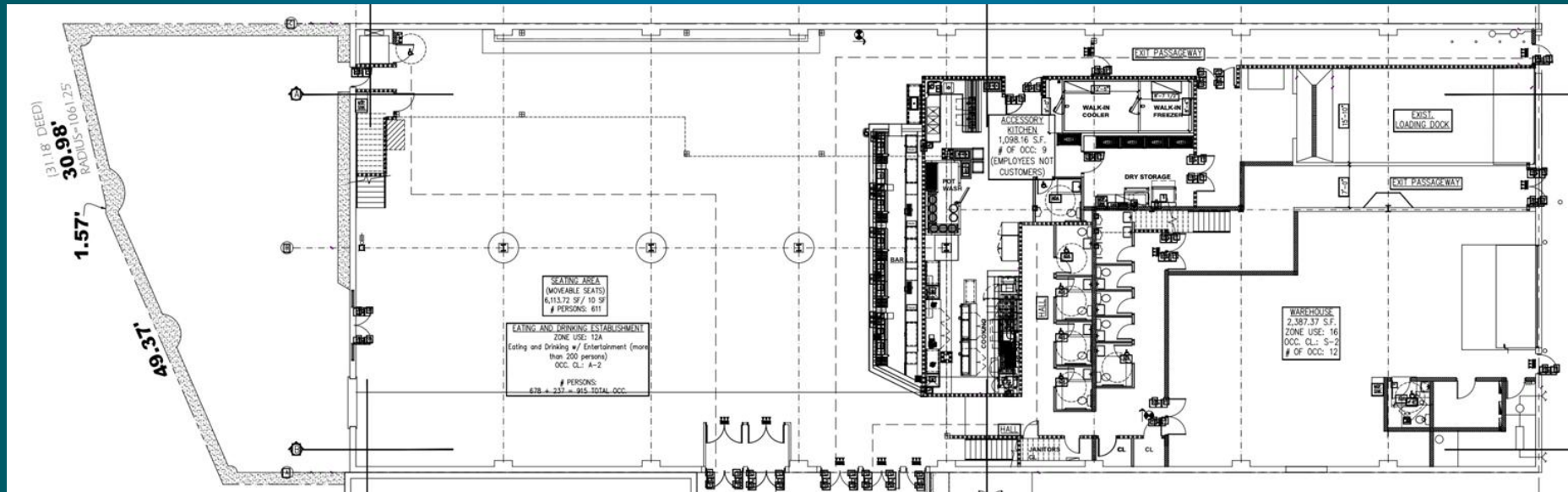


# Ground Floor



# Ground Floor

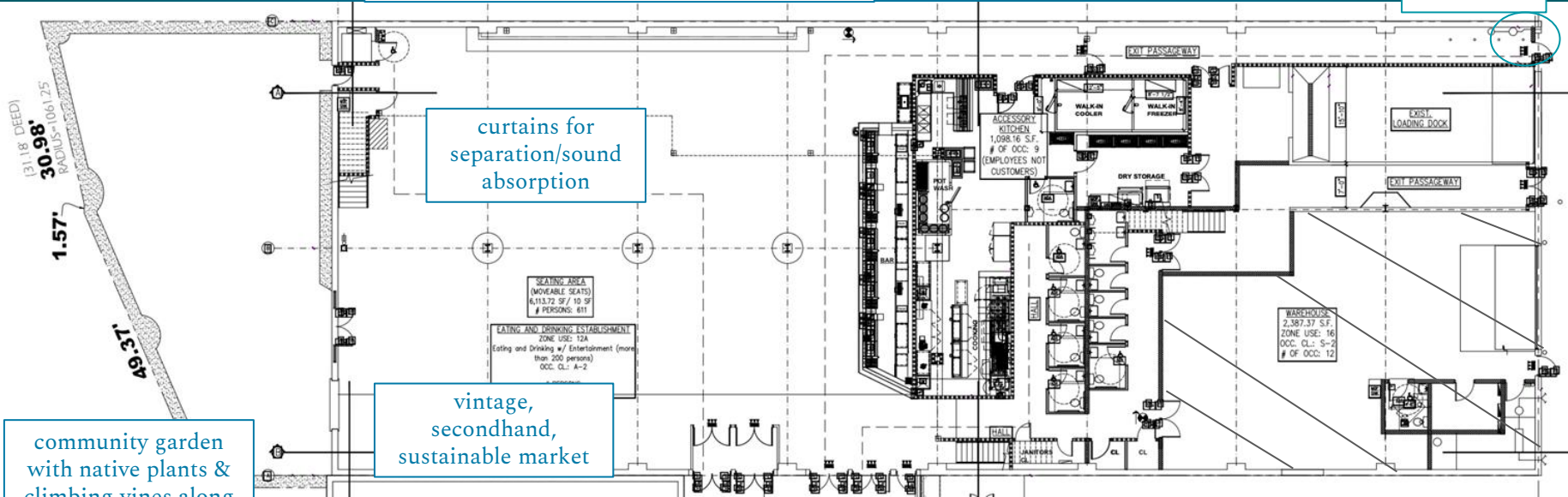
transformer tables + benches & local artwork

Entrance

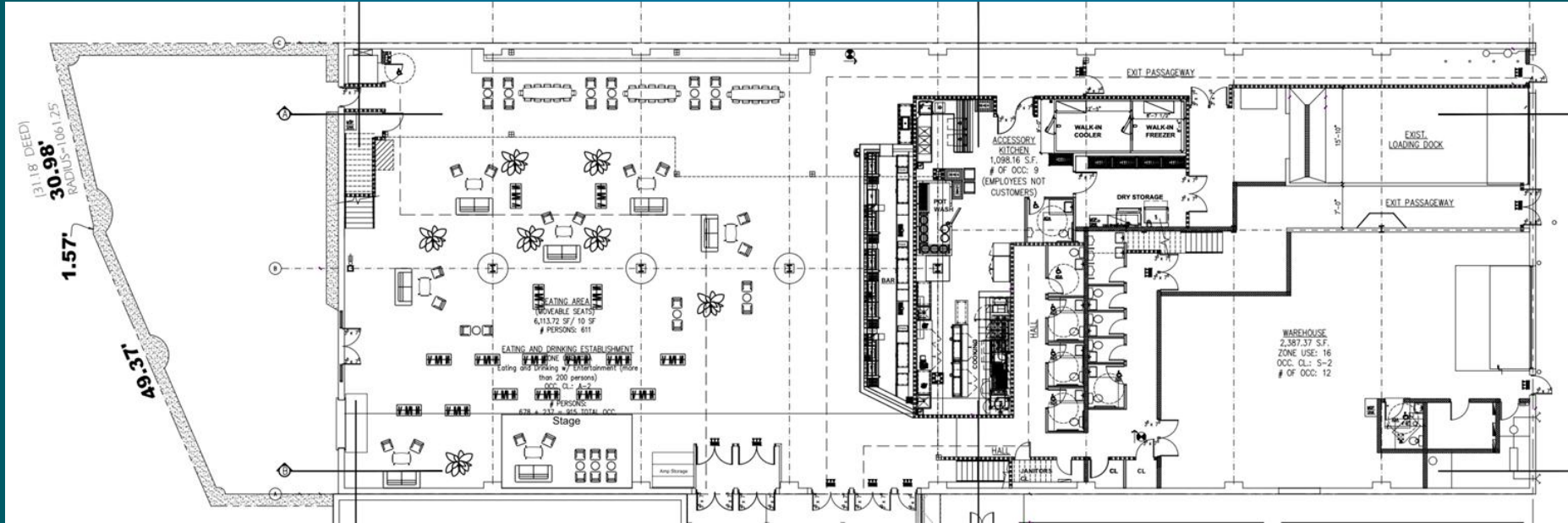
curtains for  
separation/sound  
absorption

vintage,  
secondhand,  
sustainable market

community garden  
with native plants &  
climbing vines along  
reclaimed shipping  
pallet fence



# Standard Operations: Market, Workshops, Bar



\*subject to change

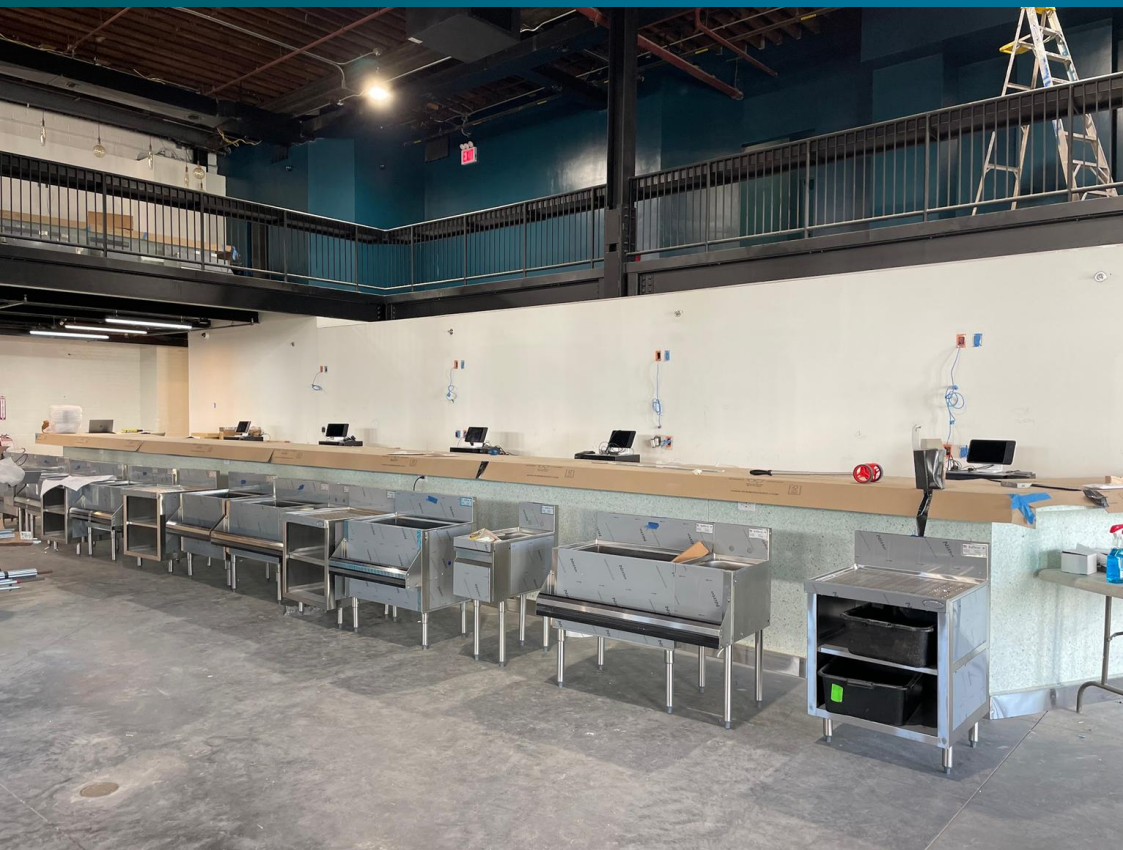




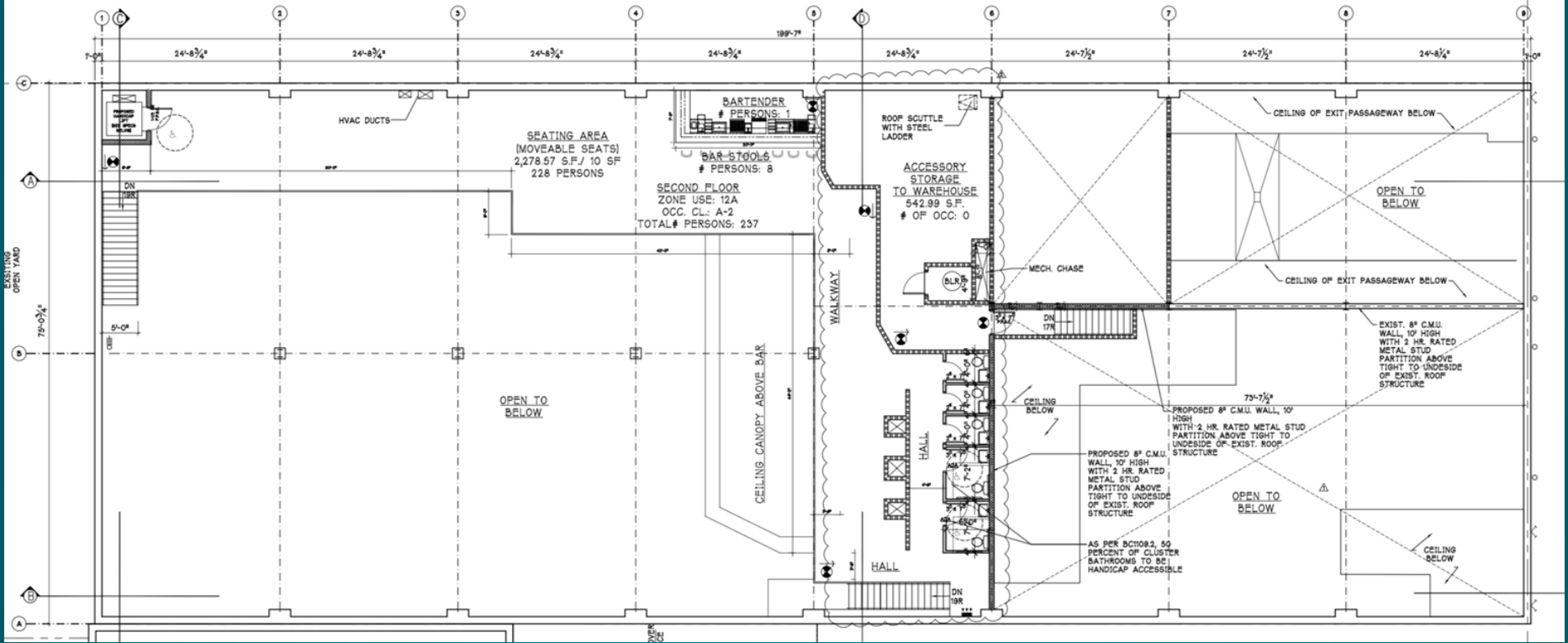






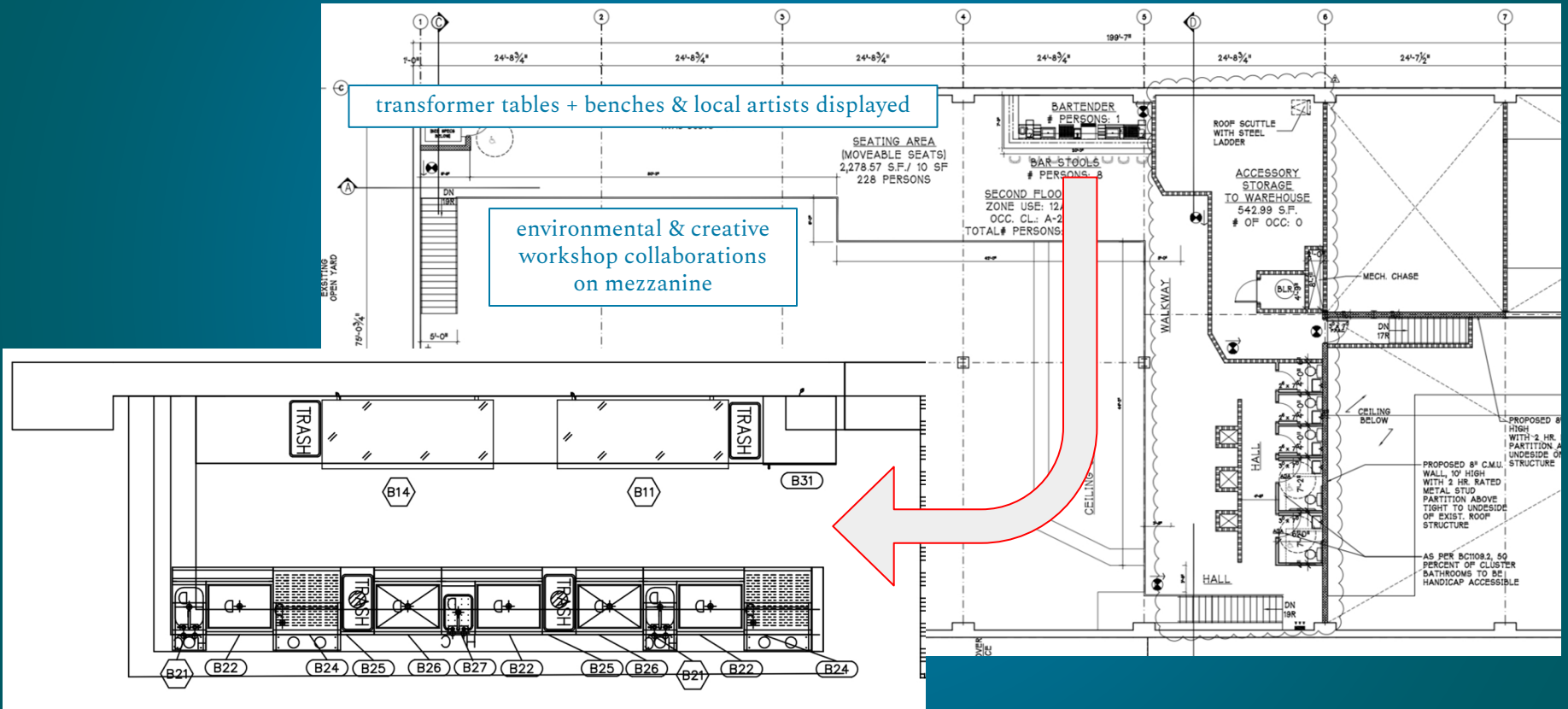


# Mezzanine

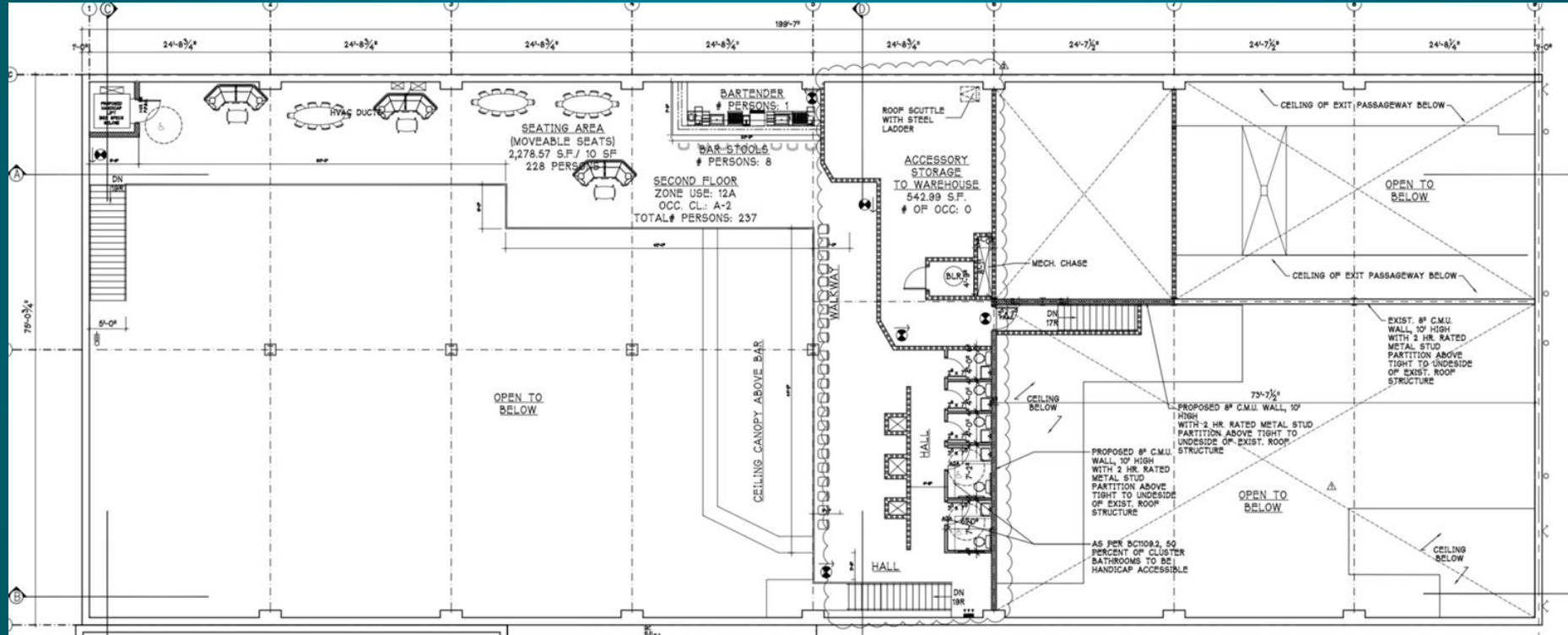




## Mezzanine



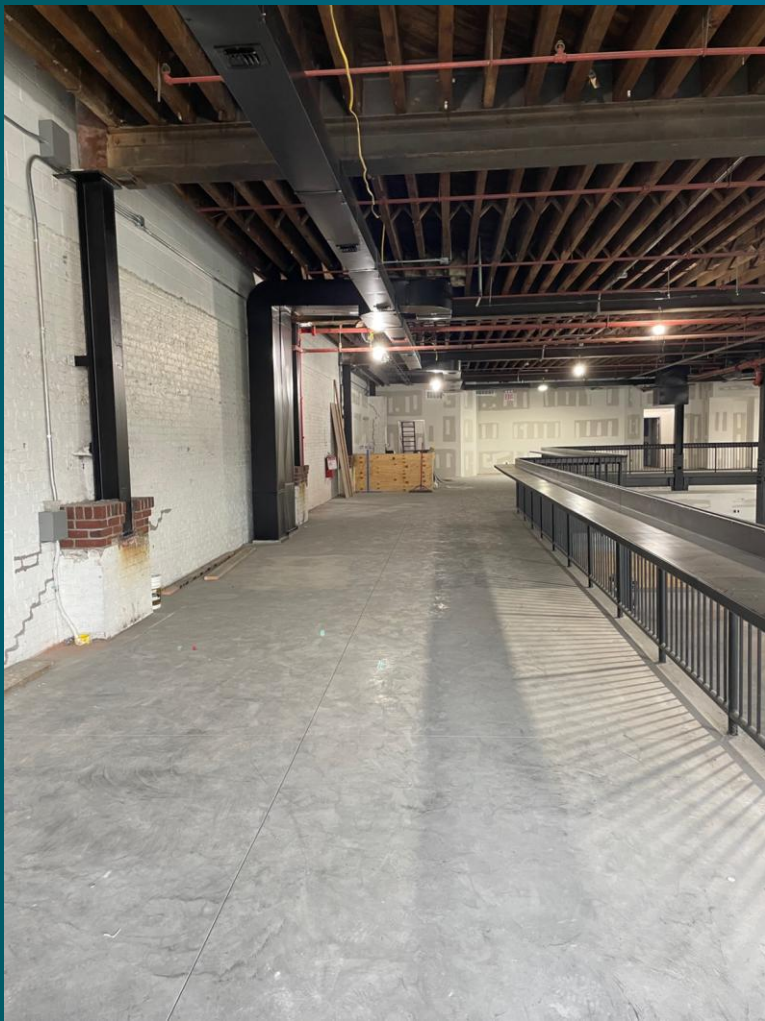
# Standard Operations: Market, Workshops, Bar



