



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

January 28, 2025

**COMBINED PUBLIC HEARING**  
**AND BOARD MEETING**  
**211 AINSLIE STREET**  
**JANUARY 14, 2025**

**PUBLIC HEARING**

**ROLL CALL**

The meeting was called to order at 6:08 PM by Chairperson Fuller. There were 30 members who answered the call.

1. **PRESENTATION SCHOOL CONSTRUCTION AUTHORITY FOR NEW SCHOOL PLANNED FOR DISTRICT 14 IN GREENPOINT AT 257 FRANKLIN STREET:-** The School Construction Authority will discuss the school project and bring information to the community about environmental issues. Presenter Mr. Benjamin Goodman, Queens North External Affairs Manager & Mr. Mike Sherwood. **20 Minutes.**
2. **PRESENTATION DOT BRIDGES DIVISION, PROJECT BRIEFING ON PLANS FOR RECONSTRUCTION OF THE GRAND STREET BRIDGE:-** Provide an update to include progress made since the last presentation, an overview of the environmental process, and next steps for 2025. Presenter, Joannene Kider, Chief of Staff Manager DOT Bureau of Bridges. **20 Minutes.**
3. **DISCUSSION RE: WILLIAMSBURG POST OFFICE LOCATED AT 263 SOUTH 4<sup>th</sup> STREET:-** Representative, Kazal Ahmed, USPS Manager. **20 Minutes.**
4. **DOT DINING OUT NYC PERMIT APPLICATIONS**
  1. Allswell, 124 Bedford Ave. App # 20240802030084
  2. Baby's All Right, 146 Broadway. App # 20240802030102
  3. Black Seed Bagels, 214 Berry St. App # 20240801030044

4. Cheesboat, 80 Berry St. App # 20240723030005
5. Ciao Ciao, 97 North 10<sup>th</sup> St. App # 202408030300088
6. Deux Chats, 27 Broadway. App # 20240719030008
7. Gelateria Gentile, 253 Wythe Ave. App # 20240801030031
8. Hotel Delmano, 82 Berry St. App # 20240802030069
9. Juliette, 135 North 5<sup>th</sup> St. App # 20240803030089
10. K Top Chicken, 639 Driggs Ave. App # 20240803030030
11. Keg and Lantern Brewing, 104 South 4<sup>th</sup> St. App # 20240801030039
12. Leon's Bagels, 128 Bedford Ave. App # 202408030300020
13. Lovebirds, 211 Nassau Ave. App # 20240802030091
14. Oh Boy, 84 Havemeyer St. App # 20240803030019
15. Sweetgreen, 162 North 4th St. App # 20240314030002
16. Win Son, 159 Graham Ave. App # 20240802030097

## 5. **LIQUOR LICENSES**

### **NEW**

1. Esse Taco Williamsburg, LLC DBA Esse Taco, 142 North 5th St., (Method of Operation, Liquor, Wine, Beer & Cider, OP/Tavern)
2. Greenburg Cafe LLC, DBA Greenberg Café, 55 Franklin St., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Cafe, Cafe)
3. JR and Sons NY LLC, DBA TBD, 575 Lorimer St., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
4. Miznon Spring NY LLC, DBA Human Made Pasta, 476 Kent St., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
5. New Bombay Grill & Curry Inc, DBA Afghan Kabab & Bombay Grill, 1015 Manhattan Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
6. Pintxo Trading Co LLC, DBA TBD, 225 Kent Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
7. Riam Foods LLC, Riam Realty LLC & Tribe2024 LLC, DBA 42 Hotel, Blackbird, Evolution, 428 South 5th St., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Hotel License)
8. Rosa NYC LLC, DBA Rosa, 299 South 4th St., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Catering Facility)

### **RENEWAL**

1. Andreas Chicken 2 Corp, 318 Grand St. Unit 11, (Renewal, Liquor, Wine, Beer & Cider, Rest)
2. Brooklyn Bowl LLC, 61-77 Wythe Ave., (Renewal, Liquor, Wine, Beer & Cider, Cabaret)
3. Bedford Avenue Associates LLC, Bedford Avenue TRS LLC and Bar Lab NYC LLC, DBA Moxy Williamsburg, 361 Bedford Ave., (Renewal, Liquor, Wine, Beer & Cider, Hotel)
4. Brooklyn Winery LLC, 63B Guernsey St., (Renewal, Liquor, Wine, Beer & Cider, Rest)



5. Great Lakes Public LLC, DBA Lake ST, 706 Manhattan Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
6. Hudson Table BK LLC, DBA Hudson Table, 88 Withers St., (Renewal, Liquor, Wine, Beer & Cider, Catering Facility)
7. Shiki NYC LLC, DBA Lingo, 27 Greenpoint Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
8. SMS 21 LLC, DBA 21 Greenpoint, 21 Greenpoint Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
9. Weylin Seymour LLC, DBA Weylin B Seymour's, 175 Broadway, West Cellar, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
10. Zuppanyc LLC, DBA Reunion Café, 544 Union Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)

6. **CANNABIS LICENSES:**

1. DLD DH Inc, DBA Devils Harvest, 922 Manhattan Ave. (Retail Dispensary)
2. Georgia Heights LLC, 45-56 North 6<sup>th</sup> St. (Retail Dispensary)
3. Jesse O'Neill, DBA Budies LLC, 589 Metropolitan Ave. (Retail Dispensary)
4. Vincent Pezzulo, DBA Alka Life LLC, 145 Broadway. (Retail Dispensary)

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**BOARD MEETING**

**MOMENT OF SILENCE-** Chair Fuller called for a moment of silence.

**ROLL CALL** – Chair Fuller requested a roll call 40 Members answered the call at 7:34 pm.

**APPROVAL OF THE AGENDA-** Chair Fuller requested approval of the agenda.

Motion made by Ms. Kaminski and seconded by Ms. Teague. The agenda was approved by all the members present.

**APPROVAL OF THE MINUTES** - Chair Fuller requested approval of the minutes from December 10, 2024.

Motion made by Mr. Gross and seconded by Mr. Vega. The Minutes of December 10, 2024 Board meeting were approved by the members present.

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

Zina Huxley: Opposing Outdoor Dining for Baby's All Right, 146 Broadway and Deux Chats, 27 Broadway

Trev Huxley: Opposing Outdoor Dining for Baby's All Right, 146 Broadway and Deux Chats, 27 Broadway

Karla Huxley: Opposing Outdoor Dining for Baby's All Right, 146 Broadway and Deux Chats, 27 Broadway

Brian Carney: Opposing cannabis applicant DLD DH Inc, DBA Devils Harvest, 922 Manhattan Ave.

David Horowitz: In support of Hangman LLC and Enforcement of parking signs at 242 Richardson Street.

Karen Nieves: In support of Hangman LLC 242 Richardson Street. Signage change to no standing for safety and operations.

### **COMMITTEE REPORTS**

#### **SLA REVIEW COMMITTEE – Mr. Arthur Dybanowski, Committee Chair, report as written.**

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

A motion was made by Mr. Weiser and seconded by Ms. Kaminski.

The vote was 39 "Yes", 0 "No", 0 "ABSTENTIONS"; 0 "RECUSALS".

**Motion Carried.**

#### **CANNABIS REVIEW COMMITTEE – Mr. William Vega, Committee Chair, report as written.**

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

A motion was made by Ms. Kaminski and seconded by Ms. Espinal.

The vote was 39 "Yes", 0 "No", 0 "ABSTENTIONS"; 0 "RECUSALS".

**Motion Carried.**

#### **TRANSPORTATION COMMITTEE – Mr. Eric Bruzaitis, Committee Chair,**

Mr. Bruzaitis requested a motion: To deny applications for an outside shed for Baby's All Right, 146 Broadway. And Deux Chats, 27 Broadway.

The vote was 30 "Yes", 6 "No", 3 "ABSTENTIONS"; 0 "RECUSALS".

**Motion Carried.**

**TRANSPORTATION COMMITTEE – Mr. Eric Bruzaitis, Committee Chair,**

Mr. Bruzaitis requested a motion: CB1 will entertain motion, opposing or supporting outdoor dining due to time constraints.

The vote was 33 “Yes”, 4 “No”, 1 “ABSTENTIONS”; 0 “RECUSALS”.

**Motion Carried.**

**LAND USE, ULURP AND LANDMARKS COMMITTEE – Ms. Del teague, Committee Chair, report as written.**

Ms. Teague requested Motion To approve the application with the following recommendation: With respect to the affordable units, in light of the upcoming lower AMI affordable units that will be provided in the nearby Kingsland Commons development, the committee supported a preference of option 2, i.e 5 units. The applicant should consider encouraging the city to install bio swales in adjacent sidewalks where feasible, or to install tree beds

The applicant should consider the feasibility of using permeable sidewalk material.

The applicant should follow through on its commitment to support much needed crosswalks.

The applicant should continue to work with the Friends of Cooper Park and to support that group’s requests for increased pedestrian safety.

A motion was made by Mr. Bruzaitis and seconded by Mr. Caponegro.

The vote was 38 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

**Motion Carried.**

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

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

**PARKS DEPARTMENT MINUTE** – As written. See attached. Ms. Mary Salig submitted a written report which was distributed.

**ANNOUNCEMENTS: ELECTED OFFICIALS**

Anthony Duran, Brooklyn Borough Advocate from Public Advocate Jumaane Williams office, provided an update.

Bruno Daniel, Community Board 1 Liaison from Brooklyn Borough President’s Office - provided an update.

Kimberly Vega, Community organizer from Council Member's office Jennifer Gutierrez, provided an update.

Angela Yang, Constituent Liaison from Council Member's office Lincoln Restler, provided an update.

Mathew Queme, Representative from Assembly Member's office Maritza Davila, provided an update

**OLD BUSINESS-** No old business

**NEW BUSINESS-**

**Motion:** Community Board 1 to send a letter to Parks about the closing of the Metropolitan Recreation facility without proper notice.

A motion was made by Mr. Weiser and seconded by Ms. Cabrera.

The vote was 36 "Yes", 0 "No", 0 "ABSTENTIONS"; 0 "RECUSALS".

**Motion Carried.**

**ADJOURNMENT**

The meeting was adjourned at 8:48 pm.

Respectfully submitted,



Sonia Iglesias

Recording Secretary



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HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

**REVISED**

December 27, 2024

## COMBINED PUBLIC HEARING AND BOARD MEETING NOTICE

**TO:** Community Board Members and Residents  
**FROM:** Dealice Fuller, Chairperson  
**RE:** Scheduled Combined Public Hearing and Board Meeting  
(26 members constitute a quorum for the Board)

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

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

**WHEN:** TUESDAY --- JANUARY 14, 2025  
**TIME:** \*\*\* 6:00 PM \*\*\*  
**WHERE:** SWINGING SIXTIES SENIOR CENTER  
211 AINSLIE STREET  
BROOKLYN, NY 11211  
(CORNER OF MANHATTAN AVENUE)

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

## PUBLIC HEARING

### AGENDA

1. PRESENTATION SCHOOL CONSTRUCTION AUTHORITY FOR NEW  
SCHOOL PLANNED FOR DISTRICT 14 IN GREENPOINT AT 257 FRANKLIN  
STREET:— The School Construction Authority will discuss the school project and bring

information to the community about environmental issues. Presenter Mr. Benjamin Goodman, Queens North External Affairs Manager & Mr. Mike Sherwood. **20 Minutes.**

2. **PRESENTATION DOT BRIDGES DIVISION, PROJECT BRIEFING ON PLANS FOR RECONSTRUCTION OF THE GRAND STREET BRIDGE:-** Provide an update to include progress made since the last presentation, an overview of the environmental process, and next steps for 2025. Presenter, Joannene Kider, Chief of Staff Manager DOT Bureau of Bridges. **20 Minutes.**

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4. Vincent Pezzulo, DBA Alka Life LLC, 145 Broadway. (Retail Dispensary)

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## **BOARD MEETING**

### **MOMENT OF SILENCE**

### **ROLL CALL**

## **APPROVAL OF THE AGENDA**

**APPROVAL OF THE MINUTES** – Combined Public Hearing and Board Meeting of December 10, 2024.

**PUBLIC SESSION** – Reserved for the Public’s expression. Board Members will not be allowed to speak. (NOTE: All persons who wish to speak during this portion of the meeting must **REGISTER IN PERSON** between **5:45 PM – 6:15 PM**, **NO** later than **6:15 PM**) Each scheduled participant for this session will have an allowance of two (2) minutes [time permitting]. (No questions will be entertained. Speakers are requested to submit their testimony in writing.)

## **COMMITTEE REPORTS**

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

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

**PARKS REPORT** – As written

## **ANNOUNCEMENTS: ELECTED OFFICIALS**

### **OLD BUSINESS**

### **NEW BUSINESS**

### **ADJOURNMENT**

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





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**ATTENDANCE SHEET**

(26 Members Constitute a Quorum for the Board Meeting & Public Hearing)

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

**BOARD MEETING AND PUBLIC HEARING**

KARINA AGUILAR <i>Karina Aguilar</i>	KATIE DENNY HOROWITZ <i>Katie Denny Horowitz</i>
GINA ARGENTO <i>Gina Argento</i>	SONIA IGLESIAS <i>Sonia Iglesias</i>
BOGDAN BACHOROWSKI <i>Bogdan Bachorowski</i>	MOISHE INDIG
LISA BAMONTE <i>Lisa Bamonte</i>	JACOB ITZKOWITZ
GINA BARROS <i>Gina Barros</i>	ROBERT JEFFERY <i>Robert Jeffery</i>
ERIC BRUZAITIS <i>Eric Bruzaitis</i>	BOZENA KAMINSKI <i>Bozena Kaminski</i>
IRIS CABRERA <i>Iris Cabrera</i>	PAUL KELTERBORN <i>Paul Kelterborn</i>
PHILIP CAPONEGRO <i>Phil Caponegro</i>	WILLIAM KLAGSBALD <i>William Klagsbald</i>
FRANK CARBONE <i>Frank Carbone</i>	MERYL LABORDE <i>Meryl Laborde</i>
STEPHEN CHESLER <i>Stephen Chesler</i>	MARIE LEANZA <i>Marie Leanza</i>
MICHAEL CHIRICHELLA <i>Michael Chirichella</i>	YAMILLETTE LEBRON
KEVIN COSTA <i>Kevin Costa</i>	MICHELLE LOPEZ <i>Michelle Lopez</i>
GIOVANNI D'AMATO <i>Giovanni D'Amato</i>	CLEMENTINE McCOY <i>Clementine McCoy</i>
ERIN DRINKWATER <i>Erin Drinkwater</i>	TOBY MOSKOVITS
MIGUELINA DURAN <i>Miguelina Duran</i>	MICHAL MROWIEC <i>Michal Mrowiec</i>
ARTHUR DYBANOWSKI <i>Arthur Dybanowski</i>	RABBI DAVID NIEDERMAN
ROSEMARY ESPINAL <i>Rosemary Espinal</i>	JANICE PETERSON
LLOYD FENG	AUSTIN PFERD <i>Austin Pferd</i>
JULIA AMANDA FOSTER <i>Julia A. Foster</i>	BELLA SABEL <i>Bella Sabel</i>
RIFKA FRIEDMAN	ISAAC SOFER <i>Isaac Sofer</i>
DEALICE FULLER <i>Dealice Fuller</i>	SAMEER TALATI <i>Sameer Talati</i>
JOEL GOLDSTEIN <i>Joel Goldstein</i>	DEL TEAGUE <i>Del Teague</i>
JOEL GROSS <i>Joel Gross</i>	RAFFAELLO VANCOUTEN <i>Raffaello Vancouten</i>
DAVID HEIMLICH <i>David Heimlich</i>	WILLIAM VEGA <i>William Vega</i>
LARISSA HO	SIMON WEISER <i>Simon Weiser</i>

Council Member  
Lincoln Restler

Council Member  
Jennifer Gutierrez

DATE:

