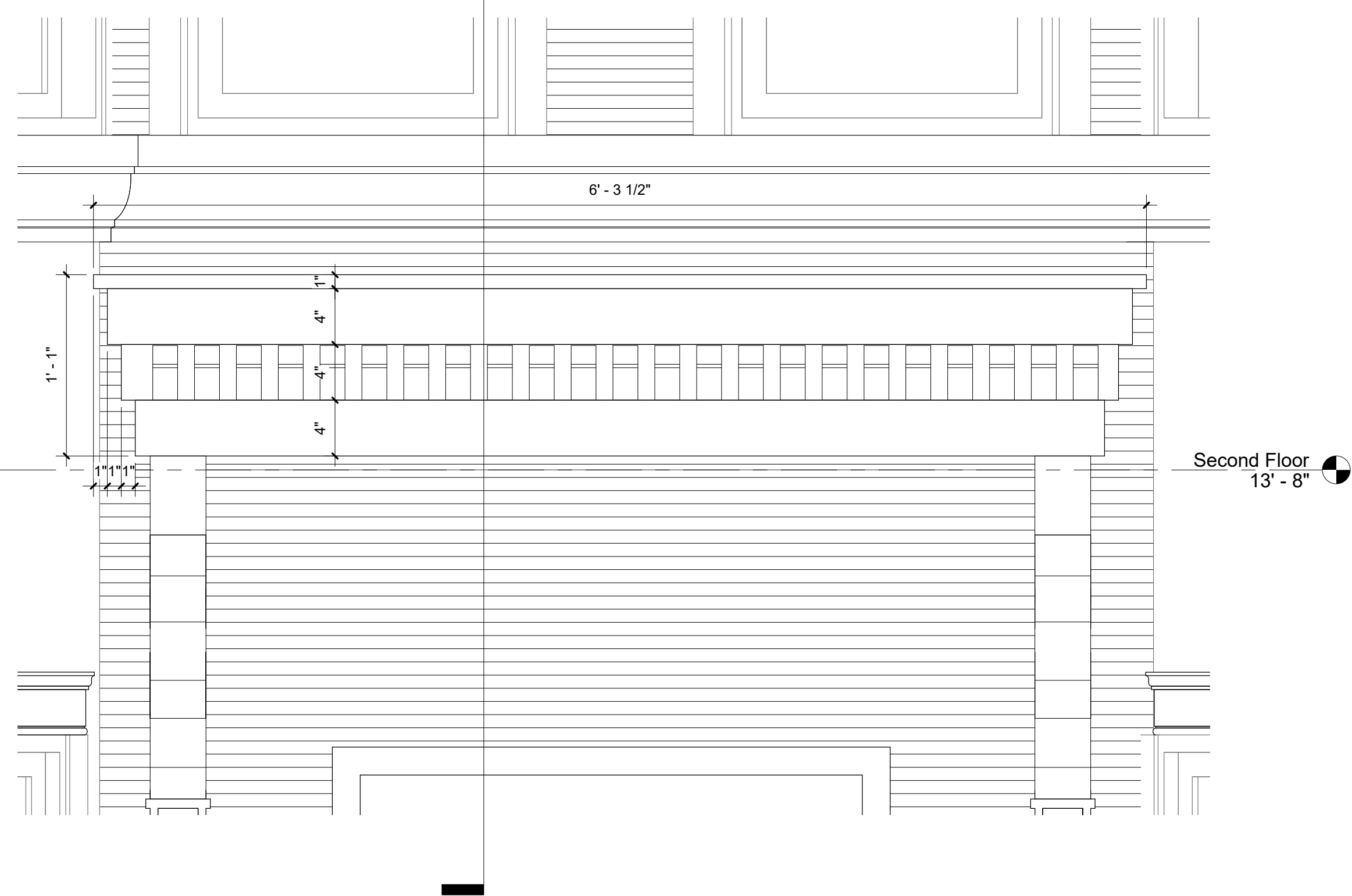
Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

© 2023 IMC ARCHITECTURE DPC

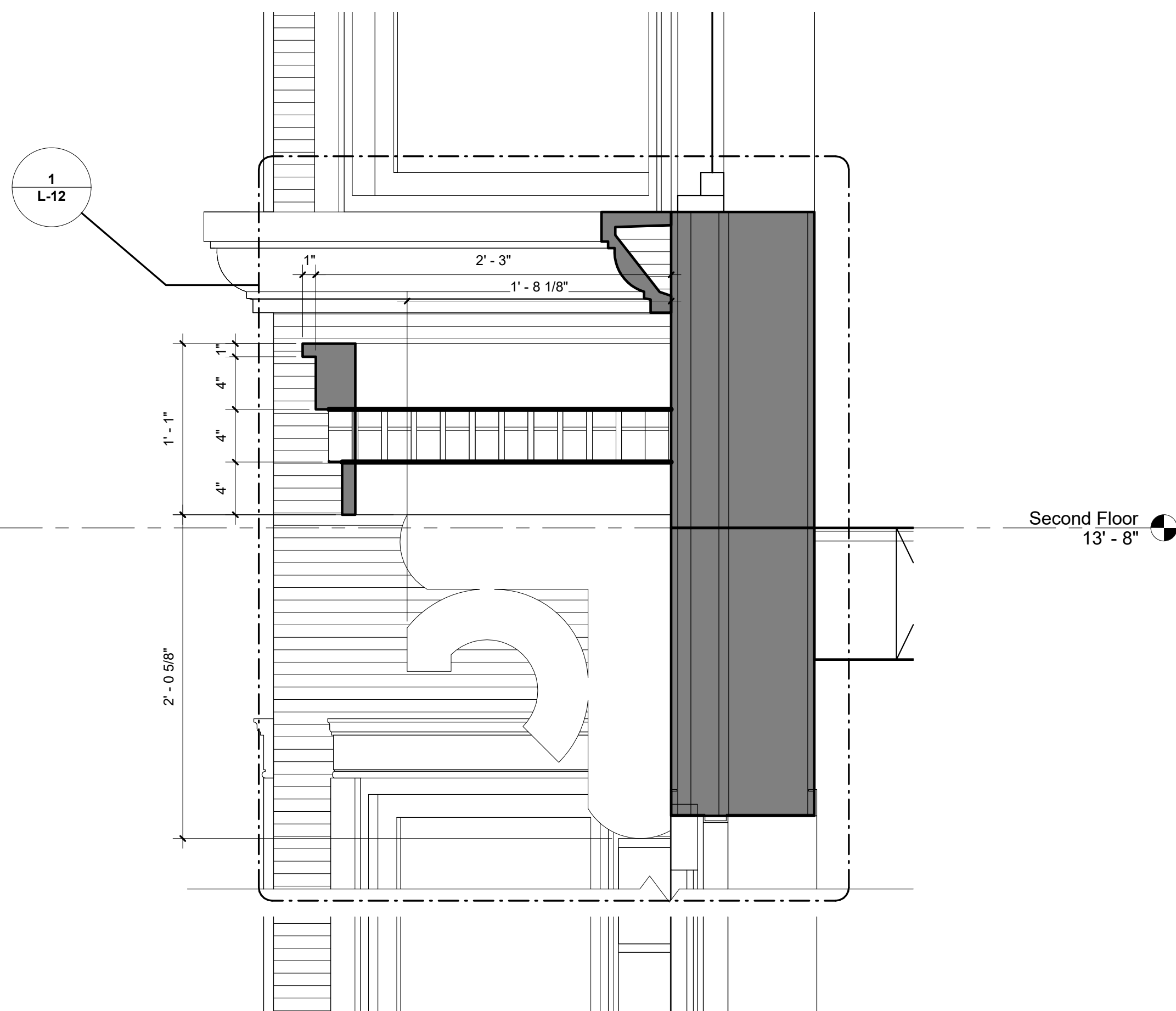
**ENTRY PORTICO DETAILS**

SEAL & SIGNATURE:	PROJECT No:
	DRAWING BY: Author
	CHK BY: Checker
	DWG No: <b>L-12</b>
	SCALE: 1 1/2" = 1'-0"
	27 OF

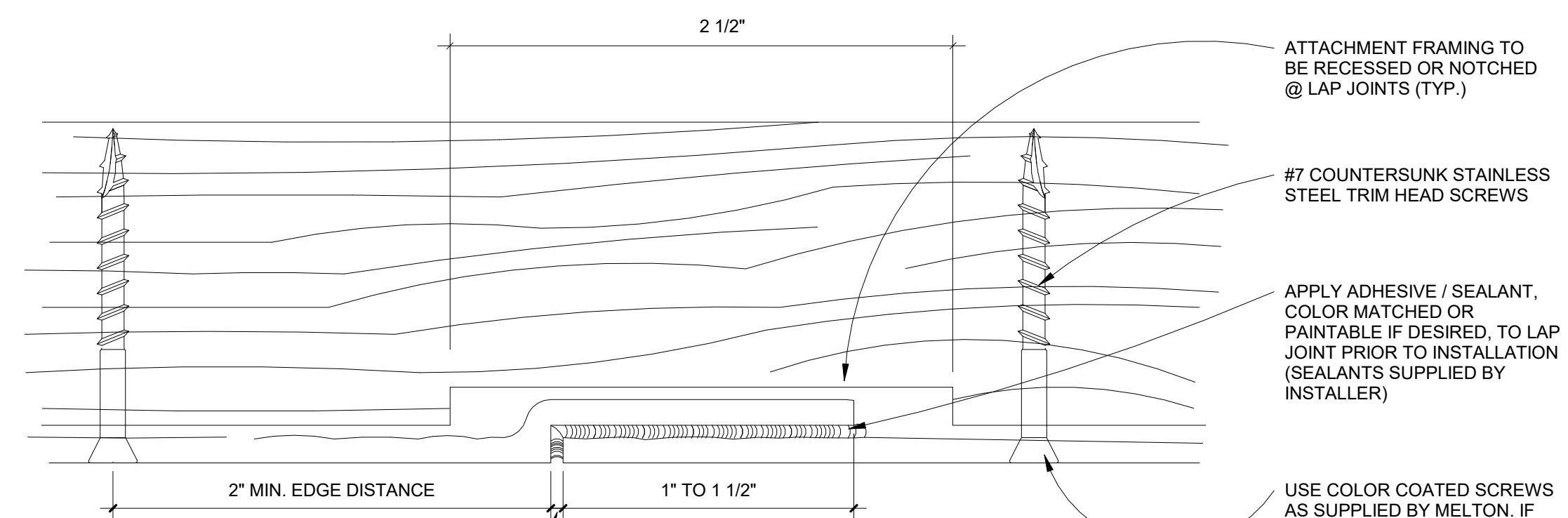
2  
A-300.00



2 North Elevation Portico Callout  
1 1/2" = 1'-0"



3 Section 6 - Portico Callout  
1 1/2" = 1'-0"



IN COLD TO MODERATE WEATHER, ALLOW 1/8" AT JOINT FOR EXPANSION

NOTE:  
CORNICHE IS INTENDED TO BE INSTALLED USING ONLY THE APPROPRIATE COUNTERSINKING TOOL AND SCREW SYSTEM AS PROVIDED IN THE MELTON SAMPLE PACK. ALL BLOCKING, FASTENERS AND SEALANTS TO BE PROVIDED BY INSTALLER.

ATTACHMENT FRAMING TO BE RECESSED OR NOTCHED @ LAP JOINTS (TYP.)

#7 COUNTERSUNK STAINLESS STEEL TRIM HEAD SCREWS

APPLY ADHESIVE / SEALANT, COLOR MATCHED OR PAINTABLE IF DESIRED, TO LAP JOINT PRIOR TO INSTALLATION (SEALANTS SUPPLIED BY INSTALLER)

USE COLOR COATED SCREWS AS SUPPLIED BY MELTON. IF CONSEALED SCREWS ARE DESIRED, INSTALLER TO APPLY A SKIM COAT OF COLORED CAULK TO EACH SCREW HEAD (TYP.)



ULURP, CALENDAR OR REFERENCE #: \_\_\_\_\_  
APPLICANT: \_\_\_\_\_  
LOCATION: \_\_\_\_\_  
REQUEST: \_\_\_\_\_

**COMMUNITY BOARD NO. 1 QUESTIONNAIRE FOR LAND USE ITEMS**

(Please complete this questionnaire and return to CB #1's Headquarters, 435 Graham Avenue, Brooklyn, New York 11211.

Feel Free to contact the Board's Office at (718) 389-0009 if you have any questions or require additional information

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

**1. For Ownership:**

- a) Who are the owners? 150 Calyer Holding LLC
- b) If a corporation, who are the principles? Mendy Deutsch
- c) What kind of a corporation? Limited Liability Company

**2. For Developers:**

- a) Who is the developer if it is different than the owner? N/A
- b) What is their experience with this type of development? \_\_\_\_\_
- c) Is there a sponsor(s) of the project (i.e. a CBO, NYC Housing Partnership, NYCHA)? \_\_\_\_\_

**3. Financing:**

- a) What is the cost of the project? \_\_\_\_\_
- b) How is it financed? Private lender
- c) Will there be tax abatements? Subsidies? No

4. Land:

a) What information can be provided about the land? Who owns the land? 150 Calyer Holding LLC

b) What is the condition, status and uses on the property and the zoning? Use groups? Vacant., 8-family Zoning: R6B, UG-2

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

d) Will the land be purchased? What is the cost of the land? N/A  
When was the property purchased? May 2022 What was the cost?

e) Will demolition be needed to clear the land? Interior demo

f) Is the project in a special district? Historic District? Is it in an Urban Renewal Area? Historical Landmark District

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

5. Construction:

a) What type of construction will be used (i.e. rehab/new) and methods (i.e. pre-form cast concrete, brick)? Rehab; metal studs and sheetrock

b) What is the time frame of the work (i.e. begin/end, etc.)? 1-3 months to begin; 8-10 months total

c) Who will be doing the work (i.e. firm, sweat equity, student interns)? Architect: IMC Architecture  
Engineer: GRANT Engineering  
GC: Y&M Home Builders Joel Jacobowitz

6. Project Information:

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

b) If the project is residential, how many dwelling units are proposed and what is the number of bedrooms mix? What are the unit sizes? 8 existing 1-bedroom units to remain

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

d) Will there be financing for the units? What are the terms? \_\_\_\_\_

e) Who is the lender? \_\_\_\_\_

**7. Marketing:**

a) How will the project be marketed? Advertised? \_\_\_\_\_

b) If newspaper, which ones? \_\_\_\_\_

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

d) What will be the outreach? \_\_\_\_\_

**8. Project Characteristics:**

a) Will the project be consistent with the surrounding buildings (i.e. height, FAR/Floor Area Ratio, conforming)? As is current condition

b) Will the project be handicap accessible? Explain specifics No, as per preexisting condition

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

9. Open Space/Parking Amenities:

a) Will there be open space provided with the project? What type (i.e. rear yard, park, waterfront)? Will there be public access? Existing rear yard to remain.  
No public access.

b) Will there be landscaping? Fencing? Street tree planting? No

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

d) What amenities, if any, will be incorporated with the project? How were they developed and with who (i.e. tenants, residents, community group)? None.

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

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

Yes. There are 44 open ECB and 43 Open DOB violations. The proposed work aims to remedy all open violations at project completion.

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

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

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

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

d) List any proposed remediations: N/A

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

PREPARED BY: M. Deutsch TITLE: Authorized Signatory  
SIGNATURE: Manuel M. Deutsch DATE: April 11, 2023  
CONTACT # (718) 522-6582 x101 FAX # (718) 705-6056

**Community Board #1**  
**Supplemental Land Use Application Information**

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

**A. Project size**

Commercial: (sq ft)	_____
Manufacturing (sq ft)	_____
Residential (sq ft)	<u>7,200 sf</u>
Total (sq ft)	_____
Height (feet)	<u>47'</u>
Height (stories)	<u>4</u>

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

**B. Residential projects**

	$\Sigma$ # of units	# affordable
0 bedroom (studio)	_____	_____
1 bedroom	<u>8</u>	_____
2 bedroom	_____	_____
3 bedroom	_____	_____
≥4 bedroom	_____	_____
Total units	_____	_____

**Market-rate units**

Rental or condo?	<u>Rental</u>
Estimated cost/rent psf	_____
(market rate units only)	

**Affordable units**

Rental or condo?	_____
Distribution of affordability by % of AMI	

---



---



---



---

**C. Open space**

	required	proposed
Total area	<u>                    </u>	<u>562 SF Existing to Remain Rear Yard</u>
Publicly accessible	<u>N/A</u>	<u>N/A</u>

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

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

**D. Parking**

Parking - number of spots, number required by zoning

	required	proposed
# of spaces	<u>N/A</u>	<u>N/A</u>

**E. Environmental**

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


\_\_\_\_\_

\_\_\_\_\_

**F. Additional information**

For all projects, please provide the following information:

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



**68 South 1<sup>st</sup> Street**  
**Brooklyn, NY**  
**Variance Application**  
**BSA Cal. No.: 2023-08-BZ**

Community Board 1 Meeting  
April 18, 2023

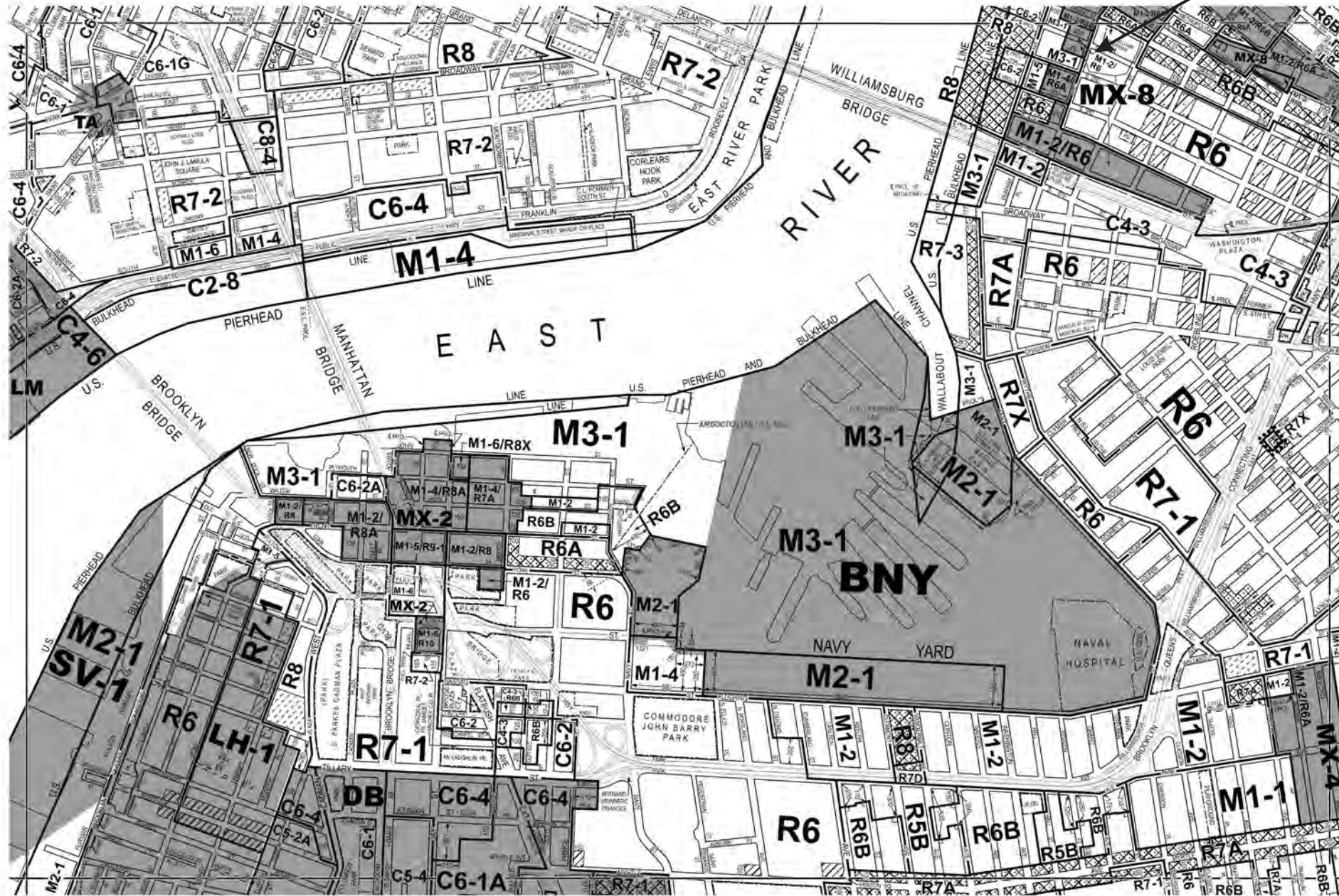


# BSA Variance Application

- ❖ The variance application is filed pursuant to Zoning Resolution (ZR) Section 72-21 to permit the construction of a new Use Group 2 single-family residence at 68 South 1<sup>st</sup> Street (Block 2404, Lot 11), contrary to bulk regulations.
- ❖ The applicant is seeking a waiver of ZR Section 23-153 (maximum floor area) to build a four-story plus cellar, single-family residence on an existing 840 sq. ft. lot.

# Site Location





**ZONING MAP**

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**  
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

**Effective Date(s) of Rezoning:**  
06-02-2022 C 210312 ZMK

**Special Requirements:**  
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

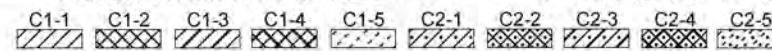
MAP KEY

12a	12c	13a
12b	12d	13b
16a	16c	17a

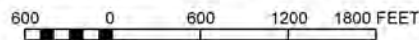
© Copyrighted by The City of New York

ZONING MAP **12d**

**NOTE:** Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [www.nyc.gov/planning](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.



**NOTE:** Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



# 68 South 1st Street, Brooklyn

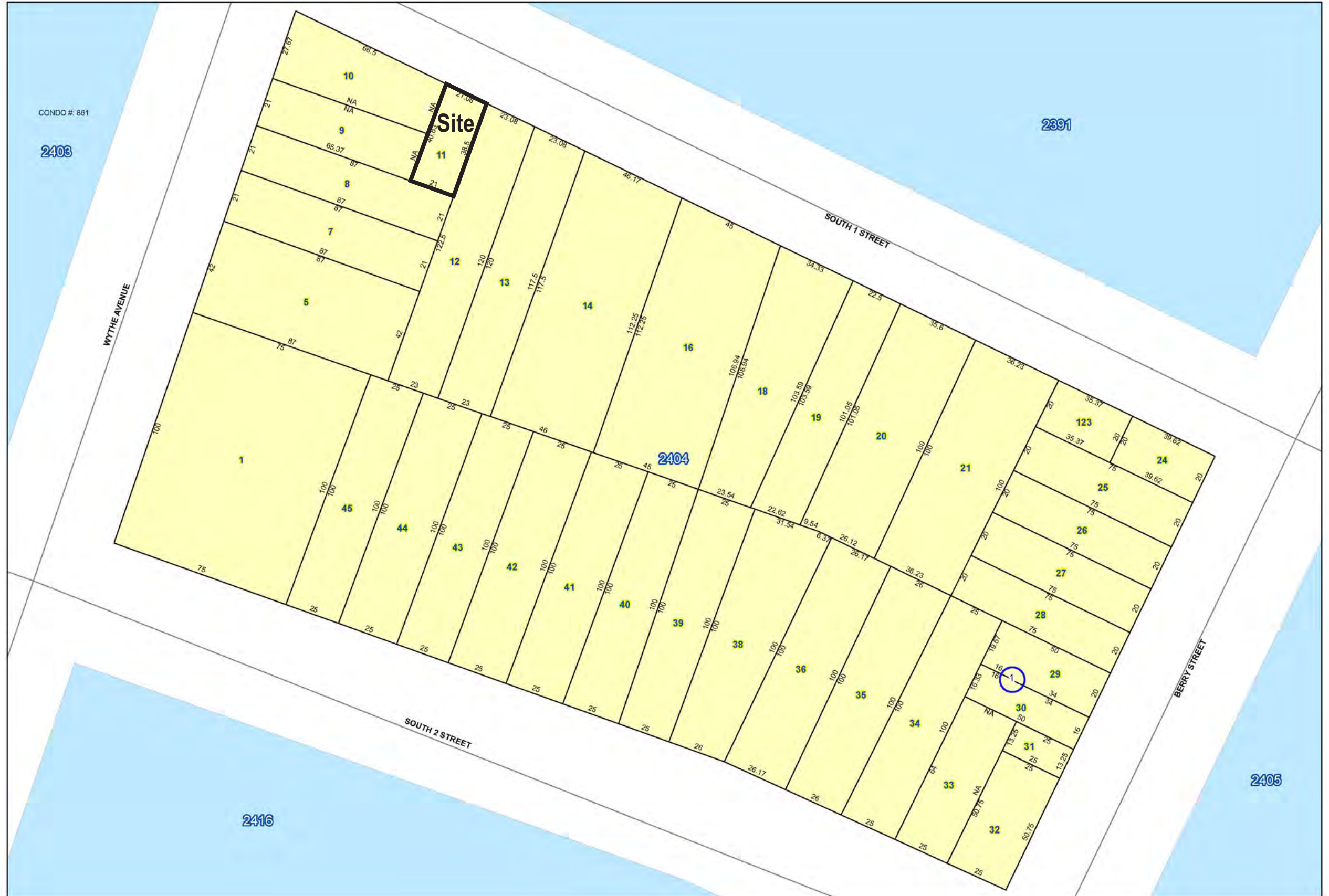


## NYC Digital Tax Map

Effective Date : 03-01-2012 15:34:15  
End Date : Current  
Brooklyn Block: 2404

### Legend

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

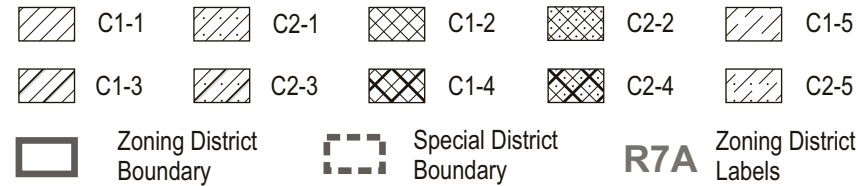


# 68 South 1st Street, Brooklyn

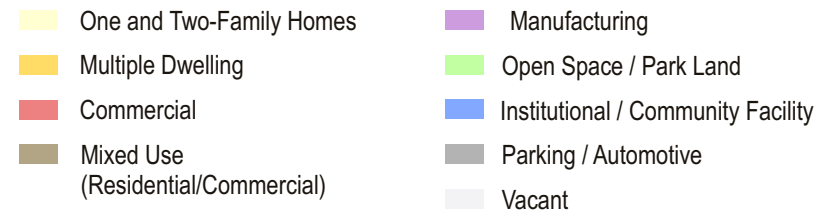
## Radius Diagram / Land Use Map

Block: 2404, Lot: 11      Zoning District: R6  
 Zoning Map: 12d      Special District: n/a

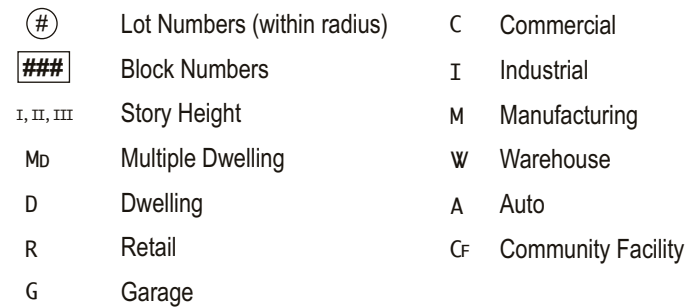
### Zoning Districts and Commercial Overlays



### Land Uses

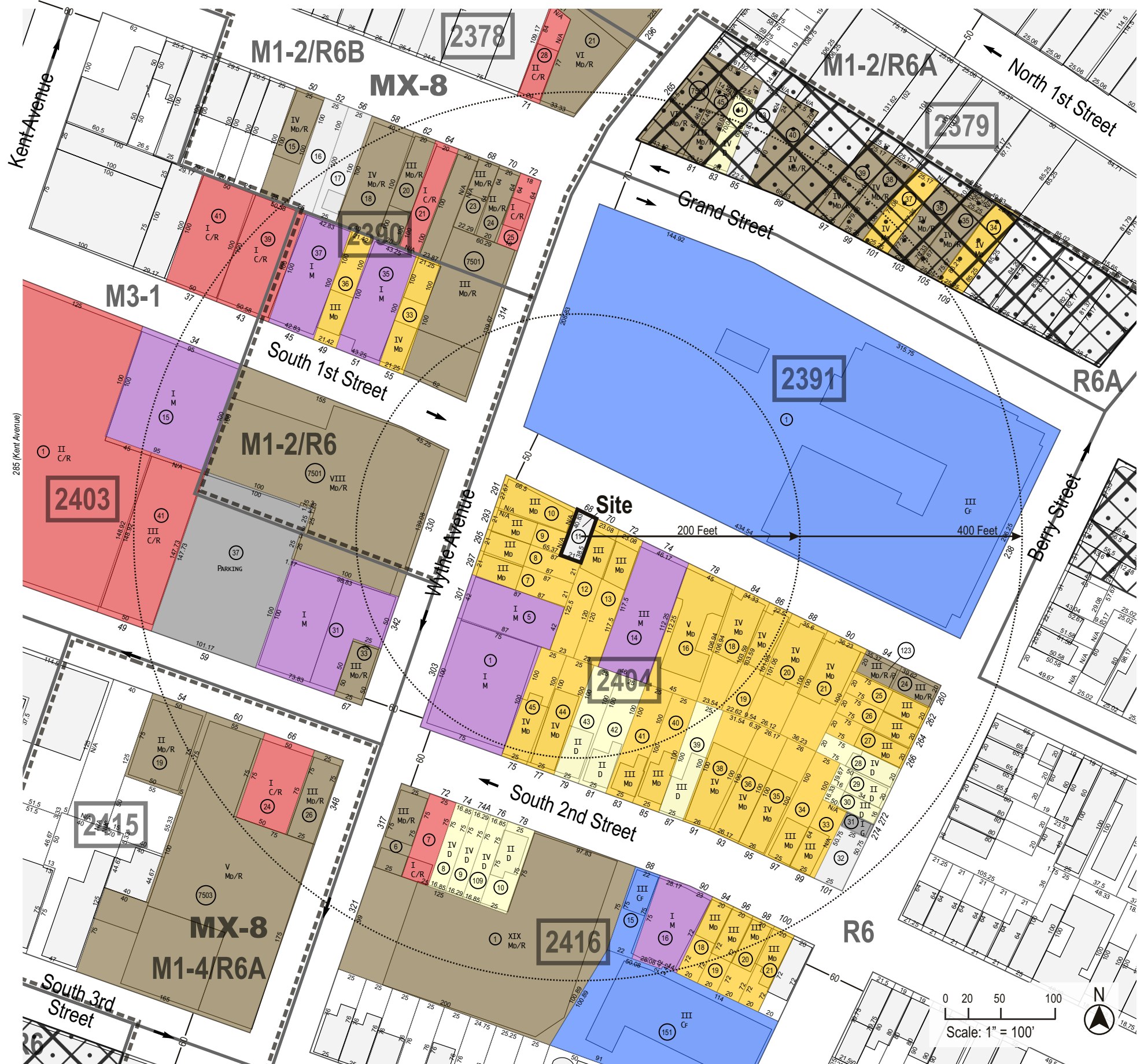


### Lot and Building Information



### Data Sources

Land Use and Building Information: MapPLUTO 2022v2 from NYC DCP  
 Zoning Districts: NYC DCP, file dated 2/14/22  
 Digital Tax Map: NYC DOF, file dated 2/21/2022  
 Building Footprints: NYC DoITT, file dated 8/26/2022





Site

South 1st Street

68 South 1st Street, Brooklyn  
View 2



**68 South 1st Street, Brooklyn**

View 1

Urban Cartographics

Photographed by: Alonso Espinoza on October 20, 2022



South 1st Street

68 South 1st Street, Brooklyn

View 3

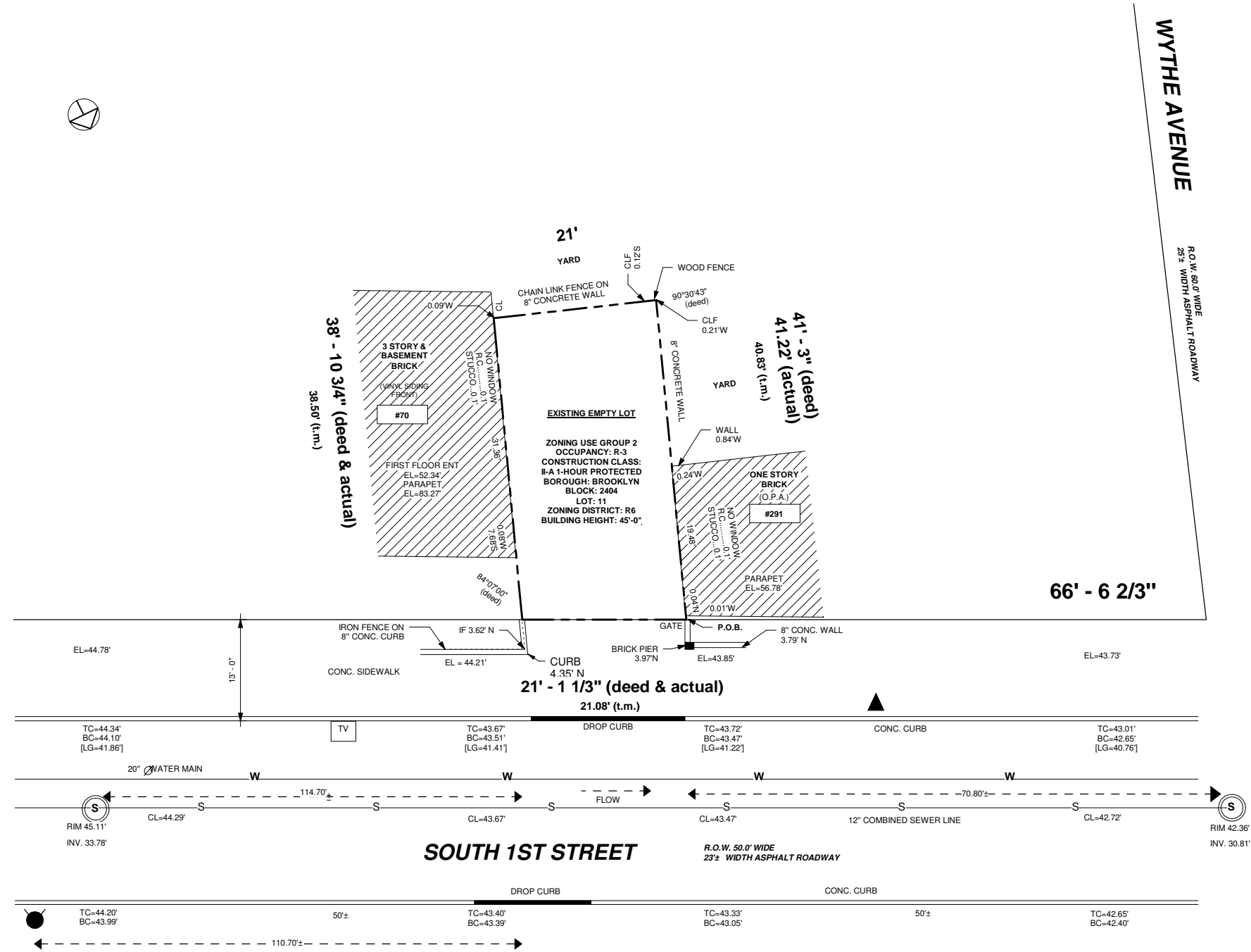
Urban Cartographics

Photographed by: Alonso Espinoza on October 20, 2022



# Existing Conditions

- The Premises is located on South 1<sup>st</sup> Street between Wythe Avenue and Berry Street within an R6 zoning district.
- The Premises is an irregularly shaped lot with approximately 21 feet of frontage along South 1<sup>st</sup> Street, a depth of approximately 40.83 feet and a total lot area of approximately 840 sq. ft.
- The Premises has been an independent tax and zoning lot since prior to 1961.
- The land uses surrounding the Premises are diverse, and consist of residential, community facility, mixed-use, and industrial/manufacturing uses.



① Existing Site  
1/8" = 1'-0"




**FONTAN ARCHITECTURE**  
 JORGE FONTAN AIA 212 321 0194  
 28 W 27<sup>TH</sup> ST, # 606 NEW YORK, NY 10001  
 WWW.JORGEFONTAN.COM INFO@JORGEFONTAN.COM

**PROJECT NAME**  
 Williamsburg Townhouse

**PROJECT ADDRESS**  
 68 South 1st Street  
 Brooklyn, NY 11249

**PROPERTY OWNER**  
 Esther Judelson  
 Greg Del George

**Existing Conditions**

SIGN & SEAL 	DATE: 01/25/2023
	Project number 20220010
Drawn by JL	Checked by JF
DRAWING NUMBER	X-100.00
4 of 13	

# Proposed Building

- ▶ The applicant seeks a variance to waive floor area regulations to permit the construction of a new four-story plus cellar, single-family residence.
- ▶ The proposed building will be approximately 3,167 sq. ft. (3.77 FAR) while a 2.2 FAR (1,848 sq. ft.) development is permitted as-of-right.
- ▶ The proposed building envelope is as-of-right within the R6 zoning district and complies with all other bulk regulations.

# 68 SOUTH 1ST STREET BROOKLYN, NY 11249

**ARCHITECT OF RECORD:  
JORGE FONTAN AIA**

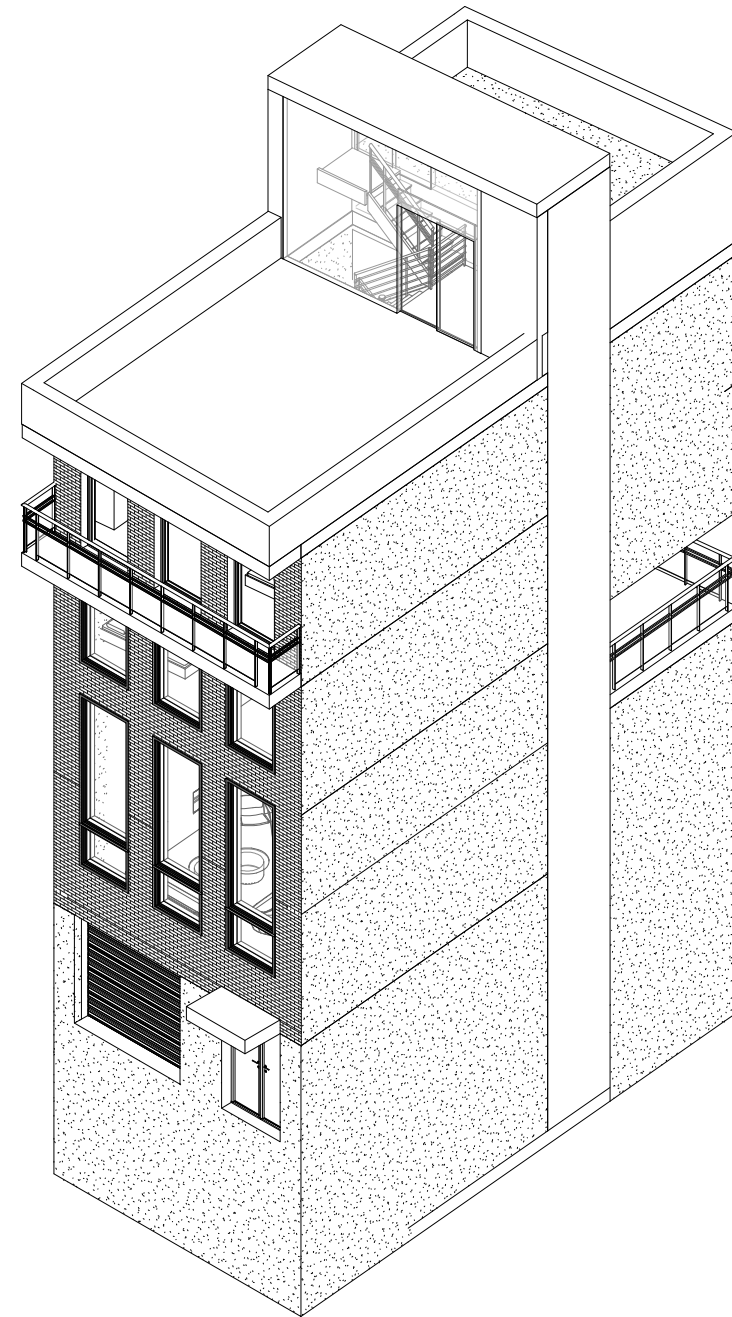
BUILDING INFORMATION	
ADDRESS:	68 South 1 <sup>st</sup> Street, Brooklyn, NY 11249
BLOCK:	2404
LOT:	11
BIN NUMBER:	3851620
COMMUNITY BOARD:	301
LANDMARK STATUS:	NO
FIRE DISTRICT:	YES
ZONING DISTRICT:	R6
MAP NUMBER:	12d
OCCUPANCY:	R3
CONSTRUCTION CLASSIFICATION:	II-A 1-HOUR PROTECTED (NON-COMBUSTIBLE)
ZONING USE GROUP:	2
FLOOD ZONE:	NO
BUILDING CODE:	2014

## NEW BUILDING SCOPE OF WORK

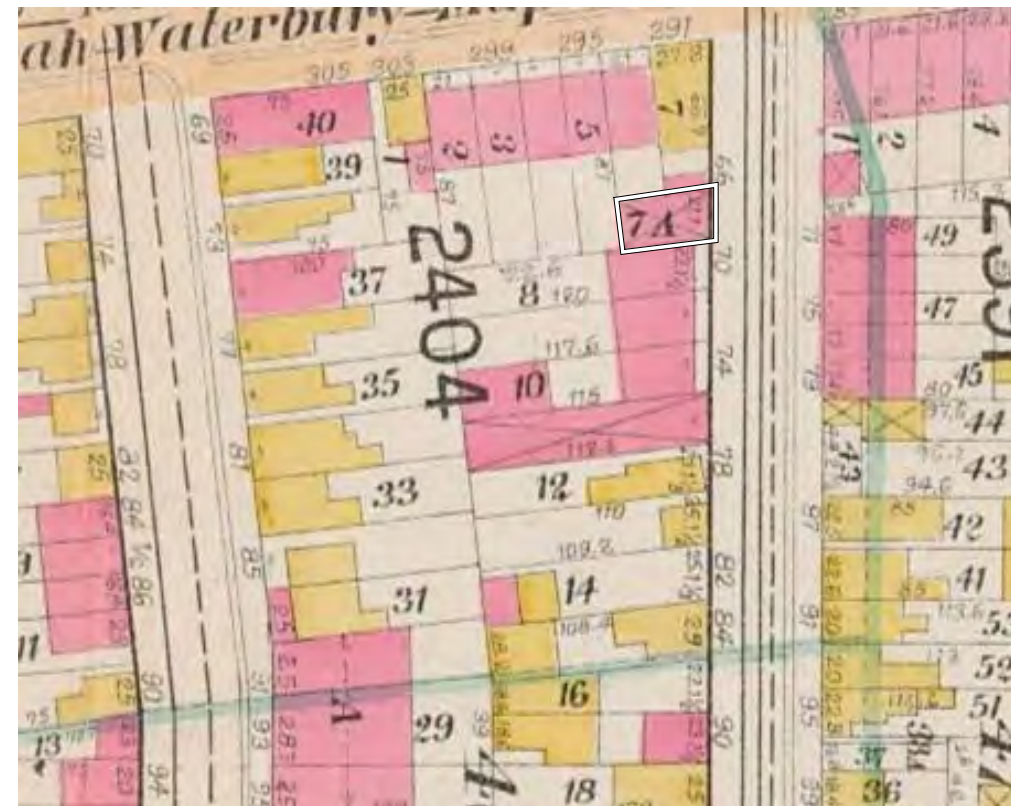
WE PROPOSE TO BUILD A NEW RESIDENTIAL FOUR STORY 1 FAMILY HOUSE AT 68 SOUTH 1<sup>ST</sup> STREET, BROOKLYN, NY 11249. THE NEW PROPOSED BUILDING WILL BE FOUR STORIES WITH A CELLAR WITH ONE RESIDENCE.

HOUSE GROSS SQUARE FOOTAGE: 4,417.32 SQ FT  
HOUSE NET SQUARE FOOTAGE: 3,167.61 SQ FT

Sheet List			
Sheet Number	Sheet Name	Sheet Order	
T-100.00	Title Sheet	1	
Z-001.00	Proposed Zoning Analysis	2	
Z-002.00	Zoning Diagrams	3	
X-100.00	Existing Conditions	4	
A-101.00	Proposed Cellar and First Floor Plans	5	
A-102.00	Proposed Second and Mezzanine Floor Plans	6	
A-103.00	Proposed Third and Fourth Floor Plans	7	
A-104.00	Proposed Roof Plan	8	
A-200.00	Proposed Front and Rear Elevations	9	
A-201.00	Proposed Side Elevations	10	
A-300.00	Proposed Building Sections	11	
A-400.00	Proposed Building 3D Perspective Views	12	
A-600.00	Streetscape	13	



① Plot Plan  
1/32" = 1'-0"



ADDRESS: 68 SOUTH 1ST STREET, BROOKLYN, NY 11249  
BLOCK: 2404  
LOT NUMBER: 11  
BIN: 3851620  
ZONING DISTRICT: R6  
MAP NUMBER: 12d  
OCCUPANCY: R3  
ZONING USE GROUP: 2  
CONSTRUCTION CLASSIFICATION: II-A 1 HR PROTECTED

② Sanborn Map (1898)  
1/32" = 1'-0"



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**PROJECT NAME**  
Williamsburg Townhouse

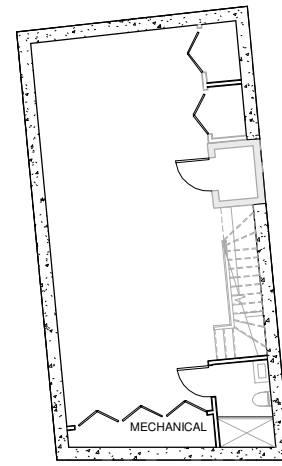
**PROJECT ADDRESS**  
68 South 1st Street  
Brooklyn, NY 11249

**PROPERTY OWNER**  
Esther Judelson  
Greg Del George

DOB Job Number: B08019005-11

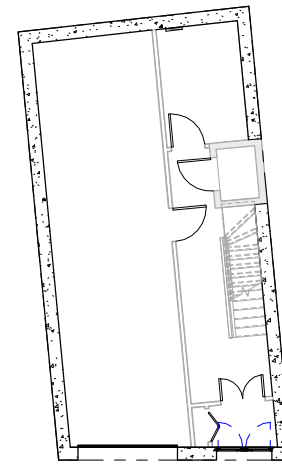
Title Sheet

SIGN & SEAL 	DATE:	01/25/2023
	Project number	20220010
	Drawn by	CA
	Checked by	JF
DRAWING NUMBER		T-100.00
		1 of 13



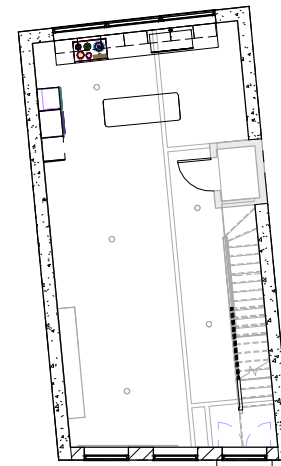
① Zoning Diagram - Cellar  
1/8" = 1'-0"

**Cellar:**  
Cellar Area = 840.44 SQ FT  
Cellar Zoning Floor Area = 0 SQ FT  
Cellar Floor Area not counted for Zoning Floor Area as per ZR 12-10 Floor Area definition.



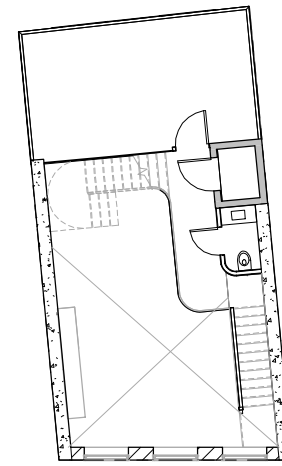
② Zoning Diagram - First Floor  
1/8" = 1'-0"

**First Floor:**  
1st Floor Area = 840.44 SQ FT  
- 409.27 SQ FT deduction per 2 parking spaces  
1st Floor Zoning Floor Area = 431.17 SQ FT



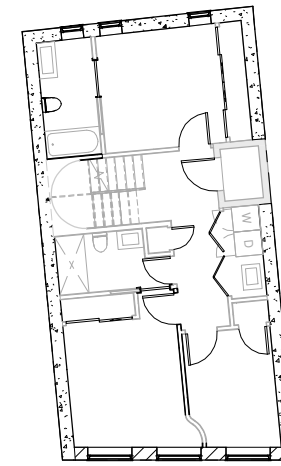
③ Zoning Diagram - Second Floor  
1/8" = 1'-0"

**Second Floor:**  
2nd Floor Area = 840.44 SQ FT  
2nd Floor Zoning Floor Area = 840.44 SQ FT



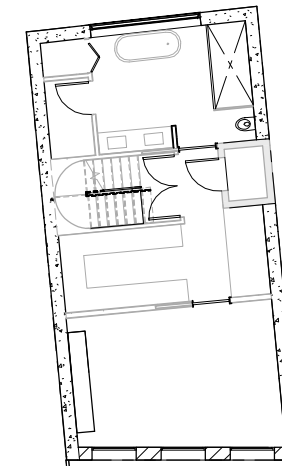
④ Zoning Diagram - Mezzanine  
1/8" = 1'-0"

**Mezzanine:**  
Mezzanine Floor Area = 215.12 SQ FT  
Mezzanine Floor Zoning Floor Area = 215.12 SQ FT



⑤ Zoning Diagram - Third Floor  
1/8" = 1'-0"

**Third Floor:**  
3rd Floor Area = 840.44 SQ FT  
3rd Floor Zoning Floor Area = 840.44 SQ FT



⑥ Zoning Diagram - Fourth Floor  
1/8" = 1'-0"

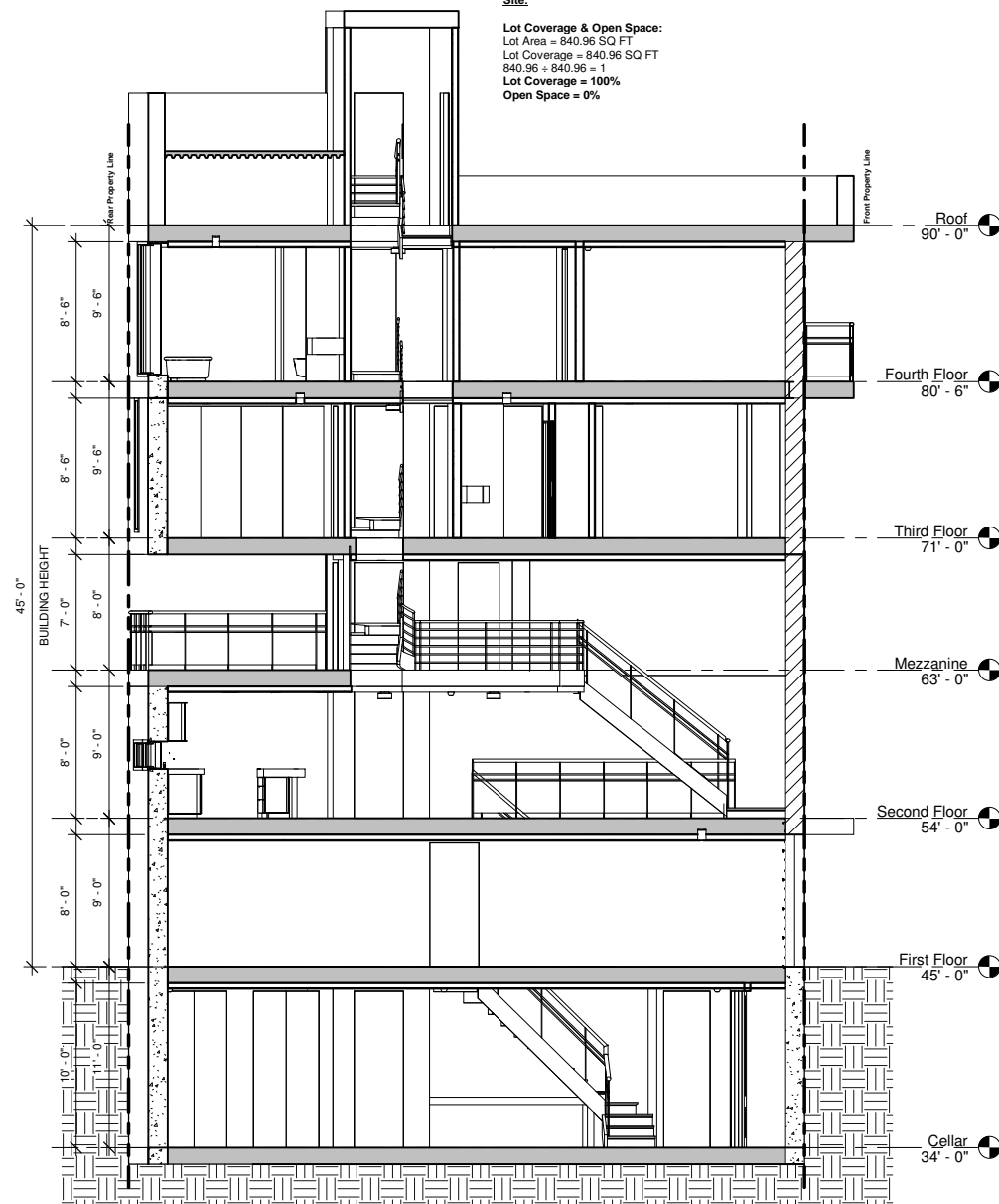
**Fourth Floor:**  
4th Floor Area = 840.44 SQ FT  
4th Floor Zoning Floor Area = 840.44 SQ FT

**Zoning Floor Area:**  
First Floor = 840.44 SQ FT  
- 409.27 SQ FT deduction per 2 parking spaces  
Second Floor = 840.44 SQ FT  
Mezzanine = 215.12 SQ FT  
Third Floor = 840.44 SQ FT  
Fourth Floor = 840.44 SQ FT  
**Total Zoning Floor Area = 3,167.61 SF**  
CELLAR NOT COUNTED

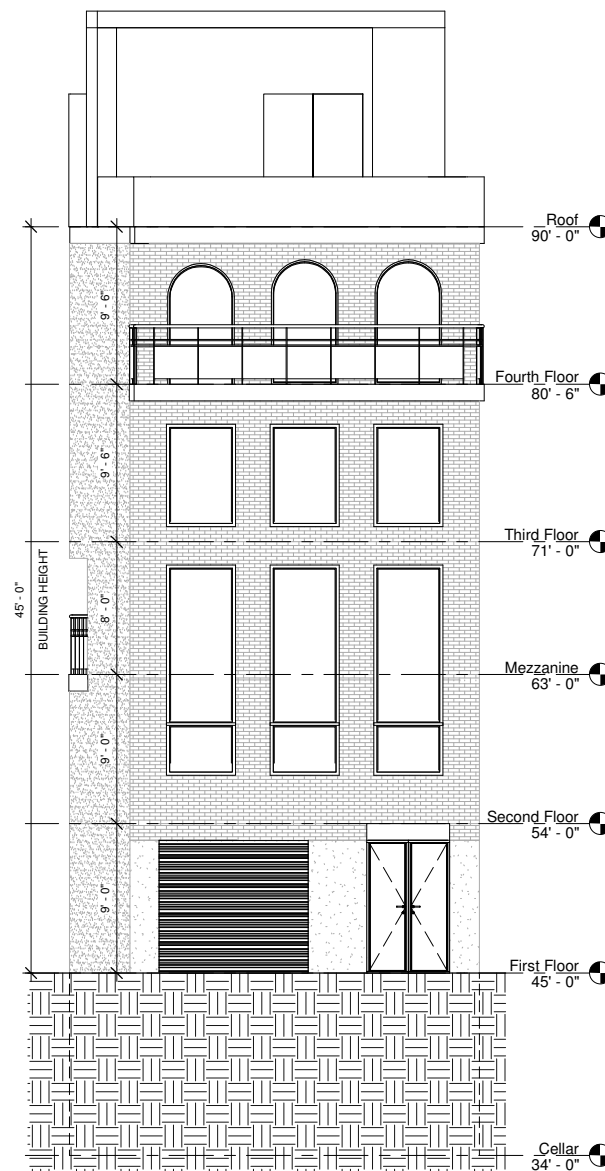
**Building Construction Floor Area:**  
Cellar = 840.44 SQ FT  
First Floor = 840.44 SQ FT  
Second Floor = 840.44 SQ FT  
Mezzanine = 215.12 SQ FT  
Third Floor = 840.44 SQ FT  
Fourth Floor = 840.44 SQ FT  
**Total Building Construction Floor Area = 4,417.32 SQ FT**

**Site:**

**Lot Coverage & Open Space:**  
Lot Area = 840.96 SQ FT  
Lot Coverage = 840.96 SQ FT  
840.96 ÷ 840.96 = 1  
**Lot Coverage = 100%**  
**Open Space = 0%**



⑦ Zoning Section  
3/16" = 1'-0"



⑧ Zoning Elevation  
3/16" = 1'-0"



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**PROJECT NAME**  
Williamsburg Townhouse

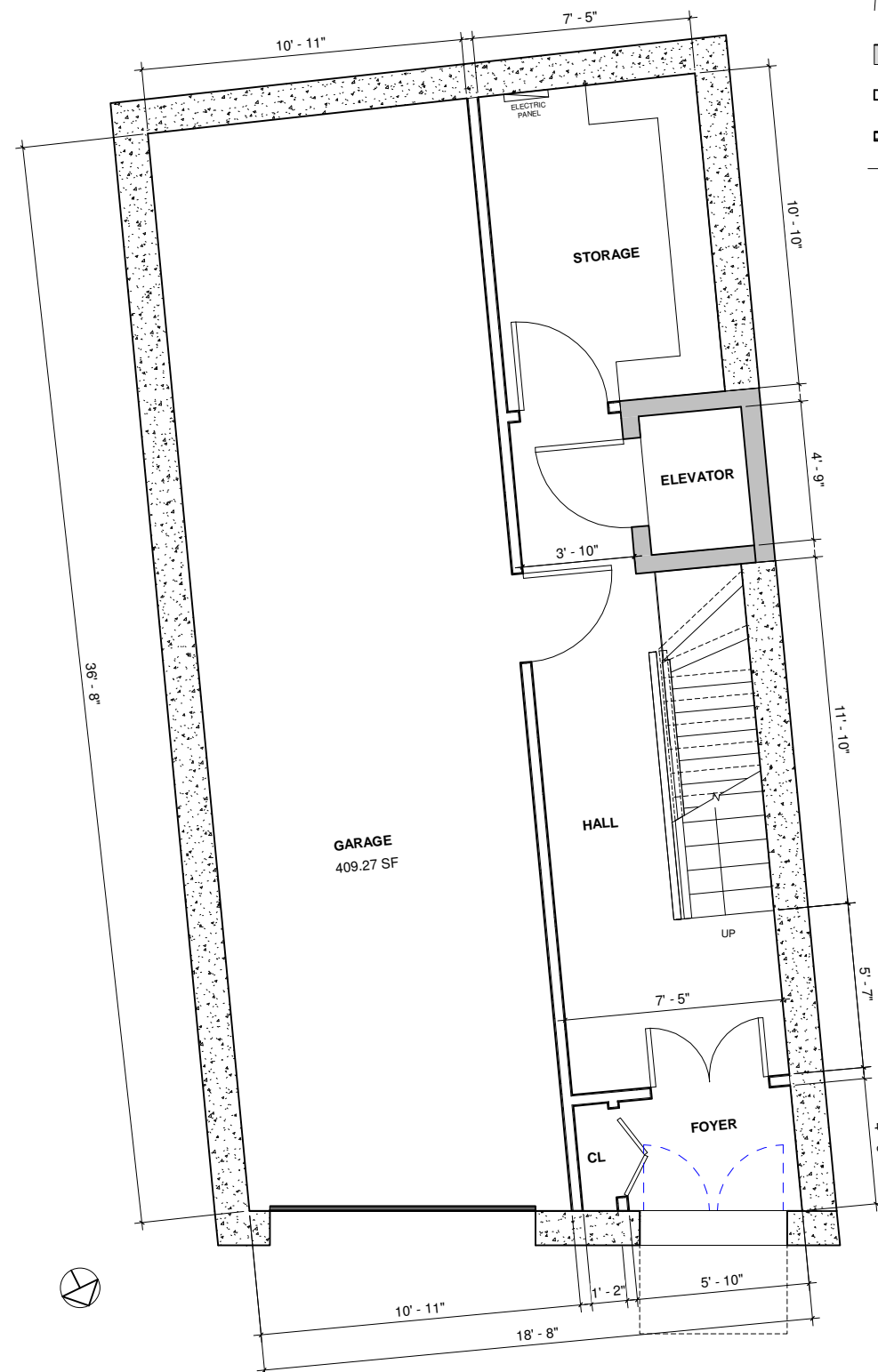
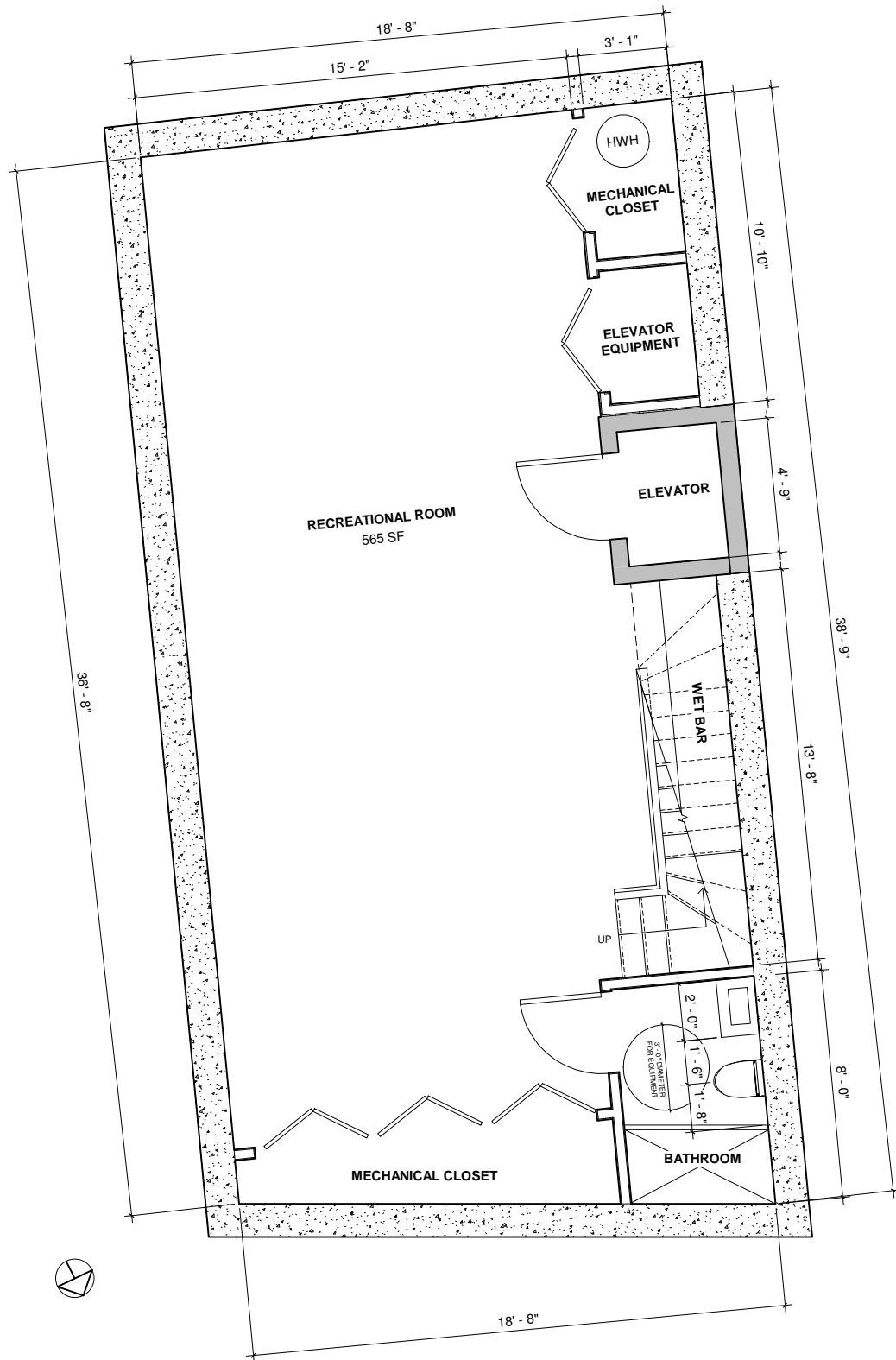
**PROJECT ADDRESS**  
68 South 1st Street  
Brooklyn, NY 11249

**PROPERTY OWNER**  
Esther Judelson  
Greg Del George

DOB Job Number: B08019005-11

**Zoning Diagrams**

	<b>SIGN &amp; SEAL</b>	<b>DATE:</b> 01/25/2023
	Project number	20220010
	Drawn by	CA
	Checked by	JF
<b>DRAWING NUMBER</b>		<b>Z-002.00</b>
		3 of 13



PLAN VIEW	DESCRIPTION
	NEW DOOR, SEE SCHEDULE FOR TYPE, USE, FIRE RATING
	NEW ELEVATOR WALL
	DEMO WALL
	NEW WALL, SEE SCHEDULE FOR TYPE, USE, FIRE RATING



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PROJECT NAME  
 Williamsburg Townhouse

PROJECT ADDRESS  
 68 South 1st Street  
 Brooklyn, NY 11249

PROPERTY OWNER  
 Esther Judelson  
 Greg Del George

DOB Job Number: B08019005-11

Proposed Cellar and  
 First Floor Plans  
 [ VARIANCE REQUIRED ]