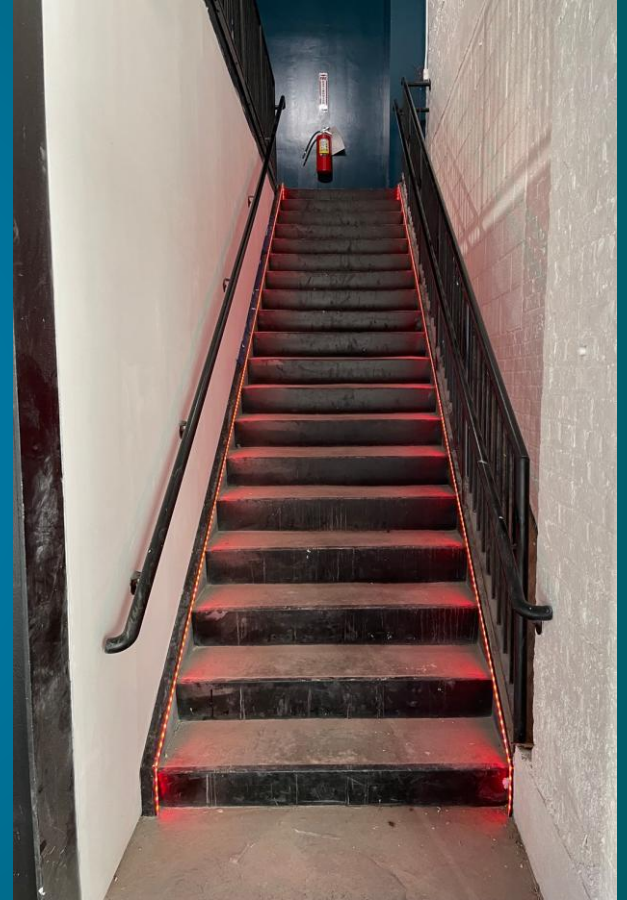
\*subject to change



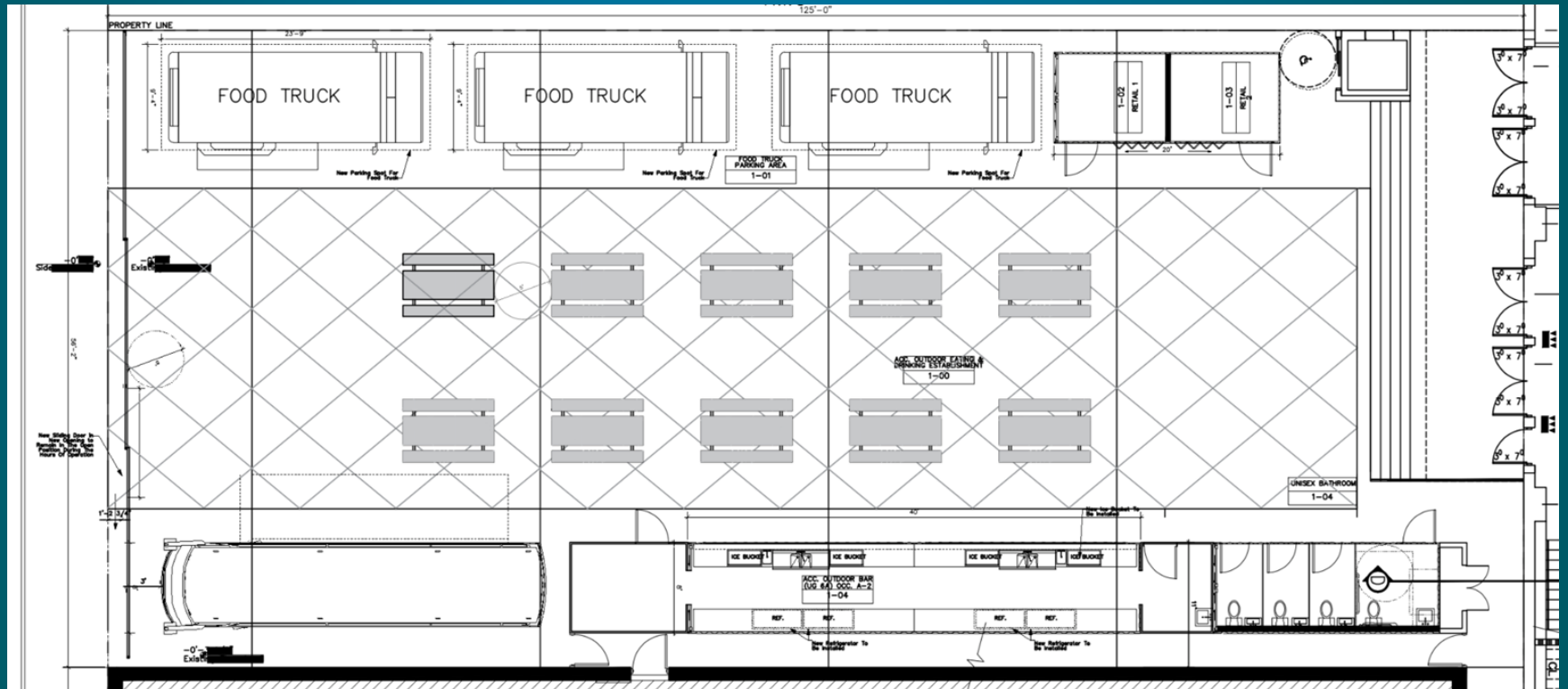




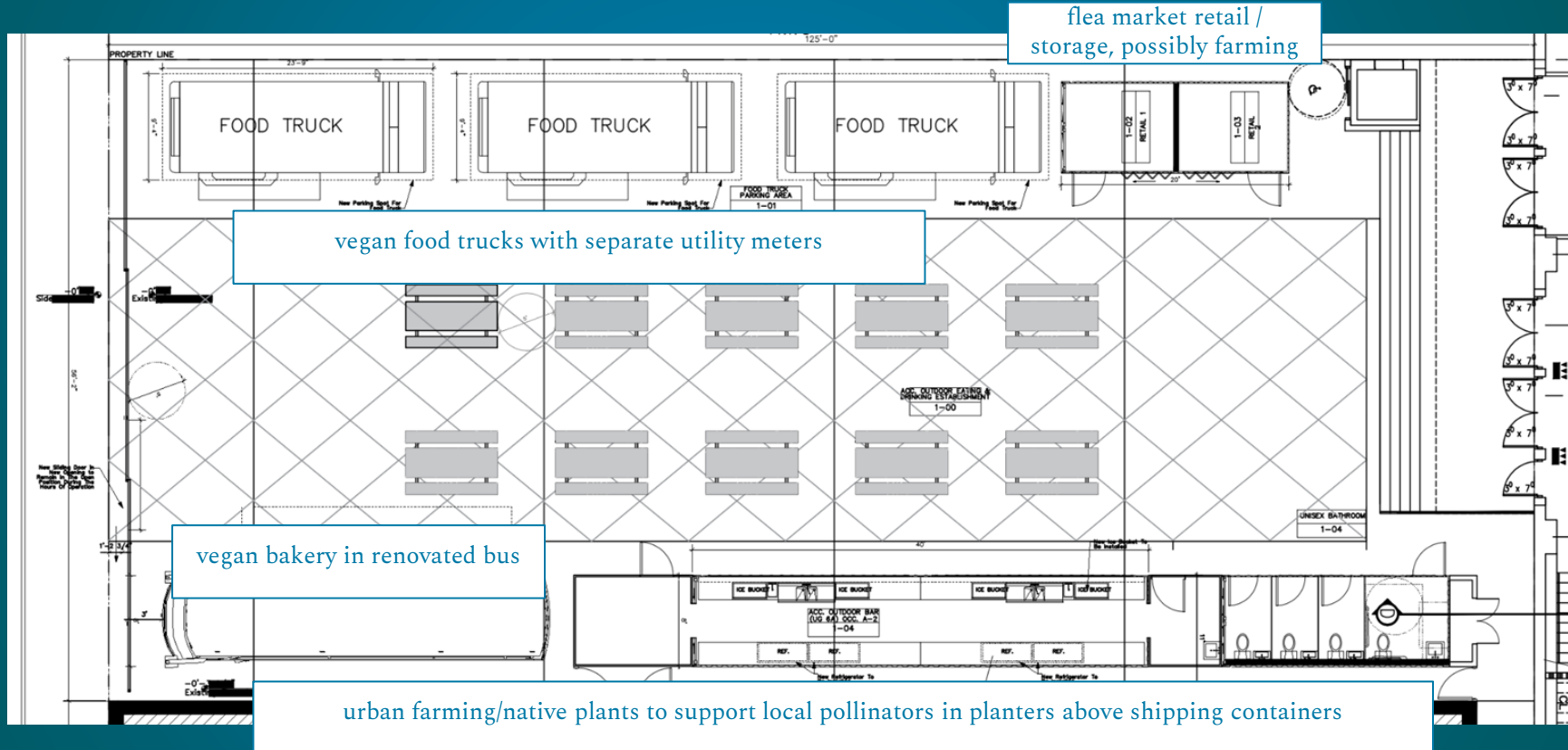




# Courtyard



# Courtyard



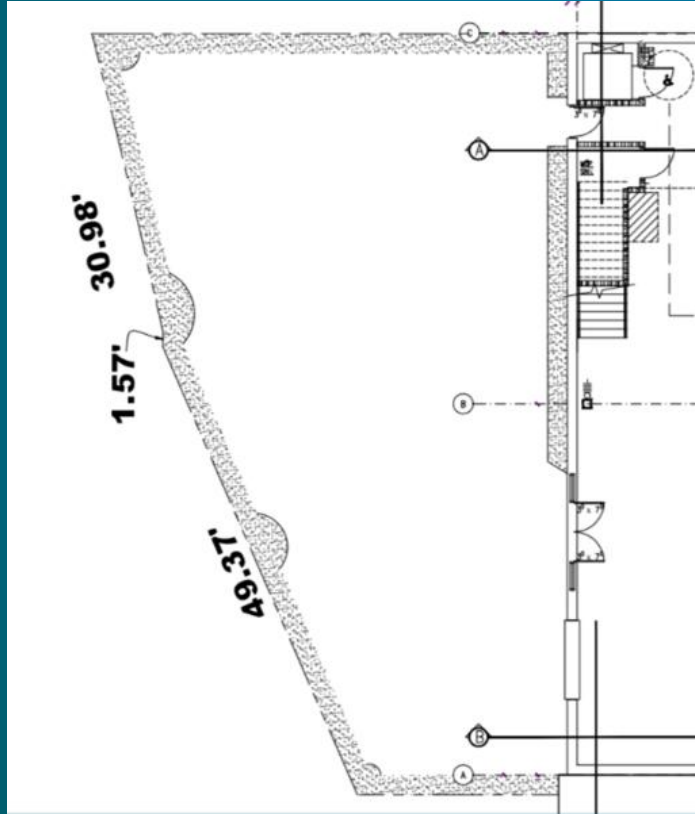








## Rear Courtyard



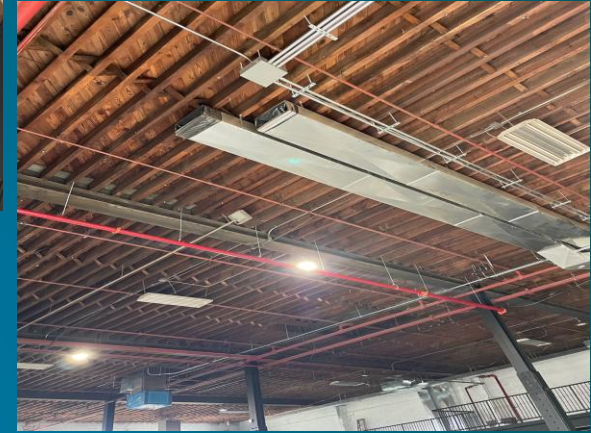






# Soundproofing

1. Slatted wood ceilings diffuse sound waves, reducing echoes and reverberation, increasing sound absorption
2. Moss, cork, hanging plants, planters, shrubs, etc. to provide natural sound absorption inside and outside
3. Additional plans for acoustic panels and sound barrier needs being determined by sound engineers
4. Thick movable curtains hung from mezzanine
  - a. “22 oz, 64” wide ReVive is an eco-friendly theatre & event IFR velour curtain fabric designed exclusively for Rose Brand. Fabricated with a minimum of 70% recycled yarn, ReVive has the look and all the performance qualities of Encore® velour, making it truly the sustainable curtain fabric of the future. ReVive 22oz has also been acoustically tested and has a Noise Reduction Coefficient (NRC) of 1.00 and a Sound Absorption Average (SAA) of .97. ReVive is part of the Breathe by Milliken™ collection of fabrics. It’s made of yarn produced from recycled plastic bottles, but without the VOCs (volatile organic compounds) that impact indoor air quality. Milliken, one of the most trusted names in textiles and chemicals, is a leading innovator in the field of sustainable fabrics.”



## Sound Absorption Coefficients

ASTM C423; Mounting:

Type A – Material placed against a solid backing

PRODUCT TYPE	THICKNESS		OCTAVE BAND CENTER FREQUENCIES, Hz						
	IN.	(MM)	125	250	500	1000	2000	4000	NRC
703 Unfaced	1	25	0.03	0.25	0.65	0.93	0.99	0.89	0.70
	2	51	0.10	0.71	1.14	1.14	1.03	0.95	1.00
	3	76	0.31	1.07	1.26	1.15	1.05	0.97	1.15
	4	100	0.51	1.19	1.24	1.13	1.04	0.94	1.15
705 Unfaced	1	25	0.01	0.22	0.67	0.97	1.05	1.06	0.75
	2	51	0.19	0.78	1.16	1.13	1.06	1.06	1.05
	3	76	0.40	1.13	1.19	1.12	1.07	1.06	1.15
	4	102	0.60	1.16	1.15	1.09	1.10	1.06	1.15
703 FRK	1	25	0.18	0.75	0.58	0.72	0.62	0.35	0.65
	2	51	0.63	0.56	0.95	0.79	0.60	0.35	0.75
705 FRK	1	25	0.27	0.66	0.33	0.66	0.51	0.41	0.55
	2	51	0.60	0.50	0.63	0.82	0.45	0.34	0.60
703 ASJ Max	1	25	0.17	0.71	0.59	0.68	0.54	0.30	0.65
	2	51	0.47	0.62	1.01	0.81	0.51	0.32	0.75
705 ASJ Max	1	25	0.20	0.64	0.33	0.56	0.54	0.33	0.50
	2	51	0.58	0.49	0.73	0.76	0.55	0.35	0.65

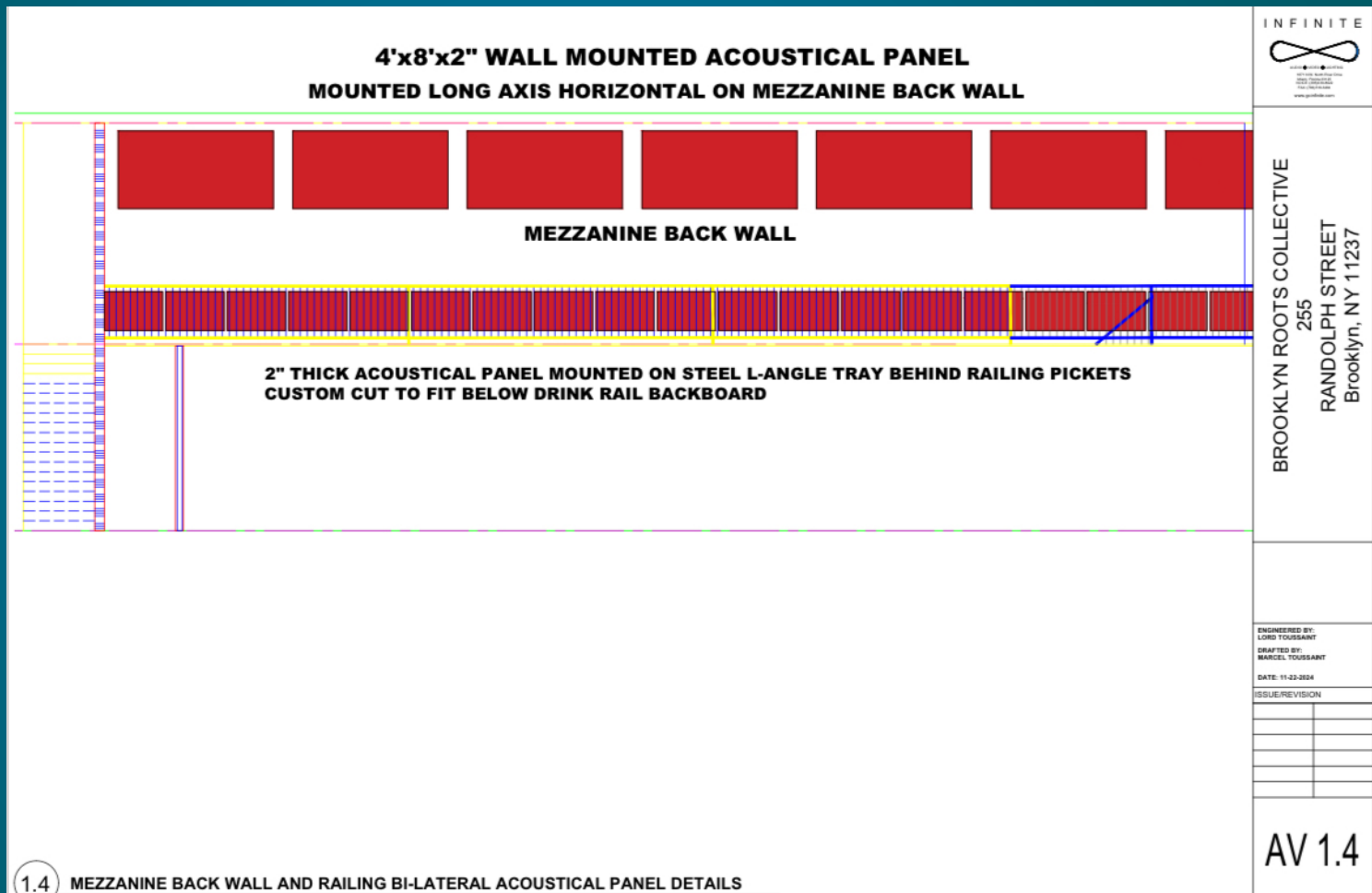
“The NRC is the Noise Reduction Coefficient rating for acoustical materials. The 2" THICK version of Owens Corning #705 UNFACED is 1.05, so it absorbs more than 100% of acoustic wave forms that strike it.”

- Lord Toussaint,  
Audio Specialist

[illegible]



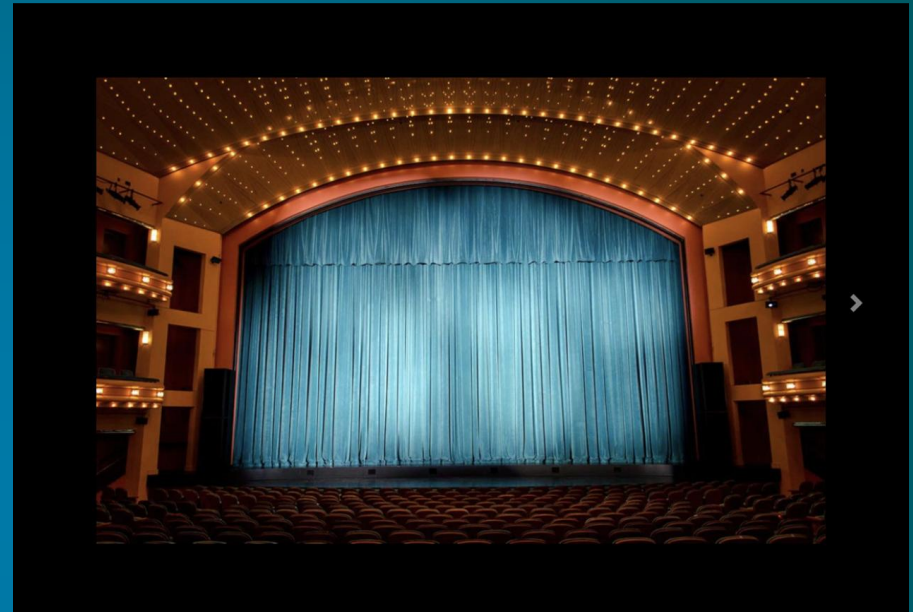
# Acoustical Treatment Mezzanine



\*subject to change

## Acoustical Fabrics Guide\*

Fabric	Noise Reduction Coefficient (NRC)	Sound Absorption Average (SSA)
25 oz. Memorable	1.05	1.04
32 oz. Magic	1.05	1.04
30 oz. Wool Serge	1.00	1.01
32 oz. Imperial	1.00	1.00
22 oz. Encore	1.00	0.99
Rhapsody (Custom Printed)	1.00	0.98
22 oz. ReViVe (Eco-friendly)	1.00	0.97
20 oz. Crescent	0.95	0.96
32 oz. Royale	0.95	0.95
16 oz. Athena	0.95	0.93
13 oz. Apollo	0.95	0.92
25 oz. Prestige	0.90	0.92
25 oz. Charisma	0.90	0.90
15 oz. Encore	0.90	0.88
12 oz. Brava	0.85	0.86
15 oz. ReViVe (Eco-friendly)	0.85	0.84



We plan to use curtains with a higher acoustic rating than most theaters'

Rose Brand's Charisma Velour was used to fabricate stage curtains for two theaters within the Aronoff Center.

Product: 25 oz. Charisma Custom Color Main Curtain and Valance, Crescent Masking and Rose Brand Cream-110 Premium Projection Screen  
 Aronoff Center, Proctor and Gamble Theater & Jarson Kaplan Theater  
 Photo: Max Larson

# Security Plan - APB + 16 Cameras in Courtyard + 17 Inside + 1 in Rear Courtyard



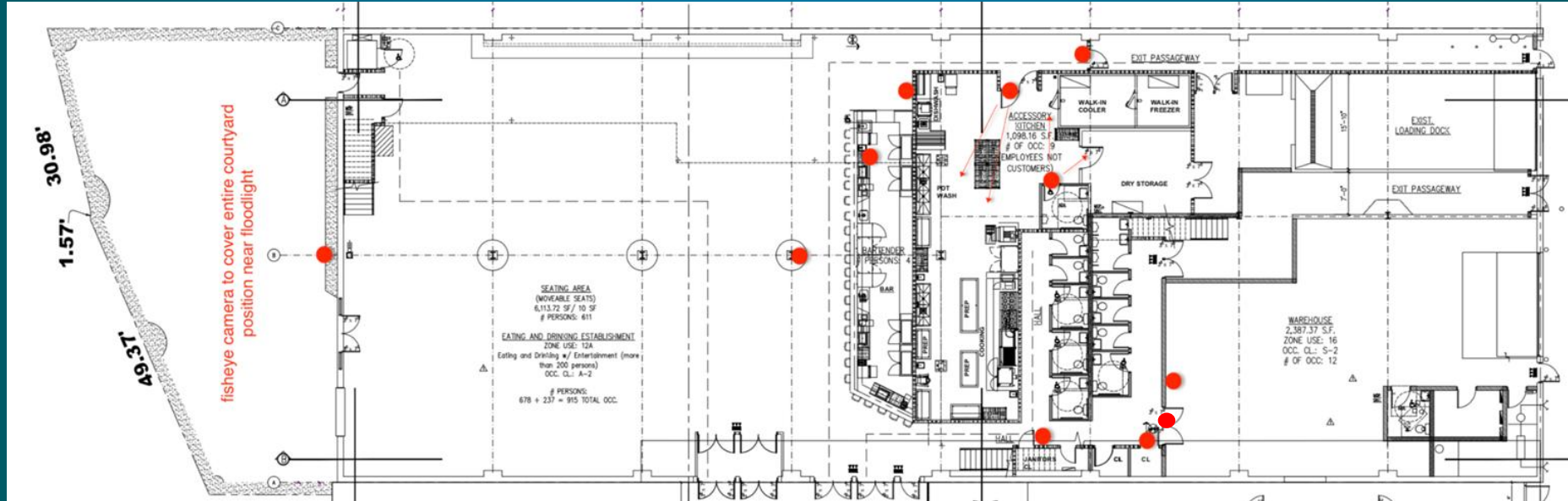
American Protection Bureau is being retained by BRC

- already developed security plan
- will continue to advise and provide appropriate number of guards & unique security detail required for variety of uses/occasions at the venue

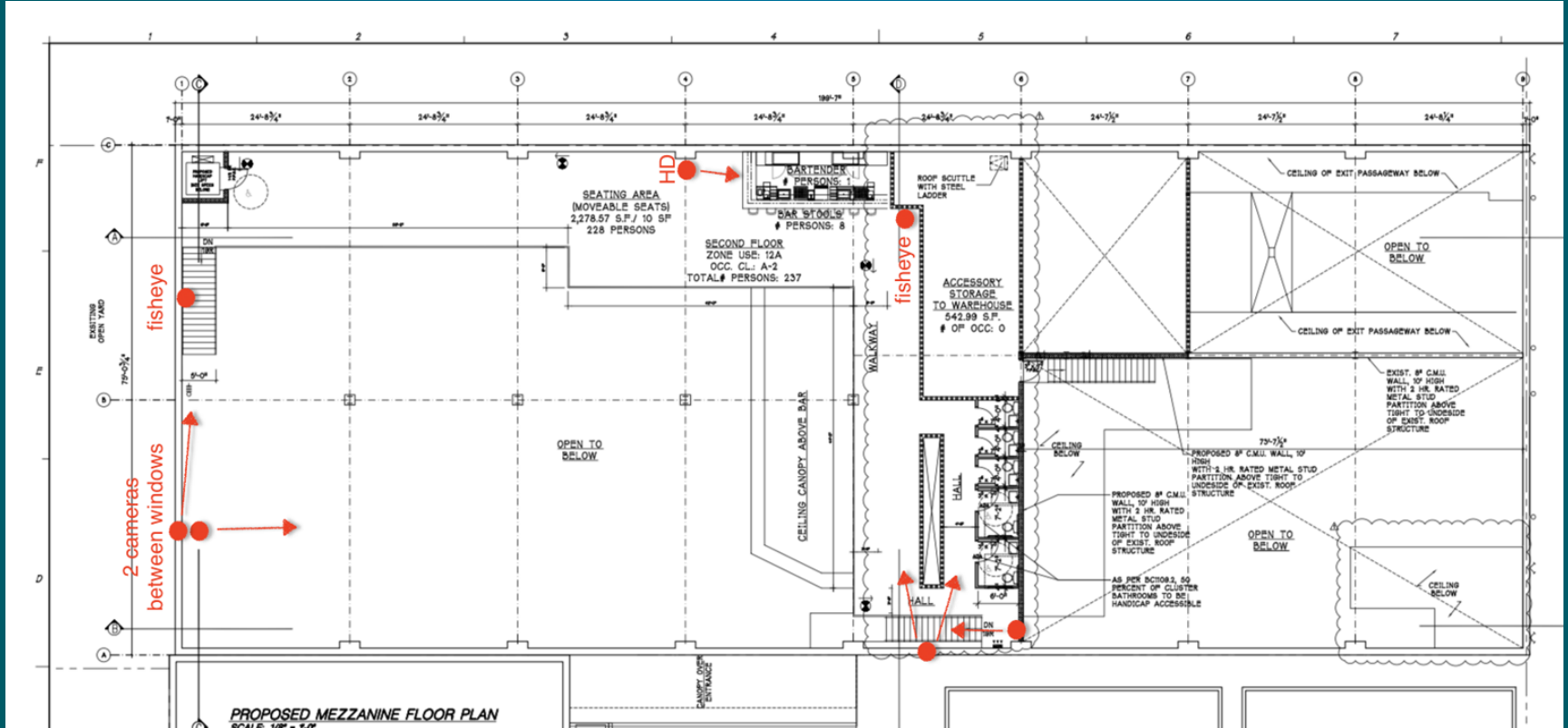




# Security Plan - First Floor Camera Layout (Already Installed)

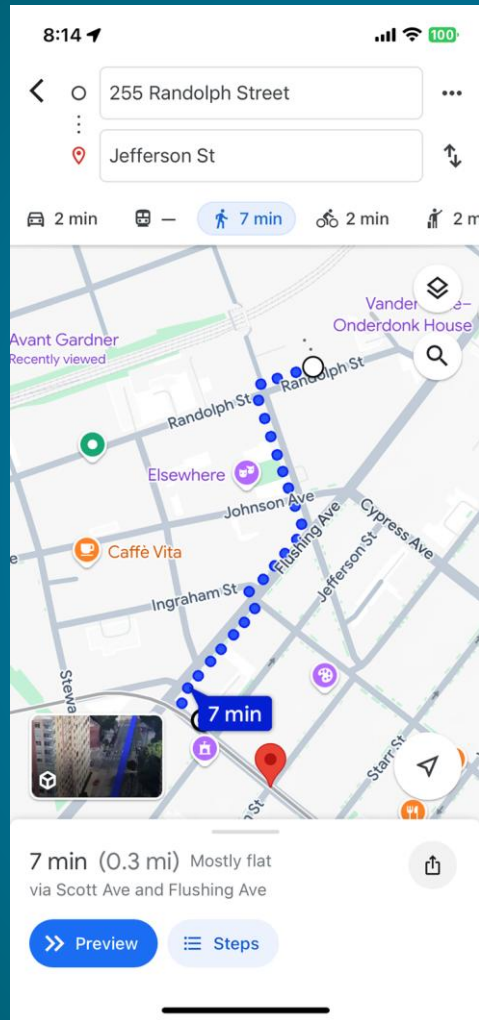


# Security Plan - Mezzanine Camera Layout (Already Installed)



# L Train

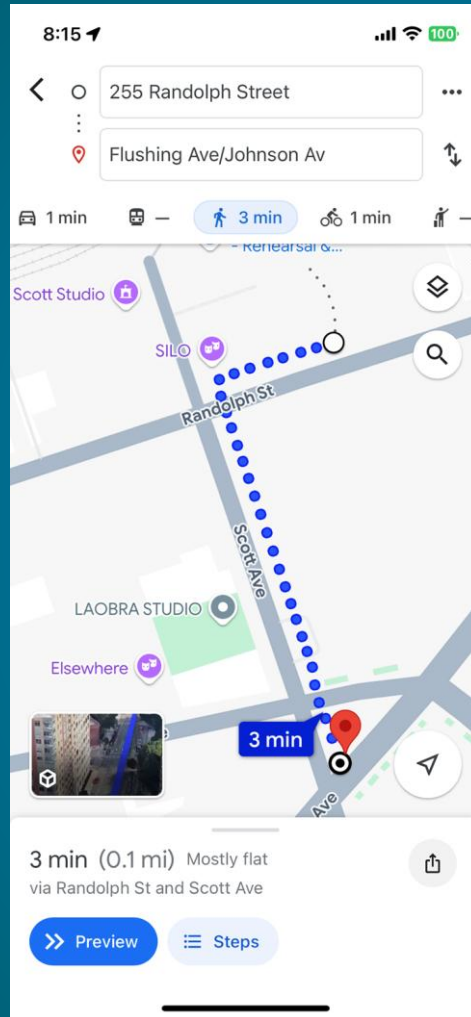
The L train is a 7 minute walk with clear sidewalks, and safe crosswalks along the way