## COMBINED BOARD MEETING

	NAME	ROLL CALL 1ST	ROLL CALL 2ND	ROLL CALL 3RD	ROLL CALL 4TH	ROLL CALL 5TH
1	KARINA AGUILAR	✓	✓			
2	GINA ARGENTO		✓			
3	BOGDAN BACHOROWSKI	✓	✓			
4	LISA BAMONTE	✓	✓			
5	GINA BARROS	✓	✓			
6	ERIC BRUZAITIS	✓	✓			
7	IRIS CABRERA	✓	✓			
8	PHILIP CAPONEGRO	✓	✓			
9	FRANK CARBONE					
10	STEPHEN CHESLER	✓	✓			
11	MICHAEL CHRICHHELLA					
12	KEVIN COSTA	✓	✓			
13	GIOVANNI D'AMATO	✓	✓			
14	ERIN DRINKWATER	✓	✓			
15	MIGUELINA DURAN		✓			
16	ARTHUR DYBANOWSKI	✓	✓			
17	ROSEMARY ESPINAL	✓	✓			
18	LLOYD FENG	✓	✓			
19	JULIA AMANDA FOSTER	✓	✓			
20	RIFKA FRIEDMAN		✓			
21	DEALICE FULLER	✓	✓			
22	JOEL GOLDSTEIN		✓			
23	JOEL GROSS		✓			
24	DAVID HEIMLICH	✓	✓			
25	LARISSA HO		✓			
26	KATIE DENNY HOROWITZ	✓	✓			
27	SONIA IGLESIAS	✓	✓			
28	MOISHE INDIG					
29	JACOB ITZKOWITZ					
30	ROBERT JEFFERY		✓			
31	BOZENA KAMINSKI	✓	✓			
32	PAUL KELTERBORN	✓	✓			
33	WILLIAM KLAGSBALD		✓			
34	MERYL LABORDE		✓			
35	MARIE LEANZA	✓	✓			
36	YAMILLETTE LEBRON		✓			
37	MICHELLE LOPEZ	✓	✓			
38	CLEMENTINE McCOY		✓			
39	TOBY MOSKOVITS		✓			
40	MICHAL MROWIEC	✓	✓			
41	RABBI DAVID NIEDERMAN					
42	JANICE PETERSON		✓			
43	AUSTIN PFERD	✓	✓			
44	BELLA SABEL		✓			
45	ISAAC SOFER		✓			
46	SAMEER TALATI	✓	✓			
47	DEL TEAGUE	✓	✓			
48	RAFFAELLO VAN COUTEN	✓	✓			
49	WILLIAM VEGA	✓	✓			
50	SIMON WEISER	✓	✓			
TOTAL:		30	40			
TIME:		6:10 PM	7:34			



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SLA REVIEW & DCA COMMITTEE MOTION: to approve report as written

Motion made by: Mr. Weiser  
Seconded by: Ms. Kaminski

DATE: 1/14/2025

	YES	NO	ABS	REC		YES	NO	ABS	REC
KARINA AGUILAR	X				KATIE DENNY HOROWITZ	X			
GINA ARGENTO	X				SONIA IGLESIAS	X			
BOGDAN BACHOROWSKI	X				MOISHE INDIG				
LISA BAMONTE	X				JACOB ITZKOWITZ				
GINA BARROS	X				ROBERT JEFFERY	X			
ERIC BRUZAITIS	X				BOZENA KAMINSKI	X			
IRIS CABRERA	X				PAUL KELTERBORN	X			
PHILIP CAPONEGRO	X				WILLIAM KLAGSBALD	X			
FRANK CARBONE					MERYL LABORDE	X			
STEPHEN CHESLER	X				MARIE LEANZA	X			
MICHAEL CHIRICHELLA					YAMILLETTE LEBRON				
KEVIN COSTA	X				MICHELLE LOPEZ	X			
GIOVANNI D'AMATO	X				CLEMENTINE McCOY	X			
ERIN DRINKWATER	X				TOBY MOSKOVITS				
MIGUELINA DURAN	X				MICHAL MROWIEC	X			
ARTHUR DYBANOWSKI	X				RABBI DAVID NIEDERMAN				
ROSEMARY ESPINAL	X				JANICE PETERSON				
LLOYD FENG	X				AUSTIN PFERD	X			
JULIA AMANDA FOSTER	X				BELLA SABEL	X			
RIFKA FRIEDMAN					ISAAC SOFER	X			
DEALICE FULLER					SAMEER TALATI	X			
JOEL GOLDSTEIN	X				DEL TEAGUE	X			
JOEL GROSS	X				RAFFAELLO VAN COUTEN	X			
DAVID HEIMLICH	X				WILLIAM VEGA	X			
LARISSA HO					SIMON WEISER	X			

TIME: 7:45 PM TALLY: 39 YES 0 NO 0 ABS 0 RECUSAL



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



**CANNABIS REVIEW COMMITTEE MOTION:** to approve report as written

Motion made by: Ms. Kaminski  
Seconded by: Ms. Espinal

DATE: 1/14/2025

	YES	NO	ABS	REC		YES	NO	ABS	REC
KARINA AGUILAR	X				KATIE DENNY HOROWITZ	X			
GINA ARGENTO	X				SONIA IGLESIAS	X			
BOGDAN BACHOROWSKI	X				MOISHE INDIG				
LISA BAMONTE	X				JACOB ITZKOWITZ				
GINA BARROS	X				ROBERT JEFFERY	X			
ERIC BRUZAITIS	X				BOZENA KAMINSKI	X			
IRIS CABRERA	X				PAUL KELTERBORN	X			
PHILIP CAPONEGRO	X				WILLIAM KLAGSBALD	X			
FRANK CARBONE					MERYL LABORDE	X			
STEPHEN CHESLER	X				MARIE LEANZA	X			
MICHAEL CHIRICHELLA					YAMILLETTE LEBRON				
KEVIN COSTA	X				MICHELLE LOPEZ	X			
GIOVANNI D’AMATO	X				CLEMENTINE McCOY	X			
ERIN DRINKWATER	X				TOBY MOSKOVITS				
MIGUELINA DURAN	X				MICHAL MROWIEC	X			
ARTHUR DYBANOWSKI	X				RABBI DAVID NIEDERMAN				
ROSEMARY ESPINAL	X				JANICE PETERSON				
LLOYD FENG	X				AUSTIN PFERD	X			
JULIA AMANDA FOSTER	X				BELLA SABEL	X			
RIFKA FRIEDMAN					ISAAC SOFER	X			
DEALICE FULLER					SAMEER TALATI	X			
JOEL GOLDSTEIN	X				DEL TEAGUE	X			
JOEL GROSS	X				RAFFAELLO VAN COUTEN	X			
DAVID HEIMLICH	X				WILLIAM VEGA	X			
LARISSA HO					SIMON WEISER	X			

TIME: 7:48 PM TALLY: 39 YES 0 NO 0 ABS 0 RECUSAL



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



**MOTION:** Recommendation to deny application outside shed for 146 Broadway, Baby's all right and Deux Chats, 27 Broadway

Motion made by: Mr. Weiser

Seconded by: Mr. Dybanowski

DATE: 1/14/2025

	YES	NO	ABS	REC		YES	NO	ABS	REC
KARINA AGUILAR	X				KATIE DENNY HOROWITZ		X		
GINA ARGENTO	X				SONIA IGLESIAS	X			
BOGDAN BACHOROWSKI	X				MOISHE INDIG				
LISA BAMONTE	X				JACOB ITZKOWITZ				
GINA BARROS	X				ROBERT JEFFERY		X		
ERIC BRUZAITIS	X				BOZENA KAMINSKI	X			
IRIS CABRERA	X				PAUL KELTERBORN		X		
PHILIP CAPONEGRO	X				WILLIAM KLAGSBALD	X			
FRANK CARBONE			X		MERYL LABORDE		X		
STEPHEN CHESLER					MARIE LEANZA	X			
MICHAEL CHIRICHELLA					YAMILLETTE LEBRON				
KEVIN COSTA	X				MICHELLE LOPEZ			X	
GIOVANNI D'AMATO	X				CLEMENTINE McCOY	X			
ERIN DRINKWATER	X				TOBY MOSKOVITS				
MIGUELINA DURAN	X				MICHAL MROWIEC	X			
ARTHUR DYBANOWSKI	X				RABBI DAVID NIEDERMAN				
ROSEMARY ESPINAL	X				JANICE PETERSON				
LLOYD FENG	X				AUSTIN PFERD		X		
JULIA AMANDA FOSTER	X				BELLA SABEL	X			
RIFKA FRIEDMAN					ISAAC SOFER	X			
DEALICE FULLER					SAMEER TALATI		X		
JOEL GOLDSTEIN	X				DEL TEAGUE	X			
JOEL GROSS	X				RAFFAELLO VAN COUTEN			X	
DAVID HEIMLICH	X				WILLIAM VEGA	X			
LARISSA HO					SIMON WEISER	X			

TIME: 8:34 PM TALLY: 30 YES 6 NO 3 ABS 0 RECUSAL





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**MOTION: COMMUNITY BOARD 1 WILL ENTERTAIN MOTION - OPPOSING OR SUPPORTING  
OUTDOOR DINNING DUE TIME CONSTRAIN**

Motion made by: Ms. Teague  
Seconded by: Ms. Cabrera

DATE: 1/14/2025

	YES	NO	ABS	REC		YES	NO	ABS	REC
KARINA AGUILAR	X				KATIE DENNY HOROWITZ	X			
GINA ARGENTO	X				SONIA IGLESIAS	X			
BOGDAN BACHOROWSKI	X				MOISHE INDIG				
LISA BAMONTE	X				JACOB ITZKOWITZ				
GINA BARROS	X				ROBERT JEFFERY	X			
ERIC BRUZAITIS	X				BOZENA KAMINSKI	X			
IRIS CABRERA	X				PAUL KELTERBORN		X		
PHILIP CAPONEGRO	X				WILLIAM KLAGSBALD	X			
FRANK CARBONE					MERYL LABORDE		X		
STEPHEN CHESLER	X				MARIE LEANZA	X			
MICHAEL CHIRICHELLA					YAMILLETTE LEBRON				
KEVIN COSTA		X			MICHELLE LOPEZ			X	
GIOVANNI D’AMATO	X				CLEMENTINE McCOY	X			
ERIN DRINKWATER		X			TOBY MOSKOVITS				
MIGUELINA DURAN	X				MICHAL MROWIEC	X			
ARTHUR DYBANOWSKI	X				RABBI DAVID NIEDERMAN				
ROSEMARY ESPINAL	X				JANICE PETERSON				
LLOYD FENG	X				AUSTIN PFERD	X			
JULIA AMANDA FOSTER	X				BELLA SABEL	X			
RIFKA FRIEDMAN					ISAAC SOFER	X			
DEALICE FULLER					SAMEER TALATI	X			
JOEL GOLDSTEIN	X				DEL TEAGUE	X			
JOEL GROSS	X				RAFFAELLO VAN COUTEN				
DAVID HEIMLICH	X				WILLIAM VEGA	X			
LARISSA HO					SIMON WEISER	X			

TIME: 8:11 PM TALLY: 33 YES 4 NO 1 ABS 0 RECUSAL



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**LAND USE COMMITTEE MOTION:**to approve the application with the following recommendations:

With respect to the affordable units, in light of the upcoming lower AMI affordable units that will be provided in the nearby Kingsland Commons development, the committee supported a preference of option 2, i.e 5 units.

The applicant should consider encouraging the city to install bio swales in adjacent sidewalks where feasible, or to install tree beds

The applicant should consider the feasibility of using permeable sidewalk material.

The applicant should follow through on its commitment to support much needed crosswalks.

The applicant should continue to work with the Friends of Cooper Park and to support that group’s requests for increased pedestrian safety.

Motion made by: Mr. Bruzaitis

Seconded by: Mr. Caponegro

DATE: 1/14/2025

	YES	NO	ABS	REC		YES	NO	ABS	REC
KARINA AGUILAR	X				KATIE DENNY HOROWITZ	X			
GINA ARGENTO	X				SONIA IGLESIAS	X			
BOGDAN BACHOROWSKI	X				MOISHE INDIG				
LISA BAMONTE	X				JACOB ITZKOWITZ				
GINA BARROS	X				ROBERT JEFFERY	X			
ERIC BRUZAITIS	X				BOZENA KAMINSKI	X			
IRIS CABRERA	X				PAUL KELTERBORN	X			
PHILIP CAPONEGRO	X				WILLIAM KLAGSBALD	X			
FRANK CARBONE					MERYL LABORDE	X			
STEPHEN CHESLER	X				MARIE LEANZA	X			
MICHAEL CHIRICHELLA					YAMILLETTE LEBRON				
KEVIN COSTA	X				MICHELLE LOPEZ	X			
GIOVANNI D’AMATO	X				CLEMENTINE McCOY	X			
ERIN DRINKWATER	X				TOBY MOSKOVITS				
MIGUELINA DURAN	X				MICHAL MROWIEC	X			
ARTHUR DYBANOWSKI	X				RABBI DAVID NIEDERMAN				
ROSEMARY ESPINAL	X				JANICE PETERSON				
LLOYD FENG	X				AUSTIN PFERD	X			
JULIA AMANDA FOSTER	X				BELLA SABEL	X			
RIFKA FRIEDMAN					ISAAC SOFER	X			
DEALICE FULLER					SAMEER TALATI	X			
JOEL GOLDSTEIN	X				DEL TEAGUE	X			
JOEL GROSS	X				RAFFAELLO VAN COUTEN				
DAVID HEIMLICH	X				WILLIAM VEGA	X			
LARISSA HO					SIMON WEISER	X			

TIME: 8:24 PM TALLY: 38 YES 0 NO 0 ABS 0 RECUSAL



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



MOTION: COMMUNITY BOARD 1 TO DRAFT A LETTER TO PARKS ABOUT CLOSING THE METROPOLITAN RECREATION CENTER WITHOUT PROPER NOTICE

Motion made by: Mr. Weiser  
Seconded by: Ms. Cabrera

DATE: 1/14/2025

	YES	NO	ABS	REC		YES	NO	ABS	REC
KARINA AGUILAR	X				KATIE DENNY HOROWITZ	X			
GINA ARGENTO	X				SONIA IGLESIAS	X			
BOGDAN BACHOROWSKI					MOISHE INDIG				
LISA BAMONTE	X				JACOB ITZKOWITZ				
GINA BARROS	X				ROBERT JEFFERY	X			
ERIC BRUZAITIS	X				BOZENA KAMINSKI	X			
IRIS CABRERA	X				PAUL KELTERBORN	X			
PHILIP CAPONEGRO	X				WILLIAM KLAGSBALD	X			
FRANK CARBONE	X				MERYL LABORDE	X			
STEPHEN CHESLER	X				MARIE LEANZA	X			
MICHAEL CHIRICHELLA					YAMILLETTE LEBRON				
KEVIN COSTA	X				MICHELLE LOPEZ	X			
GIOVANNI D’AMATO	X				CLEMENTINE McCOY	X			
ERIN DRINKWATER	X				TOBY MOSKOVITS				
MIGUELINA DURAN	X				MICHAL MROWIEC	X			
ARTHUR DYBANOWSKI					RABBI DAVID NIEDERMAN				
ROSEMARY ESPINAL	X				JANICE PETERSON				
LLOYD FENG	X				AUSTIN PFERD	X			
JULIA AMANDA FOSTER	X				BELLA SABEL	X			
RIFKA FRIEDMAN					ISAAC SOFER				
DEALICE FULLER					SAMEER TALATI	X			
JOEL GOLDSTEIN	X				DEL TEAGUE	X			
JOEL GROSS	X				RAFFAELLO VAN COUTEN				
DAVID HEIMLICH	X				WILLIAM VEGA	X			
LARISSA HO					SIMON WEISER	X			

TIME: 8:47 PM TALLY: 36 YES 0 NO 0 ABS 0 RECUSAL



# **New Public School District 14 Greenpoint, Brooklyn**

**257 Franklin Street, Brooklyn NY 11222  
New York City School Construction Authority**



# Discussion Agenda

- Need for a new public school in Greenpoint, the SCA's proposed plans to build a school
- Update on the NuHart site and cleanup progress
- SCA environmental investigations on the school site, results and remedies
- Next Steps:
  - The New York City Voluntary Cleanup Program
  - Timeline and Public Engagement
  - Questions and Feedback