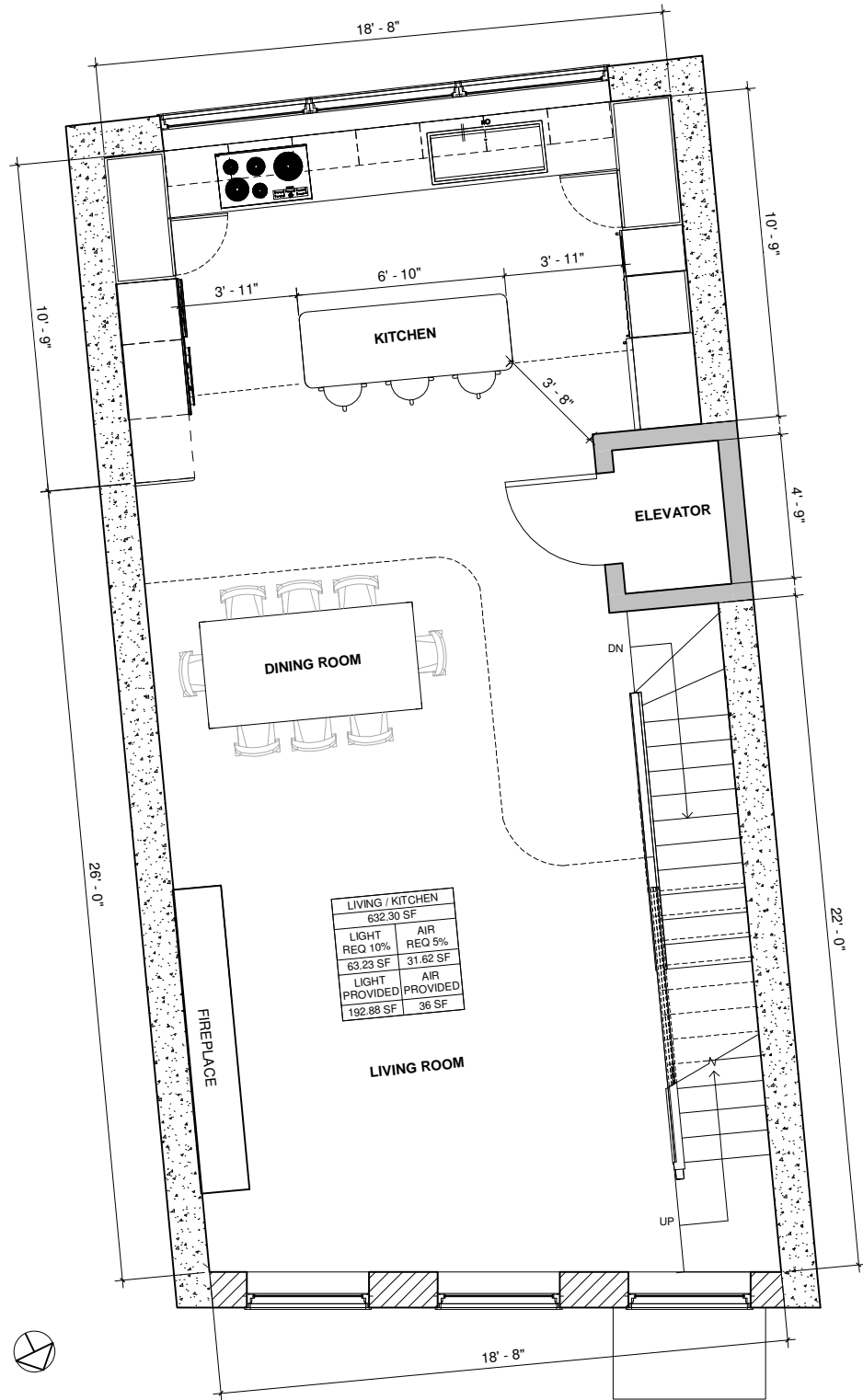
SIGN & SEAL DATE: 01/25/2023  
 Project number 20220010  
 Drawn by JL  
 Checked by JF

DRAWING NUMBER  
**A-101.00**

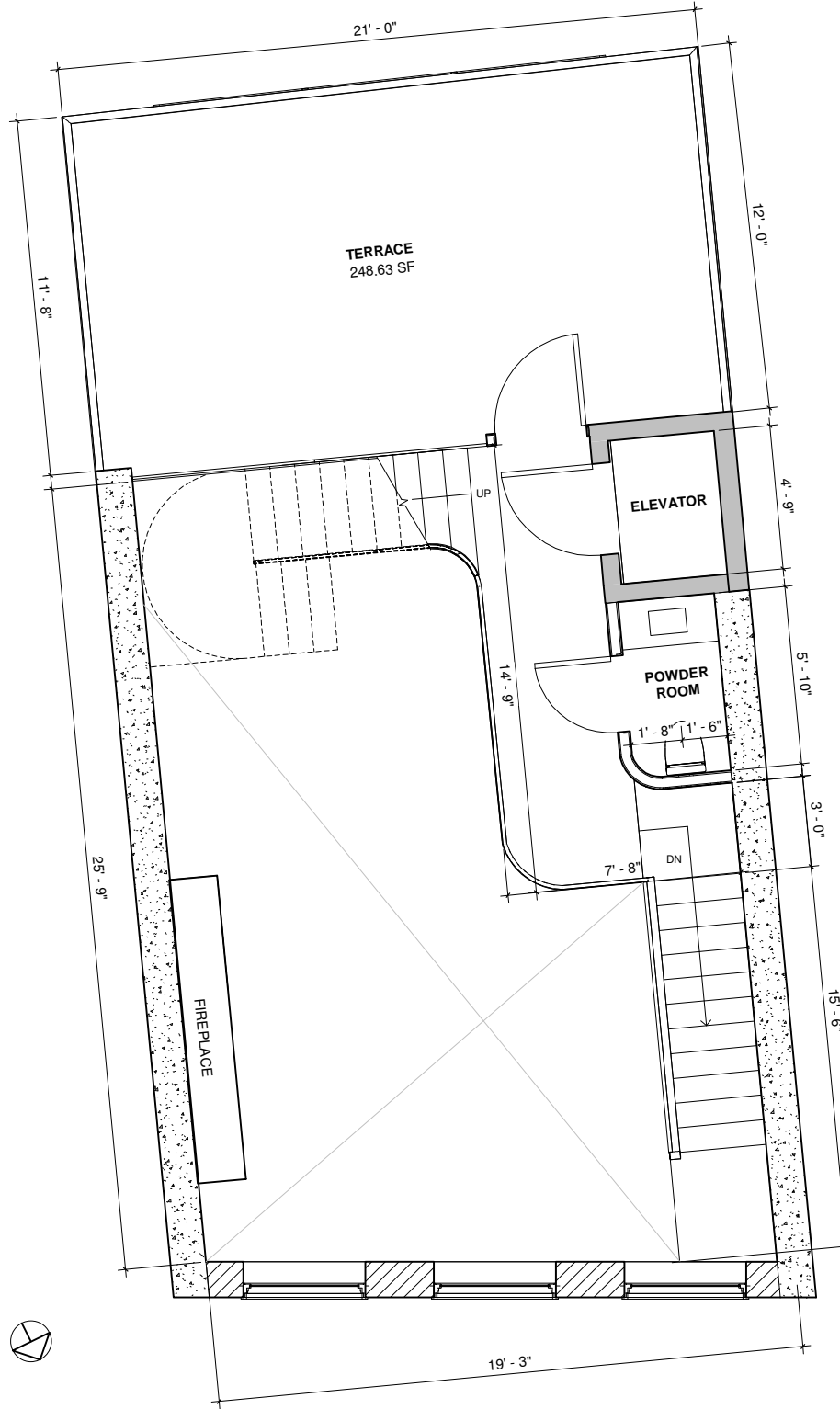
5 of 13

1 Proposed Cellar Plan  
 3/8" = 1'-0"

2 Proposed First Floor Plan  
 3/8" = 1'-0"



1 Proposed Second Floor Plan  
3/8" = 1'-0"

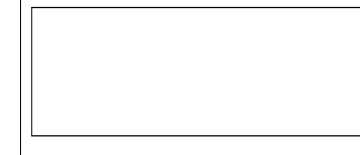
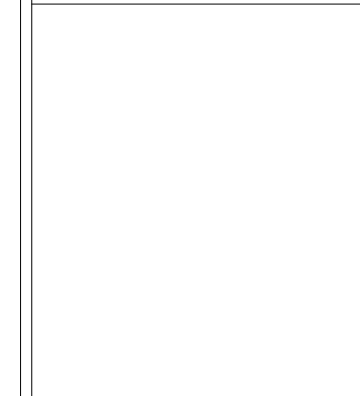


2 Proposed Mezzanine Plan  
3/8" = 1'-0"

PLAN VIEW	DESCRIPTION
	NEW DOOR, SEE SCHEDULE FOR TYPE, USE, FIRE RATING
	NEW ELEVATOR WALL
	DEMO WALL
	NEW WALL, SEE SCHEDULE FOR TYPE, USE, FIRE RATING



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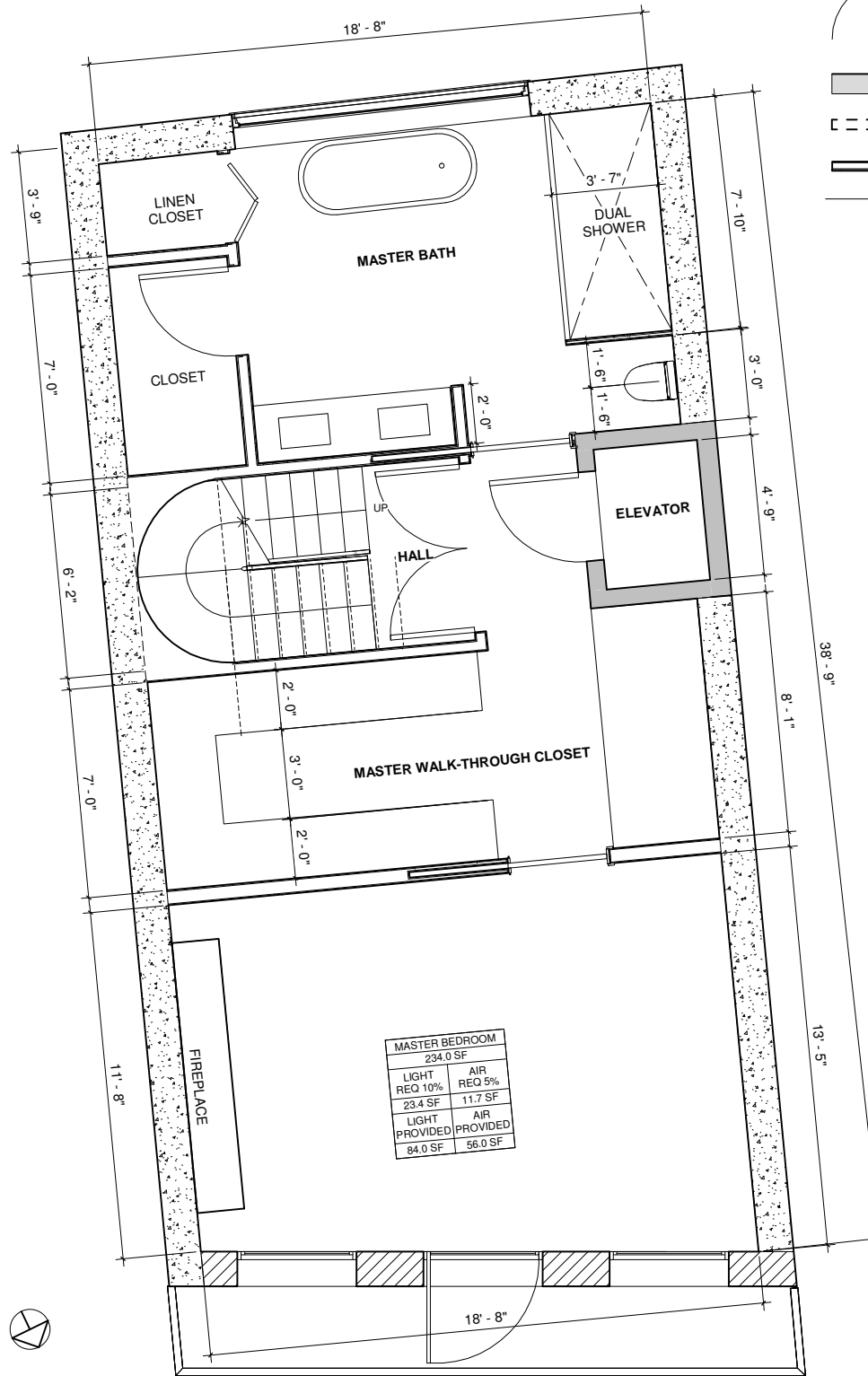
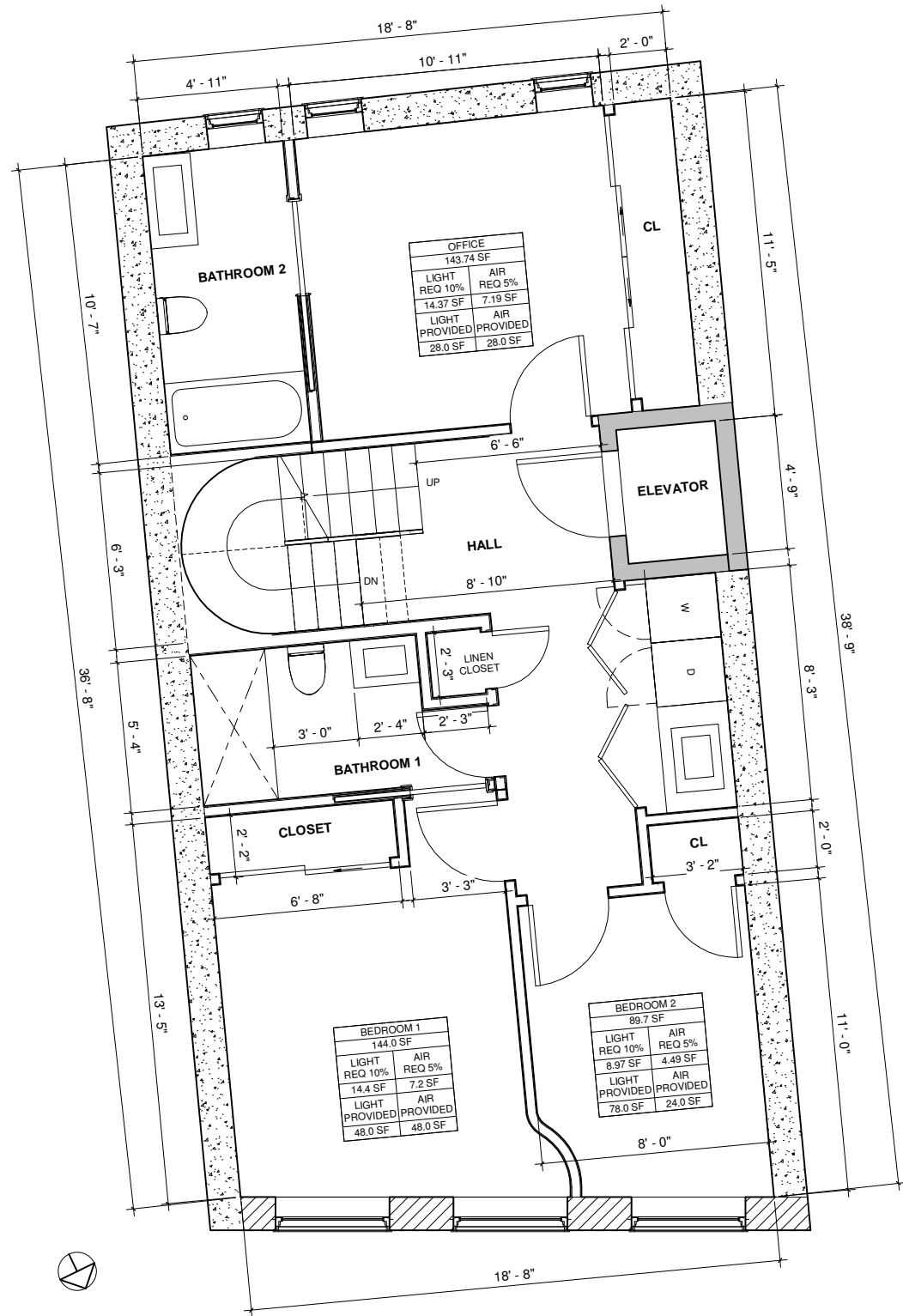
**PROJECT ADDRESS**  
 68 South 1st Street  
 Brooklyn, NY 11249

**PROPERTY OWNER**  
 Esther Judelson  
 Greg Del George

DOB Job Number: B08019005-11

**Proposed Second and Mezzanine Floor Plans**  
 [ VARIANCE REQUIRED ]

SIGN & SEAL	DATE: 01/25/2023
	Project number 20220010
	Drawn by JL
	Checked by JF
DRAWING NUMBER	A-102.00
	6 of 13

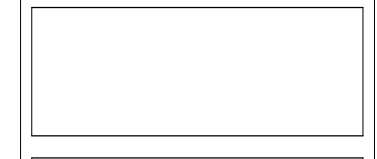
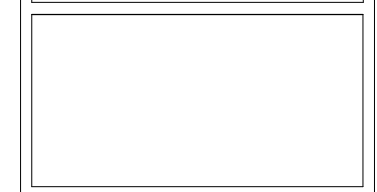
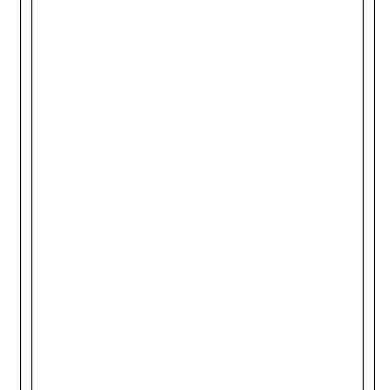


**SYMBOL LEGEND**

PLAN VIEW	DESCRIPTION
	NEW DOOR, SEE SCHEDULE FOR TYPE, USE, FIRE RATING
	NEW ELEVATOR WALL
	DEMO WALL
	NEW WALL, SEE SCHEDULE FOR TYPE, USE, FIRE RATING



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**PROPERTY OWNER**  
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Greg Del George

DOB Job Number: B08019005-11

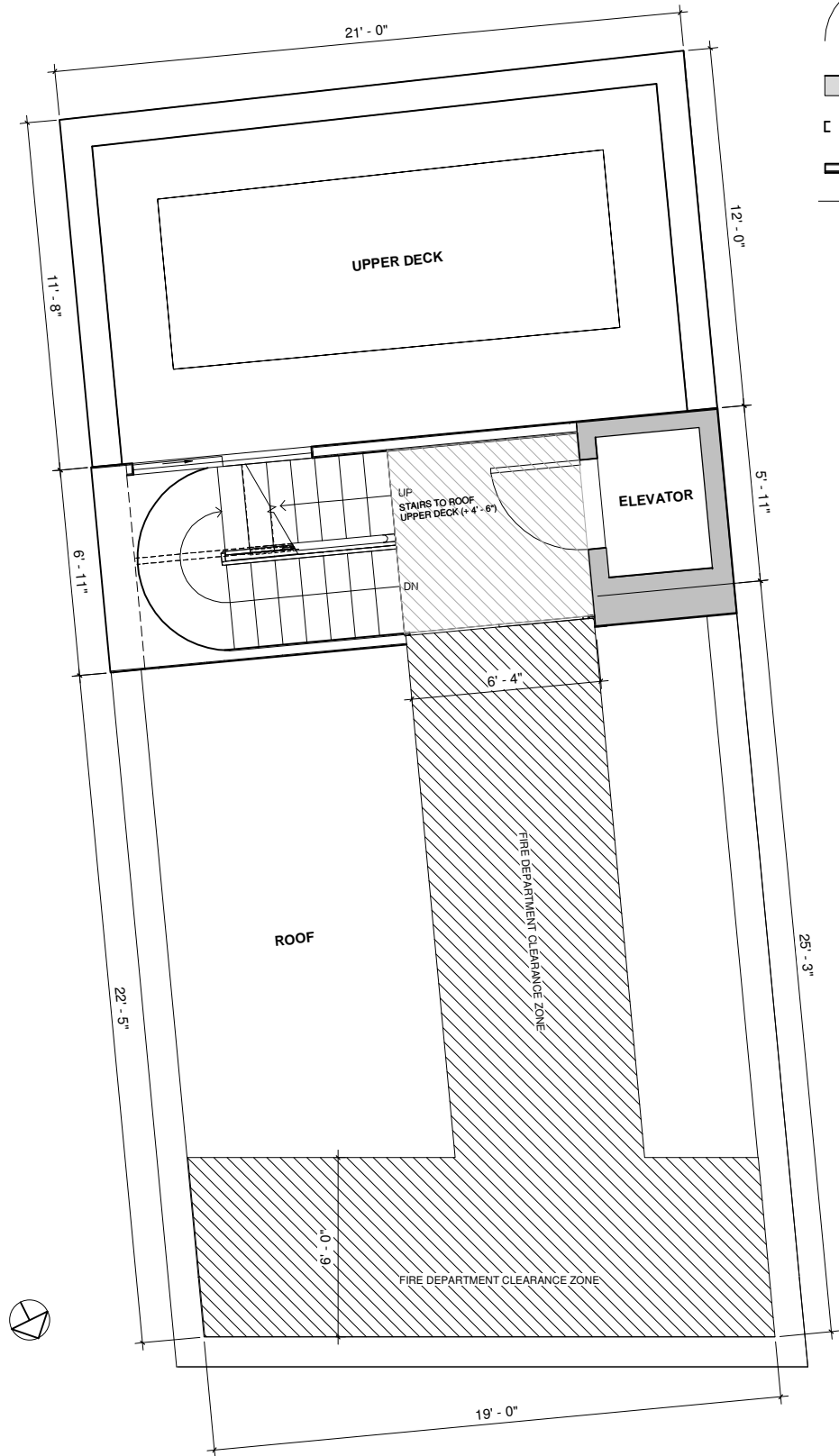
**Proposed Third and Fourth Floor Plans**  
**[ VARIANCE REQUIRED ]**

SIGN & SEAL	DATE: 01/25/2023
	Project number 20220010
	Drawn by JL
	Checked by JF
DRAWING NUMBER	A-103.00
	7 of 13

1 Proposed Third Floor Plan  
3/8" = 1'-0"

3 Proposed Fourth Floor Plan  
3/8" = 1'-0"





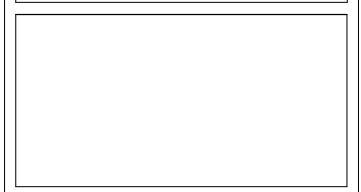
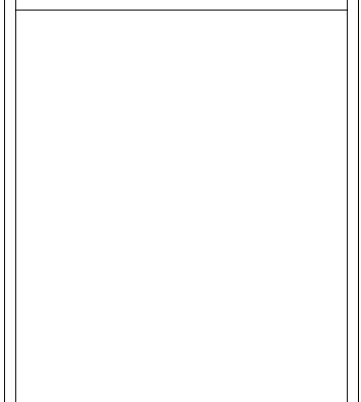
**SYMBOL LEGEND**

PLAN VIEW	DESCRIPTION
	NEW DOOR, SEE SCHEDULE FOR TYPE, USE, FIRE RATING
	NEW ELEVATOR WALL
	DEMO WALL
	NEW WALL, SEE SCHEDULE FOR TYPE, USE, FIRE RATING

1 Proposed Roof Plan  
3/8" = 1'-0"



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 68 South 1st Street  
 Brooklyn, NY 11249

**PROPERTY OWNER**  
 Esther Judelson  
 Greg Del George

DOB Job Number: B08019005-11

**Proposed Roof Plan**  
 [ VARIANCE REQUIRED ]

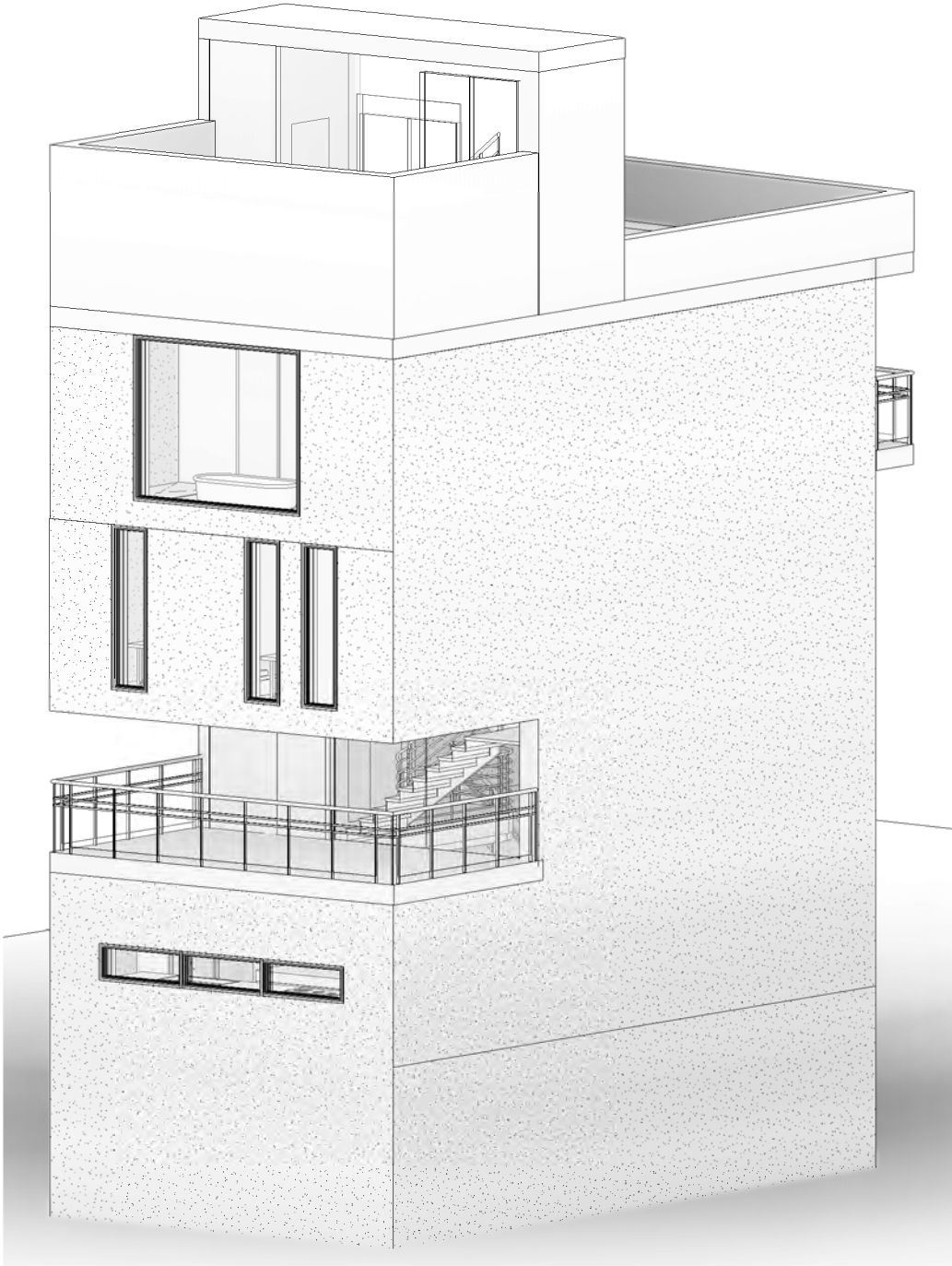
SIGN & SEAL 	DATE: 01/25/2023
	Project number 20220010
Drawn by JL	Checked by JF
DRAWING NUMBER	A-104.00
	8 of 13



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① Proposed Front - 3D View



② Proposed Back - 3D View

**PROJECT NAME**  
 Williamsburg Townhouse

**PROJECT ADDRESS**  
 68 South 1st Street  
 Brooklyn, NY 11249

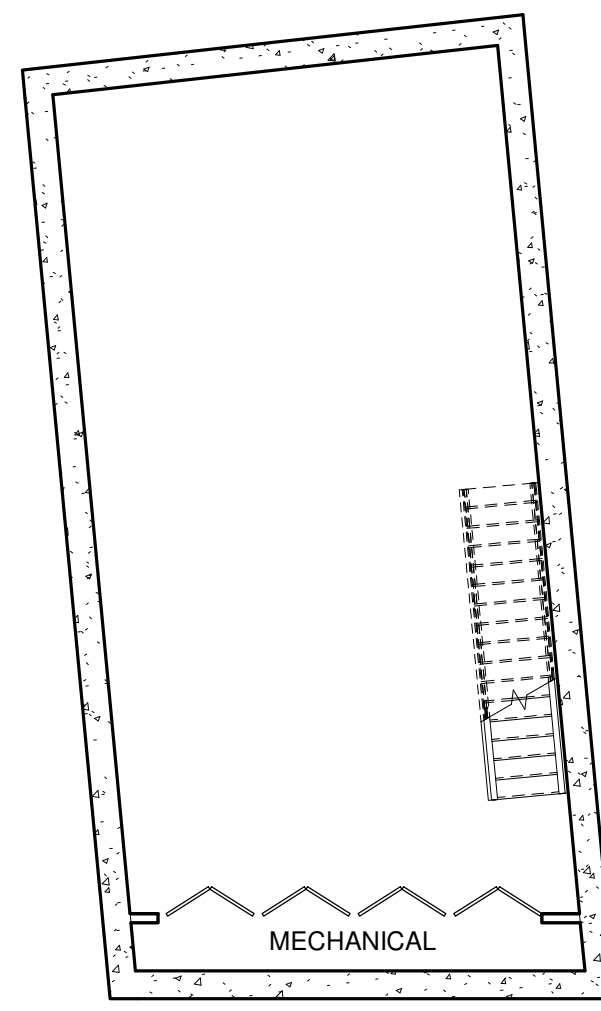
**PROPERTY OWNER**  
 Esther Judelson  
 Greg Del George

**Proposed Building 3D  
 Perspective Views  
 [ VARIANCE REQUIRED ]**

SIGN & SEAL	DATE: 01/25/2023
	Project number 20220010
	Drawn by JL
	Checked by JF
DRAWING NUMBER	A-400.00
12 of 13	

# As-of-Right Building

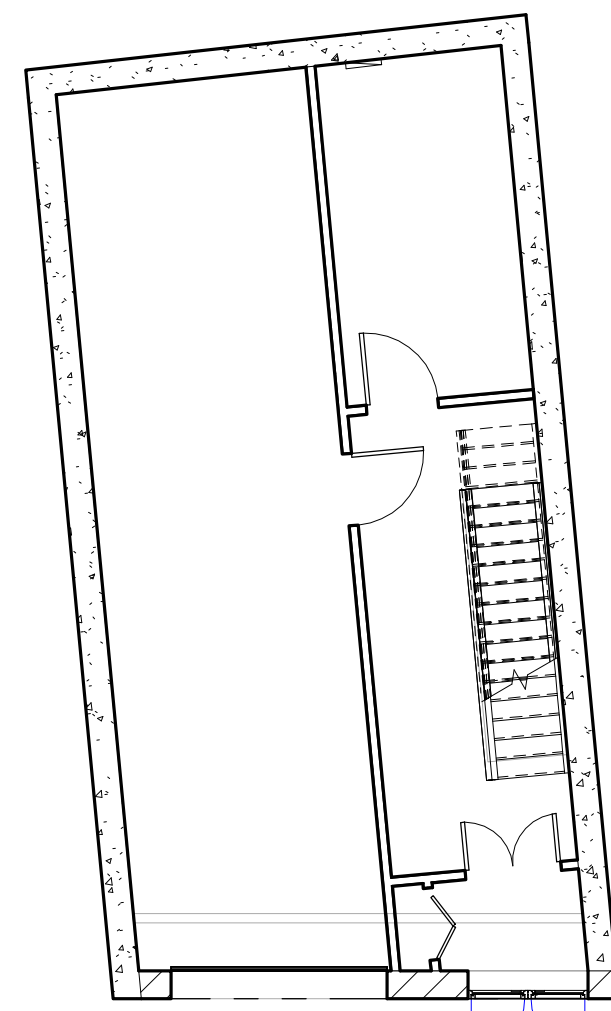
- ▶ An as-of-right design was prepared that complies with floor area regulations but does not provide adequate space for a family.
- ▶ The as-of-right building is a three-story plus cellar, 1,845.88 sq. ft. (2.2 FAR) residence. The height of the building will remain the same with a base height of 45 ft. and a total building height of 49.5 ft.
- ▶ The building envelope of the as-of-right building and the proposed building are the same.



① Zoning Diagram - Cellar  
1/8" = 1'-0"

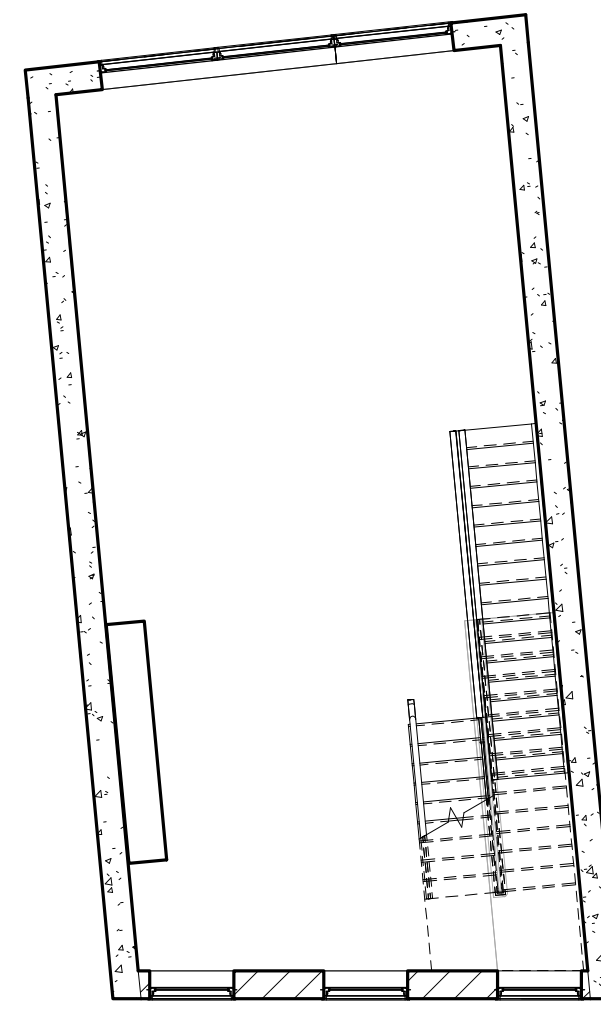
**Cellar:**  
Cellar Area = 840.44 SQ FT  
Cellar Zoning Floor Area = 0 SQ FT

Cellar Floor Area not counted for Zoning Floor Area as per ZR 12-10 Floor Area definition.



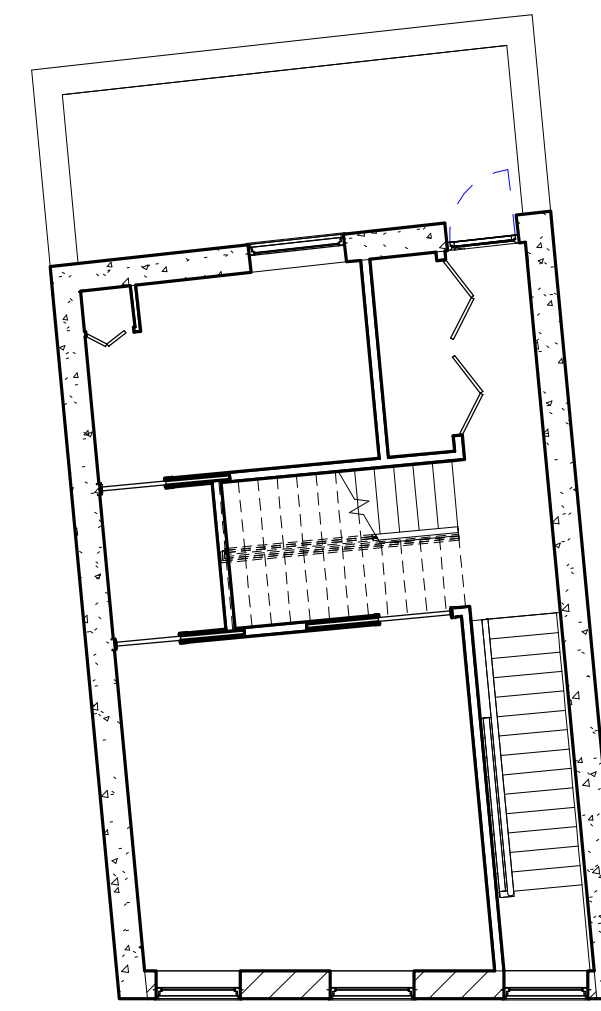
② Zoning Diagram - First Floor  
1/8" = 1'-0"

**First Floor:**  
1st Floor Area = 840.44 SQ FT  
-385.00 SF SQ FT deduction per 2 parking spaces  
1st Floor Zoning Floor Area = 455.44 SQ FT



③ Zoning Diagram - Second Floor  
1/8" = 1'-0"

**Second Floor:**  
2nd Floor Area = 840.44 SQ FT  
2nd Floor Zoning Floor Area = 840.44 SQ FT



④ Zoning Diagram - Third Floor  
1/8" = 1'-0"

**Third Floor:**  
3rd Floor Area = 550.00 SQ FT  
3rd Floor Zoning Floor Area = 550.00 SQ FT

**Zoning Floor Area:**

First Floor = 840.44 SF  
-385.00 SF deduction for 2 parking spaces  
Second Floor = 840.44 SF  
Third Floor = 550.00 SF

**Total Zoning Floor Area = 1,845.88 SF**  
CELLAR NOT COUNTED

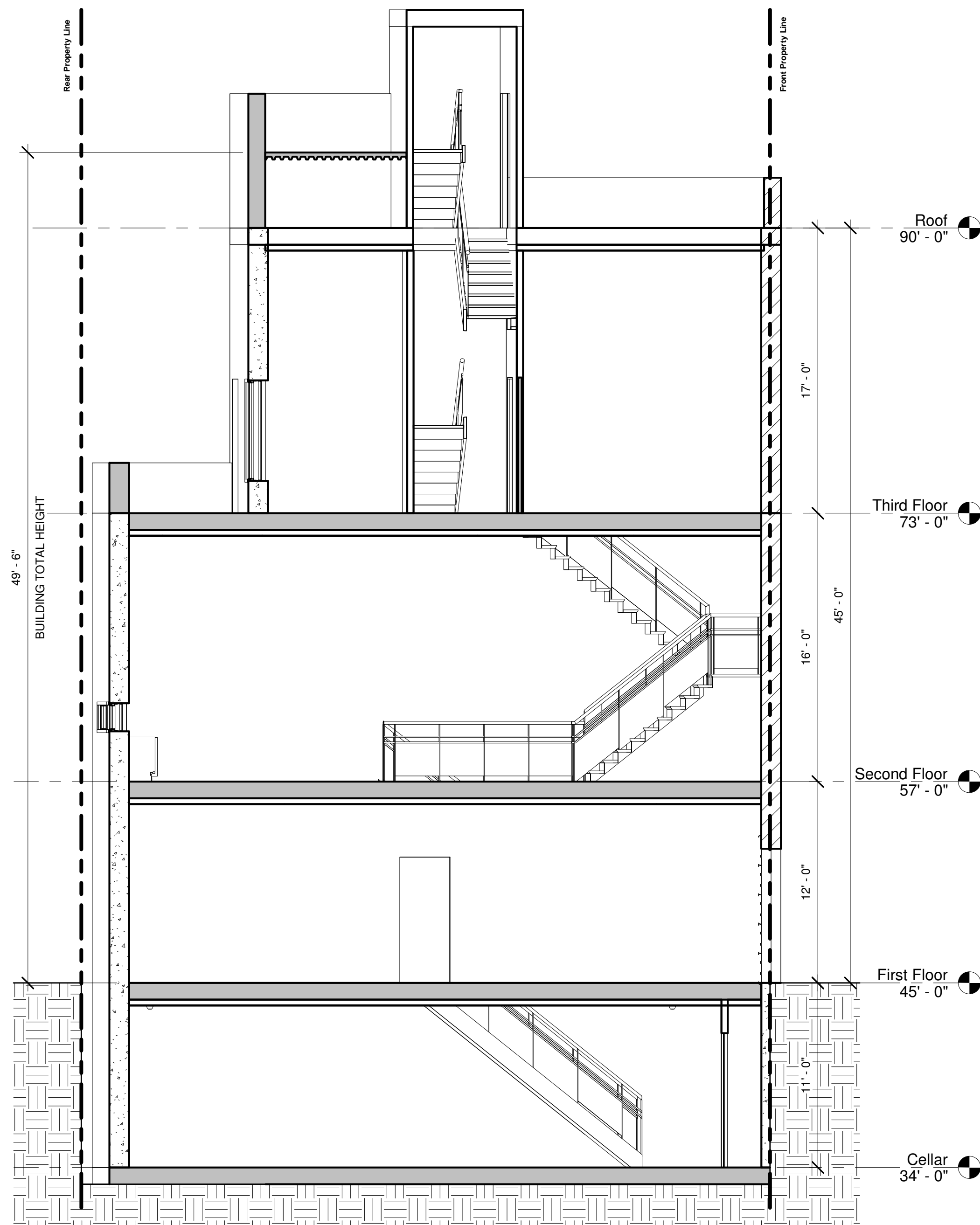
**Building Construction Floor Area:**

Cellar = 840.44 SF  
First Floor = 840.44 SF  
Second Floor = 840.44 SF  
Third Floor = 550.00 SF

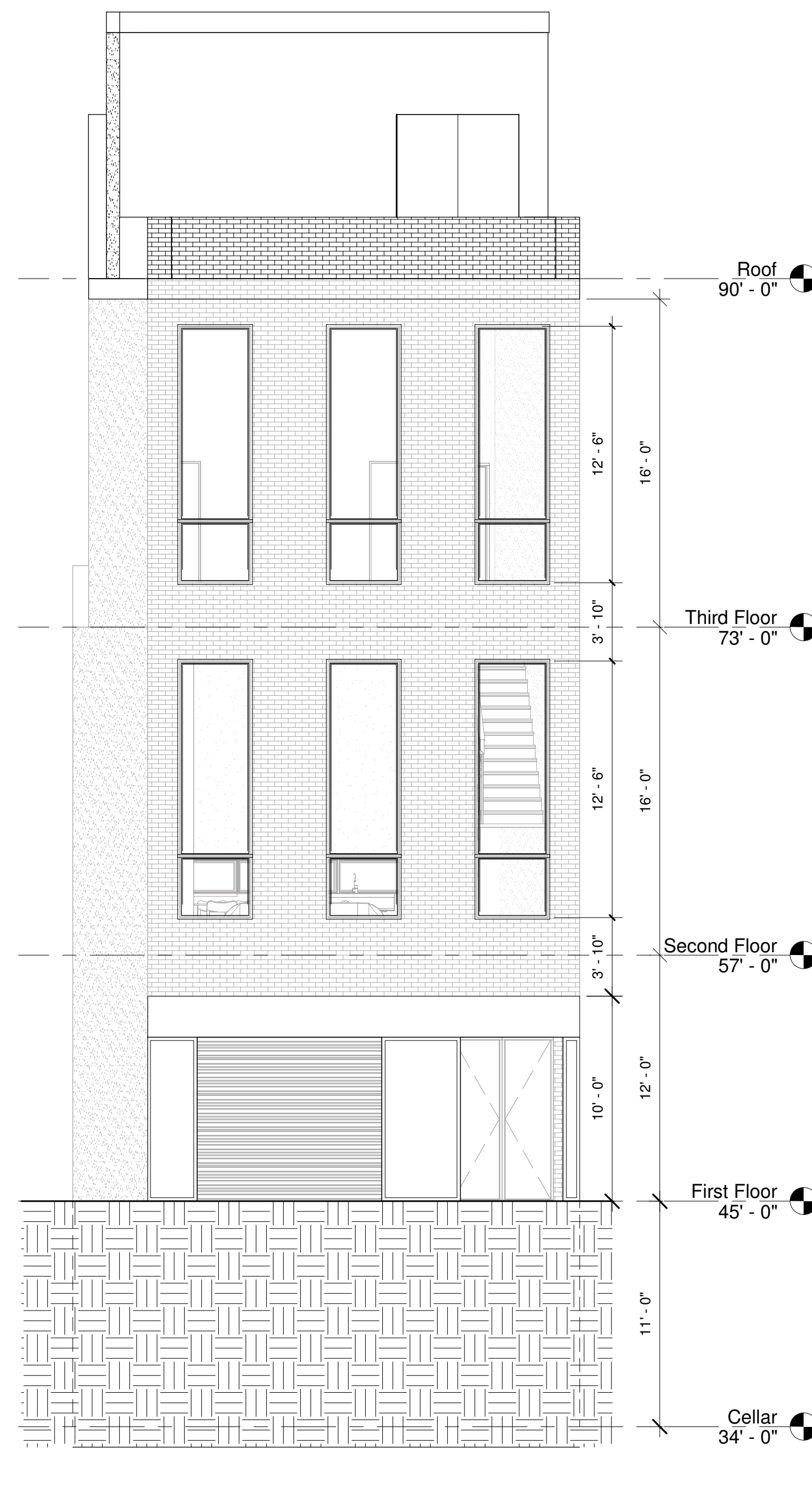
**Total Building Construction Floor Area = 3071.32 SQ FT**

**Site:**

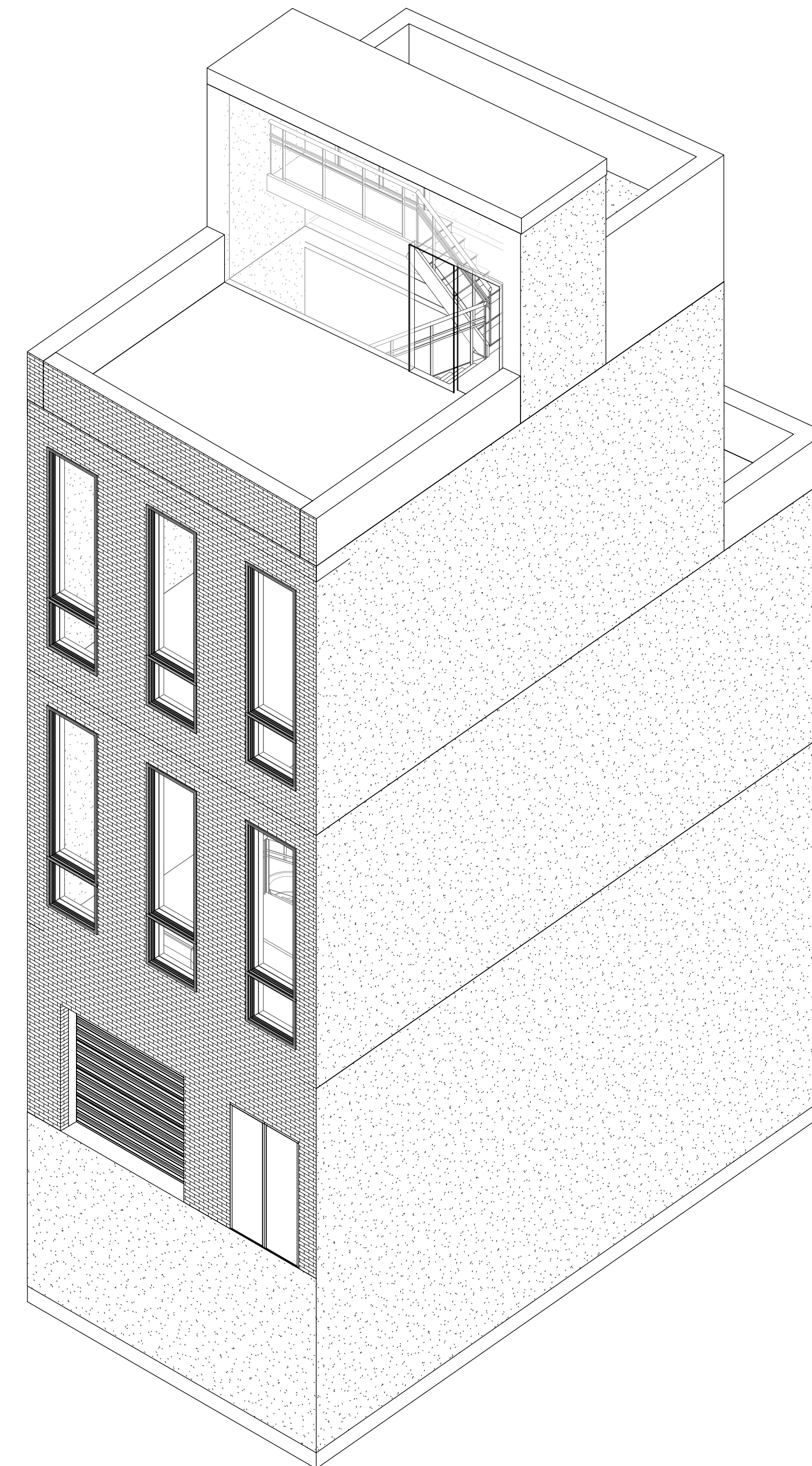
**Lot Coverage & Open Space:**  
Lot Area = 840.96 SQ FT  
Lot Coverage = 840.96 SQ FT  
840.96 ÷ 840.96 = 1  
**Lot Coverage = 100%**  
**Open Space = 0%**



⑤ As-of-Right Zoning Section  
3/16" = 1'-0"



⑥ As-of-Right Elevation  
3/16" = 1'-0"



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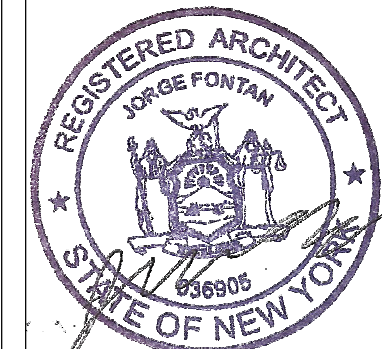
**PROJECT ADDRESS**  
68 South 1st Street  
Brooklyn, NY 11249

**PROPERTY OWNER**  
Esther Judelson  
Greg Del George

DOB Job Number: B08019005-11

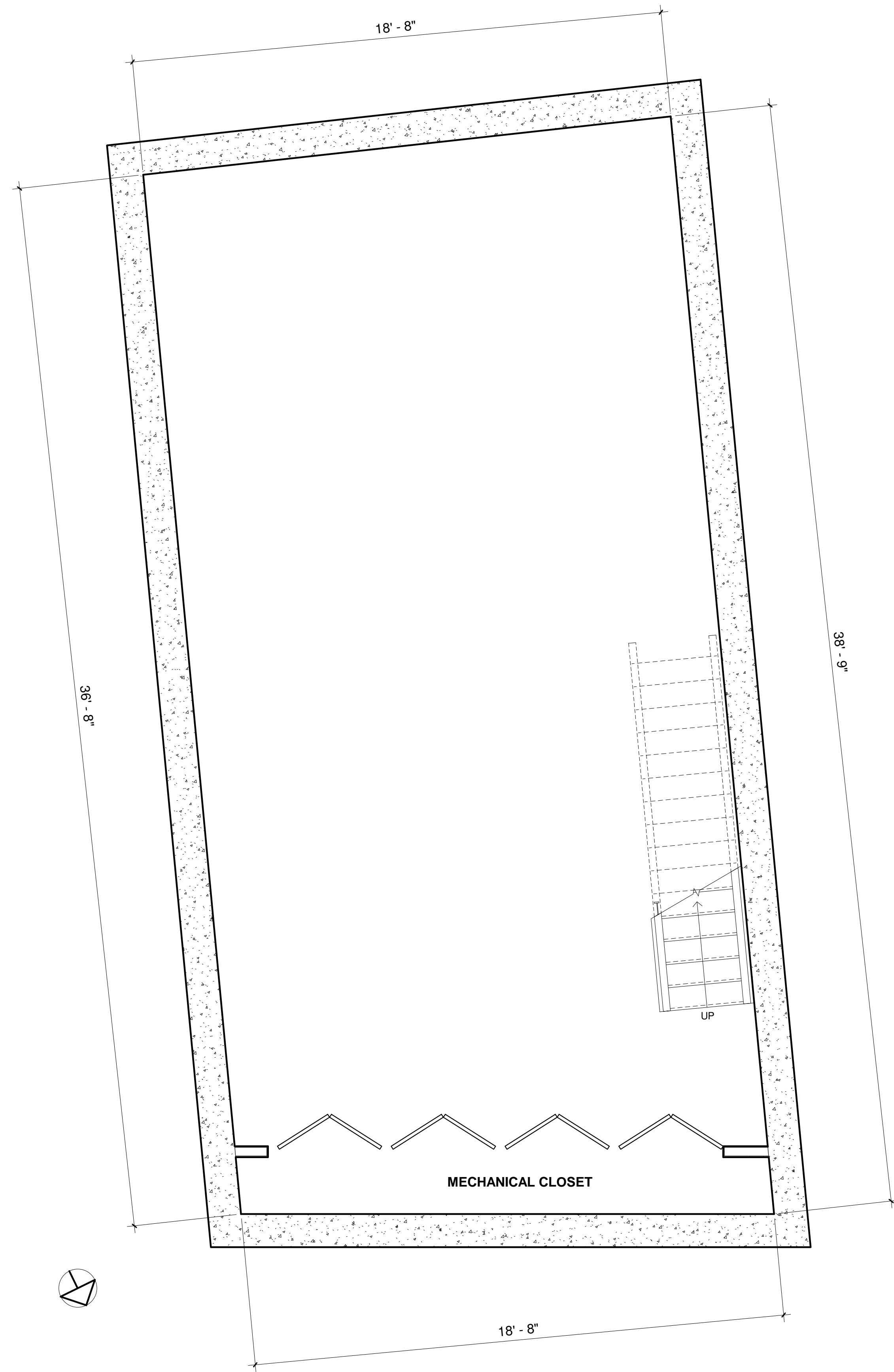
**As-of-Right Zoning Diagrams**

SIGN & SEAL	DATE: 01/11/2023
	Project number 20220010
	Drawn by JLL
	Checked by JF

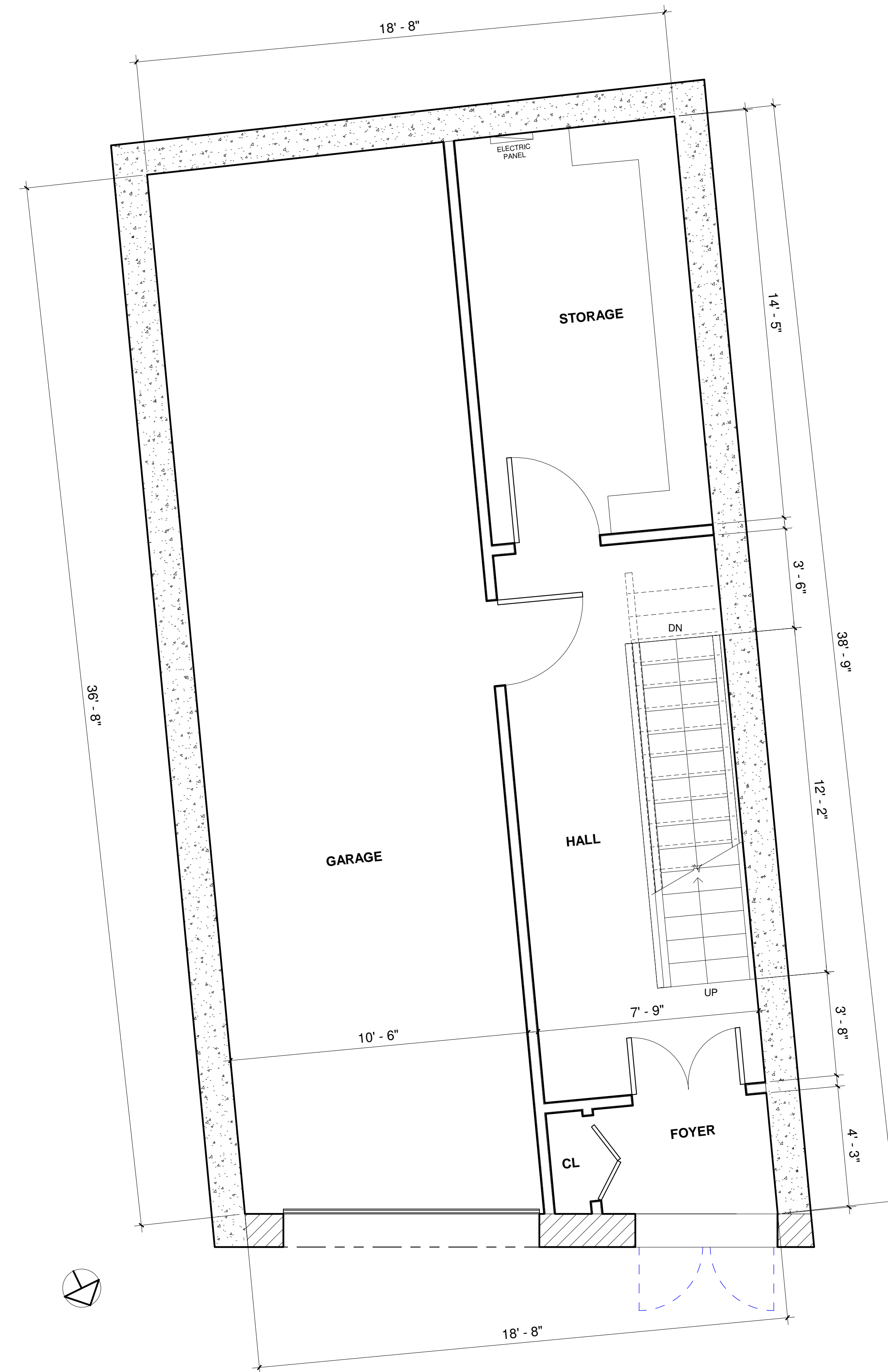


DRAWING NUMBER

**A-501.00**



1 Proposed Cellar Plan  
3/8" = 1'-0"



2 Proposed First Floor Plan  
3/8" = 1'-0"

PLAN VIEW	DESCRIPTION
	NEW DOOR, SEE SCHEDULE FOR TYPE, USE, FIRE RATING
	EXISTING WALL TO REMAIN
	DEMO WALL
	NEW WALL, SEE SCHEDULE FOR TYPE, USE, FIRE RATING



**FONTAN ARCHITECTURE**  
 JORGE FONTAN AIA 212 321 0194  
 28 W 27TH ST, # 606 NEW YORK, NY 10001  
 WWW.JORGEFONTAN.COM INFO@JORGEFONTAN.COM

PROJECT NAME  
 Williamsburg Townhouse

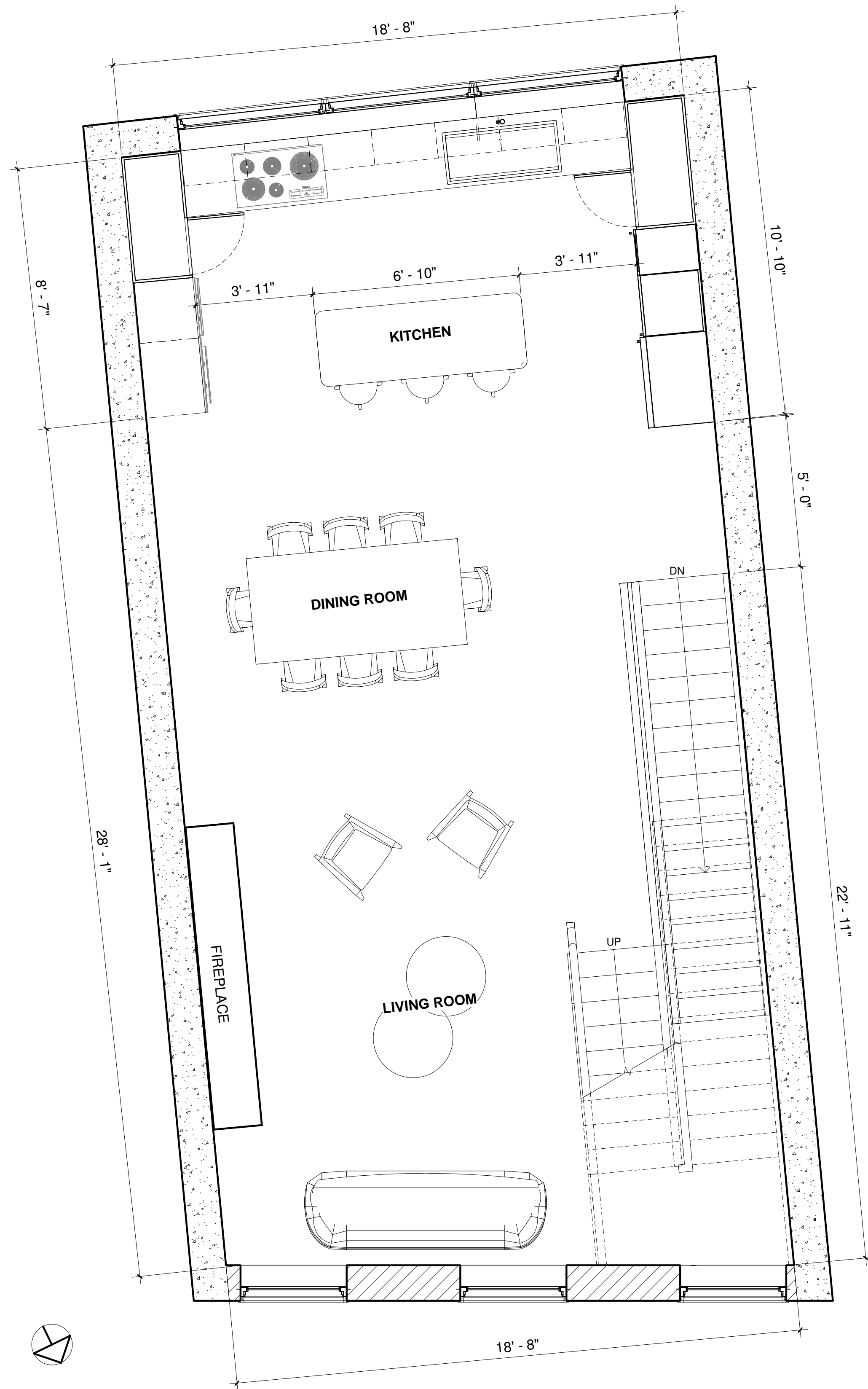
PROJECT ADDRESS  
 68 South 1st Street  
 Brooklyn, NY 11249

PROPERTY OWNER  
 Esther Judelson  
 Greg Del George

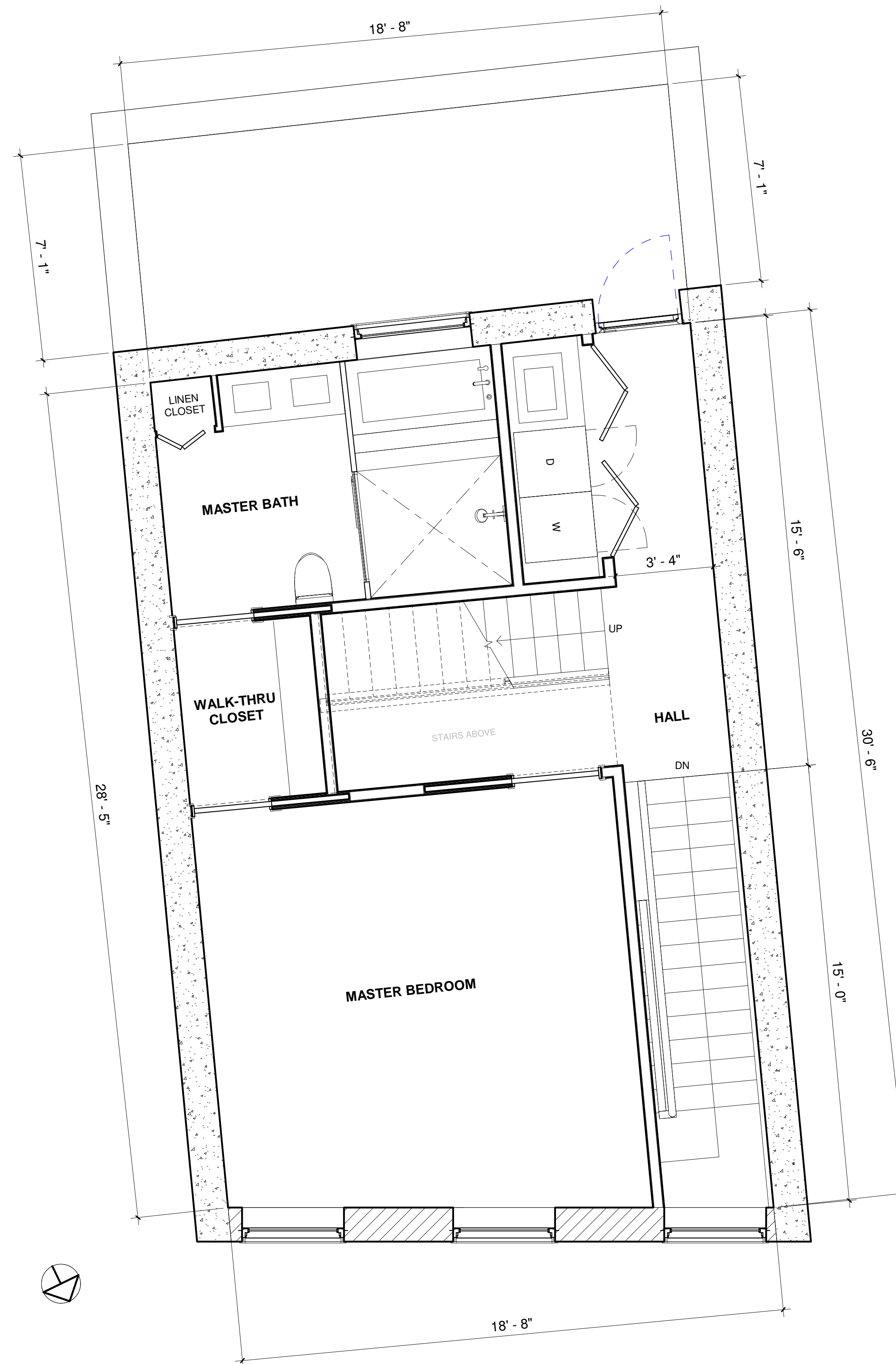
**As-of-Right Cellar and  
 1st Floor Plans**