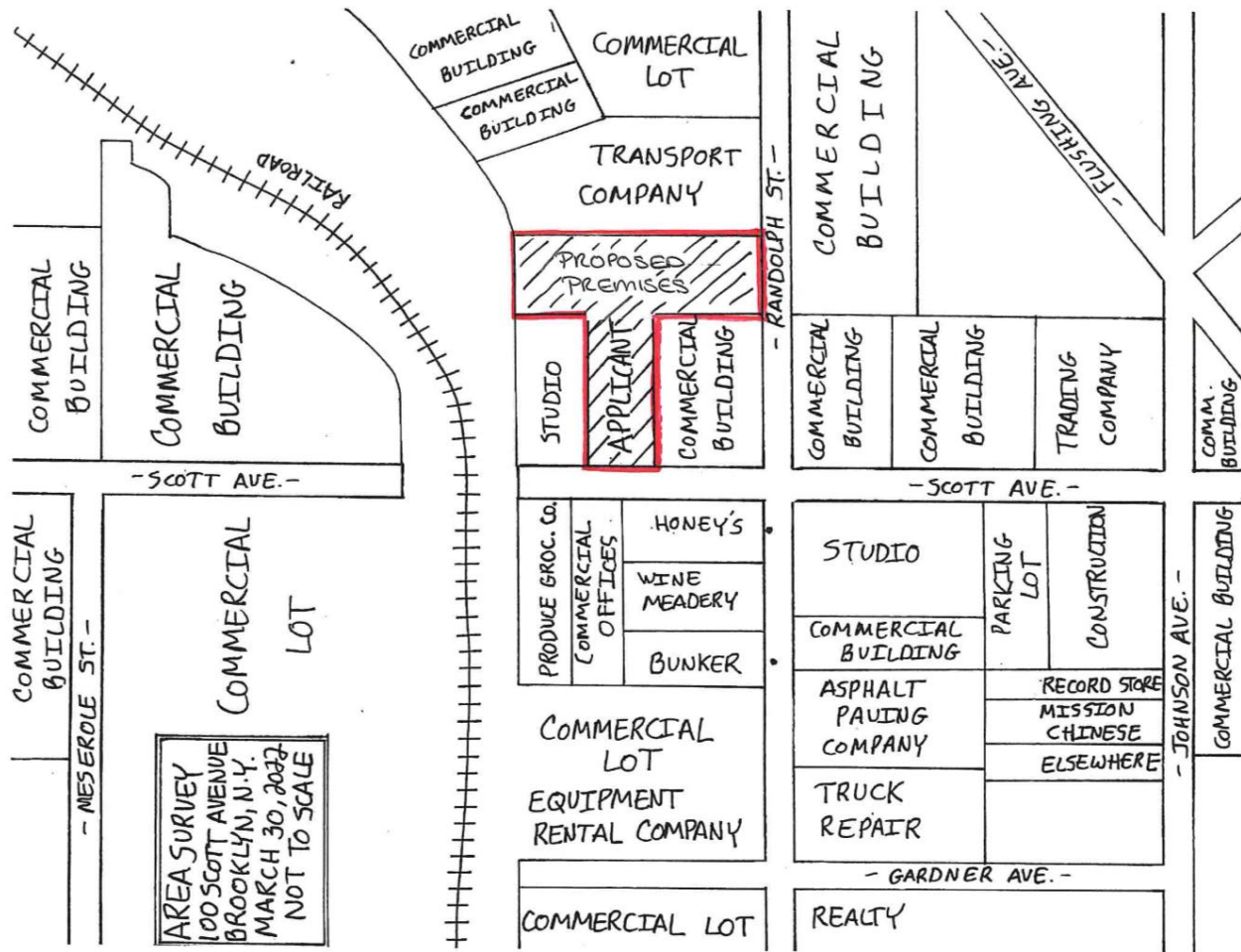




## Bus Stop

The Flushing Ave/Johnson bus stop is a 3 minute walk away with clear sidewalks, and safe crosswalks along the way





100



SAN2

Aran

KIKO Group USA  
(KIKO Wireless Inc.)Kitchmart Trading 

99 Scott Studio 

1000 St

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

Proximity Report For:	
Location	255 Randolph St, Brooklyn, New York, 11237
Geocode	Latitude: 40.71061 longitude: -73.92232
Report Generated On	12/3/2024

8 Closest Liquor Stores		
Name	Address	Distance
ROOSTER GROUP LLC, THE License ID: 0100-23-123534 Legacy Serial No.: 1318773	54 CYPRESS AVENUE AKA 321 STARR STREET UNIT G2 BROOKLYN, New York 11237	1,216 ft
DRINK WINE N LIQUOR INC License ID: 0100-20-104021 Legacy Serial No.: 1330826	47-05 METROPOLITAN AVE RIDGEWOOD, New York 11385	1,228 ft
ELLENS WINES & SPIRITS LLC License ID: 0100-22-117249 Legacy Serial No.: 1338516	50-05 METROPOLITAN AVE SUITE F RIDGEWOOD, New York 11385	1,587 ft
HANA WINE & LIQUOR INC License ID: 0100-21-115571 Legacy Serial No.: 1263663	28 WYCKOFF AVE BROOKLYN, New York 11237	1,590 ft
SONG'S FAMILY LIQUOR INC License ID: 0100-21-114675 Legacy Serial No.: 1266658	202 KNICKERBOCKER AVE BROOKLYN, New York 11237	2,855 ft
STOP N BUY LIQUOR INC License ID: 0100-21-115794 Legacy Serial No.: 1262854	476 ONDERDONK AVE RIDGEWOOD, New York 11385	3,201 ft
B&S WINE AND SPIRITS INC License ID: 0100-23-124001 Legacy Serial No.: 1300094	152 WYCKOFF AVE BROOKLYN, New York 11237	3,274 ft
325 DISCOUNT LIQUOR & WINE CORP License ID: 0100-21-115694 Legacy Serial No.: 1266285	325 KNICKERBOCKER AVE BROOKLYN, New York 11237	3,396 ft

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

Churches within 500 feet	
Name	Distance
No Churches within 500 feet	

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
PIRATE.COM NY LLC Application ID: NA-0370-24-116165	110 SCOTT AVE BROOKLYN, New York 11237.0	223 ft
Elsewhere Group, Inc. Application ID: NA-0417-24-118711	599 Johnson Ave Brooklyn, New York 11237.0	521 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
SILO BROOKLYN LLC License ID: 0370-24-131610 Legacy Serial No.: 6040310	90 SCOTT AVE BROOKLYN, New York 11237	158 ft
99 SCOTT STUDIO LLC License ID: 0346-23-124007 Legacy Serial No.: 1292558	99 SCOTT AVE UNIT G BROOKLYN, New York 11237	216 ft
ENLIGHTENMENT WINES FARM AND MEADERY LLC License ID: 0340-22-104861 Legacy Serial No.: 1292911	99 SCOTT AVE BROOKLYN, New York 11237	236 ft
F & RAW STUDIOS LLC License ID: 0340-23-127815 Legacy Serial No.: 1345577	70 SCOTT AVE BROOKLYN, New York 11237	294 ft
53 A.D. License ID: 0370-24-131714 Legacy Serial No.: 6040417	53 Scott Ave Unit C Brooklyn, New York 11237	381 ft
PALM SUNRISE 53 LLC License ID: 0346-24-123738 Legacy Serial No.: 6032204	53 SCOTT AVE 5th and 6th floor BROOKLYN, NY 11237	381 ft
BUSHWICK TRIANGLE INC License ID: 0340-23-139088 Legacy Serial No.: 1341155	1277 FLUSHING AVE BROOKLYN, New York 11237	485 ft
SCOTT AVENUE ASSOCIATES INC License ID: 0349-24-133217 Legacy Serial No.: 6041988	154 Scott Ave Fl 5 Brooklyn, NY 11237	601 ft

## Comprehensive Hiring Plan and Procedures for Brooklyn Roots Collective

This document may be updated or modified over time based on management observations, experiences, and input from relevant stakeholders, such as the Police, Fire Departments, and the Community Board.

### 1. Identify the Hiring Need

The process begins by identifying a need within Brooklyn Roots Collective. This may include filling a vacated position, managing team workload better, or expanding the organization. The position can be newly formed or recently vacated.

### 2. Devise a Recruitment Plan

Once the need is identified, recruitment planning begins. Management staff agree on the hiring steps and communication channels to be used, ensuring that everyone involved is aligned. This plan includes:

- Timeline and criteria for candidate screening
- Recruitment strategies both internally and externally
- Interview process design
- Selection committee responsibilities

### 3. Write a Job Description

A clear and concise job description is created, detailing:

- Job requirements, qualifications, characteristics, and experience
- Essential functions to be performed in the role
- Salary and benefits information
- Advantages of working for Brooklyn Roots Collective, including but not limited to workplace environment, perks, growth potential, etc.

### 4. Advertise the Position

The job is advertised internally first, allowing current employees to apply or refer candidates. For the purposes of the first round of hiring, internal promotion will include former employees of Concert Director/co-licensee Eddie Dean. External promotion includes:

- Brooklyn Roots Collective's website, social media platforms, online job boards
- Industry publications, job fairs, and neighborhood organizations
- Direct outreach via LinkedIn and social media

### 5. Recruit the Position

Beyond job posts, the hiring team proactively seeks out candidates, ensuring a diverse pool that includes both active job seekers and those who are not currently looking but fit the role. Special consideration will be given to local qualified candidates. A recruiting event will be publicized on Brooklyn Roots Collective's social media and website, and hosted at the venue.

### 6. Review Applications

Applications are reviewed against pre-established criteria by hiring/management staff. Unqualified candidates are withdrawn from the applicant pool; qualified candidates are shortlisted and notified of the next steps.

### 7. Phone Interview/Initial Screening

Qualified candidates undergo an initial phone interview with management and HR representatives to assess basic qualifications, corporate cultural fit, and interest, further narrowing the applicant pool.

### 8. Interviews

Candidates selected from the initial screening participate in interviews that may vary in format, including:

- Early in-person interviews focusing on skills, experience, and availability
- Additional, more in-depth interviews with management, which can be one-on-one or panel-based. These may be online, on-site, or off-site. Depending on the position, applicants may be asked to display skills for assessment by management.
- Final interviews with senior leadership or earlier interviewers for top candidates

### 9. Applicant Assessment

Applicants may be assigned standardized tests or tasks to evaluate skills, personality, problem-solving, and emotional intelligence. Certain applicants may be asked to complete assignments designed to demonstrate professional skills applicable to and required of the open position.

### 10. Background Check

Background checks are conducted to verify employment history, eligibility, and whether a criminal history exists. Social media presence may be checked in order to ensure candidates represent Brooklyn Roots Collective in a professional, appropriate manner. The safety and general wellbeing of Brooklyn Roots Collective's staff, vendors, patrons, and neighbors will be taken into consideration when assessing potential candidates.

### 11. Reference Check

Professional references are contacted to confirm employment details, performance, and suitability. References may be asked "Would you rehire this person?"

## 12. Decision

The hiring staff confers and evaluates applicants based on the interviews, job experience, skills and talent assessments, and all other relevant information (recommendations, e.g.). The hiring team selects the top candidate and a backup. If no candidate meets the criteria, the process may restart with adjustments to yield better results.

## 13. Job Offer

A formal offer is extended to the top candidate, including salary, benefits, start date, and other terms and conditions of employment. Management staff will ensure the candidate understands the terms of the offer. Negotiations may occur, focusing on elements like salary and work schedule.

## 14. Hiring

Upon acceptance of the job offer, the candidate will complete necessary paperwork, including tax forms, eligibility verification, and company-specific documents.

## 15. Onboarding

Onboarding includes preparing the workspace, providing access credentials, and outlining an orientation and training schedule. This phase is crucial for integrating the new employee effectively, and ensuring they feel welcomed prior to officially joining the company.

## 16. Human Resources

Management actively seeks qualified HR services for job posting, onboarding, and compliance with labor laws and regulations. Brooklyn Roots Collective will prioritize retention of an HR company that ensures we remain compliant with ever-changing labor laws, healthcare regulations, and management best practices.

## PROPOSED EMPLOYEE BREAKDOWN:

### Normal Operations:

Bartenders 3

Barback 1

Porter/dishwasher 1

Cleaning Crew 1

Security 4

### Large Events:

Bartender 10

Barback 2

Waitress 4

Busboy 3

Porter 3

Dishwasher 1

Cleaning crew 2

VIP host 3

Security 17 / # determined by APB based on nature/capacity of event.

Security expense to be reimbursed by Concert Director



## Upcycled & Sustainable Furnishings

- Sign made from reclaimed wood from building on Metropolitan Avenue undergoing renovations
- Bar counters made from reclaimed live edge wood from Big Reuse
  - Nonprofit store for secondhand and surplus building materials, appliances, furniture, etc. destined for landfill
- Outdoor bar and bathroom walls covered in reclaimed wood from M. Fine Lumber
  - Leading supplier of recycled lumber in tri-state area
- Shipping containers upcycled from JLJ IV Enterprises construction company
- Rear courtyard fence made of reclaimed shipping pallets from Pallets R Us
- Used picnic tables and benches from Arts District



# Churches United for Fair Housing Letter of Support

**Board of Directors**

Julissa Gonzalez  
Santiago, Chair  
Erving Vega, Treasurer  
Eladio Lamboy,  
Secretary  
Nicole Oddo

**Co-Founder &  
Executive Director**  
Robert Solano

**Headquarters**  
7 Marcus Garvey Blvd.  
Brooklyn, NY 11206

**Phone**  
718.360.2906

**Email**  
info@cuffh.org

**Website**  
www.cuffh.org

Sep 9, 2024

Brooklyn Roots Collective  
255 Randolph Street and 100 Scott Avenue  
Brooklyn, NY 11237

Dear Jennifer Juliano:

This letter is to serve as an outline of partnership opportunities between Brooklyn Roots Collective and Churches United for Fair Housing, Inc. No terms or conditions stated in this letter are binding, and all partnership opportunities are open to negotiation.

CUFFH and Brooklyn Roots Collective have agreed to explore partnership options through CUFFH's *Community Interest Initiative*. CUFFH is a not-for-profit grassroots organization working to achieve community empowerment through organizing, youth engagement, and by providing sophisticated social services. CUFFH organizes towards preserving and creating vibrant communities that are not exclusive and that are truly affordable to working families in NYC. Founded in Williamsburg, Brooklyn, CUFFH programs serve the low-income and immigrant families that are threatened by the affordable housing crisis by providing services for populations that are most at risk from displacement and gentrification, landlord harassment and a lack of social services. CUFFH program areas include affordable housing, tenant rights, immigrant rights and services, community organizing, community leadership development and youth development.

Following our conversation about Brooklyn Roots Collective's intent to engage the local community and partner with community organizations, we look forward to further discussing creative and meaningful ways to outreach and serve the North Brooklyn community and CUFFH constituents.

If you have any questions please contact me directly. We look forward to working together!

Sincerely,

Ceci Sturman  
Development and Communications Director

# North Brooklyn Chamber of Commerce Letter of Support



Community Board 1  
Chair Arthur Dybanowski & Co-Chair Bogdan Bachorowski

RE: Brooklyn Roots Collective  
255 Randolph Street & 100 Scott Avenue  
Brooklyn, NY 11237

Dear Chair Dybanowski & Co-Chair Bachorowski,

The North Brooklyn Chamber of Commerce supports the application for Brooklyn Roots Collective obtaining an On-Promise Liquor License with a closing time of 4:00am. Jennifer Juliano is an active member of the North Brooklyn Chamber and has illustrated that she is sincerely committed to both sustainability and community, bringing an eagerness to learn from and connect with other members of the Chamber, the North Brooklyn business community, and residents of the community at large.

We have personally witnessed Jennifer's enthusiasm for community collaboration during meetings between Brooklyn Roots Collective, the Chamber, and the North Brooklyn Angels, and also while recently touring the venue alongside a prospective vegan food vendor. (Who, we'd like to add, was very impressed with Jennifer's plan.) We believe Brooklyn Roots Collective will definitely be a positive addition to the community, supporting several local small businesses and helping new sustainable businesses to develop and grow. We trust that they will focus on hiring Brooklyn residents and will work with local organizations to facilitate this. Brooklyn Roots Collective's efforts will contribute towards a more environmentally friendly, green, enjoyable and active neighborhood...and the safety of their customers/attendees will be prioritized at all times.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Samulski'.

paul samulski  
President, North Brooklyn Chamber

A handwritten signature in black ink, appearing to read 'Elaine Brodsky'.

Elaine Brodsky  
Chair, North Brooklyn Chamber



# Brooklyn Chamber of Commerce Letter of Support



August 19, 2024

Community Board 1  
Co-Chairs Arthur Dybanowski and Bogdan Bachorowski

Re: Brooklyn Roots Collective  
255 Randolph Street & 100 Scott Avenue  
Brooklyn, NY 11237

Dear Co-Chairs Dybanowski and Bachorowski,

The Brooklyn Chamber of Commerce supports the application for the Brooklyn Roots Collective to obtain an On-Premise Liquor License with a closing time of 4 AM. Jennifer Juliano has been an active member of the Brooklyn Chamber of Commerce since 2022, and has demonstrated a commitment to sustainability and an eagerness to learn and connect with other Brooklyn Chamber of Commerce members during our annual Energy Summit & Expo.

The Brooklyn Roots Collective has expressed their commitment to the community by supporting several local small businesses and helping new sustainable businesses to develop and grow. They will be making a commitment to community hiring and will partner with local organizations to facilitate this promise. We expect that Brooklyn Roots Collective's efforts will contribute towards the quality of life of the neighborhood and safety will be always prioritized.

Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Peers", with a long horizontal flourish extending to the right.

Randy Peers  
President and CEO

## Schedule of Occupancy Scope of work

Applicable Building Code for Occupancy

1968

	Occupancy Classification	Occupancy Group	Description Of Use	Live Load(lb s/sq.ft.)	Max Person Permitted	Zoning Use Group	Dwelling or Rooming Units	Occupancy Type
Floor: Floor Number(s) - 1								
Existing	Storage	B-2	Storage of non combustible Materials	OG	51	16D	N/A	Final
Proposed	Assembly	A-2	Restaurant	OG	683	VI		Not Applicable
Description Of Use Comments		Existing: Warehouse Proposed: EATING AND DRINKING ESTABLISHMENT						
Floor: Floor Number(s) - 1								
Existing	Storage	B-2	Storage of non combustible Materials	OG	51	16D		Final
Proposed	Storage	S-2	Storage of non combustible Materials	OG	12	IX(A)		Not Applicable
Description Of Use Comments		Existing: Warehouse Proposed: WAREHOUSE						
Floor: Mezzanine - 1								
Existing	Not Applicable	Not Applicable	Not Applicable					None
Proposed	Assembly	A-2	Restaurant	125	237	VI		Not Applicable
Description Of Use Comments		Existing: Proposed: EATING AND DRINKING ESTABLISHMENT						





PROVIDE STANDBY POWER FOR ELEVATOR AS REQUIRED BY NYC BUILDING CODE TO BE FILED SEPARATELY BY OTHERS

OCCUPANTS IN KIOSKS ARE EMPLOYEES, NOT CUSTOMERS

FIXED SEATING = 30 OCC.

SECTION OF COUNTER TO BE LOWER FOR HANDICAP ACCESSIBILITY

5 PERCENT RAMP TO BE ACCESSIBLE 10 SEATS = 0.08 + 0.75 OR 1 MIN

BICYCLE PARKING:  
9' X 9' = 15 SF  
1 PER 20,000  
1 REQ'D + 1 PROVIDED

SEATING AREA  
MOVABLE SEATSI  
6,400.04 SF/ 10 SF  
# PERSONS: 640

EATING AND DRINKING  
ESTABLISHMENT  
ZONE USE: 12A  
Eating and Drinking w/ Entertainment  
(more than 200 persons)  
OCC. CL: A-2  
# PERSONS:  
678 + 237 = 915 TOTAL OCC.

BAR TENDER PERSONS

ACCESSORY KITCHEN  
1,098.16 S.F.  
# OF OCC: 9  
EMPLOYEES NOT CUSTOMERS

WALK-IN COOLER

WALK-IN FREEZER

HANDICAP ACCESSIBLE BATHROOM

DRY STORAGE

POT WASH

WALK-IN COOLER

WALK-IN FREEZER

HANDICAP ACCESSIBLE BATHROOM

DRY STORAGE

POT WASH

WALK-IN COOLER

WALK-IN FREEZER

HANDICAP ACCESSIBLE BATHROOM

DRY STORAGE

POT WASH

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WALK-IN COOLER

WALK-IN FREEZER

HANDICAP ACCESSIBLE BATHROOM

DRY STORAGE

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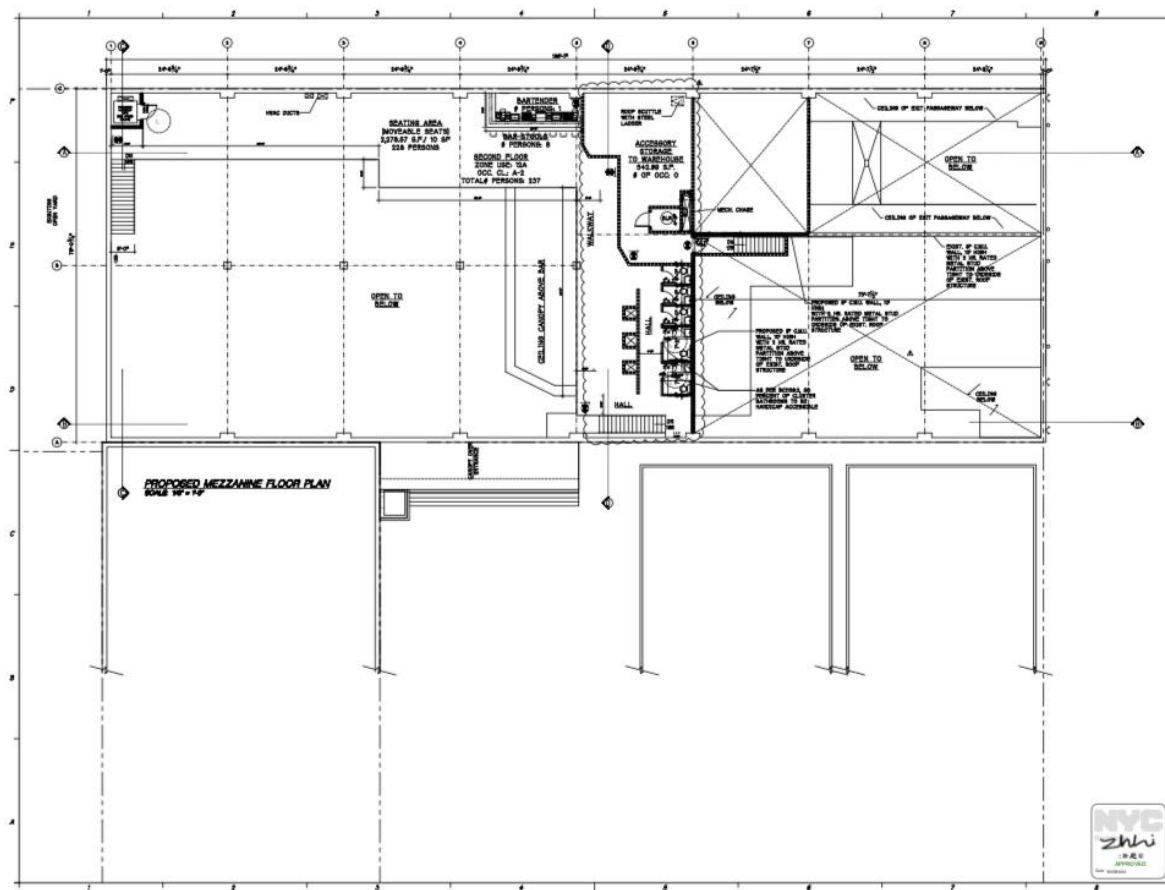
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**Gerald J. Callaghan, R.A., AIA**  
Architect, P.C.