# Elementary Schools in Greenpoint

DBN	School Name	Grade Span	Distance from Proposed New School	PK-5 Enrollment <sup>1</sup>	BB Org Capacity <sup>2</sup>	Estimated Org Utilization <sup>3</sup>	5yr Enrollment Change (PK-5)
14K031	P.S. 031 Samuel F. Dupont	PK-5	0.9 ml	643	618	104%	4%
14K034	P.S. 034 Oliver H. Perry	PK-5	1.0ml	435	304	143%	-9%
14K110	P.S. 110 The Monitor	PK-5	1.7ml	493	566	87%	-17%
<b>Total</b>				<b>1,571</b>	<b>1,488</b>	<b>106%</b>	<b>-8%</b>

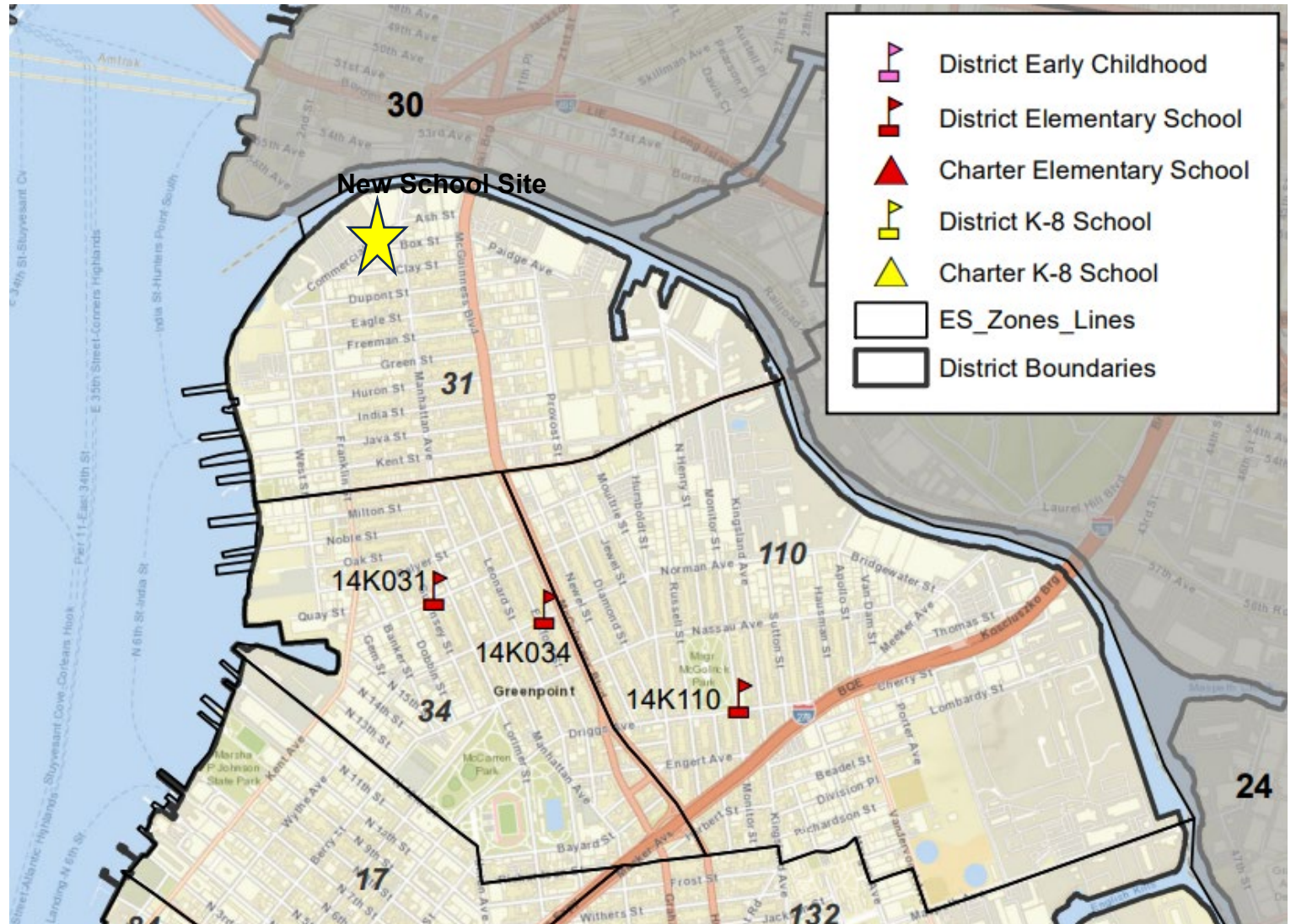
1. K-5 Enrollment is based on 2024-25 Unaudited Register.

2. Org Capacity is based on capacity from the 2023-24 Blue Book.

3. Estimated Org. Utilization is based on capacity from the 2023-24 Blue Book and enrollment from 2024-25 Unaudited Register.

# Existing Elementary Schools in Greenpoint

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# Potential New School Site Location

- Greenpoint, Brooklyn (Block 2494, Lot 20), Community School District 14
- Southwest corner of Franklin & Dupont Streets
- 20,000 square foot lot





# Potential New School Plans



(Typical public school for illustration only)

The new building is not yet in design but we anticipate it will include:

- ~ 450 seat elementary school
- 5- to 6 story school
- Playground
- Fully ADA accessible
- Fully air conditioned
- Fully electric
- SCA will pursue additional sustainability measures (green roofs, blue roofs) for the school as per the SCA's Green Schools Guide and local laws



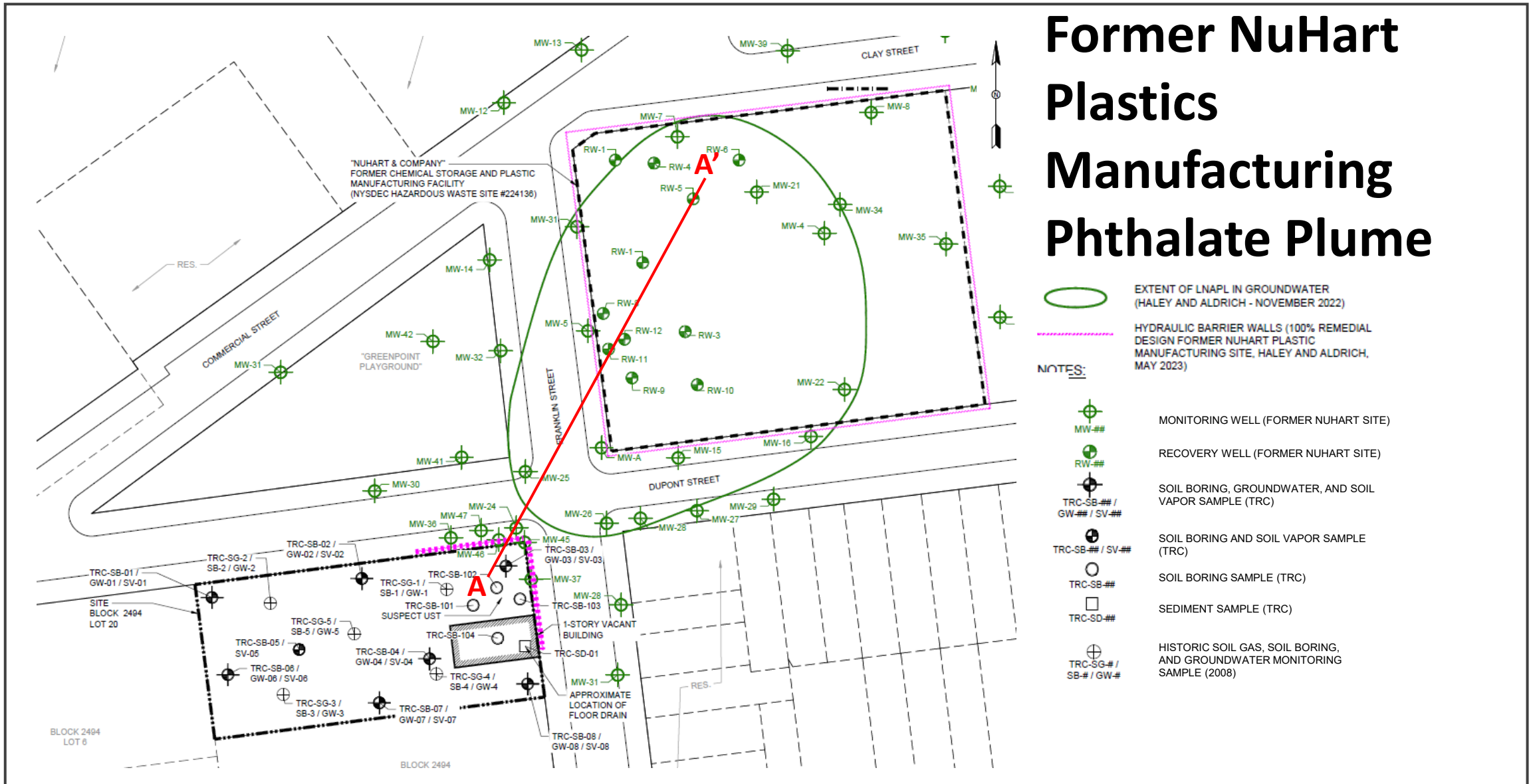
# Potential New School Site Advantages

- ❑ Located outside the flood zone; does not require building elevation above street level; Utility connections available
- ❑ Building will have two readily available street frontages allowing bus drop-off to occur along Franklin Street and Dupont Streets
- ❑ Immediate surroundings are mostly redeveloped. Includes existing and new residential buildings and community amenities.
- ❑ Hydraulic-barrier wall installed in 2023 prevents future migration of contaminants from NuHart



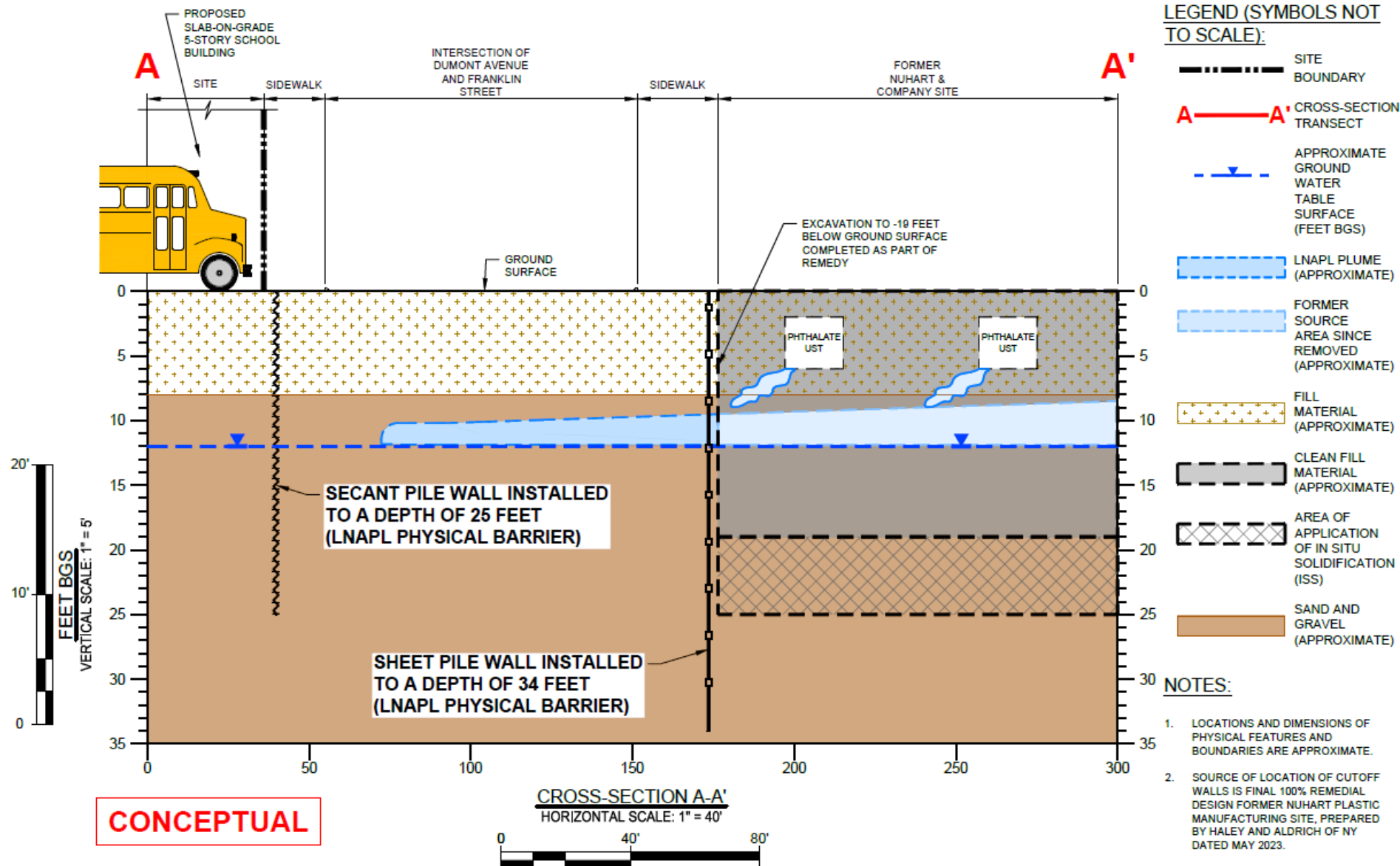
Source: NearMap imagery

# Former NuHart Plastics Manufacturing Phthalate Plume



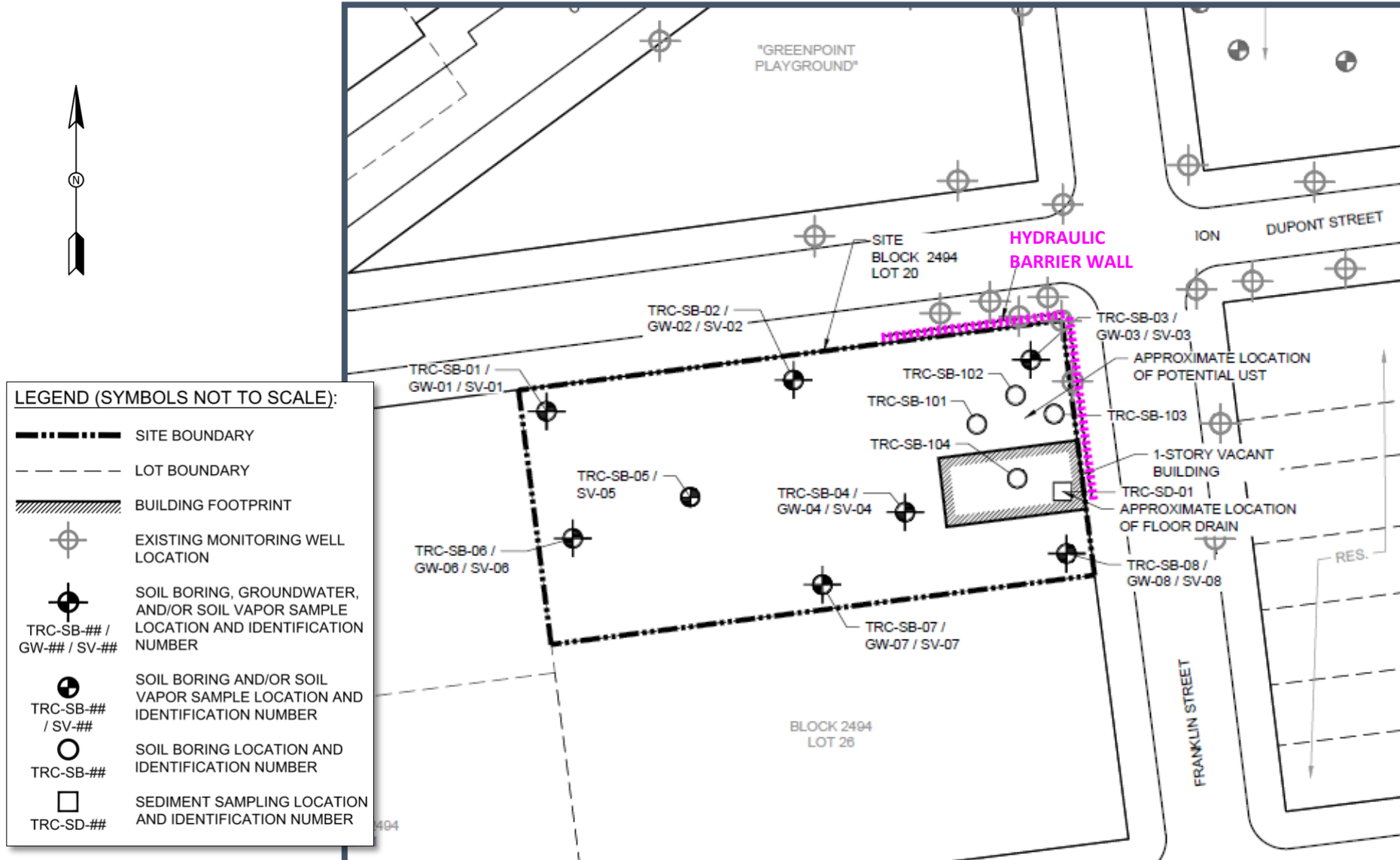


# Cross Sectional View of Subsurface Conditions



# SCA Phase II Environmental Site Investigation

## Scope of 2023 Investigation



### Sampling Locations:

- › 12 soil borings (4 to investigate suspect UST)
- › 7 monitoring wells
- › 8 soil vapor points

### Laboratory Analysis:

- › 24 soil samples
- › 1 sediment sample
- › 8 groundwater samples
- › 7 soil vapor samples

# SCA Phase II Environmental Site Investigation - September 2023

## Key Findings Consistent with 2008 Investigation

### Soil

- › Typical of historic fill material found throughout NYC.
- › An underground storage tank was confirmed. The UST was initially identified in 2008.
- › No NuHart contaminants of concern were detected above regulatory comparison criteria in soil.