SIGN & SEAL	DATE: 01/11/2023
	Project number 20220010
	Drawn by JLL
	Checked by JF

DRAWING NUMBER  
**A-502.00**  
 15 of 18



1 Proposed Second Floor Plan  
3/8" = 1'-0"



2 Proposed Third Floor Plan  
3/8" = 1'-0"

PLAN VIEW	DESCRIPTION
	NEW DOOR, SEE SCHEDULE FOR TYPE, USE, FIRE RATING
	EXISTING WALL TO REMAIN
	DEMO WALL
	NEW WALL, SEE SCHEDULE FOR TYPE, USE, FIRE RATING



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 JORGE FONTAN AIA 212 321 0194  
 28 W 27TH ST, # 606 NEW YORK, NY 10001  
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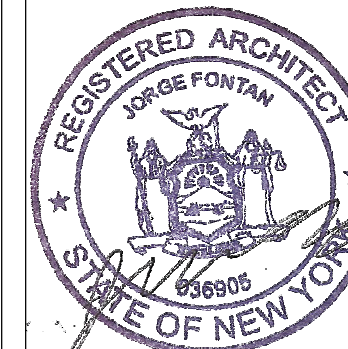
**PROJECT NAME**  
 Williamsburg Townhouse

**PROJECT ADDRESS**  
 68 South 1st Street  
 Brooklyn, NY 11249

**PROPERTY OWNER**  
 Esther Judelson  
 Greg Del George

**As-of-Right 2nd and 3rd Floor Plans**

SIGN & SEAL	DATE: 01/11/2023
	Project number 20220010
	Drawn by JIL
	Checked by JF

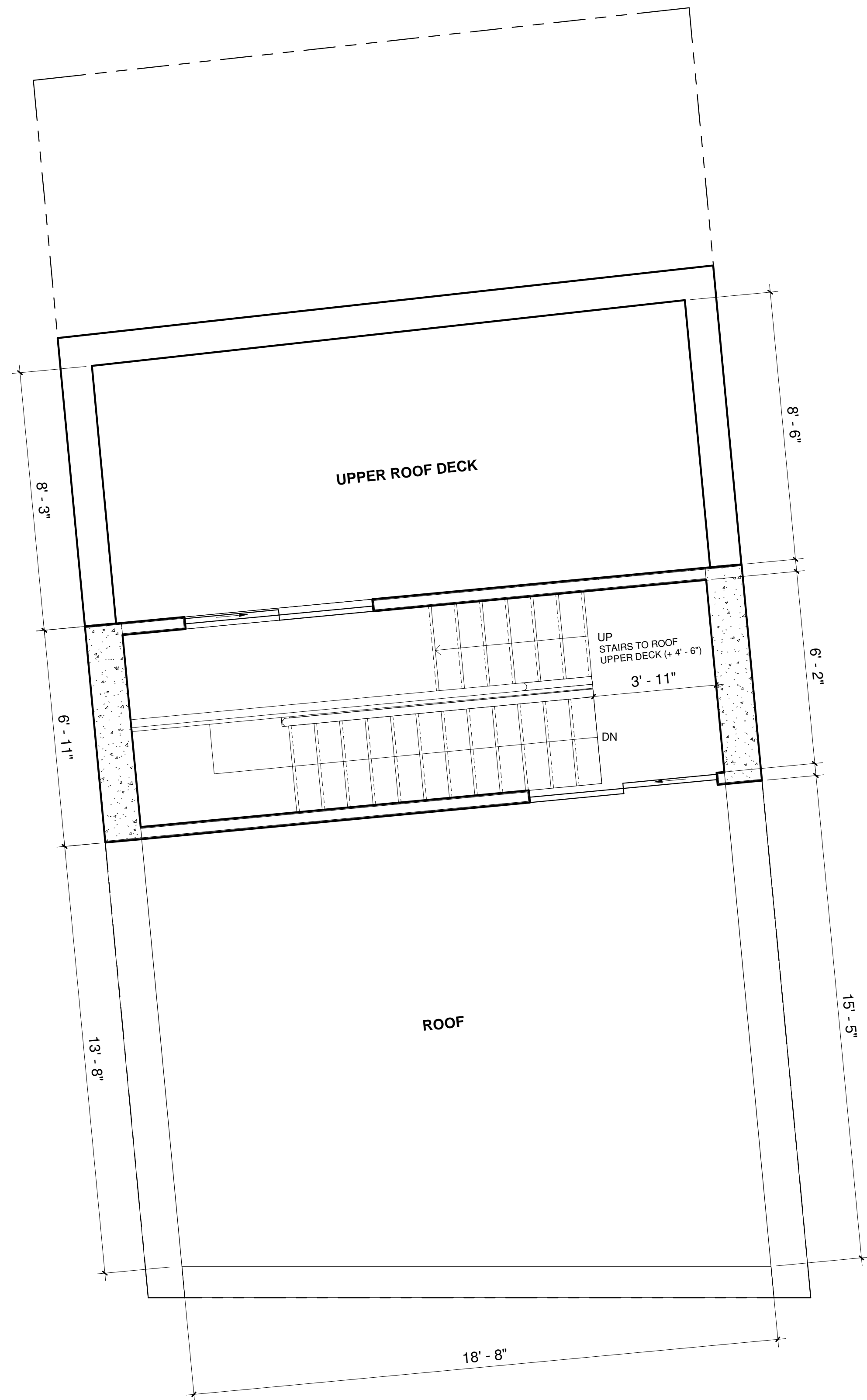


DRAWING NUMBER

**A-503.00**

**SYMBOL LEGEND**

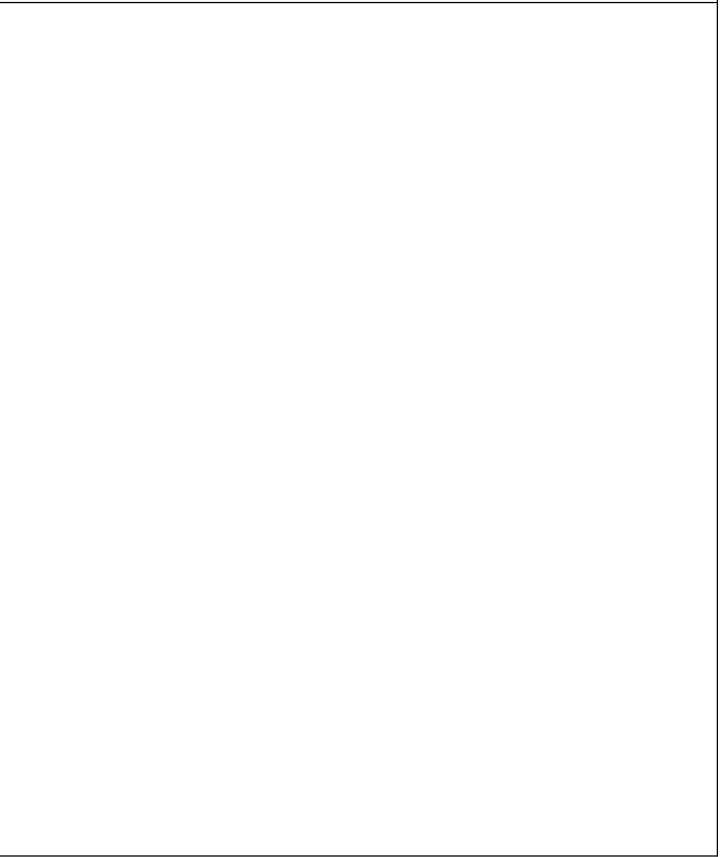
PLAN VIEW	DESCRIPTION
	NEW DOOR, SEE SCHEDULE FOR TYPE, USE, FIRE RATING
	EXISTING WALL TO REMAIN
	DEMO WALL
	NEW WALL, SEE SCHEDULE FOR TYPE, USE, FIRE RATING



1 Proposed Roof Plan  
3/8" = 1'-0"



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 JORGE FONTAN AIA 212 321 0194  
 28 W 27TH ST, # 606 NEW YORK, NY 10001  
 WWW.JORGEFONTAN.COM INFO@JORGEFONTAN.COM



PROJECT NAME  
 Williamsburg Townhouse

PROJECT ADDRESS  
 68 South 1st Street  
 Brooklyn, NY 11249

PROPERTY OWNER  
 Esther Judelson  
 Greg Del George



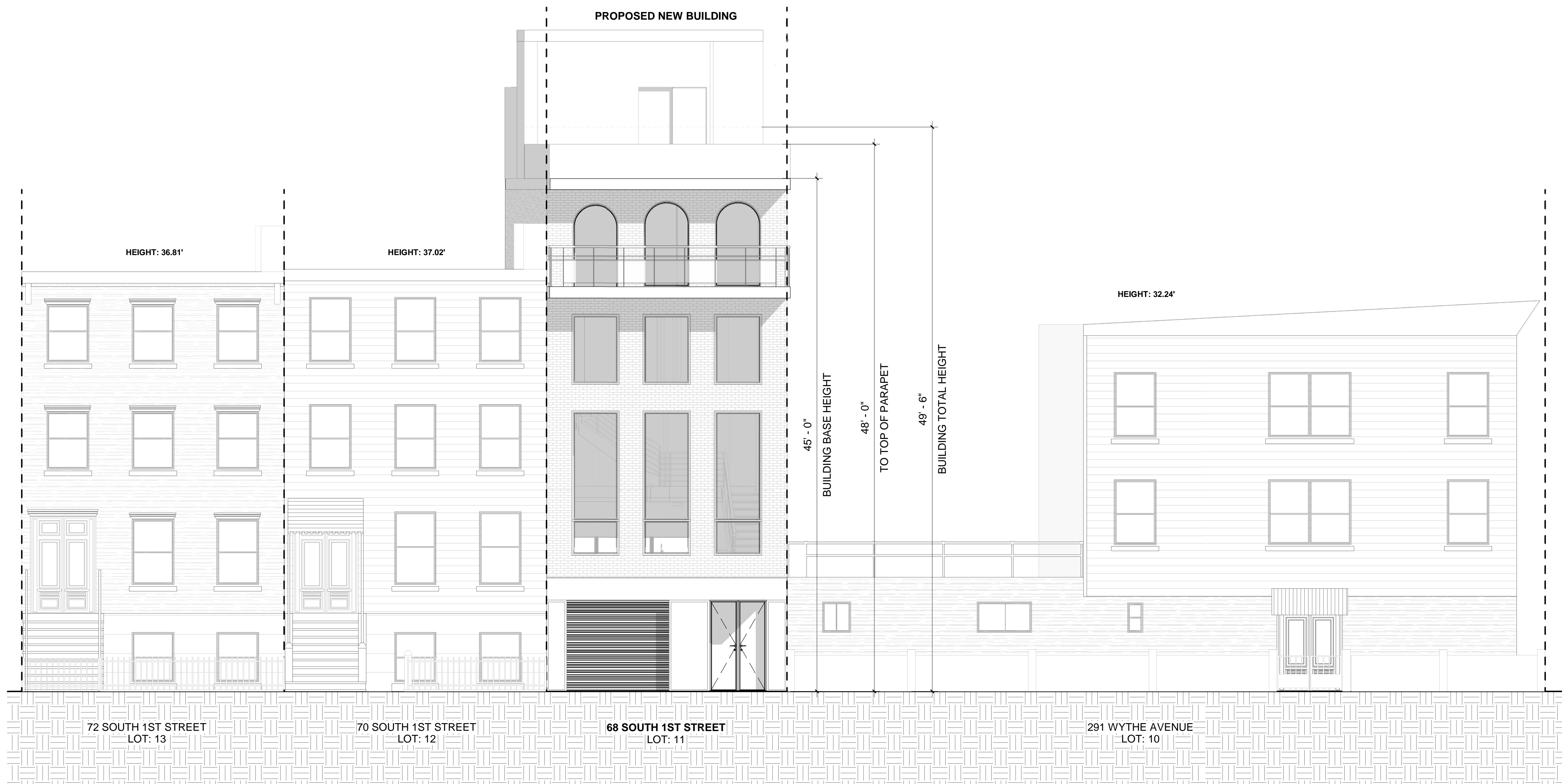
**As-of-Right Roof Plan**

SIGN & SEAL	DATE: 01/11/2023
	Project number 20220010
	Drawn by JIL
	Checked by JF

DRAWING NUMBER  
**A-504.00**



**FONTAN ARCHITECTURE**  
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 28 W 27TH ST, # 606 NEW YORK, NY 10001  
 WWW.JORGEFONTAN.COM INFO@JORGEFONTAN.COM



① Streetscape  
 3/16" = 1'-0"

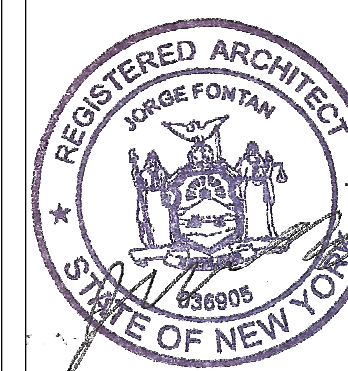
**PROJECT NAME**  
 Williamsburg Townhouse

**PROJECT ADDRESS**  
 68 South 1st Street  
 Brooklyn, NY 11249

**PROPERTY OWNER**  
 Esther Judelson  
 Greg Del George

**Streetscape**  
 [ VARIANCE REQUIRED ]

SIGN & SEAL	DATE: 01/11/2023
	Project number 20220010
	Drawn by JIL
	Checked by JF



DRAWING NUMBER

**A-600.00**



# Variance Findings

- ▶ **ZR § 72-21**

- ▶ **(a) Unique Conditions**

- ▶ **Small Lot.** Only four lots within a 600 ft. radius maintain a lot area smaller than the premises. However, only one lot is vacant, but is commonly owned with an adjacent lot.
    - ▶ **Shallow Lot.** There are only five other lots within a 600 ft. radius with a lot depth of less than 43 feet. However, of those lots, only one lot is vacant, and is commonly owned with an adjacent lot.
    - ▶ **Vacant Lot.** Only one of two lots within a 600 ft. radius is vacant, independently owned, and smaller than 2,000 sq. ft.


- ▶ **(b) Reasonable Return**

- ▶ Not applicable to single-family residence.

- ▶ **(c) Character of the Neighborhood**

- ▶ **(d) Self-Created Hardship**

- ▶ **(e) Minimal Variance Necessary**



**68 South 1<sup>st</sup> Street**  
**Brooklyn, NY**  
**Variance Application**  
**BSA Cal. No.: 2023-08-BZ**

Community Board 1 Meeting  
April 18, 2023

# Appendix

# 600' Radius

## 68 South 1st Street Area Map

**Project**

- Project Area
- Re zoning Area
- Development Site
- 600 Foot Radius

**Zoning**

- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5
- Special Purpose District

**Land Use**

- 1-2 Family Residential
- Multifamily Walkup
- Multifamily Elevator
- Mixed Commercial/Residential
- Commercial & Office
- Industrial & Mfg
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking
- Vacant/No Data
- Other

**Transportation**

- Subway Stop
- Subway Entrance

Map Created: Feb 28, 2023, 2:13pm  
Data Sources: layers-geo.state.nyc.gov/1/sources/pluto/MapPLUTO™ 21v2, Bylaws of the Big Acids (June 2021), zoning-districts (May 2021), digital-city-map (May 2021), elevations (26 February 2019), transportation (21 November 2017), supporting-zoning (May 2021)



# Small Lot

	Block	Lot	Address	Lot Area	Building Area	Lot Frontage	Lot Depth	Year Built	Built FAR
1	2404	31	274 BERRY STREET	333	0	13.25	25	1950	0
2	2404	123	94 SOUTH 1 STREET	706	2100	20	35.33	1899	2.97
3	2404	24	260 BERRY STREET	792	3120	20	39.58	1899	3.94
4	2404	30	272 BERRY STREET	799	2384	16	50	1899	2.98
5	<u>2404</u>	<u>11</u>	<u>SOUTH 1 STREET</u>	<u>840</u>	<u>0</u>	<u>21.08</u>	<u>40.83</u>	0	0

- Only four (4) lots maintain a lot area smaller than that of the Premises.
- Only one (1) lot (Block 2404, Lot 31) is vacant. However, Lot 31 is under common ownership with the adjacent lot and offers greater potential for an as-of-right development.
- The other three (3) lots are improved with buildings built prior to the zoning resolution and are overbuilt.

# Small Lot

	Block	Lot	Address	Lot Area	Building Area	Lot Frontage	Lot Depth	Year Built	Built FAR
1	2404	31	274 BERRY STREET	333	0	13.25	25	1950	0
2	2404	123	94 SOUTH 1 STREET	706	2100	20	35.33	1899	2.97
3	2404	24	260 BERRY STREET	792	3120	20	39.58	1899	3.94
4	2404	30	272 BERRY STREET	799	2384	16	50	1899	2.98
5	<u>2404</u>	<u>11</u>	<u>SOUTH 1 STREET</u>	<u>840</u>	<u>0</u>	<u>21.08</u>	<u>40.83</u>	0	0

- Only four (4) lots maintain a lot area smaller than that of the Premises.
- Only one (1) lot (Block 2404, Lot 31) is vacant. However, Lot 31 is under common ownership with the adjacent lot and offers greater potential for an as-of-right development.
- The other three (3) lots are improved with buildings built prior to the zoning resolution and are overbuilt.

# Vacant Lot

	Block	Lot	Address	Lot Area	Building Area	Comments
1	2404	31	274 BERRY STREET	333	0	Common ownership with adjacent lot (Lot 32)
2	2404	11	SOUTH 1 STREET	840	0	
3	2392	1	BERRY STREET	1003	0	Corner Lot.
4	2390	25	72 GRAND STREET	1151	0	Commonly owned with adjacent lots (Lots 24 and 7501).
5	2404	32	101 SOUTH 2 STREET	1268	0	Common ownership with adjacent lot (Lot 31)
6	2416	40	61 SOUTH 3 STREET	1900	0	Common ownership with adjacent lot (Lot 39)
7	2379	43	85 GRAND STREET	2079	0	Lot is approximately 2.5 times larger than the Premises. Located within R6A/C2-4 zoning district.
8	2390	16	GRAND STREET	2499	0	Commonly owned with Lots 14, 15, and 17
9	2390	17	56 GRAND STREET	2499	0	Commonly owned with Lots 14, 15, and 16
10	2378	30	GRAND STREET	2756	0	Lot is approximately 3 times larger than the Premises.
11	2415	119	SOUTH 2 STREET	2975	0	Commonly owned with adjacent lot (Lot 19).
12	2415	16	50 SOUTH 2 STREET	4999	0	Lot is approximately 6 times larger than the Premises and is located within the MX-8 (M1-4/R6A) zoning district.
13	2379	24	228 BERRY STREET	10070	0	Lot is approximately 12 times larger than the size of the Premises and is under construction for an 8-story residential building.
14	2403	37	SOUTH 2 STREET	14871	0	Lot is approximately 18 times larger than the size of the Premises and is located primarily within an M3-1 zoning district and partially within the MX-8 (M1-2/R6) zoning district.

- The Premises is only one of two lots that is vacant, independently owned, and smaller than 2,000 sq. ft.
- While 14 lots within a 600' radius are vacant, only one (1) lot is independently owned from adjacent lots.
- Many vacant lots are located within MX districts or M districts which provide opportunities for as-of-right commercial and manufacturing developments.



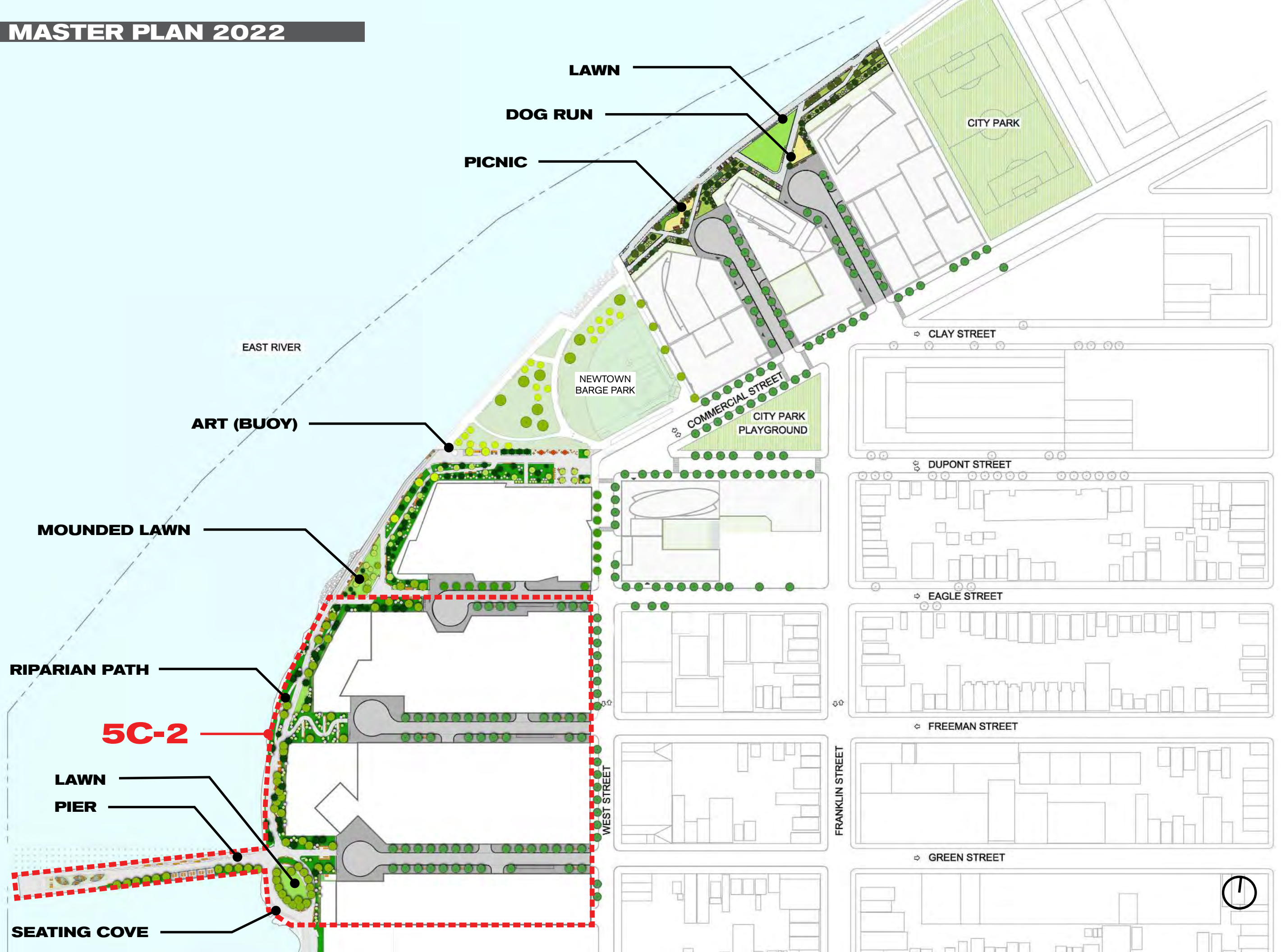
# GREENPOINT LANDING -5c-2

04/18/2023

JAMES CORNER FIELD OPERATIONS



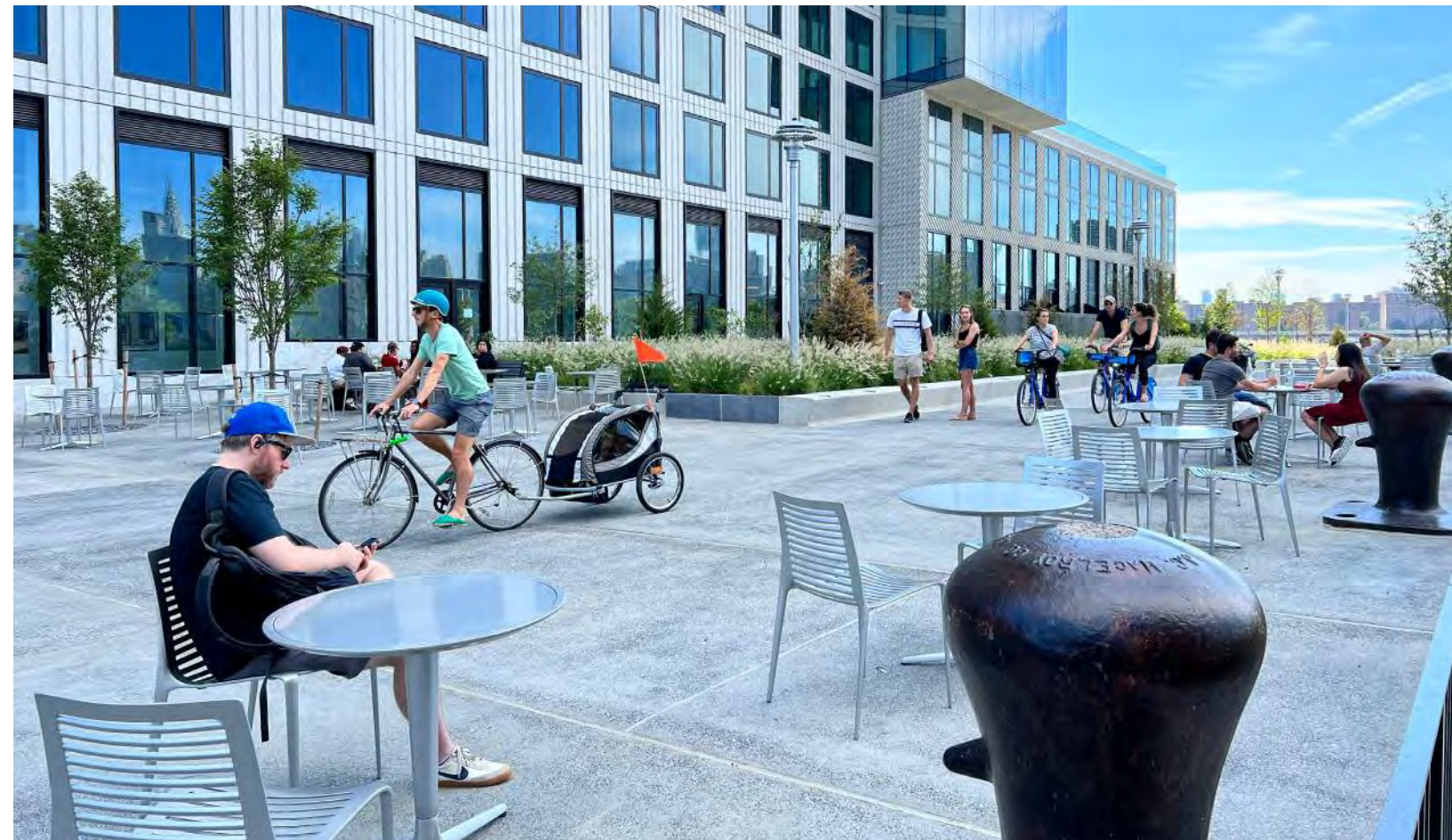
# OVERALL MASTER PLAN 2022



**BUILT PHOTOS (SITE D,F,G AND H)**

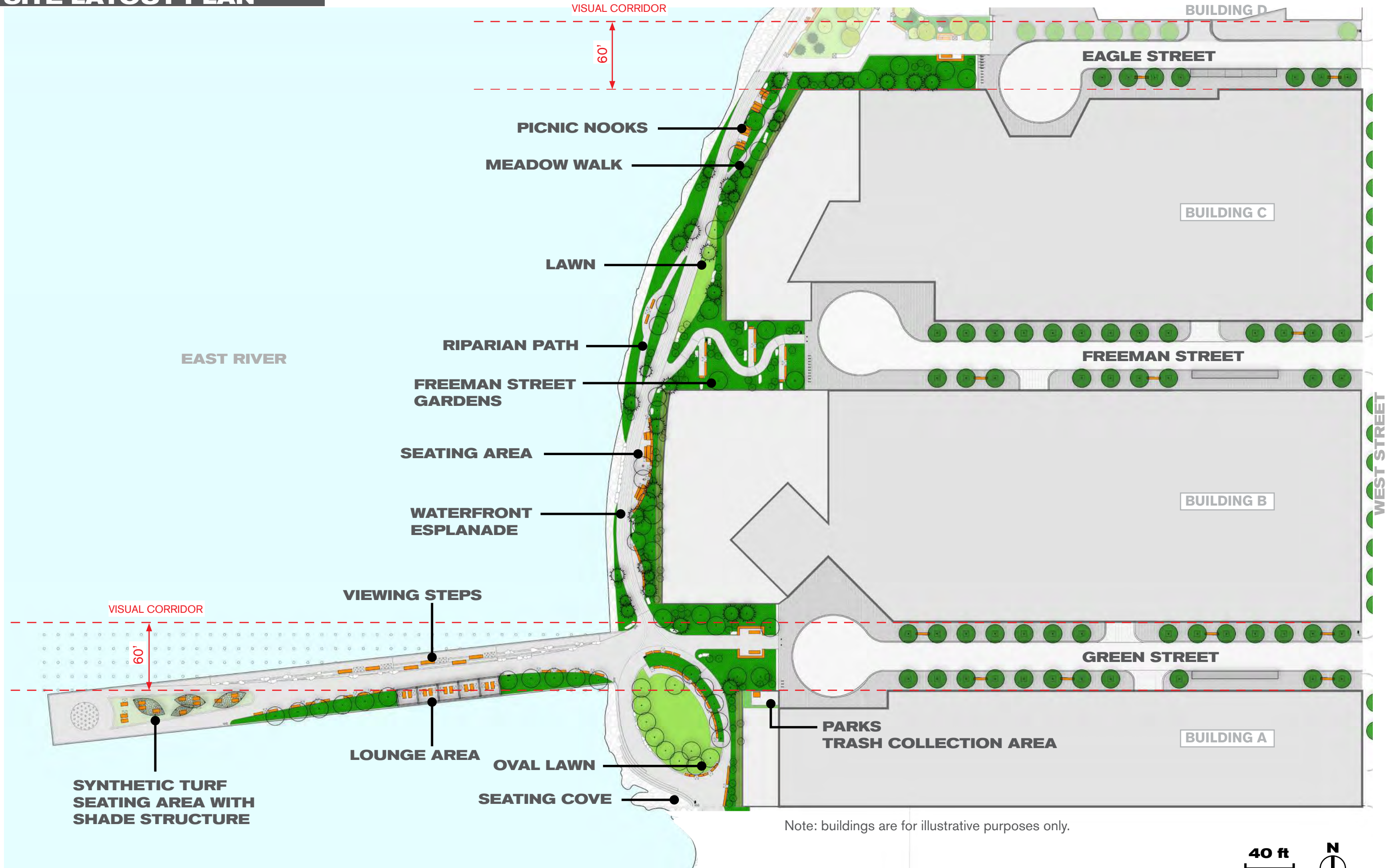


**BUILT PHOTOS (SITE D,F,G AND H)**

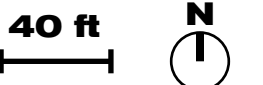


- Maximize the 'natural' feel of the waterfront
- Create a softer shoreline
- Provide opportunities to get closer to the water's edge
- Preference for curvilinear, meandering paths
- Minimize railings and fences

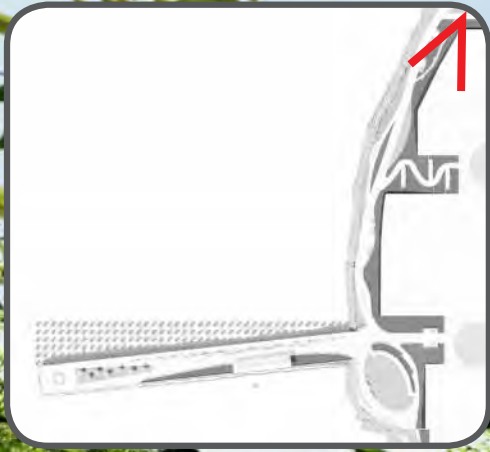
# SITE LAYOUT PLAN



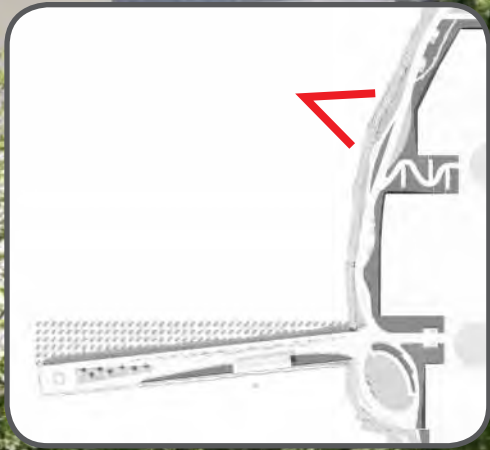
Note: buildings are for illustrative purposes only.



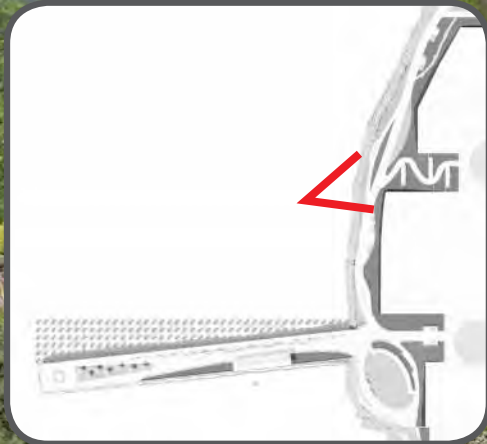
# THE MEADOW WALK & PICNIC NOOK



# LOWER RIPARIAN PATH

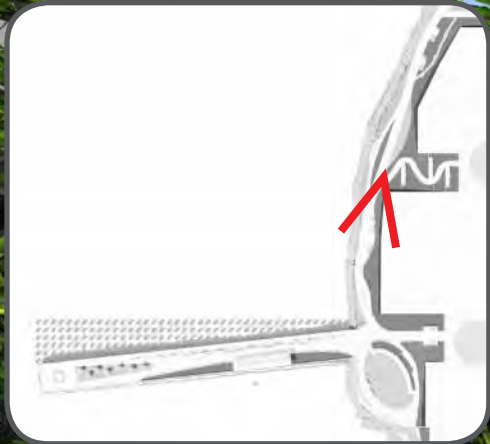


# FREEMAN ST CONNECTION

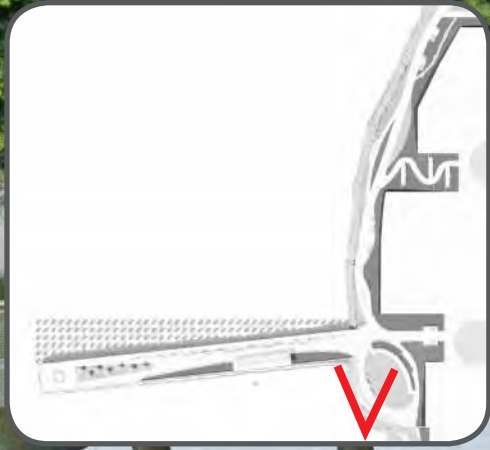




# SEATING AREA

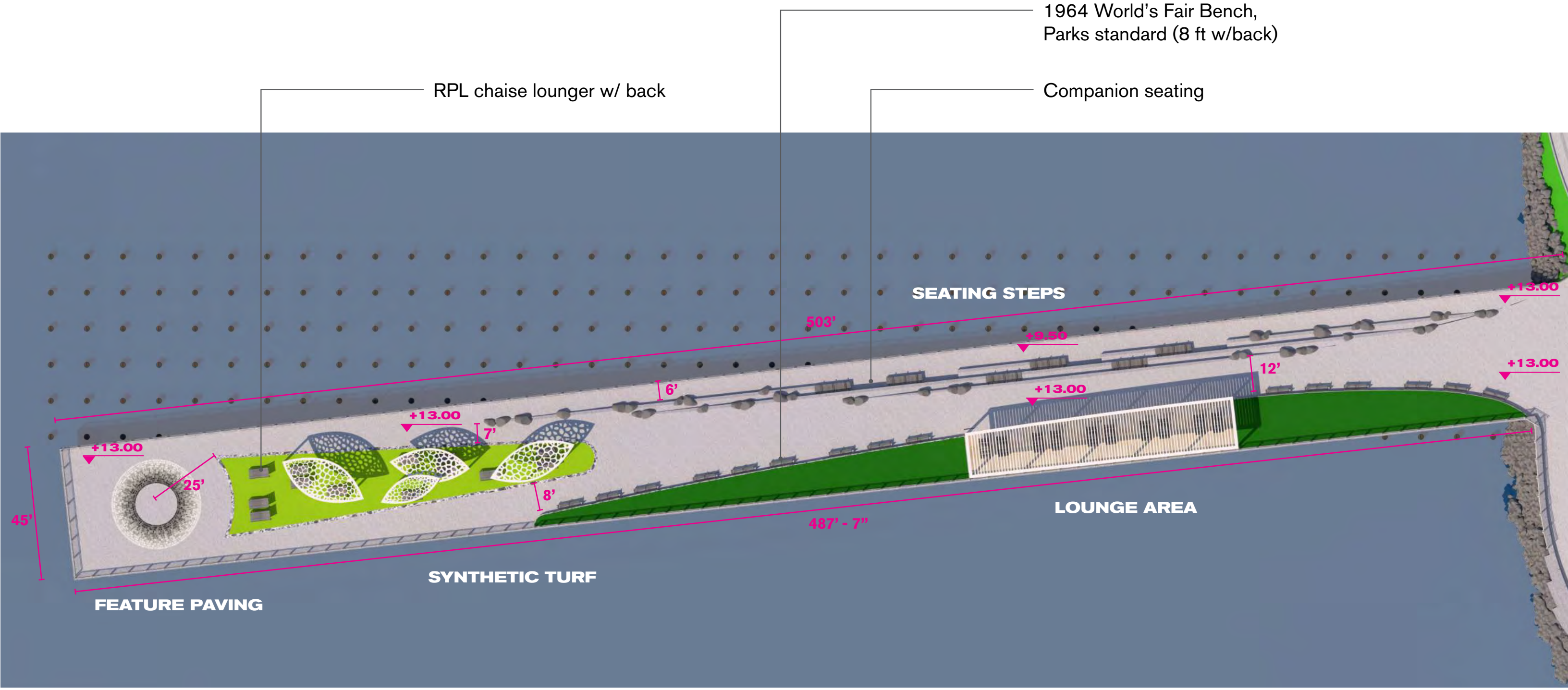


**LAWN W/TREES**



**Huron Street  
landscape,  
by others**

# GREEN STREET PIER



# GREEN ST PIER



# GREEN ST PIER - SYNTHETIC TURF AREA w/ PAVED ACCESSIBLE PATH



**Waterfront Authorizations for Community Board Review**

1. Waterfront authorization to modify requirements for location, area and minimum dimensions of WPAA and visual corridors (ZR 62-822(a))
  - **Elevation of Waterfront Yard** - Provision of minimum 12-foot circulation path and waterfront yard raised to meet elevation of adjacent WPAA.
  - **Elevation of Visual Corridor** - Increase in elevation of Eagle Street and Green Street visual corridors to meet building entrances raised above the 100-year flood plane.
2. Waterfront authorization to modify requirements within WPAA (ZR 62-822(b))
  - **Maximum Wall Height** - Walls between WPAA and private development are built higher than maximum height of 21 inches because building is raised above the 100-year flood plane. Walls at eastern boundary of WPAA range between 0' - 6'.
  - **Trees in Upland Connection** - Fewer trees than required along curb of private driveways due to location of required Con Ed utility vaults. 41 trees required; 32 trees proposed.

**Additional Zoning Certifications**

1. Waterfront certification for WPAA and visual corridors (ZR 62-811(b))
2. Waterfront certification for phased implementation of required WPAA in Waterfront Access Plan BK-1 (ZR 62-811)

# SITE LAYOUT PLAN



**SITE 5C-2 WATERFRONT**





**THANK YOU**

**JOB ADDRESS:**

118 NORTH 11TH STREET  
BROOKLYN NY 11249

**ARCHITECT:**

**ENGINEER:**

**NOTES:**

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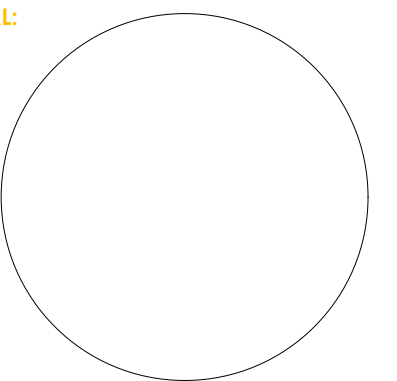
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CHECKED BY YM

**SEAL:**



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A-100.00



118 NORTH 11th STREET  
Brooklyn, NY 11249

STOREFRONT, FACADE & WINDOW RESTORATION

THESE DRAWINGS MUST BE REVIEWED AND APPROVED BY THE EOR AND ARCHITECT OF RECORD, ALL DIMENSIONS TO BE VERIFIED IN FIELD

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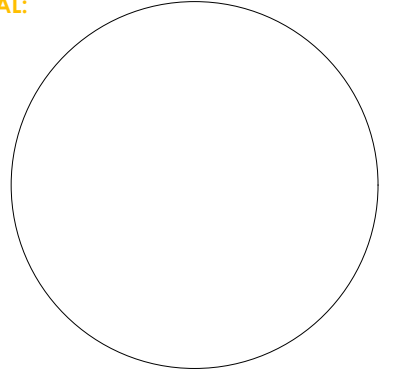
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CURRENT SITE PHOTOS

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DRAWN BY KF  
CHECKED BY YM

**SEAL:**



**SHEET NUMBER:**

A-102.00



**1** PHOTO OF EXISTING DOOR  
A-102



**2** CURRENT ELEVATION  
A-102



**3** PHOTO OF EXISTION DOOR  
A-102



**4** CURRENT PHOTO FOR PROPOSED DOOR  
A-102



**5** CURRENT PHOTO FOR PROPOSED DOOR IN CMU  
A-102



**6** EXISTING ROLL-UP GATE  
A-102



**7** EXISTING ROLL-UP GATE  
A-102

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 BROOKLYN NY 11249

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**ENGINEER:**

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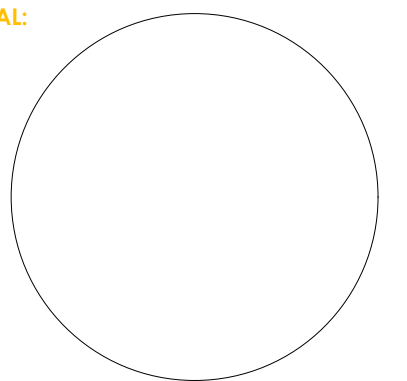
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PROPOSED FLOOR PLAN

**PROJECT DATA:**

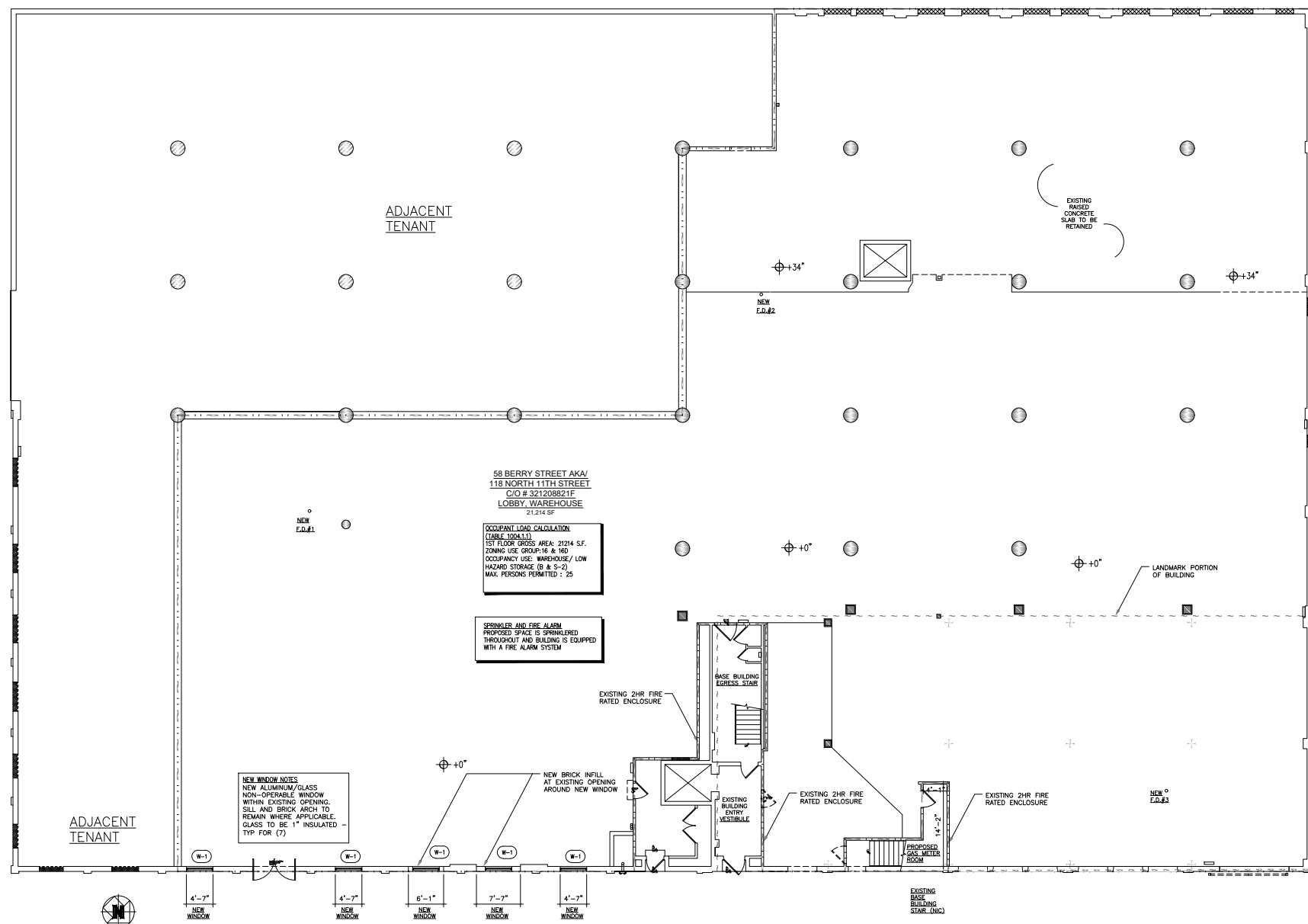
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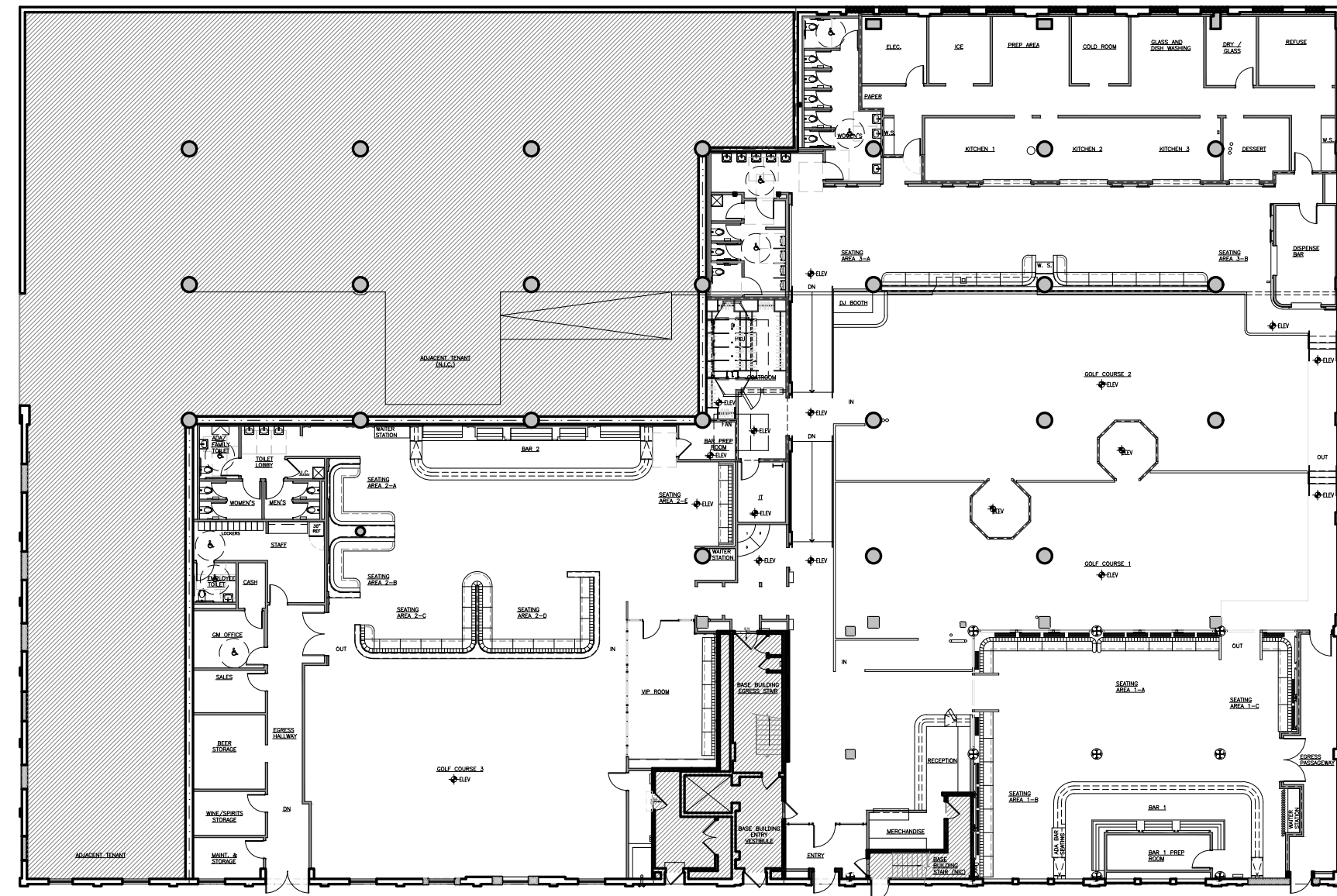


**SHEET NUMBER:**

A-103.00



**1** EXISTING PLAN  
 A-103



**2** PROPOSED PLAN  
 A-103

670 Myrtle Avenue, Suite 218  
Brooklyn, NY 11205  
845.694.9060  
Office@accudraftdesign.com  
www.accudraftinc.com

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BROOKLYN NY 11249

**ARCHITECT:**

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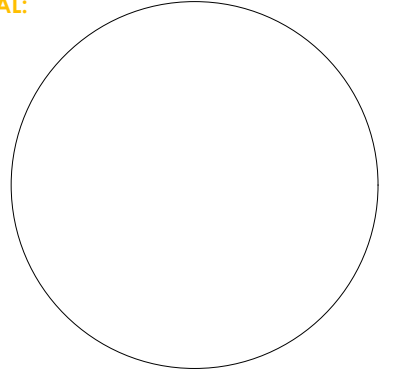
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PROPOSED ELEVATION

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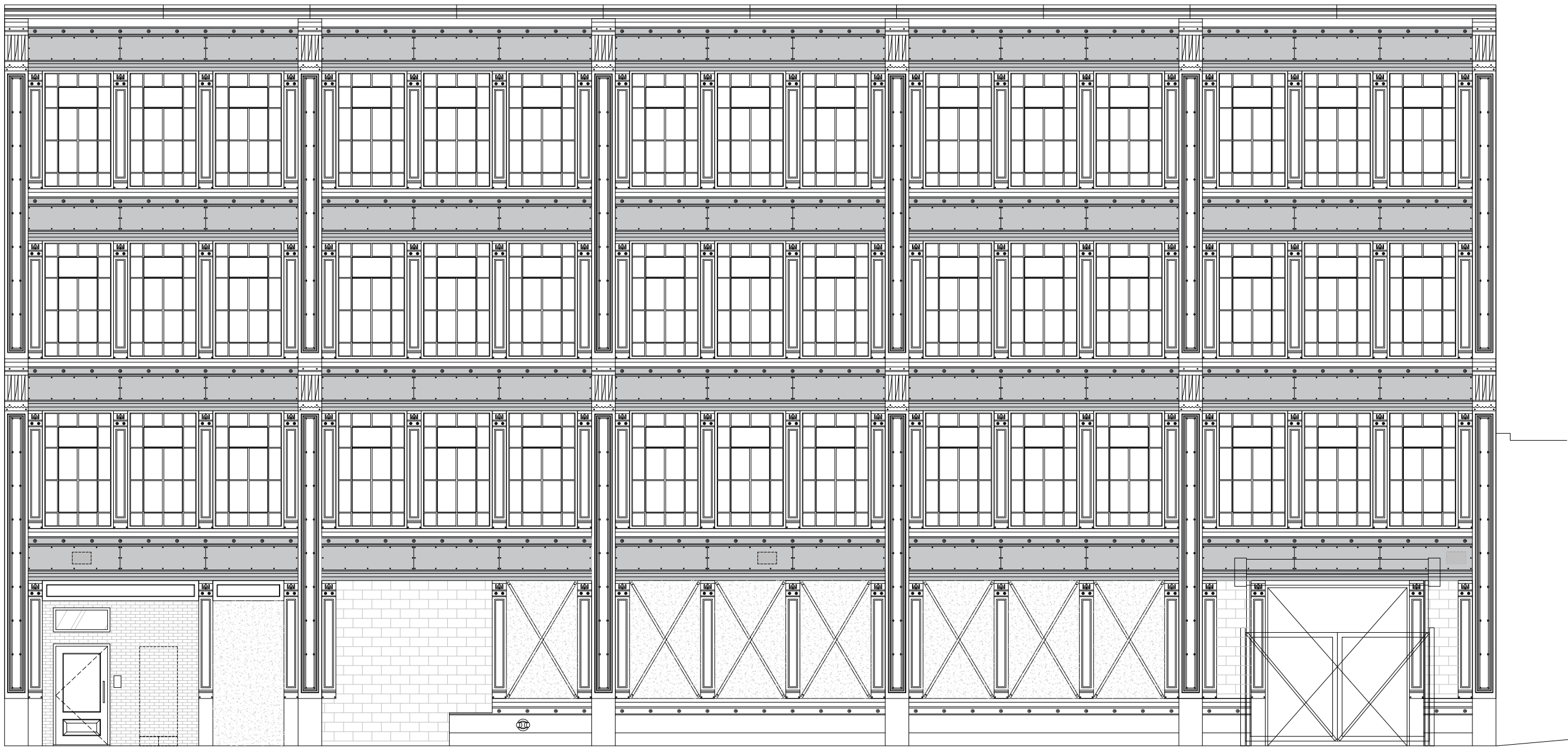
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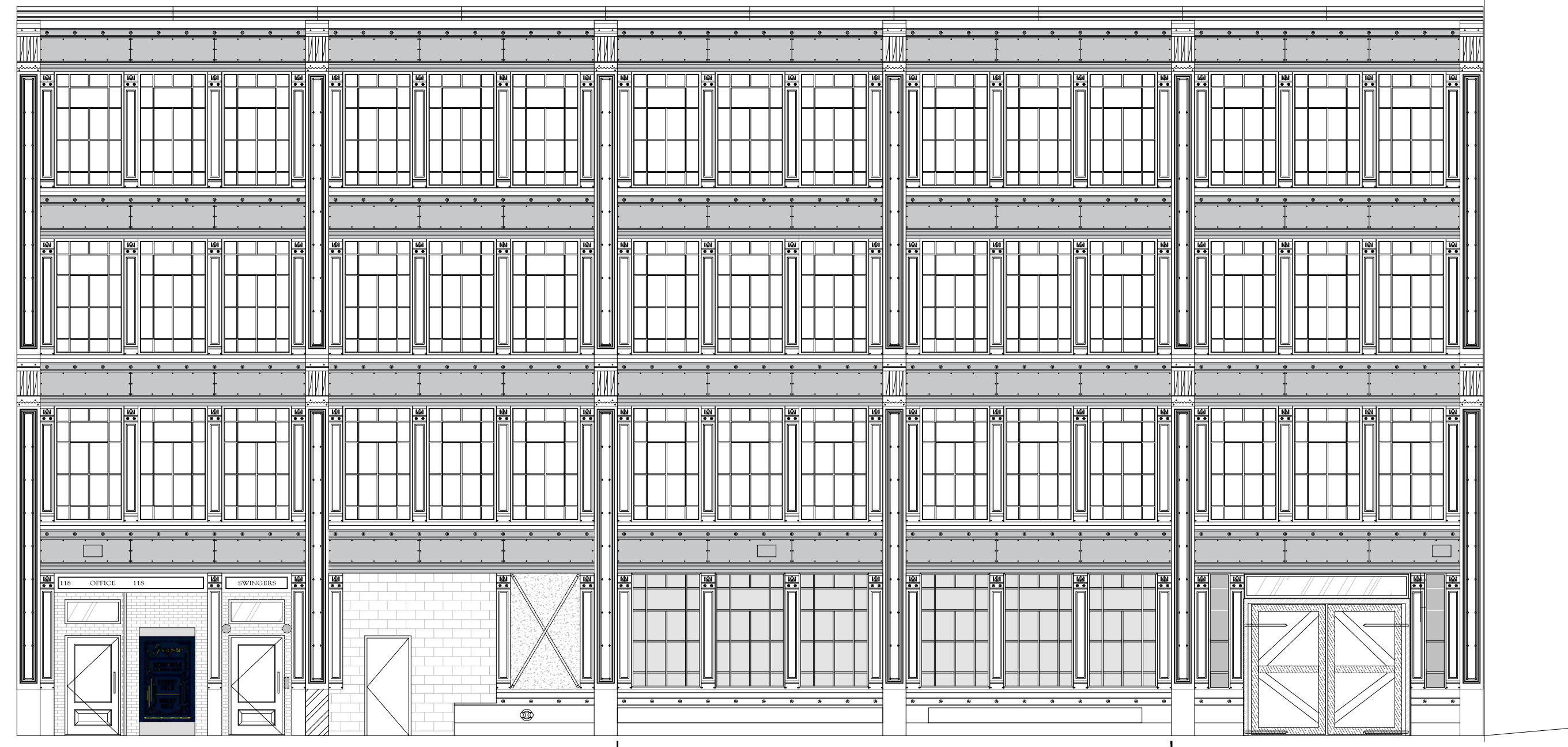


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A-104.00



**1** EXISTING PLAN  
A-104



**2** PROPOSED PLAN  
A-104

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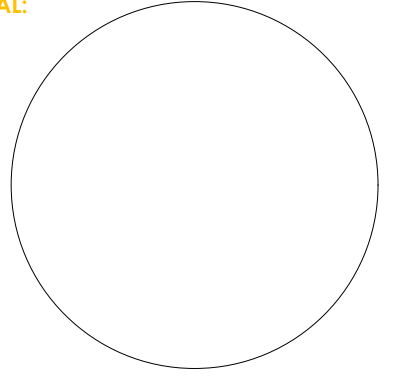
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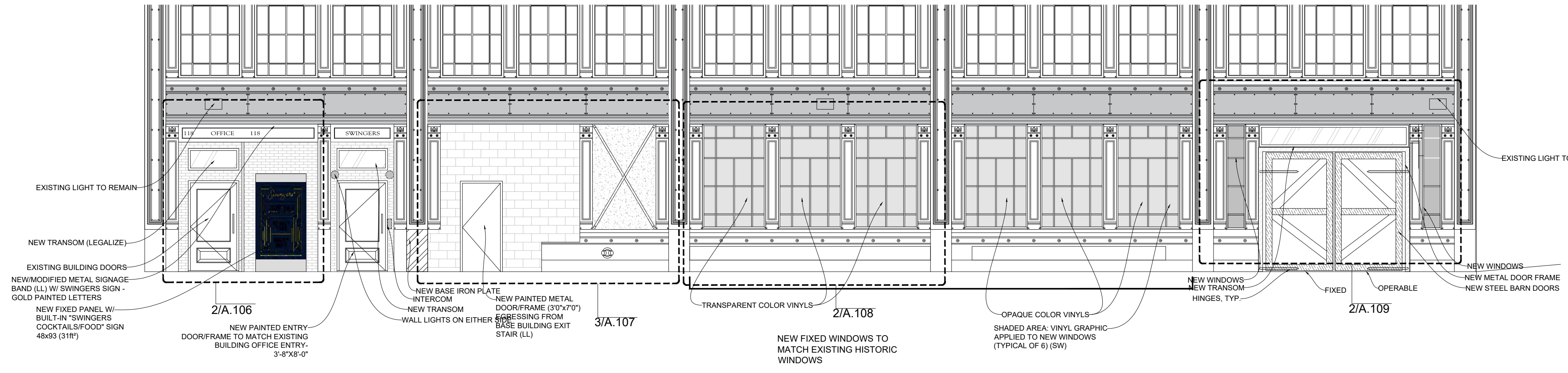
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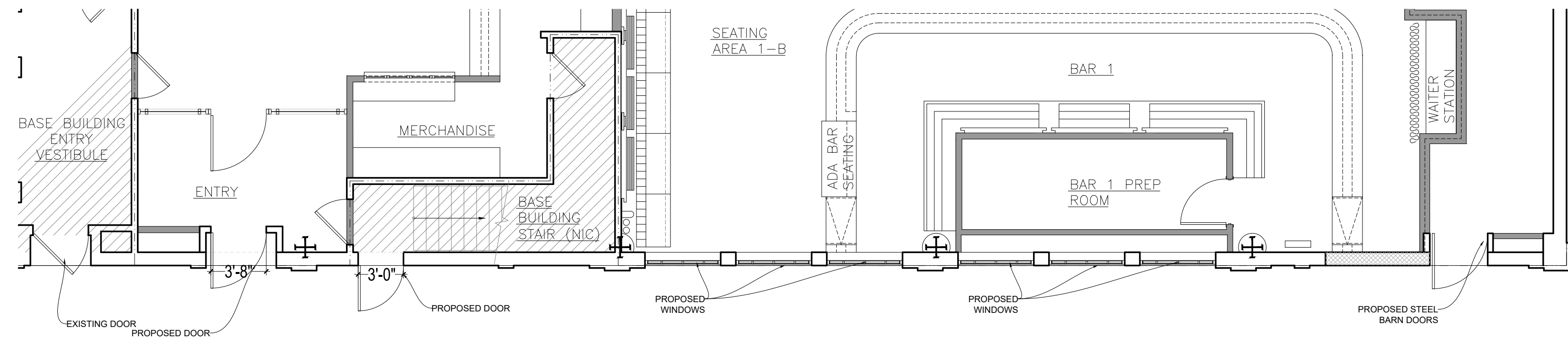


SHEET NUMBER:

A-105.00



**1** ENLARGED PROPOSED ELEVATION  
A-105



**2** ENLARGED PROPOSED FLOOR PLAN  
A-105

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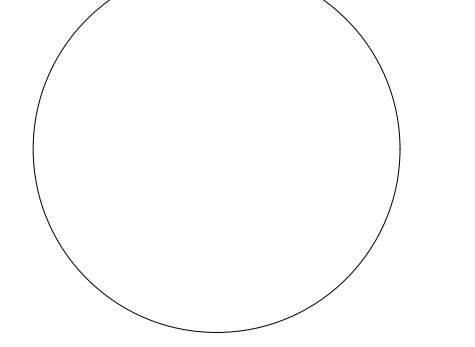
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PROPOSED ENLARGED ELEVATIONS