100 West Broadway  
New York, N.Y. 10007

Telephone  
New York  
Fax  
Building Plans  
Exhibitions

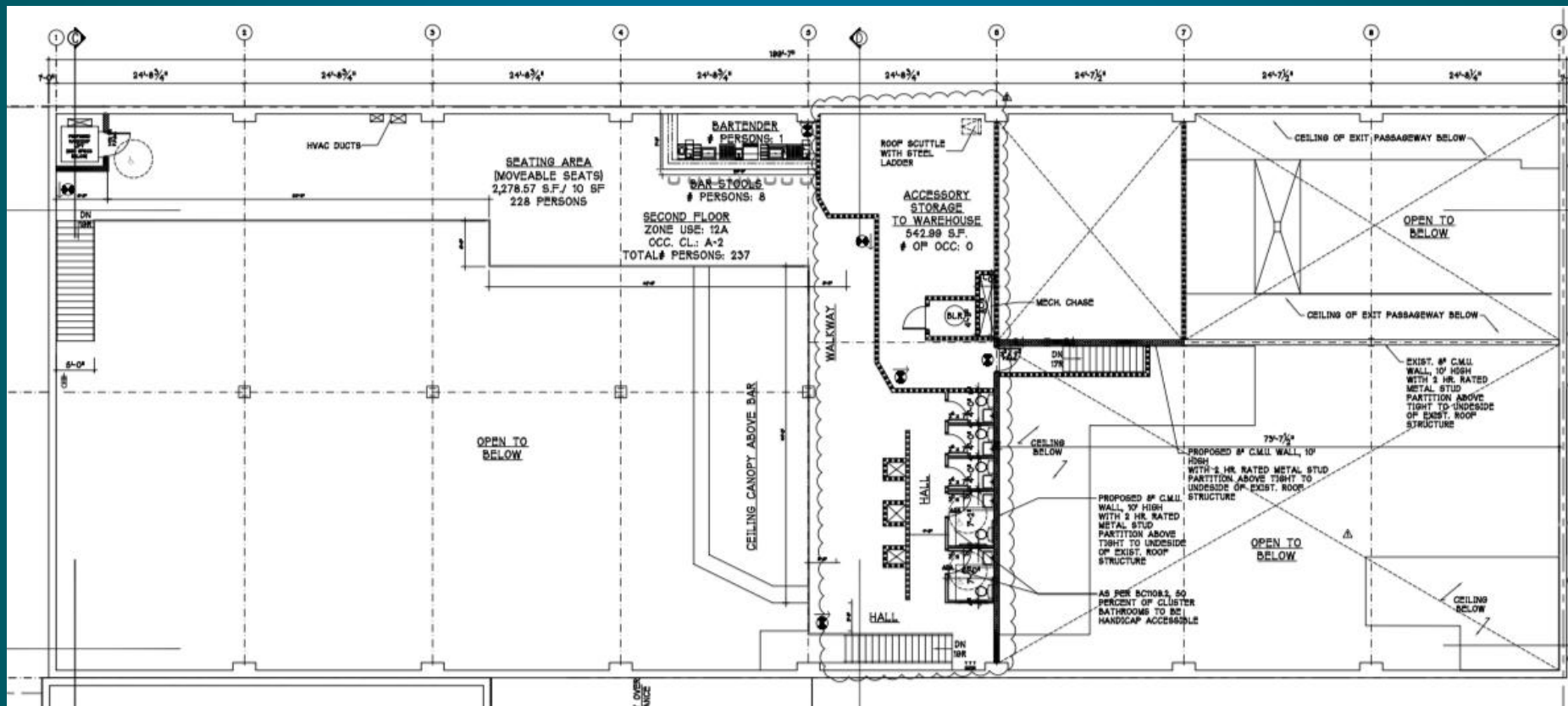
**PROPOSED MEZZANINE FLOOR PLAN**

255  
RANDOLPH STREET  
BROOKLYN

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/10/02	PREPARED FOR SUBMITTAL	JG	
2	10/10/02	REVISIONS	JG	
3	10/10/02	REVISIONS	JG	
4	10/10/02	REVISIONS	JG	
5	10/10/02	REVISIONS	JG	
6	10/10/02	REVISIONS	JG	
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9	10/10/02	REVISIONS	JG	
10	10/10/02	REVISIONS	JG	



**800636717-P2**  
DATE OF ISSUE  
8 OF 8  
A-008.02



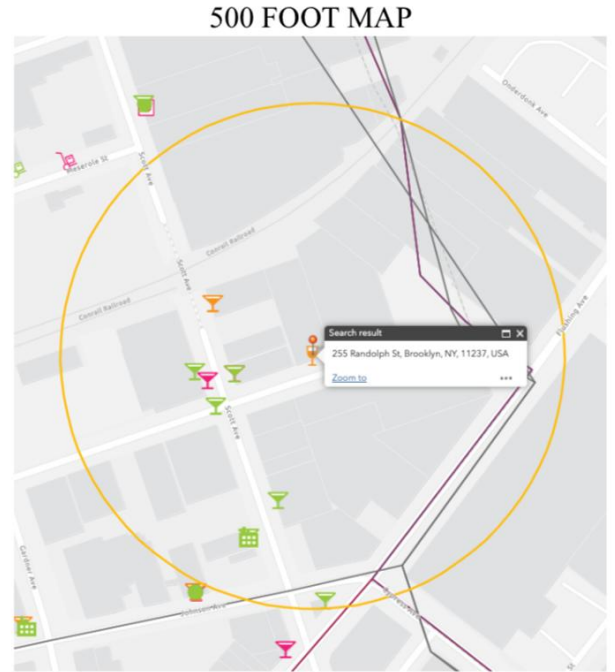






## Other Venues' Hours of Operation in the Neighborhood

- SILO
  - W: 8 PM - 1 AM, Th: 9 PM - 3 AM, F/Sat: 10 PM - 4 AM
  - 90 Scott Avenue, 1 minute away
- 99 Scott Studios
  - M-F: 10 AM - 6 PM according to Google Maps
  - 99 Scott Avenue, 1 minute away
- Elsewhere
  - Sun-Th: 5 PM - 2 AM, F/Sat: 5 PM - 4 AM
  - 599 Johnson Avenue, 3 minutes away
- Brooklyn Mirage
  - showtimes typically 10 PM - 4 or 6 AM
  - 140 Stewart Avenue, 7 minutes away
- House of Yes
  - Th: 10 PM - 4 AM, F/Sat: 7 PM - 4 AM
  - 2 Wyckoff Avenue, 8 minutes away
- Echo Bravo
  - M-Sun: 12 PM - 2 AM
  - 445 Troutman Street, 6 minutes away



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



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

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

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

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
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DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

December 10, 2024

## COMMITTEE REPORT

### SLA REVIEW AND DCA COMMITTEE

TO: Chairperson Dealice Fuller  
And CB#1 Board Members

FROM: Arthur Dybanowski, Chair  
SLA Review & DCA Committee

RE: Committee Meeting November 18, 2024

The SLA Review & DCA Committee met at Swinging Sixties Senior Center, 211 Ainslie St. (Corner of Manhattan Ave) at 6:30 pm on November 18, 2024, Representatives of the Community Board and other Community Board members participated in the discussion and review of the applications. Applicants were advised that the meeting was to end at 9:00 pm and those applications not reached would be postponed to the next Committee meeting. Prior to the meeting, the List of New and Renewal applications that had been posted at the Public Hearing was provided to the 90 and 94 Precincts of the NYPD for their review.

#### ATTENDANCE:

Present: Dybanowski; Bachorowski; Foster; Sofer; Talati; Cohen\*.  
Absent: Bruzaitis; VanCouten.

The quorum was achieved.

#### LIQUOR LICENSES

##### NEW

1. 260 Meserole Restaurant Corp, DBA 3 Dollar Bill, 260 Meserole St. (All Night Permit Community Board Notification) **Committee recommended DENIAL the applicant did not show.**



2. ABBA Bar and Grill Corp, 492 Grand St. (All Night Permit Community Board Notification) **Committee recommended DENIAL the applicant did not show.**
3. Amber Restaurant LLC, DBA Amber, 119 Nassau Ave. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee recommended DENIAL the applicant did not show.**
4. BTH Bar Brooklyn LLC, DBA Bury the Hatchet Brooklyn, 25 Noble St. Unit 106 (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Recreation Facility / Exhibition Hall) **Committee recommended DENIAL the applicant did not show.**
5. Benjarong Corp, DBA Kaewjaojorm, 800 Grand St. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
6. Bogart House LLC, 230 Bogart St. (All Night Permit Community Board Notification Form) **Committee recommended DENIAL the applicant did not show.**
7. Booth's 1 LLC, 360 Wythe Ave. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Applicant requested POSTPONMENT.**
8. Cactus and Co BK LLC, DBA Xolo, 21 Dunham Place (Method of Operation, Liquor, Wine, Beer & Cider, Rest) **Applicant requested POSTPONMENT.**
9. Caffe Panna Greenpoint LLC, 34 Norman Ave. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show.**
10. Cozy Royale LLC, DBA Cozy Royale, 434 Humboldt St. (Corporate Change, Liquor, Wine, Beer & Cider, Rest) **Applicant requested POSTPONMENT.**
11. Domino Refinery LLC and Skylight at Domino LLC, as mgr, 300 Kent Ave. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Catering Facility) **Committee recommended APPROVAL.**
12. Emmanuel Touboul, DBA Nyla Cafe, 362 Hewes St. (New Application, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
13. F & Raw Studios LLC, 70 Scott Ave. (All Night Permit Community Board Notification Form) **NO PERMIT NEEDED.**
14. Future Bar Inc, DBA The Narrows, 1037 Flushing Ave. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant requested POSTPONMENT.**
15. Greenpoint Hospitality LLC, DBA Greenpoint Public House, 623 Manhattan Ave. (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show.**

16. Lili And Cata II LLC, 325 Kent Ave Unit # 3 (New Application and Temporary Retail Permit, Wine, Beer & Cider, Cafe and Wine Bar) **Committee recommended DENIAL the applicant did not show.**
17. Meraki Bistro Brooklyn LLC, DBA Meraki Greek Bistro, 252 Grand St. (Class Change and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Applicant requested POSTPONMENT.**
18. Mia & Brooklyn Inc, DBA Mia & Brooklyn Coffee & Bakery, 46 Roebling St. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended APPROVAL.**
19. Migdalia Gomez, DBA La Guira Restaurant, 580 Broadway (Alteration, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
20. MJP Social LLC, 134 Kingsland Ave. Corner Store # 1 (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended APPROVAL.**
21. Padel House Williamsburg LLC, DBA Padel House, 307 Kent Ave. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest) **Applicant requested POSTPONMENT.**
22. Pizza Pasta Salad LLC, DBA Salsa Pizza Napoletana, 40 Clifford Place, (Class Change, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
23. SILO Brooklyn LLC, 90 Scott Ave. (All Night Permit Community Board Notification) **Committee recommended DENIAL the applicant did not show.**
24. Ten Eyck Pins LLC, 230 Bogart St. 2nd Floor (Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Previously Approved.**

### **RENEWAL**

1. 180 Franklin LLC, DBA Bar Americano, 180 Franklin St. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
2. 92 Nassau Enterprises LTD, DBA Princess Manor, 92 Nassau Ave. (Renewal, Liquor, Wine, Beer & Cider, Catering)
3. Abril NY Corporation, DBA Vamos Al Tequila, 162 Franklin St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
4. Bees Knees Management LLC, DBA Bees Knees, 65 North 7th St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
5. Bembe Inc, DBA Bembe, 81 South 6th St. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
6. Caleixco Carne Asada LLC, DBA Calexico, 645 Manhattan ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)
7. Chipotle Mexican Grill of Colorado LLC, DBA Chipotle Mexican Grill # 2895 130 N 4th St. (Renewal, Liquor, Wine, Beer & Cider, Rest)

8. Fin Du Monde Foods LLC, DBA Fin Du Monde, 38 Driggs Ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)
9. Forma Pasta LLC, 14 Bedford Ave. (Renewal, Wine, Beer & Cider, Rest)
10. Fulgurances NYC LLC, DBA Laundromat, 132 Franklin St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
11. Grand St Pizza LLC, DBA Roberta's, 6 Grand St. AKA 266 Kent Ave, Retail # 1 (Renewal, Liquor, Wine, Beer & Cider, Rest)
12. Macoletta II LLC, DBA Macoletta, 56 North 9<sup>th</sup> St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
13. Marlow Inc, DBA The Diner, 85 Broadway (Renewal, Liquor, Wine, Beer & Cider, Rest)
14. Micado Brooklyn LLC, DBA Anchored Inn, 57 Waterbury St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
15. No Name Kings Inc, DBA A Bar, 597 Manhattan Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
16. Pebble Corp, DBA Sweet Chick, 164 Bedford Ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)
17. Raw Sugar Brooklyn LLC, DBA George & Jacks, 103 Berry St. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
18. Redds Tavern, 511 Grand St. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
19. Sunday in Brooklyn, 348 Wythe Ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)
20. WV Driggs LLC, DBA Westville, 658 Driggs Ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)

#### **ITEMS PREVIOUSLY POSTPONED**

1. Coco River LLC, DBA Diane's, 425 Graham Ave. (Alteration, Method of Operation, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show.**
2. Domino Refinery LLC, 300 Kent Ave. (New Application and Temporary Retail permit, Liquor, Wine Beer & Cider, Catering Facility) **Committee recommended APPROVAL.**
3. JB SA LLC, 1139-1141 Manhattan Ave. (New Application and Temporary Retail permit, Liquor, Wine Beer & Cider, Rest) **Committee recommended DENIAL.**
4. Cozumel Mexican Restaurant Corp, DBA Mexico 2000 Restaurant, 369 Broadway. (New Application and Temporary retail permit, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
5. MacMurray LLC, DBA The Craic, 488 Driggs Ave. (Alteration, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended APPROVAL.**

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.

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

**WHEN:** Wednesday, December 18, 2024.  
**TIME:** 6:30 PM  
**WHERE:** Swinging Sixties Senior Center  
211 Ainslie St.  
Brooklyn, NY 11211  
(Corner of Manhattan Ave)





# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

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

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

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



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DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

December 12, 2024

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

## RE: SLA APPLICATIONS

Dear Chair Fan:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on December 10, 2024, the board members reviewed the SLA Review & DCA Committee Report (attached) and the various recommendations made. Below are the actions taken:

### LIQUOR LICENSES:

#### NEW

1. 260 Meserole Restaurant Corp, DBA 3 Dollar Bill, 260 Meserole St. (All Night Permit Community Board Notification) **Committee recommended DENIAL the applicant did not show.**

The Committee recommended denying the application.

The Committee voted unanimously to deny the application.

The Board Members voted to support the recommendation to **DENY** the application.

The Vote was: 32 "YES"; 0 "NO"; 0 "Abstentions".

2. ABBA Bar and Grill Corp, 492 Grand St. (All Night Permit Community Board Notification) **Committee recommended DENIAL the applicant did not show.**

The Committee recommended denying the application.

The Committee voted unanimously to deny the application.

The Board Members voted to support the recommendation to **DENY** the application.

The Vote was: 32 “YES”; 0 “NO”; 0 “Abstentions”.

3. Amber Restaurant LLC, DBA Amber, 119 Nassau Ave. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Applicant requested POSTPONMENT.**  
The Committee recommended POSTPONEMENT.  
The Committee voted unanimously to postpone the application.  
The Board Members voted to support the recommendation to **POSTPONE** the application.  
The Vote was: 32 “YES”; 0 “NO”; 0 “Abstentions”.
4. BTH Bar Brooklyn LLC, DBA Bury the Hatchet Brooklyn, 25 Noble St. Unit 106 (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Recreation Facility / Exhibition Hall) **Committee recommended DENIAL the applicant did not show.**  
The Committee recommended denying the application.  
The Committee voted unanimously to deny the application.  
The Board Members voted to support the recommendation to **DENY** the application.  
The Vote was: 32 “YES”; 0 “NO”; 0 “Abstentions”.
5. Benjarong Corp, DBA Kaewjaojorm, 800 Grand St. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**  
The Committee recommends approval.  
The Committee voted unanimously to approve the application.  
The Board Members voted to support the recommendation to **APPROVE** the application.  
The Vote was: 32 “YES”; 0 “NO”; 0 “Abstentions”.
6. Bogart House LLC, 230 Bogart St. (All Night Permit Community Board Notification Form) **Committee recommended DENIAL the applicant did not show.**  
The Committee recommended denying the application.  
The Committee voted unanimously to deny the application.  
The Board Members voted to support the recommendation to **DENY** the application.  
The Vote was: 32 “YES”; 0 “NO”; 0 “Abstentions”.
7. Booth’s 1 LLC, 360 Wythe Ave. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Applicant requested POSTPONMENT.**  
The Committee recommended POSTPONEMENT.  
The Committee voted unanimously to postpone the application.  
The Board Members voted to support the recommendation to **POSTPONE** the application.  
The Vote was: 32 “YES”; 0 “NO”; 0 “Abstentions”.
8. Cactus and Co BK LLC, DBA Xolo, 21 Dunham Place (Method of Operation, Liquor, Wine, Beer & Cider, Rest) **Applicant requested POSTPONMENT.**  
The Committee recommended POSTPONEMENT.  
The Committee voted unanimously to postpone the application.  
The Board Members voted to support the recommendation to **POSTPONE** the application.  
The Vote was: 32 “YES”; 0 “NO”; 0 “Abstentions”.

9. Caffe Panna Greenpoint LLC, 34 Norman Ave. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show.**

The Committee recommended denying the application.

The Committee voted unanimously to deny the application.

The Board Members voted to support the recommendation to **DENY** the application.

The Vote was: 32 "YES"; 0 "NO"; 0 "Abstentions".

10. Cozy Royale LLC, DBA Cozy Royale, 434 Humboldt St. (Corporate Change, Liquor, Wine, Beer & Cider, Rest) **Applicant requested POSTPONMENT.**

The Committee recommended POSTPONEMENT.

The Committee voted unanimously to postpone the application.

The Board Members voted to support the recommendation to **POSTPONE** the application.

The Vote was: 32 "YES"; 0 "NO"; 0 "Abstentions".

11. Domino Refinery LLC and Skylight at Domino LLC, as mgr, 300 Kent Ave. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Catering Facility) **Committee recommended APPROVAL.**

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The Board Members voted to support the recommendation to **APPROVE** the application.

The Vote was: 32 "YES"; 0 "NO"; 0 "Abstentions".

12. Emmanuel Touboul, DBA Nyla Cafe, 362 Hewes St. (New Application, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The Board Members voted to support the recommendation to **APPROVE** the application.

The Vote was: 32 "YES"; 0 "NO"; 0 "Abstentions".

13. F & Raw Studios LLC, 70 Scott Ave. (All Night Permit Community Board Notification Form) **NO PERMIT NEEDED.**

14. Future Bar Inc, DBA The Narrows, 1037 Flushing Ave. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant requested POSTPONMENT.**

The Committee recommended POSTPONEMENT.

The Committee voted unanimously to postpone the application.

The Board Members voted to support the recommendation to **POSTPONE** the application.

The Vote was: 32 "YES"; 0 "NO"; 0 "Abstentions".

15. Greenpoint Hospitality LLC, DBA Greenpoint Public House, 623 Manhattan Ave. (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show.**

The Committee recommended denying the application.

The Committee voted unanimously to deny the application.

The Board Members voted to support the recommendation to **DENY** the application.

The Vote was: 32 “YES”; 0 “NO”; 0 “Abstentions”.

16. Lili And Cata II LLC, 325 Kent Ave Unit # 3 (New Application and Temporary Retail Permit, Wine, Beer & Cider, Cafe and Wine Bar) **Committee recommended DENIAL the applicant did not show.**

The Committee recommended denying the application.

The Committee voted unanimously to deny the application.

The Board Members voted to support the recommendation to **DENY** the application.

The Vote was: 32 “YES”; 0 “NO”; 0 “Abstentions”.

17. Meraki Bistro Brooklyn LLC, DBA Meraki Greek Bistro, 252 Grand St. (Class Change and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Applicant requested POSTPONEMENT.**

The Committee recommended POSTPONEMENT.

The Committee voted unanimously to postpone the application.

The Board Members voted to support the recommendation to **POSTPONE** the application.

The Vote was: 32 “YES”; 0 “NO”; 0 “Abstentions”.

18. Mia & Brooklyn Inc, DBA Mia & Brooklyn Coffee & Bakery, 46 Roebling St. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended APPROVAL.**

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The Board Members voted to support the recommendation to **APPROVE** the application.

The Vote was: 32 “YES”; 0 “NO”; 0 “Abstentions”.

19. Migdalia Gomez, DBA La Guira Restaurant, 580 Broadway (Alteration, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The Board Members voted to support the recommendation to **APPROVE** the application.

The Vote was: 32 “YES”; 0 “NO”; 0 “Abstentions”.

20. MJP Social LLC, 134 Kingsland Ave. Corner Store # 1 (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended APPROVAL.**

The Committee recommends approval.

The Committee voted unanimously to approve the application.



The Board Members voted to support the recommendation to **APPROVE** the application.  
The Vote was: 32 “YES”; 0 “NO”; 0 “Abstentions”.

21. Padel House Williamsburg LLC, DBA Padel House, 307 Kent Ave. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest) **Applicant requested POSTPONMENT.**

The Committee recommended POSTPONEMENT.

The Committee voted unanimously to postpone the application.

The Board Members voted to support the recommendation to **POSTPONE** the application.

The Vote was: 32 “YES”; 0 “NO”; 0 “Abstentions”.

22. Pizza Pasta Salad LLC, DBA Salsa Pizza Napoletana, 40 Clifford Place, (Class Change, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The Board Members voted to support the recommendation to **APPROVE** the application.

The Vote was: 32 “YES”; 0 “NO”; 0 “Abstentions”.

23. SILO Brooklyn LLC, 90 Scott Ave. (All Night Permit Community Board Notification)

**Committee recommended DENIAL the applicant did not show.**

The Committee recommended denying the application.

The Committee voted unanimously to deny the application.

The Board Members voted to support the recommendation to **DENY** the application.

The Vote was: 32 “YES”; 0 “NO”; 0 “Abstentions”.

24. Ten Eyck Pins LLC, 230 Bogart St. 2nd Floor (Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Previously Approved.**

## **RENEWAL**

1. 180 Franklin LLC, DBA Bar Americano, 180 Franklin St. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
2. 92 Nassau Enterprises LTD, DBA Princess Manor, 92 Nassau Ave. (Renewal, Liquor, Wine, Beer & Cider, Catering)
3. Abril NY Corporation, DBA Vamos Al Tequila, 162 Franklin St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
4. Bees Knees Management LLC, DBA Bees Knees, 65 North 7th St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
5. Bembe Inc, DBA Bembe, 81 South 6th St. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
6. Caleixco Carne Asada LLC, DBA Calexico, 645 Manhattan ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)
7. Chipotle Mexican Grill of Colorado LLC, DBA Chipotle Mexican Grill # 2895 130 N 4th St. (Renewal, Liquor, Wine, Beer & Cider, Rest)

8. Fin Du Monde Foods LLC, DBA Fin Du Monde, 38 Driggs Ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)
9. Forma Pasta LLC, 14 Bedford Ave. (Renewal, Wine, Beer & Cider, Rest)
10. Fulgurances NYC LLC, DBA Laundromat, 132 Franklin St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
11. Grand St Pizza LLC, DBA Roberta's, 6 Grand St. AKA 266 Kent Ave, Retail # 1 (Renewal, Liquor, Wine, Beer & Cider, Rest)
12. Macoletta II LLC, DBA Macoletta, 56 North 9<sup>th</sup> St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
13. Marlow Inc, DBA The Diner, 85 Broadway (Renewal, Liquor, Wine, Beer & Cider, Rest)
14. Micado Brooklyn LLC, DBA Anchored Inn, 57 Waterbury St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
15. No Name Kings Inc, DBA A Bar, 597 Manhattan Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
16. Pebble Corp, DBA Sweet Chick, 164 Bedford Ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)
17. Raw Sugar Brooklyn LLC, DBA George & Jacks, 103 Berry St. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
18. Redds Tavern, 511 Grand St. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
19. Sunday in Brooklyn, 348 Wythe Ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)
20. WV Driggs LLC, DBA Westville, 658 Driggs Ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)

### **ITEMS PREVIOUSLY POSTPONED**

1. Coco River LLC, DBA Diane's, 425 Graham Ave. (Alteration, Method of Operation, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show.**  
The Committee recommended denying the application.  
The Committee voted unanimously to deny the application.  
The Board Members voted to support the recommendation to **DENY** the application.  
The Vote was: 32 "YES"; 0 "NO"; 0 "Abstentions".
2. Domino Refinery LLC, 300 Kent Ave. (New Application and Temporary Retail permit, Liquor, Wine Beer & Cider, Catering Facility) **Committee recommended APPROVAL.**  
The Committee recommends approval.  
The Committee voted unanimously to approve the application.  
The Board Members voted to support the recommendation to **APPROVE** the application.  
The Vote was: 32 "YES"; 0 "NO"; 0 "Abstentions".
3. JBSA LLC, 1139-1141 Manhattan Ave. (New Application and Temporary Retail permit, Liquor, Wine Beer & Cider, Rest) **Committee recommended DENIAL.**  
The Committee recommended denying the application.