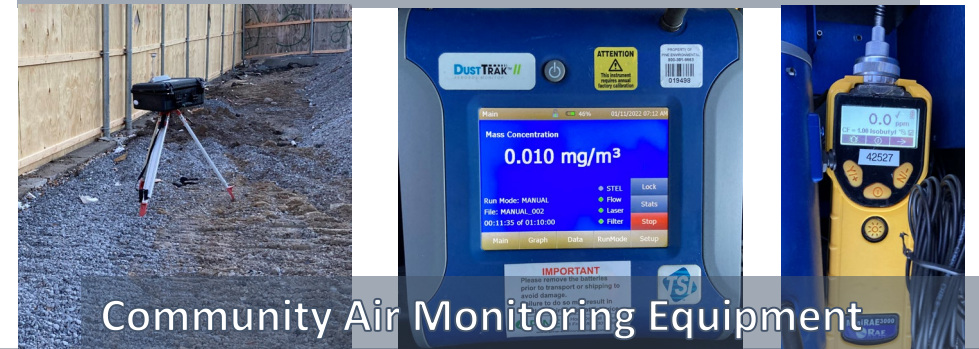
### Anticipated Action

- › Properly characterize all proposed excavated material for offsite disposal (SCA standard)
- › Backfill with environmentally clean fill meeting NYSDEC General Fill Criteria (SCA standard)
- › Implement a Community Air Monitoring Plan (CAMP) and dust suppression during all ground-intrusive work (OER standard)
- › Register UST with the NYSDEC, clean, remove, and dispose of all waste at off-site facility
- › Exterior areas of the Site will be covered with 2 feet of environmentally clean fill or paved surfaces (asphalt, concrete, etc.; SCA standard)

### Typical Construction Site (M502)



Direct-Load Soil for Off-Site Disposal



Community Air Monitoring Equipment



# SCA Phase II Environmental Site Investigation - September 2023

## Key Findings Consistent with 2008 Investigation

### Groundwater (detected 12' to 14' below ground surface)

- › Similar organic compounds and metals as found in soil were detected in groundwater and attributed to presence of historic fill material.
- › No separate phase product detected and no dissolved-phase contaminants of concern (phthalates & TCE) from NuHart were detected above regulatory comparison criteria in groundwater.

### Anticipated Remedy

- › Based on depth to groundwater, the proposed school would be built slab-on-grade (no basement) and dewatering would be prohibited.
- › Groundwater is not a source of drinking water in Brooklyn.
- › Thanks to the community's advocacy, the hydraulic barrier was installed in March 2023 and will be monitored & maintained by NuHart in perpetuity.

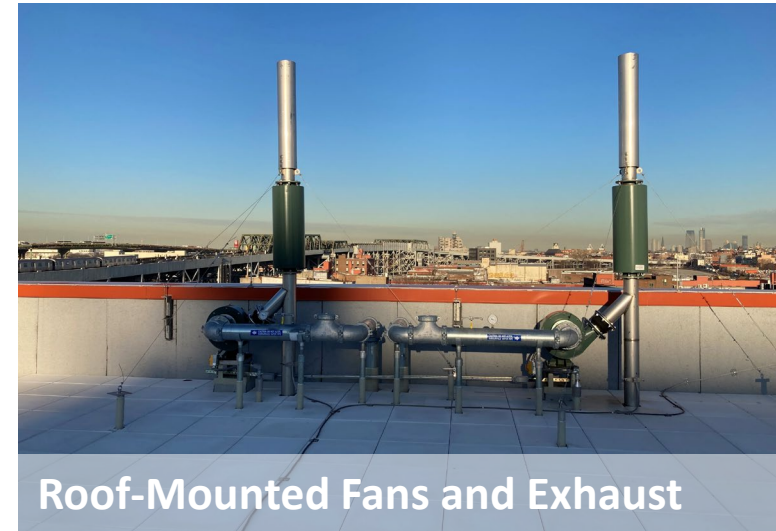
### Soil Vapor

- › One solvent (PCE) and petroleum-related constituents were detected. Similar results at adjacent OER sites and unrelated to NuHart.

### Anticipated Remedy

- › As a standard SCA practice under these conditions, the new building will have two permanent engineering controls, gas vapor barrier and SSDS, to provide a “belt and suspenders” approach to preventing vapor intrusion.

## Typical Sub-Slab Depressurization System Components (K710)



Roof-Mounted Fans and Exhaust



Alarm System

# Anticipated Actions



**GVB - Liquid Boot and  
Geomembrane Liner – K671**



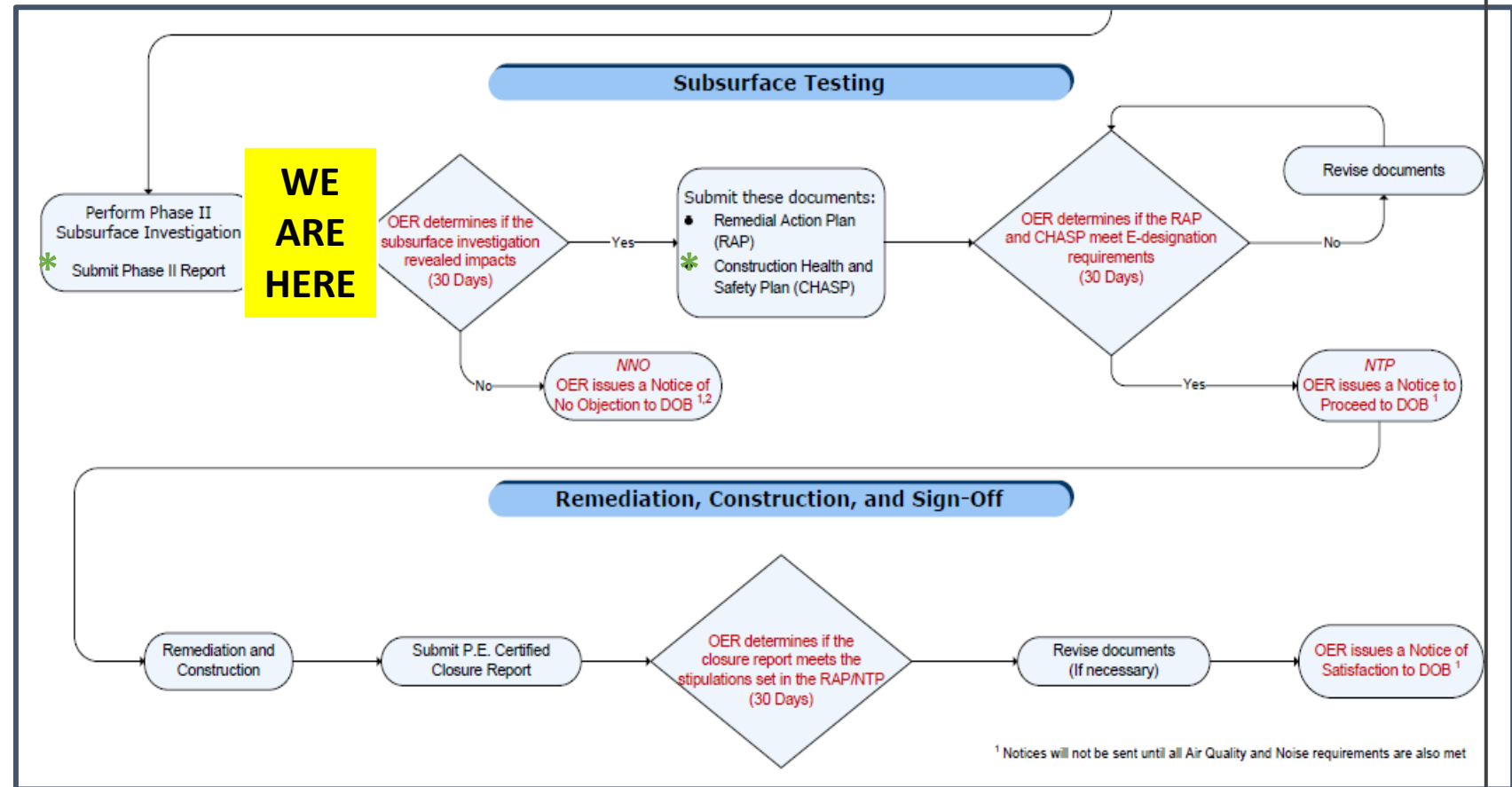
**Cover System – Q315**

Typical site with regard to subsurface conditions, which have not significantly changed over the past 15 years despite on-going cleanup operations at the NuHart site.

- › Subsurface environmental conditions are similar to other properties SCA has encountered throughout New York City and within Greenpoint.
- › Anticipated actions would be implemented as an SCA standard regardless of the Site's E-Designation. SCA goes above and beyond to implement robust engineering controls at new school sites that are not part of regulatory programs, including, but not limited to:
  - Clean cover systems
  - Vapor mitigation (e.g., GVB & SSDS)
  - Dust/sediment control
  - In addition, the SCA will enter this site into the City's Voluntary Clean Up Program as an additional measure.

# Next Steps: Voluntary Cleanup Program

- › The Site will be enrolled in the NYC OER Voluntary Cleanup Program (VCP).
- › Components of the VCP are shown to the right.
- › A public/community participation component is an additional feature of the VCP. NYSDEC will review the Remedial Action Plan developed for the school site.



\*Includes public/community participation component

# Next Steps: Timeline and SCA Public Engagement



**Estimated timeline of a typical school build:**

**Design phase- 1-2 years**  
**Construction- 2-3 years**



**OER's Voluntary Cleanup Program Timeline will run parallel with design and construction of the new school including public participation**



**NuHart on-site cleanup now completed and only off-site NAPL recovery remains. Residential buildings on NuHart are nearing completion and will be occupied before school construction begins.**



**SCA will pursue additional community engagement meetings throughout the project**

- **Discussion, Q&A**

**SCA Contact:**

Ben Goodman

[bgoodman@nycsca.org](mailto:bgoodman@nycsca.org)

[GreenpointLanding@nycsca.org](mailto:GreenpointLanding@nycsca.org)

**Link to documents:**

<https://www.nycsca.org/Community/Environmental-Due-Diligence#257-Franklin-Street-487>





# Grand Street Bridge

## Environmental Process Overview

Brooklyn Community Board 1

January 14, 2025

# Why Are We Here?

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- Goal: to advance understanding of the environmental review process for the Grand Street Bridge project
- Forecast the kickoff of the environmental review process
- Recap environmental coordination to date with agencies
- Discuss next steps



# Lead Agencies/Project Team

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## National Environmental Policy Act (NEPA)

**Lead Agency:** Federal Highway Administration (FHWA)

**Regional Local Project Liaison:** New York State Department of Transportation (NYSDOT)

**Project Sponsor:** New York City Department of Transportation (NYCDOT)

## State Environmental Quality Review (SEQR)

**Joint Lead Agency:** New York State Department of Transportation (NYSDOT)

## City Environmental Quality Review (CEQR)

**Joint Lead Agency:** New York City Department of Transportation (NYCDOT)

## Consultants

**Prime Consultant:** H&H

**Environmental Consultant:** AKRF

**Outreach Consultant:** FHI Studio

**ULURP:** PHA

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# The Environmental Review Process



# What is NEPA?

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## National Environmental Policy Act (NEPA)

- NEPA is a federal law that provides for a decision-making process to consider the effects of federally funded or permitted projects on the natural and built environment
- Provides for broad participation in decision-making by the public and agencies with funding or permitting authority
- Under NEPA, lead agencies consider public input about potential feasible project alternatives and the potential effects of a project on the social, economic, and environmental conditions





# What is a NEPA EA?

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## NEPA Classification for the Grand Street Bridge

- The Grand Street Bridge project is classified as a NEPA Class III Action
- A NEPA Class III Action requires the preparation of an Environmental Assessment (EA) because the significance of potential environmental impacts has not yet been established



# SEQRA Basics

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## New York State Environmental Quality Review Act (SEQRA)

- Requires state, regional, and local government agencies to consider the environmental impacts of their actions

## SEQRA Classification for the Grand Street Bridge

- The Grand Street Bridge project is classified as a non-Type II Action under SEQRA
- A non-Type II Action under SEQRA requires EA preparation
- This EA is packaged with a NYSDOT Design Report (DR) to form a DR/EA

# CEQR Basics

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## New York City Environmental Quality Review (CEQR)

- CEQR is an additional level of environmental review required for NYC projects. It is the city process and guidelines for implementing SEQRA, allowing for local agency approvals

## CEQR Classification for the Grand Street Bridge

- The Grand Street Bridge project is classified as a CEQR Type I Action (with an Environmental Assessment Statement [EAS])