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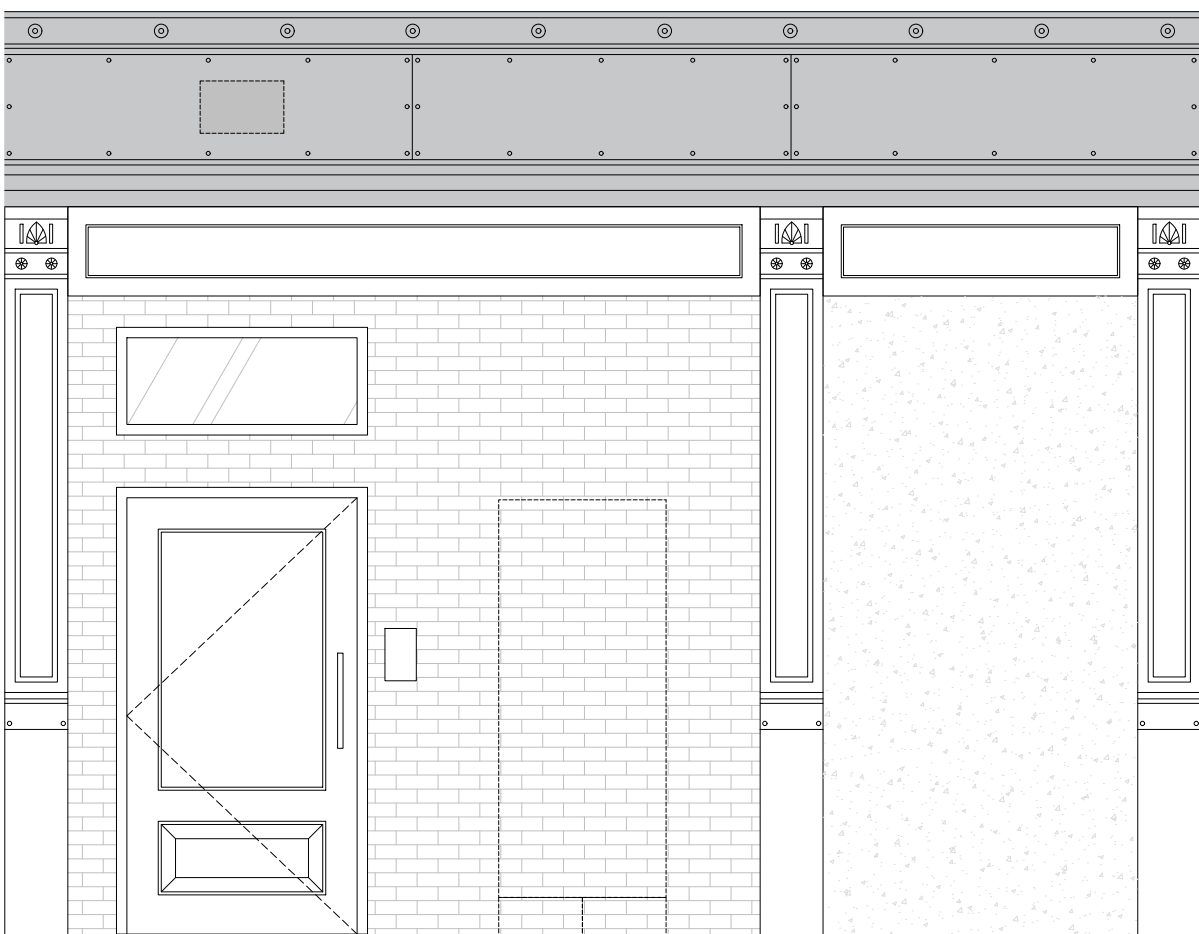
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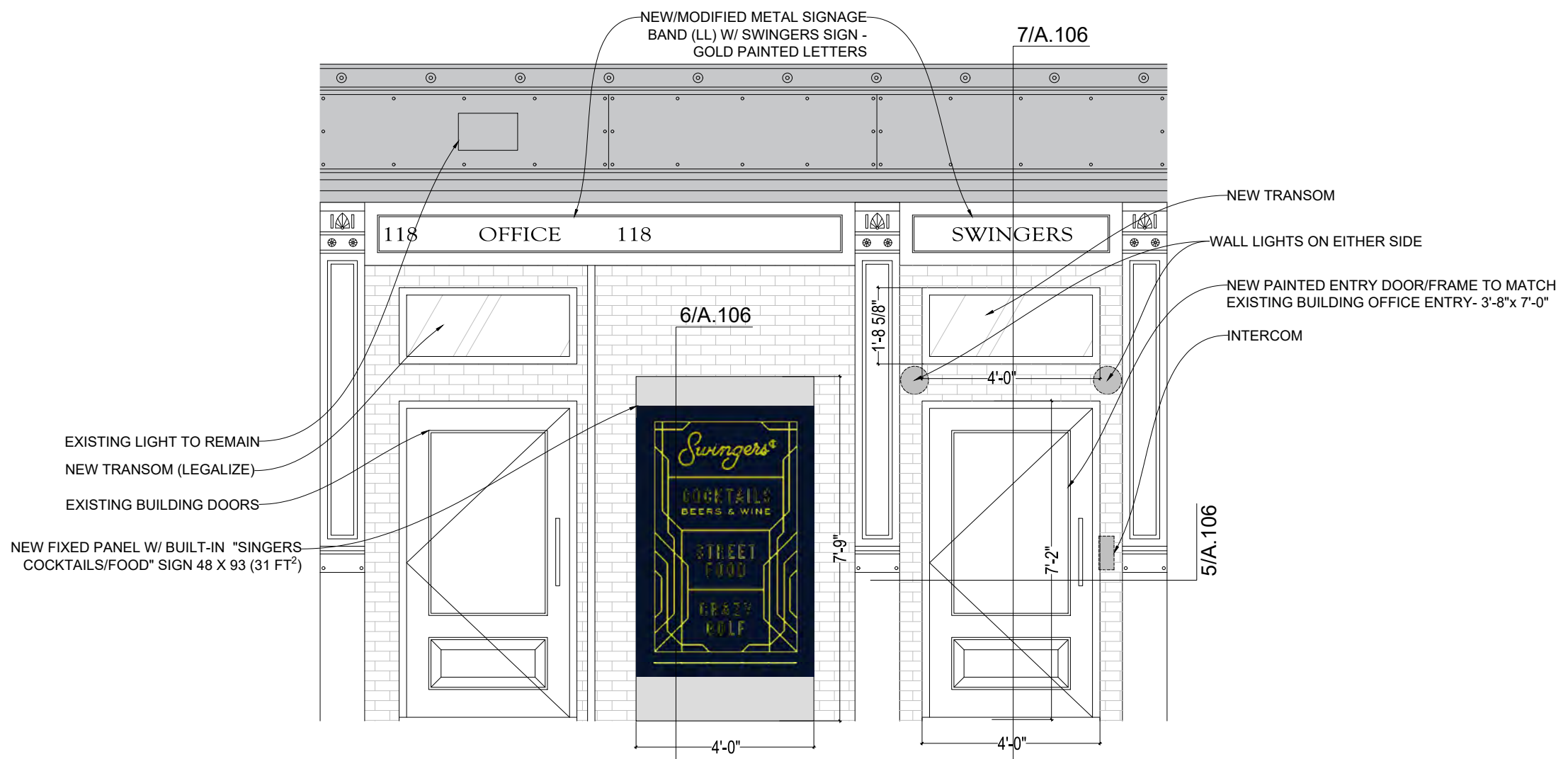


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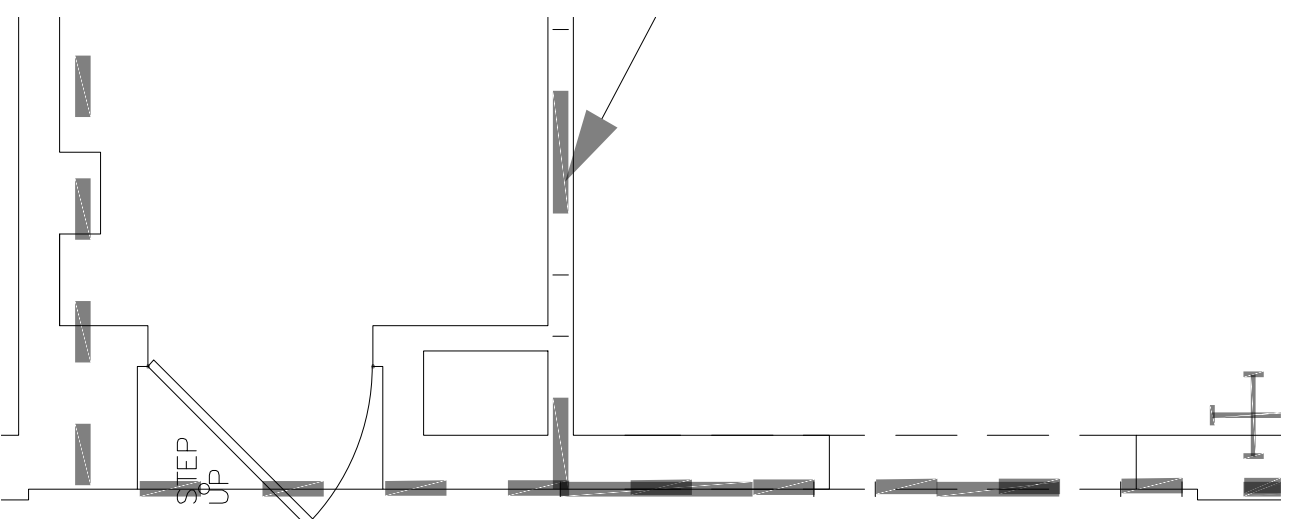
A-106.00



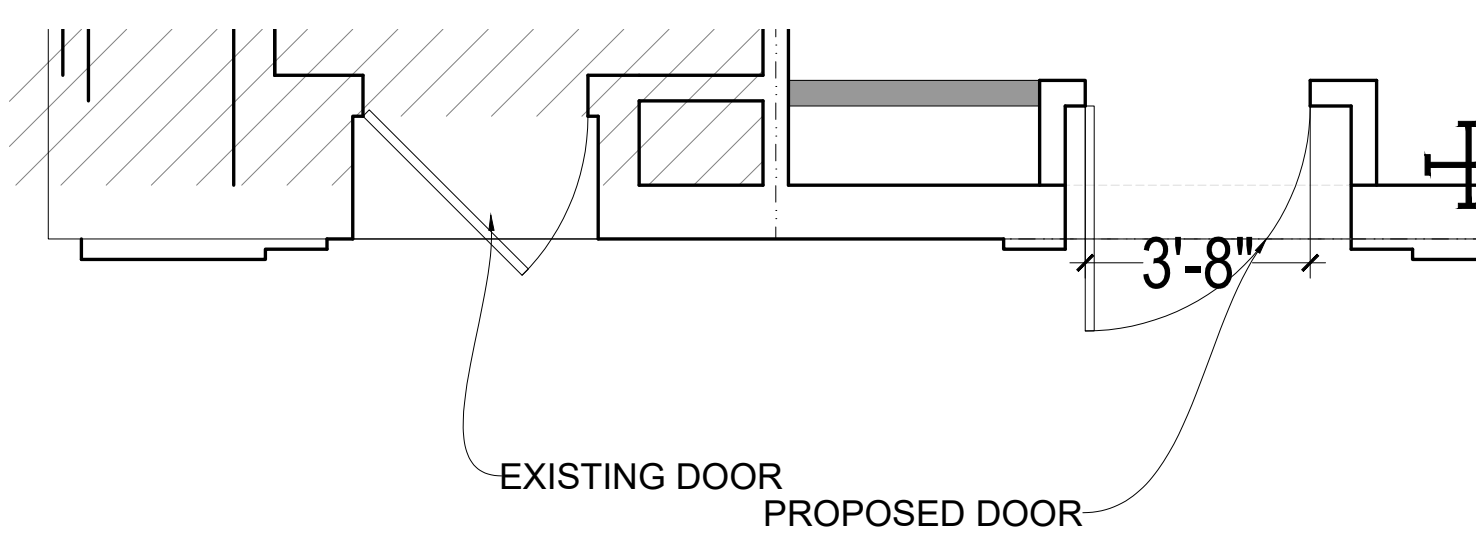
**1** ENLARGED EXISTING ELEVATION  
A-106



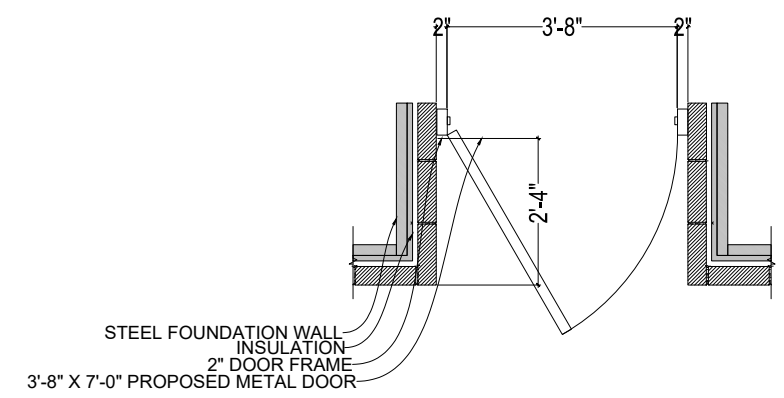
**2** ENLARGED PROPOSED ELEVATION  
A-106



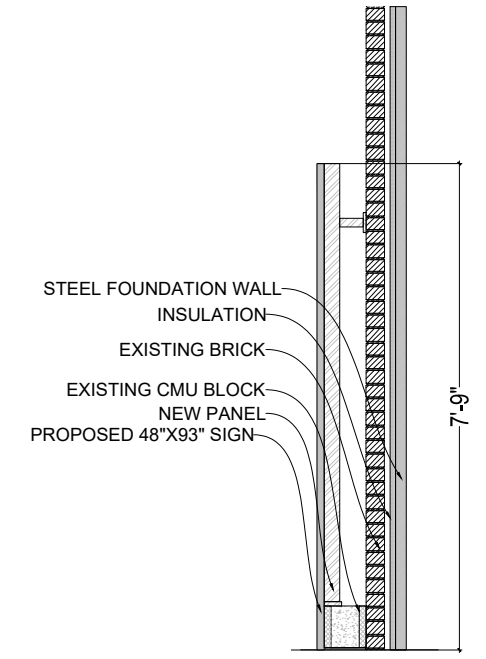
**3** ENLARGED EXISTING FLOOR PLAN  
A-106



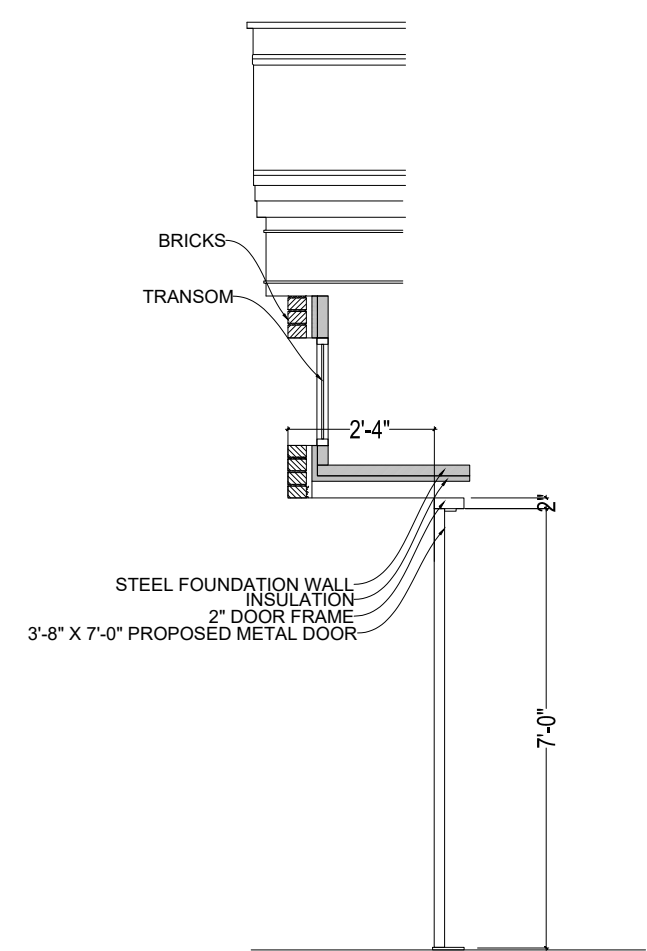
**4** ENLARGED PROPOSED FLOOR PLAN  
A-106



**5** PROPOSED DOOR DETAIL  
A-106



**6** PROPOSED DOOR DETAIL  
A-106



**7** PROPOSED DOOR DETAIL  
A-106

**JOB ADDRESS:**

118 NORTH 11TH STREET  
BROOKLYN NY 11249

**ARCHITECT:**

**ENGINEER:**

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NUMBER	DATE	DESCRIPTION
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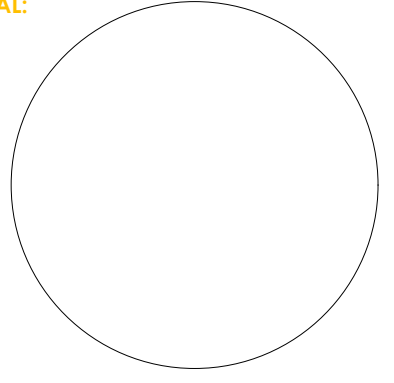
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PROPOSED ENLARGED ELEVATIONS

**PROJECT DATA:**

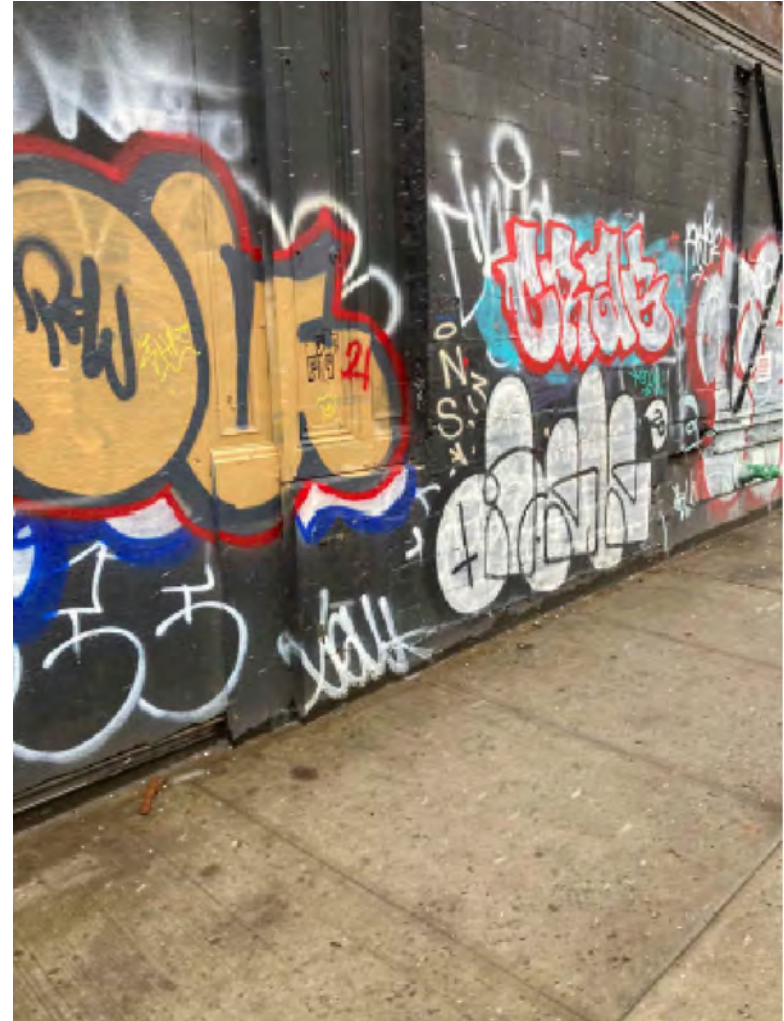
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DRAWN BY KF  
CHECKED BY YM

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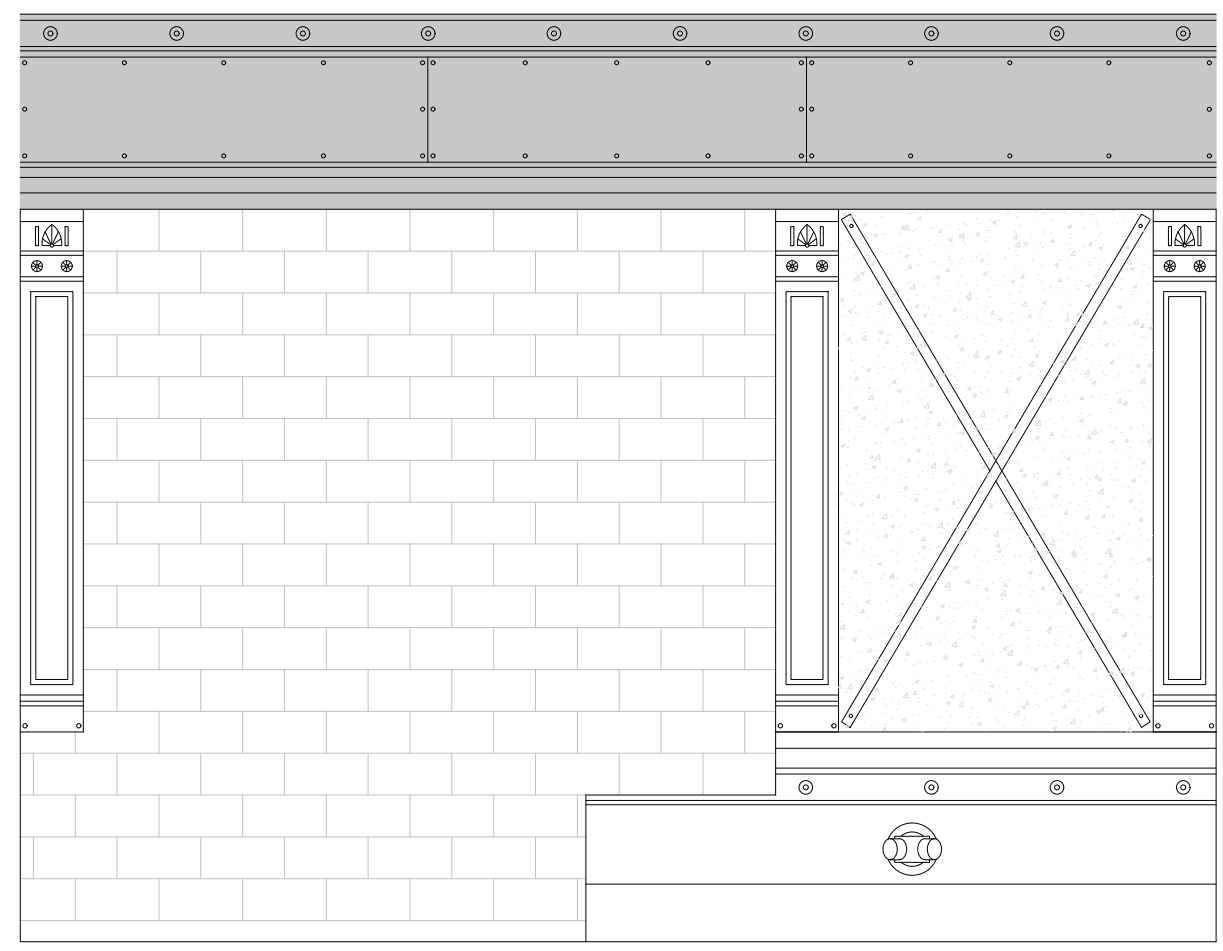


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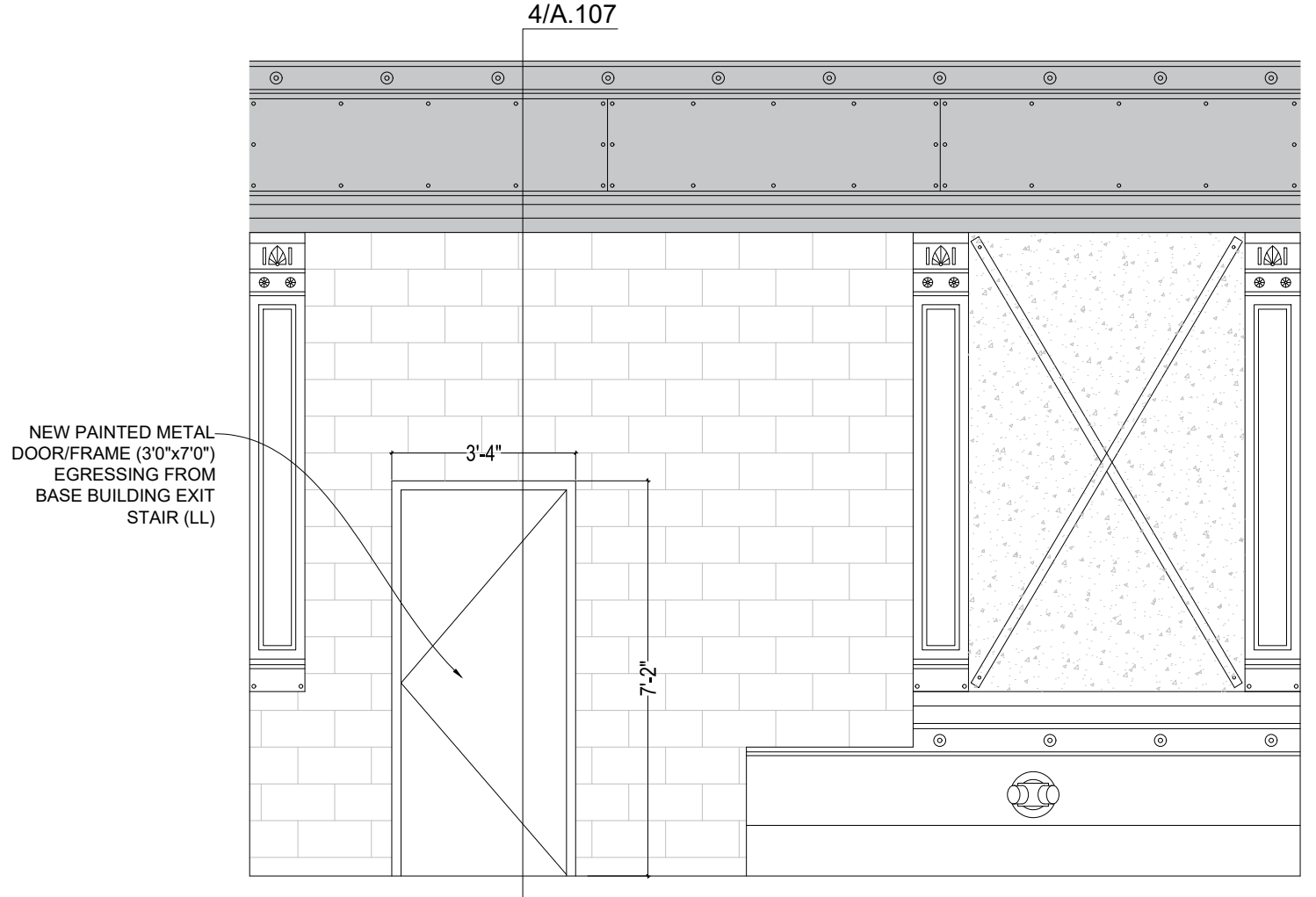
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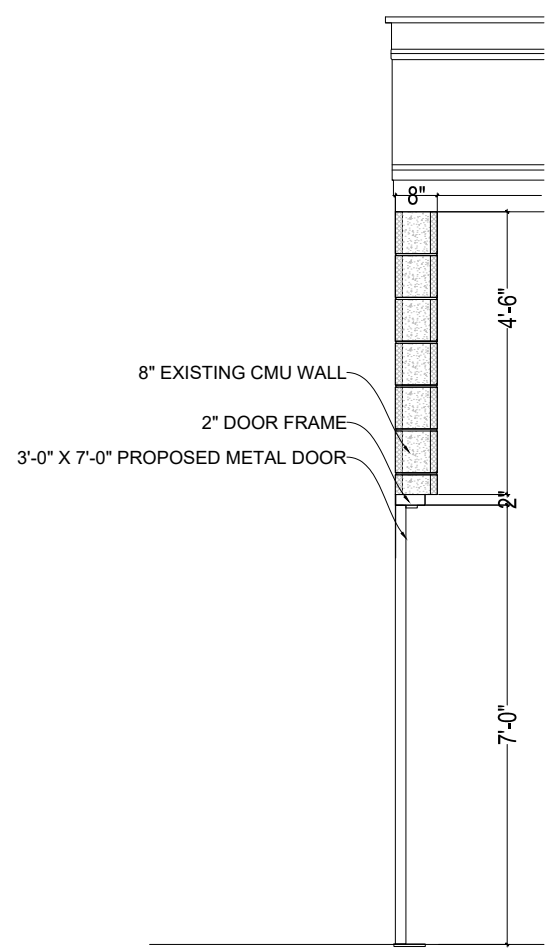
**1** ELEVATION (CURRENT PHOTO)  
A-107



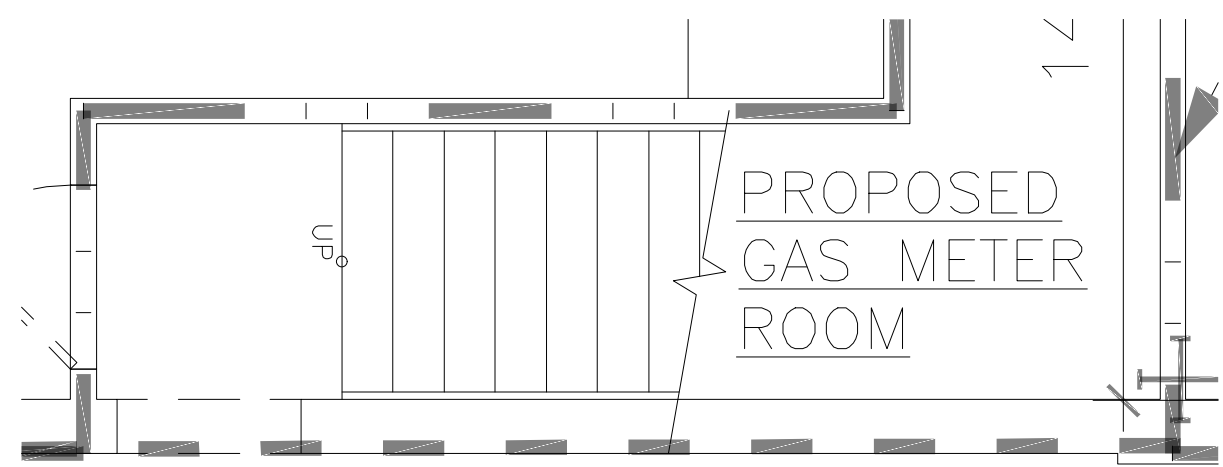
**2** ENLARGED EXISTING ELEVATION  
A-107



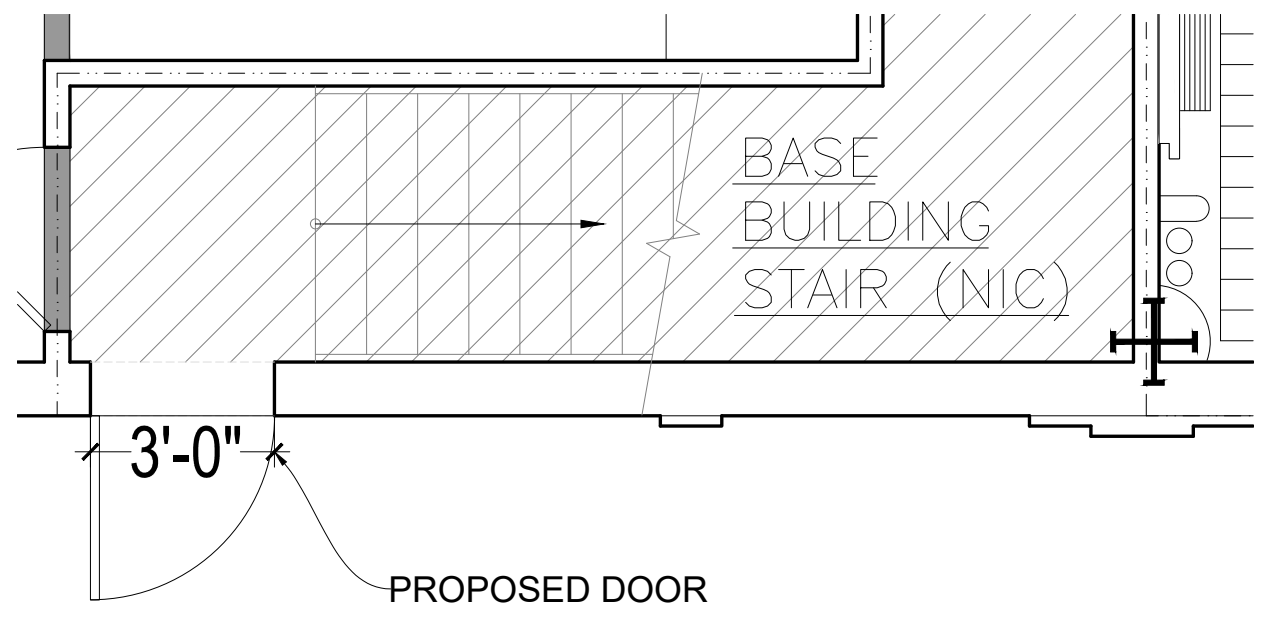
**3** ENLARGED PROPOSED ELEVATION  
A-107



**4** PROPOSED DOOR DETAIL  
A-107



**5** ENLARGED EXISTING FLOOR PLAN  
A-107



**6** ENLARGED PROPOSED FLOOR PLAN  
A-107



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BROOKLYN NY 11249

ARCHITECT:

ENGINEER:

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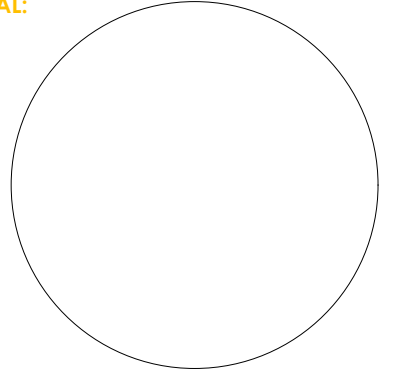
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PROPOSED ENLARGED ELEVATIONS

PROJECT DATA:

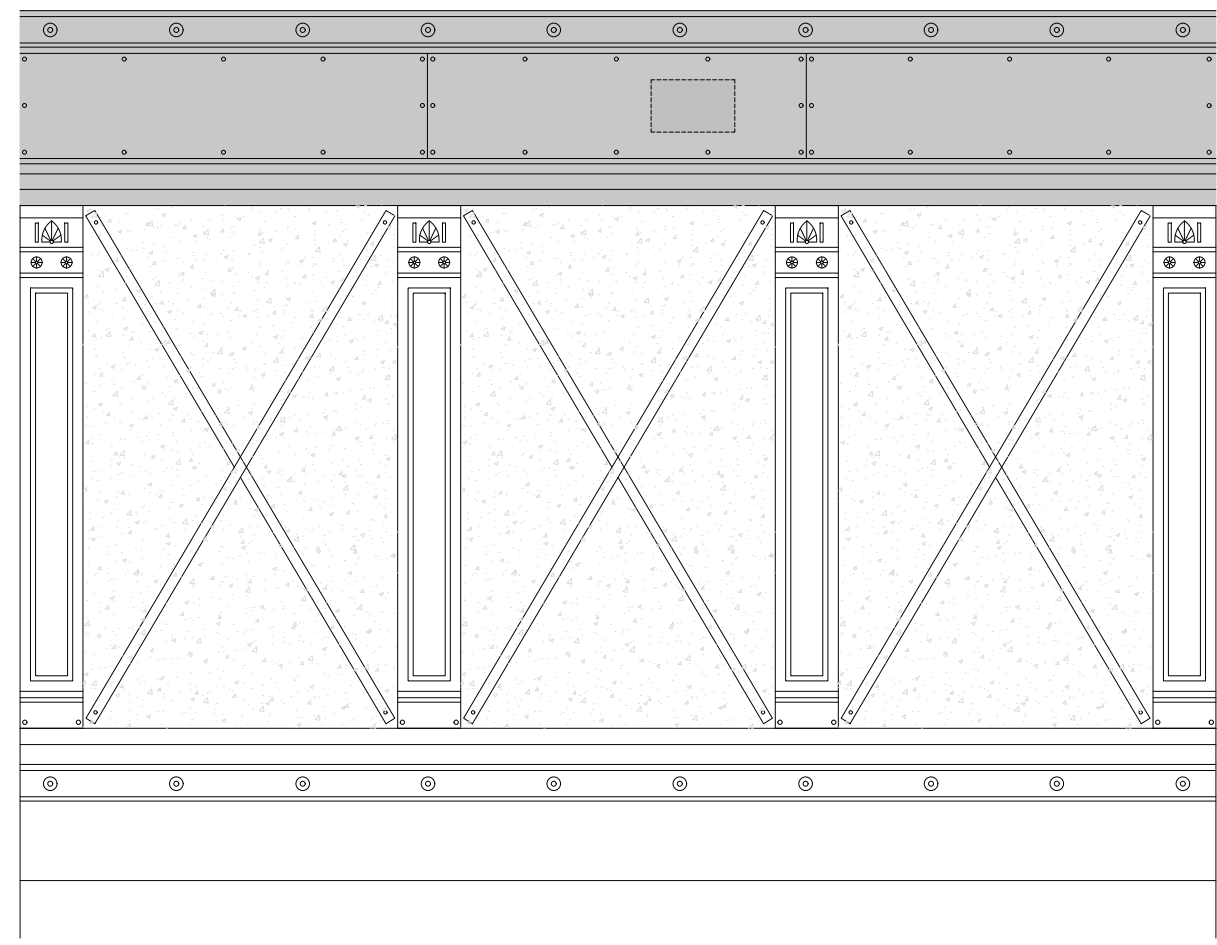
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SCALE 1/4" = 1'-0"  
DRAWN BY KF  
CHECKED BY YM

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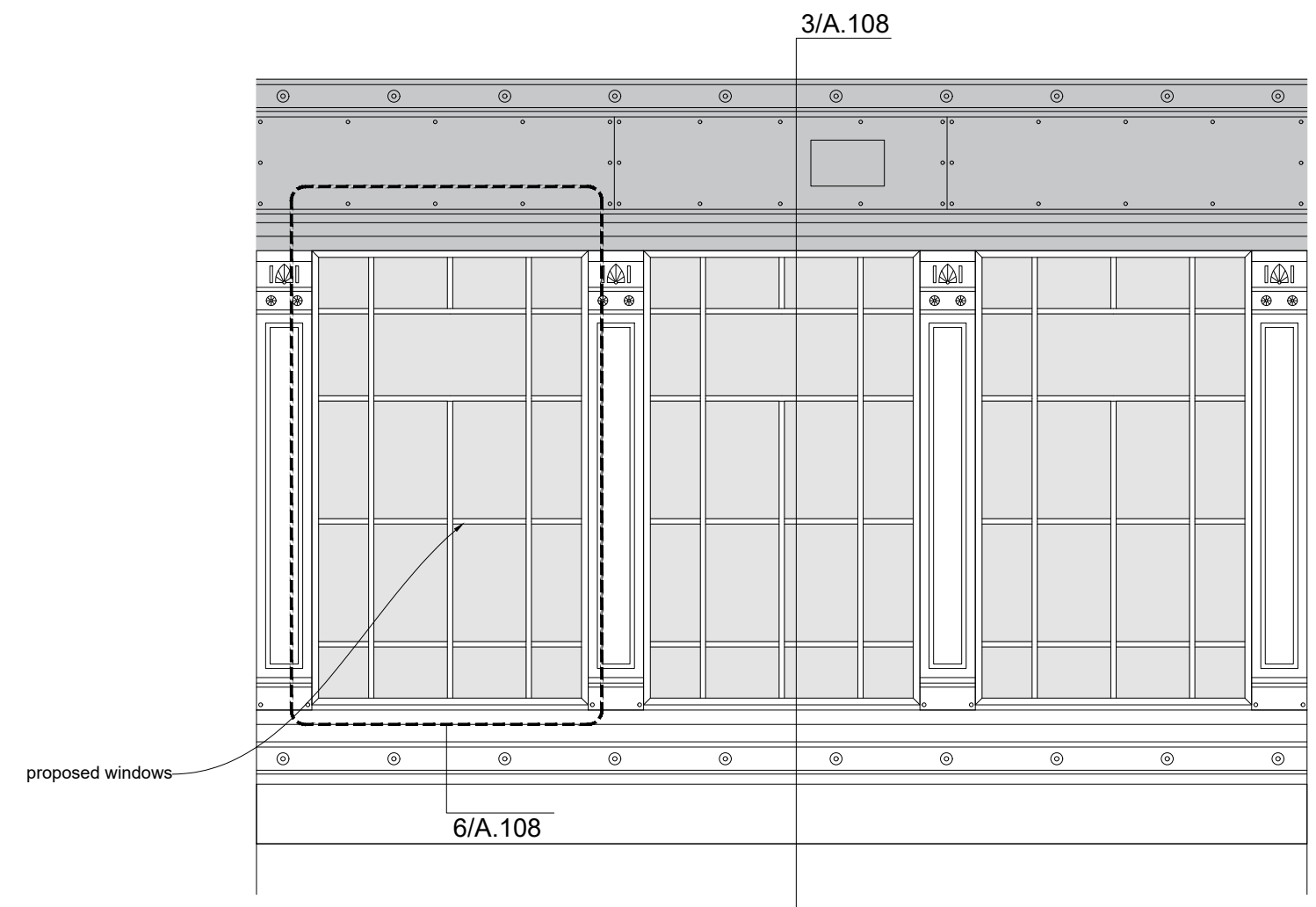


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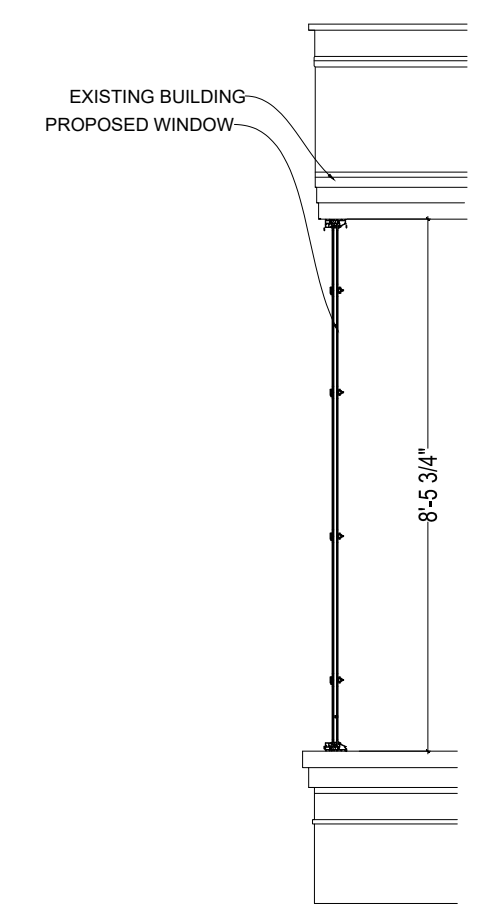
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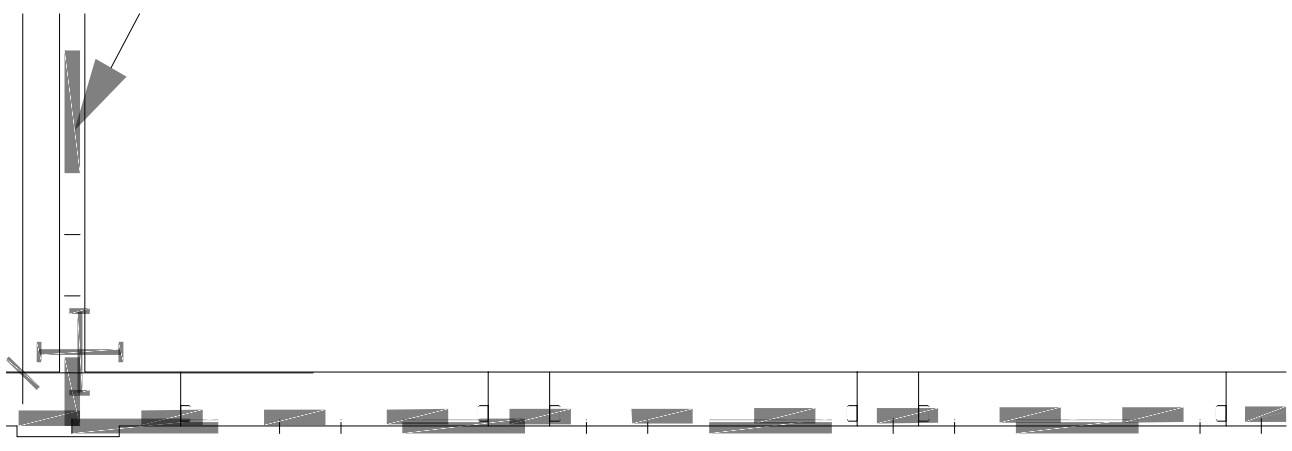
**1** ENLARGED EXISTING ELEVATION  
A-108



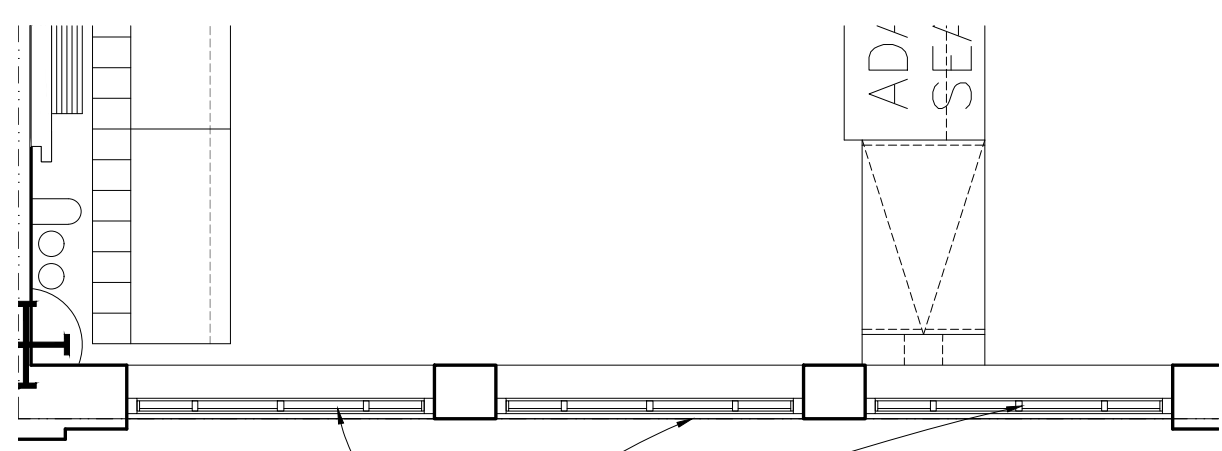
**2** ENLARGED PROPOSED ELEVATION  
A-108



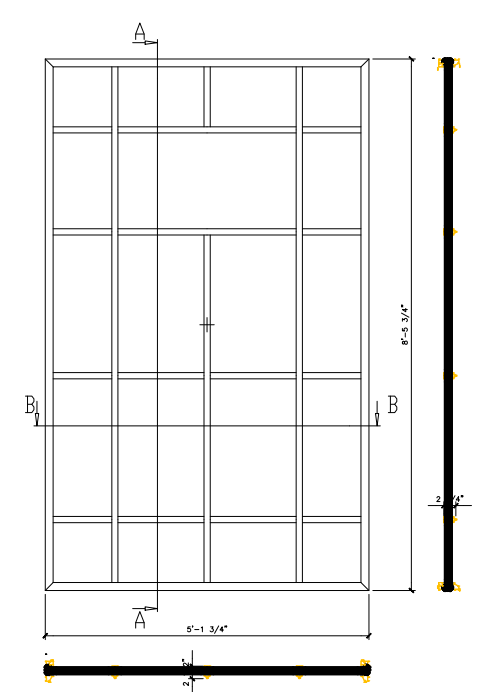
**3** PROPOSED WINDOW DETAIL  
A-108



**4** ENLARGED EXISTING FLOOR PLAN  
A-108



**5** ENLARGED PROPOSED FLOOR PLAN  
A-108



**6** PROPOSED WINDOW DETAIL  
A-108

JOB ADDRESS:

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BROOKLYN NY 11249

ARCHITECT:

ENGINEER:

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REVISIONS:

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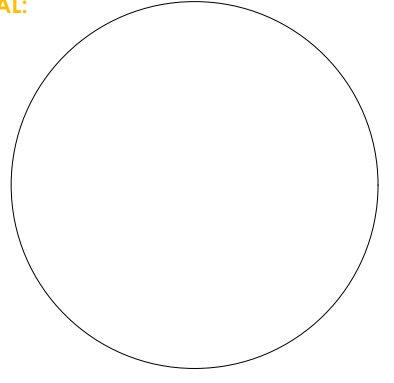
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PROPOSED ENLARGED ELEVATIONS

PROJECT DATA:

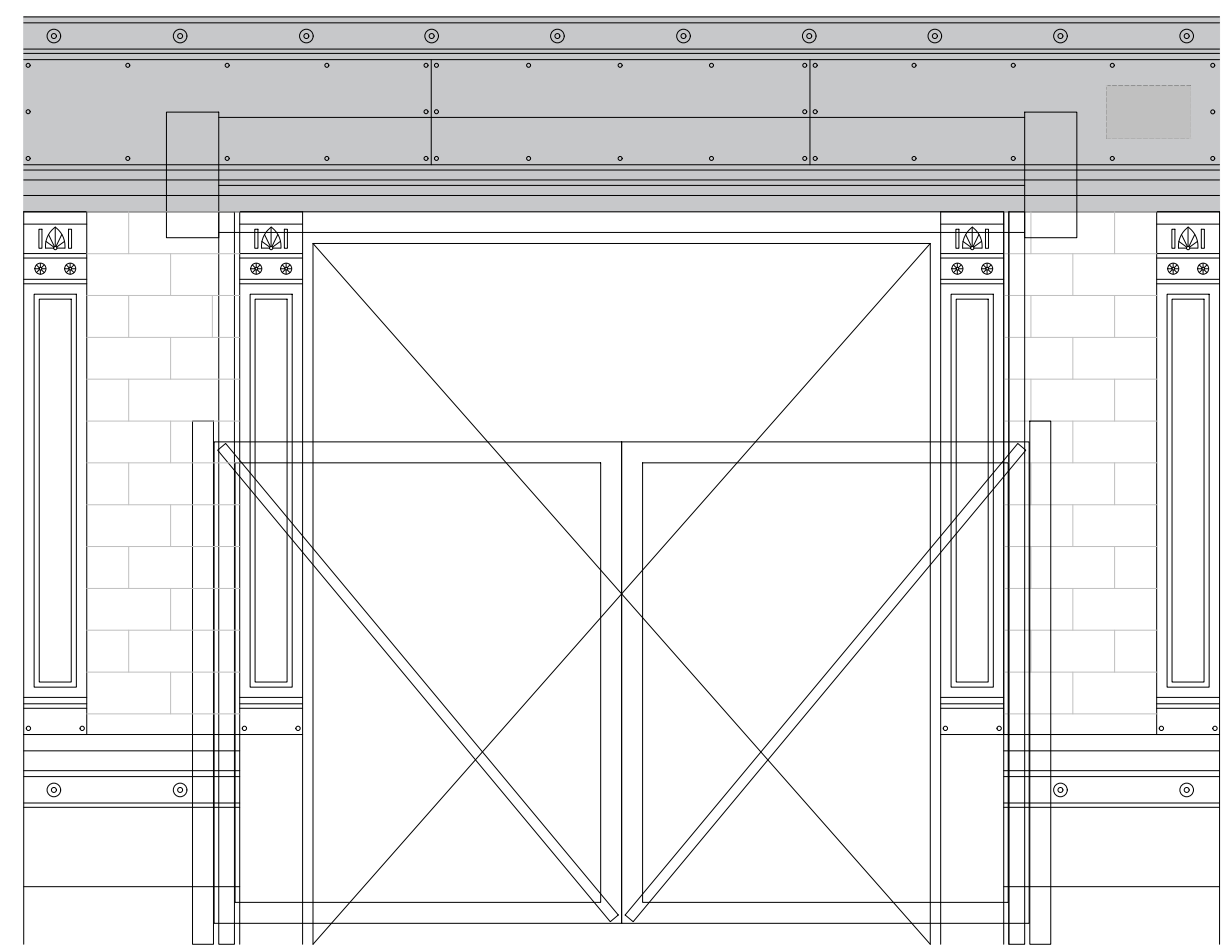
DATE 03/17/2023  
SCALE 1/4" = 1'-0"  
DRAWN BY KF  
CHECKED BY YM

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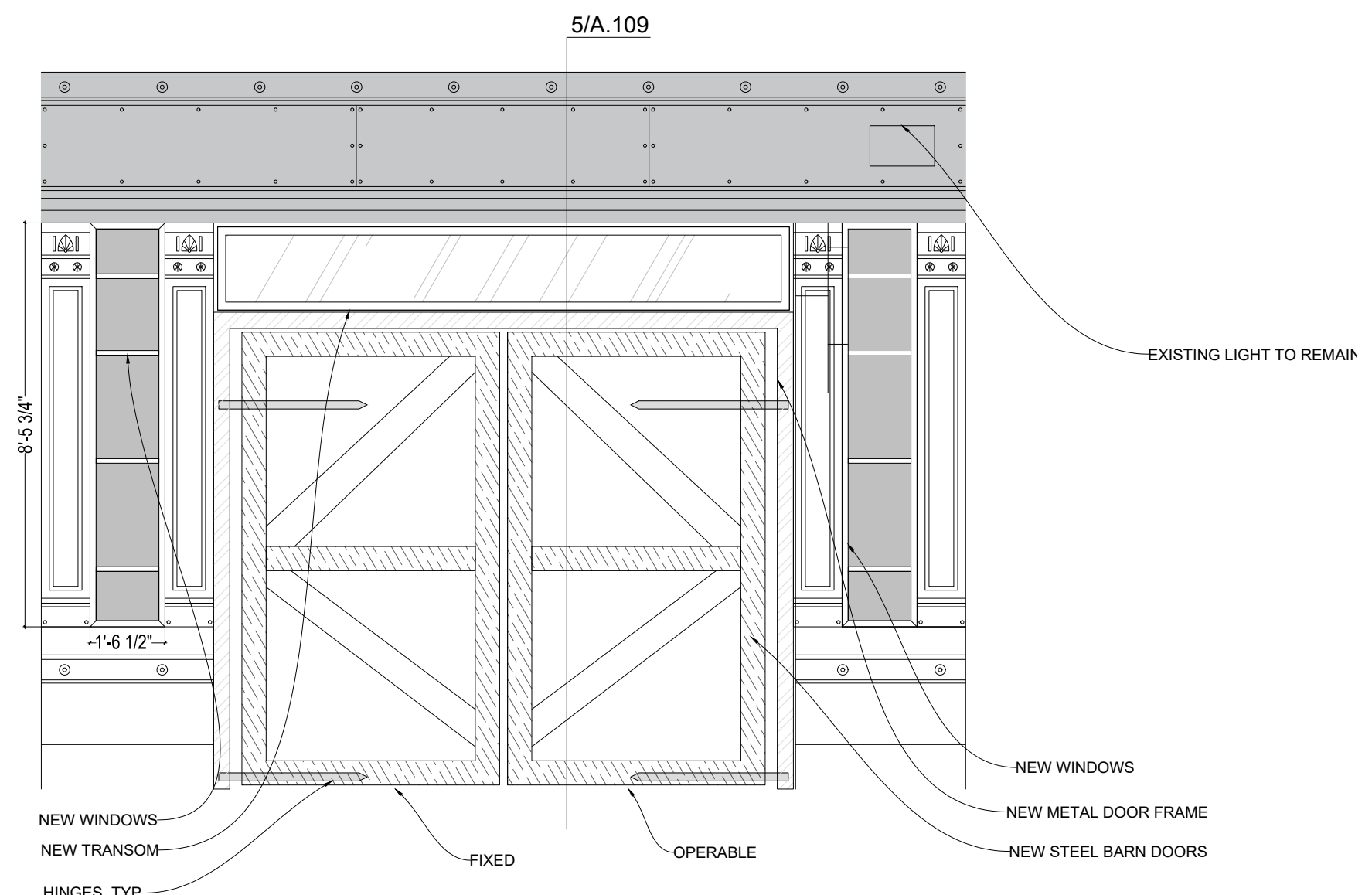


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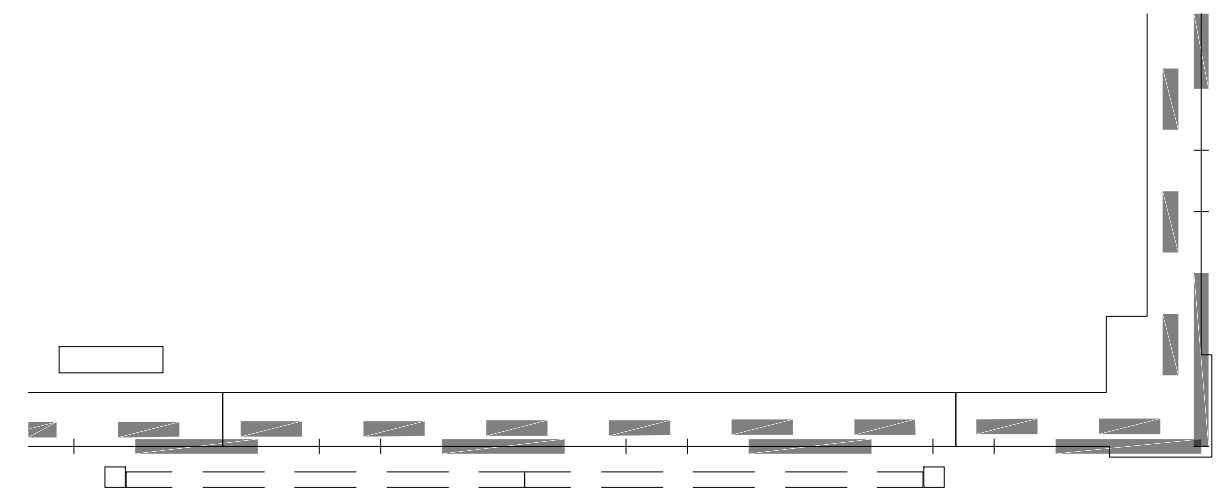
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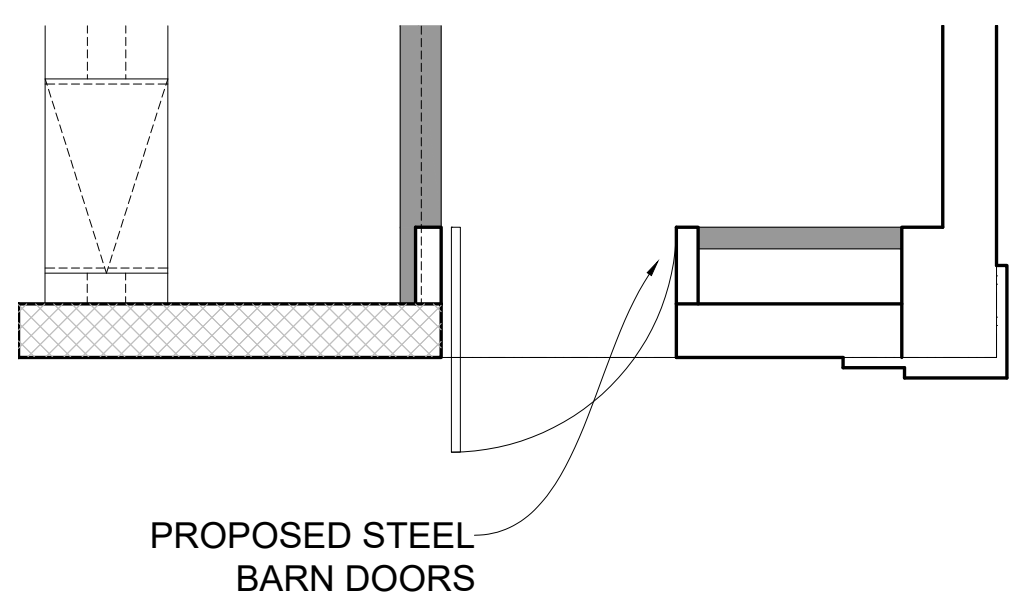
1 ENLARGED EXISTING ELEVATION  
A-109



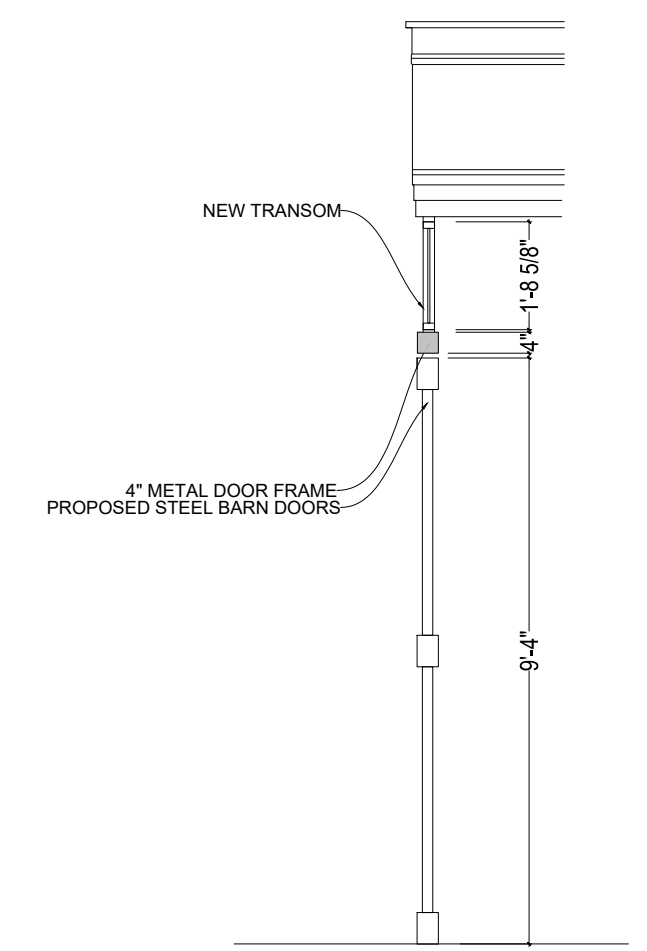
2 ENLARGED PROPOSED ELEVATION  
A-109



3 ENLARGED EXISTING FLOOR PLAN  
A-109



4 ENLARGED PROPOSED FLOOR PLAN  
A-109



5 PROPOSED BARN DOOR DETAIL  
A-109

ULURP, CALENDAR OR REFERENCE #: \_\_\_\_\_  
APPLICANT: \_\_\_\_\_  
LOCATION: \_\_\_\_\_  
REQUEST: \_\_\_\_\_

## COMMUNITY BOARD NO. 1 QUESTIONNAIRE FOR LAND USE ITEMS

(Please complete this questionnaire and return to CB #1's Headquarters, 435 Graham Avenue, Brooklyn, New York 11211.

Feel Free to contact the Board's Office at (718) 389-0009  
if you have any questions or require additional information

**PROPOSED ACTION:** What is the proposed ULURP, or BSA action (i.e. an amendment to the zoning map, a siting of a city facility, a zoning variance, etc.)? \_\_\_\_\_  
two zoning authorizations under waterfront zoning

### 1. For Ownership:

a) Who are the owners? Greenpoint Riverview Associates, L.L.C.

b) If a corporation, who are the principles? Marian Klein

c) What kind of a corporation? limited liability company

### 2. For Developers:

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

b) What is their experience with this type of development? Affiliate of developer/JV partner  
on rest of Greenpoint Landing

c) Is there a sponsor(s) of the project (i.e. a CBO, NYC Housing Partnership,  
NYCHA?) No

### 3. Financing:

a) What is the cost of the project? TBD

b) How is it financed? TBD

c) Will there be tax abatements? Subsidies? TBD

4. Land:

a) What information can be provided about the land? Who owns the land? \_\_\_\_\_  
Greenpoint Riverview Associates, L.L.C.

b) What is the condition, status and uses on the property and the zoning? Use groups? \_\_\_\_\_  
Property is vacant. Zoning is R6 and R8 with a C2-4 commercial overlay along West Street  
and Green Street.

c) Has there been an environmental assessment or scope of an impact statement prepared for the  
proposed action? No

d) Will the land be purchased? What is the cost of the land? \_\_\_\_\_  
When was the property purchased? \_\_\_\_\_ What was the cost? \_\_\_\_\_  
Owned by Greenpoint Riverview Associates, L.L.C.

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

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

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

5. Construction:

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

b) What is the time frame of the work (i.e. begin/end, etc.)? Not known at this time

c) Who will be doing the work (i.e. firm, sweat equity, student interns)? Not known at this time.

6. Project Information:

a) Describe the project in terms of the proposed use(s) such as retail, office, commercial, loft,  
community facility, etc.)? Predominantly residential; small amount of local retail.

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

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

d) Will there be financing for the units? What are the terms? TBD

e) Who is the lender? TBD

**7. Marketing:**

a) How will the project be marketed? Advertised? TBD; all affordable housing will be advertised in a manner consistent with HPD guidelines.

b) If newspaper, which ones? TBD

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

d) What will be the outreach? TBD

**8. Project Characteristics:**

a) Will the project be consistent with the surrounding buildings (i.e. height, FAR/Floor Area Ratio, conforming)? The height and floor area will be consistent with the rest of Greenpoint Landing and other new development on Greenpoint-Williamsburg waterfront.

b) Will the project be handicap accessible? Explain specifics Yes, waterfront public access area meets ADA and ANSI requirements. Companion seating provided throughout.

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

9. Open Space/Parking Amenities:

a) Will there be open space provided with the project? What type (i.e. rear yard, park, waterfront)? Will there be public access? Yes, the project is providing 95,887 square feet of waterfront public access area.

b) Will there be landscaping? Fencing? Street tree planting? Yes, there will be landscaping. The design will be shown in detail as part of the presentation.

c) Will parking be provided for (indoor, outdoor, on-street)? Will a waiver be requested? Parking will be provided in accordance with zoning.

d) What amenities, if any, will be incorporated with the project? How were they developed and with who (i.e. tenants, residents, community group)? Waterfront public access area designed with Community Board 1 input beginning in 2018.

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

No.

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

No.

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

a) List previous industrial uses and processes: Historically, the site was used for coal and lumber storage and more recently has been used for vehicle parking, construction equipment and materials storage.

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

c) List Hazardous Waste Disposal permits for prior operators: None

d) List any proposed remediations: TBD

e) Please provide any ASTM Phase I & II information: A phase 1 ESA was conducted in July 2001, followed by a phase II in October 2001 and a final phase II in October 2004.

PREPARED BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

CONTACT # ( ) \_\_\_\_\_ FAX # ( ) \_\_\_\_\_

**Community Board #1  
Supplemental Land Use Application Information**

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

**A. Project size**

Commercial: (sq ft) \_\_\_\_\_  
 Manufacturing (sq ft) \_\_\_\_\_  
 Residential (sq ft) \_\_\_\_\_  
 Total (sq ft) 95,887 of WPPA  
 Height (feet) \_\_\_\_\_  
 Height (stories) \_\_\_\_\_

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

**B. Residential projects**

	$\Sigma$ # of units	# affordable
0 bedroom (studio)	_____	_____
1 bedroom	_____	_____
2 bedroom	_____	_____
3 bedroom	_____	_____
$\geq 4$ bedroom	_____	_____
Total units	_____	_____

**Market-rate units**

Rental or condo? \_\_\_\_\_  
 Estimated cost/rent psf \_\_\_\_\_  
 (market rate units only)

**Affordable units**

Rental or condo? \_\_\_\_\_  
 Distribution of affordability by % of AMI

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

N/A -- project details under development





**C. Open space**

	required	proposed
Total area	<u>79,333</u>	<u>79,333</u>
Publicly accessible	<u>95,887</u>	<u>95,887</u>

What are the hours of accessibility for the publicly-accessible open space? \_\_\_\_\_

DPR will determine hours. We expect it to be 6 am to 1 am.

---

Will the publicly-accessible open space be turned over the Department of Parks for operation? \_\_\_\_\_

The publicly accessible open space will be deeded to the City of New York.

---

**D. Parking**

Parking - number of spots, number required by zoning

	required	proposed
# of spaces	<u>N/A -- project details under development.</u>	<u>N/A -- project details under development.</u>

**E. Environmental**

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

Little "E" requires remediation and sign off by the NYC Mayor's Office of Environmental Remediation.