The Committee voted unanimously to deny the application.

The Board Members voted to support the recommendation to **DENY** the application.

The Vote was: 32 “YES”; 0 “NO”; 0 “Abstentions”.

4. Cozumel Mexican Restaurant Corp, DBA Mexico 2000 Restaurant, 369 Broadway. (New Application and Temporary retail permit, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The Board Members voted to support the recommendation to **APPROVE** the application.

The Vote was: 32 “YES”; 0 “NO”; 0 “Abstentions”.

5. MacMurray LLC, DBA The Craic, 488 Driggs Ave. (Alteration, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended APPROVAL.**

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The Board Members voted to support the recommendation to **APPROVE** the application.

The Vote was: 32 “YES”; 0 “NO”; 0 “Abstentions”.

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.

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

**WHEN:** Wednesday, December 18, 2024  
**TIME:** 6:30 PM (Meeting will end at 9:00 PM)  
**WHERE:** Swinging Sixties Senior Center.  
211 Ainslie St.  
(Corner of Manhattan Ave.)  
Brooklyn, NY. 11211

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

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

**REVISED**

December 10, 2024

## COMMITTEE REPORT Cannabis Review Committee

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

**FROM:** Mr. William Vega, Committee Chair  
Mr. Raffaello VanCouten, Committee Co-Chair

**RE:** Cannabis Review Committee Report from November 25, 2024

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The Cannabis Review Committee met on Monday, November 25, 2024, at Swinging Sixties Senior Center, 211 Ainslie St. (Corner of Manhattan Ave), Brooklyn, NY 11211 at 6:00 PM.

### ATTENDANCE

**Present:** Vega (Chair); Cabrera; Sofer.

**Absent:** VanCouten (Co-Chair); Foster; Kaminski; Lebron.

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

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### AGENDA:

Committee review of submitted Cannabis Retail Applications:

### CANNABIS LICENSES

1. Todd Giolando, DBA Three Cord Ranch LLC, 360 Graham Ave. (Retail Dispensary)  
Todd Giolando provided the committee with a complete application package. The applicant at 360 Graham Avenue provided 46 petition support signatures. The District Office received a dozen support emails and at the 11/12/2024 Board meeting, 8 neighbors stated they supported the Cannabis business.



The applicant's staff and landlord are well known in the community as good neighbors. One parent of PS 132 expressed concerns about the Cannabis storefront. I was able to confirm the business' staff, and parent did connect and the business will be scheduling a meeting with PS 132 Parents Association and its Principle to address their concerns. The committee feels Three Cord Ranch LLC will be a good neighborhood business and recommends OCM to process their application.

Vote: 2-Yes for approval, 0-No

**(Committee recommends OCM - TO APROVE the application).**

### **ITEMS PREVIOUSLY POSTPONED**

1. All County Exotics LLC, 1117 Manhattan Ave. (Retail Dispensary) Paul Abreu provided the committee with a complete application package with over 25 petition signatures of support. Applicant is well known in the community as a good neighbor and the committee feels comfortable in recommending All County Exotics LLC for OCM to process their application.

Vote: 2-Yes for approval, 0-No

**(Committee recommends OCM - TO APROVE the application).**

2. Altitude NY LLC, DBA Altitude NY LLC, 807 Manhattan Ave. (Retail Dispensary) The applicant failed to provide our committee with the requested petition signatures of support from residents and businesses in the 500 Ft radius of 807 Manhattan Avenue. The neighbors of 807 Manhattan Avenue do not want the Cannabis store and have presented to CB1 District Office over 500 petitions signatures, over 20 emails and dozens in person testimonies, all in opposition.

The applicant failed to outreach to the adjacent building residents, local school and its community at large.

The applicant has a pattern for not outreaching to communities and collecting signatures, as I witnessed at Manhattan CB2 Cannabis Committee meeting.

Mike Flynn, the operational partner, represents Flynnstoned as well. They are a corporation with over 30 cannabis licenses in their possession. Attached are Manhattan's CB2 and CB6 opposition reports to OCM.

The applicant failed to address the safety concerns of the adjacent building residents regarding the shared basement door between the retail and residential components of 807 Manhattan Avenue.

The Greenpoint Savings Bank is a Landmark building, and the applicant wants to operate the state's largest Cannabis dispensary there. The neighbors of 807 Manhattan Avenue do not want Greenpoint Savings Bank to be known as a Giant Weed Shop.

It is in our opinion; Altitude NY LLC has failed to convince the committee they would be a responsible neighborhood business, and we recommend OCM not to approve/process their Cannabis license application.

Vote: 0-Yes, 3 for no approval

**(Committee recommends OCM - NOT TO APROVE the application).**

**Cannabis Committee reviewed 3 applications.  
Committee approved 2 applications.  
Committee disapproved 1 application.**

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

**WHEN: Monday, December 16, 2024.  
TIME: 6:00 PM  
WHERE: Swinging Sixties Senior Center  
211 Ainslie Street. (Corner of Manhattan Ave.)  
Brooklyn, NY. 11211**

---

Susan Kent, *Chair*  
Valerie De La Rosa, *First Vice Chair*  
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*  
Emma Smith, *Secretary*  
Brian Pape, *Assistant Secretary*  
Mark Diller, *District Manager*

## COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE  
NEW YORK, NY 10012-1899

[www.manhattancb2.org](http://www.manhattancb2.org)

P: 212-979-2272 F: 212-254-5102 E: [info@manhattancb2.org](mailto:info@manhattancb2.org)

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

25 November 2024

**To:** Tremaine Wright  
Chair  
NYS Cannabis Control Board

Felicia A. B. Reid  
Executive Deputy Director  
Acting Executive Director  
NYS Office of Cannabis Management

**RE:** Elise Pelka LLC d/b/a Flynnstoned  
OCMCAURD-2022-000180  
388 West Street, 10014

Dear Chair Wright, and Acting Executive Director Reid,

Community Board #2, Manhattan adopted the following resolution at its Full Board meeting on 21 November 2024:

### **Resolution to Deny the Application for Elise Pelka LLC d/b/a Flynnstoned 388 West Street 10014**

1. **WHEREAS**, on October 17, 2024, CB2 received a Notification to Municipality form OCM-06009 for an Adult-Use Retail Dispensary License for Elise Pelka LLC d/b/a Flynnstoned Cannabis Co. at 388 West Street, 10014, a one-story building with a cellar level located within the Weehawken Street Historic District; and
2. **WHEREAS**, the proposed premises is on the north/west corner of Christopher Street and the riverfront featuring 89' feet of frontage on West Street, 30' feet on Christopher Street to the north, 80' feet on Weehawken Street to the east, with alternate addresses at 390 West Street, 187 Christopher St., and 10 Weehawken St.; and
3. **Whereas**, a projected opening date of April 2025, and proposed hours of operation, Monday-Wednesday 10AM-9PM, Friday-Saturday 10AM-10PM, Sunday 10AM-8PM were submitted via questionnaire; and
4. **WHEREAS**, on July 19, 2023, the corporate entity [Elise Pelka LLC](https://www.nycompanyregistry.com/companies/elise-pelka-llc/)<sup>1</sup> was granted a provisional license No. OCMCAURD-2022-000180, yet no individual demonstrating control over the applying business was present; and

<sup>1</sup> <https://www.nycompanyregistry.com/companies/elise-pelka-llc/>

5. **WHEREAS**, a NY DOS Certificate of Incorporation was submitted to CB2 on behalf of this application for [Flynnstoned Corporation](#), as was an OCM Certificate of Licensure No. OCM-CAURD-23-000010 dated (6/2/2023), also in the name of Flynnstoned Corporation, not the business entity submitted to CB2, [Elise Pelka LLC](#)/OCMCAURD-2022-000180<sup>2</sup>, raising questions about what entity is applying; and
6. **WHEREAS**, while Ms. Pelka was cited on the questionnaire as the qualifying justice involved individual owning at least fifty-one percent (51%) controlling interest of that business, the cap table<sup>3</sup> submitted to CB2 identifies Ms. Pelka and Mr. Flynn as having equal ownership at 50% each; and Mr. Flynn's description of Ms. Pelka as "just a silent partner" raises questions about TPI compliance; and
7. **WHEREAS**, Mr. Flynn answered in the affirmative via [questionnaire](#)<sup>4</sup> a plan to transfer or sell ownership or voting stakes in the business raising questions about who would have control over the proposed dispensary and operations; and
8. **WHEREAS**, the [official Flynnstone Cannabis Company YouTube](#)<sup>5</sup> channel, [and other YouTube channels](#)<sup>6</sup> contains several video of individuals, including dispensary staff, partygoers, and ownership participating in cannabis consumption at a third floor lounge, and other spaces within the Flynnstoned flagship in Syracuse, raising questions about compliance with on-site consumption regulations and operational integrity; and
9. **WHEREAS**, the proposed premises is a one-story retail building completed in 1938 within the landmarked [Weehawken Street Historic District](#)<sup>7</sup>, a distinctive enclave of fourteen buildings on one of the city's shortest blocks representing a century of history, character architecture and development in the Village's Hudson River waterfront; and
10. **WHEREAS**, the property broker stated that the premises is currently under construction, which was confirmed by the applicant (then rescinded), yet no required permits have been filed with the Landmarks Preservation Commission (LPC), or Department of Buildings (DOB) raising questions about compliance with district regulations; and
11. **WHEREAS**, The [1938 Certificate of Occupancy](#)<sup>8</sup> allows for only 10 occupants, yet the applicant has 40 employees which the Applicant later said was a typo; and
12. **WHEREAS**, neither a current **DOB Certificate of Occupancy** or **DOB Letter of No Objection** was provided, and an alternate non-compliant document from a third-party was submitted in their stead; and
13. **WHEREAS**, the proposed premises is located in a **flood zone with a history of severe flooding**, yet no flood mitigation measures were addressed raising concerns about structural safety and tenant vulnerability; and
14. **WHEREAS**, residents living within 300-feet of the proposed premises cited heightened security concerns due to ongoing burglaries on the block; and
15. **WHEREAS**, security concerns are justified as theft, robberies, and burglaries of licensed dispensaries are becoming increasingly common, as multiple NYS dispensaries have been subject to such criminal activities; and
16. **WHEREAS**, it has been reported that an [attempted burglary at the Flynnstoned](#)<sup>9</sup> flagship in Syracuse, and similar events at multiple licensed dispensaries throughout the state sometime result in crime spilling over into the surrounding areas; and

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<sup>2</sup> [https://cannabis.ny.gov/system/files/documents/2023/07/cch-caurd-provisional-license-approvals-7-19-23\\_0.pdf](https://cannabis.ny.gov/system/files/documents/2023/07/cch-caurd-provisional-license-approvals-7-19-23_0.pdf)

<sup>3</sup> A cap table, or capitalization table, is a document that shows a company's ownership structure and equity capitalization.

<sup>4</sup> [https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2024/11/PUBLICQUESTIONNAIRE\\_ElisePelkaLLCdbaFLYNNSTONED\\_388WestSt10014.pdf](https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2024/11/PUBLICQUESTIONNAIRE_ElisePelkaLLCdbaFLYNNSTONED_388WestSt10014.pdf)

<sup>5</sup> <https://www.youtube.com/watch?v=oalcFOMXnCE>

<sup>6</sup> <https://www.youtube.com/watch?v=yqr7P8HalV0>

<sup>7</sup> <https://s-media.nyc.gov/agencies/lpc/lp/p/2183.pdf>

<sup>8</sup> <https://drive.google.com/file/d/11GF-26en4NI0xc59vI5a66Bqsat0cQj1/view?usp=sharing>

<sup>9</sup> <https://www.syracuse.com/crime/2024/08/five-boys-accused-of-break-ins-at-2-gun-stores-failed-attempt-at-syracuse-cannabis-shop.html>



17. **WHEREAS**, The heightened risk of crime associated with a cash-heavy business model is highlighted by the recent burglary of a CB2 dispensary on November 16, 2024; and
18. **WHEREAS**, failure to conduct meaningful outreach to local stakeholders has fostered mistrust with the community; and
19. **WHEREAS**, the security plan submitted via questionnaire failed to include adequate measures to prevent burglaries, or deter spillover crime impacting neighboring residential buildings and businesses; and
20. **WHEREAS**, the proposed dispensary's **close proximity to several places** that provide services and activities for local families including multiple **schools**, educational facilities, the 420 apartments of the [West Village Houses development](https://en.wikipedia.org/wiki/West_Village_Houses)<sup>10</sup>, the Christopher/West Street bus stop<sup>11</sup> and the [Hudson River Park and Christopher Street Pier/45](https://hudsonriverpark.org/)<sup>12</sup>, directly across the street from the proposed premises, where many schools and children's classes/activities occur all year round, raised concerns about public safety and community impact; and
21. **WHEREAS**, the proposed premises is directly opposite (75ft.) a supportive housing site for homeless and/or very low-income New Yorkers slated for 180 Christopher Street<sup>13</sup>, raises additional concerns about the impact on vulnerable populations; and
22. **WHEREAS**, several formal letters of opposition have been received by CB2 and local elected officials, including from two nearby buildings representing approximately 140 residential units; and
23. **WHEREAS**, several residents from nearby buildings attended the hearing, citing concerns which included increased insurance premiums, increase in pedestrian and vehicular traffic in the already busy residential area, increased illegal use of cannabis in area parks and other public and prohibited spaces, an uptick in criminal activity, and general neighborhood disruption; and
24. **WHEREAS**, the president of a nearby Condo Association confirmed that its insurance premiums would substantially increase if the dispensary is approved raising concerns that longtime Village residents ability to age-in-place if priced-out of their homes as a result of the dispensary; and

**THEREFORE, BE IT RESOLVED**, Community Board 2 (CB2) strongly recommends the **denial** of the Adult-Use Retail Dispensary License application for Elise Pelka LLC d/b/a Flynnstoned Cannabis Co. at 388 West Street, NY, NY 10014, due to the extensive and documented issues outlined, and that this decision shall be deemed part of the record upon which the Office of Cannabis Management (Office) makes its recommendation to the Cannabis Control Board (Board) to grant or deny the application per §76 section 4 of NYS Cannabis Law.

- Inconsistent and incomplete documentation regarding ownership, entity control, and compliance with regulatory requirements.
- Possible violations of cannabis consumption regulations and operational integrity at the applicant's other business locations.
- Failure to address historic preservation requirements and flood zone mitigation measures for the landmarked premises within the Weehawken Street Historic District.

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<sup>10</sup> [https://en.wikipedia.org/wiki/West\\_Village\\_Houses](https://en.wikipedia.org/wiki/West_Village_Houses)

<sup>11</sup> <https://bustime.mta.info/m/index?q=903030>

<sup>12</sup> <https://hudsonriverpark.org/>

<sup>13</sup> <https://villageview.nyc/2024/01/05/bailey-holt-house-to-be-replaced-with-a-16-story-tower/>

- Concerns regarding public safety, increased crime risks, and insufficient security measures for a cash-heavy business in a residential neighborhood.
- Lack of meaningful outreach to local stakeholders and overwhelming community opposition, including formal letters of objection from residents to the CB and elected officials.
- Proximity to schools, parks, supportive housing for vulnerable populations, and other sensitive areas that make the location inappropriate for a cannabis dispensary.

**BE IT FURTHER RESOLVED,** CB2 strongly advises that applications of this nature must meet the highest standards of transparency, community engagement, and compliance with all applicable regulations, including but not limited to cannabis law, state regulations, zoning, historic preservation, and security requirements, to be considered viable. The applicant's demonstrated lack of preparedness and the significant concerns raised by the community make this application unsuitable for approval.

Thank you for your consideration. Please advise us of any decision or action taken in response to these comments.

Sincerely,



Susan Kent, Chair  
Community Board #2, Manhattan



Mar Fitzgerald, Chair  
Cannabis Licensing Committee (CLC)  
Community Board #2, Manhattan

SK/fa

Cc: Pascale Bernard, Deputy Director of Intergovernmental Affairs, NYS OCM  
Philip Rumsey, Manager of Intergovernmental Outreach, NYS OCM  
Hon. Eric Adams, Mayor of the City of New York  
Hon. Jumaane Williams, NYC Public Advocate  
Hon. Brad Lander, NYC Comptroller  
Hon. Mark Levine, Manhattan Borough President  
Hon. Christopher Marte, Council Member  
Hon. Erik Bottcher, Council Member  
Hon. Carlina Rivera, Council Member  
Hon. Kathy Hochul, Governor of the State of New York  
Hon. Daniel Goldman, Congressman  
Hon. Brad Hoylman-Sigal, NYS Senator  
Hon. Brian Kavanaugh, NYS Senator  
Hon. Deborah Glick, Assembly Member  
Hon. Grace Lee, Assembly Member  
Dynishal Gross, Commissioner, NYC Small Business Services

SANDY MCKEE  
CHAIR

JOHN KELLER, FIRST VICE CHAIR  
MARK THOMPSON, SECOND VICE CHAIR



JESÚS PÉREZ  
DISTRICT MANAGER

GABRIEL TURZO, TREASURER  
BEATRICE DISMAN, ASST. TREASURER  
LIVIA SHREDNICK, SECRETARY  
RUPAL KAKKAD, ASST. SECRETARY

THE CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD SIX  
211 EAST 43RD STREET, SUITE 1404  
NEW YORK, NY 10017

**VIA E-MAIL**

November 14, 2024

Felicia A. B. Reid  
Deputy Executive Director and Acting Executive Director  
Office of Cannabis Management  
W. Averell Harriman State Office Building Campus, Building 9  
1220 Washington Avenue  
Albany, NY 12226

**Resolution of Objection for a New license to operate a cannabis retail dispensary for Celes Walters in partnership with Mike Flynn dba Flynnstoned Cannabis Company at 820 2nd Avenue**

At the November 13, 2024 Full Board meeting of Manhattan Community Board Six, the Board adopted the following resolution:

**WHEREAS**, Mike Flynn, Principal, appeared before the Business Affairs & Licensing Committee of Manhattan Community Board Six (CB6) on September 26, 2024, and Imran Sajid, Principal, appeared before the CB6 Business Affairs & Licensing Committee on October 24, 2024, CB6 having jurisdiction of the premises in the license application process;

**WHEREAS**, the establishment proposes to operate as a cannabis retail dispensary;

**WHEREAS**, Section 129.2 of the cannabis regulations prohibits advertising that “promote[s] youth use” or is “attractive to individuals under twenty-one” years of age;

**WHEREAS**, Section 128.1 of the cannabis regulations defines “attractive to individuals under twenty-one” years of age as “labeling, packaging, advertising, and marketing that us[es] or includ[es], among other things: Cartoons”;

**WHEREAS**, the applicant proposes to call their cannabis retail dispensary “Flynnstoned Cannabis Company”, a clear reference to the well-known cartoon The Flintstones, which has been used to market vitamins for children since 1968;

**WHEREAS**, Section 128.6 of the cannabis regulations prohibits a “cannabis product package, including an exit package” from “display[ing] any content or [label]” that “causes a reasonable consumer confusion as to whether the cannabis product is trademarked, marked or labeled in a manner that violates any federal trademark law”;

**WHEREAS**, The Flintstones is a registered trademark of Hanna-Barbera Productions, Inc.;

**WHEREAS**, the proposed location is within 500 feet and around the corner from Lyceum Kennedy, a K-12 school;

**WHEREAS**, the proposed location is within 500 feet of the Aaron School, a K-12 school;

**WHEREAS**, it is the community's view that the proposed location's close proximity to two schools makes the location unsuitable for a cannabis dispensary, even if the cannabis regulation distance requirements are so narrow that they are almost impossible for any applicant to run afoul of them;

**WHEREAS**, the Office of Cannabis Management's Full-featured Legal Online Cannabis Activities Locator indicates that there are 9 diplomatic missions to the United Nations within 500 feet of the proposed retail dispensary location, specifically (in order of proximity) the Missions of Peru, Bangladesh, Nigeria, Egypt, India, Montenegro, Kiribati, Dominica, and Côte d'Ivoire. It is the community's view that a cannabis superstore would not be a suitable representation for a neighborhood that is known as the gateway to the United Nations;

**WHEREAS**, the applicant is not benefitting the community by filling a vacant storefront, instead the applicant has prevailed upon the landlord of the space in question to prematurely terminate the lease of the current business in the space. While CB6 supports honest business owners who wish to set up shop in our district, we do not support efforts to displace longstanding businesses that have contributed to the character of our community;

**WHEREAS**, dozens of members of the community strongly expressed opposition in person and submitted petitions to that effect;

**WHEREAS**, in the weeks since this application was publicly announced, dozens of neighborhood residents called and wrote to CB6 to express their opposition;

**THEREFORE, BE IT RESOLVED** that pursuant to the presentations made by the Applicants at the meetings of the Business Affairs & Licensing Committee held on September 26, 2024, and October 24, 2024, and pursuant to all other considerations, Manhattan Community Board Six **objects** to the application.

**VOTE: 32 In Favor 7 Opposed 2 Abstention 0 Not Entitled**

Best regards,



Jesús Pérez  
District Manager

Cc: Hon. Kristen Gonzalez, State Senator  
Hon. Harvey Epstein, Assemblymember  
Hon. Mark Levine, Manhattan Borough President  
Hon. Keith Powers, Council Member  
Anton Mallner, Chair, CB6 Business Affairs & Licensing Committee



**From:** [BK01 \(CB\)](#)  
**To:** [Saufpaudf](#)  
**Subject:** Fw: [EXTERNAL] Greenpoint Savings Bank - New client  
**Date:** Wednesday, December 11, 2024 2:04:32 PM

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**From:** Kristin Esposito <>  
**Sent:** Wednesday, December 11, 2024 12:00 PM  
**To:** Lincoln Restler  
<  
**Cc:** <bk01@cb.nyc.gov>;  
**Subject:** [EXTERNAL] Greenpoint Savings Bank - New client

**CAUTION! EXTERNAL SENDER.** Never click on links or open attachments if sender is unknown, and never provide user ID or password. If **suspicious**, report this email by hitting the **Phish Alert Button**. If the button is unavailable or you are on a mobile device, forward as an attachment to [phish@oti.nyc.gov](mailto:phish@oti.nyc.gov).

Hello Council Member Restler,

Thanks for your efforts in finding a good neighbor to do business in the historic Greenpoint Savings Bank.

I am on the commercial and residential boards of the Greenpoint Savings Bank and 807 Manhattan Ave Condominiums. The residents at 807 Manhattan Ave are very interested in teaming with you on finding the right tenant for the commercial section of their building who will be a good neighbor that enriches the fabric of our community.

The leasing agent has said that multiple gyms, and specifically rock climbing gyms, have shown interest in the Greenpoint Savings Bank. With the children and families that frequent and live on the block (and in the building of) the bank, a business that serves people of all ages and promotes health in the community would be most welcome.

One resident found Gravity Vault, a primarily North Atlantic rock climbing gym company with enough heft and experience for the work of transforming the bank particularly interested. Having a Gravity Vault in a bank is very on brand.

Please, help us help this building be a center for the whole community, particularly the kids at PS31 and in the Bank building itself. The people who have invested in 807 Manhattan Ave as Condo owners are the first ones that would like to see their building cleaned up and well maintained as the disrepair the current owner has allowed has direct negative effects on our section of the building. We would love to team with you on the best possible solution for the building and the community.

I would very much like to continue this conversation further - perhaps we can chat directly?

All the best,  
Kristin Esposito

**From:** [Mark Stuver](#)  
**To:** [william.vega206](#)  
**Cc:** [BK01 \(CB\)](#)  
**Subject:** [EXTERNAL] Fwd: untold story at Greenpoint Savings Bank  
**Date:** Tuesday, December 10, 2024 12:52:16 PM

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Hello Mr. Vega and others on the CB1 Cannabis Committee,

We have appreciated your openness to our concerns and for your great effort in fully considering the impact a cannabis storefront will have at the Greenpoint Savings Bank.

I am forwarding the email I sent today to OCM members and other New York representatives who I hope will take seriously your recommendation on Altitude NY LLC's license to operate in the 76% majority residential building at 807 Manahattan Ave/1080 Lorimer St. The NY1 story unfortunately did not add much new context, such as the violent break in attempts at Mike Flynn's cannabis business in Syracuse, but at least it may have raised the profile on the issue.

Hoping for a positive resolution for our community. All the best to all of you as we head into the holidays.

Sincerely,

Mark Stuver  
[writemardown.com](https://writemardown.com)

Begin forwarded message:

**From:** Mark Stuver <>  
**Subject:** untold story at Greenpoint Savings Bank  
**Date:** December 10, 2024 at 11:29:11 AM EST  
**To:** j

Dear OCM members and Representatives of New York,

NY1 ran a story yesterday about the Greenpoint Savings Bank.

[https://ny1.com/nyc/all-boroughs/news/2024/12/09/brooklyn-greenpoint-bank-cannabis-marijuana?cid=id-app15\\_m-share\\_s-web\\_cmp-app\\_launch\\_august2020\\_c-producer\\_posts\\_po-organic](https://ny1.com/nyc/all-boroughs/news/2024/12/09/brooklyn-greenpoint-bank-cannabis-marijuana?cid=id-app15_m-share_s-web_cmp-app_launch_august2020_c-producer_posts_po-organic)

It plays the familiar and tired tune of wealthy apartment owners crying NIMBY. Perhaps this was what was intended - delegitimization of citizens' concerns about the safety of their children because they are able to purchase an apartment in NYC - but it is not the full story.