## Grand Street Bridge Possible DR/EA CEQR Findings

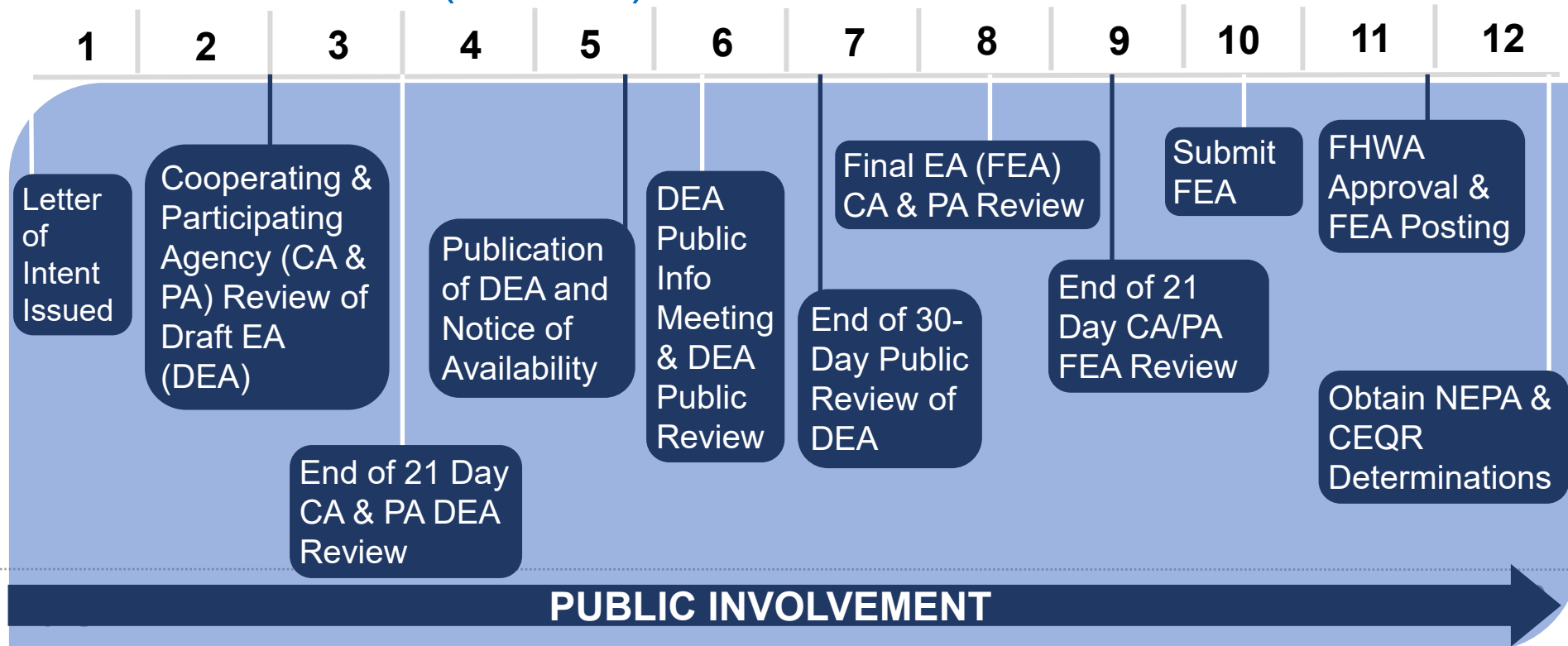
- No significant adverse impacts = end of CEQR review
- Unmitigable significant adverse impacts = project moves into an Environmental Impact Statement



# Grand Street Bridge Design Report / Environmental Assessment (DR/EA)

A DR/EA is being developed for the Grand Street Bridge in accordance with NEPA, which will also satisfy SEQRA and CEQR regulations, guidelines and requirements. The DR/EA will include a CEQR Environmental Assessment Statement (EAS) as an appendix.

## DR/EA Timeline (Months)



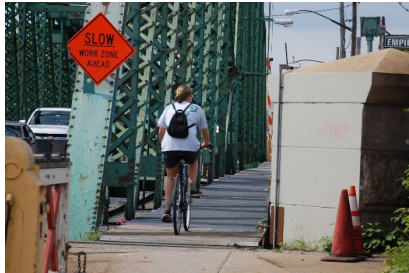
# DR/EA Issues for Grand Street Bridge

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## Social, Economic and Environmental Considerations



- Economic considerations, including property acquisition and potential effects to local and/or regional businesses
- Social considerations, including environmental justice
- Surface waters, navigable waters, and wetlands
- Hazardous waste and contaminated materials
- Cultural and historic resources
- Coastal zone consistency
- Construction effects
- Visual resources
- Air quality
- Land use
- Traffic
- Noise



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## Coordination and Next Steps

# 2

# Permitting & Approval Process

Required permits/approvals from Federal, State, Local regulatory authorities

- Section 404 Permit
- Section 10 Permit

USACE

- Review under Section 7 of Endangered Species Act

USFWS

- Section 7 of Endangered Species Act;
- Essential Fish Habitat

NMFS

- Section 106 Consultation

ACHP

- Protection of Waters
- Tidal Wetlands
- SPDES

NYSDEC

- Coastal Zone Consistency

NYSDOS /  
NYCDCP

- Section 106 and Section 4(f) Concurrence

SHPO

- Bridge Permit

USCG

# ULURP Process

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## Uniform Land Use Review Procedure (ULURP)

- A multi-step process for zoning and other land use approvals within New York City
- Coordination with New York City Department of City Planning (NYCDCP), the City Planning Commission, Borough Presidents, Community Boards, NYC Council, Mayor's Office, etc.

## ULURP for the Grand Street Bridge

- Proposed changes to surrounding land use or City Map under ULURP is also subject to the CEQR process and requires an environmental review
- *The DR/EA process must be completed before NYCDCP certifies any ULURP action*



# Next Steps

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- Initiate formal DR/EA process to comply with NEPA, SEQRA, and CEQR
- Ongoing design considerations and bridge type screening
- Begin permitting and approval processes
- Begin ULURP process after completion of the draft DR/EA
- Public Information Meetings



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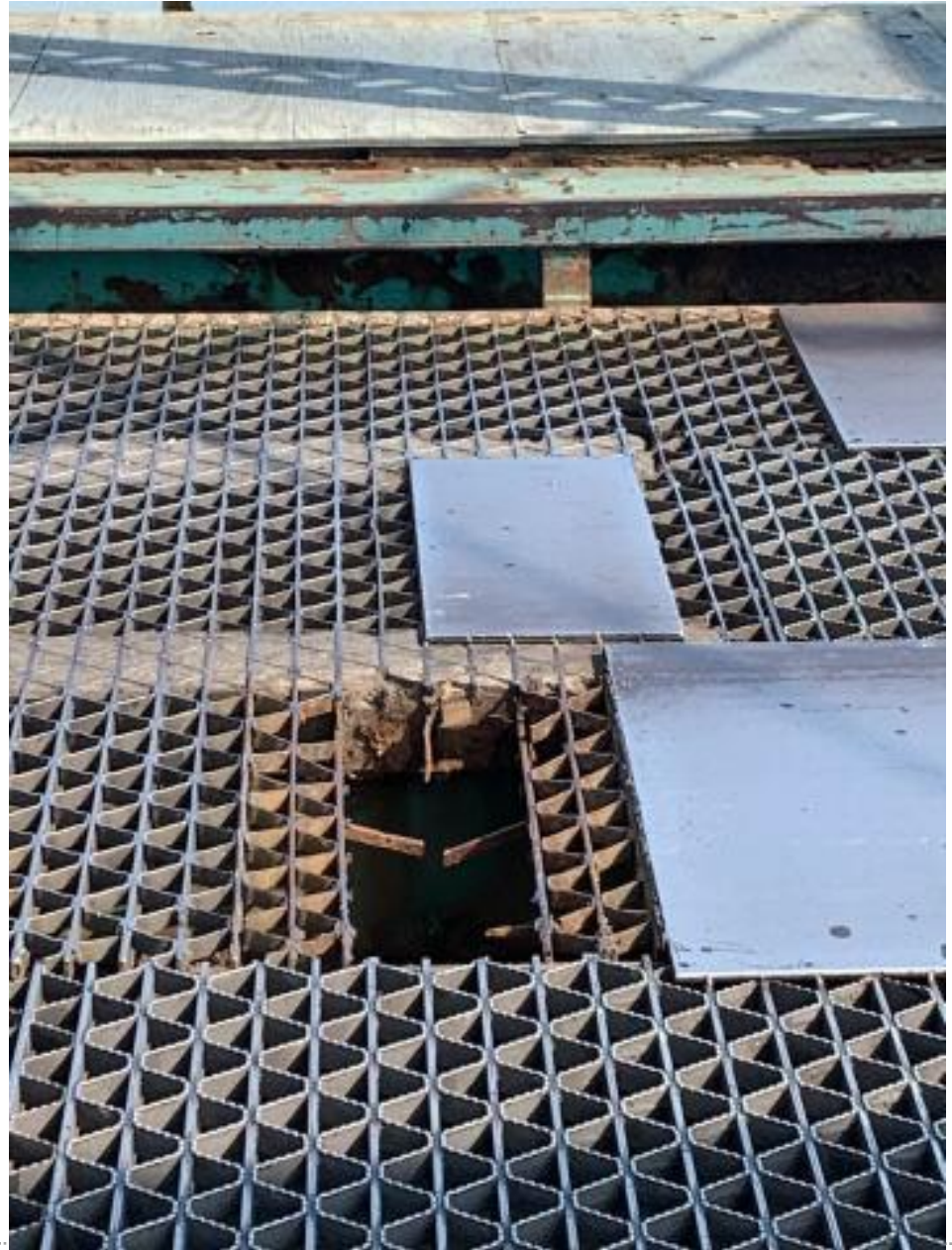
## Interim Repair Work

3

# Interim Work

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- Before the DR/EA process begins, the NYCDOT is making critical repairs to the Grand Street Bridge deck





# Interim Work

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- Robust repair work where needed
- Detour coordination with NYC Transit and other stakeholders
- New steel placement on bridge deck, with multiple successful short-term closures





# Interim Work

Anticipated completion: Spring 2025





# Thank You!

Questions?



NYCDOT



nyc\_dot



nyc\_dot



NYCDOT



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

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DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

January 14, 2025

## 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 December 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 December 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; Bruzaitis; Foster; Sofer; Talati; VanCouten; Cohen\*.

Absent:

The quorum was achieved.

## LIQUOR LICENSES

### NEW

1. 23 Meadow LLC, DBA The Monarch, 23 Meadows St. (Alteration, Liquor, Wine, Beer & Cider, Event Space) **Committee recommended APPROVAL.**

2. 74 Bayard St. LLC, DBA Fandi Mata, 74 Bayard St. (All Night Permit Community Board Notification) **Committee recommended DENIAL the applicant did not show.**
3. 74 Wythe Ave Tenant LLC, DBA 74 Wythe, 74 Wythe Ave. (Corporate Change, Liquor, Wine, Beer & Cider, Cabaret) **Previously Approved.**
4. 175 Morgan Ave LLC, 173-175 Morgan Ave. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest.) **Committee recommended APPROVAL.**
5. Aura Cocina & Bar Inc, DBA Aura, 315 Meserole St. (All Night Permit Community Board Notification) **Committee recommended DENIAL the applicant did not show.**
6. Avant Gardner LLC, DBA Avant Gardner, The Great Hall, The Kings Hall and The Brooklyn Mirage, 111 Gardner Ave. and 140 Stewart St. (All Night Permit Community Board Notification) **Committee recommended DENIAL the applicant did not show.**
7. BK Backyard Bar LLC, 61 Dobbin St. (Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended APPROVAL.**
8. Bkln Garden LLC, DBA Freehold, 41, 43, 45 South 3rd St. (Corporate Change, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
9. Brooklyn Roots Collective Inc, 255 Randolph St. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Cabaret) **Committee recommended APPROVAL.**
10. Chipotle Mexican Grill of Colorado LLC, DBA Chipotle Mexican Grill # 4927, 885 Manhattan Ave. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest) **Applicant WITHDREW the application.**
11. Chrome Williamsburg Inc, DBA Chrome Williamsburg, 525 Grand St. (New Application, Liquor, Wine, Beer & Cider, Rest) **Committee recommended DENIAL the applicant did not show.**
12. Dinastia Ecuadorian Food II Corp, 394 Bedford Ave. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
13. Don Pancho Villa Restaurant LTD, 189 Borinquen Place, (All Night Permit Community Board Notification) **Committee recommended APPROVAL.**
14. Doud Inc, 742 Driggs Ave. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
15. Ensenada Brooklyn LLC, DBA Ensenada, 168 Borinquen Place, (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Applicant requested POSTPONEMENT.**

16. Eris Evolution LLC, 167 Graham Ave. (All Night Permit Community Board Notification) **Does not required Community Board approval.**
17. Esse Taco Williamsburg LLC, DBA Esse Taco, 142 North 5<sup>th</sup> St. (Method of Operation, Liquor, Wine, Beer & Cider, OP Tavern) **Committee recommended APPROVAL. (Remove the outdoor stipulations from last year's application) The outdoor structure allowed on North 5<sup>th</sup> Street not on Bedford Avenue.**
18. Golden & Kui Inc. 121 Greenpoint Ave. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Cafe and Wine, Rest) **Applicant requested POSTPONEMENT.**
19. Guerrero Deli Cafe Inc, 657 Flushing Ave. (New Application, Liquor, Wine, Beer & Cider, Rest) **Committee recommended DENIAL the applicant did not show.**
20. Hungry Burrito 3 Inc, DBA Hungry Burrito, 1079 Manhattan Ave. (Corporate Change, Liquor, Wine, Beer & Cider, Rest) **Applicant WITHDREW the application.**
21. Jinli BK LLC, 623 Grand St. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
22. Made 21 Inc, 231 South 4th St. (All Night Permit Community Board Notification) **Does not required Community Board approval.**
23. Medusa Brooklyn LLC, DBA Medusa, 618 Grand St. (All Night Permit Community Board Notification) **Does not required Community Board approval.**
24. McCarren Park House LLC, DBA McCarren Parkhouse, 855 Lorimer St. (Method of Operation, Liquor, Wine, Beer & Cider, Rest. Live Music) **Committee recommended APPROVAL.**
25. Mia Brooklyn Inc, DBA Mya & Brooklyn Coffee & Bakery, 46 Roebling St. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern) **Previously Approved.**
26. MurrayWalsh LLC, DBA Oberon, 482 Driggs Ave. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show.**
27. Number Nine Show LLC, DBA The Dead Letter, 63 Grand St. (All Night Permit Community Board Notification) **Does not required Community Board approval.**
28. Number Nine Show LLC, DBA The Dead Letter, 63 Grand St.(Removal, Liquor, Wine, Beer & Cider, Rest) **Committee recommended DENIAL the applicant did not show.**

29. Padel Haus Greenpoint LLC, DBA Padel Haus, 12 Berry St. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern) **Committee recommended APPROVAL.**
30. Salka Food LLC, DBA Cooper Mug Coffee, 131 North 4th St. (New Application, Wine, Beer & Cider Rest) **Committee recommended APPROVAL.**
31. Tikka Indian Grill Inc, 185 Grand St. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show.**
32. Waynes World LLC, DBA Jimbo Slims, 524 Graham Ave. (New Application and Temporary Retail Permit, Tavern) **Applicant requested POSTPONEMENT.**

### **RENEWAL**

1. 147 149 McCarren LLC, DBA CODA Williamsburg, Bohemia, Creatures of All Kinds, 160 North 12<sup>th</sup> St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
2. 270 Meserole Rest Corp, DBA 9 Bob Note, 272 Meserole St. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
3. 274 Broadway Corp, DBA Emperador Elias Rest Corp, 274 Broadway (Renewal, Liquor, Wine, Beer & Cider, Rest)
4. Anfield Road Inc, DBA Banter, 132 Havemeyer Street Store 3, (Renewal, Wine, Beer & Cider, Bar/Tavern)
5. Antola Pizzeria Corp, DBA Danny's Pizzeria, 239-241 Bushwick Ave. (Renewal, Wine, Beer & Cider, Rest),
6. Bedford Coast LLC, DBA Super Burrito, 320 Bedford Ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)
7. Beer Karma LLC, 470 Union Ave. (Renewal, Wine, Beer & Cider, Bar/Tavern)
8. Berry 212 Corp, DBA The Levee, 212 Berry St. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
9. BRK Bar Group LLC, DBA Silver Light Tavern, 689 Lorimer St. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
10. Brooklyn Billiards LLC, 90 N 11th St. AKA 97 North 10th Street. AKA North 10th St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
11. Crabby Patty Brooklyn LLC, DBA Skinny Dennis 152 Metropolitan Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
12. Enerugi Ramen & Co LLC, 1020 Manhattan Ave. (Renewal, Wine, Beer & Cider, Rest)
13. Graham Ave Pizza Corp, DBA Carmine's Pizzeria, 358 Graham Ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)
14. Hole in the Wall Williamsburg LLC, DBA Hole in the Wall, 292 Bedford Ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)
15. Hummus Market LLC, DBA Hummus Market, 361 Graham Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)