---

**F. Additional information**

For all projects, please provide the following information:

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

## **Greenpoint Landing Parcel 5c-2 Waterfront**

Primary Contact Information: Ellen Lehman, [ellen.lehman@friedfrank.com](mailto:ellen.lehman@friedfrank.com), 212 859 8436

### Project Team:

- *Owner/developer:* Marian Klein, Greenpoint Riverview Associates, L.L.C.
- *Landscape Architects:* Karen Tamir, James Corner Field Operations
- *Land Use Counsel:* Melanie Meyers, Fried, Frank, Harris, Shriver & Jacobson LLP



**Parks**

# Metropolitan Recreation Center Sidewalk Reconstruction

Metropolitan Avenue and Bedford Avenue  
in the Borough of Brooklyn

In-House Presentation  
Benjamin Conable, NYC Parks

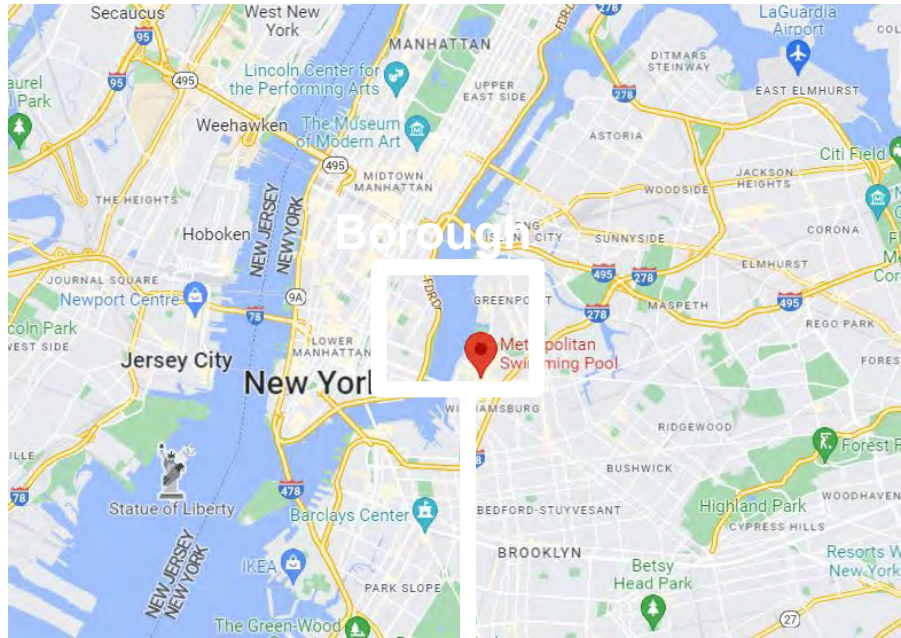
**Total Budget:** \$850K  
Mayoral

**Project Size:** 0.22 ac

# Goals

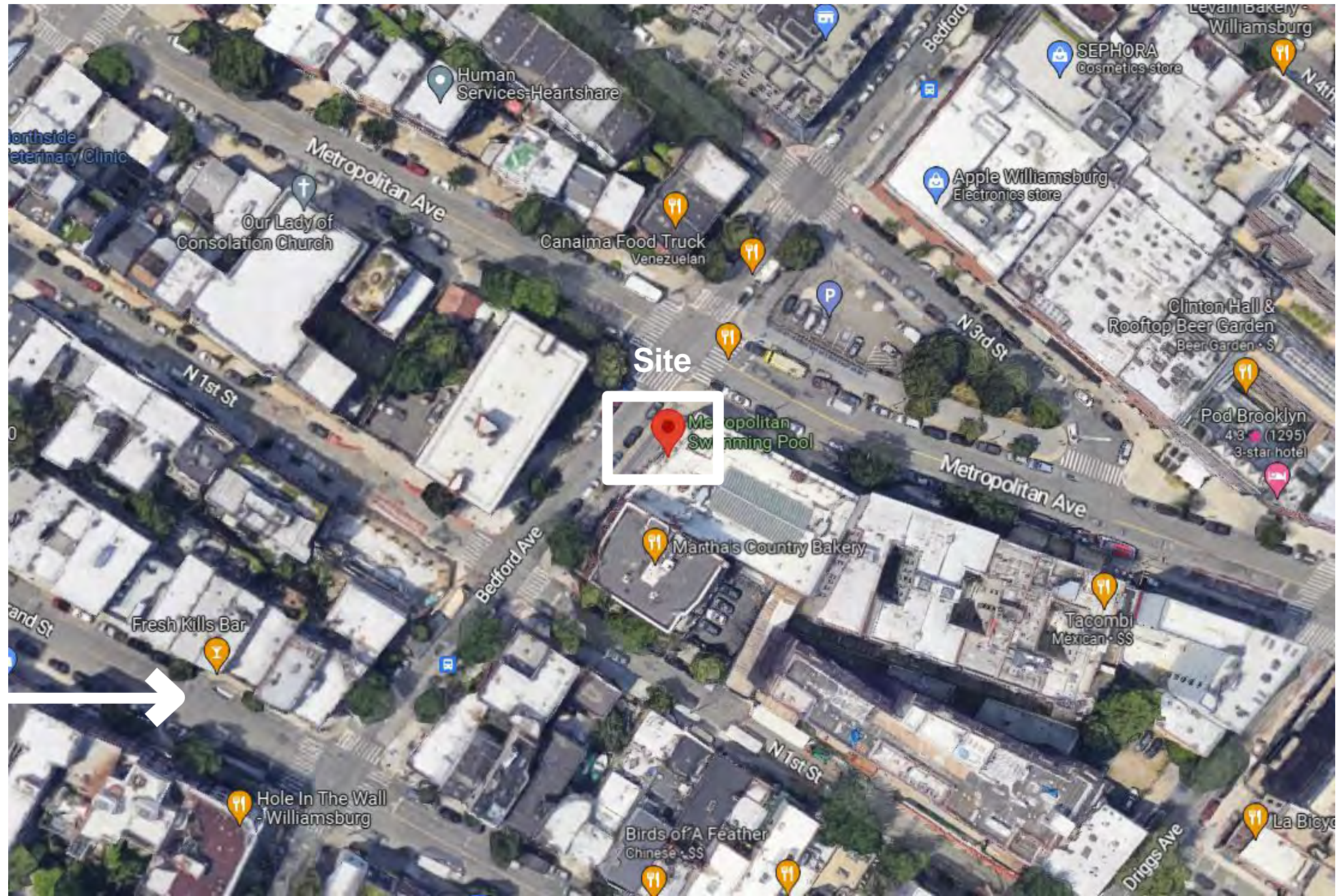
- Reconstruct deteriorated portion of sidewalk vault
- Replace dilapidated sidewalk surface in durable plain concrete
- Improve accessibility conditions at the ramp, sidewalk and corner
- Reconstruct cellar level column encasement





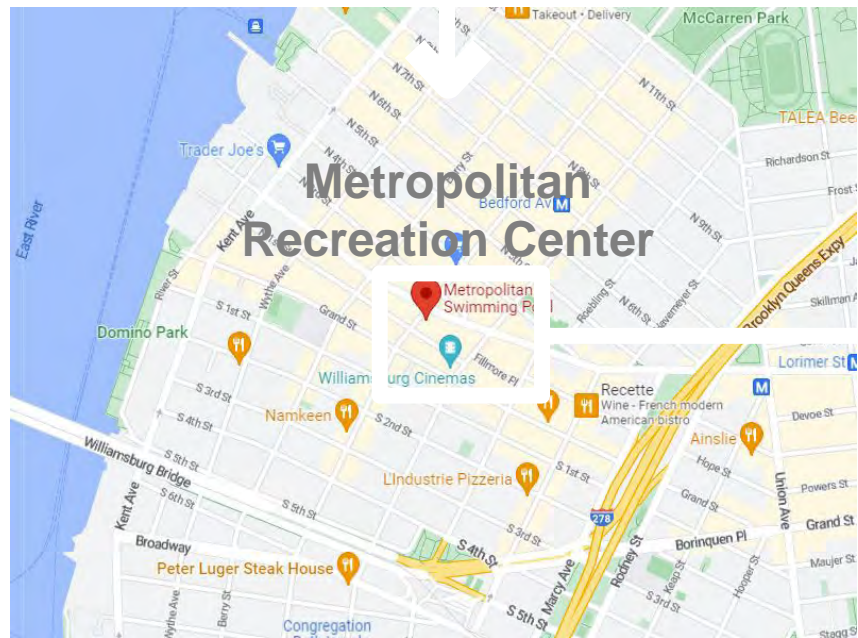
City

2 MI



Site

75 FT



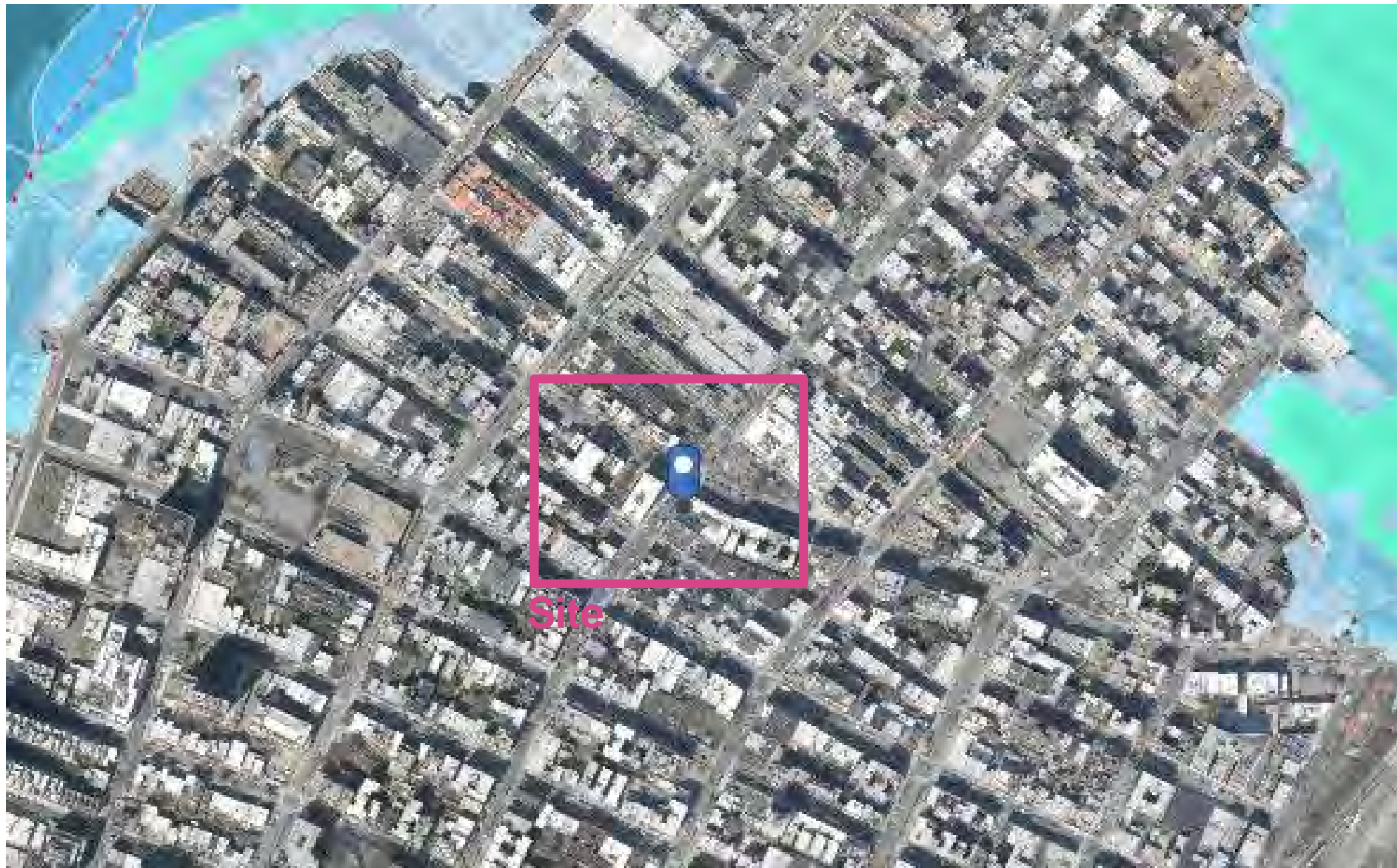
Neighborhood

1000 FT



NYC Parks

# Metropolitan Recreation Center | Project Location



Source: <http://www.nyc.gov/floodhazardmapper>

## Flood Hazard Zones

### 2015 Preliminary Flood Insurance Rate Map

- V Zone (100-year floodplain subject to wave action)**  
 Areas along coasts subject to inundation by the 1% annual chance flood event with additional hazards associated with storm-induced waves.
- A Zone (100-year floodplain)**  
 Areas subject to inundation by the 1% annual chance flood event.
- Shaded X Zone (500-year floodplain)**  
 Areas within the 0.2% annual chance floodplain, areas of 1% annual chance flooding where average depths are less than 1 foot, areas of 1% annual chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1% annual chance flood by a levee.
- Limit of Moderate Wave Action (LiMWA)**  
 The inland limit of the area expected to receive 1.5ft or greater breaking waves during the 1% annual chance flood event. Data from 2015 PFIRMs.

### Future Floodplain 2050s

- Future 1% Annual Chance Floodplain (100-year)
- Future 0.2% Annual Chance Floodplain (500-year)

### Resources (Links):



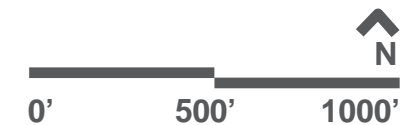
NYC Parks: Design and Planning for Flood Resiliency

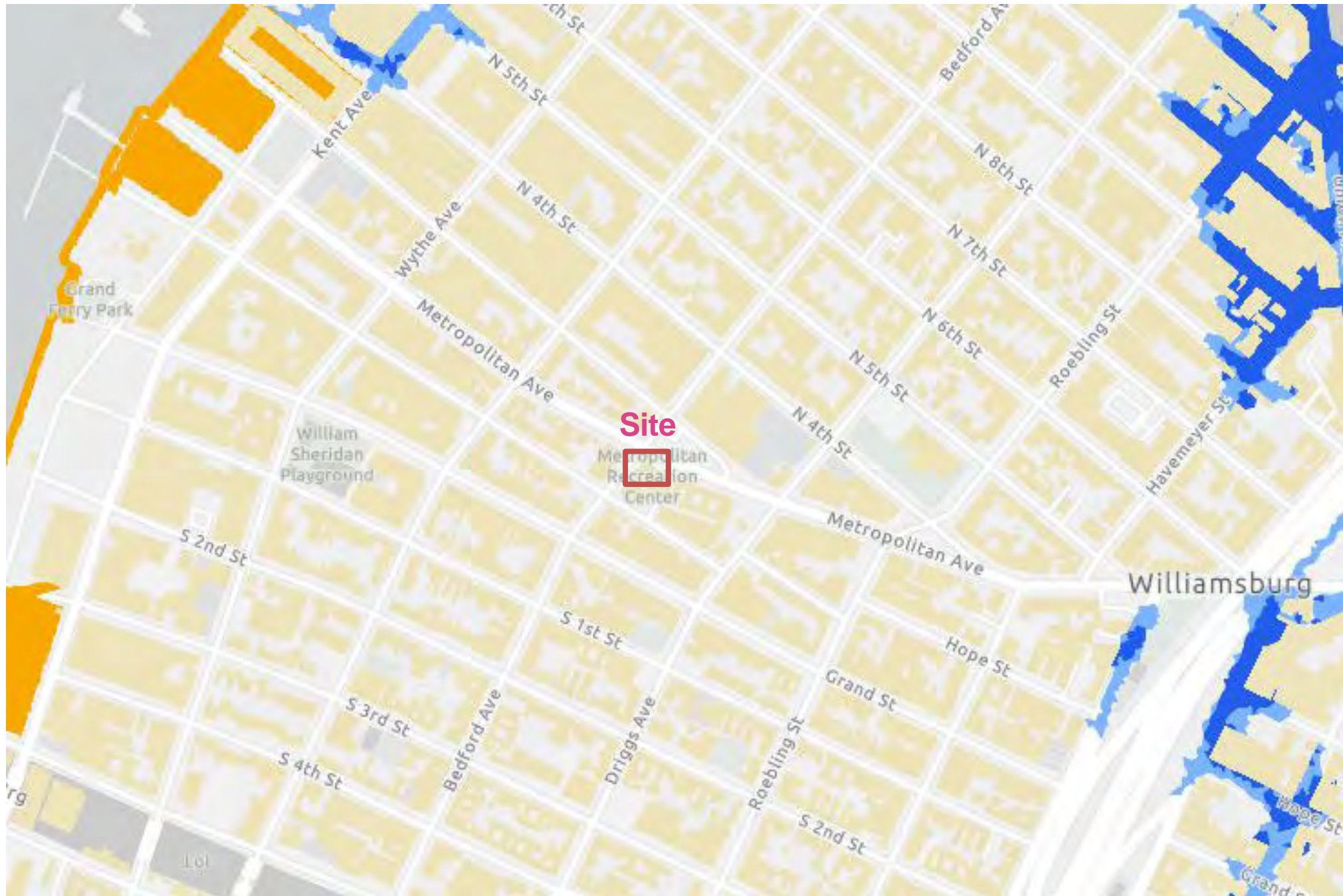


NYC MOCR: Climate Resiliency Design Guidelines (v4.0)



NYC Parks





## NYC Stormwater Flood Maps (Moderate Flooding)

- Area not included in analysis
- Future High Tides 2050
- National Wetlands Inventory
- Deep and Contiguous Flooding (1ft and greater)
- Nuisance Flooding (greater or equal to 4 in and less than 1 ft)

This map:

- Reflects roughly two inches of rain falling in one hour (also referred to as the 10-year storm, with approximately 10 percent chance of occurrence in any given year)
- Shows a moderate rainstorm that City infrastructure was not designed to handle.
- Reflects 2.5 feet of sea level rise, which is a high estimate for the 2050s.
- Includes impacts of potential blocked storm drains and outfalls from sea level rise.

Flooding from a storm like this would temporarily disrupt transportation and enter buildings and basements, causing minor damages to contents and surfaces.



NYC Parks

### Metropolitan Recreation Center | Flood Risk (Stormwater)



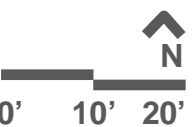


## Land Use Categories

- 1 And 2 Family Residential
- Multi-Family Residential (Walkup)
- Multi-Family Residential (Elevator)
- Mixed Use
- Commercial & Office
- Industrial & Manufacturing
- Transportation / Utilities
- Public Facilities & Institutional
- Open Space And Outdoor Recreation
- Parking
- Vacant Land
- Other

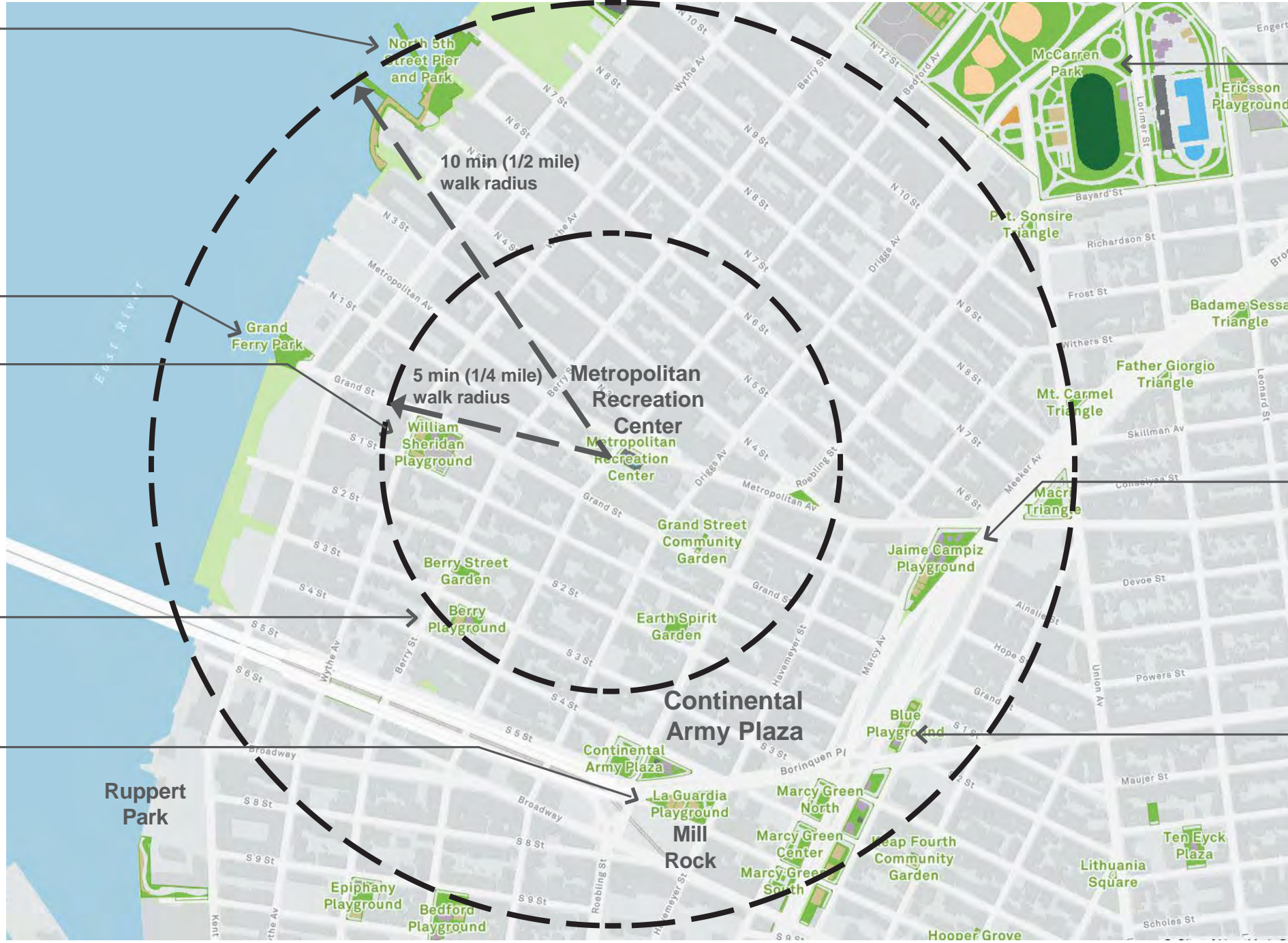


## Metropolitan Recreation Center | Surrounding Land Use





**North 5<sup>th</sup> Street Pier and Park**



10 min (1/2 mile) walk radius

5 min (1/4 mile) walk radius

**Metropolitan Recreation Center**  
Metropolitan Recreation Center

**McCarren Park**

- Pool
- Recreation center
- Football
- Soccer
- Tennis
- Basketball
- Handball
- Play Equipment
- Running track
- Skate park
- Comfort Station
- Baseball
- Spray shower

**Jaime Campiz Playground**

- Basketball
- Play equipment
- Spray shower
- Fitness equipment
- Comfort Station

**Marcy Green & Blue Playgrounds**

- Basketball
- Play Equipment

**Grand Ferry Park**

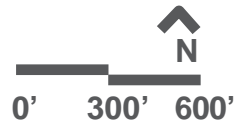
**William Sheridan Playground**  
Basketball  
Handball  
Soccer  
Comfort station  
Spray shower  
Play equipment

**Berry Playground**  
Basketball  
Play equipment  
Spray shower

**LaGuardia Playground**  
Comfort station  
Spray shower  
Play equipment  
Handball



**Metropolitan Recreation Center | Neighborhood Context**



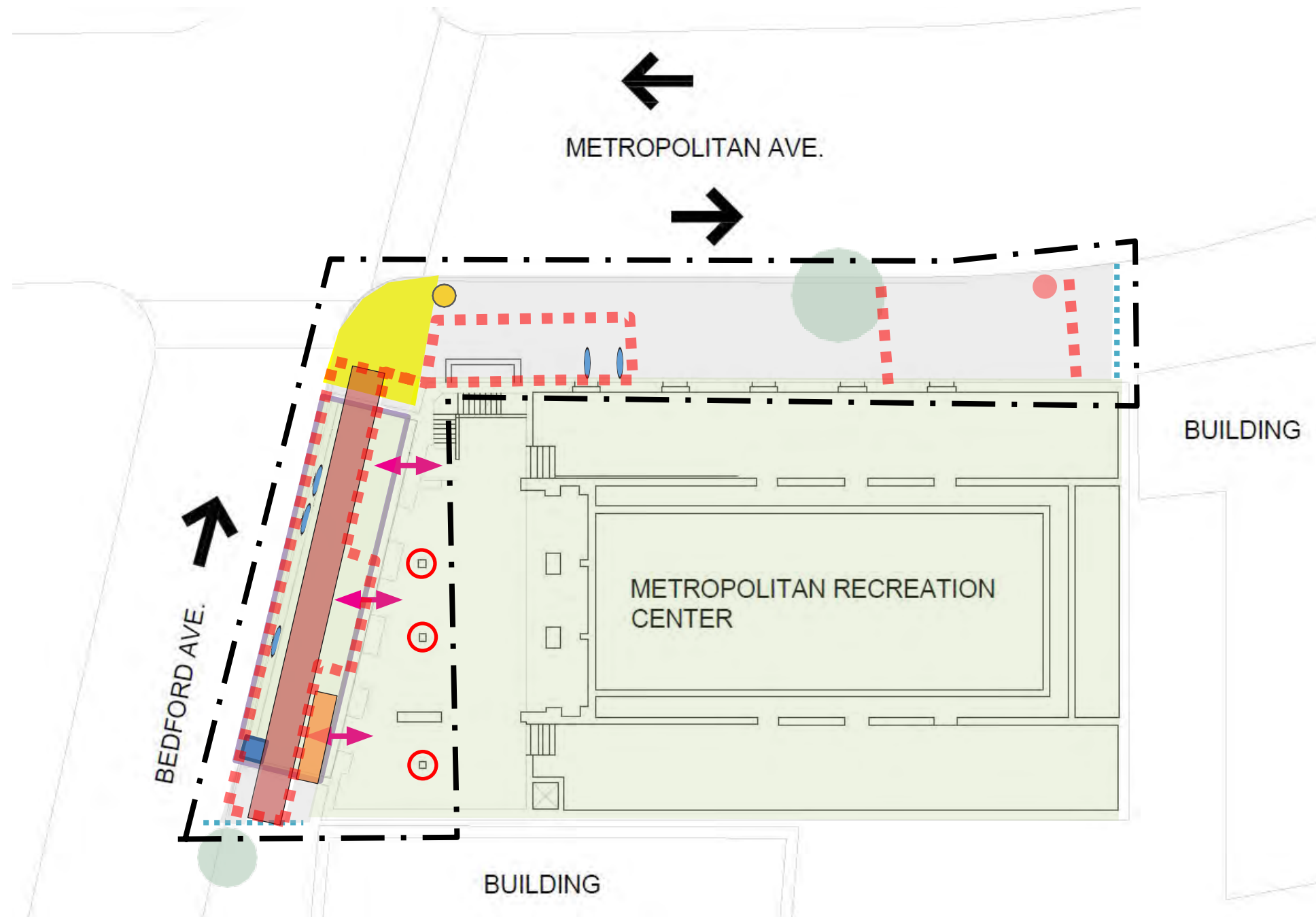
## DEP Unified Stormwater Rule

- Project is anticipated to disturb less than 20,000 SF of soil during construction;
- Project is anticipated to create no NEW Impervious Surface;

**DEP Stormwater Management and Permitting will not be required.**

- Project is anticipated to create no NEW Impervious Surface;  
**A DEP Site Connection Proposal will not be required.**



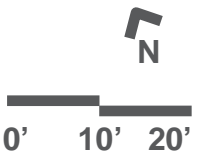


### Legend

- Project Limit
- Park Entrance
- Recreation Center
- Pedestrian Ramp
- Concrete Pavement
- Distinctive Pavement
- Sidewalk Vault
- Tree
- Lightpole
- Fire Hydrant
- Bicycle Rack
- Traffic flow
- Property Line
- Sidewalk and Vault Deterioration
- Deteriorated Columns
- Sidewalk exceeds ADA allowable grades



## Metropolitan Recreation Center | Existing Conditions





1 – View of sidewalk looking north. Property line in foreground



2 – View of sidewalk looking south



Metropolitan Recreation Center | Existing Conditions

NYC Parks





1 – View of sidewalk looking east. Sidewalk wearing surface to be replaced



2 – View of sidewalk looking west. Tree pit in foreground to be expanded




NYC Parks


## Metropolitan Recreation Center | Existing Conditions





1 – View of sidewalk corner quadrant. Slope exceeds ADA standards at arrow

 Slope exceeds ADA standards. Will be improved to the extent possible

 Contrast detectable warning surface required



2 – View of ramp and handrail. Handrail to be raised to 34”  
Ramp staining to be addressed



## Metropolitan Recreation Center | Existing Conditions





1- Deteriorated vault framing to be replaced



2 - Deteriorated sidewalk vault slab

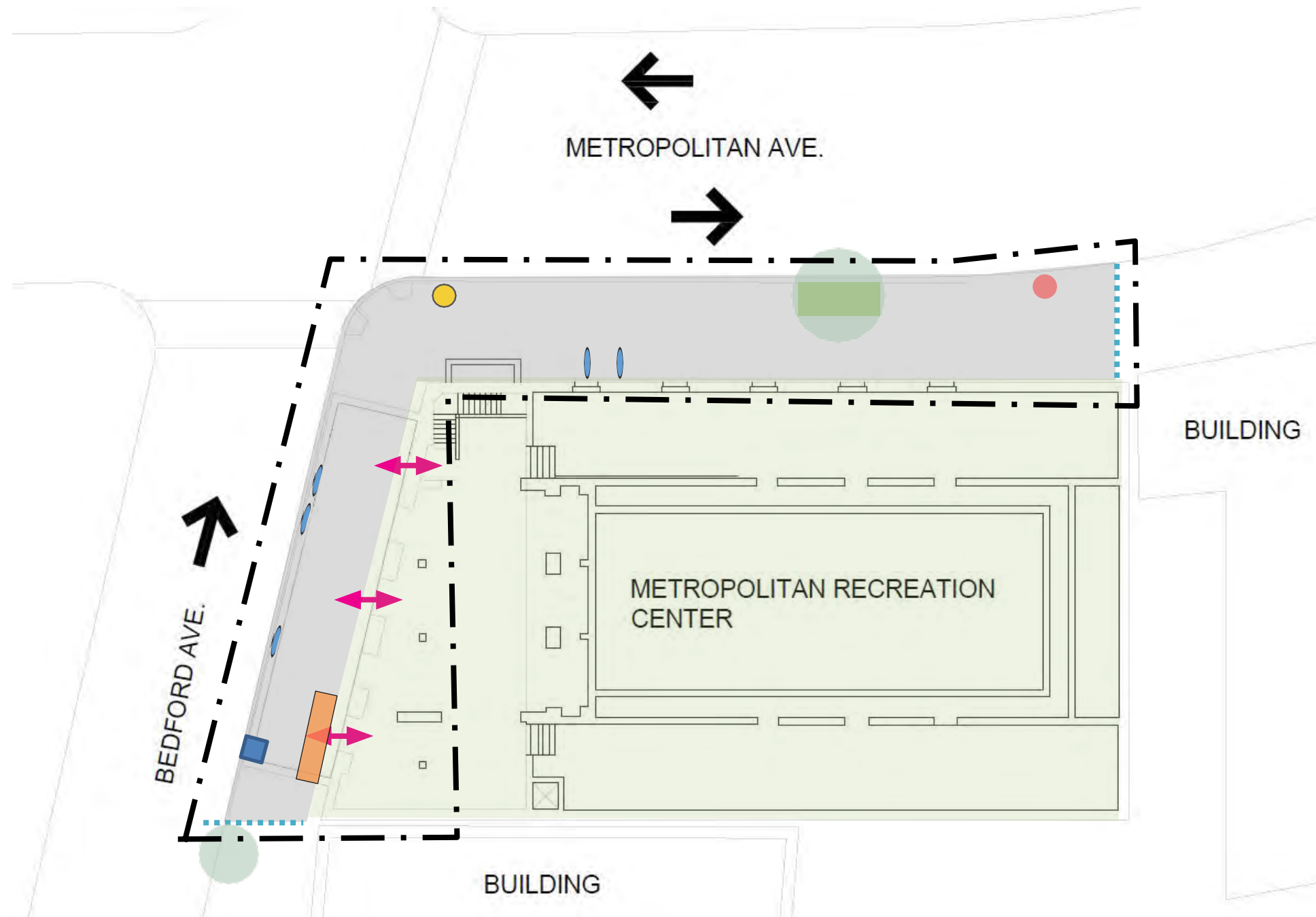


3 - Deteriorated cellar column base - three thus



# Metropolitan Recreation Center | Existing Conditions



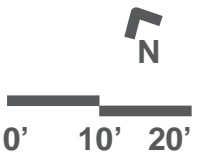


### Legend

- Project Limit
- Park Entrance
- Recreation Center
- Ramp to Remain
- New Concrete Pavement
- Expanded Tree Pit
- Lightpole
- Fire Hydrant
- Bicycle Rack to Remain
- Traffic flow
- Property Line



## Metropolitan Recreation Center | Proposed Scope Plan





# Scope Summary

- Removals
  - Sidewalk wearing surface
  - Deteriorated vault structure
  - Sidewalk access hatch
- Pavements
  - New plain concrete sidewalk wearing surface
  - New vault waterproofing
  - Sidewalk furniture to remain
- Ramp & Stairs
  - Salvage and reset for waterproofing install
  - Raise handrails to meet current code
- Corner Quadrant
  - Reconstruct for ADA improvement
- Vault
  - Reconstruct vault structure
  - Reconstruct cellar column bases
  - New sidewalk access hatch
  - Coordination with M&O for pool surge tank
- Exclusions
  - Curbs except corner quadrant
  - Sidewalk furniture
  - Trees except protection
  - Distinctive sidewalk
  - Reconstruction/repair elsewhere in building
  - Assistance with pool equipment except as above





1- Proposed new sidewalk looking north



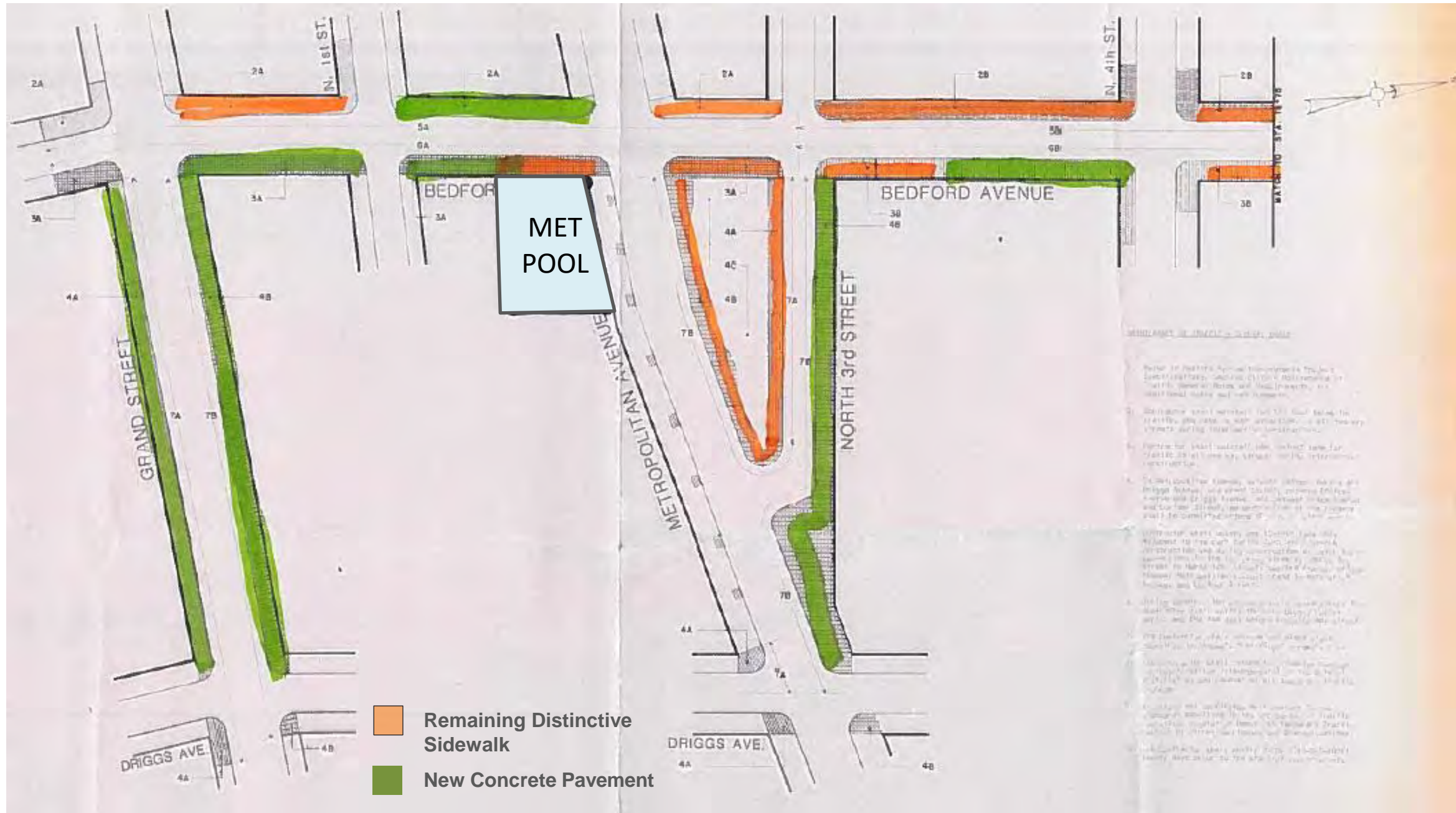
NYC Parks

## Metropolitan Recreation Center | Proposed Scope View



## Appendix: Distinctive Sidewalk Current Extents





1- Current condition showing distinctive sidewalks in orange and plain concrete sidewalks in green



# DEP Amnesty Program & Low Income Household Water Assistance Program+

**April 2023**





# SAVE NOW ON YOUR WATER BILL, GET AMNESTY TODAY!

## DEP IS OFFERING A LIMITED ONE-TIME AMNESTY

With up to 100% of interest forgiveness.

DON'T MISS YOUR CHANCE, THIS ONE-TIME AMNESTY ENDS SOON!



For fastest service to get more information, confirm your eligibility, or receive amnesty immediately go to [nyc.gov/dep/amnesty](https://nyc.gov/dep/amnesty) or scan the code here.

Page 1 of 2

Property Owner: JOHN SMITH  
Service Address: 100 MAIN STREET  
NEW YORK, NY 10001

**NYC Environmental Protection**

**Your Water & Wastewater Bill** - Dated on 8/3/2021

How much do I owe?	
Your previous charges - Reflects payments before 6/3/2021	\$115.49
Prior Balance	-\$115.49
Payments	
Your new charges & credits	\$113.68
Water & Wastewater	\$113.68
Total Due	\$113.68
Due Date	9/7/2021

Annual interest charge of 3.00% will apply to unpaid charge past the due date.  
Please see the next page for detailed information.

**Same great water. Simpler bill.**  
A summary of your charges are on the front. The details are now on the back.

Have questions? Visit: [nyc.gov/dep/newbill](https://nyc.gov/dep/newbill)

**Billing information:**  
Account: 0000000000000  
Amount due: \$113.68  
Due date: 9/7/2021  
BBL: 1-00000-0000

**How much water do I use?**

Messages from DEP:

**PAST DUE**

Contact Us:  
By Web: [nyc.gov/dep](https://nyc.gov/dep) (click "Contact Us")  
By Phone: (718) 595-7000  
By E-mail: [customerservice@dep.nyc.gov](mailto:customerservice@dep.nyc.gov)

The NYC Department of Environmental Protection collects bill payments on behalf of the NYC Water Board.  
Please detach and return this portion with your mailed payment.

**Billing information:**  
Account: 0000000000000  
Amount due: \$113.68

Amount Enclosed: \$

Please make check or money order payable to NYC Water Board. Send your payment in envelope to:

**NYC Environmental Protection**  
Bureau of Customer Services  
99-17 Junction Blvd.  
Flushing, NY 11375-0108

144394

# DEP has launched a one-time water bill Amnesty Program.

The water system's expenses are directly funded by revenue collected from water bills.

DEP is facing a **growing delinquent accounts receivable (AR) balance** which poses a serious threat.

Nearly 1 in 4 NYC water customers is behind on their bill, representing a combined \$1.2 billion owed to DEP.

Many customers fell behind on their water bill during the pandemic.



**Trouble paying your water bill?**  
**We can help.**

**NYC**  
Your Water & Wastewater Bill (dated on 8/3/2021)

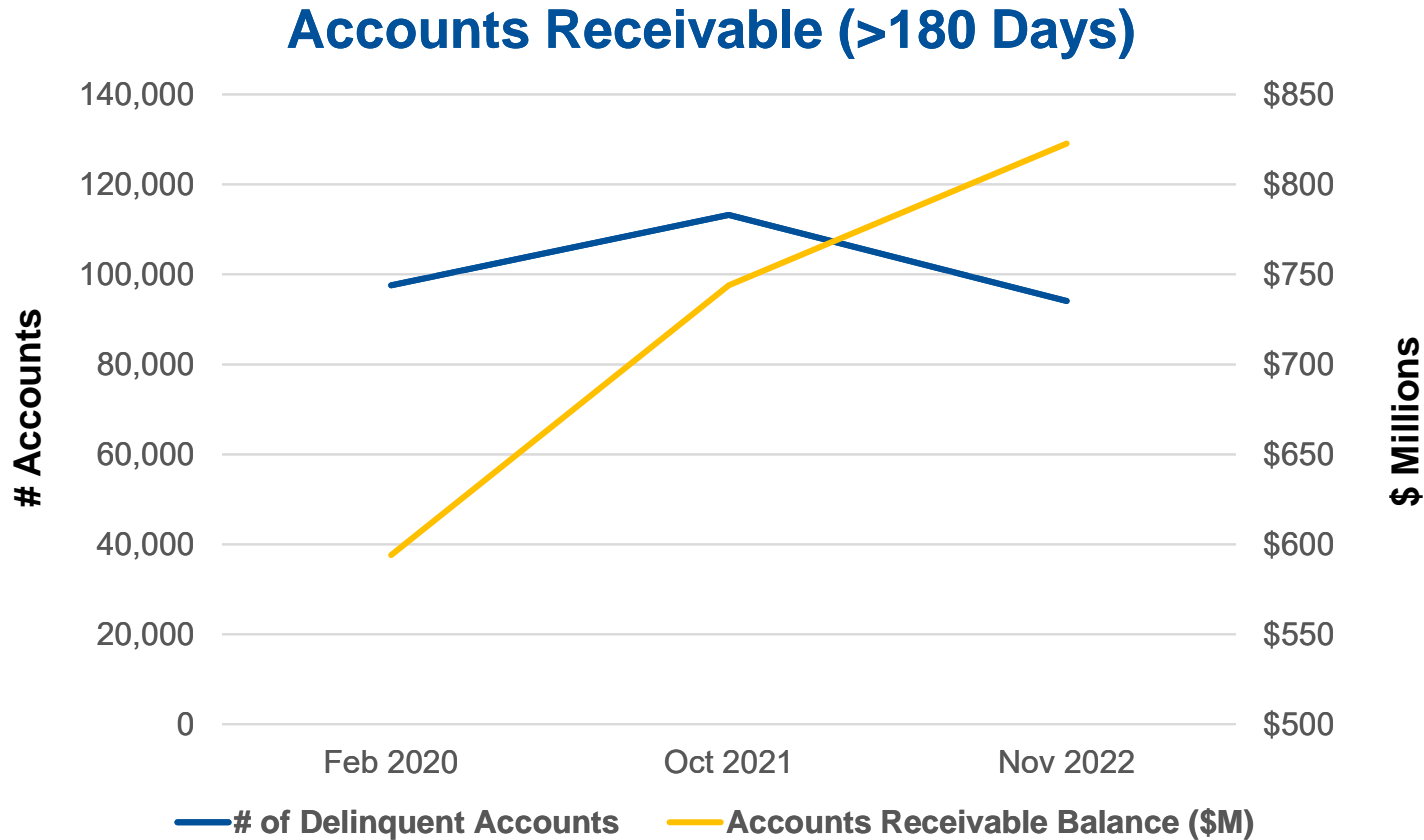
Property Owner: AGNES SMITH  
Service Address: 100 MAIN STREET  
NEW YORK, NY 10001

How much do I owe?	
Your previous charges - (Amount required before 8/2021)	\$115.40
Your Balance	\$115.40
Payments	\$113.00
Your new charges & credits	\$113.00
Water & Wastewater	\$113.00
<b>Total Due</b>	<b>\$113.00</b>
<b>Due Date</b>	<b>8/7/2021</b>

Account: 000000000000  
Amount due: \$113.00  
Due date: 8/7/2021  
BBL: 1-00000-0000

**PAST DUE**

# DEP saw a significant increase in delinquency over the course the pandemic, driving up the AR balance.



- Some delinquent customers deserve assistance, but others are choosing to withhold payment.
- In the past year, more than 20,000 previously delinquent customers became current on their bills
- However, **the AR balance continues to increase** due to new unpaid bills at the higher FY23 water rate and accruing interest on unpaid balances
- Nearly 85% of AR is from residential property





# Increasing AR balance creates key problems for DEP.



Growing debt and uncertainty for those in true difficulty



Lack of debt collection encourages abuse

# DEP is offering a **limited one-time amnesty** to eligible customers with up to 100% interest forgiveness!

- This program will help customers get caught up while also helping the city recoup money in order to keep rates low and continue investing in the water system's resiliency.
- This program available to all delinquent customers\* forgives interest in exchange for principal repayment.

Customer Account	Interest Amnesty Offers
<b>A. Seriously Delinquent</b> (>\$1,000 balance for >1 year)	<ul style="list-style-type: none"><li>• <u>Option 1</u>: 100% principal paid, 100% interest forgiven</li><li>• <u>Option 2</u>: 50% principal paid, 75% interest forgiven</li><li>• <u>Option 3</u>: 25% principal paid, 50% interest forgiven</li></ul>
<b>B. All Other Delinquent</b>	<ul style="list-style-type: none"><li>• 100% principal paid, 100% interest forgiven</li></ul>

- If there is a remaining delinquent balance is greater than \$500, customers will be required to enter into a new payment agreement with DEP upon request.
- Interest amnesty program ends on April 30, 2023.



*\*Delinquent balances eligible for amnesty were set as of January 29th, 2023. Any charges that accrued after that date are not eligible for Amnesty and must be paid in full. Credits will be applied 5-10 days after payment is received.*

# Get amnesty in 4 easy steps!

1. Go to [nyc.gov/dep/amnesty](https://nyc.gov/dep/amnesty) and use our account look-up tool
2. Enter your account #
3. Check eligibility and review your options
4. Pay principal amount as indicated on your preferred option

The screenshot shows the NYC Environmental Protection website's Amnesty Program page. The browser address bar displays [nyc.gov/site/dep/pay-my-bills/amnesty-program.page](https://nyc.gov/site/dep/pay-my-bills/amnesty-program.page). A notification banner at the top reads "Get the latest on the COVID-19 Vaccine". The page header includes the NYC logo, "Environmental Protection", and a search bar. The main navigation menu contains "Pay My Bills", "About", "Water", "Environment", "Recreation", and "What's New". The page title is "Amnesty Program". Below the navigation is a social media share bar and a print button. The main content area features a large banner with the NYC logo and the text: "SAVE NOW ON YOUR WATER BILL, GET AMNESTY TODAY!". Below this, it states: "DEP IS OFFERING A LIMITED ONE-TIME AMNESTY With up to 100% of interest forgiveness. DON'T MISS YOUR CHANCE, THIS ONE-TIME AMNESTY ENDS SOON!". An image of a water bill with a "PAST DUE" stamp is shown. Below the banner is a section titled "Guidelines and Frequently Asked Questions" with a plus icon. The "Amnesty Look Up Tool" section includes the instruction: "Simply insert your account number below, view your options and click any option to make a payment." Below this is a form with the label "Enter Your Account Number:", a text input field containing "Account Number", and a blue "Search" button. A "Privacy - Terms" link is located in the bottom right corner.

# DEP also launched LIHWAP+ to help struggling customers.

## Low Income Household Water Assistance Program+ (LIHWAP+)

- DEP's customers may be eligible for up to \$5,000 in affordability assistance on their water bills through New York State's Low Income Household Water Assistance Program (LIHWAP) administered through New York State's Office of Temporary and Disability Assistance
- If a customer receives LIHWAP from New York State, **DEP will match up to an additional \$5,000 as part of LIHWAP+**, for a combined total savings of up to \$10,000, on any remaining delinquent water bill balance
- For income guidelines, more information and to apply directly with New York State, visit <https://otda.ny.gov/programs/water-assistance/>



# Amnesty and LIHWAP+ Outreach

- DEP sent targeted letters and emails to seriously delinquent amnesty-eligible customers.
- DEP is including amnesty inserts in all delinquency notices and information on bills to delinquent customers.
- DEP called and sent targeted letters and emails to potentially LIHWAP-eligible customers encouraging them to apply for NYS LIHWAP.
- Promotional materials are posted at all borough offices.

The graphic features the NYC Environmental Protection logo on the left. The main text reads: "SAVE NOW ON YOUR WATER BILL, GET AMNESTY TODAY!". Below this, it states: "DEP IS OFFERING A LIMITED ONE-TIME AMNESTY With up to 100% of interest forgiveness. DON'T MISS YOUR CHANCE, THIS ONE-TIME AMNESTY ENDS SOON!". A QR code is provided with the text: "For fastest service to get more information, confirm your eligibility, or receive amnesty immediately go to [nyc.gov/dep/amnesty](http://nyc.gov/dep/amnesty) or scan the code here." On the right, there is an image of a "Your Water & Wastewater Bill" with a large red "PAST DUE" stamp overlaid. The bill includes details such as "Your present charges - include payments before 6/30/2017" for \$115.40, "Your new charges & credits" for \$113.88, and "Amount due" of \$113.88. It also lists the account number 00000000000000000000, the due date 07/2021, and the amount of the bill 1-00000-0000. A small bar chart is visible on the bill. The number 144394 is printed in the bottom right corner of the graphic.



# Contact DEP about Amnesty

The fastest service for amnesty is available at [nyc.gov/dep/amnesty](https://nyc.gov/dep/amnesty).

## **Call Center**

- **Hours:** Monday to Friday, 8am–7pm, Saturday 9am to 2pm
- **Contact:** Call **718-595-7000** or email [amnesty@dep.nyc.gov](mailto:amnesty@dep.nyc.gov)

## **Borough Offices**

- **Hours:** Monday to Friday, 8am–7pm
- **Locations:**
  - **Bronx:** 1932 Arthur Avenue, 6<sup>th</sup> Floor
  - **Brooklyn:** 250 Livingston Street, 8<sup>th</sup> Floor
  - **Manhattan:** 55 West 125<sup>th</sup> Street, 9<sup>th</sup> Floor
  - **Queens:** 96-05 Horace Harding Exp., 1<sup>st</sup> Floor
  - **Staten Island:** 60 Bay Street, 6<sup>th</sup> Floor



## **How do I pay?**

You can make payments online, by phone, mail, or in person. To learn more visit: [How to Pay](#). You can view and pay your bill online the fast and easy way using My DEP Account. To signup, visit [nyc.gov/dep](http://nyc.gov/dep) and click the “My DEP Account” button. Our customer service representatives can help you set up a water and sewer account, look up your account information, schedule service inspections, repairs, and permit requests, and help you understand your payment options.

## **Can I make multiple payments to my account, or does it have to be a single payment?**

We encourage customers to pay in full to receive the interest amnesty as quickly as possible. However, you can make multiple payments on your account, but the interest amnesty only starts after you have reached your principal payment threshold identified on the [Amnesty Look Up Tool](#). For more help with multiple payments, please call us at (718) 595-7000.

## **Can I receive Amnesty on more than one property I own?**

Yes, you may receive amnesty for any property you own with a qualifying delinquency. Separate payments need to be made for each account.



## **What does DEP mean by “Amnesty”?**

Amnesty means forgiveness. In this context, it means partial or complete interest forgiveness for qualified customers.

## **What is the Amnesty Program?**

The Amnesty Program is designed to provide much-needed relief to all qualified delinquent customers struggling to pay their water and wastewater bills due to the pandemic. This limited one-time amnesty starts on January 30, 2023, and runs for only 90 days until April 30, 2023, and allows you to have your accrued interest reduced or forgiven by paying your principal balance.

## **How can eligible New Yorkers find out more about this program?**

The fastest way for New Yorkers to get their amnesty options is to visit [nyc.gov/dep/amnesty](https://nyc.gov/dep/amnesty). Additional info can be quickly found by calling us during our extended business hours Monday through Friday (8am to 7pm) and Saturday (9am to 2pm) at (718) 595-7000 or email us at [amnesty@dep.nyc.gov](mailto:amnesty@dep.nyc.gov).





## **How can I apply for the Amnesty Program?**

There is no formal application needed to apply for this program. Simply use our online [Amnesty Look Up Tool](#) to confirm your eligibility, view your options and make a payment before the program end date. While there, enter your account number in the Amnesty lookup tool. If eligible, pay the principal amount as indicated on your preferred option. A credit for the interest forgiveness will be applied to your account within 10 business days. Please note that your balance may not go down to zero if you receive new charges and interest.

## **What does principal amount mean?**

Your principal amount is the total of original billed charges owed from your water and wastewater bill and does not include any interest.

## **What does interest amount mean?**

Interest is due for overdue charges and is compounded monthly. The interest rate charged is visible on your bill.



## **When do I need to enter into a payment agreement?**

Please pay the principal amount and get your interest forgiven first. Then if your remaining delinquent balance is greater than \$500 after receiving the interest amnesty, you will be required to enter into a payment agreement with DEP, upon request. To enter into a payment agreement, call us during extended business hours Monday through Friday (8am to 7pm) and Saturday (9am to 2pm) at (718) 595-7000 or email [collectionsplus@dep.nyc.gov](mailto:collectionsplus@dep.nyc.gov).

## **What is the amnesty freeze date?**

The amnesty freeze date is the date on which all eligibility criteria will be locked in place, including your total delinquent balance, principal balance, and interest balance. Any additional interest that accrues after that date will not be eligible for amnesty. The freeze date is January 29, 2023.

## **When does the program end?**

April 30, 2023. This is the last day you can make a payment online or in person.





# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

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

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

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

MARIA VIERA  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

VACANT  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

April 18, 2023

## COMMITTEE REPORT

### SLA REVIEW AND DCWP COMMITTEE

TO: Chairperson Dealice Fuller  
And CB#1 Board Members

FROM: Arthur Dybanowski, Chair  
SLA Review & DCWP Committee

RE: Committee Meeting on March 28, 2023

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The SLA Review & DCWP Committee met at Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Avenue) at 6:30 pm on March 28, 2023, Representatives of the Community Board and other Community Board members participated in the discussion and review of the applications. Applicants were advised that the meeting was to end at 9:00 pm and those applications not reached would be postponed to the next Committee meeting. Prior to the meeting, the List of New and Renewal applications that had been posted at the Public Hearing was provided to the 90 and 94 Precincts of the NYPD for their review.

#### ATTENDANCE:

Present: Dybanowski; Bachorowski; Bruzaitis; Daly; Miceli, Sofer  
Absent: Barros; Foster; Cohen\* (\*Non-Board member)

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#### LIQUOR LICENSES

##### NEW

- 1) Abuzu Management Corp, 135 North 5<sup>th</sup> Street, Ste B, (New Application and Temporary Retail Permit, wine, beer, cider, rest) **Committee recommends Approval.**
- 2) BTH Bar Brooklyn LLC, dba Bury The Hatchet Brooklyn, 25 Noble Street, Unit 106, (Class Change, liquor, wine, beer, cider, recreation facility, exhibition hall) **Applicant requests Postponement.**

- 3) Boris & Horton Brooklyn LLC, dba TBD, 510-528 Driggs AKA 187-195 North 8<sup>th</sup> Street, (New, Application, and Temporary Retail Permit, Wine, beer, cider, rest) **Committee recommends Approval.**
- 4) DLS Event LLC, dba Warsaw Polish National Home, 261-7 Driggs Avenue, (New, liquor, wine, beer, cider, bar, tavern) **The applicant requests Postponement.**
- 5) Entity to be Formed by Ahtesham “Jimmy” Rizvi, dba TBD, 215 North 10<sup>th</sup> Street, (New Application, and Temporary Retail Permit, liquor, wine, beer, cider, rest) **The applicant requests Postponement.**
- 6) ETA 125 Corp, dba Mugs Ale House, 125 Bedford Avenue, (Alteration bar, liquor, wine, beer, cider, rest) **Committee recommends Approval.**
- 7) Glaze Williamsburg One LLC, dba TBD, 145 North 4<sup>th</sup> Street, (New Application and Temporary Retail Permit, wine, beer, cider, rest) **The applicant requests Postponement.**
- 8) Kard Inc., 128 Meserole Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, restaurant) **Applicant did not appear. Committee recommends denial.**
- 9) Layla Hospitality LLC, dba TBD, 352 Bedford Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, rest) **Committee recommends Approval.**
- 10) Le Doggie Cool Cafe LLC, dba Le Doggie Cafe, 149 Wythe Avenue, (New application, and Temporary Retail Permit, wine, beer, cider, bar, tavern) **Applicant did not appear. Committee recommends denial.**
- 11) Mamasushi Hoope LLC, dba Mamasushi, 391 Hooper Street, (New Application, liquor wine, beer, cider, rest) **Applicant did not appear. Committee recommends denial.**
- 12) Medusa Brooklyn LLC, 618 Grand Street, (New Application, and Temporary Retail Permit, liquor, wine, beer, cider, rest) **Committee recommends Approval.**
- 13) Mika Bushwick LLC, 25 Tames Street, (New, Application, and Temporary Retail Permit, wine, beer, cider, bar, café) **Committee recommends Approval.**
- 14) Moto Inc., dba Velo, 394 Broadway, Moving to 354 Grand Street, (Class Change from restaurant to Tavern OP, Removal, liquor, wine, beer, cider, bar, tavern) **Previously approved on 2-28-23.**
- 15) New York Distilling Company LLC, dba The Shanty, 573 Johnson Avenue, (Removal, liquor, wine, beer, cider, bar, tavern) **Applicant did not appear. Committee recommends denial.**
- 16) Palm Sunrise 53 LLC, 53 Scott Avenue, (New Application, liquor, wine, beer, cider, catering facility) **Presenting at Full Board.**
- 17) PQ Coffee LLC, dba Pueblo Querido Coffee, 34 North 6<sup>th</sup> Street, (Class Change, liquor, wine, beer, cider, coffee shop) **Applicant did not appear. Committee recommends denial.**
- 18) SH-Sutton Street LLC, 100 Sutton, 100 Sutton Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, catering Facility (private events only), Amended Notice to DJ. Live and recorded music, third-party promoters, and security personnel as part of its proposed method of operation. **Presenting at the Full Board.**
- 19) The Snow White Group LLC, dba TBD, 8 Berry Street 4<sup>th</sup> Floor, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, rest) **Committee Recommends Approval with more signatures.**

- 20) TGs Clubhouse LLC, dba TailGate outdoor Sports Bar, 86 North 11th Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern) **Applicant did not appear. Committee recommends denial.**
- 21) The Alien Experience LLC, dba TBD, 55 Wythe Avenue, (New Application and Temporary Permit, liquor, wine, beer, cider, legitimate theater, or concert hall) **Committee recommends Approval.**
- 22) Up 640 LLC, dba Upside Pizza, 640 Manhattan Avenue, (Method of Operation, liquor, wine, beer, cider, bar, tavern, method of operation) **Committee Recommends Approval with more signatures.**
- 23) X-Golf Brooklyn LLC, 109 North 13 Street, (New Application, liquor, wine, beer, cider, recreation facility, exhibition hall) **Applicant requests Postponement.**

### **RENEWAL**

1. 3 Richardson Mexico LLC, dba Casa Publica, 592-594 Union Avenue, (Renewal, liquor, wine, beer, cider, rest)
2. 54 N11BK LLC, dba Schimanski, 60 North 11<sup>th</sup> Street, (Renewal, liquor, wine, beer, cider)
3. 160 Havemeyer Street Corp, dba Blue Collar, 160 Havemeyer Street-Store 2, (Renewal, liquor, wine, beer, cider, bar, tavern)
4. 1073 Manhattan Avenue LLC, dba Lobster Joint, 1073 Manhattan Avenue, (Renewal, liquor, wine, beer, cider, rest)
5. Abba Bar and Grill Corp, 492 Grand Street, (Renewal, 492 Grand Street, Renewal, liquor, wine, beer, cider, rest)
6. Antek Restaurant Inc, dba Le Fond, 105 Norman Avenue, (Renewal, wine, beer, cider, restaurant)
7. Avago Corp, dba Berry Park, 4-6 Berry Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
8. Baba Cool LLC, 47 Withers Street, dba Baba Cool, 47 Withers Street, (Renewal, liquor, wine, beer, cider, rest)
9. Berry 212 Corp, dba The Levee, 212 Berry Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
10. Berry Street Associates LLC, dba Gran Torino, 131 Berry Street, (Renewal, liquor, wine, beer, cider, rest)
11. Biblio Inc., dba Midnight, 149 North 6<sup>th</sup> Street, (Renewal, liquor, wine, beer, cider, rest)
12. California 88 LLC, dba Coast, and Valley, 587 Manhattan Avenue, (Renewal, wine, beer, cider, bar, tavern)
13. Cloacruz Inc., dba Clo Café, 39 Bushwick Avenue, (Renewal, liquor, wine, beer, cider, rest)
14. Dom Inc., dba Warsaw Polish National Home, 261 7 Driggs Avenue, (Renewal, liquor, wine, beer, cider, cabaret)
15. Double Deep LLC, dba Black Flamingo, 168 Borinquen Place-Store 5, (Renewal, liquor, wine, beer, cider, rest)
16. Facility Concession Services, dba Spectrum Catering and Concessions LLC, 319 Frost Street (Renewal, liquor, wine, beer, cider, bar, tavern)

17. Floc LTD, dba Bahia Restaurant & Café, 690 Grand Street, (Removal, wine, beer, cider, rest)
18. Garlic Knots 364 I LLC, Emmy Squared, 364 Grand Street, (Renewal, liquor, wine, beer, cider, rest)
19. Grand Endeavors Inc., dba Clem's, 264 Grand Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
20. Lost Cuates LLC, dba Rosario, 168 170 Wythe Avenue, (Renewal, liquor, wine, beer, cider, rest)
21. MDMPIZZA LLC, dba Ace's Pizza, dba 637 Driggs Avenue, (Renewal, liquor, wine, beer, rest)
22. MyMoon Corp, dba MyMoon Corp, 184 96 North 10<sup>th</sup> Street, (Renewal, liquor, wine, beer, cider, rest)
23. Nebuchadnezzar Brooklyn LLC, dba Glasserie, 93 99 Commerce Street, (Renewal, liquor, wine, beer, cider, rest)
24. Nitehawk Brooklyn LLC, Nitehawk Cinema, 136 Metropolitan Avenue, (Renewal, liquor, wine, beer, cider, rest)
25. North 10<sup>th</sup> Restaurant Company LLC, dba JJ's, 97 North 10<sup>th</sup> Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
26. OHNO Inc., dba Samurai Mama, 205 Grand Street, (Renewal, liquor, wine, beer, cider, rest)
27. Oddfellows Domino LLC, dba Oddfellows Ice Cream Co., 266 Kent Avenue, (Renewal, wine, beer, cider, ice cream shop/cake)
28. Oregano LLC, dba Oregano, 102 Berry Street, (Renewal, liquor, wine, beer, cider, rest)
29. Our wicked Lady LLC, dba Our Wicked Lady, 153 Morgan Avenue, liquor, wine, beer, cider, bar, tavern)
30. Pecoraro Dairy LLC, dba Percoraro Latrteria, 636 Metropolitan Avenue, (Renewal, liquor, wine, beer, cider, rest)
31. Ramen on Hill Inc., dba Andante, 255 Berry Street, (Renewal, wine, beer, cider, rest)
32. SMS 21 LLC, 21 Greenpoint, 21 Greenpoint Avenue, (Renewal, liquor, wine, beer, cider, rest)
33. Viva DR Corp, dba Viva Toro, 987 Grand Street, (Renewal, liquor, wine, beer, cider, rest)

Renewal licenses were posted at the Public Hearing of the Community Board and all members were encouraged to review the list and report any issues or concerns to the SLA Review Committee. The list was also provided to both the 90 and 94 Precincts of the NYPD. After review, the Committee recommends the **APPROVAL** of all Renewal applications

**PREVIOUSLY POSTPONED:**

1. Koureli Brooklyn LLC, dba TBD, 35 Commercial Street Unit 2, (New Application, and Temporary Retail Permit, liquor, wine, beer, cider, rest) **Applicant requested Postponement.**
2. Mayu Restaurant Inc, dba Warique Garden, 181 Graham Avenue, (Class Change, liquor, wine, beer, cider, rest) **Applicant requested Postponement.**

3. Omakase Shota LLC, 50 South 3<sup>rd</sup> Street, (New, Application, and Temporary Retail Permit, wine, beer, cider, rest) **Committee recommends Approval.**
4. Taqueria La Nortena Corp, 668 Manhattan Avenue, (New Application and Temporary Retail Permit, wine, beer, cider) **Applicant requested Postponement**
5. Facility Concession Services LLC, dba Spectrum Catering and Concessions, 319 Frost Street, (Corporate Change, liquor, wine, beer, cider, bar, tavern) **Committee recommends Approval.**
6. J&A Events LLC, dba TBD, 78 Kingsland Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, catering (private events only) **Applicant requested Postponement.**
7. J & Y Dak Inc., 676 Manhattan Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, rest) **Applicant requested Postponement.**
8. SH-Sutton Street LLC, dba 100 Sutton, 110 Sutton Street, (New Application and Temporary Retail Permit liquor, wine, beer, cider, catering facility (private events only) **The Applicant requested Postponement. The applicant will be Presenting at the Full Board Meeting on 4-18-23.**
9. Amant Foundation Properties LLC, dba TBD, 312 Maujer Street, (New application and Temporary Retail Permit, liquor wine, beer, cider, rest) **Applicant requested Postponement.**
10. Elsewhere LLC, dba Elsewhere, 599 Johnson Avenue, (Alteration, liquor, wine, beer, cider, cabaret) **Applicant requested Postponement.**
11. Moto Inc., dba Velo, 394 Broadway moving to 354 Grand Street, (Corporate Change, Renewal, Removal, liquor, wine, beer, cider, rest) **Previously approved on 2-28-23.**
12. Salka Food LLC, dba Copper Mug Coffee, 131 North 14<sup>th</sup> Street, (New Application, wine, beer, cider, rest) **Applicant requested Postponement.**
13. Selam LLC, dba Bersi Ethiopian Restaurant, 1049 Manhattan Avenue (New Application and Temporary Retail Permit, wine, beer, cider, rest) **Committee recommends Approval.**

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

**WHEN: Tuesday, April 25, 2023**  
**TIME: 6:30 PM (Meeting will end at 9:00 PM)**  
**WHERE: Swinging Sixties Senior Center**  
**211 Ainslie Street**  
**(Corner of Manhattan Avenue)**

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BROOKLYN BOROUGH PRESIDENT



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**GERALD A. ESPOSITO**  
DISTRICT MANAGER

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

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

April 18, 2023

## CAPITAL BUDGET COMMITTEE REPORT

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

**FROM:** Gina Barros, Committee Chair

**RE:** Capital Budget Committee Report from March 27, 2023

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The Committee met in the Evening of March 27, 2023, at, 7:30 PM Via WEBEX.