Attorneys for 807 Manhattan Ave Condominiums found that Altitude NY LLC already has active licenses for 807 Manhattan Ave, OCMRETL-2023-002012 and OCM-RETL-24-00012. I ask NYS Cannabis Control Board directly, how is this possible within the protocols that require CB1's Community input before any licenses are granted, and why two? We are still in the community feedback process, and yet OCM has granted TWO licenses to Altitude NY LLC at the address of a majority (76%) residential building. OCM's protocols and comprehensive regulatory framework are not meant to prioritize cannabis businesses OVER community members' health, safety and security, but OCM has done exactly that at 807 Manhattan Avenue. As a regulatory body, I would think OCM would want to collaborate with communities and respond fully to their concerns rather than ignore them to prioritize one business's profits over 29 families.

Is social equity having a wealthy cannabis owner, Mr. Flynn, and wealthier investors, Pearl Friedman and Mike Silverman amongst others, benefit by putting children who already live in the Greenpoint Savings Bank restoration in physical danger?

Below are news stories with videos of assailants smashing rocks into the bulletproof windows of Mike Flynn's (one of the owner/operators of Altitude NY LLC) FlynnStoned Cannabis Company in Syracuse on three different occasions within 30 days:

<https://www.syracuse.com/crime/2024/08/five-boys-accused-of-break-ins-at-2-gun-stores-failed-attempt-at-syracuse-cannabis-shop.html?outputType=amp>

<https://cnycentral.com/amp/news/local/watch-burglar-tries-breaking-into-downtown-business-as-syracuse-property-crime-rises>

In one of these stories, Mr. Flynn likens his building to a child he must protect. We at 807 Manhattan Ave. Condominiums don't have bulletproof windows. We DO have 17 small children in the building with more on the way and we have 5 glass doors direct to street where the homes these children sleep in, the common space they play in, and the hallways they walk, can be directly accessed by someone motivated enough to break through the windows. Mr. Flynn's business - with its required egress and easement to the residential section of our building - clearly presents that strong incentive to criminals. Our children cannot be bulletproofed nor repaired from violent attack; Mr. Flynn has no idea what having a child at risk for this kind of violence means if he likens it to property damage or loss.

Mr. Flynn does have deep-pocketed investors and very able attorneys - and possibly local politicians such as Mr. Restler and Mayor Adams - who have

helped him and his partners skirt OCM protocols at our expense. Over 40 million dollars has been invested in the landmark restoration of the Greenpoint Savings Bank by the New Yorkers who've made it their home. This may be a paltry sum compared to the potential profits of a Cannabis Storefront over a year. But that sum represents the individual investments of 29 owners who've worked hard in diverse industries and for diverse organizations to be able purchase a home in New York City. OCM, Altitude NY LLC, and politicians in support of the cannabis storefront at 807 Manhattan are actively undermining the personal safety and financial security of those who've invested in their future here.

At the CB1 Cannabis Committee Meeting in Brooklyn on 11/25, over 600 verified signatures of those against a Cannabis Storefront at 807 Manhattan Ave, gathered by community members from community members, were presented. Altitude NY LLC presented a negligible petition of mostly illegible names; we've seen what appeared to be paid canvassers gathering signatures for several hours on a single day over the past month. Even though Mr. Flynn KNOWS UNEQUIVOCALLY that his business presents a security risk to the families who live in the 807 Manhattan Ave Condominiums, Altitude AGAIN showed up with no security plan to the CB1 meeting. We implore OCM to acknowledge the obvious issues this location presents and respect the community's wishes by denying a license at this venue. There are ample opportunities on Greenpoint Ave, such as Polonaise Terrace, for Altitude to thrive that are not in a mixed-use building nor a mixed use zone, and we wish them luck there.

Cannabis business is here to stay, and I wish for it to have a productive place in our city as much as anyone. Ignoring the dangers these businesses presents for communities is not productive, it is frightening. Context is needed to make reasonable decisions with the safety of children in mind.

<https://www.asisonline.org/security-management-magazine/articles/2024/04/cannabis/alarming-trends-in-cannabis-crime/>

Just because a product is legal, does not mean it belongs anywhere. Like liquor, firearms, pornography, or any other legal, adult-use only product, the place of a cannabis business within a community needs to be fully considered. Please, license this business in a place where its serious and well documented risks are not forced upon families and small children.

Thank you,

Mark Stuver  
[writemardown.com](http://writemardown.com)



**From:** [Kevin Kung](#)  
**To:** [LicensesBK01 \(CB\)](#)  
**Cc:** [BK01 \(CB\)](#); [info@ocm.ny.gov](mailto:info@ocm.ny.gov)  
**Subject:** [EXTERNAL] ATTENTION - MR. William Vega - Regarding 807 Manhattan Ave proximity to Daycare  
**Date:** Wednesday, November 27, 2024 12:25:16 PM  
**Attachments:** [Greenpoint Diagram SITE PLAN.pdf](#)  
[Letter from Renee - Confirming CCATS.pdf](#)  
**Importance:** High

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Dear Chairperson Vega,

I hope this email finds you well. I am following up on the Cannabis Committee meeting this past Monday to provide additional supporting documentation regarding our concerns about the proposed cannabis dispensary at 807 Manhattan Avenue.

Attached, you will find a letter from Assistant Commissioner Renee Noel of the NYC Department of Health and Mental Hygiene. This letter confirms that Kuei Luck Early Childhood Center submitted preliminary applications for both Preschool and Infant/Toddler Group Child Care programs at 171 Calyer Street, Brooklyn, NY 11222. These applications were submitted on November 13, 2023, and have been documented in the agency's ACCELA and CCATS databases.

This confirmation demonstrates that our preschool licensing process began well before the cannabis dispensary application was submitted. As you are aware, cannabis retail locations are prohibited within 500 feet of schools or community facilities under New York State law. The proposed dispensary at 807 Manhattan Avenue, which intersects with Calyer Street—the same street as our preschool—falls within this restricted zone.

We respectfully request that this documentation be taken into consideration as part of the Committee's ongoing deliberations. We trust this will help illustrate the incompatibility of this proposed project with its immediate surroundings and highlight the need to prioritize the safety and well-being of the children and families we serve.

Thank you for your attention to this matter, and I remain available to answer any questions or provide additional information.

Best regards,  
Kevin Kung  
Executive Director  
Kuei Luck Early Childhood Center

**Kevin Kung**  
Executive Director, Kuei Luck Early Childhood Center

☐ Rego Park | Long Island City | Harlem | Greenpoint





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**Fw: [EXTERNAL] Opposition to Altitude NY LLC Cannabis License**

---

**From** BK01 (CB) <bk01@cb.nyc.gov>

**Date** Fri 10/4/2024 4:22 PM

**Bcc**

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**From:** Amanda Keele

**Sent:** Friday, October 4, 2024 3:50 PM

**Subject:** [EXTERNAL] Opposition to Altitude NY LLC Cannabis License

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Hello,

I am writing to formally express my opposition to the Altitude NY LLC cannabis license application for the proposed cannabis dispensary and smoking lounge at 807 Manhattan Avenue, the Greenpoint Savings Bank – a landmark historical property. I believe that this historic location is not suitable for such a business, given the existing density of cannabis dispensaries in our community. Additionally this business has not fully disclosed all intended uses in their application to Community Board 1 and that this application does not conform with the zoning restrictions for dispensaries and this building.

- **Lack of Transparency in application:**

- Altitude NY LLC (the applicant) has failed to disclose that, in addition to being a cannabis retail location, its primary use will be as a smoking club, where indoor cannabis smoking will take place along with events and music. Please see the business website (<https://altitudeclubnyc.com/>), located at 1302 Myrtle Avenue and social media (Instagram: [@altitudeclubnyc](https://www.instagram.com/altitudeclubnyc)). Altitude NYC has already opened “Xhale Lounge” (see <https://thexhalelounge.com/>) where events are held and cannabis is consumed indoors. Clearly the intention behind renting a massive 11,200 sq foot space is to use this as a party venue/club where products purchased can be smoked and consumed, which is a violation of zoning use group 6.

- The average square footage for a cannabis retail shop in the Greenpoint neighborhood is currently 1,610 sq ft, a considerably smaller footprint than the proposed location.
- Altitude Club NYC/Xhale Lounge appear to currently operate an illegal business at 1302 Myrtle Avenue. I have not been able to find a permit in process or active for that location or business.

- **Violation of Bylaws of 1080 Lorimer/807 Manhattan Avenue and NYS Attorney General**

**Offering Plan:** 807 Manhattan is a commercial unit within and attached to a condominium complex, 1080 Lorimer Street, therefore all secondhand smoke will negatively impact and potentially harm the adults and children/infants that reside in that condominium. The Board of 1080 Lorimer was not consulted about this lease and there are a number of prohibited uses per the 1080 Lorimer NYS Attorney General Offering Plan, which includes use as a 'head shop' and any venue that creates loud music or noisy events. Additionally, 1080 Lorimer is a non-smoking building, which includes the smoking of marijuana. Therefore, this proposed business would be in direct violation of these policies and allowed uses. Lastly, there are several residential units that are in the bank building itself and would be at the highest level of risk.

- **Saturation of Cannabis stores in Williamsburg/Greenpoint:** Currently, there are at least 20 active cannabis dispensaries and 7 pending applications within a one-mile radius of the proposed site. Empire Cannabis Club at 833 Manhattan Avenue is only 232 feet from this proposed club. Another cannabis dispensary was approved for 922 Manhattan Avenue, under 1000 feet from this application. This concentration raises concerns about public safety, traffic, fire hazards, and the overall character of our neighborhood. Additionally, having multiple dispensaries so close together can create an oversaturation that detracts from the diverse retail options that our community needs and deserves.

- **Fire and Safety Hazards:** A cannabis dispensary and club of this size poses a significant fire and safety hazard to a landmarked historic building and given that 807 Manhattan Ave is connected to 1080 Lorimer Street, a residential building, this poses a direct threat to the homes of 29 families that reside in that building. There is an open access corridor between the commercial space and the residential space, which creates potential safety breaches.

- **Nearby Schools, Youth, and Places of Worship:**

- PS 31 is only 449 feet away – (1080 Lorimer and 807 Manhattan are connected buildings with an entrance at 1080 Lorimer)
- A new preschool, Kuei Luck Early Childhood Center, at 171 Calyer is only 220 feet away
- Greenpoint YMCA at 99 Meserole Avenue is a public youth facility within 500 feet (1080 Lorimer and 807 Manhattan are connected buildings with an entrance at 1080 Lorimer)
- St. Anthony Catholic Church at 862 Manhattan Avenue is 229 ft away

- **Other nearby uses:** There is a playground on Lorimer Street connected to PS 131 and nearby residential homes, which raises additional concerns about access and safety for our children and families. It is essential to prioritize the well-being of our community members and ensure that local businesses complement rather than detract from the area.

- **Lack of community engagement:** Altitude NY LLC posted a tiny sign about this permit a few days ago, did not alert our building about their intentions, and have not engaged the community in any way. With so little information, we've had to do our own work to try and understand the proposal.

I urge the Community Board to deny the cannabis permit for the Altitude NY LLC cannabis license for dispensary and club at 807 Manhattan Avenue and to prioritize locations that are more appropriate for such establishments.

Thank you for considering my concerns.

Sincerely,  
Amanda Maniaci





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**Fw: [EXTERNAL] Opposition to Altitude NY LLC Cannabis License (CB1 – 10/8)**

---

**From** BK01 (CB) <bk01@cb.nyc.gov>

**Date** Mon 10/7/2024 9:31 AM

**Bcc**

 1 attachment (76 KB)

807 Manhattan - Altitude permit\_commboard.pdf;

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**From:** Fannie Liu

**Sent:** Friday, October 4, 2024 5:52 PM

**To:** BK01 (CB)

**Cc:** Albert Kwon

**Subject:** [EXTERNAL] Opposition to Altitude NY LLC Cannabis License (CB1 – 10/8)

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Dear Community Board No. 1,

My husband Albert and I are strongly opposed to the Altitude NY LLC cannabis license application at 807 Manhattan Avenue, the Greenpoint Savings Bank. We are residents of 1080 Lorimer St, a non-smoking and residential building which is intertwined with 807 Manhattan Ave.

Albert and I are expecting our first child in a few months. We would be extremely concerned for the safety and health of our baby if a cannabis store/club opened in our building. I have attached a letter listing these concerns in detail. We urge you to deny the cannabis permit.

Thank you for your consideration.

Fannie



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**Fw: [EXTERNAL] Subject: Opposition to Altitude NY LLC Cannabis License (CB1 – 10/8)**

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**From** BK01 (CB) <bk01@cb.nyc.gov>

**Date** Fri 10/4/2024 4:07 PM

**Bcc**

---

**From:** Brooklyn Reid

**Sent:** Friday, October 4, 2024 3:41 PM

**Cc:** Darrell Reid

**Subject:** [EXTERNAL] Subject: Opposition to Altitude NY LLC Cannabis License (CB1 – 10/8)

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Dear Community Member,

We are residents of Greenpoint and our family lives in 1080 Lorimer St, connected to the Historic Greenpoint Savings Bank at 807 Manhattan Ave. We have chosen to purchase a home in Greenpoint and raise our two twin daughters in this neighborhood. There are 29 families that live inside 1080 Lorimer St, which includes 17 children under the age of 5. The safety of our family and community is at risk with yet another cannabis shop, especially connected to our building. We believe this will compromise the neighborhood and only increase crime more.

As a resident of 1080 Lorimer, We are writing to formally express our opposition to the Altitude NY LLC cannabis license application for the proposed cannabis dispensary and smoking lounge at 807 Manhattan Avenue, the Greenpoint Savings Bank – a landmark historical property.

1080 Lorimer, the adjoining and intertwined property is non-smoking and residential. 807 Manhattan, the landmark Greenpoint Savings Bank, is the commercial component of the same lot number. The Offering Plan that every 1080 resident purchased their home under expressly prohibited this sort of business. To be clear, this is not a “party-wall” situation; residents units and our building gym are IN the bank. When the banks roof leaks, it floors our units and ground floor, and there is a required egress between residential and commercial sections for roof access and emergencies. **We are the same building.**

While we acknowledge the evolving landscape of cannabis legislation and its potential benefits, I believe that this historic location is not suitable for such a business, given the existing density of cannabis dispensaries in our community. Most importantly, it appears that this business has not fully disclosed all intended uses in their application to Community Board 1 and that this application does not conform with the zoning restrictions for dispensaries and this building.

- **Lack of Transparency in application:**

- Altitude NY LLC (the applicant) has failed to disclose that, in addition to being a cannabis retail location, its primary use will be as a smoking club, where indoor cannabis smoking will take place along with events and music. Please see the business website (<https://altitudeclubnyc.com/>), located at 1302 Myrtle Avenue and social media (Instagram: [@altitudeclubnyc](https://www.instagram.com/altitudeclubnyc)). Altitude NYC has already opened "Xhale Lounge" (see <https://thexhalelounge.com/>) where events are held and cannabis is consumed indoors. Clearly the intention behind renting a massive 11,200 sq foot space is to use this as a party venue/club where products purchased can be smoked and consumed, which is a violation of zoning use group 6.
  - The average square footage for a cannabis retail shop in the Greenpoint neighborhood is currently 1,610 sq ft, a considerably smaller footprint than the proposed location.
  - Altitude Club NYC/Xhale Lounge appears to currently operate an illegal business at 1302 Myrtle Avenue. I have not been able to find a permit in process or active for that location or business.
- Saturation of Cannabis stores in Williamsburg/Greenpoint:** Currently, there are at least 20 active cannabis dispensaries and 7 pending applications within a one-mile radius of the proposed site. Empire Cannabis Club at 833 Manhattan Avenue is only 232 feet from this proposed club. Another cannabis dispensary was approved for 922 Manhattan Avenue, under 1000 feet from this application. This concentration raises concerns about public safety, traffic, fire hazards, and the overall character of our neighborhood. Additionally, having multiple dispensaries so close together can create an oversaturation that detracts from the diverse retail options that our community needs and deserves.
- Fire and Safety Hazards:** A cannabis dispensary and club of this size poses a significant fire and safety hazard to a landmarked historic building and given that 807 Manhattan Ave is connected to 1080 Lorimer Street, a residential building, this poses a direct threat to the homes of 29 families that reside in that building.
- Nearby Schools, Youth, and Places of Worship:**
    - PS 31 and attached playground
    - A new preschool, Kuei Luck Early Childhood Center, at 171 Calyer is across the street
    - Greenpoint YMCA at 99 Meserole Avenue is a public youth facility
    - St. Anthony Catholic Church at 862 Manhattan Avenue
- Other nearby uses:** This a residential area and the Altitude NY LLC application raises additional concerns about access and safety for our children and families. It is essential to prioritize the well-being of our community members and ensure that local businesses complement rather than detract from the area.
- Lack of community engagement:** Altitude NY LLC posted a tiny sign about this permit a few days ago, did not alert anyone about their intentions, and have not engaged the community in any way.

We are asking the Community Board to deny the cannabis permit for the Altitude NY LLC cannabis license for dispensary and club at 807 Manhattan Avenue and to prioritize locations that are more appropriate for such establishments.

Thank you for considering our concerns.

Sincerely,

Brooklyn and Darrell Reid



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

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

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

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



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GINA BARROS  
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SONIA IGLESIAS  
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DEALICE FULLER  
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JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

December 12, 2024

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

## RE: CANNABIS APPLICATIONS

Dear Chair Wright:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1 held on December 10, 2024, the Cannabis Review Committee reviewed the report attached, and the various recommendations made. Below are the actions taken:

### CANNABIS APPLICATIONS:

1. Todd Giolando, DBA Three Cord Ranch LLC, 360 Graham Ave. (Retail Dispensary)  
Todd Giolando provided the committee with a complete application package. The applicant at 360 Graham Avenue provided 46 petition support signatures. The District Office received a dozen support emails and at the 12/12/2024 Board meeting, 8 neighbors stated they supported the Cannabis business.  
The applicant's staff and landlord are well known in the community as good neighbors. One parent of PS 132 expressed concerns about the Cannabis storefront. I was able to confirm the business' staff, and parent did connect, and the business will be scheduling a meeting with PS 132 Parents Association and its Principle to address their concerns. The committee feels Three Cord Ranch LLC will be a good neighborhood business and recommends OCM to process their application.  
**(Committee recommends TO APPROVE the application)**  
The Committee voted unanimously to APPROVE the application.  
The Board Members voted to support the recommendation to APPROVE the application.  
The Vote was: 31 "YES"; 0 "NO"; 1 "Abstentions".

## **ITEMS PREVIOUSLY POSTPONED**

1. All County Exotics LLC, 1117 Manhattan Ave. (Retail Dispensary)

Paul Abreu provided the committee with a complete application package with over 25 petition signatures of support. Applicant is well known in the community as a good neighbor and the committee feels comfortable in recommending All County Exotics LLC for OCM to process their application.

**(Committee recommends TO APPROVE the application)**

The Committee voted unanimously to APPROVE the application.

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

The Vote was: 31 "Yes", 0 "No", 1 "Abstentions"

2. Altitude NY LLC, DBA Altitude NY LLC, 807 Manhattan Ave. (Retail Dispensary)

The applicant failed to provide our committee with the requested petition signatures of support from residents and businesses in the 500 Ft radius of 807 Manhattan Avenue. The neighbors of 807 Manhattan Avenue do not want the Cannabis store and have presented to CB1 District Office over 500 petitions signatures, over 20 emails and dozens in person testimonies, all in opposition. The applicant failed to outreach to the adjacent building residents, local school and its community at large.

The applicant has a pattern for not outreaching to communities and collecting signatures, as I witnessed at Manhattan CB2 Cannabis Committee meeting.

Mike Flynn, the operational partner, represents Flynnstoned as well. They are a corporation with over 30 cannabis licenses in their possession. Attached are Manhattan's CB2 and CB6 opposition reports to OCM.

The applicant failed to address the safety concerns of the adjacent building residents regarding the shared basement door between the retail and residential components of 807 Manhattan Avenue.

The Greenpoint Savings Bank is a Landmark building, and the applicant wants to operate the state's largest Cannabis dispensary there. The neighbors of 807 Manhattan Avenue do not want Greenpoint Savings Bank to be known as a Giant Weed Shop.

It is in our opinion; Altitude NY LLC has failed to convince the committee they would be a responsible neighborhood business, and we recommend OCM not to approve/process their Cannabis license application.

**(Committee recommends OCM - NOT TO APPROVE the application).**

The Committee voted unanimously to deny the application.

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

The Vote was: 31 "Yes", 0 "No", 1 "Abstentions"

**Cannabis Committee reviewed 3 applications.**

**Committee approved 2 applications.**

**Committee disapproved 1 applications.**



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

**WHEN:** Monday, December 16, 2024  
**TIME:** 6:00 PM  
**WHERE:** Swinging Sixties Senior Center  
211 Ainslie Street. (Corner of Manhattan Ave.)  
Brooklyn, NY. 11211

---

Working for a Better Williamsburg-Greenpoint.

Sincerely,

A handwritten signature in black ink that reads "Dealice Fuller". The signature is written in a cursive, flowing style.

Dealice Fuller  
Chairperson



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

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

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

HON. ANTONIO REYNOSO  
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SIMON WEISER  
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GINA BARROS  
THIRD VICE-CHAIRPERSON

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FINANCIAL SECRETARY

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RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

December 10, 2024

## COMMITTEE REPORT Environmental Protection Committee

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

**FROM:** Mr. Stephen Chesler, Committee Chair  
Environmental Protection Committee

**RE:** Committee Report from December 3, 2024

The Committee met on the evening of December 3, 2024, at 6:00 PM at CB01 District Office, 435 Graham Ave, Brooklyn, NY.

**Members:** Chesler, Chair; Vega, Co-Chair; Bruzaitis; Costa; Espinal; Horowitz; Peterson; Sabel; Hofmann\*; Holowacz\*; Stewart\*; Torres\*. (\*) *Non board committee member.*

*(6 Members constitutes a quorum for this committee)*

**Present:** Chesler, Vega, Espinal, Horowitz, Hofmann\*, Holowacz\*.

**Absent:** Bruzaitis, Costa, Peterson, Sabel, Torres\*.

6 members were present. A quorum was achieved.

## MEETING

### 1) EPC HUNTER COLLEGE FELLOWSHIP PROJECT - DISTRICT REMEDIATION SITES LOGGING AND MAPPING - Introduction to the project and fellow Emma McCauley.

Community Board #1 was granted a fellowship by the Citizens Committee of New York, who assigned a fellow to the Environmental Protection Committee, to document remediation sites in

Community District # Brooklyn, serving as project phase 1. In phase 2 the sites will be displayed in a map. Ms. Cauley introduced herself and explained that she is compiling a data table with site information pulled from the NYS Department of Environmental Conservation, NYC Department of Environmental Protection and the U.S. Environmental Protection Agency. She will add summaries of site contamination characterization and remediation plans to the table, along with links to the document repositories for each item. The project started in November and will continue into May of 2025. Ms. Cauley is meeting with Chair Chesler, who is supervising the project, and District Manager Pulgarin, on a regular basis. Ms. McCauley is a Environmental Studies student at Hunter College and has experience working with data and mapping.

**2) DKN READY MIX - AIR AND NOISE HAZARD** - 270 Green Street location. Residential neighbor, Jens Rasmussen, will brief the committee about this ongoing situation.

Mr. Ramussen conveyed to the committee the ongoing hazardous situation on the ground. He, his partner and 2-year-old son, and another tenant, live in a loft building at 252 Green Street, adjacent to the DKN Ready Mix concrete operation (which exists) at the southwest corner of Green Street and Provost Street, in Greenpoint. DKN opened their operation approximately 18 months ago. He explained that there is a myriad of problematic issues related to this operation.

Dust is a major hazard in Mr. Ramussen's building. He and his family have developed coughs since DKN has operated at this site. When the Ramussen family travelled out of the neighborhood for an extended period of time, their physical symptoms dissipated. After returning, the symptoms returned and worsened, resulting in burning throats and eyes. Attached are screenshots of air quality index readings from selected days in June and July of 2024. An air monitor (results attached) installed by North Brooklyn Neighbors at the corner of Provost Street and Green Street, in close proximity to DKN's site, produced startlingly high levels of particulate matter, signified by red and purple disc coloring, indicating the highest ranges of air pollution. Mr. Rasmussen further stated tests for silica dust in the air reported positive. Inhaled silica dust can have serious health consequences. His son has tested positive for having an elevated white blood cell in his blood.

Noise is an additional major problem. Trucking and machinery create dangerously high decibel levels of noise sometimes occurring as early as 3am. Pulverizing concrete blocks is causing intense vibrations in Mr. Rasmussen's building, which he claims has caused cracks there. Mr. Rasmussen has recorded decibel levels over 100, significantly higher than the 85-decibel threshold designated by the Occupational Safety and Hazard Agency that is considered damaging. Broadway Stages, which operates a TV and film production facility nearby, had to cease operations there due to the noise generated by DKN.

DKN is dangerously blocking access to the public sidewalks on Green Street and Provost street. An illegally erected construction fence extends to the curb enveloping the sidewalk. Barriers in the street, where DKN is performing pumping operations, prevent passage of pedestrians. DKN still operates under a construction permit that has long expired.

Mr. Rasmussen indicated that the DKN operation violates their Certificate of Occupancy.

DKN has incurred fines to resolve numerous violations related to the activities above (copies attached). Following a press conference held by local officials onsite, DKN instead of meeting directly with local elected officials, inserted a crisis resolution consultant to represent them. Though having made several assertions regarding curing these hazardous and damaging activities, the problems persist.

DKN has a troubled history. They previously operated in Queens along the Dutch Kills but were forced to vacate that location after they were caught illegally dumping concrete into the waterway, sued by Riverkeeper and had their lease terminated. At a second location in Maspeth DKN was caught illegally dumping concrete into Newtown Creek.