16. Isla & Co Williamsburg LLC, DBA Isla & Co, 55 Wythe Ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)
17. Lemons & Olives Inc, 98A South 4th St. (Renewal, Liquor, Wine, Beer & Cider, Catering Facility Private Events Only)
18. Little Tiffin LLC, 970 Manhattan Ave. (Renewal, Wine, Beer & Cider, Rest)
19. MacMurray LLC, DBA The Craic, 488 Driggs Ave. AKA 482-504 Driggs Ave. Unit B-02 (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
20. Midway Bar LLC, 272 Grand St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
21. Mother's Smokehouse and Banquet Hall LLC, DBA Mable's Smokehouse, 44A Berry St. (Renewal, Liquor, Wine, Beer & Cider, BBQ Rest)
22. Nobars LLC DBA Panzon, 23 Greenpoint Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
23. Nora Estrada LLC, DBA Guarapo 58 North 3rd St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
24. Pinkerton Wine Bar LLC, Pinkerton Wine Bar, 263 North 6th St. (Renewal, Wine, Beer & Cider, Rest)
25. Sampa Restaurant LLC, DBA Beco, 715 Lorimer St. AKA 45 Richardson St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
26. Severed Heads LLC Blanca, 261 Moore St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
27. Sire Restaurant Group LLC, DBA Sama Street, 988 Manhattan Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
28. Stina Easton Inc, DBA TBA, 395 Wythe Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
29. Taqueria El Torito Corp, 32 Varet St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
30. Williamsburg Thai Cuisine Inc, DBA Williamsburg Thai Cuisine, 212 Bedford Ave. (Renewal, Wine, Beer & Cider, Rest)

#### **ITEMS PREVIOUSLY POSTPONED**

1. Amber Restaurant LLC, DBA Amber, 119 Nassau Ave. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
2. Booth's 1 LLC, 360 Wythe Ave. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee recommended DENIAL the applicant did not show.**
3. Cactus and Co BK LLC, DBA Xolo, 21 Dunham Place (Method of Operation, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL. (Stipulations Sunday to Tuesday 12AM, Wednesday, Thursday 1AM, Friday to Saturday 2AM)**
4. Cozy Royale LLC, DBA Cozy Royale, 434 Humboldt St. (Corporate Change, Liquor, Wine, Beer & Cider, Rest) **Committee recommended DENIAL the applicant did not show.**

5. Future Bar Inc, DBA The Narrows, 1037 Flushing Ave. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended APPROVAL.**
6. Meraki Bistro Brooklyn LLC, DBA Meraki Greek Bistro, 252 Grand St. (Class Change and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
7. Padel House Williamsburg LLC, DBA Padel House, 307 Kent Ave. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest) **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:** Monday, January 27, 2025.  
**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

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



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DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

January 23, 2025

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

## RE: SLA APPLICATIONS

Dear Chair Fan:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on January 14, 2025, 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. 23 Meadow LLC, DBA The Monarch, 23 Meadows St. (Alteration, Liquor, Wine, Beer & Cider, Event Space) **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: 39 "YES"; 0 "NO"; 0 "Abstentions".
2. 74 Bayard St. LLC, DBA Fandi Mata, 74 Bayard 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: 39 "YES"; 0 "NO"; 0 "Abstentions".

3. 74 Wythe Ave Tenant LLC, DBA 74 Wythe, 74 Wythe Ave. (Corporate Change, Liquor, Wine, Beer & Cider, Cabaret) **Previously Approved.**
4. 175 Morgan Ave LLC, 173-175 Morgan Ave. (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: 39 "YES"; 0 "NO"; 0 "Abstentions".
5. Aura Cocina & Bar Inc, DBA Aura, 315 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: 39 "YES"; 0 "NO"; 0 "Abstentions".
6. Avant Gardner LLC, DBA Avant Gardner, The Great Hall, The Kings Hall and The Brooklyn Mirage, 111 Gardner Ave. and 140 Stewart 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: 39 "YES"; 0 "NO"; 0 "Abstentions".
7. BK Backyard Bar LLC, 61 Dobbin St. (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: 39 "YES"; 0 "NO"; 0 "Abstentions".
8. Bkln Garden LLC, DBA Freehold, 41, 43, 45 South 3rd St. (Corporate 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: 39 "YES"; 0 "NO"; 0 "Abstentions".
9. Brooklyn Roots Collective Inc, 255 Randolph St. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Cabaret) **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: 39 "YES"; 0 "NO"; 0 "Abstentions".

10. Chipotle Mexican Grill of Colorado LLC, DBA Chipotle Mexican Grill # 4927, 885 Manhattan Ave. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest) **Applicant WITHDREW the application.**

11. Chrome Williamsburg Inc, DBA Chrome Williamsburg, 525 Grand St. (New Application, Liquor, Wine, Beer & Cider, Rest) **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: 39 "YES"; 0 "NO"; 0 "Abstentions".

12. Dinastia Ecuadorian Food II Corp, 394 Bedford Ave. (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: 39 "YES"; 0 "NO"; 0 "Abstentions".

13. Don Pancho Villa Restaurant LTD, 189 Borinquen Place, (All Night Permit Community Board Notification) **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: 39 "YES"; 0 "NO"; 0 "Abstentions".

14. Doud Inc, 742 Driggs Ave. (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: 39 "YES"; 0 "NO"; 0 "Abstentions".

15. Ensenada Brooklyn LLC, DBA Ensenada, 168 Borinquen Place, (New Application 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: 39 "YES"; 0 "NO"; 0 "Abstentions".

16. Eris Evolution LLC, 167 Graham Ave. (All Night Permit Community Board Notification) **NO PERMIT NEEDED.**

17. Esse Taco Williamsburg LLC, DBA Esse Taco, 142 North 5<sup>th</sup> St. (Method of Operation, Liquor, Wine, Beer & Cider, OP Tavern) **Committee recommended APPROVAL. (Remove the outdoor stipulations from last year's application) The outdoor structure allowed on North 5<sup>th</sup> Street not on Bedford Avenue.**

The Committee recommends approval with stipulation, **(Remove the outdoor stipulations from last year's application) The outdoor structure allowed on North 5<sup>th</sup> Street not on Bedford Avenue.**

The Committee voted unanimously to approve the application.

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

The Vote was: 39 "YES"; 0 "NO"; 0 "Abstentions".

18. Golden & Kui Inc. 121 Greenpoint Ave. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Cafe and Wine, 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: 39 "YES"; 0 "NO"; 0 "Abstentions".

19. Guerrero Deli Cafe Inc, 657 Flushing Ave. (New Application, Liquor, Wine, Beer & Cider, Rest) **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: 39 "YES"; 0 "NO"; 0 "Abstentions".

20. Hungry Burrito 3 Inc, DBA Hungry Burrito, 1079 Manhattan Ave. (Corporate Change, Liquor, Wine, Beer & Cider, Rest) **Applicant WITHDREW the application.**

21. Jinli BK LLC, 623 Grand St. (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: 39 "YES"; 0 "NO"; 0 "Abstentions".

22. Made 21 Inc, 231 South 4th St. (All Night Permit Community Board Notification) **NO PERMIT NEEDED.**
23. Medusa Brooklyn LLC, DBA Medusa, 618 Grand St. (All Night Permit Community Board Notification) **NO PERMIT NEEDED.**
24. McCarren Park House LLC, DBA McCarren Parkhouse, 855 Lorimer St. (Method of Operation, Liquor, Wine, Beer & Cider, Rest. Live Music) **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: 39 "YES"; 0 "NO"; 0 "Abstentions".
25. Mia Brooklyn Inc, DBA Mya & Brooklyn Coffee & Bakery, 46 Roebling St. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern) **Previously Approved.**
26. MurrayWalsh LLC, DBA Oberon, 482 Driggs 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: 39 "YES"; 0 "NO"; 0 "Abstentions".
27. Number Nine Show LLC, DBA The Dead Letter, 63 Grand St. (All Night Permit Community Board Notification) **NO PERMIT NEEDED.**
28. Number Nine Show LLC, DBA The Dead Letter, 63 Grand St. (Removal, Liquor, Wine, Beer & Cider, Rest) **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: 39 "YES"; 0 "NO"; 0 "Abstentions".
29. Padel Haus Greenpoint LLC, DBA Padel Haus, 12 Berry St. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern) **Committee recommended APPROVAL.**  
The Committee recommends approval.  
The Committee voted unanimously to approve the application.  
The Board Members voted to support the recommendation to **APPROVE** the application.  
The Vote was: 39 "YES"; 0 "NO"; 0 "Abstentions".

30. Salka Food LLC, DBA Cooper Mug Coffee, 131 North 4th 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: 39 "YES"; 0 "NO"; 0 "Abstentions".

31. Tikka Indian Grill Inc, 185 Grand St. (New Application and Temporary Retail Permit, 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: 39 "YES"; 0 "NO"; 0 "Abstentions".

32. Waynes World LLC, DBA Jimbo Slims, 524 Graham Ave. (New Application and Temporary Retail Permit, Tavern) **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: 39 "YES"; 0 "NO"; 0 "Abstentions".

## **RENEWAL**

1. 147 149 McCarren LLC, DBA CODA Williamsburg, Bohemia, Creatures of All Kinds, 160 North 12<sup>th</sup> St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
2. 270 Meserole Rest Corp, DBA 9 Bob Note, 272 Meserole St. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
3. 274 Broadway Corp, DBA Emperador Elias Rest Corp, 274 Broadway (Renewal, Liquor, Wine, Beer & Cider, Rest)
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6. Bedford Coast LLC, DBA Super Burrito, 320 Bedford Ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)
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8. Berry 212 Corp, DBA The Levee, 212 Berry St. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
9. BRK Bar Group LLC, DBA Silver Light Tavern, 689 Lorimer St. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)

10. Brooklyn Billiards LLC, 90 N 11th St. AKA 97 North 10th Street. AKA North 10th St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
11. Crabby Patty Brooklyn LLC, DBA Skinny Dennis 152 Metropolitan Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
12. Enerugi Ramen & Co LLC, 1020 Manhattan Ave. (Renewal, Wine, Beer & Cider, Rest)
13. Graham Ave Pizza Corp, DBA Carmine's Pizzeria, 358 Graham Ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)
14. Hole in the Wall Williamsburg LLC, DBA Hole in the Wall, 292 Bedford Ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)
15. Hummus Market LLC, DBA Hummus Market, 361 Graham Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
16. Isla & Co Williamsburg LLC, DBA Isla & Co, 55 Wythe Ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)
17. Lemons & Olives Inc, 98A South 4th St. (Renewal, Liquor, Wine, Beer & Cider, Catering Facility Private Events Only)
18. Little Tiffin LLC, 970 Manhattan Ave. (Renewal, Wine, Beer & Cider, Rest)
19. MacMurray LLC, DBA The Craic, 488 Driggs Ave. AKA 482-504 Driggs Ave. Unit B-02 (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
20. Midway Bar LLC, 272 Grand St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
21. Mother's Smokehouse and Banquet Hall LLC, DBA Mable's Smokehouse, 44A Berry St. (Renewal, Liquor, Wine, Beer & Cider, BBQ Rest)
22. Nobars LLC DBA Panzon, 23 Greenpoint Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
23. Nora Estrada LLC, DBA Guarapo 58 North 3rd St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
24. Pinkerton Wine Bar LLC, Pinkerton Wine Bar, 263 North 6th St. (Renewal, Wine, Beer & Cider, Rest)
25. Sampa Restaurant LLC, DBA Beco, 715 Lorimer St. AKA 45 Richardson St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
26. Severed Heads LLC Blanca, 261 Moore St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
27. Sire Restaurant Group LLC, DBA Sama Street, 988 Manhattan Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
28. Stina Easton Inc, DBA TBA, 395 Wythe Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
29. Taqueria El Torito Corp, 32 Varet St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
30. Williamsburg Thai Cuisine Inc, DBA Williamsburg Thai Cuisine, 212 Bedford Ave. (Renewal, Wine, Beer & Cider, Rest)

#### **ITEMS PREVIOUSLY POSTPONED**

1. Amber Restaurant LLC, DBA Amber, 119 Nassau Ave. (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: 39 "YES"; 0 "NO"; 0 "Abstentions".

2. Booth's 1 LLC, 360 Wythe Ave. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **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: 39 "YES"; 0 "NO"; 0 "Abstentions".

3. Cactus and Co BK LLC, DBA Xolo, 21 Dunham Place (Method of Operation, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL. (Stipulations Sunday to Tuesday 12AM, Wednesday, Thursday 1AM, Friday to Saturday 2AM)**

The Committee recommends approval with Stipulations Sunday to Tuesday 12AM, Wednesday, Thursday 1AM, Friday to Saturday 2AM.

The Committee voted unanimously to approve the application.

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

The Vote was: 39 "YES"; 0 "NO"; 0 "Abstentions".

4. Cozy Royale LLC, DBA Cozy Royale, 434 Humboldt St. (Corporate Change, Liquor, Wine, Beer & Cider, Rest) **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: 39 "YES"; 0 "NO"; 0 "Abstentions".

5. Future Bar Inc, DBA The Narrows, 1037 Flushing Ave. (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: 39 "YES"; 0 "NO"; 0 "Abstentions".

6. Meraki Bistro Brooklyn LLC, DBA Meraki Greek Bistro, 252 Grand St. (Class Change 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: 39 "YES"; 0 "NO"; 0 "Abstentions".

7. Padel House Williamsburg LLC, DBA Padel House, 307 Kent Ave. (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: 39 "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: Monday, January 27, 2025**  
**TIME: 6:30 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

FAX: (718) 389-0098

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

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

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

**REVISED**

January 14, 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 December 16, 2024

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The Cannabis Review Committee met on Monday, December 16, 2024, at Swinging Sixties Senior Center, 211 Ainslie St. (Corner of Manhattan Ave), Brooklyn, NY 11211 at 6:00 PM.

### ATTENDANCE

**Present:** Vega (Chair); VanCouten (Co-Chair); Cabrera; Foster; Kaminski; Sofer.

**Absent:** Lebron.

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

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### AGENDA:

Committee review of submitted Cannabis Retail Applications:

### CANNABIS LICENSES

1. Better States LLC, 539 Metropolitan Ave. (Retail Dispensary) The applicant presented an incomplete application, and the committee granted the applicant a postponement. Business to return with completed application to the February 5, 2025, committee review.

**(Applicant requested for POSTPONEMENT)**

Vote: 6 Yes, 0 no,

2. Fignolecar Inc, DBA Fignolecar Inc, 175 Grand St. (Retail Dispensary) The applicant presented an incomplete application, and the committee granted the applicant a postponement. Business to return with completed application to the February 5, 2025, committee review.  
**(Applicant requested for POSTPONEMENT)**  
Vote: 6 Yes, 0 no
3. Yousaf Saleem DBA Seneca Cann LLC, 799 Grand St. (Retail Dispensary) Applicant failed to attend the 12/16/2024, scheduled Cannabis Review Committee meeting.  
**(The Cannabis Review Committee recommends OCM not to approve the application).**  
Vote: 6 Yes, 0 No
4. Salt City Naturals LLC, 200 Franklin St. Unit 102 (Retail Dispensary) Applicant failed to attend the 12/16/2024, scheduled Cannabis Review Committee meeting.  
**(The Cannabis Review Committee recommends OCM not to approve the application).**  
Vote: 6 Yes, 0 No
5. Vincent Pezzulo, DBA Alka Life LLC, 145 Broadway. (Retail Dispensary)  
**(Applicant withdrew their application).**  
Vote: 6 Yes, 0 No

#### **NO ITEMS PREVIOUSLY POSTPONED**

**Cannabis Committee reviewed 5 applications.**  
**Committee granted 2 Postponements.**  
**Committee granted 1 withdraw.**  
**Committee disapproved 2 applications**

---

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

<b>WHEN:</b>	<b>Monday, February 5, 2025.</b>
<b>TIME:</b>	<b>6:00 PM</b>
<b>WHERE:</b>	<b>TBD</b>

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# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

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

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

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

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CHAIRPERSON

JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

January 21, 2025

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

## RE: CANNABIS APPLICATIONS

Dear Chair Wright:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1 held on January 14, 2025, the Cannabis Review Committee reviewed the report attached, and the various recommendations made. Below are the actions taken:

### CANNABIS APPLICATIONS:

1. Better States LLC, 539 Metropolitan Ave. (Retail Dispensary) The applicant presented an incomplete application, and the committee granted the applicant a Postponement. Business to return with completed application to the February 5, 2025, committee review.