### ATTENDANCE

Present: Gina Barros, Chair; Del Teague, Co-Chair; Lloyd Feng, committee member.  
Chairperson Dealice Fuller  
Eric Bruzaitis, Chair of the Transportation Committee  
Sante Miceli, Chair of the Outreach Committee

Absent: Joel Gross, Janice Peterson, Crystal Garcia, and Sumesh Jagtani\* (non-board member.)  
3 Committee members were present. A Quorum was not present.

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### Agenda

#### **1. Review of the District Needs Statement for FY 2024**

The District Needs Statement for FY 2024 was recently published and uploaded on our Brooklyn Community Board website. Ms. Barros related that the District Needs Statement gives the community board a voice in the budget process. These submissions are sent to the Office of Management and Budget, the Council Members, and agencies. It provides the community, such as community-based organizations, an opportunity to engage with agencies and elected officials in advocating for our prioritized District Needs.

This year to increase transparency across the District Needs process, the District Needs Statement FY 2024 published the agency responses in the report's final section.



Ms. Barros related that the Community Board is asked to prioritize our District Needs and identify the top three most pressing District Needs. For Brooklyn Community Board One, these are Affordable Housing, Parks/Open Spaces, and Land Use Issues/Transportation. The Expense Budget has 25 prioritized request items, and the Capital Budget has 28 prioritized request items.

## **2. The Committee discussed the next steps in the District Needs Process.**

Ms. Barros related that she created an Excel file that aligns the District Needs request items with the Brooklyn Community Board One committee, the agencies' responses, and the community organizations and groups that support that request item. This Excel file chart can be used to review and track the progress when reviewing the district needs statement, making any changes, or adding notes. We can add our responses to the agency's responses. The following were the majority of agencies' responses. 1. Further study by the agency of this request is needed. 2. This project has not been funded. 3. The agency will accommodate this issue within existing resources. 4. This request is not recommended for funding. 5. This request includes more than one proposal. Funding for part is recommended. 6. This District Needs request was funded.

Ms. Del Teague suggested that for District Needs request items that still need to be funded, we can explore where we can get funding, such as discretionary funding, as a possibility. Also, the committees can look at how to reword the reason for the request, which would strengthen the request.

Ms. Barros related that the District Needs Statement was just published, so it is just now being sent to the elected official. It is, therefore, an opportunity for those community organizations and groups to advocate for their district needs by alerting the elected officials of the priority items on our District Needs Statement.

Ms. Barros also related that she will invite the liaison of the City Planning to attend the Capital Budget Committee meeting so they can further explain the agencies' responses and answer the committee members' questions such as, what does "This project has not been funded" mean? Also, how can we strengthen our district needs statements if the request's reason is too vague? What other steps can we take? What tools do we have available?

There was a discussion about whether the funds allocated to Driggs Open Street, which now will no longer be an Open Street, should be allocated to Park's District needs request items.

Mr. Santi Miceli related that the Greenpoint and Williamsburg communities are growing significantly in population and new businesses. He, therefore, highlighted the importance of the creation of a new firehouse in the Northside, which has been priority item # 1 on our District Needs Statement. Also, he highlighted the importance of a hospital in the Greenpoint and Williamsburg communities, especially since we have an elderly and aging population. Furthermore, he related that parks are a priority in our community. He highlighted that the District Needs request item #3, a Comfort Station for WNYC Transmitter Park, is greatly needed on the site to accommodate a growing population, including children and families, that use the park.

Mr. Santi Miceli, Chair of the Outreach committee, shared ideas on doing more Outreach in the community. These ideas included writing a letter of support for these District Needs items to the elected officials. Also, those community board members that may want to volunteer the Community Board members can participate in community outreach in person, such as setting up a tent in McCarren Park or using social media. Ms. Barros related that the NYC Department of City Planning and Community Boards liaisons are available to guide the us in doing Outreach to the community and on what additional tools we can use to follow up on the agency's responses to the District Needs request items.

Mr. Eric Bruzaitis, Chairperson of the Transportation Committee, said that the Transportation Committee will review their District Needs request items. He provided the following update.

The Transportation Committee has been evaluating creating a Working Group for Transportation District Needs items. The working group's goal will be to review and update the District Needs list. There is a question about whether the working group needs an open meeting. How can this be done?

Mr. Bruzaitis spoke about the District Needs items that will be reviewed. He related that the Department of Transportation has a tool kit, such as painting and other things that aren't technically Capital Budget items; therefore, these items may not need to be District Needs request items versus safety request items, such as new streetlights and sidewalk improvement.

Mr. Bruzaitis related, for example, that Mr. Joel Gross has spoken about the NYCHA complex to get an upgrade in their sidewalks which has yet to happen to their satisfaction. He related that Mr. Paul Kelterborn has sent around a list that includes safety and infrastructure District Needs request items.

Mr. Bruzaitis also related that Ms. Karen Nieves had suggested putting a Google Talk together and sharing it with the committee. They can fill it in, edit it and comment on it so that the Transportation Committee can put it on the agenda for June, write it up, and get it to the Capital Budget Committee by September.

Next Capital Budget Committee meeting is scheduled for April 27 at 6:30 pm.



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April 18, 2023

## COMMITTEE REPORT Public Safety & Human Services Committee

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

**FROM:** Ronan Daly, Committee Chair

**RE:** Public Safety & Human Services Committee Report from March 29, 2023

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The Committee met in the Evening of March 29, 2023, at, 6:30 PM Via WEBEX.

### ATTENDANCE

Present: Ronan Daly (Chair); Argento; Feng; Kaminski; Judelson\*; Rozmus\*(\*non-board member)

Absent: Bamonte; Bachorowski; Barros; Cianciotta; D' Amato; Drinkwater; Dybanowski; Indig; Landau; Leanza; Low; Viera; Cappucci\*; Pagano\*;

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### AGENDA

#### DHipHoticHelps and MedHelps BHC, HHH-Supportive Services, Intensive Mobile Treatment

960 Manhattan Avenue, Brooklyn.

Presenter, Trish Van Buren, CEO and Founder

Dept of Health & Mental Hygiene that HipHotic Health Inc and MedHelps moving forward with servicing Brooklyn with intensive mobile treatment. Conducted based on outreach from June to Sept 2022 to determine what the needs of the community would be.

Supportive services in same address including child academy life skills, career training, group facilitation for substance abuse, mental illness, HIV, and other cognitive sessions. Fitness classes also held in the park.

Office based in 960 Manhattan Avenue, Brooklyn.

Asking for letter of support saying that we support the program. No quorum at Committee, will bring to Full Board on 4/18 to ask for a vote.

**Intake:**

Transportation drivers going to targeted neighbors – including Williamsburg, Greenpoint, Bushwick to help homeless. Also mobile crews on the Brooklyn subway lines – and bringing to 668 Bushwick Ave. 960 Manhattan Ave will be open from 9am-5pm, and specifically for domestic violence, sex crimes, human trafficking, and LGBTQIA. Intake and Assessment Center would be at 570 Nostrand Ave.

Oasis starts funding 9/1/23. Program will be launching July with their own funding. Returning to give regular updates to the CB.

**History of The Program:**

Shadowed other programs such as Canva, Samaritan Village, Grassroots Labor. Started 2016, registered 2017, became a 501c in 2018.

**Capacity of Programs:**

960 Manhattan Avenue – 83 capacity. 15,500 sq footage. Formerly managed by Brookdale Hospital Center.

668 Bushwick Ave – 117 capacity. intake numbers. Partnering with x2 hotels for immediate shelter.

570 Nostrand – 14 capacity.

*Target – 2024 staffed for 394 capacity.*

Facility also have showers, kitchens, clothing, and immediate needs.

**Outreach to Community:**

Street Team. Also referrals from Dept of Health.

Partnerships with other shelters that don't have specialty services. This program deals with specialty services which makes it unique, and able to work with intake from other shelters.

**94<sup>th</sup> Precinct**  
**Deputy Inspector Fahey**

**Monthly Statistics:**

Down 25% in major crimes in the 28-day period.

Down in every category but Auto GL. 4 more crimes than this period last year.

Up slightly for the year in 1.5%

Spiking earlier in the year in GL.

Quieter period of time.

Surrounding precincts experiencing armed robberies.

X1 Gun recovered from car stop 3/19.

**Smoke Shops:**

Smoke shops still a concern.

Using Auxiliary Officers and Sheriffs for support. Sheriffs to seize the illegal marijuana.

Auxiliary Officers are undercover who go into these shops to buy products. Sheriffs have greater reach under the law to do inspections, which are limited by NYPD. 94<sup>th</sup> prioritizes places like Za Zas.

City wide issue.

**Nuisance Abatement**

Working with legal bureau to bring civil action. If there are x3 crimes in the same address in the 6months. Success in shutting these down. To reopen they need to stipulate terms that prevent them from involving in criminal behavior.

**Distraction Scams:**

Elderly residents distracted by people trying to help them. Maybe telling them they dropped something. But as they're being distracted they'll be robbed.

**E-Commerce Trade Area Infront of Precinct**

Program by 94<sup>th</sup> Precinct where residents who purchase goods on platforms like Facebook Market or Craigslist can do it right in front of precinct.

Officer killed off duty in 75<sup>th</sup> precinct when they went to purchase a car.

**Grand Larcenies**

CVS on N 6<sup>th</sup> hit number of times – twice this week.

Some nightlife grand larcenies – but down from recent months.

**Field Training Officers**

Berry & Bedford

**Recent Accident**

Maspeth & Vandervort. Car ran red light, hit several cars and an elderly male (approx. 70 yo).

Bureau Chief from DA's office working with Highway Collision Investigation Squad. Will look for higher charges.

**PSA 3**

*PO Arnell*

**Robberies**

3 Robberies – 2 Delivery Drivers. Drivers robbed on electric bikes. Have a Person of Interest. Drivers attacked when they are dropping off food. Bikes attempted to be stolen. Similar trend to past several months. Attempted robbery once drivers go into the building and up to apartment floors. PSA 3 trying to communicate to drivers to leave in lobby.

**X1 Domestic Crime.****E-Commerce Trade Area Infront of Precinct**

Similar program launched by PSA 3.

**March 29, 2023**

At Brooklyn Community Board No. 1 Public Safety and Human Services Committee meeting, held on March 29, 2023, HipHoticHelps Inc. presented their plan for an Intensive Mobile Treatment Center at MedHelps Behavioral Health Clinics. This program would provide support for substance abuse and mental illness in a number of areas of Brooklyn, including Williamsburg and Greenpoint.

This would launch in Summer of 2023 and be based in **960 Manhattan Avenue, Brooklyn, New York, 11206**. Services provided would include substance abuse, mental illness, child academy life skills, career training as well as other areas. Intake would be facilitated throughout the neighborhood, and HipHoticHelps Inc will partner with other facilities in the area.

Community Board No. 1 believes that HipHoticHelps Inc would bring tremendous benefit to our community and would provide a valued service to those in need. We appreciate and applaud the mission of this organization and in this letter offer our support.

Working for a Better Greenpoint-Williamsburg,



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COUNCILMEMBER, 34th CD

REVISED  
April 18, 2023

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

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

**FROM:** Del Teague, Committee Chair

**RE:** Land Use Committee Report from April 3, 2023

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The Committee met in the Evening of April 3, 2023, at, 6:30 PM Via WEBEX.

**ATTENDANCE**

Present: Teague, McKeever; Chesler; Drinkwater; Kaminski; Kantin; Kelterborn; Miceli; Rabbi Niederman; Sofer; Vega; Weiser; Berger\*;Kawochka\*;Naplatarski\*; (\*non-board member)

Absent: Viera; Indig; Meyers; Nieves; Andrews\*; Stone\*>(\*non-board member)

---

**AGENDA**

**1.) PRESENTATION:** Presentation by Erin Buchanan on behalf of the Borough President regarding a comprehensive plan to address health disparities in Brooklyn. The office of the Borough President asked to adjourn this presentation to our May 1, 2023, committee meeting.

**2.) 340 Bushwick Avenue NYC Department of Design and Construction renovation and replacement of the heating and cooling system for the Bushwick Branch Library.**  
Michelle Bonam and Anna Killion presented.

This library building is one of the Carnegie buildings. It was constructed in 1908 and is currently not landmarked. The proposed work consists of replacement of the roof and the flashing system with an aluminum roof access hatch to replace the existing plumbing work, drains and vent piping. The new mechanical bulkhead, bringing in outside air, and the new HVAC system will

significantly improve energy efficiency, as well as the inside air quality. There will also be some re-point brick work.

The presenters advised the committee that the building is in desperate need of this work. Last summer the lack of air conditioning resulted in forced closings for the safety of staff and clients.

The design is expected to be complete by summer 2023; construction is expected to be finished by the Fall of 2025.

In response to questions regarding the fact that two libraries will be closed at the same time, the presenters shared that they would have preferred no overlap. However, they pointed out that the dual closure will only be for a few months, during which there will be extensive community outreach in neighborhood coffee shops and mobile units. They also assured us that the buildings are desperately in need of the renovations, and it has taken several years to get the funding in place.

**Recommendation:**

**The committee voted to recommend approval of the application.**

**Vote – 12 yes, 0 no**

**3.) Discussion of rules regarding IBIA special permits by the City Planning Commission in preparation for the upcoming application for renewal by 12 Franklin Street.**

**Note: These applications are not subject to the Uniform Land Use Review Procedure (ULURP) and do not require a public hearing by the Community Board. However, the Board can submit comments or recommendations on the applications.**

We had a general discussion about the rules for the special permits and the requirements for the two allowed 3-year renewal requests. To qualify for a renewal the developer must show that the facts upon which the special permit was originally approved have not substantially changed.

For a detailed discussion of the conditions for these special permits and the findings that must be met, please see the email sent to us by Ms. Chan from DCP on March 23, 2023.

4.) Cory Kantin reported on her discussion with Councilmember Ressler's office regarding the status of affordability in our district. She was told that we have received only 13.2% of affordable units so far. Obviously, this is significantly lower than what we were promised and what we need. They also discussed support for our policy of demanding that developers take on responsibility for things that were previously seen to be outside of the developer's responsibilities, such as park maintenance, street, transportation, and environmental improvements.

I have asked DCP to speak to us about our current affordability and the AMI breakdown. In addition, I will ask for information about tools available to us in conducting research on these statistics, such as requesting funds for independent research fellows.



5.) Steve Chesler updated us on the battery installation application at 315 Berry Street. This Board has communicated its concerns about the safety of the proposed installation; however, it looks like the city is leaning toward approval of the application, notwithstanding our serious concerns.

4/18/2023

Budget Committee Meeting Report submitted Maria Viera, Committee Chair

Committee members present: Maria Viera, Del Teague, Giovanni Damato, Jan Peterson, David Heimlich. Quorum was reached.

The CB1 Budget Committee met at 6pm on Thursday, March 30<sup>th</sup>, 2023. The committee chair reviewed the February budget reconciliation (attached) depicting the current budget amount, current expenditures, encumbrances and current balance.

Upon review of the current reconciliation, the report demonstrates balances on line items where there is underspending, due to the lack of in person sessions there's low usage of distribution of paper reports, agendas and hard mail. The outstanding balances are in Items like: Supplies and Materials, Office Equipment, Other Expenses – General. Also, Office Furniture, Books and Subscriptions and Telephone and Other Comm (Rental). The current total accrued balance is \$8,888.36. There is no anticipation of spending down that amount within the next two-month period.

A discussion took place regarding proposing a budget modification to OMB to re-allocate the accruals for uses that speak to a public benefit. Ms. Teague, mentioned a lack of staff capacity at the district office. A recommendation was made to re-allocate the accruals for the hiring of a temporary office worker to address the current staff shortage. Ms. Johana Pulgarin, newly hired District Manager, quoted the amount required for the hiring of the of temp office worker for a 40-day period is \$7,554.40. The committee members in attendance agreed a budget modification for the purpose of hiring a temp office worker would be a prudent use of the funds.

A motion was made to recommend using the accruals on the budget to hire a temporary office worker to assist the District Manager with administrative tasks. The motion was made by Del Teague and seconded by Janice Peterson. The motion carried by a unanimous vote.



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April 18, 2023

## COMMITTEE REPORT

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

**FROM:** Bozena Kaminski, Landmarks Subcommittee Chair

**RE:** Landmarks Committee (Land Use/ULURP Subcommittee) Report  
From April 3, 2023

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The Committee met in the Evening of April 3, 2023, at, 6:30 PM Via WEBEX.

### **A quorum attended:**

**Present:** (12) Teague, McKeever, Chesler, Drinkwater, Kaminski, Kantin, Kelterborn, Miceli,, Vega, Weiser, Berger and Naplatarski\*

**Absent:** (9) Viera, Indig, Meyers, Rabbi Niederman, Nieves, Sofer, Andrews\*, Kawochka\*, Stone\*

(\*non board member)

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### **118 North 11th Street-Docket LPC – 2306201**

Presented by Sarah Sher, Associate, Higgin Quasebath and Partners and Dennis Ward.

The proposed work is for the storefront facade and window restoration by recreation of missing windows and the installation of new infill and signage at the ground floor, plus installation of an additional new door of the Hecla Iron Works building, an individual landmark. This building was designated as a landmark building in 2004 with the existing facade and the stable door removed. Presently, the garage door is placed on the right side of the building.

**BROOKLYN COMMUNITY BOARD #1  
FOR THE MONTH ENDING AS OF MARCH 31, 2023  
RECONCILIATION FOR FISCAL YEAR 2023**

<b>THE REGULAR BUDGET CODE 1000</b>						
<b>CODE</b>	<b>DESCRIPTION</b>	<b>BUDGETED AMOUNT</b>	<b>CURRENT BUDGET AMOUNT</b>	<b>SPENT</b>	<b>ENCUMBRANCE</b>	<b>BALANCE</b>
100	SUPPLIES AND MATERIALS	\$ 695.00	\$ 164.00		\$ -	\$ 164.00
101	PRINTING SUPPLIES AND SERVICES	\$ 146.00	\$ 146.00			\$ 146.00
105	AUTO SUPPLIES AND MATERIAL	\$ 50.00	\$ 50.00			\$ 50.00
106	AUTO FUEL SUPPLIES	\$ 700.00	\$ 50.00			\$ 50.00
10F	INTRA-CITY AUTO FUEL SUPPLIES				\$ -	\$ -
10X	INTRA-CITY STOREHOUSE	\$ 300.00	\$ 300.00		\$ -	\$ 300.00
110	FOOD AND FORAGE SUPPLIES	\$ 15.00	\$ 29.00		\$ 28.30	\$ 0.70
117	POSTAGE					\$ -
170	CLEANING SUPPLIES				\$ -	\$ -
199	DATA PROCESSING SUPPLIES	\$ 259.00	\$ 259.00		\$ -	\$ 259.00
302	TELEPHONE EQUIPMENT (PURCHASE)				\$ -	\$ -
314	OFFICE FURNITURE	\$ 200.00	\$ 200.00		\$ -	\$ 200.00
315	OFFICE EQUIPMENT	\$ 500.00	\$ 500.00		\$ -	\$ 500.00
319	SECURITY EQUIPMENT	\$ 156.00	\$ 264.00	\$ 198.00	\$ 66.00	\$ -
332	PURCHASE OF DATA PROCESSING EQUIP.				\$ -	\$ -
337	BOOKS AND SUBSCRIPTION	\$ 540.00	\$ 540.00	\$ 38.00		\$ 502.00
402	TELEPHONE AND OTHER COMM. (RENTAL)	\$ 700.00	\$ 700.00		\$ -	\$ 700.00
403	OFFICE SERVICES	\$ 64.00	\$ 64.00		\$ -	\$ 64.00
412	RENTAL OF MISC. EQUIPMENT	\$ 2,000.00	\$ 2,000.00	\$ 386.07	\$ 917.59	\$ 696.34
417	ADVERTISING		\$ 490.00		\$ 489.28	\$ 0.72
431	LEASING OF MISC. EQUIPMENT	\$ 451.00	\$ 451.00	\$ 179.80	\$ 179.60	\$ 91.60
451	LOCAL TRAVEL AND INTRA CITY MEALS	\$ 100.00	\$ 100.00		\$ -	\$ 100.00
499	OTHER EXPENDITURES-GENERAL	\$ 4,281.00	\$ 3,791.00			\$ 3,791.00
602	TELECOMMUNICATION MAINTENANCE	\$ 51.00	\$ 51.00		\$ -	\$ 51.00
608	MAINTENANCE - GENERAL	\$ 174.00	\$ 174.00		\$ -	\$ 174.00
612	OFFICE EQUIPMENT MAINTENANCE	\$ 50.00	\$ 50.00		\$ -	\$ 50.00
613	DATA PROCESSING MAINTENANCE	\$ 50.00	\$ 50.00		\$ -	\$ 50.00
615	PRINTING SERVICES - CONTRACTUAL				\$ -	\$ -
622	TEMPORARY SERVICES	\$ 540.00	\$ 749.00		\$ -	\$ 749.00
624	CLEANING SERVICES	\$ 199.00	\$ 199.00		\$ -	\$ 199.00
684	PROFESSIONAL/COMPUTER SERVICES		\$ -		\$ -	\$ -
	<b>TOTAL OF REGULAR CODE</b>	<b>\$ 12,221.00</b>	<b>\$ 11,371.00</b>	<b>\$ 801.87</b>	<b>\$ 1,680.77</b>	<b>\$ 8,888.36</b>
40B-856	INTRA CITY TELEPHONE AND OTHER COMM.	\$ 2,256.00	\$ 2,256.00	\$ 1,197.00	\$ 1,059.00	\$ -
414-4000	RENT	\$ 66,543.00	\$ 66,543.00	\$ 11,090.50	\$ 55,452.50	\$ -
42C-856	INTRA-CITY HEAT, LIGHT AND POWER	\$ 8,378.00	\$ 8,449.00	\$ 3,831.32	\$ 4,617.68	\$ -
	<b>TOTAL OF INTRA-CITY AND RENT CODES</b>	<b>\$ 77,177.00</b>	<b>\$ 77,248.00</b>	<b>\$ 16,118.82</b>	<b>\$ 61,129.18</b>	<b>\$ -</b>
	<b>TOTAL ALL CODES</b>	<b>\$ 89,398.00</b>	<b>\$ 88,619.00</b>	<b>\$ 16,920.69</b>	<b>\$ 62,809.95</b>	<b>\$ 8,888.36</b>

The upstairs of the building has been restored and all of the upstairs windows are operational.

Proposed windows on the lower facade will be stationary and a new entry door on the left side will be installed and it will be matching brick above a new door. Removal of the graffiti from the facade. Existing garage door on the right side of the building will be removed and a new entry door and two stationary panels will be installed. Color vinyl inserts (removable) at the store front windows are being proposed.

After the presentation, Committee members asked questions regarding this proposal.

Steve Chesler commented that this is a great project. He had a question regarding the former stable door and possibility of its restoration. Presenters said that many options were considered and this proposal is as close as it is possible with the required egress door for this building.

Sante Miceli spoke about the importance of recreating the windows since this is a unique Historic Landmark. He stated that tinting of the windows is a lesser concern for this landmark. He pointed out that we have an opportunity to restore this building to its 1940 tax photo including the critical door components. By approving a new door on the left side of the building we are moving away from historic aspect of this building and setting a precedent that we are OK with not restoring this building to its 1940 existence.

Presenters explained that the new door on the left side is needed for the building, as it will serve as egress for the upper floors of the building.

Committee had questions how the color palette which was part of the presentation would be applied to the windows? The presenters explained that tenant had requested that nonpermanent opaque colored appliques be installed to tint the ground floor windows in a checkerboard pattern to draw attention to the business. The colored windows would also block the inside wall partition in front of the windows.

Discussion among committee members ensued about whether or not the (albeit non- permanent) tinting of the beautifully restored windows was acceptable.

Del Teague was concerned that proposed decal coloring may take away and not complement this dignified historic building.

After reviewing the proposed coloring, the Committee was satisfied with this proposal.

**RESOLUTION:** Motion made by the Simon Weiser, seconded by the William Vega to approve the proposed project with the committee concerns over decal coloring.

**YES:** (11) Teague, McKeever, Chesler, Drinkwater, Kaminski, Kantin, Kelterborn, Vega, Weiser, Berger, Naplatarski.

**NO:** ( 1) Miceli.

## Parks Update - April 2023

Salig, Mary (Parks)

Tue 4/18/2023 4:41 PM

To: BK01 (CB) <bk01@cb.nyc.gov>

 2 attachments (1 MB)

CB1\_Update\_April2023.pdf; McCarren Senior Casino Night April 2023.jpeg;

Good afternoon - please see attached.

Items of note inside:

1. Box Street Park Construction Update
2. Connect with a GreenThumb garden to volunteer and explore or participate in a GreenThumb Workshop
3. Sign up to Learn to Swim at Met Pool with Parks' experienced swim instructors
4. Connect with CB1's new PfP Outreach Coordinator
5. Take a look at Parks' current and upcoming Capital projects and follow them on the Capital Tracker  
[Capital Project Tracker : NYC Parks \(nycgovparks.org\)](#)

**Mary Salig-Husain (she/her/hers – [what's this?](#))**

North Brooklyn Park Director

T (718) 218.6130

E [Mary.Salig@parks.nyc.gov](mailto:Mary.Salig@parks.nyc.gov)

### **NYC Parks**

Bushwick Inlet Park

86 Kent Avenue

Brooklyn, NY11249

[nyc.gov/parks](http://nyc.gov/parks)

**Follow Parks on:** [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#) | [Periscope](#) | [Snapchat](#)

April 18, 2023

## TRANSPORTATION COMMITTEE REPORT

TO: Chairperson Dealice Fuller

and CB #1 Board Members

FROM: Mr. Eric Bruzaitis, Committee Chair

RE: Committee Report from Thursday, March 23, 2023 Meeting

The Transportation Committee met Thursday, March 23, 2023 (CALLED TO ORDER: 6:30 PM; ADJOURNED: 9:01 PM) via Webex virtual meeting platform.

A quorum was met.

### ATTENDANCE:

Present: Bruzaitis; Weiser; Argento; Drinkwater; Kelterborn; Klagsbald; Odomirok; Vega; ; Breitner\*; Costa\*.

Absent: ; Goldstein; Nieves; Akgul\*.

---

### AGENDA

- 1. Street Co-Naming Request for Penn Street (between Bedford & Wythe Avenues) in honor of former Community Board 1 1<sup>st</sup> Vice Chair Rabbi Joseph Weber. Requested by Council Member Lincoln Restler on behalf of Yossi Grunwald.**

Ms. Mariana Alexander Council Member Lincoln Restler's office detailed former Community Board 1 1<sup>st</sup> Vice Chairperson Rabbi Joseph Weber's contributions to the district (Biography attached). Among his many contributions was his efforts to found Head Start in North Brooklyn and his management of Youth Corp.

For these and his many other efforts to improve the lives of his North Brooklyn neighbors the Transportation Committee approves the co-naming of Penn Street, between Bedford and Wythe Avenues in honor of Rabbi Joseph Weber.

**MOTION: TO SUPPORT THE CO-NAMING OF PENN STREET. BETWEEN BEDFORD AND WYTHE AVENUES, IN HONOR OF RABBI JOSEPH WEBER, BY MR. PAUL KELTERBORN.**

**SECOND: MR. WILLIAM VEGA.**

## **APPROVED UNANIMOUSLY WITHOUT OBJECTION OR ABSTENTIONS.**

### **2. Berry St Open Street Follow-Up Design Proposal.**

The DOT Public Space Unit will present the revised design proposal for the Berry St Open Street. Presented by Mr. Kyle Gorman, Ms. Emily Weidenhof, Ms. Jessica Cronstein, NYCDOT

Mr. Kyle Gorman and Mr. Dee Nelson were recognized to make their presentation (ATTACHED).

#### **Committee:**

Mr. Bruzaitis noted his concern that the direction change for certain streets that was removed from the earlier proposal in previous meetings, had been reinstated. Mr. Gorman stated that DOT had never removed the direction changes, although they had considered revising based on concerns from the committee. Mr. Bruzaitis went on to state his concerns for Partners Coffee operations based on the new infrastructure and direction changes from North 6<sup>th</sup> to North 7<sup>th</sup> Streets. Mr. Gorman stated that DOT had worked with Partners Coffee to ensure continued normal operations. Lastly, Mr. Bruzaitis noted concerns that some of the new street markings on Banker/North 15<sup>th</sup> may negatively impact Acme Smoked Fish. Mr. Gorman stated that DOT has buy-in from Acme and other stakeholders on that block.

Mr. Kevin Costa noted that there has been a lot of outreach on this project and that the community supporting Berry St Open Street Project (OSP) have been waiting for the full implementation. He urged DOT to move forward as soon as possible. He also called for these items as the program evolves: Additional signage; speed bumps; more traffic reversals; paint treatments for counterflow bike lanes and mid-block crossings.

Mr. Gorman stated that DOT is also anxious to move ahead with the implementation. He also noted that these current infrastructure are “not end all be all”, and DOT will be committed to tweaks and improvements in the future.

Mr. Paul Kelterborn supported Mr. Costa's comments as well as the traffic flow reversals. He stated that the new loading zones need to be signed better and suggested street treatments.

Ms. Bronwyn Breitner supported traffic reversals and DOT's outreach efforts. She raised concerns that there are still conflicts between cyclists and pedestrians, and suggested a dedicated pedestrian lane to resolve this condition. She also supported calls for mid-block crossings, as well as a better crosswalk at North 14<sup>th</sup> Street. Ms. Breitner also asked if the work would be completed in 2023.

Mr. Gorman stated that DOT does expect full implementation by the end of this construction season.

Mr. William Vega supported the proposal and urged DOT to move forward as soon as possible.

Board Member, Ms. Katie Deny Horowitz stated her support and noted North Brooklyn Parks Alliance's involvement with Banker's Anchor.

#### **Elected Officials:**

Ms. Marissa Mavrich, from State Senator Kristen Gonzalez's office, read a statement from the Senator in support of the the DOT proposal (attached).

Ms. Miranda Augustine, from Assembly Member Gallagher's office, thanked DOT on behalf of the Assembly Member for working with stakeholders and community to formulate the project and urged DOT to move forward as quickly as possible.



**Public:**

Mr. Morten Marott: Supports school zone but criticized DOT for not doing door-to-door outreach to property owners directly affected by the street use changes.

Ms. Trish Browning: Also noted that she was not contacted when the school zone was implemented and has had issues with for-hire vehicles refusing to enter the block for pick ups. This is especially a problem with seniors and access-a-ride users.

Mr. Benjamin Lampel: Asked if there will be updates to signals to aid pedestrians and to calm vehicles.

Mr. Gorman noted that Grand Street has not finished its contracted work, so it is unclear at this point what determination the Signals Department at DOT will make. He stated that signals at the intersections of Berry Street and both Metropolitan Avenue and Broadway did not warrant changes.

Ms. Ryan Kuonen thanked DOT for the proposal. She noted her support for the traffic reversals and her belief that it will reduce crashes. Ms. Kuonen also noted that with all the additional infrastructure it will be important for the Community Board and DOT to monitor future milling and paving schedules to reduce use conflicts and fast implementation.

Ms. Solveig Entwistle announced that there will be a number of events on Berry OSP during Earth Week and Earth Day on April 23<sup>rd</sup>.

Ms. Wendi Carlock raised a concern with Shake Shack and containment of its patrons and conflicts with the use of the street. She also noted signage would help with better wayfinding for cyclist. She supports the plan.

Ms. Lydia Korchow raised concerns with mid-block crossings and the loss of parking that would result. Mr. Gorman stated that the crossings are not part of the plan at this time and no additional parking loss is expected.

Mr. Hunter Williams asked about the parking designations on North 4<sup>th</sup> and 5<sup>th</sup> Streets. Mr. Gorman explained that there are “legacy” curb cuts that DOT will flag and revise as necessary going forward.

Mr. Kerok Vasquez, a resident of 119 Grand St (off Berry) and parent of a PS 84 student, raised concerns that neighbors on his block may be “pushed out” or negatively impacted by the permanent OSP Play Street. He noted that there are other parks available to PS 84, including the park currently under construction adjacent to the school.

The following speakers stated their support for the DOT proposal and called for fast implementation, mid block crossings, signage and signals improvement, clearer loading zones and extension to 24 hours: Mr. Brent Bovenzi; Dan Elstien; Elliot Drabble; Jeff Hodson; Karrie Witkin; Kevin LaCherra; Nathan Pastor; Yefim Vedernikoff; David Ruperti; Paul Benson.

### **3. NYC DOT Update on Meeker Avenue Project.**

Mr. Zack Wyche, NYC DOT was recognized to present the update, however Mr. Bruzaitis stated his strong disappointment the the Meeker Avenue team, with numerous reschedulings were not able to provide a comprehensive presentation to the committee or the community. Mr. Wyche apologized to the committee and did his best to list the status of several aspects of the project (noted below). Mr. Bruzaitis insisted that DOT provide the Board with a detailed proposal by the next Community Board meeting scheduled for April 18<sup>th</sup>.

.Mr. Wyche:

- Markings are complete from the K Bridge to North Henry.
- Signals are installed at Apollo Street.
- Signals are installed at Morgan Avenue but cannot be concrete work must be complete before signals go live.
- Kingsland Avenue still needs signals that include a cyclist control.
- Monitor improvements may not happen in 2023.
- North Henry Street is complete.
- McGuinness Blvd improvements will be completed this year.
- Graham Ave to Metropolitan signals wont be done until sometime 2024.
- Concrete work at Morgan Ave, and Metropolitan Ave to Leonard St are ongoing.

### **Committee & Board:**

Mr. William Vega stated that DOT lack of preparation for the committee meeting was unacceptable and disrespectful.

Ms. Bronwyn Breitner asked what were the causes for delay. She believes the project needs to be prioritized and detailed the extremely dangerous condition for pedestrians crossing at the McGuinness/Humboldt BQE on-off ramps at Meeker.

Mr. Wyche stated that DOT was mandated to install ADA upgrades which reallocated staff resources, particularly for signals. He also noted that DOT has had issues with contractors as well as a backlog from pandemic delayed projects.

Mr. Kevin Costa stated his support for better signal timing. He understands the some of the contractor delays, but asked if other agencies could step in to move the project forward in a more timely manner.

### **Public:**

Mr. Kevin LaCherra stated that the community has been discussing problems with Meeker Avenue for years before the initial presentation and that he believed DOT told the community this project would be completed by the end of 2022. DOT must finish this project as soon as possible.

Ms. Meryl Laborde, a resident of Kingsland & Meeker, asked about what signal changes are happening. She raised a particular concern with the Leading Pedestrian Interval (LPI) at Kingsland, North Henry St. and McGuinness which are especially dangerous. Ms. Laborde also asked about paint treatments will be completed through Metropolitan Ave.

Mr. Wyche stated that the LPI was a concern and that the right turn off North Henry St. is delayed. DOT expects all paint treatments from the K Bridge to Metropolitan should be completed by November. Leonard to Lorimer capital work is expected to be complete by the end of April 2023, and then the move to Morgan Avenue some time in May. Other crossings will be completed once Morgan is finished.

Mr. Yefim Vedernikoff noted the dangerous conditions he continues to experience on his regular crossing of Meeker to get to McGorlick Park.

Mr. Benjamin Lampel called for a road diet on Meeker Ave.

#### **4. Old Business.**

Mr William Vega stated that DOT would be moving forward with a stop control at Jackson St. and Graham Avenue.

Mr. Paul Kelterborn asked about the Loading Zone request for Maspeth and Olive St.

Ms. Messer stated that DOT is working on it.

Mr. Kelterborn asked Mr. Bruzaitis about his proposal for safety improvements around Macri Triangle. Mr. Bruzaitis stated that the committee would take it up at a future meeting and discuss changes to the initial proposal vis-a-vis NYPD parking at the location.

Ms. Bronwyn Breitner asked about the ASP changes that were approved by the committee. Mr. Bruzaitis stated that he has reached out to DSNY but has not received an update.

Ms. Katie Deny Horowitz noted that North Brooklyn Parks Alliance has been working with DOT on the BQE/Meeker, and that there are still safety concerns around under K Bridge Park.

Mr. Steven Chesler, BK01 Environmental Cmte, Chair informed the committee that remediation work will begin soon at 210 Greenpoint Ave. The committee has already heard from the public that there are serious safety concerns related to the construction sheds at this location. Mr. Chesler also noted possible conflicts with the bus stop at this location. Mr. Bruzaitis stated that he has been in touch with Mr. Andrew Ingelsby at MTA and they are looking into any possible conflict. Mr. Bruzaitis stated that the committee will continue to monitor the conditions at this location.

Mr. Zack Eisenstat renewed his call for stop controls at Franklin and Commercial Streets. Mr. Kevin LaCherra added that in 2016 DOT had announced a number of improvements at this location that have yet to be implemented. Mr. Bruzaitis stated that the Board had sent their letter to review conditions and will continue to monitor the situation over the coming months.

Mr. Bruzaitis informed the committee that the Board had received a response from NYPD concerning the fatal crash in December 2022 at Graham Ave and Grand Street. The statement from Inspector Sylvester Ge is attached.

#### **5. New Business.**

There were two fatal traffic crashes in BK01 in March:

On Saturday, March 11<sup>th</sup>, 2023, at 6:00 AM, Mr. Ricardo Antonio Sicajau, 51 was killed when he struck a parked trailer in the bike lane at South 1<sup>st</sup> St and Kent Avenue. The trailer was reported as servicing the Domino project.

On March 9, 2023, at 11:30 PM, Mr. Eugene Schroeder was killed by an unidentified vehicle which is reported to have cut him off while legally using the bike lane at the intersection of Morgan and Johnson Avenues.

**MOTION: COMMUNITY BOARD 1 TO DRAFT A LETTER TO NYPD HIGHWAY PARTROL, 90TH PRECINCT AND BROOKLYN D.A. OFFICE, TO INQUIRE AS TO THE STATUS OF THE INVESTIGATIONS INTO THE DEATHS OF MR. SICAJAU AND MR. SCHROEDER.**

**BY MR PAUL KELTERBORN.**

**SECOND: MR. WILLIAM VEGA.**

**APPROVED UNANIMOUSLY WITHOUT OBJECTION OR ABSTENTIONS.**

**MOTION: COMMUNITY BOARD 1 TO DRAFT A LETTER TO TWO TREES MANAGEMENT TO EXPLAIN THEIR TOLERANCE OF THEIR CONTRACTORS TO ILLEGALLY BLOCK LEGALLY DESIGNATED BIKE LANES WITH CONSTRUCTION EQUIPMENT OR OTHER VEHICLES.**

**BY MR. PAUL KELTERBORN**

**SECOND: MS. BRONWY BREITNER**

**APPROVED UNANIMOUSLY WITHOUT OBJECTION OR ABSTENTIONS.**

Mr. Paul Kelterborn noted that the Brooklyn Community Board 2 Transportation Committee begins its meeting with Crashmap data detailing recent crashes within the district. Mr. Kelterborn suggested that the BK01 Transportation Committee follow suit.

Mr. Bruzaitis stated that he would take it under advisement for future meeting. He also noted the committees standing policy to draft letters of inquiry regarding all fatalities in the district.

**From: GE, SYLVESTER**  
**Sent: Friday, March 17, 2023 10:26 AM**  
**To: BK01 (CB)**  
**Cc: MARACHILIAN, HARITON**  
**Subject: [EXTERNAL] Inquiry Update**

Chairperson Fuller,

Thanks for contacting my office regarding this case. FYI, our investigation so far has discovered that the gas-powered motorcycle was illegally riding in the bike lane and the operator did not have the proper license to operate a motorcycle.

Prior to entering into the intersection the motorcyclist locked his wheel thus causing him and the motorcycle to fall onto the ground and skidded into the path of the vehicle that was making a right turn. The vehicle operator is properly licensed and passed sobriety test on scene. Based on the totality of the circumstances there will be no charges against the motorist.

Regards,  
Sylvester

Sylvester Ge  
Inspector  
Commanding Officer  
Highway District

**DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT**

April XX, 2023

The Honorable Lincoln Restler  
33<sup>rd</sup> District Council Member, New York City Council  
250 Broadway  
Suite 1883  
New York, New York 10007

**RE: Street Co-Naming Honoring  
Rabbi Joseph Weber**

Dear Council Member Restler,

At the regular meeting of Brooklyn Community Board No. 1, held the evening of Tuesday, April 11, 2023 via WEBEX, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

The vote was as follows: XX “YES”; 0 “NO”; 0 “ABSTENTIONS”.

Brooklyn Community Board No. 1 supports the co-naming of Penn Street between Bedford & Wythe Avenues in honor of former Community Board #1 1<sup>st</sup> Vice Chair Rabbi Joseph Weber for his long service and many contributions to the North Brooklyn community.

Sincerely,

Dealice Fuller  
Chairperson

cc: Brooklyn Borough President Antonio Reynoso  
NYC DOT Brooklyn Borough Comm. Keith Bray

## **Rabbi Joseph Weber Biography**

Rabbi Joseph Weber was born in 1931 in Mako, (Makava) Hungary to his parents Reb Shloima Weber, the Gabbai of the saintly Arugas Habosem, and his mother Chana Leah nee Frankel, descended from the Tzaddikim of Dorog.

Weber and his family were rounded up and deported to a converted brick factory in a makeshift ghetto in the nearby city of Sered. Two months later they boarded the cattle cars that were destined for Auschwitz, but were diverted to Mannersdorf, a camp near Strasburg, Austria. From there they were sent to a Zunderlager, a family camp in Bergen Belsen where Joseph's Bar Mitzvah took place in Cheshvan of 1944.

After the liberation they made their way back home to Mako, but their home had been destroyed so they traveled to Budapest. They settled in Budapest where Joseph's father and 2 brothers passed away shortly after due to the ravages of war. Joseph and his younger brother left Budapest, leaving their mother and 4 sisters behind, and made their way to Antwerp to their Rabbi, who had moved there after the war.

Around 1950, the Rabbi sent them to learn with his own Rabbi, the saintly Reb Aron of Belz in Tel Aviv. From there they moved to Canada, where they lived and learned in the Pupa Yeshiva. After receiving a visa to New York around 1953, he arrived at his final destination, fulfilling his dream to be reunited with his Rabbi in South Williamsburg, Brooklyn.

Williamsburg in the early 1950's consisted mostly of broken survivors, who had lost most of their relatives in war-torn Europe. The onus to rebuild with sparse resources, from the ashes of the Holocaust, fell on those who had a vision, an indomitable spirit, talents from Above, and unfathomable Siyatta Dishmaya, and our Joseph possessed all of those qualities.

At 22 years old, Joseph became the Rabbi's right-hand man, learning a new language through correspondence courses, and establishing the Mosdos with clarity and alacrity. In over 6 decades of serving the Rabbi, he undertook every role, and all the facets of it, with unshakeable integrity and clear headed leadership. He was instrumental in building the boy's Yeshiva and the girls school. The summer camps and Shul were under his trustworthy jurisdiction as well. He was available 24/7.

In June of 1958 he married Rachel Weber nee Friedman, an accomplished teacher.

He brought Headstart to Williamsburg over 40 years ago, and was the director since its inception, helping other Headstart programs get on their feet. He ran Youth Corps in an upright way with heart and warmth.

He also served as vice chairman of the Community Board for 40 years. There wasn't a better person who exemplified MENSCH than Rabbi Weber. Rabbi Weber's passing is the end of an era. He was larger than life, and he was the bridge connecting two worlds.

# DRAFT

April 18, 2023

Mr. Jed Walentas  
Two Trees Management, CEO  
45 Main Street, 12<sup>th</sup> Floor  
Brooklyn, New York 11201

## **RE: Inquiry – Contracted Construction Protocols**

Dear Mr. Walentas:

At the regular meeting of Brooklyn Community Board No. 1, held the evening of April 18, 2023 via WEBEX, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

The vote was as follows: XX “YES”; 0 “NO”; 0 “ABSTENTIONS”.

Community Board #1 is concerned that your construction partners servicing Domino Park and The Refinery at Domino are endangering the safety of North Brooklyn residents by staging construction equipment and vehicles in the NYC DOT designated bike lane on Kent Avenue.

You are undoubtedly aware of the the fatality of Mr. Ricardo Antonio Sicajau that occurred Saturday, March 11<sup>th</sup>, 2023, at 6:00 AM. The fatality was reported to involve a construction trailer illegally parked in the Kent Avenue bike lane. It has been reported in the press that the trailer belonged to one of Two Trees Management construction partners. While motorized vehicles are not permitted in NYC DOT designated bike lanes, and the status of the investigation by the NYPD Highway Patrol is ongoing, it is clear that the trailer in question posed a safety hazard to any cyclist navigating this heavily trafficked corridor by forcing them into motor vehicle lanes.

Please inform Board as to what directives or protocols are employed to insure that Two Trees Management and its construction partners respect and comply with NYC DOT safety infrastructure and NYC/NYS traffic code. In addition, please inform the board of your companies efforts to prevent cyclist injuries in the future.

Sincerely,

Dealice Fuller  
Chairperson

cc: Council Member Jennifer Gutierrez



Brooklyn Borough President Antonio Reynoso  
NYC DOT Brooklyn Borough Comm. Keith Bray

April 18, 2023

Captain Hariton K. Marachilian  
Commanding Officer, 90<sup>h</sup> Pct  
New York City Police Department  
211 Union Avenue  
Brooklyn, New York 11211

Inspector Sylvester Ge  
Commanding Officer, Highway Patrol  
New York City Police Department  
1 Police Plaza  
New York, New York 10038

District Attorney Eric Gonzalez  
350 Jay Street  
Brooklyn, New York 11201

**RE: Inquiry – Status of Investigations for Traffic Fatalities: South  
1<sup>st</sup> Street & Kent Avenue; Johnson Avenue & Morgan Avenue.**

Dear Captain Marachilian, Inspector Ge and District Attorney Gonzalez,

At the regular meeting of Brooklyn Community Board No. 1, held the evening of April 18, 2023 via WEBEX, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

Community Board #1 seeks an update regarding the status of the investigation into the following two traffic fatalities :

Date/Time: Saturday, March 11<sup>th</sup>, 2023, at 6:00 AM  
Location: Bike lane at South 1<sup>st</sup> St and Kent Avenue  
Victim: Mr. Ricardo Antonio Sicajau

Date/Time: March 9, 2023, at 11:30 PM  
Location: Intersection of Morgan and Johnson Avenues  
Victim: Mr. Eugene Schroeder

The vote was as follows: XX “YES”; 0 “NO”; 0 “ABSTENTIONS”.

Sincerely,

Dealice Fuller  
Chairperson

cc: Council Member Jennifer Gutierrez  
Brooklyn Borough President Antonio Reynoso  
NYC DOT Brooklyn Borough Comm. Keith Bray

**MOTIONS**

**MOTION: TO SUPPORT THE CO-NAMING OF PENN STREET. BETWEEN BEDFORD AND WYTHE AVENUES, IN HONOR OF RABBI JOSEPH WEBER, BY MR. PAUL KELTERBORN.**

**SECOND: MR. WILLIAM VEGA.**

**APPROVED UNANIMOUSLY WITHOUT OBJECTION OR ABSTENTIONS.**

...

**MOTION: COMMUNITY BOARD 1 TO DRAFT A LETTER TO NYPD HIGHWAY PATROL, 90TH PRECINCT AND BROOKLYN D.A. OFFICE, TO INQUIRE AS TO THE STATUS OF THE INVESTIGATIONS INTO THE DEATHS OF MR. SICAJAU AND MR. SCHROEDER.**

**BY MR PAUL KELTERBORN.**

**SECOND: MR. WILLIAM VEGA.**

**APPROVED UNANIMOUSLY WITHOUT OBJECTION OR ABSTENTIONS.**

...

**MOTION: COMMUNITY BOARD 1 TO DRAFT A LETTER TO TWO TREES MANAGEMENT TO EXPLAIN THEIR TOLERANCE OF THEIR CONTRACTORS TO ILLEGALLY BLOCK LEGALLY DESIGNATED BIKE LANES WITH CONSTRUCTION EQUIPMENT OR OTHER VEHICLES.**

**BY MR. PAUL KELTERBORN**

**SECOND: MS. BRONWY BREITNER**

**APPROVED UNANIMOUSLY WITHOUT OBJECTION OR ABSTENTIONS.**



# Meeker Avenue

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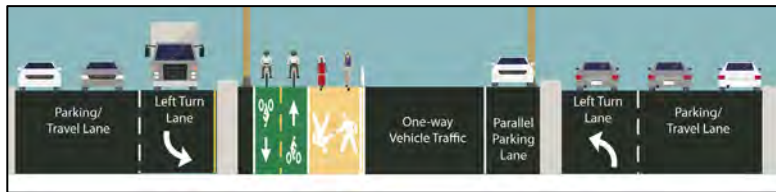
Implementation as of 4/3/2023

April 3, 2023



## Proposal

**NEW TWO-WAY BICYCLE AND PEDESTRIAN PATH WITH MAINTAINED, REGULATED PARKING FACILITY**



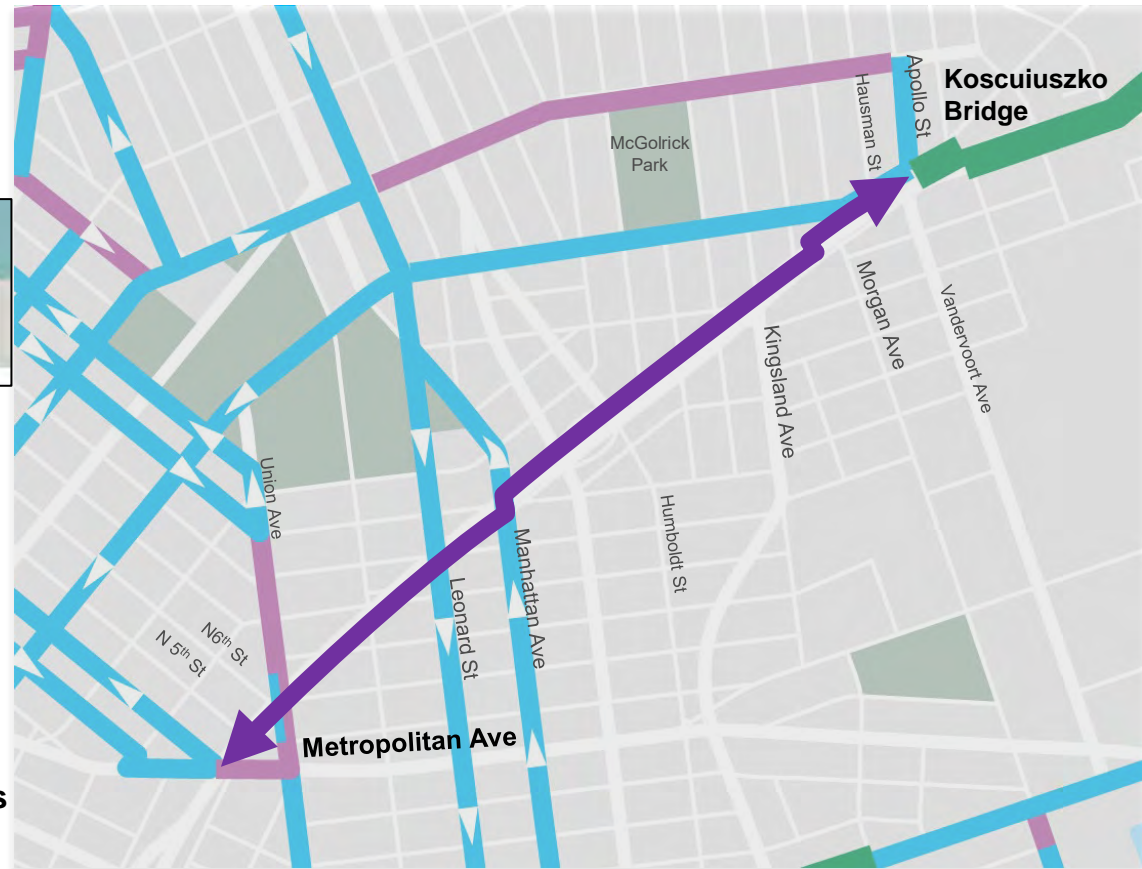
## Benefits

**Creates New Connections**

**Reduces Conflicts with New, Safer Crossings and Dedicated Left Turn Signals**

**Increases Safety for All Road Users**

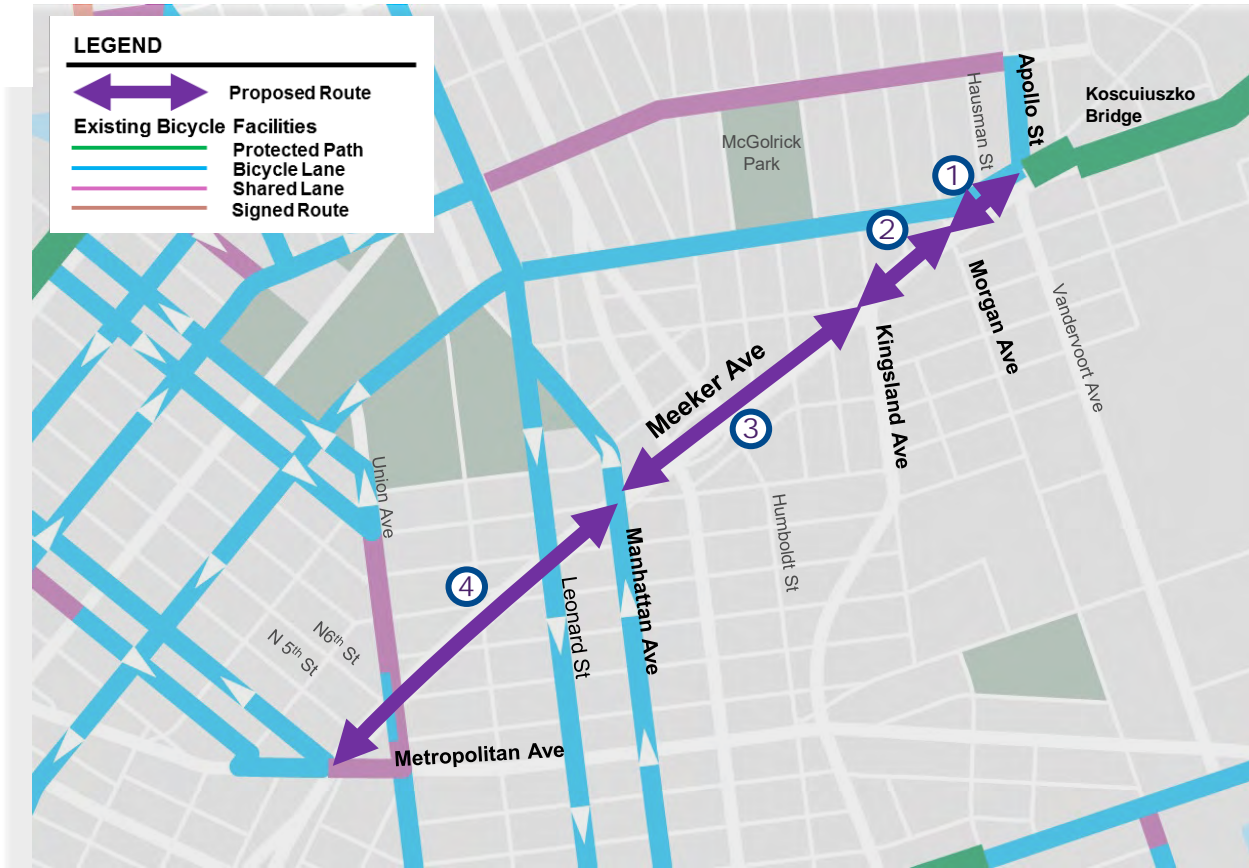
**Promotes Turnover, Reduces Abandoned Vehicles**



### PROJECT LOCATION

#### Project Segments

- ① Apollo St to Morgan Ave  
*New on street two-way bike path*
- ② Morgan Ave to Kingsland Ave  
*New raised bike path*  
*New bike path with angled parking*
- ③ Kingsland Ave to Manhattan Ave  
*New bike and ped path with perpendicular parking*
- ④ Manhattan Ave to Metropolitan Ave  
*New bike and ped path with parallel and angled parking*



## Proposal

### PROJECT Map

- ✘ Signals installed in 2022
  - N Henry St
- Signals installed by April 2023
  - Apollo St, Kingsland Ave
- ◐ Signals partially installed by April 2023
  - Humboldt St, Morgan Ave
- Signals installation planned to complete in 2024
  - Monitor St, Graham Ave, Manhattan Ave, Leonard St, Lorimer St, Union Ave, Metropolitan Ave
- ➔ Path markings installed in 2021
  - Crossings planned to complete 2023
- ➔➔➔ Markings planned to complete in 2023
  - Path and crossings
- ➔➔➔➔➔ Path markings to be installed in 2023
  - Crossings planned to complete 2024

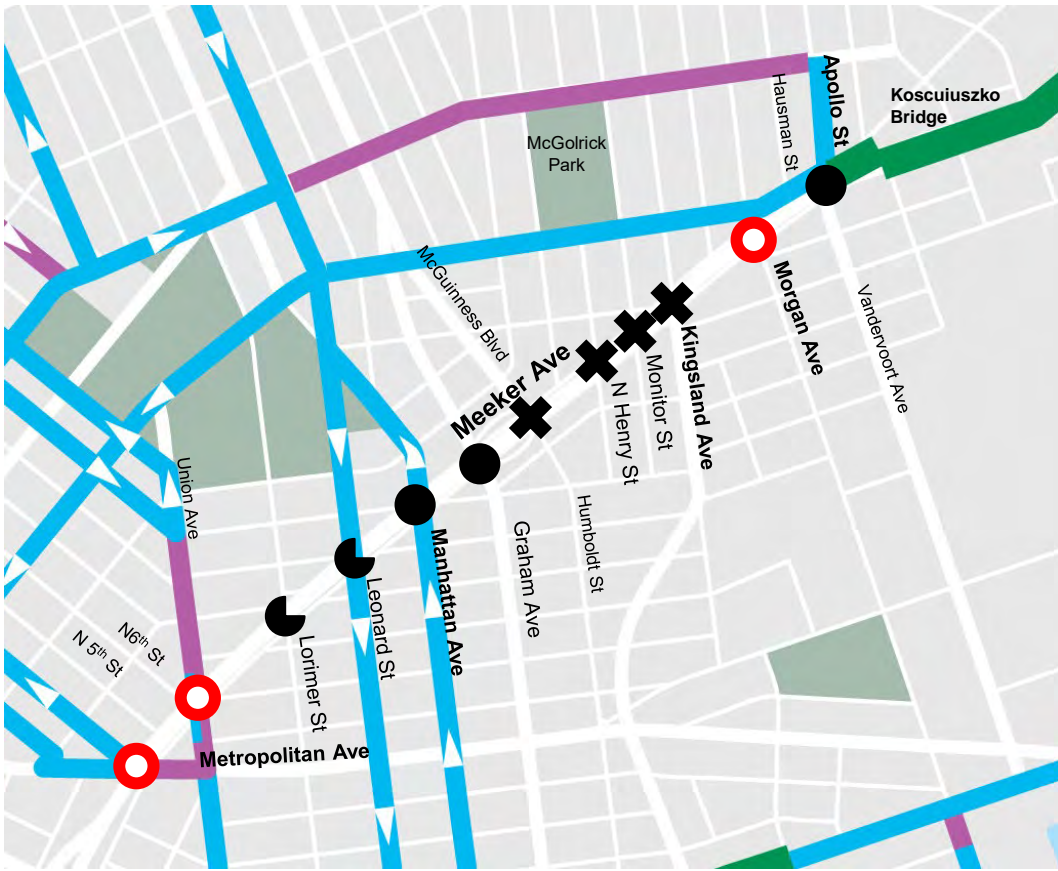




Proposal

PROJECT Map

- ✖ Concrete installed in 2021**  
- N Henry St, Humboldt St, Monitor St, Kingsland Ave
- Concrete installed in 2022**  
- Graham Ave, Manhattan Ave, Apollo St  
(Work was slowed to allow signals to catch up)
- ◐ Concrete started by April 2023**  
- Leonard St, Lorimer St  
(planned to finish in May 2023)
- Concrete planned to complete in 2023**  
- Morgan Ave, Union Ave, Metropolitan Ave



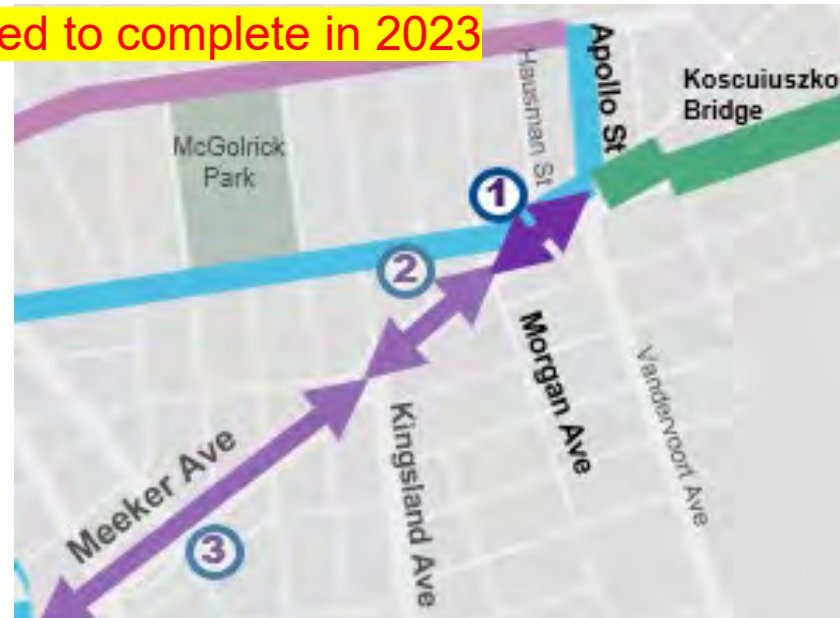
## Proposal

### 1) MEEKER AVE: Apollo St to Morgan Ave

#### On Street Protected Two-way Bike Lane

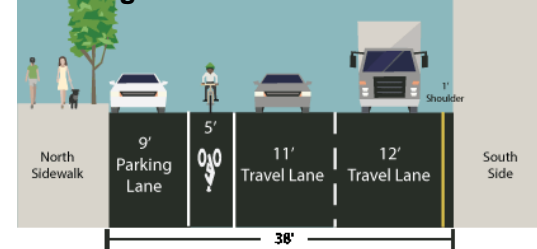
- Separate cyclists from vehicles with buffer and vertical elements
- Lane changes:
  - *Apollo St to Morgan Ave: Repurpose one travel lane*
- Signal Timing changes required at Apollo St
  - *Separate Meeker Ave phase + remove dual NB left turn from Vandervoort Ave*
  - *Slight delay increase, but queue will not exceed storage on off ramp*
- Consolidate B24 bus stops at Hausman St and Kingsland Ave to Sutton St

Planned to complete in 2023

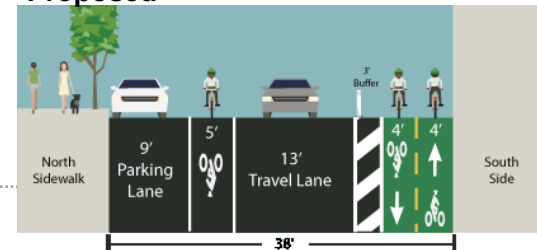


#### 1a) Apollo St to Hausman St

##### Existing

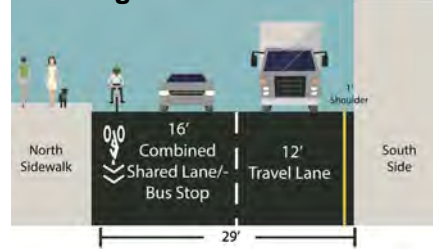


##### Proposed

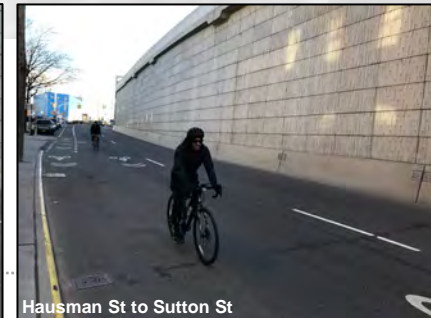
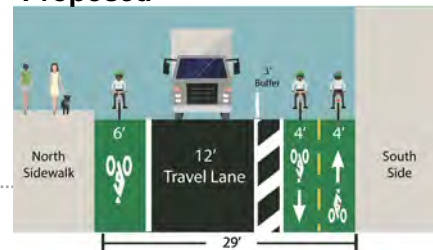