### **Discussion:**

Laura Hofmann (LH): Legislation is needed to combat this type of situation. Christine Holowacz (CH): DEC must pull their permit. Silica in the lungs is very damaging. The board should write to the DEC Commissioner. Rosemary Espinal: Who owns the property? Jens Rassmussen (JR): DKN, but they do not have a proper Certificate of Occupancy. William Vega: They can have a Temporary Certificate of Occupancy.

Steve Chesler (SC): We should submit NBN's Air Quality data with our letter. JR: DEC snubs "community data".

CH: This area should be downzoned for residential use considering all the residential properties nearby.

JR: DKN is registered as a women-owned business and receives a financial benefit as a result. Do they actually have female ownership?

LH: Environmental law needs updating.

RE: Are the workers protected from the silica dust? JR: He tried to report them to OSHA. Also, he has noticed workers lacking head protection.

Katie Horowitz (KH): Have there been changes since the meeting with elected officials? JR: DKN utilized one sprinkler and occasionally sweeps the sidewalk.

Steve Chesler: suggests recommending the board send a letter to NYS Department of Environmental Conservation Commissioner stating the environmental violations that DKN Ready Mix has incurred from their concrete mixing operation located at 270 Green Street (aka 81 Provost Street) in Greenpoint, Brooklyn, and the severe adverse conditions DKN is creating for residents, workers and businesses living and working in proximity to their concrete mixing operation located there, and therefore demand DEC revoke their permit to operate a concrete mixing facility at this location, thereby forcing a ceasing of operation and the relocation of this operation to a site that does not pose a threat to those adjacent and nearby.

Stated conditions and violations:

- Residents living at 252 Green Street adjacent to 270 Green Street have encountered an abundance of dust in their living space since DKN began its operations next door.

- Residents living at 252 Green Street have experienced significant respiratory and eye irritation since DKN began its operations next door.
- Residents living at 252 Green Street have detected silica dust in their living space and outdoors since DKN began its operations next door. *Inhaled silica dust can cause significant lung damage.*
- A 2-year old boy living at 252 Green Street has been diagnosed with a high white blood cell count.
- Local environmental organization North Brooklyn Neighbors installed an air monitor on the corner of Green Street and Provost Street in close proximity to the DKN site. During the month of June 2024 some daily readings reached AQI levels between 100-500, the highest and worst levels. (see attachment)
- Noise levels next to DKN's operation have reached 100 decibels, 15 units higher than OSHA damage trigger levels.
- Broadway Stages, located at 259 Green Street across the street from DKN, had to cease TV and film production operations at this facility, due to extreme noise levels produced by DKN.
- Pulverization of concrete blocks at DKN causes severe vibrations. Cracks in the building at 252 Green Street have formed since DKN began operations next door.
- DKN is operating with an expired construction permit.
- DKN has erected a construction fence to the curb preventing pedestrian right-of-way. This is illegal. (DKN has paid a fine, but has not removed the fence).
- Barriers placed in the street to support concrete pumping in the street prevent pedestrian right-of-way. This is illegal.
- DKN has violated their Certificate of Occupancy (fine paid, but continue to operate without a proper COO).
- This concrete mixing facility, especially one operated by a bad actor, is not compatible with the rapid residential building development that has and is occurring as a result of the 2005 Greenpoint-Williamsburg rezoning, and existing residential units, commercial and light manufacturing business that operate in close proximity.
- DKN has had to close 2 previous mixing operations in Dutch Kills and Maspeth Queens due to illegal concrete dumping into the waterways and other violations.

**Motion made to recommend the board submit a letter to NYS DEC Commissioner citing the severe adverse conditions being created by DKN's concrete operation at 270 Green Street and subsequent violations they have incurred for their operations, and demanding the commissioner revoke DKN's permit to operate**

**By Steve Chelser**

**Second: William Vega**

Yes votes 6 (4 board members, 2 non-board members)

No votes 0

Abstentions 0

**Motion carried.**



**3) NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION COMMUNITY AIR MONITORING INITIATIVE -** Review the results and recommendations and consider a response from the board. [Storymap](#).

Steve Chesler delivered a summary of the program.

Under the auspices of the Climate Leadership and Community Protection Act, the Department of Environmental Conservation (DEC) has engaged in an air quality review program, the Community Air Monitoring Initiative (CAMI), targeting Disadvantaged Communities (DACs) that are burdened by a list of 12 pollution sources.

Each borough has a Community Advisory Group (CAG) liaisons and meeting with DEC and to receive data and provide input. Borough President Antonio Reynoso's office, led by Legislative Director Lacey Tauber, is heading the Brooklyn CAG. CAG participants are local community organizations and affected community board representatives. Community District #1 contains target areas. Representatives from El Puente, North Brooklyn Neighbors, North Brooklyn Parks Alliance and CB1 (represented by Environmental Protection Committee Chair, Steve Chesler) are a part of the Brooklyn CAG.

DEC has partnered with Aclima, who physically performed the air monitoring for one year (2022-2023) by traversing streets multiple times with devices in target areas. The agency created a group of [storymaps](#) detailing the overall program and targeted boroughs, including [Brooklyn's](#), and regions upstate.

Most of North Brooklyn's targeted areas with high levels of pollution generally straddle the Brooklyn Queens Expressway (BQE), which also borders industrial uses. DEC has provided maps illustrating mobile [sources](#) of pollution, [types of pollution](#) (e.g. particulate matter, nitrous oxide, carbon monoxide and black carbon) and [focus areas](#).

Currently, DEC is in the public input phase going into January 2025, seeking suggestions for pollution mitigation strategies. The Brooklyn CAG is compiling a list of ideas.

#### **Discussion:**

Katie Horowitz (KH): DKN Ready Mix is an example of a bad actor exacerbating the pollution mitigation problem. Christine Holowacz (CH): DEC is not enforcing dust control at recycling company sites.

CH: Electricity flow in the IBZ is weak. Therefore, companies are using generators to compensate for this, subsequently enhancing a pollution source. Also, there's a lack of sewers.

Steve Chesler (SC): Multiple CAG participants cite capping the BQE trench (between S3rd and S4th Streets) and converting the space into a public green space. This idea, known as BQ Green, was generated and has been supported by the community for years. KH: This idea was pushed during public input sessions during the BQE redesign program, which was managed by North

Brooklyn Parks Alliance for the northern section of the highway. Committee members agreed that this is an idea we should support for CAMI.

CH: In general, there is a lack of service delivery relating to street cleaning in the IBZ. Fulfillment here would help mitigate dust from all the waste-related and industrial activities in these areas.

In summary, the recommended air pollution mitigation strategy ideas for submission to the Brooklyn CAG:

1. Agency enforcement of dust control at commercial and industrial operations (e.g. waste transfer, recycling/scrap metal, concrete mixing)
2. Install/upgrade power conduit infrastructure in IBZ's (e.g. North Brooklyn adjacent to the BQE and the Kosciuszko Bridge), to eliminate the need for gas and diesel powered generators.
3. Build the BQGreen Project, cap the BQE trench between S 3rd Street and S 5th Street to create a public green space and park.
4. Full delivery of street cleaning service in industrial areas, to help alleviate dust pollution sources in the streets.

**Motion made to recommend the board submit the four mentioned mitigation strategy ideas to the Brooklyn Community Monitoring Initiative CAG:**

**By Steve Chesler**

**Second by Christine Holowacz**

Yes votes 6 (4 board members, 2 non-board members)

No votes 0

Abstention 0

**Motion carried.**

**4) REVIEW STATUS & RESPONSES FROM GOVERNMENT ENVIRONMENTAL AGENCIES REGARDING VARIOUS REMEDIATION SITES IN THE DISTRICT -**

- DEC Response to CB1 Comment for 60-66 Gerry Street Brownfield [Site #C224396](#)
- DEC [Status & Amended ROD Response](#) to CB1 Comment for Nuhart Superfund Site No. 224136
- EPA Status & OU2 RAWP Response to CB1 Comment for [Meeker Ave Plume Superfund Site](#)

**DEC Response to CB1 Comment for 60-66 Gerry Street Brownfield [Site #C224396](#)**

See the attached letter from DEC Project Manager Madeleine Babick for the full response.

Key takeaways: the threat of migrating contaminated groundwater to neighboring sites has been addressed through in place bioremediation injections into the groundwater to dissolve the TCE, and the excavation of contaminated soil and the import of clean fill. Several neighboring sites, including the high school across the street, have completed their own cleanup programs which

have included measures such as those above, along with sub-slab depressurization and vapor barrier installations. Both future tenants in this development and those residing in nearby developments are/will be protected with these measures having been implemented.

Climate threats, including flooding were not addressed directly in the letter. Reference was made to the Stormwater Pollution Prevention Plan included in the Remedial Action Work Plan.

**Discussion:**

Christine Holowalcz: Wonders what the lifespan of the vapor barrier is?

**DEC [Status & Amended ROD Response](#) to CB1 Comment for Nuhart Superfund Site No. 224136**

See the attached Amended Record of Decision (AROD) document for the full response.

DEC and NYS Department of Health acknowledged the board's concerns around safety and the speed at which the developer is implementing its remedy. In regard to the strength and permeability threat of the concrete mixture, DEC notes the concrete percentage used in the in-situ stabilization (ISS) mixture is significantly higher than the norm. Test results (both from the pilot study and the full implementation) show no weakness or permeability in this cap. No NAPL (phthalate contamination) was detected in tested core samples. NAPL amounts are significantly reduced per groundwater testing. Developer acknowledges their requirement to address problems with the ISS remedy if they were to emerge. TCE-contaminated groundwater was remediated via a chemical injection.

**Discussion:** The current status of the onsite (OU1) remediation and subject of the offsite (OU2) remediation came up and was addressed in Old Business below.

**EPA Status & OU2 RAWP Response to CB1 Comment for [Meeker Ave Plume Superfund Site](#)**

See the attached excerpt document pulled from the full Record of Decision document linked above.

EPA acknowledged the environmental history of our district, and that Meeker Ave is a part of this context. EPA referred to replies to our comments to their response to the Meeker Ave Plume CAG's comments, who commented in much more detail about the concerns our board raised as well.

Regarding EPA's Remedial Action Levels (RALs) for contaminants of concern (TCE & PCE) being less stringent than New York State's (RALs), EPA stated that RALs and Vapor Intrusion Screening Levels are considered together with other factors such as geology, hydrology and the makeup of the site's building structure, and in consultation with New York State DEC and DOH, on a case-by-case basis.

Regarding EPA's action and screening levels differing for residential and commercial spaces, in contrast to the State who considers both circumstances equally, EPA noted first, they assess each commercial site individually on a case-by-case basis. With workers working longer than 8-hour

days, the chemical screening levels are adjusted accordingly. They consider the state's rules and regulations regarding this as "guidance". See the EPA's cancer hazard risk calculation in response to the CAG's comments. Also, since this action is considered "interim", EPA is not required to seek a waiver to supersede state rules.

## **Old Business**

### **Nuhart Superfund Site Update**

Committee members Steve Chesler and Laura Hofmann attended Nuhart Superfund Site update virtual meeting on October 29th, 2024, hosted by North Brooklyn Neighbors, with presentations by NYSDEC and Madison Realty Capital, the site developers performing the remediation.

The onsite (OU1) superfund remediation is completed. The apartment building has been fully constructed with cladding and interior work ongoing. Occupancy is expected in the 3rd quarter of 2025.

Offsite (OU2) has begun. Contaminated groundwater is being extracted from wells along the site's perimeter sidewalks on Clay Street, Franklin Street and Dupont Street. There are also wells across the street at the southeast and southwest corners of Franklin Street and Dupont Street. Extracted water is pumped through a large filter box installed in the basement of the 65 Dupont Street building. It will be emptied into a truck on a regular basis. This is a permanent process. DEC and MRC made assurances monitoring for vapor intrusion from the filter box will be ongoing.

Soil Vapor Extraction will also be done from sidewalk wells. As of the time of meeting, MRC had not created a successful extraction method.

## **Discussion:**

Steve Chesler: We should inquire about the status of the SVE method.

Laura Hofmann: What is the filter box monitoring schedule?

### **Motion made to recommend the board office ask NYSDEC the two questions state above.**

**By Steve Chesler**

**Second: William Vega**

Yes votes 6 (4 board members, 2 non-board members)

No votes 0

Abstention 0

**Motion carried.**

## **New Business**

None.

Meeting adjourned.



# New York State Community Air Monitoring Initiative 2022-2023

## Improving Air Quality in Disadvantaged Communities

Air pollution levels vary across communities. People living in [disadvantaged communities](#), near traffic, transportation of goods, and areas with multiple commercial and industrial sources, are exposed to higher levels of air pollution. As a result, they may experience adverse health effects and quality of life impacts. Disadvantaged communities may also be more vulnerable and less able to adapt to the impacts of climate change. The Climate Justice Working Group included environmental burdens, potential climate change risk, and population and health vulnerability indicators to identify disadvantaged communities across the State. New York State is working to develop strategies to reduce local air pollution and increase climate resiliency in disadvantaged communities per the Climate Leadership and Community Protection Act.

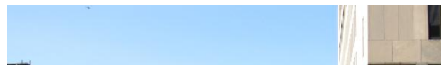
This collection of story maps includes community profiles and mobile air monitoring results for the 10 disadvantaged communities selected for the [Community Air Monitoring Initiative](#). More technical story maps (peaks analysis, focus spot tool, mobile source indicator tool) explain the data analysis methods and the Community Air Monitoring Map shows the results and mapping layers for all 10 communities.

DEC is providing these story maps to show mapping tools and examples of the results on interactive maps. We will continue to work with the communities to get their input and refine the data analyses to identify sources and inform air pollution reduction strategies. To get started, we recommend you begin with DEC's story map [tutorial](#) and the first story map, Overview: Community Air Monitoring Initiative.





1 Overview: Community Air Monitoring Initiative



2 The Bronx



3 Brooklyn



4 Buffalo, Tonawanda, and Niagara Falls



5 Capital Region



6 Hempstead, New Cassel, Roosevelt, Uniondale, Westbury



7 Manhattan



8 Mount Vernon, Yonkers, and New Rochelle



9 Queens



10 Rochester



11 Syracuse



12 Methods: Peaks Analysis



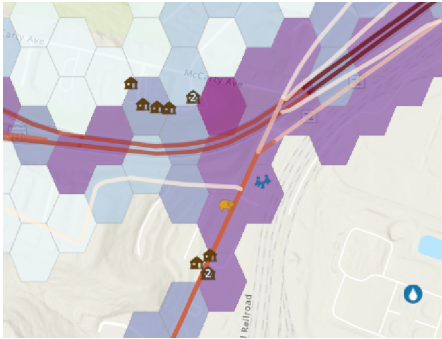
13 Methods: Focus Spot Tool



14 Methods: Mobile Source Indicator Tool



15 Methods: Annual Pollutant Levels

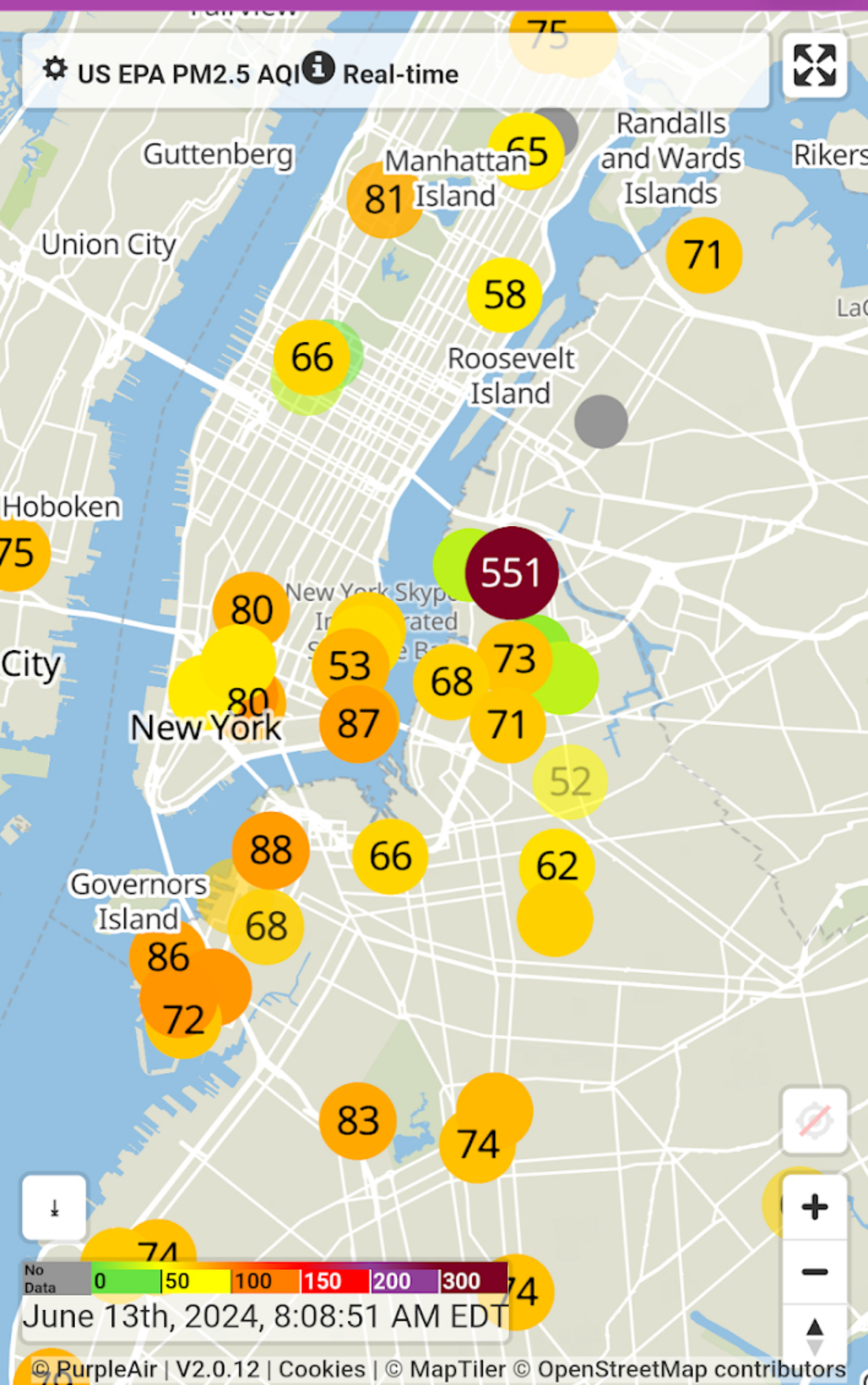


16 Community Air Monitoring Mapping Tool

Brief Description	Geography	Category	Name/Org	Notes
Pass an Indirect Source Rule at the State level to regulate emissions from last-mile warehouses	Statewide	Policy/Legislation	Lacey/BkBPO + NBK Par	<a href="#">Assembly Bill A1718C</a>
Pass an Indirect Source Rule at the State level to regulate emissions from last-mile warehouses	Statewide	Policy/Legislation	UPROSE	Please note above
Pass an Indirect Source Rule at the State level to regulate emissions from last-mile warehouses	Statewide	Policy/Legislation	NYC-EJA	Please note above
Implement BQGreen project to create a park over the BQE in Williamsburg	Brooklyn	Policy/Legislation	Fifth Avenue Committee	
Support BQE North and South Corridor Vision for additional Green Connectors	Brooklyn	Policy/Legislation	Fifth Avenue Committee	
across the borough, that contributes to poor air quality	Brooklyn	Policy/Legislation	Fifth Avenue Committee	
serve the dual purpose of mitigating poor air quality, and extreme heat which causes	Brooklyn	Other	Fifth Avenue Committee	
Communities (DACs)	Brooklyn	Ongoing Monitoring	Fifth Avenue Committee	
Ensure representation from public housing residents	Brooklyn	Ongoing Monitoring	Fifth Avenue Committee	
standard that all public housing communities that reside in areas with high exposure rates are	Brooklyn	Policy/Legislation	Fifth Avenue Committee	
Host regular meetings with community leaders	Brooklyn	Other	Fifth Avenue Committee	
impact their immediate environment	Brooklyn	Other	Fifth Avenue Committee	
communities are in high exposure areas consistently (we could show the prevalence of this with	Brooklyn	Funding	Fifth Avenue Committee	
where the city has authority) near high-traffic areas	Brooklyn	Other	Fifth Avenue Committee	
Enforce and expand anti-idling laws which increase exposure to toxins	Brooklyn	Other, Ongoing Monit	Fifth Avenue Committee	
Prioritize and commit to transitioning city vehicles in Brooklyn to electric/hybrid	Brooklyn	Funding	Fifth Avenue Committee	
and across the rest of the borough	Brooklyn	Policy/Legislation	Fifth Avenue Committee	
can serve the dual purpose of mitigating poor air quality and extreme heat which cause	Brooklyn	Other	Fifth Avenue Committee	
maintenance	Brooklyn	Other	Fifth Avenue Committee	
especially in public housing neighborhoods. Those that exist should be revitalized and updated	Brooklyn	Other	Fifth Avenue Committee	
Integrate climate adaptation measures in all new green space projects	Brooklyn	Other	Fifth Avenue Committee	
zones establish new green spaces on their borders for air purification		Land Use/Zoning	Fifth Avenue Committee	
organizations can help create a dedicated source for maintenance		Other	Fifth Avenue Committee	
community leaders collectively performed hours of observation at 9th st and Union ave.	Brooklyn	Other	Fifth Avenue Committee	
Develop alternative truck routes to reduce local air pollution		Other	Fifth Avenue Committee	
neighborhoods		Policy/Legislation	Fifth Avenue Committee	
Partner with local health organizations to monitor and address health impacts	Brooklyn	Other	Fifth Avenue Committee	
environmental justice curriculum that can help them become more acutely aware of their		Other, Policy/Legislati	Fifth Avenue Committee	
Continue to establish air quality monitoring stations throughout the borough	Brooklyn	Ongoing Monitoring	Fifth Avenue Committee	
quality in order to inform effective intervention plans		Ongoing Monitoring	Fifth Avenue Committee	
Protection, and Parks Department			Fifth Avenue Committee	
opportunities to pursue transformative projects mentioned above	Statewide		Fifth Avenue Committee	
traffic congestion and subsequent air pollution	Brooklyn/Citw	Policy/Legislation, Lan	UPROSE	
Last Mile Coalition and Brooklyn-Queens Expressway Environmental Justice Coalition (BQE-	Brooklyn/Stat	Policy/Legislation	UPROSE	
to transform the entire BQE corridor	Booklyn and	Land Use/Zoning, Fur	El Puente + NBK Parks	
for rail and maritime transportation—to reduce truck usage and vehicle miles traveled accross	Booklyn and	Funding, Other	El Puente, in tandem with BQE-EJC	
(Focus on BQE) and roads - to have more trees, community gardens, and forested public	Booklyn and	Land Use/Zoning	El Puente, in tandem with BQE-EJC	
with the simultaneous prioritization of mechanisms and strategies that ensure longterm tenants, low-income,	Brooklyn	Land Use/Zoning, Fur	El Puente	
Continue to improve enforcement of enviornmental regulations around waste transfer stations	Brooklyn and	Other	NBK Parks	
Include extreme heat issues with air monitoring data			+ NBK Parks	
certain types of air quality issues	Brooklyn	Other	NBK Parks	
Moving away from industrial sacrifice zones and towards ecological justice (in addition to env. & s	Brooklyn/NYC		NBK Parks	
Decomissioning of peaker power plants in Brooklyn and city-wide (PEAK Coalition work)	Brooklyn	Land Use/Zoning, Pe	UPROSE + NBK Parks + El Puente	
Expand NYC Fast Ferry System to shift commuting methods, especially in transit deserts. (Fast f	Brooklyn/ NYC		Transportation Alternatives	
Push for faster transition of Fast Ferries to clean fuel sources	Brooklyn/ NYC		Transportation Alternatives	
Expand Citibike to shift commuting methods, through public subsidies. (No other major bike share	Brooklyn/ NYC		Transportation Alternatives	
Expand NYC DOT local delivery hub pilot	Brooklyn	Land Use/Zoning, Other		
Accelerate transition of City fleet to electric	Citywide	Policy/Legislation		
Indoor air filtration systems in schools	Citywide	Funding		