#### **(Applicant requested for POSTPONEMENT)**

The Committee voted unanimously to postpone the application.

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

The Vote was: 39 "YES"; 0 "NO"; 0 "Abstentions".

2. Fignolecar Inc, DBA Fignolecar Inc, 175 Grand St. (Retail Dispensary) The applicant presented an incomplete application, and the committee granted the applicant a postponement. Business to return with completed application to the February 5, 2025, committee review.

#### **(Applicant requested for POSTPONEMENT)**

The Committee voted unanimously to postpone the application.

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

The Vote was: 39 “YES”; 0 “NO”; 0 “Abstentions”.

3. Yousaf Saleem DBA Seneca Cann LLC, 799 Grand St. (Retail Dispensary) Applicant failed to attend the 12/16/2024, scheduled Cannabis Review Committee meeting.  
**(The Cannabis Review 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: 39 “Yes”, 0 “No”, 0 “Abstentions”

4. Salt City Naturals LLC, 200 Franklin St. Unit 102 (Retail Dispensary) Applicant failed to attend the 12/16/2024, scheduled Cannabis Review Committee meeting.  
**(The Cannabis Review 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: 39 “Yes”, 0 “No”, 0 “Abstentions”

5. Vincent Pezzulo, DBA Alka Life LLC, 145 Broadway. (Retail Dispensary)  
**(Applicant withdrew their application).**

#### **NO ITEMS PREVIOUSLY POSTPONED**

**Cannabis Committee reviewed 5 applications.**

**Committee granted 2 Postponements.**

**Committee granted 1 withdraw**

**Committee disapproved 2 applications.**



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

**WHEN:** Wednesday, February 5, 2025  
**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

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HON. ANTONIO REYNOSO  
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DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

January 15, 2025

Soledad Lopez  
Executive Assistant to Commissioner  
NYC Department of Transportation  
55 Water Street. 9<sup>th</sup> Floor  
New York, NY. 10041

**RE: NYC DOT Dinning Out Applications:  
Baby's All Right, 146 Broadway,  
# 20240802030102 & Deux Chats,  
27 Broadway, # 20240719030008**

Dear Ms. Lopez:

At the regular meeting of Brooklyn Community Board No. 1, held on the evening of January 14, 2025, the board members reviewed statements from the community opposing the Dining Out applications submitted by **Baby's All Right**, located at 146 Broadway, and **Deux Chats**, located at 27 Broadway. The board voted to support sending this letter.

The vote was as follows: 30 "YES"; 6 "NO"; 3 "ABSTENTIONS"; 0 "RECUSAL"

Community Board 1 has received testimony from neighbors opposing the roadway setups for both establishments during the January hearing and through email submissions (Please see attached documentation).

The community has raised several concerns regarding these establishments:

1. **Noise Complaints:** Both establishments have been repeatedly reported as sources of disruptive noise, negatively affecting the quality of life for nearby residents.

2. **Pedestrian Safety and Crowding:** The proposed roadway setups may obstruct pedestrian flow and visibility, leading to potential crowding issues. This is particularly concerning in an area with hundreds of residents and families.
3. **Garbage and Cleanliness:** Residents have reported issues with garbage management around both establishments, further impacting the surrounding environment.
4. **Disruption to Adjacent Residences:** The outdoor dining setups are expected to exacerbate disturbances for residents living adjacent to these establishments.

Based on these concerns, the board voted to recommend that the applications for outdoor café roadway setups for Baby's All Right and Deux Chats be denied. These establishments have demonstrated a lack of neighborly consideration, causing ongoing disruptions to the community.

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

CC: Hon. Lincoln Restler, Council Member District 33  
Hon. Jennifer Gutierrez, Council Member District 34

# Lower Broadway Block Association

39 Broadway  
Brooklyn, New York 11249  
718-782-0778

January 07, 2025

Community Board No. 1 Brooklyn  
435 Graham Avenue  
Brooklyn, New York 11249

Dear Members of Community Board 1

The Lower Broadway Block Association is a group of concerned residents, primarily families who reside on or near Broadway an area whose boundaries are Roebling to the East, Kent Avenue to the West, South 6th St to the North and South 9th St to the South. This is predominately a residential area with hundreds of existing housing units and many more under construction.

We have recently received copies of two applications for the Dinning Out NYC program just instituted by NYC. These applications are for what we used to call Covid Sheds that were built in the street in front of many restaurants during the Covid Pandemic.

The first application is from an establishment called ***Baby's All Right*** located at **146 Broadway**. As you know Baby's All Right has been causing trouble from day one, with noisy patrons constantly going in and out of the premises along with the trash they left behind on the surrounding sidewalks. If they succeed with this application, they will be allowed to serve food and liquor in an open shed on Broadway until late at night. The shed's presence will be in itself an attractive nuisance even after the legal hours when food can be served with people sitting around outside talking loudly, smoking and generally making, what is currently a problem with their patrons hanging around outside, a bad situation much worse. We ask that this application be denied.

The second application is from ***Deux Chats*** located at **27 Broadway**. The Lower Broadway Block Association has received many noise complaints about

Deux Chats its immediate neighbors. These complaints substantially increased after the installation of their “Covid Sheds” that were located both on Broadway and around the corner on Dunham Place. There are over 100 families that live on Broadway between Wythe Avenue and Kent Avenue , the very block where Deux Chats is located. This highly residential block which now has four establishments serving liquor has suffered from a serious degradation of our quality of life due to late night noise. The addition of in street dining greatly adds to the problem. We respectfully ask that this application be denied

The Lower Broadway Block Association has an overriding concern about the Dining Out NYC applications that we respectfully hope that the Community Board 1 will take into consideration. Outdoor dining has always been a serious issue that is scrutinized closely by the SLA Committee and the Community Board 1 as a whole and until now has also required approval by the SLA itself. We hope that Community Board 1 will also subject these applications with similar due diligence as you have with all other outdoor applications and hope that these applications are restricted to areas that are not primarily residential.

Sincerely

Trev Huxley

President

.



11 January 2025

COMMUNITY BOARD NO. 1 BROOKLYN  
435 Graham Avenue  
Brooklyn, New York 11249

Dear Members of Community Board 1

As longtime residents of South Williamsburg we are writing to express our serious concern about and opposition to the application by the establishment **Baby's All Right**, located at 146 Broadway, to create an outdoor street shed (application # 20240802030102).

The creation of an outdoor shed will allow the establishment to serve food and liquor to their customers until all hours of the night, within a primarily residential area. Baby's All Right is surrounded on all sides by hundreds of housing units, many with young families, including our building on South 8th Street.

The presence of an outdoor shed will lead to excessive noise, trash, disorder, and congestion, severely impacting our quality of life. The high volume of outdoor dining activity will significantly disrupt the peaceful character of our neighborhood, especially for those living adjacent to the establishment. We are concerned that the establishment's customers will remain outside past closing hours (which are very late), creating a disruptive atmosphere.

Our neighborhood's right to nighttime peace and quiet is at risk with this application. We write on behalf of all residents in our building to request that you deny this application. We also urge you to restrict similar applications only to areas that are not predominantly residential.

Thank you for your attention to this matter.

Sincerely,

  
Martina Salisbury

  
Franco Götte

Cc: City Councilmember Jennifer Gutierrez  
Department of Transportation  
Lower Broadway Association



---

## Objection to Baby's All Right request for outdoor dining.

4 messages

Sun, Jan 12, 2025 at 11:24 PM

RE: Application for Outdoor Dining.  
Baby's All Right  
146 Broadway, Brooklyn  
Application Number 20240802030102

Dear NYC Department of Transportation, ,

I object to the t Baby's All Right application to be allowed to have an outdoor shed for serving food and alcohol on the curb in front of their establishment .

I have a home on the second floor of 147 Broadway, directly across the street from Baby's All Right, and I believe that their proposed sidewalk she would worsen the lives of me and my residential neighbors.

Baby's All Right has not been a good neighbor. Their patrons have a long history of being a constant source of disturbance. The records will show that for many years my neighbors and I have had to make repeated late night noise complaints to both 311 and the 90th Precinct.

The outdoor ones at Baby's All Right have already create a loud, raucous outdoor environment. The idea that Baby's All Right be permitted to serve alcohol for extended periods, outdoors, at street level, would insure that the patrons would seriously disturb the residents of the entire surrounding area, including my second floor apartment.

I beg that you please do not allow Baby's All Right to create a situation that diminishes the quality of life in my North Williamsburg neighborhood.

Norman Tuck

Brooklyn, NY 11211

---

Sun, Jan 12, 2025 at 11:24 PM

RE: Application for Outdoor Dining.  
Baby's All Right  
146 Broadway, Brooklyn  
Application Number 20240802030102

Dear Councilman Gutierrez,

I object to the t Baby's All Right application to be allowed to have an outdoor shed for serving food and alcohol on the curb in front of their establishment .

I have a home on the second floor of 147 Broadway, directly across the street from Baby's All Right, and I believe that their proposed sidewalk she would worsen the lives of me and my residential neighbors.

Baby's All Right has not been a good neighbor. Their patrons have a long history of being a constant source of disturbance. The records will show that for many years my neighbors and I have had to make repeated late night noise complaints to both 311 and the 90th Precinct.

The outdoor ones at Baby's All Right have already create a loud, raucous outdoor environment. The idea that Baby's All Right be permitted to serve alcohol for extended periods, outdoors, at street level, would insure that the patrons would seriously disturb the residents of the entire surrounding area, including my second floor apartment.

I beg that you please do not allow Baby's All Right to create a situation that diminishes the quality of life in my North Williamsburg neighborhood.

Norman Tuck

Brooklyn, NY 11211

---

Sun, Jan 12, 2025 at 11:24 PM

RE: Application for Outdoor Dining.  
Baby's All Right  
146 Broadway, Brooklyn  
Application Number 20240802030102

Dear Community Board 1,

I object to the t Baby's All Right application to be allowed to have an outdoor shed for serving food and alcohol on the curb in front of their establishment .

I have a home on the second floor of 147 Broadway, directly across the street from Baby's All Right, and I believe that their proposed sidewalk she would worsen the lives of me and my residential neighbors.

Baby's All Right has not been a good neighbor. Their patrons have a long history of being a constant source of disturbance. The records will show that for many years my neighbors and I have had to make repeated late night noise complaints to both 311 and the 90th Precinct.

The outdoor ones at Baby's All Right have already create a loud, raucous outdoor environment. The idea that Baby's All Right be permitted to serve alcohol for extended periods, outdoors, at street level, would insure that the patrons would seriously disturb the residents of the entire surrounding area, including my second floor apartment.

I beg that you please do not allow Baby's All Right to create a situation that diminishes the quality of life in my North Williamsburg neighborhood.

Norman Tuck

Brooklyn, NY 11211

---

Mon, Jan 13, 2025 at 9:35 AM

Kindly be advised that your email has been forwarded to the Board members and outdoor dining at DOT.

Thank you.

---

Baby's All Right  
146 Broadway, Brooklyn  
Application Number 20240802030102

Dear Community Board 1,

I object to the t Baby's All Right application to be allowed to have an outdoor shed for serving food and alcohol on the curb in front of their establishment .

I have a home on the second floor of 147 Broadway, directly across the street from Baby's All Right, and I believe that their proposed sidewalk she would worsen the lives of me and my residential neighbors.

Baby's All Right has not been a good neighbor. Their patrons have a long history of being a constant source of disturbance. The records will show that for many years my neighbors and I have had to make repeated late night noise complaints to both 311 and the 90th Precinct.

The outdoor ones at Baby's All Right have already create a loud, raucous outdoor environment. The idea that Baby's All Right be permitted to serve alcohol for extended periods, outdoors, at street level, would insure that the patrons would seriously disturb the residents of the entire surrounding area, including my second floor apartment.

I beg that you please do not allow Baby's All Right to create a situation that diminishes the quality of life in my North Williamsburg neighborhood.

Norman Tuck

Brooklyn, NY 11211

January 13, 2025

Dear Sir or Madam,

I am writing to formally express my objections to the proposed installation of the sidewalk dining structure in front of:

*Baby's All Right* 146 Broadway, Brooklyn NY 11211.

Application Number: 20240802030102

I am a neighbor living across the street to the development site, and I have significant concerns regarding the potential impact on the well-being and amenity of the surrounding area, including my own residence and those of other residents in other buildings on the block. I have outlined these concerns in detail in this objection letter.

**I OBJECT to this application for the following reasons: NOISE LEVELS, INCREASED TRAFFIC CONGESTION, LIMITING CURB ACCESS WHICH AFFECTS SANITATION AND DELIVERY SERVICES**

**NOISE:** It has been noisy enough with people indoors for the evening. Also, when the club closed for the evening, some people would spill out onto the sidewalk, yelling and smashing glass (I don't understand why the smashing glass was a thing, but it was). In the summer and the nice weather, unless one has AC, it's not uncommon to have the windows open in the evening and at night. In the past, when the club was contained indoors, the noise was already very loud with amplified music. Every time they opened the doors- the music and interior sounds would pour out onto the street. Extending the patronage of the club to outdoors will only increase the opportunity and number of hours that people will be making noise outside.

**IMPEDING TRAFFIC AND CURB ACCESS FOR TRASH:**

This stretch of Broadway is a main artery in this neighborhood. It serves as a route to the on-ramp and off-ramp of the Williamsburg bridge. The number of lanes had already been decreased on the opposite side of the street from *Baby's All Right* when the city installed a plaza extending from the corner of Bedford and Broadway to the middle of the block on that side of the street (opposite *Baby's All Right*). Not only has it eliminated a right turn only lane, but it has also blocked parking and loading access to the commercial (mostly restaurants) establishments along the length of the plaza. It has also blocked access to the curb for the residents in those same buildings.

This has been a serious issue for garbage and recycling disposal- The commercial venues are supposed to take care of the residents' trash and recycling- in theory. This was part of a "deal" they made in order to have the Plaza block the curb—They also benefited from installing permanent outdoor seating in front of their establishments. However, it has not been the case that the commercial spaces do a good job of trash removal for the residential tenants in their buildings-



Once *Meadowsweet* (restaurant at 149 Broadway) installed an outdoor dining area in front of 149 Broadway, there was in fact only ONE place that had curb access for the Sanitation Dept to collect the trash and recycling for ALL the buildings on the block. That was front of 147 Broadway. Unfortunately, that curb access was used by the entire block. Fortunately, *Meadowsweet* has removed their outdoor dining, and it has freed up a bit more curb access for both sanitation AND DELIVERY vehicles that serve the entire block.

**TRAFFIC CONGESTION:** When the Plaza was installed, and they removed the curb lane AND the right turn lane, it left only one lane for traffic on that side of Broadway (heading in the direction of the East River) There is NO room for the delivery trucks and they need to block traffic in order to work.

I OBJECT to the installation of an outdoor dining structure on the opposite side of Broadway for the traffic congestion that will arise once that lane is removed as a functioning delivery/curb lane. Those trucks will have to block traffic on that side of the street as well as the opposite side of Broadway during the day. This will leave a narrow corridor for the traffic (now in both directions)—blocking this major artery that serves the Williamsburg Bridge

This LANE CLOSING will also affect the sanitation in the same way it has blocked curb access on the opposite side of the street. There is already not enough curb access for the residents who live at this end of the block on Broadway. Trash is a big issue—where and how all the people who live in those buildings on Broadway dispose of their trash is a major factor. The lack of proper service affects health and encourages vermin.