#### 1b) Hausman St to Morgan Ave

##### Existing



##### Proposed



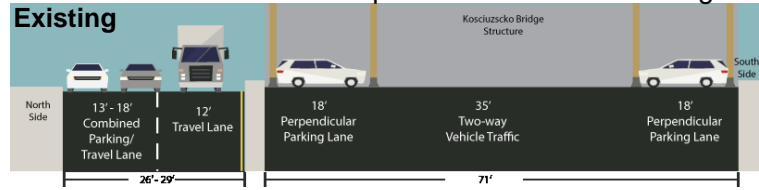
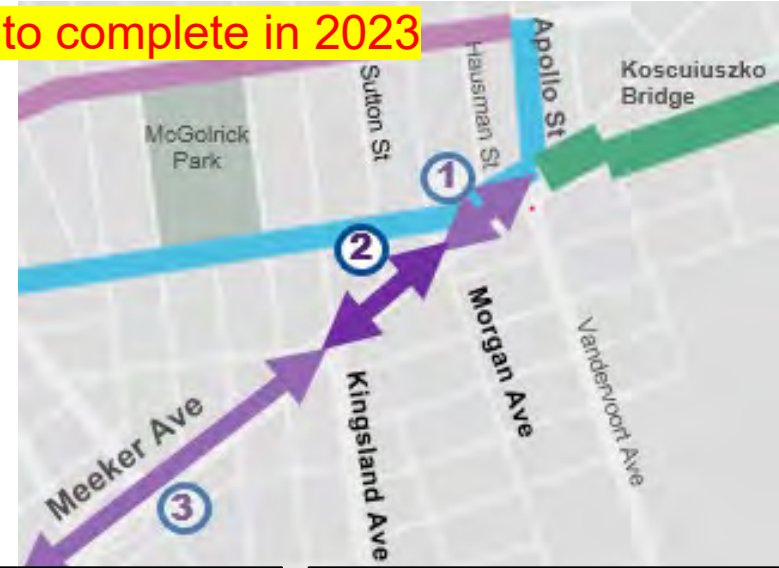
## Proposal

### ② MEEKER AVE: Morgan Ave to Kingsland Ave

#### Off Street Protected Two-way Bike Lane

- Build raised bike connection from Morgan Ave to parking lot
- Lane changes:
  - *Morgan Ave to Sutton St: Repurpose one parking lane (5 spots, in existing travel lane)*
  - *Ban left turn at Morgan Ave (Peak Hour: AM – 49, PM – 63)*
- Repurpose parking for new protected bike path
- Upgrade ASP parking to metered - \$1.50 per hr, 7a-10p
- Repurpose WB travel lane into left turn lane
- Consolidate B24 bus stops at Hausman St and Kingsland Ave to Sutton St

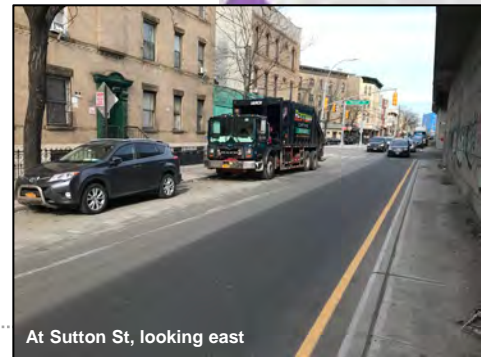
Planned to complete in 2023



#### Proposed: Morgan Ave to Sutton St



#### Proposed: Sutton St to Kingsland Ave



At Sutton St, looking east



At Sutton St, looking west

## Proposal

### ② MEEKER AVE: Kingsland Ave

#### Intersection Upgrades

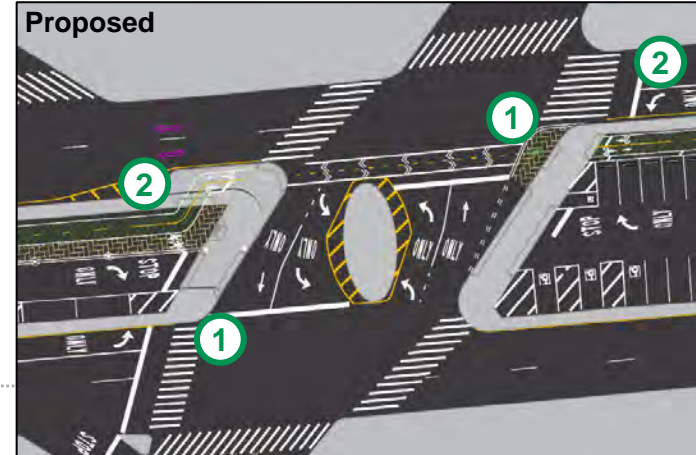
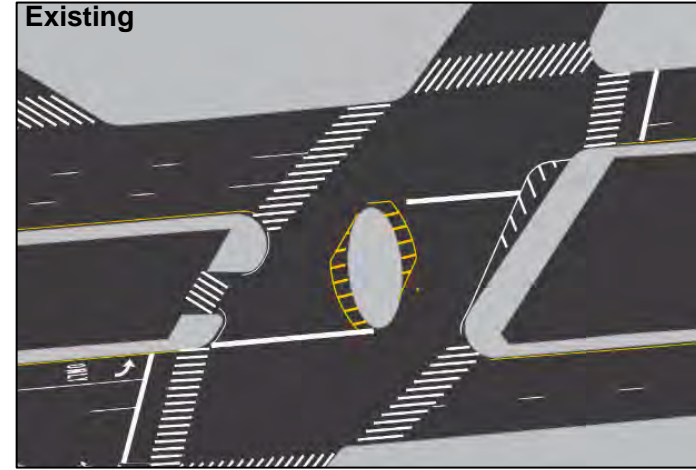
#### ① New Signal Phasing/Operations

- Add left turn phases
- Add bike crossing phase
- Add delayed flashing turns under BQE

#### ② New Markings/Concrete

- Convert westbound travel lane to left turn only
- Relocate B24 bus stop
- Rebuild parking lot entrance with ped extension and bike crossing
- Add left turn lanes under BQE

Planned to complete in 2023



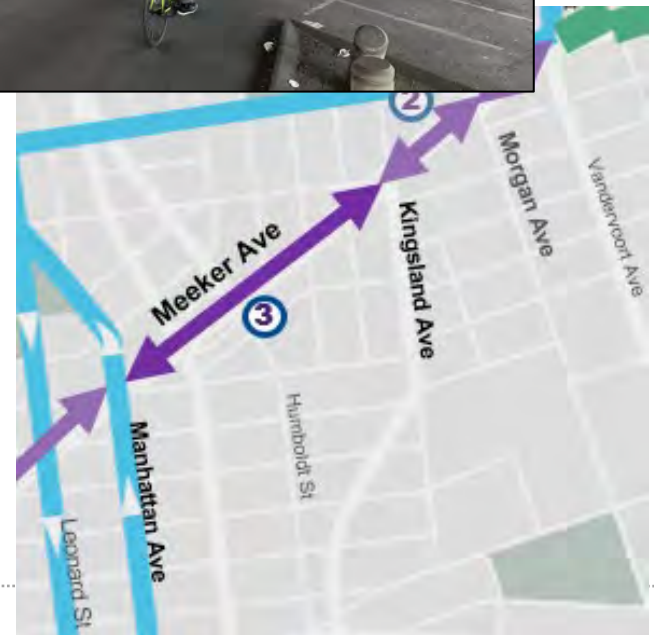
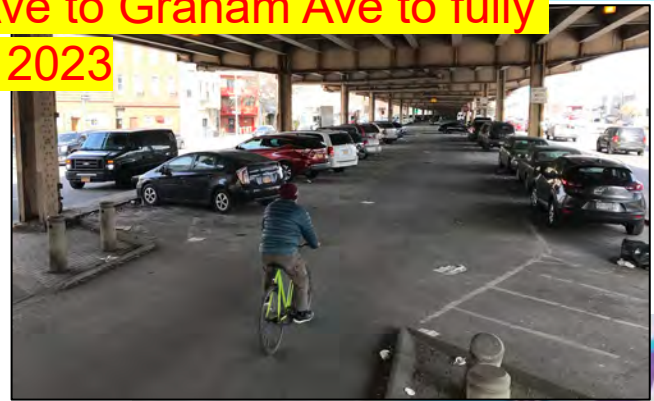
## Proposal

### 3 MEEKER AVE: Kingsland Ave to Manhattan Ave

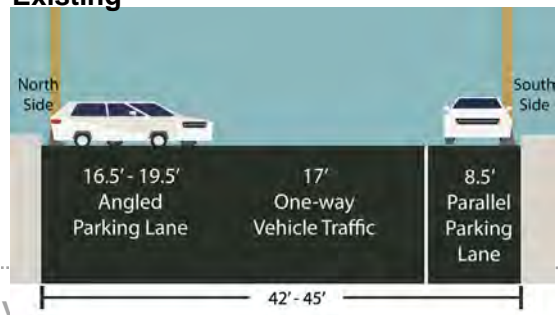
#### Off Street Parking Protected Two-way Bike Lane and Pedestrian Path

- Repurpose parking for new separated bike/ped path
- Upgrade intersections with new bike and ped crossing with ramps and curb extensions
- Add dedicated left turn phases and lanes
- Upgrade ASP parking to metered - \$1.50 per hr, 7a-10p
- Convert parking circulation
  - Graham Ave to McGuinness Blvd (WB to EB)
  - McGuinness Blvd to N Henry St (EB to WB)
- Add delayed right turn phases and lanes at NB N Henry St (5 parking spaces) and NB Graham Ave (bus stop)
- Potential to add new signal at Monitor St

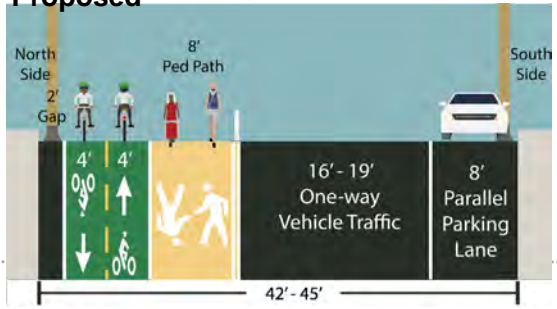
Kingsland Ave to Graham Ave to fully complete in 2023



#### Existing



#### Proposed



## Proposal

### ③ MEEKER AVE: McGuinness Blvd

#### Intersection Upgrades

##### ① New Signal Phasing/Operations

- Add left turn phases
- Add crossing phase
- Slight delay increase
- Queue will not exceed storage on exit ramp

##### ② New Markings/Concrete

- Rebuild parking lot entrances with ped extensions with ramps
- Alert cyclists to shared crossing with markings and signage

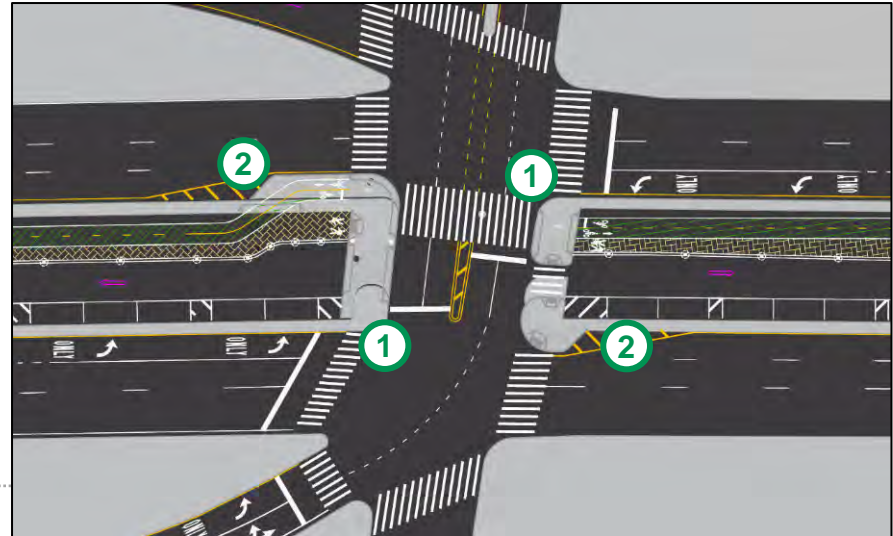
Planned to complete in 2023



#### Existing



#### Proposed



## Proposal

### 4 MEEKER AVE: Manhattan Ave to Metropolitan Ave

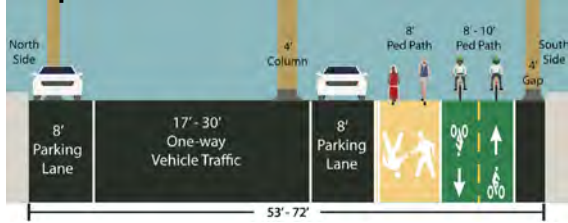
Pathway markings and concrete work planned to complete in 2024.  
Signals to complete in 2024

#### Off Street Parking Protected Two-way Bike Lane and Pedestrian Path

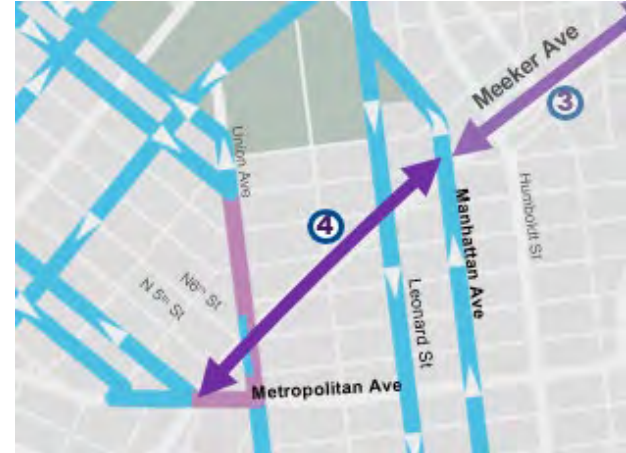
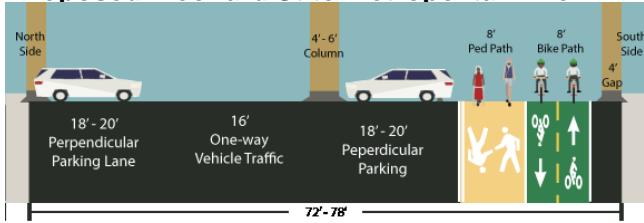
- Repurpose parking for new protected bike and ped path
- Upgrade intersections with new bike and ped crossing with ramps and curb extensions
- Upgrade ASP parking to metered - \$1.50 hr, 7a-10p
- Convert two-way circulation to one-way WB
- Add left turn phases and lanes
- Add delayed right turn phase and lane at NB Lorimer St (2 parking spaces)



#### Proposed: Manhattan Ave to Leonard St



#### Proposed: Leonard St to Metropolitan Ave



## Proposal

Concrete work complete

Pathway markings to be completed in 2023

Signals and crossing to complete in 2024

### ④ MEEKER AVE: Manhattan Ave Intersection Upgrades

#### ① New Signal Phasing/Operations

- Add bike and ped crossing phase at north side of Manhattan Ave
- Transition at Manhattan Ave to south side

#### ② New Markings/Concrete

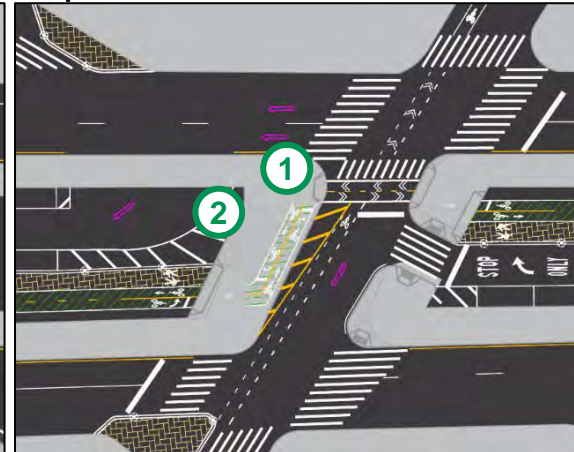
- Close Manhattan Ave parking lot entrance and construct concrete bike and ped north-south crossing
- Maintain parking lot entrance on WB Meeker Ave
- Construct, rebuild concrete curb extensions
- Add separate bike and ped crossing at Manhattan Ave and with ramps



Existing



Proposed





## Proposal

Pathway markings and concrete work planned to complete in 2024.

Signals to complete in 2024

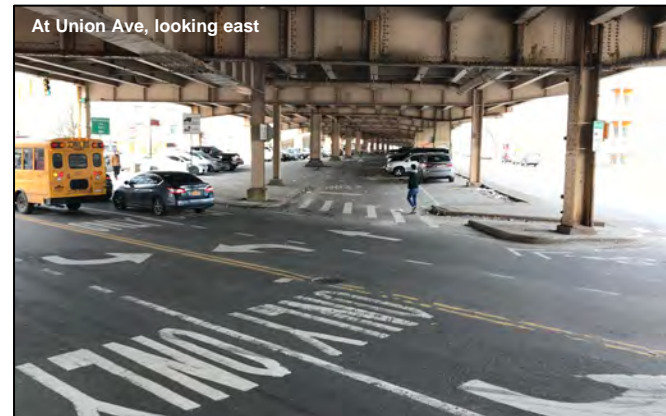
### ⑤ MEEKER AVE: Union Ave Intersection Upgrades

#### ① New Signal Phasing/Operations

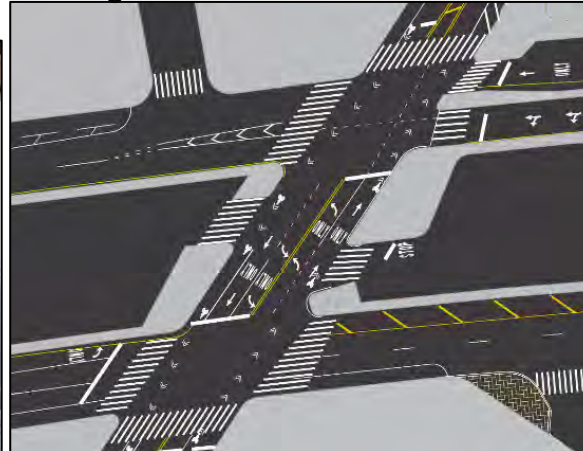
- Add left turn phases at Union Ave and EB Meeker Ave
- Add ped crossing phase

#### ② New Markings/Concrete

- Add shared space at Union Ave due to existing catch basin
- Add combo bike/ped crossing with new ramps
- Add parking on EB Meeker Ave where feasible (Union Ave to Manhattan Ave = 59 spaces)
- Add NB AM rush hour reg for right turn



Existing



Proposed



## Proposal

Pathway markings and concrete work planned to complete in 2024.  
Signals to complete in 2024

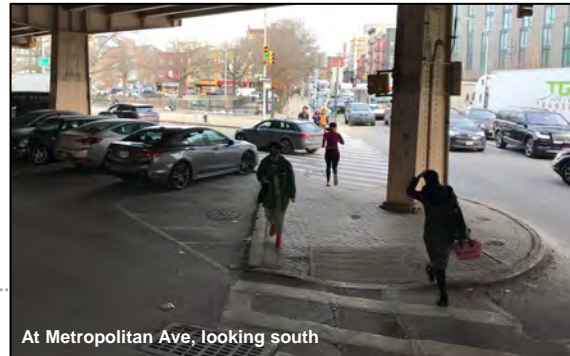
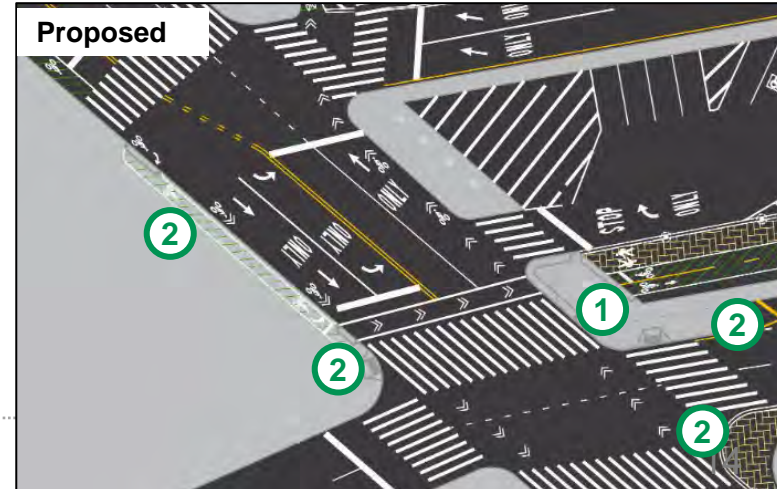
### 5 MEEKER AVE: Metropolitan Ave Intersection Upgrades

#### 1 New Signal Phasing/Operations

- Add ped and eastbound bike crossing phase
- Maintain left turn ban from Rodney St to Metropolitan Ave (except for emergency vehicles and buses)

#### 2 New Markings/Concrete

- Add new bike and ped crossing with new ramp
- Add bike path to sidewalk on Metropolitan Ave with new bike ramps for Meeker Ave bound cyclists to queue
- Construct, rebuild concrete curb extension with ramps
- Add painted ped extension



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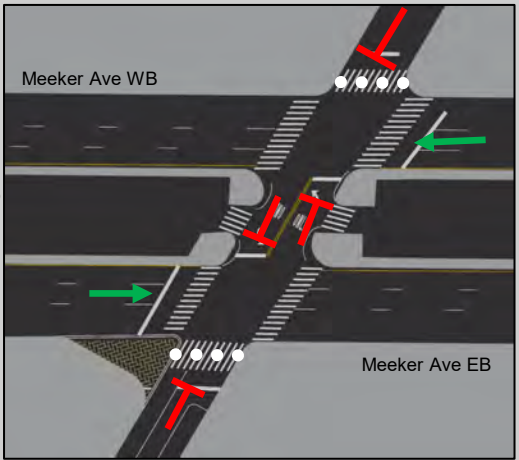
# Proposed Timing Plans

Slight changes may occur when implemented

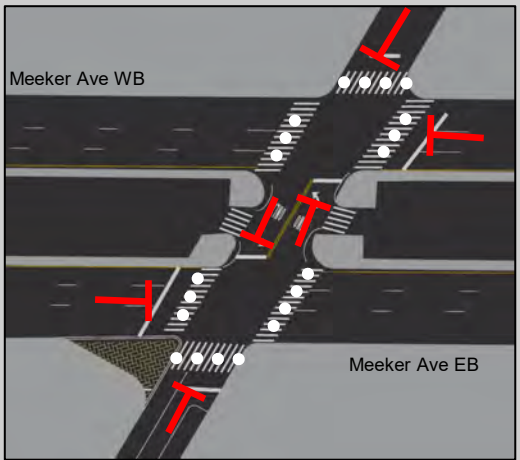
## Proposal

MEEKER AVE: Typical with Two-way Cross Street – Lorimer St, Graham Ave, N Henry St, Graham Ave

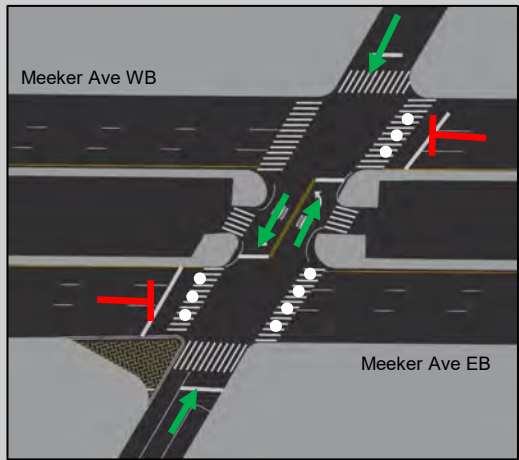
**EXISTING**  
**A: 75 Sec**



**B: 7 Sec**



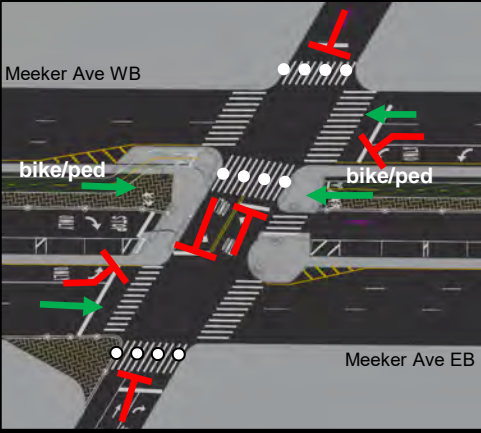
**C: 38 Sec**



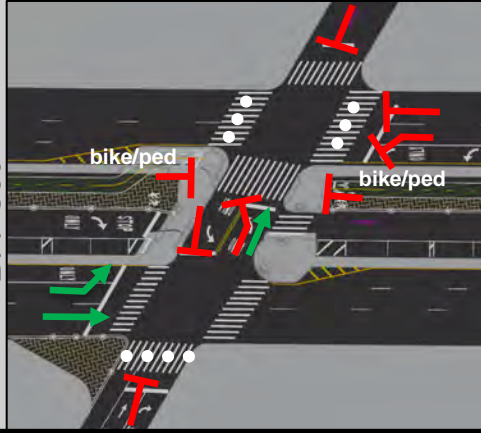
Proposal

MEEKER AVE: Typical with Two-way Cross Street – Lorimer St, Graham Ave, N Henry St

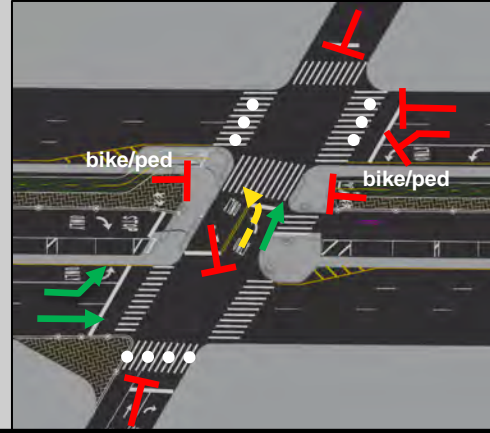
A: 55 Sec



B: 7 Sec

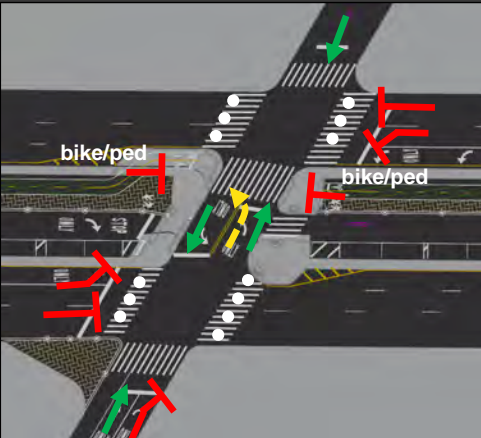


C: 8 Sec

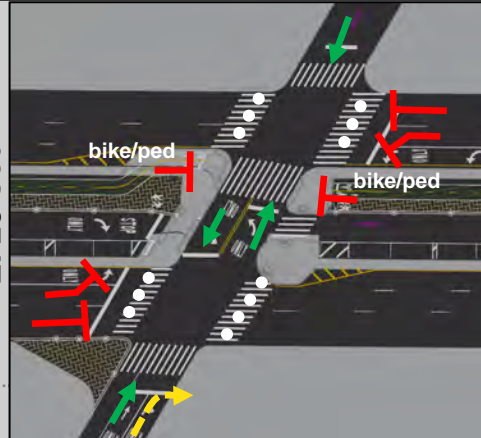


PROPOSED

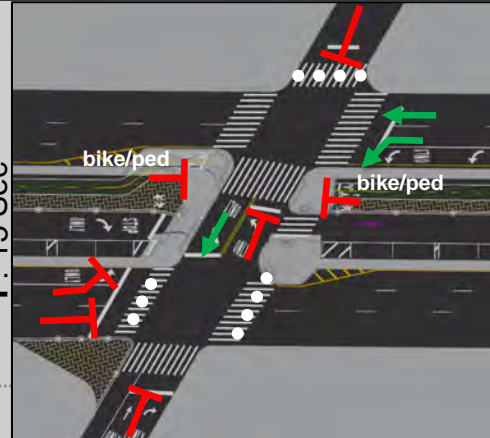
D: 7 Sec



E: 28 Sec



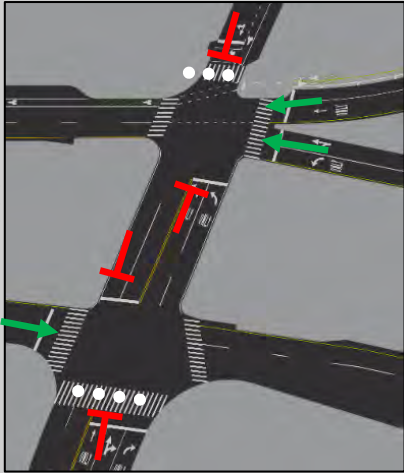
F: 15 Sec



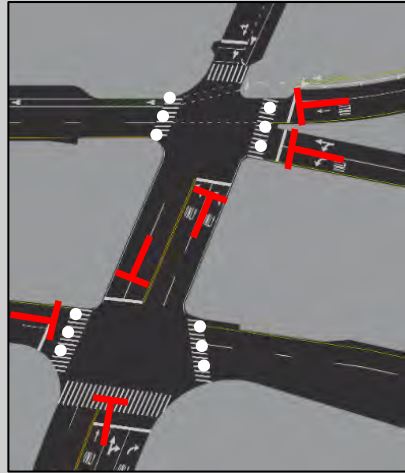
## Proposal

### 1 MEEKER AVE: Apollo St/Vandervoort Ave

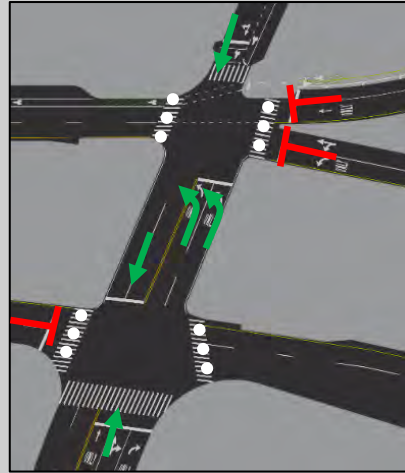
A: 47/50 Sec



B: 7 Sec



C: 34/32 Sec



D: 32/31 Sec



Phase A & D: WB Meeker Ave and off ramp have **simultaneous** green

Phase C: **dual NB left turn** onto WB Meeker Ave



## Proposal

### 1 MEEKER AVE: Apollo St/Vandervoort Ave

PROPOSED

A: 26/34 Sec



B: 21/16 Sec



C: 7/7 Sec



D: 40/37 Sec



Phase A/F & B: WB Meeker Ave and off ramp have **separated** green phase

Phase D/E: **flashing amber, single left turn** onto WB Meeker Ave

E: 26/26 Sec



## Proposal

### 2 MEEKER AVE: Kingsland Ave

EXISTING  
A: 75 Sec



B: 7 Sec



C: 38 Sec



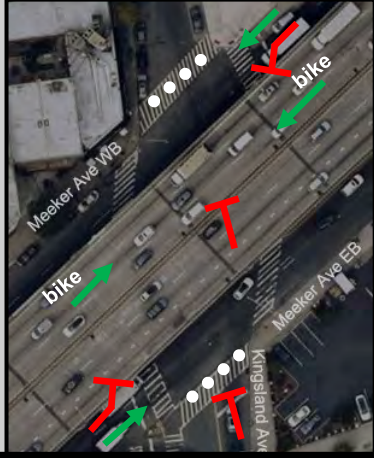


## Proposal

### ② MEEKER AVE: Kingsland Ave

PROPOSED

38/40 Sec



7/7 Sec



17/23 Sec



7/7 Sec



33/25 Sec



18/18 Sec



## Proposal

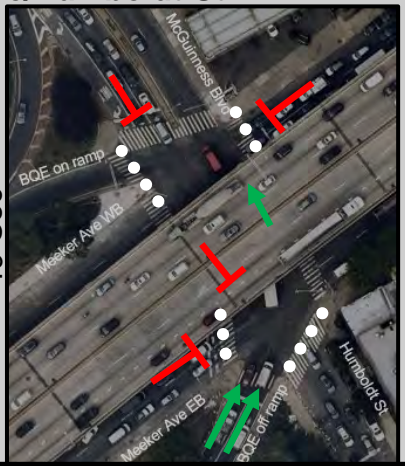
### ③ MEEKER AVE: McGuinness Ave/Humboldt St

EXISTING

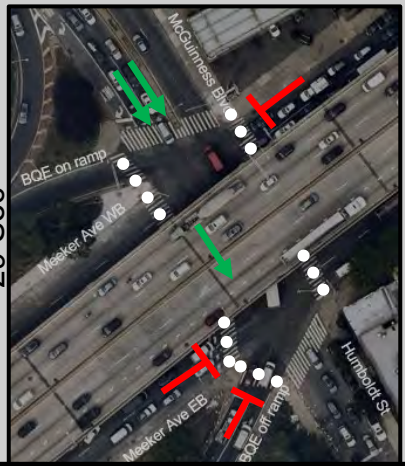
42 Sec



49 Sec

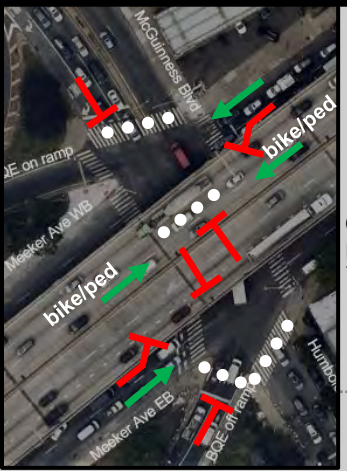


29 Sec

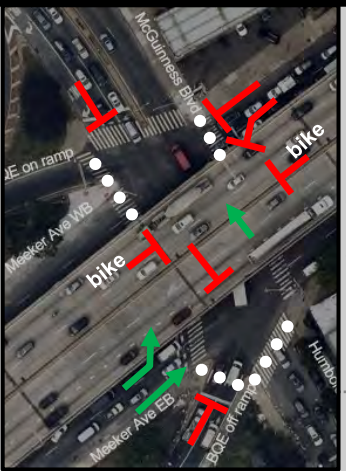


PROPOSED

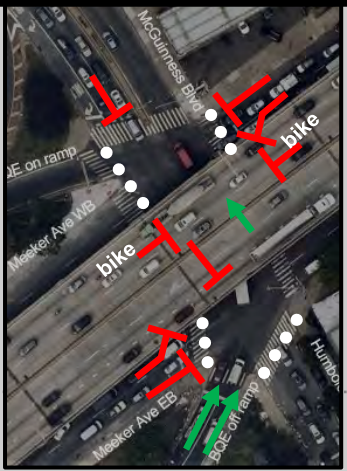
26 Sec



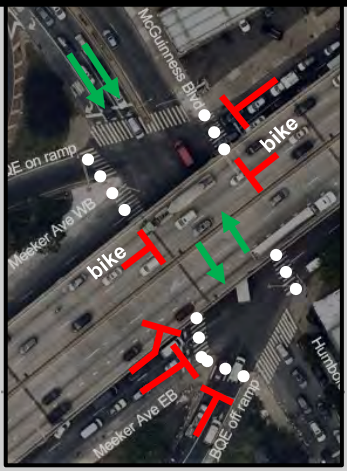
17 Sec



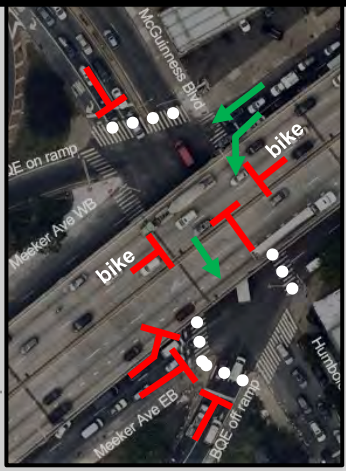
43/37 Sec



19/25 Sec



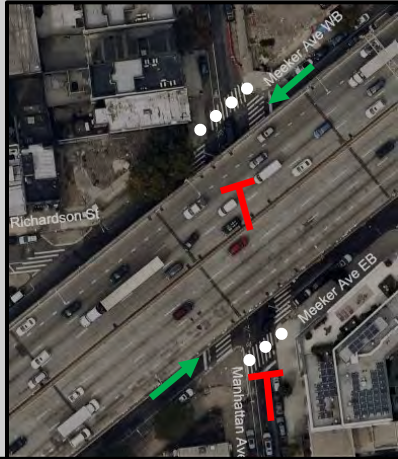
15 Sec



## Proposal

### ④ MEEKER AVE: Manhattan Ave

EXISTING  
75 Sec



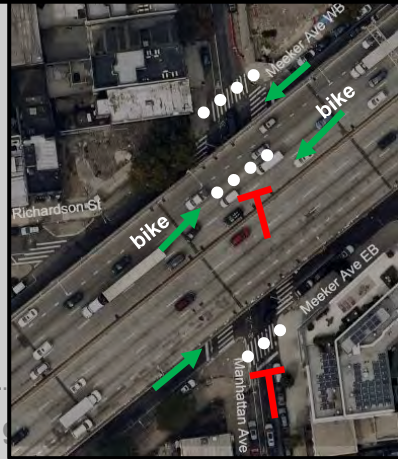
7 Sec



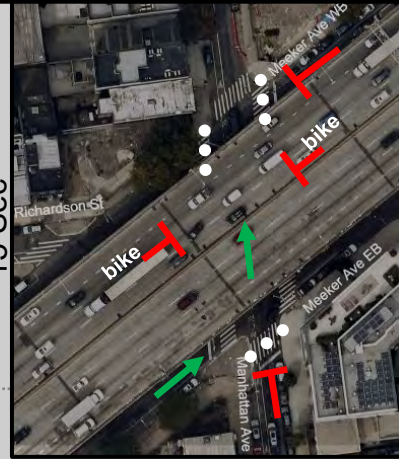
38 Sec



PROPOSED  
55 Sec



15 Sec



7 Sec



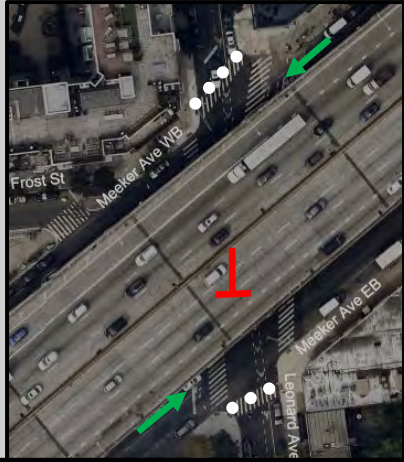
43 Sec



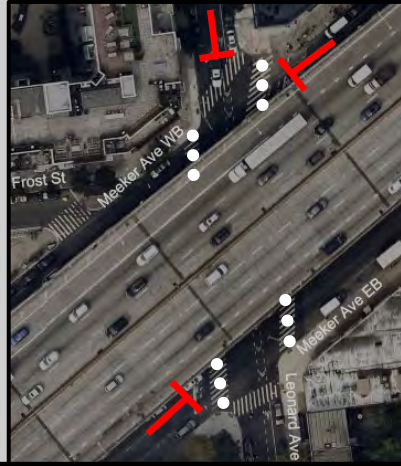
## Proposal

### ④ MEEKER AVE: Leonard Ave

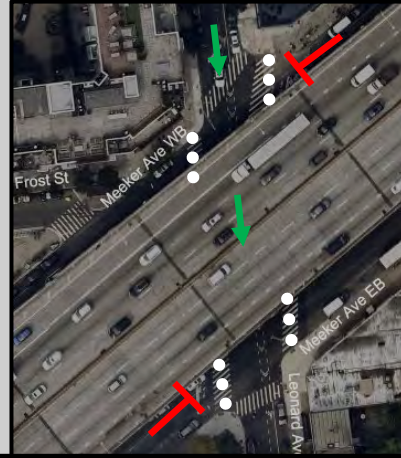
EXISTING  
75 Sec



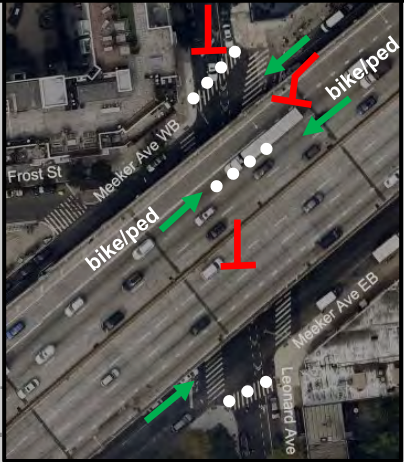
7 Sec



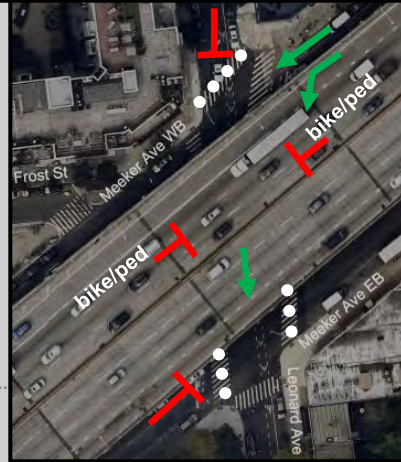
38 Sec



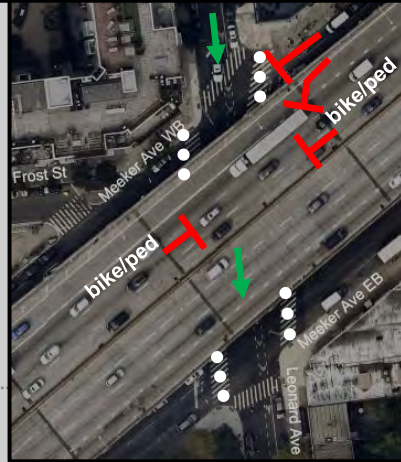
PROPOSED  
67/62 Sec



15/20 Sec



38 Sec



## Proposal

### 5 MEEKER AVE: Union Ave

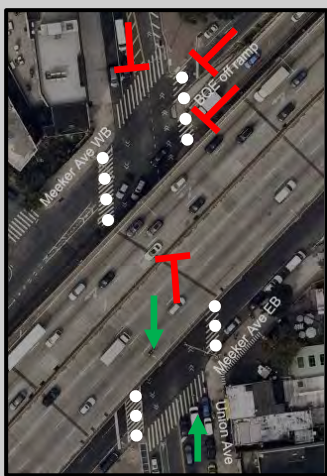
EXISTING  
43 Sec



10 Sec



7 Sec



49 Sec



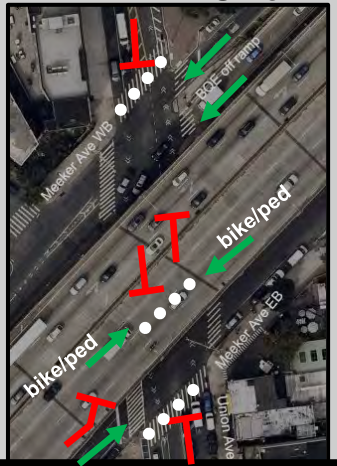
11 Sec



Proposal

5 MEEKER AVE: Union Ave

PROPOSED  
A: 27 Sec



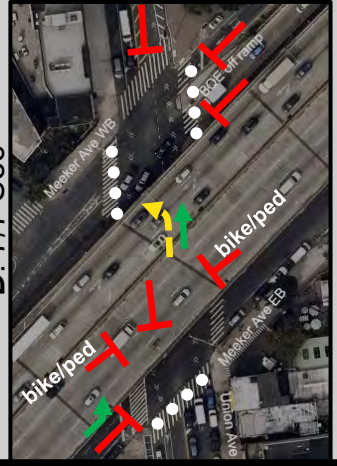
B: 7/7 Sec



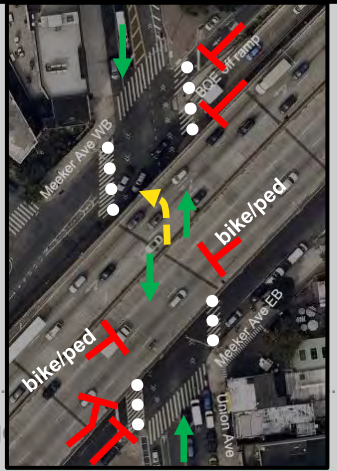
C: 13/7 Sec



D: 7/7 Sec



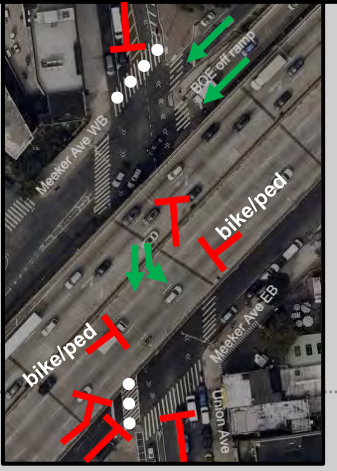
E: 39 Sec



F: 11 Sec



G: 16/22 Sec



## Proposal

### 1 MEEKER AVE: Morgan Ave

EXISTING

75 Sec



7 Sec



38 Sec



PROPOSED

75 Sec



7 Sec



38 Sec





# **NORTH BROOKLYN OPEN STREETS**

Community Board 1 Update – 3/23/2023





# Open Streets in North Brooklyn

## Emergency response program – May ‘20 to May ‘21

- Open Streets across North Brooklyn developed first as an emergency response program during COVID-19 pandemic
- Launched with NYPD management, then shifted to community partner managed model by North Brooklyn Open Streets Community Coalition

## Permanent Open Streets – May ‘21 to present

- 2021 Local Law 55 made Open Streets permanent program in NYC
- As part of the legislation, DOT is required to evaluate existing Open Streets to determine whether any such Open Streets could benefit from additional traffic calming measures and streetscape elements.
- New partnership with the Horticultural Society of NY, who now provides day to day operations support, maintenance, and horticulture care

## Outreach and Programming – Feb. ‘21 to present

- Activating Open Streets through events and programming
- Robust community outreach since program’s inception





**More Public Space for Walking, Biking, & Programming**



# Supporting Schools

PS 84 using Berry Open Street

DO NOT  
ENTER  
EXCEPT BIKES

NEW YORK  
KDB-5224



# Building Community

Open Streets = Partnership!



# Arts and Culture

Bindlestiff Family Cirkus



# Dog Days of Open Streets

Berry Open Street



# Community Outreach Overview

# Community Outreach Efforts to Date

## Brooklyn CB 1 Transportation Committee

- Multiple appearances in 2020, 2021, 2022, and 2023

## Community Feedback Survey

- Open from December '20 to February '21 – 2,000+ responses

## Virtual Community Design Workshops

- 2 virtual workshops via Zoom in February 2021

## In Person Community Design Workshops

- Design workshop (on Berry St) – May 14, 2022
- Design workshop (Bushwick Inlet Park) – Jan 31, 2023
- Design workshop (Los Sures Senior Center) – March 7, 2023

## Business and Merchant Engagement

- Merchant survey along Berry Street in February 2021
- Various meetings since spring '20 with business owners to discuss project proposals, curb management, loading, etc.

## On Street Outreach and Other Meetings

- Street Ambassador deployments on Berry St surveying in April '21
- Various meetings since 2020 with community members
- Inter-agency coordination on a continuous basis

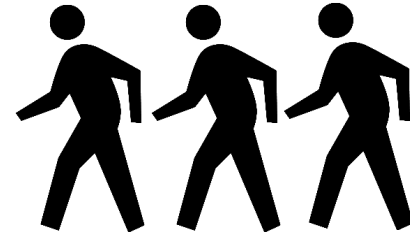




# 2021 Community Feedback Survey

# 2,183

## Community Survey Responses



# 85%

Respondents indicate they used Open Streets while walking



# 77%

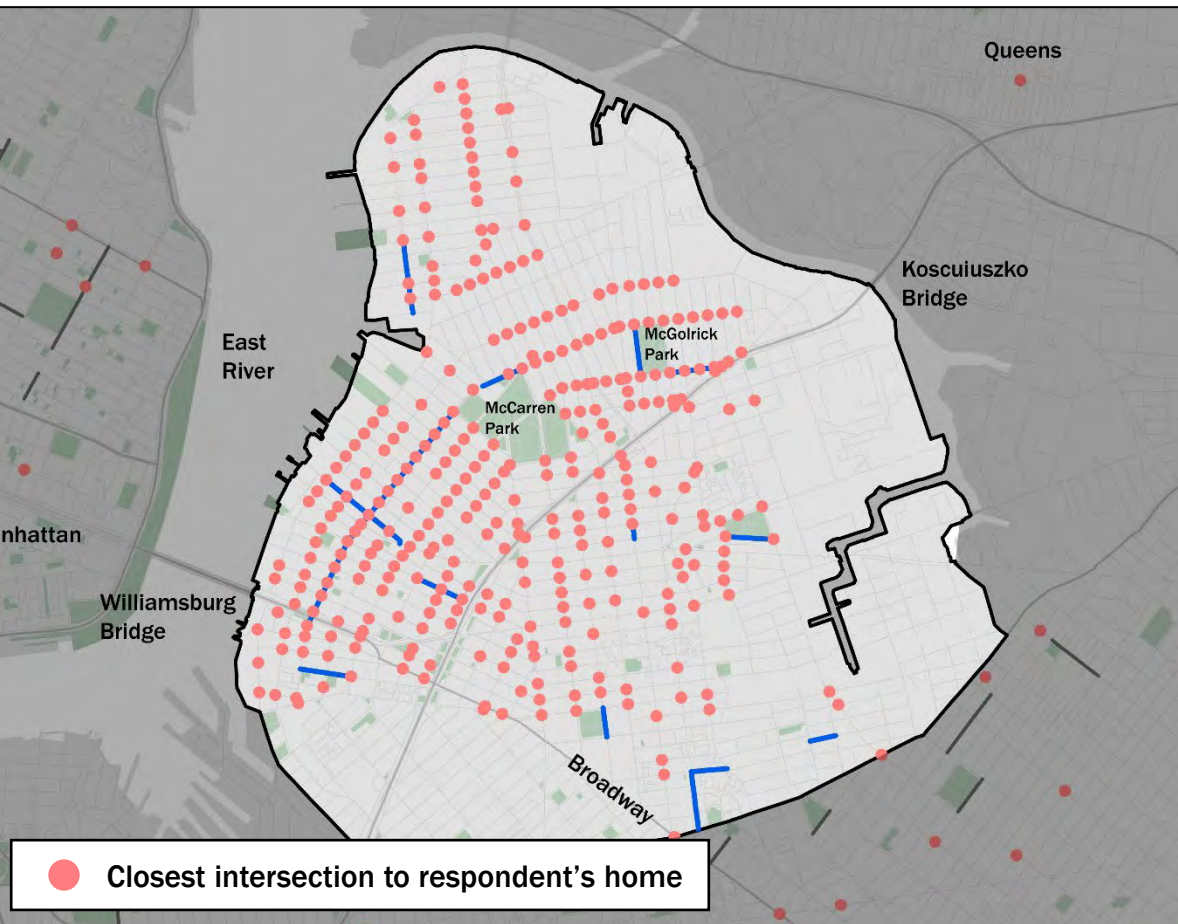
Respondents visit Open Streets daily or several times a week



# 28%

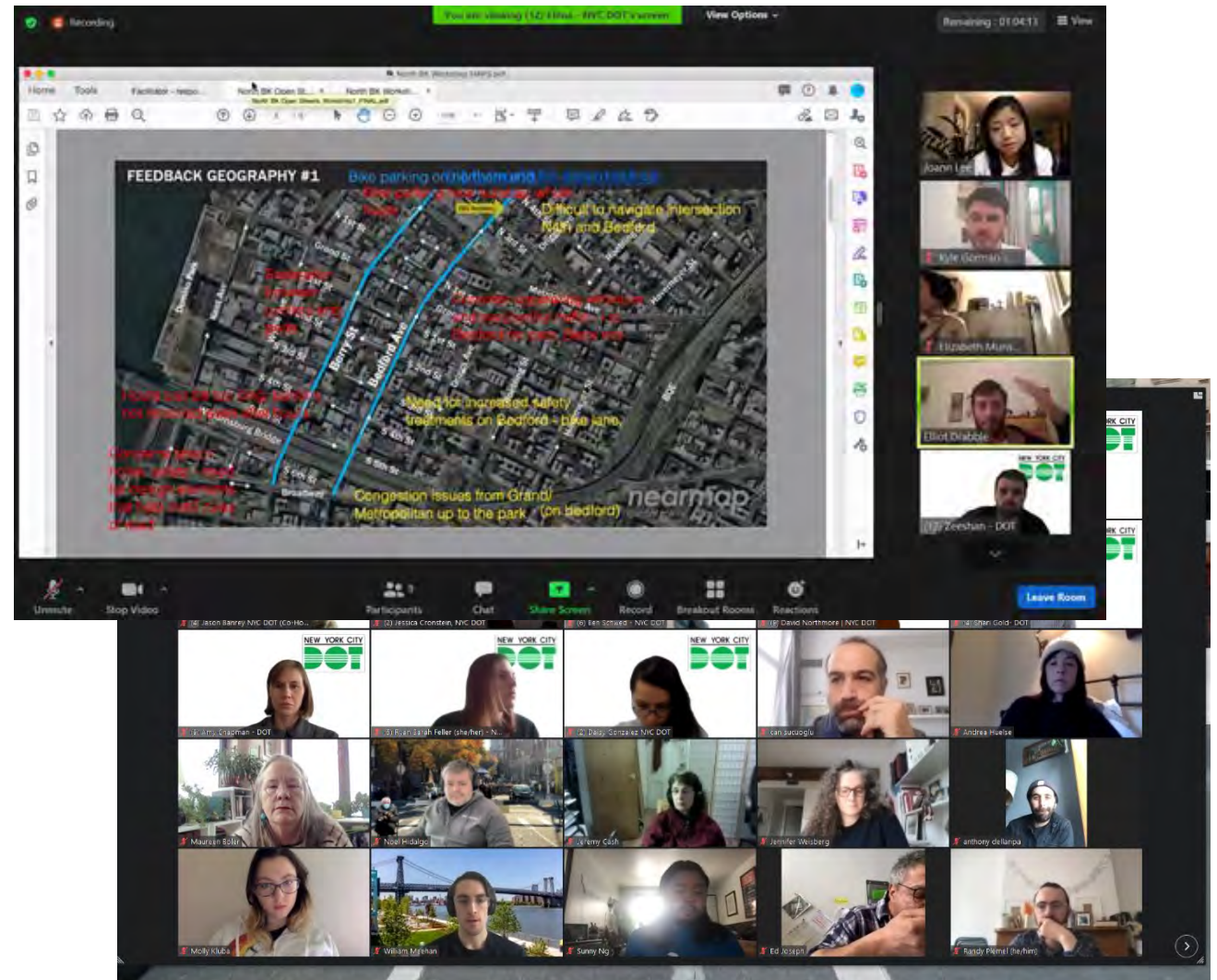
Respondents indicate they used Open Streets while driving

- 93% of respondents lived within Community Board # 1
- 38% lived on Berry St, Driggs Av, Nassau Av, or Sharon St



# 2021 Virtual Design Workshops (2)

- Two virtual workshops were held in February '21 to build on the feedback shared in the 2021 community feedback survey
  - Open Streets have become neighborhood hubs and a tool for recovery from the pandemic
  - Lack of thru-traffic has made the street quieter and feel safer for pedestrians and cyclists
  - Need to clarify access and provide better barriers and signage for Open Streets
  - Reported instances of dangerous driving and general traffic safety concerns (even pre-COVID)



# 2022 In Person Design Workshop

- In person workshop was held in May 2022 to share design proposals that were created using feedback from the feedback survey and virtual workshops
  - Strong desire to see design solutions that codify 2 way bike lane and pedestrian priority and strengthen the connections between existing green spaces
  - Need for more dedicated loading and delivery space on the corridor
  - Desire to see Berry as a local corridor, reducing thru traffic where possible
  - Positive feedback on design thinking “beyond the barrier” and new street furniture and public realm amenities



# 2023 In Person Design Workshops (2)

- Two in person workshops were held in January and March 2023 to collect community feedback on the full design proposal for Berry St + N 15 St Open Streets
  - Requests for more street furniture (bike corrals, planters, seating, and granite blocks)
  - Add mid-block traffic calming elements
  - Consider alternatives to metal barriers
  - Support for two-way cycling and pedestrian oriented infrastructure
  - Desire for further treatments at the intersection/cross-streets





# Traffic Data & Design Proposals

# Vision Zero & Crash Data

- Vision Zero is a citywide initiative to eliminate death and serious injuries from traffic incidents.
- Berry Street falls within a Safe Streets for Seniors priority area

## Berry Street Crash Data 2016 to 2020 (Broadway to North 12<sup>th</sup> Street)

### Injury Summary, 2016-2020 (5 Years)

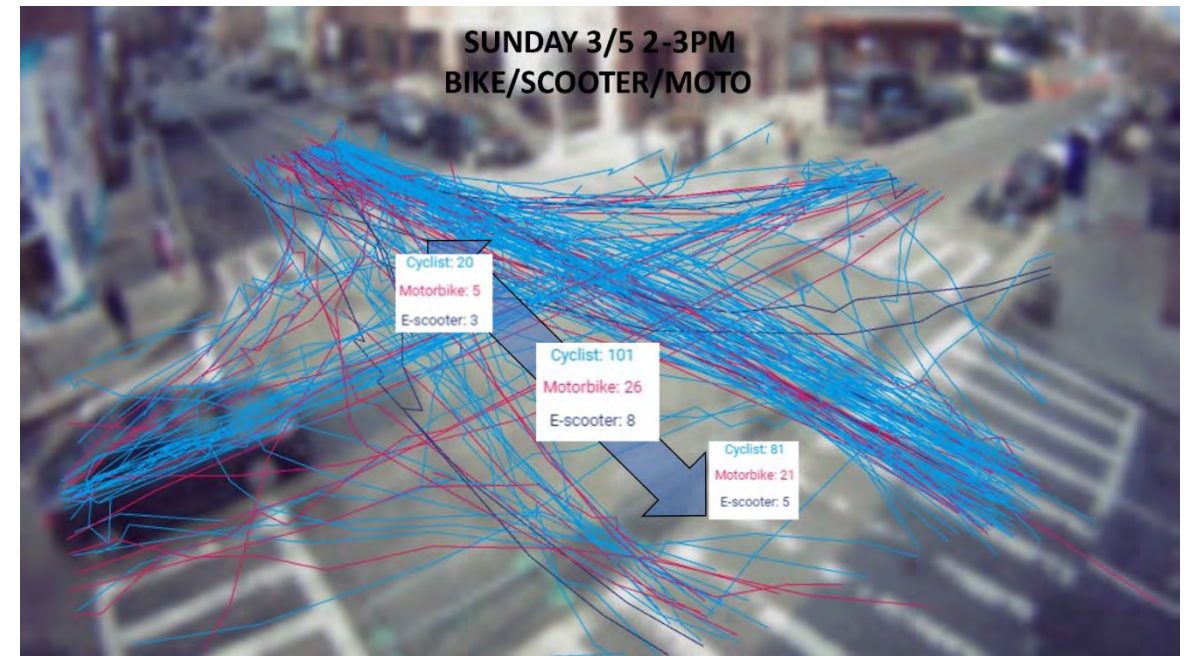
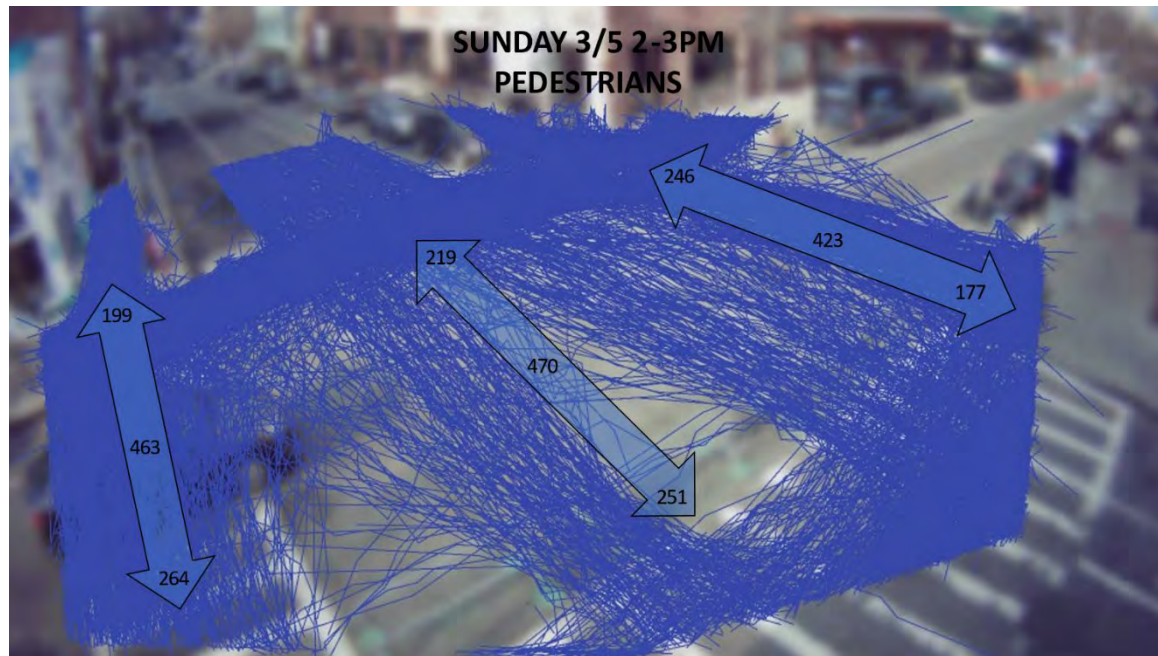
Mode	Total Injuries	Severe Injuries	Fatalities	KSI
Pedestrian	21	3	0	3
Bicyclist	22	5	0	5
Motor Vehicle Occupant	71	2	0	2
Other Motorized	0	0	0	0
Total	114	10	0	10

Source: Fatalities: NYCDOT, Injuries: NYSDOT KSI: Persons Killed or Severely Injured

- KSI – 11 per mile
- 2020 had the fewest number of crashes between 2016 and 2020

# Traffic Sensor Data – Berry/N 6<sup>th</sup> St

- NYC DOT is piloting new technology by VivaCity Labs to automatically count how many people are using and moving through our streets. The Berry Open Street is part of this pilot in 2023.
- There is an even split between pedestrians using the Open Street vs the crosswalks
- Approximately 20% of all bike trips are contra-flow (i.e. southbound)



# Design Proposal

- Enhance pedestrian safety & priority
- Formalize N/S two-way cycling
- Add Neighborhood Loading Zones at the start and end of every block
- Calm traffic along corridor
- Maintain local access for freight and passengers
- Strengthen park-to-park connection with new pedestrian crossings
- Add new plaza at N 15 Street



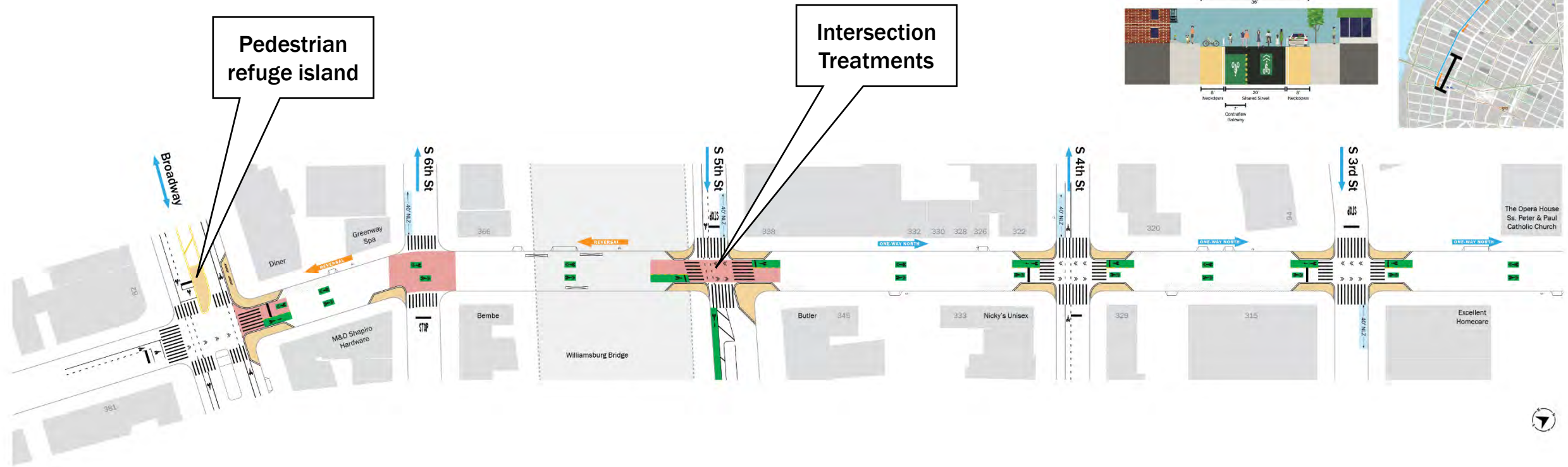


# New Features from Workshop Feedback

- Extended rubber speed bumps to 19' between bike gateways and travel lanes
- Keeping larger trucks off of Berry while maintaining the ability to receive deliveries from the Neighborhood Loading Zones
- Painted intersections at:
  - beginning and end of the corridor (Broadway, N 12<sup>th</sup>)
  - uncontrolled intersections (S 6<sup>th</sup>, N 1<sup>st</sup>)
  - where traffic flow is changing (S 5<sup>th</sup>, Grand, Metro, N 5<sup>th</sup>, N 6<sup>th</sup>, N 7<sup>th</sup>)
- Provided two more parking spaces on each block

# Design Proposal

# Broadway to S 3<sup>rd</sup>



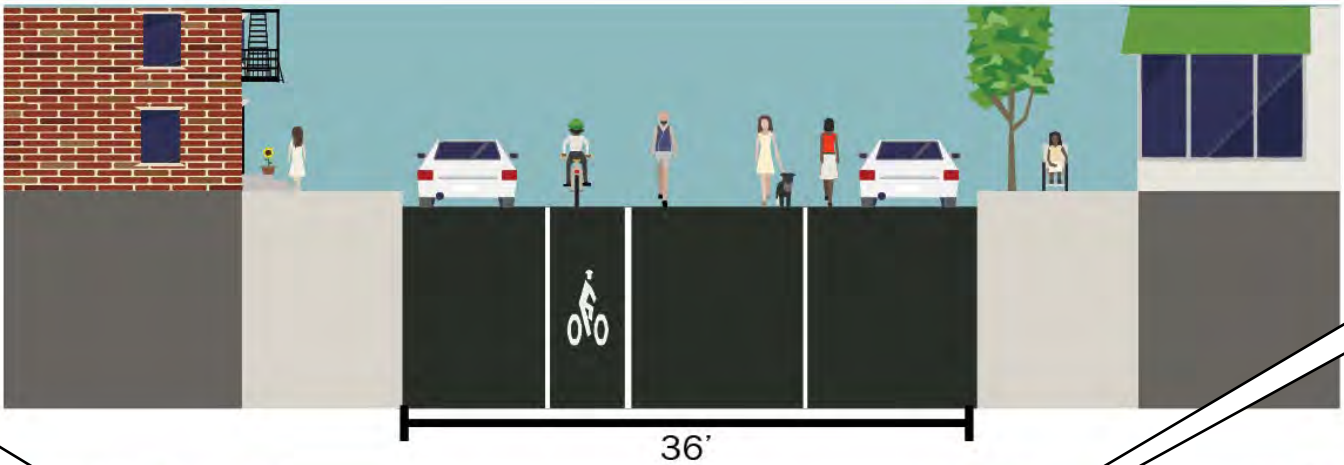
## Legend

- Existing Traffic Flow
- Proposed Traffic Flow Change
- Proposed Neighborhood Loading Zone
- Expanded Pedestrian Space Epoxy Gravel
- Proposed Shared Street Epoxy Gravel
- Existing Dining Shed + Current Construction
- Fire Hydrant
- Existing Jersey Barrier