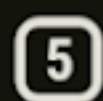
⚙️ US EPA PM2.5 AQI ⓘ Real-time




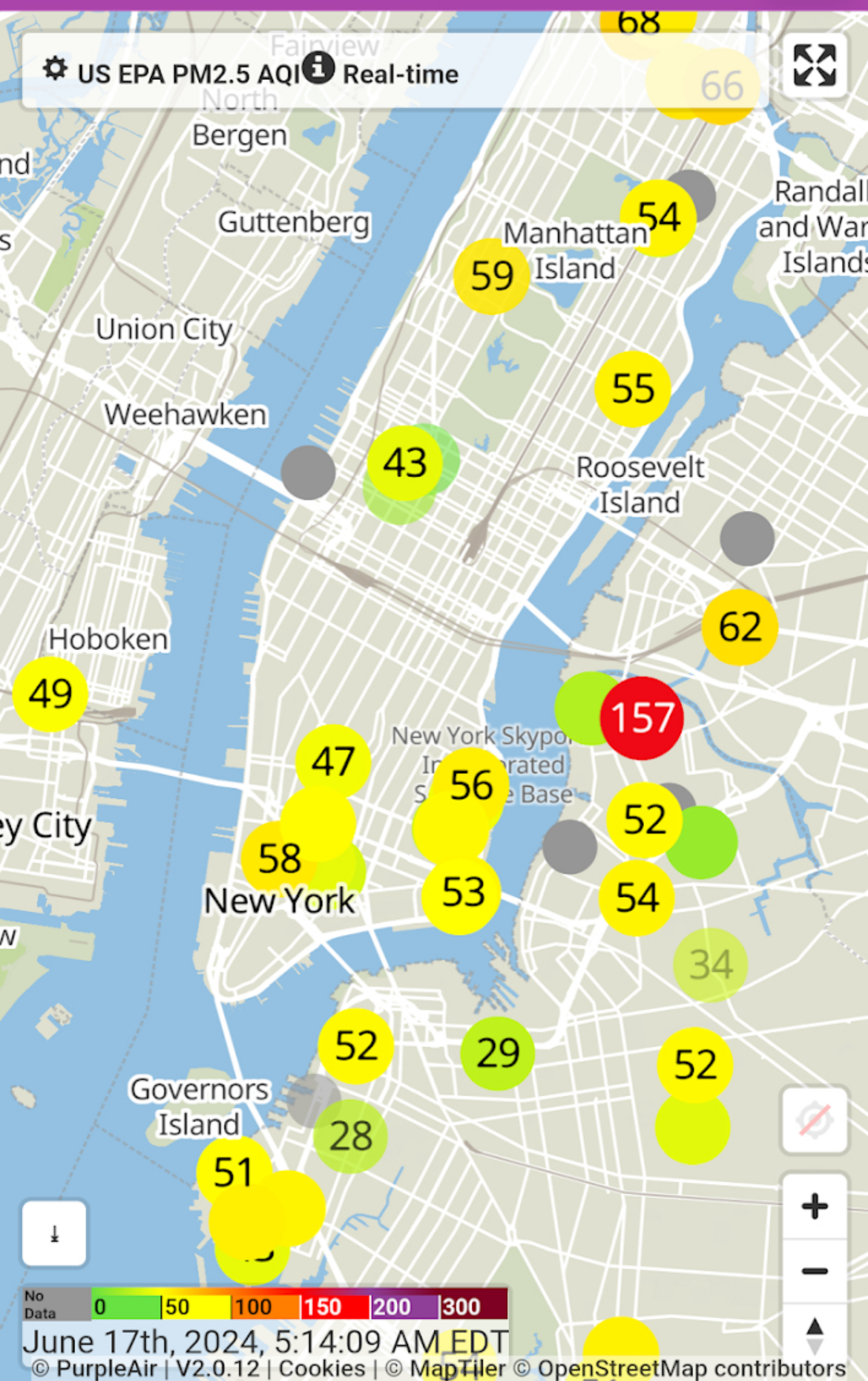




map.purpleair.com/



PurpleAir

US EPA PM2.5 AQI  Real-time



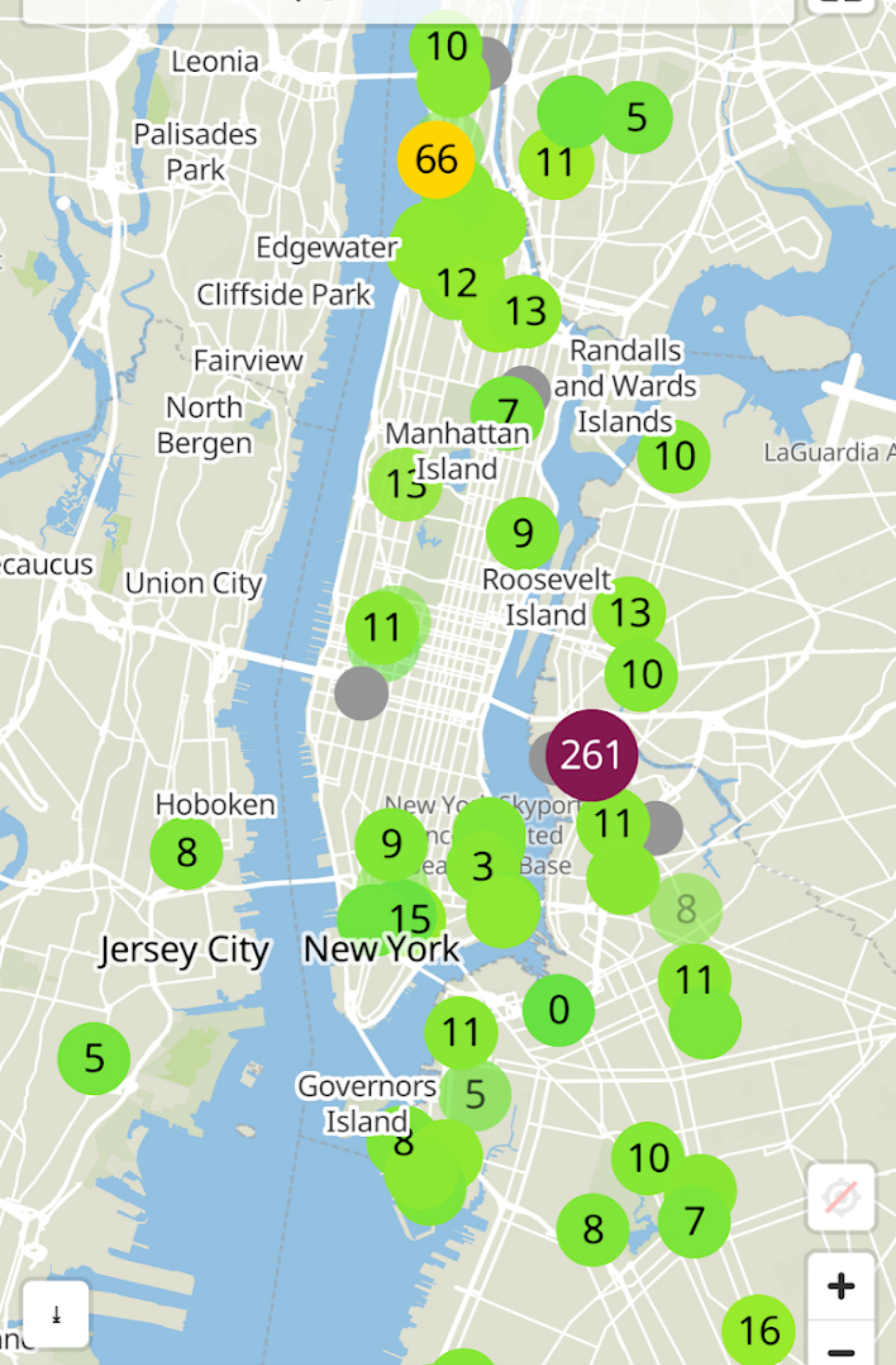


PurpleAir



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US EPA PM2.5 AQI Real-time



No Data 0 50 100 150 200 300

June 28th, 2024, 7:57:10 AM EDT

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Klugefield

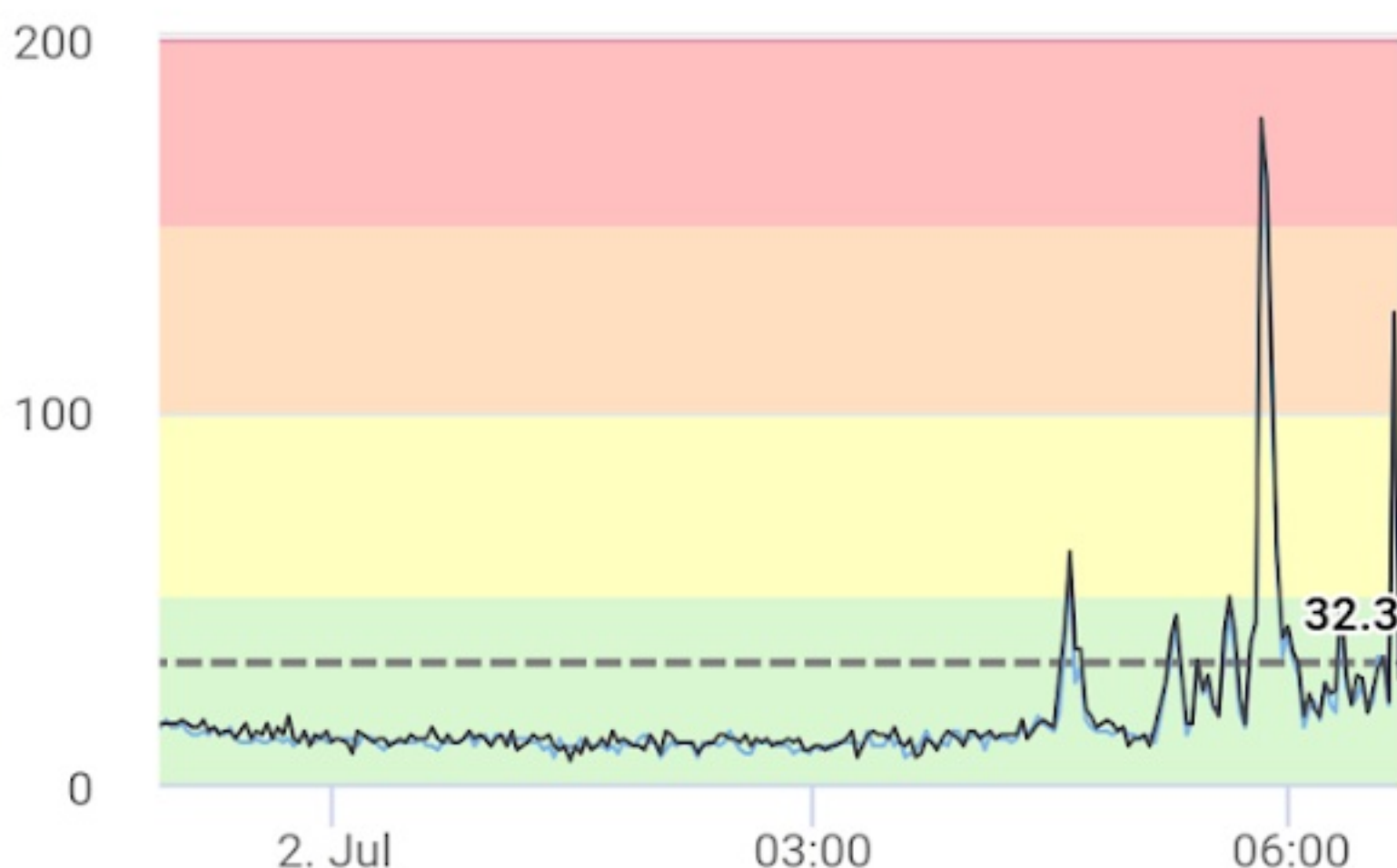
Click & drag to zoom. Shift + click & drag to pan. [How](#) to use the graph.



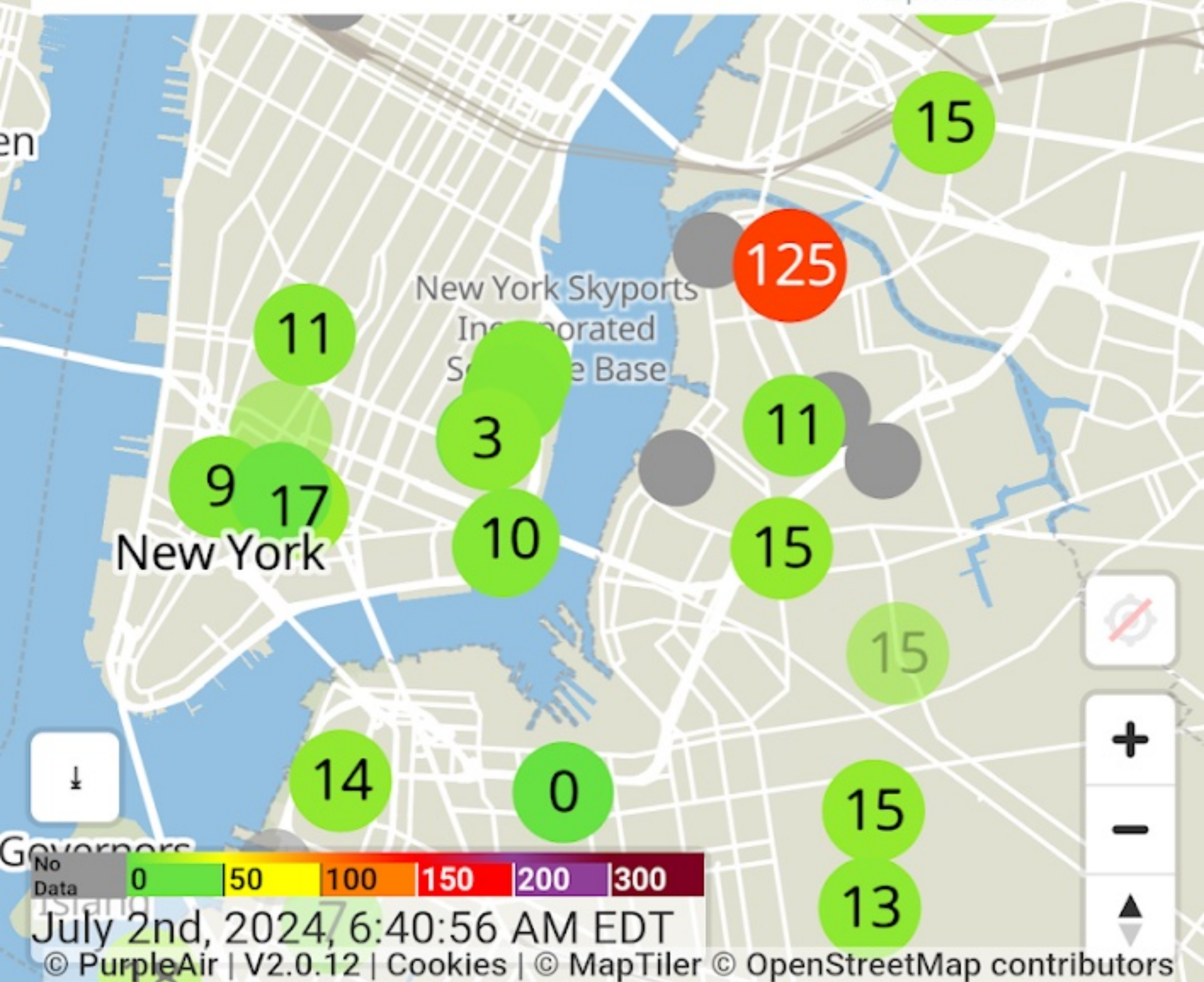
## US EPA PM2.5 AQI



Real-time



PurpleAir.com





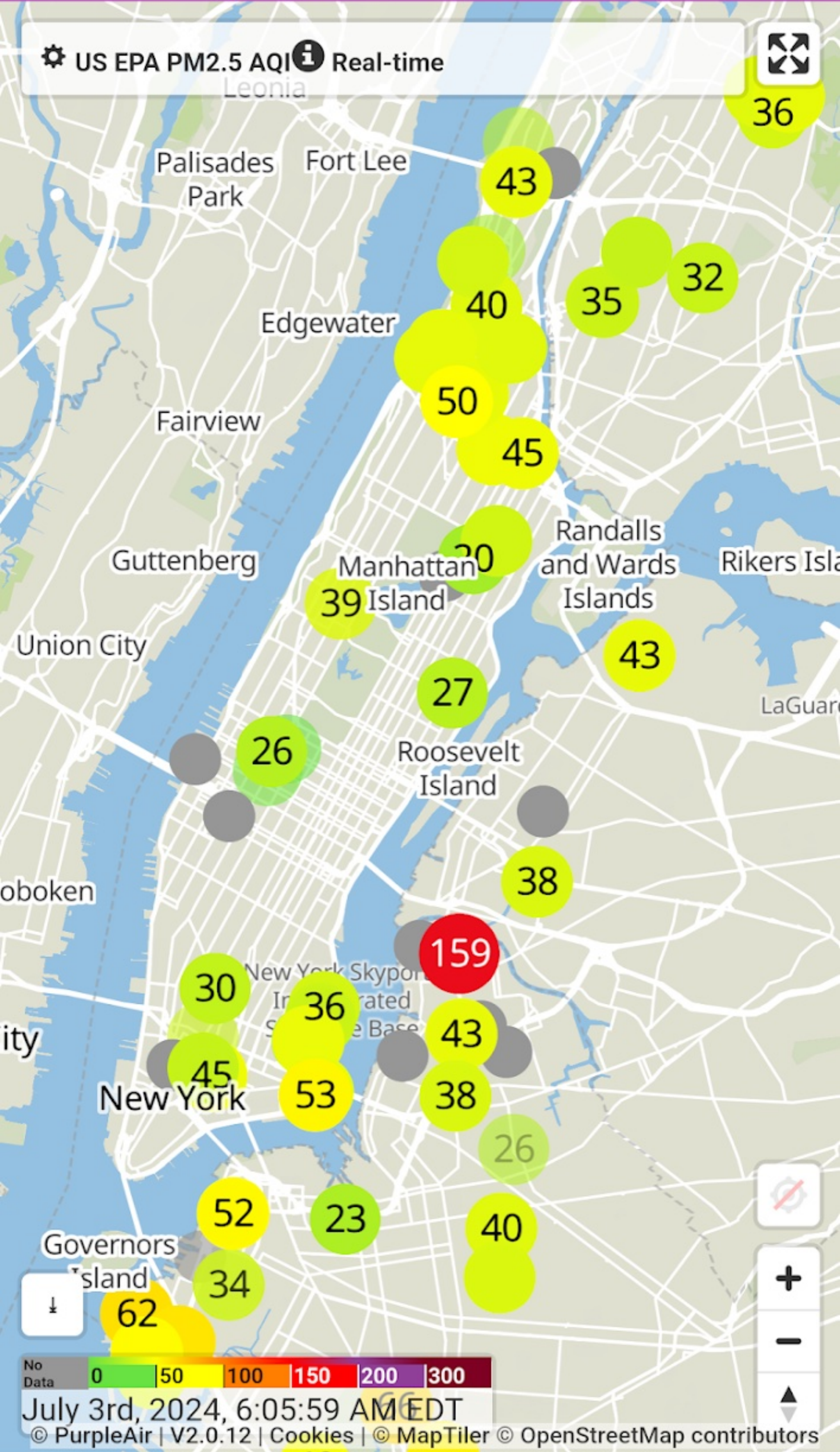


⚙️ US EPA PM2.5 AQI ⓘ Real-time

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36



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July 3rd, 2024, 6:05:59 AM EDT




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NYC Department of Buildings  
OATH/ECB Violation Details

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Premises: 81 PROVOST STREET BROOKLYN

Filed At: 270 GREEN STREET , BROOKLYN , NY 11222

BIN: 3064222 Block: 2524 Lot: 24

Community Board: 301

### OATH/ECB Violation Summary

**VIOLATION RESOLVED**

OATH/ECB Violation Number: 35652622X

[View Image of Summons/Notice at OATH](#)

Severity: CLASS - 1

Certification Status: CERTIFICATE ACCEPTED

Penalty Balance Due: \$0.00

Hearing Status: ADMIT/IN-VIO

### Respondent Information

Name: DKN READY MIX LLC

Mailing Address: 362 MASPETH AVENUE , BKLN , NY 11211

License/Registration/Tracking Number: [GC604193](#)

### Violation Details

Violation Date: 05/24/2022

Violation Type: CONSTRUCTION

Served Date: 05/24/2022

Inspection Unit: CONSTRUCTION SAFETY COMPLIANCE

Infraction Codes

Section of Law

Standard Description

106

27-MISC, 28-MISC, BC -MISC MISCELLANEOUS VIOLATIONS

#### Specific Violation Condition(s) and Remedy:

BC3307.2 FAILURE TO COMPLY W/DOT REGULATIONS-NO PED WALKWAY PROVIDED AT EXP.#1 & 3. NOTE: AT TIME OF INSPECTION AN OPEN ACTIVE SITE OBSERVED AT EXP.#1 & 3 BLOCK THE SIDEWALK W/FENCE & NOT PROVIDED WALKWAY FOR PU

Issuing Inspector ID: 3341

DOB Violation Number:  
05242022CC01MH03

Issued as Aggravated Level: NO

### Dept. of Buildings Compliance History and Events

Certification Status: CERTIFICATE ACCEPTED

Compliance On: 05/27/2022

Certification Submission Date: 05/27/2022

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

### OATH/ECB Hearing Information

Scheduled Hearing Date/Time: 11/16/2022 8:30

Hearing Status: ADMIT/IN-VIO

### OATH/ECB Penalty Information

Penalty Imposed: \$2,500.00

Adjustments: \$0.00

Amount Paid: \$2,500.00

Penalty Balance Due: \$0.00

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.




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27-MISC, 28-MISC, BC -MISC MISCELLANEOUS VIOLATIONS

#### Specific Violation Condition(s) and Remedy:

BC3307.2 FAILURE TO COMPLY W/DOT REGULATIONS-NO PED WALKWAY PROVIDED AT EXP.#1 & 3. NOTE: AT TIME OF INSPECTION AN OPEN ACTIVE SITE OBSERVED AT EXP.#1 & 3 BLOCK THE SIDEWALK W/FENCE & NOT PROVIDED WALKWAY FOR PU

Issuing Inspector ID: 3341

DOB Violation Number:  
05242022CC01MH03

Issued as Aggravated Level: NO

### Dept. of Buildings Compliance History and Events

Certification Status: CERTIFICATE ACCEPTED

Compliance On: 05/27/2022

Certification Submission Date: 05/27/2022

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

### OATH/ECB Hearing Information

Scheduled Hearing Date/Time: 11/16/2022 8:30

Hearing Status: ADMIT/IN-VIO

### OATH/ECB Penalty Information

Penalty Imposed: \$2,500.00

Adjustments: \$0.00

Amount Paid: \$2,500.00

Penalty Balance Due: \$0.00

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.


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NYC Department of Buildings  
OATH/ECB Violation Details

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Premises: 81 PROVOST STREET BROOKLYN

Filed At: 270 GREEN STREET , BROOKLYN , NY 11222

BIN: 3064222 Block: 2524 Lot: 24

Community Board: 301

### OATH/ECB Violation Summary

**VIOLATION OPEN**

OATH/ECB Violation Number: 39115004K

[View Image of Summons/Notice at OATH](#)

Severity: CLASS - 2

Certification Status: NO COMPLIANCE RECORDED

Penalty Balance Due: \$0.00

Hearing Status: STIPULATION/IN-VIO

### Respondent Information

Name: LVC HERKIMER LLC

Mailing Address: 275 MADISON AVENUE , NEW YORK , NY 10016

### Violation Details

Violation Date: 05/22/2024

Violation Type: CONSTRUCTION

Served Date: 05/22/2024

Inspection Unit: EXECUTIVE INSPECTIONS

Infraction Codes

Section of Law

Standard Description

203

28-118.3.2

OCCUPANCY CONTRARY TO THAT ALLOWED BY THE  
CERTIFICATE OF OCCUPANCY OR BUILDINGS DEPARTMENT  
RECORDS

#### Specific Violation Condition(s) and Remedy:

FOR OCCUPANCY CONTRARY TO THAT ALLOWED BY THE CERTIFICATE OF OCCUPANCY OR BUILDINGS DEPARTMENT RECORDS. AT TIME OF INSPECTION OBSERVED CEMENT CONCRETE MIXING DKN READY MIX BUSINESS IN OPERATION AT THE SUBJECT L

Issuing Inspector ID: 3226

DOB Violation Number:

Issued as Aggravated Level: NO

### Dept. of Buildings Compliance History and Events

Certification Status: NO COMPLIANCE RECORDED

Compliance On:

Stipulated Compliance Due Date: 10/21/2024

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

### OATH/ECB Hearing Information

Scheduled Hearing Date/Time: 08/07/2024 8:30

Hearing Status: STIPULATION/IN-VIO

### OATH/ECB Penalty Information

Penalty Imposed: \$620.00

Adjustments: \$0.00

Amount Paid: \$620.00

Penalty Balance Due: \$0.00

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# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 2

47-40 21st Street, Long Island City, NY 11101

P: (718) 482-4995

[www.dec.ny.gov](http://www.dec.ny.gov)

October 31, 2024

Dealice Fuller  
Chairperson  
Brooklyn Community Board 1  
435 Graham Avenue  
Brooklyn, NY 11211  
[bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

**Re: 60 – 66 Gerry Street  
NYSDEC Site No.: C224396  
Response to Community Board No. 1 Comments on Draft RAWP**

Dear Chairperson Fuller,

Thank you for your October 9, 2024 letter which provided Brooklyn Community Board No. 1's comments on the draft Remedial Action Work Plan (RAWP) for the Brownfield Cleanup Program (BCP) site located at 60 – 66 Gerry Street. The New York State Department of Environmental Conservation (NYSDEC) offers the following responses to each of your comments (note, your comments have been edited for brevity):

**1. Comment: How will off-site migration of contaminated groundwater be prevented?**

**Response:** The selected remedy for this site includes excavation and removal of all soil contaminated with chlorinated volatile organic compounds (cVOCs) above the water table coupled with in-situ bioremediation (ISBR) injections to remediate soil and groundwater below the water table. The ISBR injections are proposed to a depth of 32 feet below grade (ft-bg), which is the maximum depth that cVOC impacts were observed in soil during the remedial investigation. The ISBR breaks down cVOCs in groundwater before they leave the site. A pre-design groundwater investigation will be conducted at the site to ensure that a sufficient volume of the ISBR reagents is applied. Post-remedial off-site groundwater monitoring will be performed to ensure the effectiveness of the remedy in preventing further off-site migration of contaminants in groundwater.

Installing sheeting is not typically required to control the migration of dissolved contaminants in groundwater. The physical barrier that was installed at the Former NuHart Plastic Manufacturing State Superfund site (Site No. 224136) was implemented to prevent the migration of a non-aqueous phase liquid (NAPL) plume of phthalates. No NAPL was identified on the 60-66 Gerry Street site.

The property at 60-66 Gerry Street was previously partially remediated under the NYS Voluntary Cleanup Program (VCP). The initial remedy included in-situ chemical oxidation (ISCO) injections in the northern portion of the property to depths of up to 25 ft-bg. Post-injection monitoring confirmed cVOC concentrations in groundwater at the site have significantly improved since the initial injection events. Although current on-site and off-site



Department of  
Environmental  
Conservation