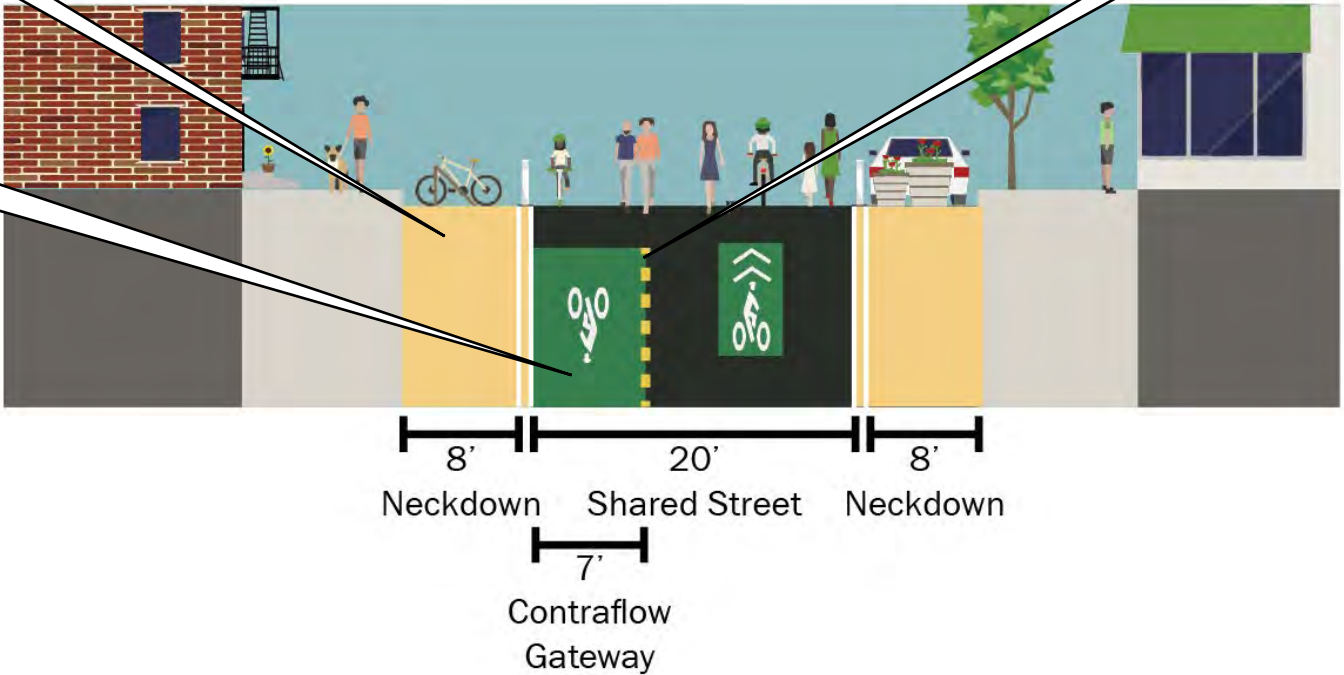
# Design Proposal – Intersection

Curb Extensions

Rubber Speed Bump

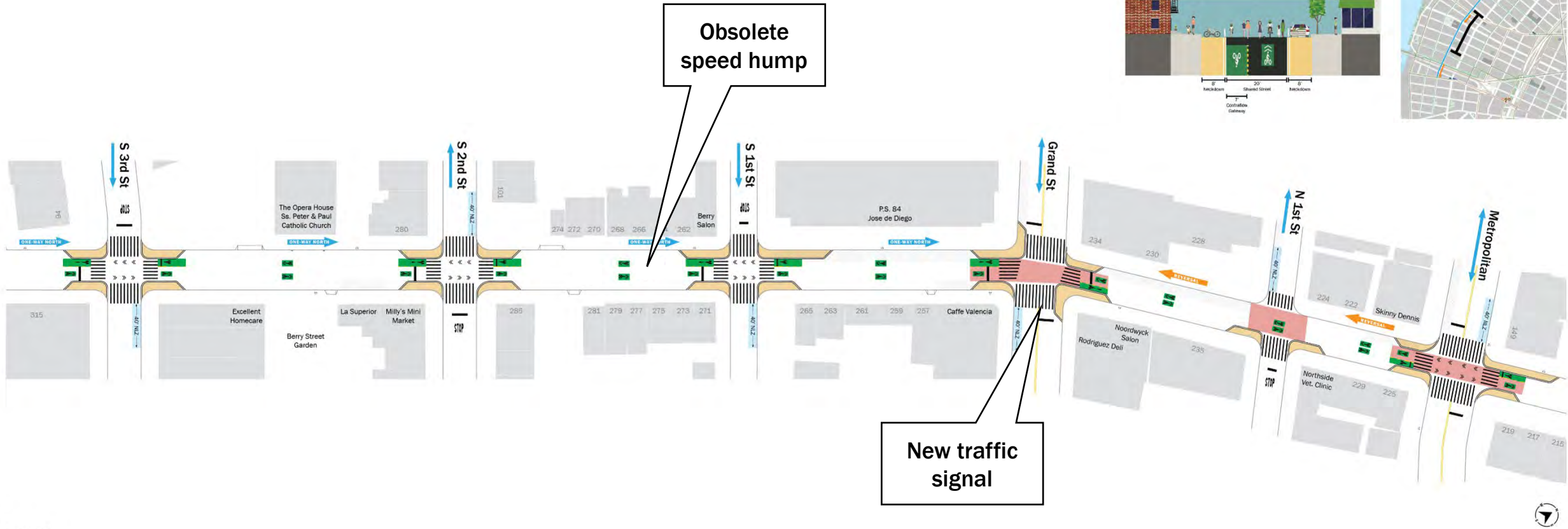
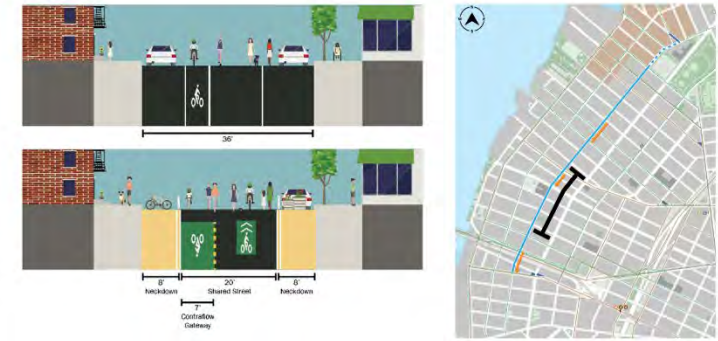


Formalized 2 way cycling



# Design Proposal

## S 3<sup>rd</sup> to Metropolitan



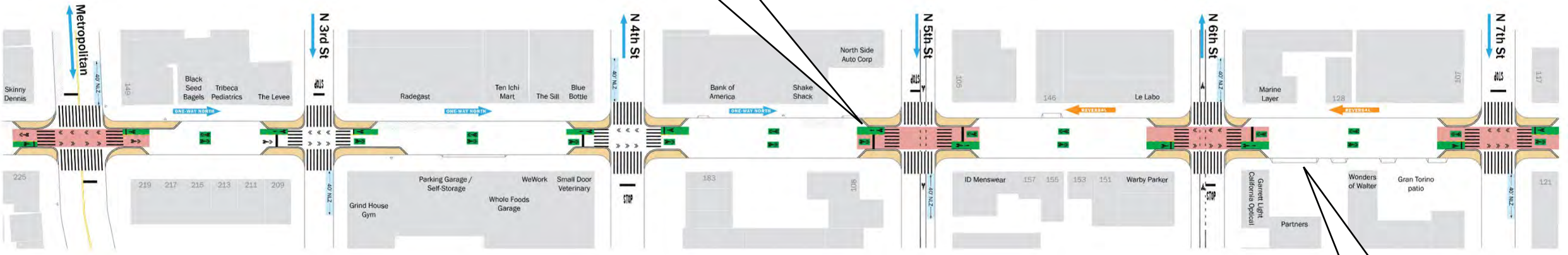
- Legend**
- Existing Traffic Flow
  - Proposed Traffic Flow Change
  - Proposed Neighborhood Loading Zone
  - Expanded Pedestrian Space Epoxy Gravel
  - Proposed Shared Street Epoxy Gravel
  - Existing Dining Shed + Current Construction
  - Fire Hydrant

# Design Proposal

# Metropolitan to N 7<sup>th</sup>



Highlighting traffic flow changes

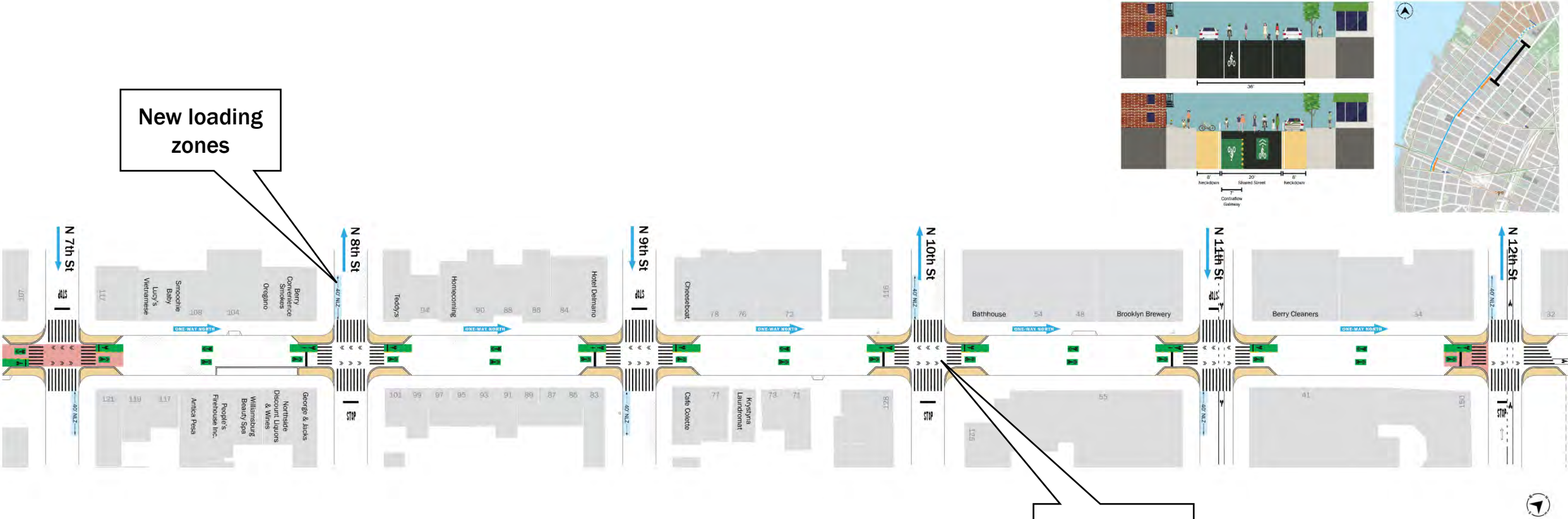


Maintaining commercial access

- Legend**
- Existing Traffic Flow
  - Proposed Traffic Flow Change
  - Proposed Neighborhood Loading Zone
  - Expanded Pedestrian Space Epoxy Gravel
  - Proposed Shared Street Epoxy Gravel
  - Existing Dining Shed + Current Construction
  - Fire Hydrant

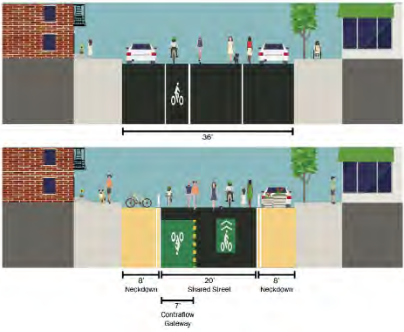
# Design Proposal

## N 7<sup>th</sup> to N 12<sup>th</sup>



New loading zones

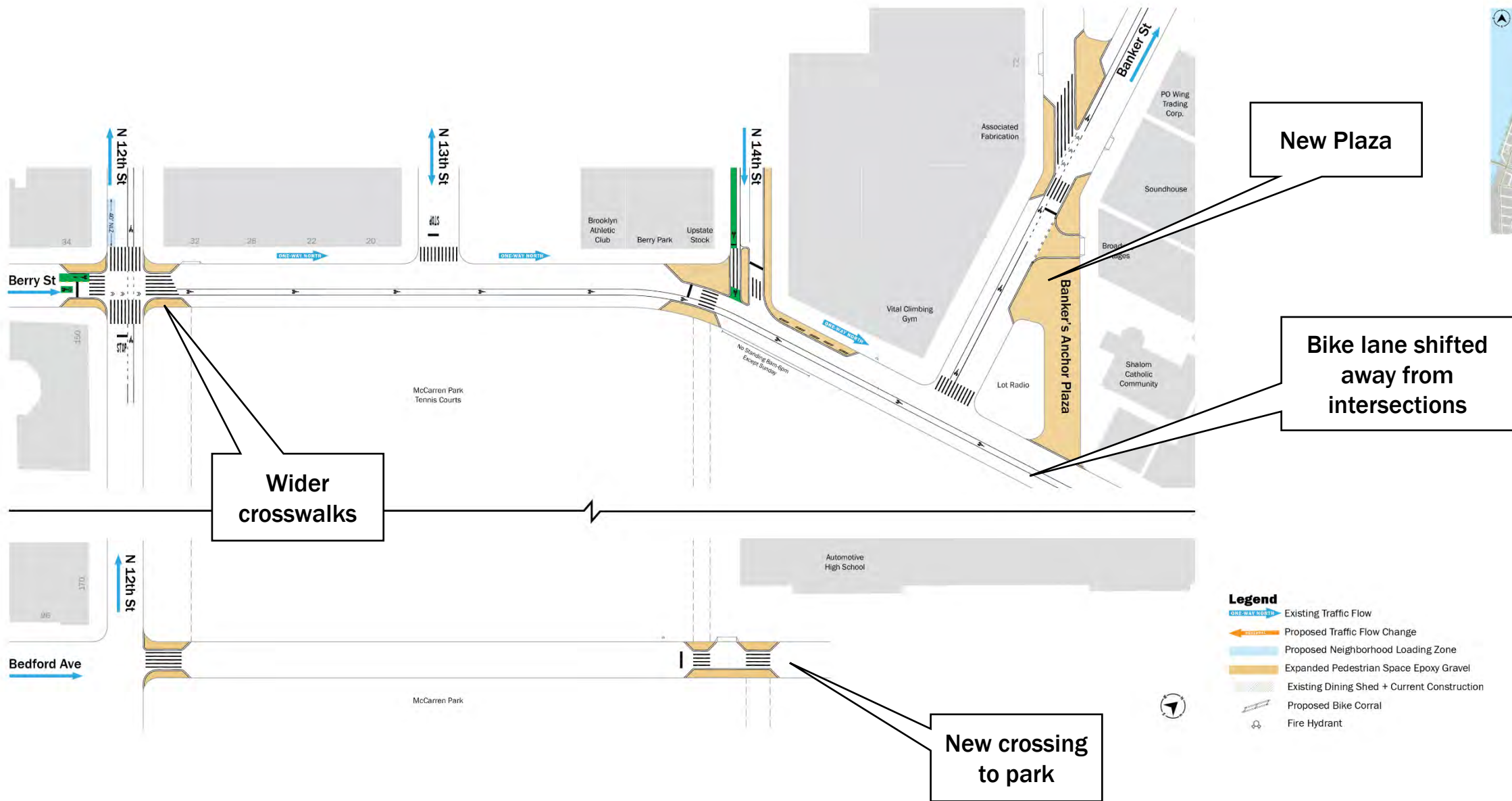
New stop sign



- Legend**
- Existing Traffic Flow
  - Proposed Traffic Flow Change
  - Proposed Neighborhood Loading Zone
  - Expanded Pedestrian Space Epoxy Gravel
  - Proposed Shared Street Epoxy Gravel
  - Existing Dining Shed + Current Construction
  - Fire Hydrant

# Design Proposal

# Banker's Anchor



New Plaza

Bike lane shifted away from intersections

Wider crosswalks

New crossing to park

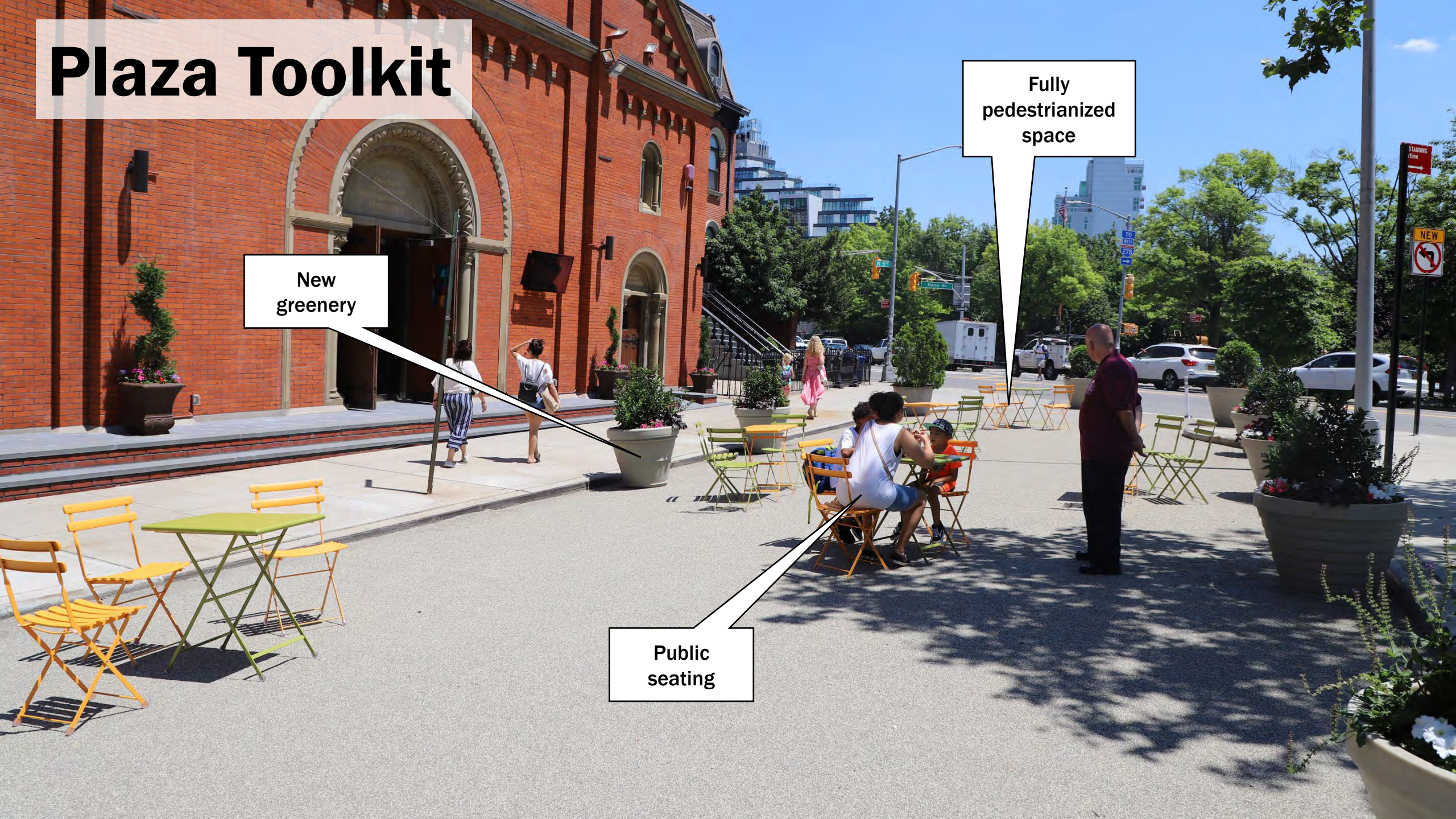
- Legend**
- Existing Traffic Flow
  - Proposed Traffic Flow Change
  - Proposed Neighborhood Loading Zone
  - Expanded Pedestrian Space Epoxy Gravel
  - Existing Dining Shed + Current Construction
  - Proposed Bike Corral
  - Fire Hydrant

# Plaza Toolkit

New greenery

Fully pedestrianized space

Public seating





# NEXT STEPS

## Spring 2023

- CB 1 Presentation – 3/23/23
- Car Free Earth Day events – 4/22/23
- Pre-implementation outreach

## Summer/fall 2023

- Repaving Berry St: S 4 to N 12 St (start May)
- Signal installation at Grand and Berry
- Street improvement project implementation
- Ongoing evaluation and public survey

## Future Phases

- Design tweaks/improvements as needed
- Capital project visioning



Little Amal on  
Berry Open Street



# THANK YOU!

Email [openstreets@dot.nyc.gov](mailto:openstreets@dot.nyc.gov) with any questions or to provide further feedback



## Casino Night

Come and share in a day of fun, entertainment, and games! Play Bingo, Poker, Blackjack, Dominoes, Roulette, and sing karaoke to earn chances to win prizes and other giveaways! Meet your neighbors and make new friends as you get to know the programs and events that McCarren Play Center has to offer. All seniors and adults are welcome! Snacks and refreshments will be served.

**Saturday, April 22, 2023 | 12:00 p.m. – 6:00 p.m.**

McCarren Play Center | 776 Lorimer St., Brooklyn, NY 11222  
(718) 218-2380

For more information, please call (718) 218-2380. Contact [accessibility@parks.nyc.gov](mailto:accessibility@parks.nyc.gov) or (212) 360-1430 for more information regarding accessibility.



NYC Parks



# 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  
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DEL TEAGUE  
SECOND VICE-CHAIRPERSON

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JOHANAPULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

May 3, 2023

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

RE: SLA APPLICATIONS

Dear Chairman Bradley:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1 held Via Webex in the evening on April 18, 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. Abuzu Management Corp, 135 North 5<sup>th</sup> Street, Ste B, (New Application and Temporary Retail Permit, wine, beer, cider, rest **Committee recommends Approval**. The board members voted to support the recommendation to APPROVE the application. The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
2. BTH Bar Brooklyn LLC, dba Bury The Hatchet Brooklyn, 25 Noble Street, Unit 106, (Class Change, liquor, wine, beer, cider, recreation facility, exhibition hall) **The applicant requested Postponement**. The board members voted to support the recommendation to POSTPONE the Application. The vote was: 29 "Yes", 0 "No", 0 "Abstentions"
3. Boris & Horton Brooklyn LLC, dba TBD, 510-528 Driggs AKA 187-195 North 8<sup>th</sup> Street, (New, Application, and Temporary Retail Permit, Wine, beer, cider, rest) **Committee recommends Approval**. The board members voted to support the recommendation to APPROVE the application. The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"

4. DLS Event LLC, dba Warsaw Polish National Home, 261-7 Driggs Avenue, (New, liquor, wine, beer, cider, bar, tavern) **The applicant requests Postponement.** The board members voted to support the recommendation to POSTPONE the Application. The vote was: 29 "Yes", 0"No", 0"Abstentions"
5. Entity to be Formed by Ahtesham "Jimmy" Rizvi, dba TBD, 215 North 10<sup>th</sup> Street, (New Application, and Temporary Retail Permit, liquor, wine, beer, cider, rest) **The applicant requests Postponement.** The board members voted to support the recommendation to POSTPONE the Application. The vote was: 29 "Yes", 0"No", 0"Abstentions"
6. ETA 125 Corp, dba Mugs Ale House, 125 Bedford Avenue, (Alteration bar, liquor, wine, beer, cider, rest) **Committee recommends Approval.** The board members voted to support the recommendation to APPROVE the application. The Vote was: 29 "Yes", 0"No", 0"Abstentions"
7. Glaze Williamsburg One LLC, dba TBD, 145 North 4<sup>th</sup> Street, (New Application and Temporary Retail Permit, wine, beer, cider, rest) **The applicant requests Postponement. The applicant requests Postponement.** The board members voted to support the recommendation to POSTPONE the Application. The vote was: 29 "Yes", 0"No", 0"Abstentions"
8. Kard Inc., 128 Meserole Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, restaurant) **Applicant did not appear. Committee recommends denial.** The Committee voted to deny the application board members voted to support the recommendation to DENY the application. The Vote was: 29 "Yes", 0"No", 0"Abstentions"
9. Layla Hospitality LLC, dba TBD, 352 Bedford Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, rest) **Committee recommends Approval.** The board members voted to support the recommendation to APPROVE the application. The Vote was: 29 "Yes", 0"No", 0"Abstentions"
10. Le Doggie Cool Cafe LLC, dba Le Doggie Cafe, 149 Wythe Avenue, (New application, and Temporary Retail Permit, wine, beer, cider, bar, tavern) **Applicant did not appear. Committee recommends denial.** The Committee voted to deny the application board members voted to support the recommendation to DENY the application. The Vote was: 29 "Yes", 0"No", 0"Abstentions"
11. Mamasushi Hoope LLC, dba Mamasushi, 391 Hooper Street, (New Application, liquor wine, beer, cider, rest) **Applicant did not appear. Committee recommends denial.** The Committee voted to deny the application board members voted to support the recommendation to DENY the application. The Vote was: 29 "Yes", 0"No", 0"Abstentions"
12. Medusa Brooklyn LLC, 618 Grand Street, (New Application, and Temporary Retail Permit, liquor, wine, beer, cider, rest) **Committee recommends Approval.** The board members voted to support the recommendation to APPROVE the application. The Vote was: 29 "Yes", 0"No", 0"Abstentions"
13. Mika Bushwick LLC, 25 Tames Street, (New, Application, and Temporary Retail Permit, wine, beer, cider, bar, café) **Committee recommends Approval.** The board members voted to support the recommendation to APPROVE the application. The Vote was: 29 "Yes", 0"No", 0"Abstentions"

14. Moto Inc., dba Velo, 394 Broadway, Moving to 354 Grand Street, (Class Change from restaurant to Tavern OP, Removal, liquor, wine, beer, cider, bar, tavern) **Previously approved on 2-28-23.**
15. New York Distilling Company LLC, dba The Shanty, 573 Johnson Avenue, (Removal, liquor, wine, beer, cider, bar, tavern) **Applicant did not appear. Committee recommends denial.** The Committee voted to deny the application board members voted to support the recommendation to DENY the application. The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
16. Palm Sunrise 53 LLC, 53 Scott Avenue, (New Application, liquor, wine, beer, cider, catering facility) **Presenting at Full Board.**
17. PQ Coffee LLC, dba Pueblo Querido Coffee, 34 North 6<sup>th</sup> Street, (Class Change, liquor, wine, beer, cider, coffee shop) **Applicant did not appear. Committee recommends denial.** The Committee voted to deny the application board members voted to support the recommendation to DENY the application. The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
18. SH-Sutton Street LLC, 100 Sutton, 100 Sutton Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, catering Facility (private events only), Amended Notice to DJ. Live and recorded music, third-party promoters, and security personnel as part of its proposed method of operation. **Presenting at the Full Board.**
19. The Snow White Group LLC, dba TBD, 8 Berry Street 4<sup>th</sup> Floor, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, rest) **Committee Recommends Approval with more signatures.** The board members voted to support the recommendation to APPROVE the application with more signatures. The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
20. TGs Clubhouse LLC, dba TailGate outdoor Sports Bar, 86 North 11th Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern) **Applicant did not appear. Committee recommends denial.** The Committee voted to deny the application board members voted to support the recommendation to DENY the application. The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
21. The Alien Experience LLC, dba TBD, 55 Wythe Avenue, (New Application and Temporary Permit, liquor, wine, beer, cider, legitimate theater, or concert hall) **Committee recommends Approval.**
22. Up 640 LLC, dba Upside Pizza, 640 Manhattan Avenue, (Method of Operation, liquor, wine, beer, cider, bar, tavern, method of operation) **Committee Recommends Approval with more signatures.** The board members voted to support the recommendation to APPROVE the application with more signatures. The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
23. X-Golf Brooklyn LLC, 109 North 13 Street, (New Application, liquor, wine, beer, cider, recreation facility, exhibition hall) **Applicant requests Postponement.**
24. The board members voted to support the recommendation to POSTPONE the Application. The vote was: 29 "Yes", 0 "No", 0 "Abstentions"

## RENEWAL

1. 3 Richardson Mexico LLC, dba Casa Publica, 592-594 Union Avenue, (Renewal, liquor, wine, beer, cider, rest)
2. 54 N11BK LLC, dba Schimanski, 60 North 11<sup>th</sup> Street, (Renewal, liquor, wine, beer, cider)
3. 160 Havemeyer Street Corp, dba Blue Collar, 160 Havemeyer Street-Store 2, (Renewal, liquor, wine, beer, cider, bar, tavern)
4. 1073 Manhattan Avenue LLC, dba Lobster Joint, 1073 Manhattan Avenue, (Renewal, liquor, wine, beer, cider, rest)
5. Abba Bar and Grill Corp, 492 Grand Street, (Renewal, 492 Grand Street, Renewal, liquor, wine, beer, cider, rest)
6. Antek Restaurant Inc, dba Le Fond, 105 Norman Avenue, (Renewal, wine, beer, cider, restaurant)
7. Avago Corp, dba Berry Park, 4-6 Berry Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
8. Baba Cool LLC, 47 Withers Street, dba Baba Cool, 47 Withers Street, (Renewal, liquor, wine, beer, cider, rest)
9. Berry 212 Corp, dba The Levee, 212 Berry Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
10. Berry Street Associates LLC, dba Gran Torino, 131 Berry Street, (Renewal, liquor, wine, beer, cider, rest)
11. Biblio Inc., dba Midnight, 149 North 6<sup>th</sup> Street, (Renewal, liquor, wine, beer, cider, rest)
12. California 88 LLC, dba Coast, and Valley, 587 Manhattan Avenue, (Renewal, wine, beer, cider, bar, tavern)
13. Clocruz Inc., dba Clo Café, 39 Bushwick Avenue, (Renewal, liquor, wine, beer, cider, rest)
14. Dom Inc., dba Warsaw Polish National Home, 261 7 Driggs Avenue, (Renewal, liquor, wine, beer, cider, cabaret)
15. Double Deep LLC, dba Black Flamingo, 168 Borinquen Place-Store 5, (Renewal, liquor, wine, beer, cider, rest)
16. Facility Concession Services, dba Spectrum Catering and Concessions LLC, 319 Frost Street (Renewal, liquor, wine, beer, cider, bar, tavern)
17. Floc LTD, dba Bahia Restaurant & Café, 690 Grand Street, (Removal, wine, beer, cider, rest)
18. Garlic Knots 364 I LLC, Emmy Squared, 364 Grand Street, (Renewal, liquor, wine, beer, cider, rest)
19. Grand Endeavors Inc., dba Clem's, 264 Grand Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
20. Lost Cuates LLC, dba Rosario, 168 170 Wythe Avenue, (Renewal, liquor, wine, beer, cider, rest)
21. MDMPZZA LLC, dba Ace's Pizza, dba 637 Driggs Avenue, (Renewal, liquor, wine, beer, rest)
22. MyMoon Corp, dba MyMoon Corp, 184 96 North 10<sup>th</sup> Street, (Renewal, liquor, wine, beer, cider, rest)

23. Nebuchadnezzar Brooklyn LLC, dba Glasserie, 93 99 Commerce Street, (Renewal, liquor, wine, beer, cider, rest)
24. Nitehawk Brooklyn LLC, Nitehawk Cinema, 136 Metropolitan Avenue, (Renewal, liquor, wine, beer, cider, rest)
25. North 10<sup>th</sup> Restaurant Company LLC, dba JJ's, 97 North 10<sup>th</sup> Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
26. OHNO Inc., dba Samurai Mama, 205 Grand Street, (Renewal, liquor, wine, beer, cider, rest)
27. Oddfellows Domino LLC, dba Oddfellows Ice Cream Co., 266 Kent Avenue, (Renewal, wine, beer, cider, ice cream shop/cake)
28. Oregano LLC, dba Oregano, 102 Berry Street, (Renewal, liquor, wine, beer, cider, rest)
29. Our wicked Lady LLC, dba Our Wicked Lady, 153 Morgan Avenue, liquor, wine, beer, cider, bar, tavern)
30. Pecoraro Dairy LLC, dba Pecoraro Latrteria, 636 Metropolitan Avenue, (Renewal, liquor, wine, beer, cider, rest)
31. Ramen on Hill Inc., dba Andante, 255 Berry Street, (Renewal, wine, beer, cider, rest)
32. SMS 21 LLC, 21 Greenpoint, 21 Greenpoint Avenue, (Renewal, liquor, wine, beer, cider, rest)
33. Viva DR Corp, dba Viva Toro, 987 Grand Street, (Renewal, liquor, wine, beer, cider, rest)

Renewal licenses were posted at the Public Hearing of the Community Board and all members were encouraged to review the list and report any issues or concerns to the SLA Review Committee. The list was also provided to both the 90 and 94 Precincts of the NYPD. After review, the Committee recommends the **APPROVAL** of all Renewal The board members voted to support the **APPROVAL OF ALL RENEWALS**.  
The vote was as follows: 29 "Yes"; 0" No"; 0"ABSTENTIONS".

**PREVIOUSLY POSTPONED:**

1. Koureli Brooklyn LLC, dba TBD, 35 Commercial Street Unit 2, (New Application, and Temporary Retail Permit, liquor, wine, beer, cider, rest) **Applicant requested Postponement** The board members voted to support the recommendation to **POSTPONE** the Application. The vote was: 29 "Yes", 0"No", 0"Abstentions"
2. Mayu Restaurant Inc, dba Warique Garden, 181 Graham Avenue, (Class Change, liquor, wine, beer, cider, rest) **Applicant requested Postponement**. The board members voted to support the recommendation to **POSTPONE** the Application. The vote was: 29"Yes", 0"No", 0"Abstentions"
3. Omakase Shota LLC, 50 South 3<sup>rd</sup> Street, (New, Application, and Temporary Retail Permit, wine, beer, cider, rest) **Committee recommends Approval**. Committee recommends Approval. The board members voted to support the recommendation to **APPROVE** the application. The Vote was: 29 "Yes", 0"No", 0"Abstentions"
4. Taqueria La Nortena Corp, 668 Manhattan Avenue, (New Application and Temporary Retail Permit, wine, beer, cider) **Applicant requested Postponement**. The board members voted to support the recommendation to **POSTPONE** the Application. The vote was: 29"Yes", 0"No", 0"Abstentions"



5. Facility Concession Services LLC, dba Spectrum Catering and Concessions, 319 Frost Street, (Corporate Change, liquor, wine, beer, cider, bar, tavern) **Committee recommends Approval.** Committee recommends Approval. The board members voted to support the recommendation to APPROVE the application. The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"
6. J&A Events LLC, dba TBD, 78 Kingsland Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, catering (private events only) **Applicant requested Postponement.** The board members voted to support the recommendation to POSTPONE the Application. The vote was: 29 "Yes", 0 "No", 0 "Abstentions"
7. J & Y Dak Inc., 676 Manhattan Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, rest) **Applicant requested Postponement.** The board members voted to support the recommendation to POSTPONE the Application. The vote was: 29 "Yes", 0 "No", 0 "Abstentions"
8. SH-Sutton Street LLC, dba 100 Sutton, 110 Sutton Street, (New Application and Temporary Retail Permit liquor, wine, beer, cider, catering facility (private events only) **The Applicant requested Postponement. The applicant will be Presenting at the Full Board Meeting on 4-18-23.**
9. Amant Foundation Properties LLC, dba TBD, 312 Maujer Street, (New application and Temporary Retail Permit, liquor wine, beer, cider, rest) **Applicant requested Postponement.** The board members voted to support the recommendation to POSTPONE the Application. The vote was: 29 "Yes", 0 "No", 0 "Abstentions"
10. 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: 29 "Yes", 0 "No", 0 "Abstentions"
11. Moto Inc., dba Velo, 394 Broadway moving to 354 Grand Street, (Corporate Change, Renewal, Removal, liquor, wine, beer, cider, rest) **Previously approved on 2-28-23.**
12. Salka Food LLC, dba Copper Mug Coffee, 131 North 14<sup>th</sup> Street, (New Application, wine, beer, cider, rest) **Applicant requested Postponement.** The board members voted to support the recommendation to POSTPONE the Application. The vote was: 29 "Yes", 0 "No", 0 "Abstentions"
13. Selam LLC, dba Bersi Ethiopian Restaurant, 1049 Manhattan Avenue (New Application and Temporary Retail Permit, wine, beer, cider, rest) **Committee recommends Approval.** Committee recommends Approval. The board members voted to support the recommendation to APPROVE the application. The Vote was: 29 "Yes", 0 "No", 0 "Abstentions"

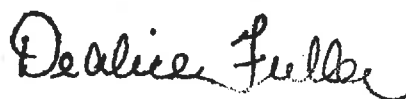
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**The next meeting of the SLA Review & DCWP Committee is scheduled as follows:**

**WHEN: Wednesday May 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

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)

ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



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DEALICE FULLER  
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JOAHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

May 2, 2023

Captain Hariton K. Marachilian  
Commanding Officer, 90<sup>h</sup> Pct  
New York City Police Department  
211 Union Avenue  
Brooklyn, New York 11211

Inspector Sylvester Ge  
Commanding Officer, Highway Patrol  
New York City Police Department  
1 Police Plaza  
New York, New York 10038

District Attorney Eric Gonzalez  
350 Jay Street  
Brooklyn, New York 11201

**RE: Inquiry – Status of Investigations for Traffic Fatalities: South  
1<sup>st</sup> Street & Kent Avenue; Johnson Avenue & Morgan Avenue.**

Dear Captain Marachilian, Inspector Ge and District Attorney Gonzalez,

At the regular meeting of Brooklyn Community Board No. 1, held the evening of April 18, 2023, via WEBEX, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

Community Board #1 seeks an update regarding the status of the investigation into the following two traffic fatalities:

Date/Time: Saturday, March 11<sup>th</sup>, 2023, at 6:00 AM  
Location: Bike Lane at South 1<sup>st</sup> St and Kent Avenue  
Victim: Mr. Ricardo Antonio Sicajau

Date/Time: March 9, 2023, at 11:30 PM  
Location: Intersection of Morgan and Johnson Avenues  
Victim: Mr. Eugene Schroeder

The vote was as follows: 24 "YES"; 1 "NO"; 0 "ABSTENTIONS".

Working for a Safer Williamsburg-Greenpoint.

Sincerely,

A handwritten signature in cursive script that reads "Dealice Fuller".

Dealice Fuller  
Chairperson

cc: Council Member Jennifer Gutierrez  
Brooklyn Borough President Antonio Reynoso  
NYC DOT Brooklyn Borough Commissioner Keith Bray

April 18, 2023

## TRANSPORTATION COMMITTEE REPORT

TO: Chairperson Dealice Fuller

and CB #1 Board Members

FROM: Mr. Eric Bruzaitis, Committee Chair

RE: Committee Report from Thursday, March 23, 2023 Meeting

The Transportation Committee met Thursday, March 23, 2023 (CALLED TO ORDER: 6:30 PM; ADJOURNED: 9:01 PM) via Webex virtual meeting platform.

A quorum was met.

### ATTENDANCE:

Present: Bruzaitis; Weiser; Argento; Drinkwater; Kelterborn; Klagsbald; Odomirok; Vega; ; Breitner\*; Costa\*.

Absent: ; Goldstein; Nieves; Akgul\*.

---

### AGENDA

- 1. Street Co-Naming Request for Penn Street (between Bedford & Wythe Avenues) in honor of former Community Board 1 1<sup>st</sup> Vice Chair Rabbi Joseph Weber. Requested by Council Member Lincoln Restler on behalf of Yossi Grunwald.**

Ms. Mariana Alexander Council Member Lincoln Restler's office detailed former Community Board 1 1<sup>st</sup> Vice Chairperson Rabbi Joseph Weber's contributions to the district (Biography attached). Among his many contributions was his efforts to found Head Start in North Brooklyn and his management of Youth Corp.

For these and his many other efforts to improve the lives of his North Brooklyn neighbors the Transportation Committee approves the co-naming of Penn Street, between Bedford and Wythe Avenues in honor of Rabbi Joseph Weber.

**MOTION: TO SUPPORT THE CO-NAMING OF PENN STREET. BETWEEN BEDFORD AND WYTHE AVENUES, IN HONOR OF RABBI JOSEPH WEBER, BY MR. PAUL KELTERBORN.**

**SECOND: MR. WILLIAM VEGA.**

**APPROVED UNANIMOUSLY WITHOUT OBJECTION OR ABSTENTIONS.**

**2. Berry St Open Street Follow-Up Design Proposal.**

The DOT Public Space Unit will present the revised design proposal for the Berry St Open Street. Presented by Mr. Kyle Gorman, Ms. Emily Weidenhof, Ms. Jessica Cronstein, NYCDOT

Mr. Kyle Gorman and Mr. Dee Nelson were recognized to make their presentation (ATTACHED).

**Committee:**

Mr. Bruzaitis noted his concern that the direction change for certain streets that was removed from the earlier proposal in previous meetings, had been reinstated. Mr. Gorman stated that DOT had never removed the direction changes, although they had considered revising based on concerns from the committee. Mr. Bruzaitis went on to state his concerns for Partners Coffee operations based on the new infrastructure and direction changes from North 6<sup>th</sup> to North 7<sup>th</sup> Streets. Mr. Gorman stated that DOT had worked with Partners Coffee to ensure continued normal operations. Lastly, Mr. Bruzaitis noted concerns that some of the new street markings on Banker/North 15<sup>th</sup> may negatively impact Acme Smoked Fish. Mr. Gorman stated that DOT has buy-in from Acme and other stakeholders on that block.

Mr. Kevin Costa noted that there has been a lot of outreach on this project and that the community supporting Berry St Open Street Project (OSP) have been waiting for the full implementation. He urged DOT to move forward as soon as possible. He also called for these items as the program evolves: Additional signage; speed bumps; more traffic reversals; paint treatments for counterflow bike lanes and mid-block crossings.

Mr. Gorman stated that DOT is also anxious to move ahead with the implementation. He also noted that these current infrastructure are “not end all be all”, and DOT will be committed to tweaks and improvements in the future.

Mr. Paul Kelterborn supported Mr. Costa's comments as well as the traffic flow reversals. He stated that the new loading zones need to be signed better and suggested street treatments.

Ms. Bronwyn Breitner supported traffic reversals and DOT's outreach efforts. She raised concerns that there are still conflicts between cyclists and pedestrians, and suggested a dedicated pedestrian lane to resolve this condition. She also supported calls for mid-block crossings, as well as a better crosswalk at North 14<sup>th</sup> Street. Ms. Breitner also asked if the work would be completed in 2023.

Mr. Gorman stated that DOT does expect full implementation by the end of this construction season.

Mr. William Vega supported the proposal and urged DOT to move forward as soon as possible.

Board Member, Ms. Katie Deny Horowitz stated her support and noted North Brooklyn Parks Alliance's involvement with Banker's Anchor.

**Elected Officials:**

Ms. Marissa Mavrich, from State Senator Kristen Gonzalez's office, read a statement from the Senator in support of the the DOT proposal (attached).

Ms. Miranda Augustine, from Assembly Member Gallagher's office, thanked DOT on behalf of the Assembly Member for working with stakeholders and community to formulate the project and urged DOT to move forward as quickly as possible.

**Public:**

Mr. Morten Marott: Supports school zone but criticized DOT for not doing door-to-door outreach to property owners directly affected by the street use changes.

Ms. Trish Browning: Also noted that she was not contacted when the school zone was implemented and has had issues with for-hire vehicles refusing to enter the block for pick ups. This is especially a problem with seniors and access-a-ride users.

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Ms. Solveig Entwistle announce that there will be a number of events on Berry OSP during Earth Week and Earth Day on April 23<sup>rd</sup>.

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Ms. Lydia Korchow raised concerns with mid-block crossings and the loss of parking that would result. Mr. Gorman stated that the crossings are not part of the plan at this time and no additional parking loss is expected.

Mr. Hunter Williams asked about the parking designations on North 4<sup>th</sup> and 5<sup>th</sup> Streets. Mr. Gorman explained that there are "legacy" curb cuts that DOT will flag and revise as necessary going forward.

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The following speakers stated their support for the DOT proposal and called for fast implementation, mid block crossings, signage and signals improvement, clearer loading zones and extension to 24 hours: Mr. Brent Bovenzi; Dan Elstien; Elliot Drabble; Jeff Hodson; Karrie Witkin; Kevin LaCherra; Nathan Pastor; Yefim Vedernikoff; David Rupert; Paul Benson.

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Mr. Zack Wyche, NYC DOT was recognized to present the update, however Mr. Bruzaitis stated his strong disappointment the the Meeker Avenue team, with numerous reschedulings were not able to provide a comprehensive presentation to the committee or the community. Mr. Wyche apologized to the committee and did his best to list the status of several aspects of the project (noted below). Mr. Bruzaitis insisted that DOT provide the Board with a detailed proposal by the next Community Board meeting scheduled for April 18<sup>th</sup>.

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Mr. William Vega stated that DOT lack of preparation for the committee meeting was unacceptable and disrespectful.

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Ms. Meryl Laborde, a resident of Kingsland & Meeker, asked about what signal changes are happening. She raised a particular concern with the Leading Pedestrian Interval (LPI) at Kingsland, North Henry St. and McGuinness which are especially dangerous. Ms. Laborde also asked about paint treatments will be completed through Metropolitan Ave.

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Mr. Yefim Vedemikoff noted the dangerous conditions he continues to experience on his regular crossing of Meeker to get to McGorlick Park.

Mr. Benjamin Lampel called for a road diet on Meeker Ave.

#### 4. Old Business.

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Mr. Paul Kelterborn asked about the Loading Zone request for Maspeth and Olive St.

Ms. Messer stated that DOT is working on it.

Mr. Kelterborn asked Mr. Bruzaitis about his proposal for safety improvements around Macri Triangle. Mr. Bruzaitis stated that the committee would take it up at a future meeting and discuss changes to the initial proposal vis-a-vis NYPD parking at the location.

Ms. Bronwyn Breitner asked about the ASP changes that were approved by the committee. Mr. Bruzaitis stated that he has reached out to DSNY but has not received an update.

Ms. Katie Deny Horowitz noted that North Brooklyn Parks Alliance has been working with DOT on the BQE/Meeker, and that there are still safety concerns around under K Bridge Park.

Mr. Steven Chesler, BK01 Environmental Cmte, Chair informed the committee that remediation work will begin soon at 210 Greenpoint Ave. The committee has already heard from the public that there are serious safety concerns related to the construction sheds at this location. Mr. Chesler also noted possible conflicts with the bus stop at this location. Mr. Bruzaitis stated that he has been in touch with Mr. Andrew Ingelsby at MTA and they are looking into any possible conflict. Mr. Bruzaitis stated that the committee will continue to monitor the conditions at this location.

Mr. Zack Eisenstat renewed his call for stop controls at Franklin and Commercial Streets. Mr. Kevin LaCherra added that in 2016 DOT had announced a number of improvements at this location that have yet to be implemented. Mr. Bruzaitis stated that the Board had sent their letter to review conditions and will continue to monitor the situation over the coming months.

Mr. Bruzaitis informed the committee that the Board had received a response from NYPD concerning the fatal crash in December 2022 at Graham Ave and Grand Street. The statement from Inspector Sylvester Ge is attached.

#### 5. New Business.

There were two fatal traffic crashes in BK01 in March:

On Saturday, March 11<sup>th</sup>, 2023, at 6:00 AM, Mr. Ricardo Antonio Sicajau, 51 was killed when he struck a parked trailer in the bike lane at South 1<sup>st</sup> St and Kent Avenue. The trailer was reported as servicing the Domino project.

On March 9, 2023, at 11:30 PM, Mr. Eugene Schroeder was killed by an unidentified vehicle which is reported to have cut him off while legally using the bike lane at the intersection of Morgan and Johnson Avenues.

**MOTION: COMMUNITY BOARD 1 TO DRAFT A LETTER TO NYPD HIGHWAY PATROL, 90TH PRECINCT AND BROOKLYN D.A. OFFICE, TO INQUIRE AS TO THE STATUS OF THE INVESTIGATIONS INTO THE DEATHS OF MR. SICAJAU AND MR. SCHROEDER.**



**BY MR PAUL KELTERBORN.**

**SECOND: MR. WILLIAM VEGA.**

**APPROVED UNANIMOUSLY WITHOUT OBJECTION OR ABSTENTIONS.**

**MOTION: COMMUNITY BOARD 1 TO DRAFT A LETTER TO TWO TREES MANAGEMENT TO EXPLAIN THEIR TOLERANCE OF THEIR CONTRACTORS TO ILLEGALLY BLOCK LEGALLY DESIGNATED BIKE LANES WITH CONSTRUCTION EQUIPMENT OR OTHER VEHICLES.**

**BY MR. PAUL KELTERBORN**

**SECOND: MS. BRONWY BREITNER**

**APPROVED UNANIMOUSLY WITHOUT OBJECTION OR ABSTENTIONS.**

Mr. Paul Kelterborn noted that the Brooklyn Community Board 2 Transportation Committee begins its meeting with Crashmap data detailing recent crashes within the district. Mr. Kelterborn suggested that the BK01 Transportation Committee follow suit.

Mr. Bruzaitis stated that he would take it under advisement for future meeting. He also noted the committees standing policy to draft letters of inquiry regarding all fatalities in the district.



# 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)

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

May 2, 2023

Mr. David Lombino  
Two Trees Management  
45 Main Street, 12<sup>th</sup> Floor  
Brooklyn, New York 11201

**RE: Inquiry – Contracted Construction Protocols**

Dear Mr. Lombino:

At the regular meeting of Brooklyn Community Board No. 1, held the evening of April 18, 2023, via WEBEX, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

The vote was as follows: 24 “YES”; 0 “NO”; 1 “ABSTENTIONS”.

Community Board #1 is concerned that your construction partners servicing Domino Park and The Refinery at Domino are endangering the safety of North Brooklyn residents by staging construction equipment and vehicles in the NYC DOT designated bike lane on Kent Avenue.

You are undoubtedly aware of the the fatality of Mr. Ricardo Antonio Sicajau that occurred Saturday, March 11<sup>th</sup>, 2023, at 6:00 AM. The fatality was reported to involve a construction trailer illegally parked in the Kent Avenue bike lane. It has been reported in the press that the trailer belonged to one of Two Trees Management construction partners. While motorized vehicles are not permitted in NYC DOT designated bike lanes, and the status of the investigation by the NYPD Highway Patrol is ongoing, it is clear that the trailer in question posed a safety hazard to any cyclist navigating this heavily trafficked corridor by forcing them into motor vehicle lanes.

Please inform Board as to what directives or protocols are employed to insure that Two

Trees Management and its construction partners respect and comply with NYC DOT safety infrastructure and NYC/NYS traffic code. In addition, please inform the board of your companies efforts to prevent cyclist injuries in the future.

Working for a Safer Williamsburg-Greenpoint.

Sincerely,

A handwritten signature in cursive script that reads "Dealice Fuller".

Dealice Fuller  
Chairperson

cc: Council Member Jennifer Gutierrez  
Brooklyn Borough President Antonio Reynoso  
NYC DOT Brooklyn Borough Comm. Keith Bray  
CEO Jeb Walentas, Two Trees Management

April 18, 2023

## TRANSPORTATION COMMITTEE REPORT

TO: Chairperson Dealice Fuller

and CB #1 Board Members

FROM: Mr. Eric Bruzaitis, Committee Chair

RE: Committee Report from Thursday, March 23, 2023 Meeting

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A quorum was met.

### ATTENDANCE:

Present: Bruzaitis; Weiser; Argento; Drinkwater; Kelterborn; Klagsbald; Odomirok; Vega; ; Breitner\*; Costa\*.

Absent: ; Goldstein; Nieves; Akgul\*.

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### AGENDA

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Ms. Mariana Alexander Council Member Lincoln Restler's office detailed former Community Board 1 1<sup>st</sup> Vice Chairperson Rabbi Joseph Weber's contributions to the district (Biography attached). Among his many contributions was his efforts to found Head Start in North Brooklyn and his management of Youth Corp.

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There were two fatal traffic crashes in BK01 in March:

On Saturday, March 11<sup>th</sup>, 2023, at 6:00 AM, Mr. Ricardo Antonio Sicajau, 51 was killed when he struck a parked trailer in the bike lane at South 1<sup>st</sup> St and Kent Avenue. The trailer was reported as servicing the Domino project.

On March 9, 2023, at 11:30 PM, Mr. Eugene Schroeder was killed by an unidentified vehicle which is reported to have cut him off while legally using the bike lane at the intersection of Morgan and Johnson Avenues.

**MOTION: COMMUNITY BOARD 1 TO DRAFT A LETTER TO NYPD HIGHWAY PATROL, 90TH PRECINCT AND BROOKLYN D.A. OFFICE, TO INQUIRE AS TO THE STATUS OF THE INVESTIGATIONS INTO THE DEATHS OF MR. SICAJAU AND MR. SCHROEDER.**



**BY MR PAUL KELTERBORN.**

**SECOND: MR. WILLIAM VEGA.**

**APPROVED UNANIMOUSLY WITHOUT OBJECTION OR ABSTENTIONS.**

**MOTION: COMMUNITY BOARD 1 TO DRAFT A LETTER TO TWO TREES MANAGEMENT TO EXPLAIN THEIR TOLERANCE OF THEIR CONTRACTORS TO ILLEGALLY BLOCK LEGALLY DESIGNATED BIKE LANES WITH CONSTRUCTION EQUIPMENT OR OTHER VEHICLES.**

**BY MR. PAUL KELTERBORN**

**SECOND: MS. BRONWY BREITNER**

**APPROVED UNANIMOUSLY WITHOUT OBJECTION OR ABSTENTIONS.**

Mr. Paul Kelterbom noted that the Brooklyn Community Board 2 Transportation Committee begins its meeting with Crashmap data detailing recent crashes within the district. Mr. Kelterbom suggested that the BK01 Transportation Committee follow suit.

Mr. Bruzaitis stated that he would take it under advisement for future meeting. He also noted the committees standing policy to draft letters of inquiry regarding all fatalities in the district.



# COMMUNITY BOARD No. 1

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ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINNA BARROS  
THIRD VICE-CHAIRMAN

VACANT  
FINANCIAL SECRETARY

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HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

April 28, 2023

The Honorable Lincoln Restler  
33<sup>rd</sup> District Council Member  
410 Atlantic Avenue  
Brooklyn, New York 11217

**RE: Street Co- Naming Honoring  
Rabbi Joseph Weber**

Dear Council Member Restler,

At the regular meeting of Brooklyn Community Board No. 1, held the evening of Tuesday, April 18, 2023, via WEBEX, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

The vote was as follows: 24 "YES"; 1 "NO"; 0 "ABSTENTIONS".

Brooklyn Community Board No. 1 supports the co-naming of Penn Street between Bedford & Wythe Avenues in honor of former Community Board #1 1<sup>st</sup> Vice Chair Rabbi Joseph Weber for his long service and many contributions to the North Brooklyn community.

Sincerely,

Dealice Fuller  
Chairperson

cc: Brooklyn Borough President Antonio Reynoso  
NYC DOT Brooklyn Borough Comm. Keith Bray

## **Rabbi Joseph Weber Biography**

Rabbi Joseph Weber was born in 1931 in Mako, (Makava) Hungary to his parents Reb Shloima Weber, the Gabbai of the saintly Arugas Habosem, and his mother Chana Leah nee Frankel, descended from the Tzaddikim of Dorog.

Weber and his family were rounded up and deported to a converted brick factory in a makeshift ghetter in the nearby city of Sered. Two months later they boarded the cattle cars that were destined for Auschwitz, but were diverted to Mannersdorf, a camp near Strasburg, Austria. From there they were sent to a Zunderlager, a family camp in Bergen Belsen where Joseph's Bar Mitzvah took place in Cheshvan of 1944.

After the liberation they made their way back home to Mako, but their home had been destroyed so they traveled to Budapest. They settled in Budapest where Joseph's father and 2 brothers passed away shortly after due to the ravages of war. Joseph and his younger brother left Budapest, leaving their mother and 4 sisters behind, and made their way to Antwerp to their Rabbi, who had moved there after the war.

Around 1950, the Rabbi sent them to learn with his own Rabbi, the saintly Reb Aron of Belz in Tel Aviv. From there they moved to Canada, where they lived and learned in the Pupa Yeshiva. After receiving a visa to New York around 1953, he arrived at his final destination, fulfilling his dream to be reunited with his Rabbi in South Williamsburg, Brooklyn.

Williamsburg in the early 1950's consisted mostly of broken survivors, who had lost most of their relatives in war-torn Europe. The onus to rebuild with sparse resources, from the ashes of the Holocaust, fell on those who had a vision, an indomitable spirit, talents from Above, and unfathomable Siyatta Dishmaya, and our Joseph possessed all of those qualities.

At 22 years old, Joseph became the Rabbi's right-hand man, learning a new language through correspondence courses, and establishing the Mosdos with clarity and alacrity. In over 6 decades of serving the Rabbi, he undertook every role, and all the facets of it, with unshakeable integrity and clear headed leadership. He was instrumental in building the boy's Yeshiva and the girls school. The summer camps and Shul were under his trustworthy jurisdiction as well. He was available 24/7.

In June of 1958 he married Rachel Weber nee Friedman, an accomplished teacher.

He brought Headstart to Williamsburg over 40 years ago, and was the director since its inception, helping other Headstart programs get on their feet. He ran Youth Corps in an upright way with heart and warmth.

He also served as vice chairman of the Community Board for 40 years. There wasn't a better person who exemplified MENSCH than Rabbi Weber. Rabbi Weber's passing is the end of an era. He was larger than life, and he was the bridge connecting two worlds.



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

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

April 27, 2023

Ms. Trish Van Buren  
CEO and Founder  
960 Manhattan Avenue  
Brooklyn, NY 11222

Dear Ms. Van Buren:

At Brooklyn Community Board No.1 's regular meeting held on April 18, 2023; The Public Safety and Human Services Committee meeting, held on March 29, 2023, HipHoticHelps Inc. presented their plan for an Intensive Mobile Treatment Center at MedHelps Behavioral Health Clinics. This program would provide support for substance abuse and mental illness in a number of areas of Brooklyn, including Williamsburg and Greenpoint.

This would launch in Summer of 2023 and be based in **960 Manhattan Avenue, Brooklyn, New York, 11206**. Services provided would include substance abuse, mental illness, child academy life skills, career training as well as other areas. Intake would be facilitated throughout the neighborhood, and HipHoticHelps Inc will partner with other facilities in the area.

Community Board No. 1 believes that HipHoticHelps Inc would bring tremendous benefit to our community and would provide a valued service to those in need. We appreciate and applaud the mission of this organization. Community Board, 1 voted in favor of sending this letter of support.

Working for a Better Greenpoint-Williamsburg.

Sincerely,

Dealice Fuller  
Chairperson



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HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

April 26, 2023

Sreoshy Banerjea  
Executive Director  
NYC Public Design Commission  
City Hall, Third Floor  
New York, NY 10007

RE: 340 Bushwick Avenue  
NYC Department of Design and  
Construction Renovation and  
Replacement

Dear Executive Director Banerjea:

At Brooklyn Community Board No. 1's regular meeting held on April 18, 2023; the Land Use, ULURP & Landmarks (subcommittee) Committee submitted a written report (attached). The committee has recommended support for 340 Bushwick Avenue, LBC15BWHC, NYC Department of Design and Construction renovation and replacement of the heating and cooling system for the Bushwick Branch Library. Please be advised that the CB#1 board members voted to support the recommendation to approve of the application.

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

Working for a Better Greenpoint-Williamsburg.

Sincerely,

Dealice Fuller  
Chairperson



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REVISED  
April 18, 2023

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

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

**FROM:** Del Teague, Committee Chair

**RE:** Land Use Committee Report from April 3, 2023

The Committee met in the Evening of April 3, 2023, at, 6:30 PM Via WEBEX.

**ATTENDANCE**

Present: Teague, McKeever; Chesler; Drinkwater; Kaminski; Kantin; Kelterborn; Miceli; Rabbi Niederman; Sofer; Vega; Weiser; Berger\*;Kawochka\*;Naplatarski\*; (\*non-board member)

Absent: Viera; Indig; Meyers; Nieves; Andrews\*; Stone\*;(\*non-board member)

**AGENDA**

1.) **PRESENTATION:** Presentation by Erin Buchanan on behalf of the Borough President regarding a comprehensive plan to address health disparities in Brooklyn. The office of the Borough President asked to adjourn this presentation to our May 1, 2023, committee meeting.

2.) **340 Bushwick Avenue NYC Department of Design and Construction renovation and replacement of the heating and cooling system for the Bushwick Branch Library.**  
Michelle Bonam and Anna Killion presented.

This library building is one of the Carnegie buildings. It was constructed in 1908 and is currently not landmarked. The proposed work consists of replacement of the roof and the flashing system with an aluminum roof access hatch to replace the existing plumbing work, drains and vent piping. The new mechanical bulkhead, bringing in outside air, and the new HVAC system will

significantly improve energy efficiency, as well as the inside air quality. There will also be some re-point brick work.

The presenters advised the committee that the building is in desperate need of this work. Last summer the lack of air conditioning resulted in forced closedowns for the safety of staff and clients.

The design is expected to be complete by summer 2023; construction is expected to be finished by the Fall of 2025.

In response to questions regarding the fact that two libraries will be closed at the same time, the presenters shared that they would have preferred no overlap. However, they pointed out that the dual closure will only be for a few months, during which there will be extensive community outreach in neighborhood coffee shops and mobile units. They also assured us that the buildings are desperately in need of the renovations, and it has taken several years to get the funding in place.

**Recommendation:**

**The committee voted to recommend approval of the application.**

Vote – 12 yes, 0 no

**3.) Discussion of rules regarding IBIA special permits by the City Planning Commission in preparation for the upcoming application for renewal by 12 Franklin Street.**

**Note: These applications are not subject to the Uniform Land Use Review Procedure (ULURP) and do not require a public hearing by the Community Board. However, the Board can submit comments or recommendations on the applications.**

We had a general discussion about the rules for the special permits and the requirements for the two allowed 3-year renewal requests. To qualify for a renewal the developer must show that the facts upon which the special permit was originally approved have not substantially changed.

For a detailed discussion of the conditions for these special permits and the findings that must be met, please see the email sent to us by Ms. Chan from DCP on March 23, 2023.

4.) Cory Kantin reported on her discussion with Councilmember Ressler's office regarding the status of affordability in our district. She was told that we have received only 13.2% of affordable units so far. Obviously, this is significantly lower than what we were promised and what we need. They also discussed support for our policy of demanding that developers take on responsibility for things that were previously seen to be outside of the developer's responsibilities, such as park maintenance, street, transportation, and environmental improvements.

I have asked DCP to speak to us about our current affordability and the AMI breakdown. In addition, I will ask for information about tools available to us in conducting research on these statistics, such as requesting funds for independent research fellows.

5.) Steve Chesler updated us on the battery installation application at 315 Berry Street. This Board has communicated its concerns about the safety of the proposed installation; however, it looks like the city is leaning toward approval of the application, notwithstanding our serious concerns.





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COUNCILMEMBER, 34th CD

REVISED  
April 18, 2023

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

**TO:** Chairperson Dealice Fuller and CB1 Board Members  
**FROM:** Del Teague, Committee Chair  
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Absent: Viera; Indig; Meyers; Nieves; Andrews\*; Stone\*;*(\*non-board member)*

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**Recommendation:**

**The committee voted to recommend approval of the application.**

Vote – 12 yes, 0 no

**3.) Discussion of rules regarding IBIA special permits by the City Planning Commission in preparation for the upcoming application for renewal by 12 Franklin Street.**

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COUNCILMEMBER, 34th CD

REVISED  
April 18, 2023

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

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**FROM:** Del Teague, Committee Chair

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Absent: Viera; Indig; Meyers; Nieves; Andrews\*; Stone\*;(\**non-board member*)

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**Recommendation:**

**The committee voted to recommend approval of the application.**

Vote – 12 yes, 0 no

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

April 24, 2023

Honorable Sarah Carroll  
Chair and Commissioner  
NYC Landmarks Preservation Commission (LPC)  
1 Centre Street, 9<sup>th</sup> Floor North  
New York, NY 10007

**RE: 118 Nort 11th Street-Docket LPC – 23-06201**

Dear Chair Carroll:

Please be advised that the matter of the proposed work for the recreation of missing windows and the installation of new infill and signage at the ground floor of the Hecla Iron Works building an individual landmark was the subject of the discussions at the April 3, 2023, Landmarks Committee (Land Use/ ULURP Subcommittee as well as at the community board meeting on April 18, 2023.

The following issues were raised:

- Creation of new door at the left side of the building
- Possible restoration of the stable door at the right side of the building
- Decal coloring at the front windows

After much discussion, the board voted to approve the project with the statement from Frampton Tolbert, Executive Director, Historic District Council (HDC) "would support a position of advocating that the applicant further considers the second bay from the left on the Hecla Building, which seems unresolved compared to the extensive renovation

and restoration happening on the rest of the building. Restoring that bay to better match the others would provide a unified design"

The vote was as follows: 22 "YES"; 1 "NO"; 2 "ABSTENTIONS".

Working for a Better Greenpoint-Williamsburg.

Sincerely,

A handwritten signature in cursive script that reads "Dealice Fuller".

Dealice Fuller  
Chairperson