One thing people don't often think about is how pedestrians rely on residential trash cans that are on the street to dispose of their own trash as they are enroute to and from their destinations (The Marcy Avenue subway is another major artery for pedestrians who live here. Our block does not have enough public trash cans to handle local pedestrian traffic, and people toss their trash in the most convenient can available—sometimes only in the direction of the trash/recycling bins. It is really important for residents who live on this block to have regular and reliable service from the Sanitation Dept. When the trash is not easily accessible to the curb (i.e. because the curb is blocked by an outdoor dining structure) it creates unsanitary conditions that encourage rats and loose garbage on the sidewalk.

#### IN CONCLUSION:

For people who live here in this block of Broadway, the installation of an outdoor dining structure in front of *Baby's All Right* creates a serious quality of life issue. Should this structure be approved and installed it would signal that this quality of life and expected services as a resident of this block in the city is being underplayed. This priority is being shifted to the profit for a few people (the owners of *Baby's All Right*) and the pleasure and convenience of the customers who dine there over the basic standard of living for the greater number of people who live and work in the block every day.

There are already lots of places on this block to dine. *Baby's Alright* already has clientele and provides entertainment, refreshment and a fine evening out as it already exists in its current incarnation.

I ask you to please consider the trade-off of hardship, inconvenience and quality of life for the many people who live, work and use this street for their livelihoods as well as for the primary purpose for which the roadway was created- i.e. traffic—with the pleasure and profit for many fewer people who have other options for dining.

Sincerely,  
Brenda Hutchinson

# Lower Broadway Block Association

39 Broadway  
Brooklyn, New York 11249  
718-782-0778

January 07, 2025

Community Board No. 1 Brooklyn  
435 Graham Avenue  
Brooklyn, New York 11249

Dear Members of Community Board 1

The Lower Broadway Block Association is a group of concerned residents, primarily families who reside on or near Broadway an area whose boundaries are Roebling to the East, Kent Avenue to the West, South 6th St to the North and South 9th St to the South. This is predominately a residential area with hundreds of existing housing units and many more under construction.

We have recently received copies of two applications for the Dinning Out NYC program just instituted by NYC. These applications are for what we used to call Covid Sheds that were built in the street in front of many restaurants during the Covid Pandemic.

The first application is from an establishment called ***Baby's All Right*** located at **146 Broadway**. As you know Baby's All Right has been causing trouble from day one, with noisy patrons constantly going in and out of the premises along with the trash they left behind on the surrounding sidewalks. If they succeed with this application, they will be allowed to serve food and liquor in an open shed on Broadway until late at night. The shed's presence will be in itself an attractive nuisance even after the legal hours when food can be served with people sitting around outside talking loudly, smoking and generally making, what is currently a problem with their patrons hanging around outside, a bad situation much worse. We ask that this application be denied.

The second application is from ***Deux Chats*** located at **27 Broadway**. The Lower Broadway Block Association has received many noise complaints about

Deux Chats its immediate neighbors. These complaints substantially increased after the installation of their “Covid Sheds” that were located both on Broadway and around the corner on Dunham Place. There are over 100 families that live on Broadway between Wythe Avenue and Kent Avenue , the very block where Deux Chats is located. This highly residential block which now has four establishments serving liquor has suffered from a serious degradation of our quality of life due to late night noise. The addition of in street dining greatly adds to the problem. We respectfully ask that this application be denied

The Lower Broadway Block Association has an overriding concern about the Dining Out NYC applications that we respectfully hope that the Community Board 1 will take into consideration. Outdoor dining has always been a serious issue that is scrutinized closely by the SLA Committee and the Community Board 1 as a whole and until now has also required approval by the SLA itself. We hope that Community Board 1 will also subject these applications with similar due diligence as you have with all other outdoor applications and hope that these applications are restricted to areas that are not primarily residential.

Sincerely

Trev Huxley

President

.



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**(no subject)**

1 message

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

Thu, Jan 9, 2025 at 2:31 PM

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**From:** Moshe G  
**Sent:** Thursday, January 9, 2025 2:20 PM  
**To:** BK01 (CB) <bk01@cb.nyc.gov>  
**Subject:** [EXTERNAL]

**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 Bu on**. 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).

To Community Board 1

My name is Moshe Goldstein I reside at in the Williamsburg section.  
Right in front of Deux Chats, located at 27.

The above-mentioned establishment has been a problem from the beginning, with loud noises late in the night disturbing our nightly rest and, in particular, our kids' sleep.

It got worse with the shed installed in front of the bar after COVID-19. In addition to garbage and cabs honking late in the night,  
I respectfully ask you to deny the application for installing one or two sheds in front of their location.

Sincerely Moshe Goldstein





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

Tue, Jan 14, 2025 at 9:19 AM

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**From:** yesocher cohn  
**Sent:** Monday, January 13, 2025 6:49 PM  
**To:** BK01 (CB)  
**Subject:** [EXTERNAL] DEUX CHAT SHED

**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 Bu on**. 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).

hi my name is yesocher cohn i reside at [brooklyn ny 11249](#) right cross of deux chats located at 27 broadway in williamsburg.

the above mentioned establishment has been a problem with loud noise late in the night.

disturbing the whole areae nightly rest and particular our kids having their deserved sleep.

it got much worse with the shed installed in front of the bar after covid 19,in addition to garbage and cabs honking late in the night.DEUX CHAT HAS MADE A BAD IMPACT IN OUR QUALITY OF LIFE.

i respectfully ask to deny the application for installing 1 or 2 sheds in front of their location.

sincerely yesocher cohn



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**Fw: [EXTERNAL] 27 Broadway Deux Chats Roadway Cafe**

1 message

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

Mon, Jan 13, 2025 at 2:35 PM

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**From:** Mayer Daskal**Sent:** Monday, January 13, 2025 1:45 PM**To:** BK01 (CB) <bk01@cb.nyc.gov>; [diningoutnyc@dot.nyc.gov](mailto:diningoutnyc@dot.nyc.gov) <[diningoutnyc@dot.nyc.gov](mailto:diningoutnyc@dot.nyc.gov)>; Lincoln Restler**Subject:** [EXTERNAL] 27 Broadway Deux Chats Roadway Cafe

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**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 Bu on**. 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,

My name is Mayer Daskal and I reside , [Brooklyn, NY 11249](#), right across from Deux Chats located at [27 Broadway](#). Unfortunately, Deux Chats has had a very negative impact on our block. There are constant cars coming and going, honking, and people always on the sidewalk laughing loudly and making noise late at night, disturbing the sleep of the neighbors.

When the sheds were installed during the COVID-19 pandemic, the problems got much worse. They added another layer of issues with rats enjoying the leftover food. Finally, the sheds were removed and all the neighbors breathed a sigh of relief.

I respectfully ask you to please deny their latest application to erect two new sheds on our street. It doesn't benefit the neighbors at all; on the contrary, it creates very unwelcome conditions for this quiet residential neighborhood, such as noise, sleep disturbance, increased vehicle traffic, waste, and rodent problems. Additionally, there are already three other restaurants on this one street: Barano at [26 Broadway](#), [Patrizia's](#) of Williamsburg at [35 Broadway](#), and Rossi's Lounge at [25 Broadway](#). These establishments already create enough issues for this quiet neighborhood, so there is no need to add more outdoor seating for Deux Chats.

Thank you for your understanding.



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**Fw: [EXTERNAL] Deux chats 27 broadway Williamsburg**

1 message

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

Mon, Jan 13, 2025 at 9:36 AM

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**From:** Gitty Stern**Sent:** Sunday, January 12, 2025 11:28 PM**Subject:** [EXTERNAL] Deux chats [27 broadway Williamsburg](#)

**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 Bu on**. 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).

To community board 1

My name is Joel stern I reside at right in front of deux chats located at 27 broadway in the Williamsburg section.

The above mentioned establishment has been has been a problem from the beginning with load noise late in the night, disturbing our nightly rest and in particular our kids having problems having their deserved sleep.

It got worse with the shed installed in front of the bar after covid-19. In addition to garbage, and cabs honking late night.

I respectfully ask to deny the application for installing one or two sheds in front or thier location.

Sincerely  
Joel stern

---

**From:** Joel Aron  
**Sent:** Sunday, January 12, 2025 12:51 PM  
**To:** BK01 (CB)  
**Subject:** [EXTERNAL] Deux Chats Shed Denial

**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).

To Community Board 1  
Department Of Transportation

My name is Joel Aron I reside at 34 Broadway right in front of Deux Chats located at 27 Broadway in the Williamsburg section.

The establishment mentioned above has been a problem from the beginning, with loud noise late at night disturbing our nightly rest and, in particular, our kids having problems getting their deserved sleep, as we all know that lack of sleep could lead to poor student performance in school.

It got worse when the shed was installed in front of the bar while we were affected by COVID-19.

In addition to garbage, and cabs honking late in the night, Deux Chat has made a bad impact on our quality of life.

I respectfully ask you to deny the application for installing a shed in front of their location.

Sincerely yours

Joel Aron



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**Fw: [EXTERNAL]**

1 message

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

Mon, Jan 6, 2025 at 3:48 PM

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**From:** Yides Lebowitz  
**Sent:** Monday, January 6, 2025 3:40 PM  
**To:** BK01 (CB) <b  
**Subject:** [EXTERNAL]

**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 Bu on**. 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).

To community board 1  
department of transportation  
MY name is Yides Schwartz i reside at [3brooklyn ny](#) right in front of deux chats located at [27 broadway](#) in the williamsburg section.  
The above mentioned establishment has been a problem from the beginning with loud noise late in the night, disturbing our nightly rest and in particular our kids having problems having their deserved sleep.  
It got worse with the shed installed in front of the bar after covid-19. in addition to garbage, and cabs honking late in the night.  
I respectfully ask to deny the application for installing one or two sheds in front of their location.

sincerely  
Yides Schwartz



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**Fw: [EXTERNAL]**

1 message

---

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

Mon, Jan 6, 2025 at 3:46 PM

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**From:** gershon schwartz  
**Sent:** Monday, January 6, 2025 3:35 PM  
**To:** BK01 (CB) <[bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)>  
**Subject:** [EXTERNAL]

**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 Bu on**. 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).

To community board 1  
department of transportation

MY name is gershon schwartz i reside at [brooklyn ny](#) right in front of deux chats located at [27 broadway](#) in the williamsburg section.

The above mentioned establishment has been a problem from the beginning with loud noise late in the night, disturbing our nightly rest and in particular our kids having problems having their deserved sleep.

It got worse with the shed installed in front of the bar after covid-19. in addition to garbage, and cabs honking late in the night.

I respectfully ask to deny the application for installing one or two sheds in front of their location.

sincerely

gershon schwartz





# 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)

ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINNA BARROS  
THIRD VICE-CHAIRMAN

VACANT  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

January 16, 2025

Commissioner Martin Maher  
Brooklyn Parks  
NYC Department of Parks & Recreation Prospect Park  
Litchfield Villa  
95 Prospect Park West  
Brooklyn, NY 11215

## RE: Metropolitan Recreation Center – 261 Bedford Avenue & Metropolitan Avenue

Please be advised that at the regular meeting of Community Board No. 1 held on January 14, 2025, the Board Members voted in favor of sending this letter.

The vote was as follows: 36 "YES," 0 "NO," 0 "ABSTENTIONS," 0 "RECUSALS."


On December 19, 2024, Community Board 1 received an email from NYC Parks announcing the closure of the Metropolitan Recreation Center pool located at 261 Bedford Avenue. It has been almost a month since the announcement was made, and we have not received any follow-up confirmation, and the Metropolitan pool remains closed.

After receiving complaints from residents about the ongoing closure, Community Board 1 did a recent follow-up to determine the status of the Metropolitan Recreation Center pool. We found that the center remains closed. As a community board, it is essential that we are kept informed on the progress and updates regarding this vital community service.

Community Board 1 requests improved notification practices in the future, as well as an update on the efforts being made and an estimated reopening date. The Metropolitan Recreation Center is used by many community members, and it is crucial that every effort be made to expedite the reopening of the pool.

Working for a Better Williamsburg-Greenpoint.

Sincerely,

  
Dealice Fuller  
Chairperson

## **REPORT FOR JANUARY 6, 2024, LAND USE/LANDMARKS COMMITTEE MEETING**

A quorum was obtained, 9 members being present.

Attendance: Teague (Chair); Chesler (Co-Chair); Kaminski (Subcommittee Co-Chair); Kelterborn; Niederman; Pferd; Sofer; Vega; Kawochka\*.

Absent: Drinkwater; Itzkowitz; Weiser; Berger\*; Kantin\*; Stone\*.

### **1. PRESENTATION- 19 MASPETH AVENUE REZONING APPLICATION**

**#C240406ZMK CEQR # 24 DCP063K**: Application submitted by Capscar III LLC

pursuant to Sections 197-C and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13B:

1. Changing from a C8-2 District to an R7D District property bounded by Conselyea Street, Maspeth Avenue and its south-westerly centerline prolongation, and Humboldt Street.
2. Establishing within the proposed R7D District a C24 District bounded by Conselyea Street, Maspeth Avenue and its south-westerly centerline prolongation, and Humboldt Street.

Presenter: Mr. Benjamin Stark, Land Use Counsel, Hirschen Singer & Epstein LLP.

This re-zoning application proposes building a new mixed-use 15 unit six-story residential building with ground floor retail. The applicant presented to us 5 years ago on a BSA variance request, which was predicated on a unique physical hardship caused by the small size of the lot. However, the application was withdrawn, partly because of our insistence on having some affordable units.

The proposed building will take up the entire lot. There will be 4 or 5 affordable units, depending on the MIH option chosen by the owner. There will be no parking. The applicant met with our transportation committee and agreed to work with DOT to make a pedestrian street intervention for increased pedestrian safety. In addition, the applicant would support the development of a plaza. The roof design will comply with the city requirements for a green or blue roof.

The current zoning centers around auto-oriented industry with no residential development. The applicant suggested that such usage is no longer in character with the mostly residential surrounding area.

With respect to the affordable units, the applicant prefers option 2, which would provide 5, rather than 4 affordable units; however, Mr. Stark said the applicant is flexible.

**Recommendation:** The committee recognized the applicant's response to the community's request for affordability and its willingness to work with our transportation committee and the Friends of Cooper Park. The committee voted unanimously to approve the application with the following recommendations:

With respect to the affordable units, in light of the upcoming lower AMI affordable units that will be provided in the nearby Kingsland Commons development, the committee supported a preference of option 2, i.e 5 units.

The applicant should consider encouraging the city to install bio swales in adjacent sidewalks where feasible, or to install tree beds

The applicant should consider the feasibility of using permeable sidewalk material.

The applicant should follow through on its commitment to support much needed crosswalks.

The applicant should continue to work with the Friends of Cooper Park and to support that group's requests for increased pedestrian safety.

## **2- Discussion:**

Steve Chesler reported on the LPC workshop that he attended. LPC reviews 12,000 applications annually. Only 5% come to us for a recommendation; the rest are staff approved.

LPC representatives emphasized that our recommendations have a big impact on their decisions. They look at the details of our concerns, recommendations, and rejections. Therefore, it is important for us to flush out in our reports the details of those concerns or of any recommendations to deny an application in whole or in part.





# 19 MASPETH AVENUE

December 2024







### Proposed Actions

- Rezoning, from C8-2 to R7D/C2-4
  - Existing C8-2 zoning does not permit residential use
  - R7D zoning will permit residential development
- Zoning Text Amendment, to map a Mandatory Inclusionary Housing Area over the project site

### Prior BSA Actions

- BSA Variance to permit similar 6-story, ~5.8 FAR mixed use building with 15 market rate apartments above ground floor retail.
  - Formally Withdrawn from the BSA’s Calendar in early 2022.
- Community Board 1 feedback focused on lack of affordable housing component that would be required if building developed pursuant to MIH rezoning.

### Existing Conditions

- Community District 1
- City Council District 34 - Jennifer Gutiérrez
- Development Site: Block 2893, Lots 1 & 59
- Lot Area: 2,966 sf
- Existing Zoning: C8-2
- Existing Use: Vacant

### Proposed Development

- 6-story (approx. 65’), 5.6 FAR mixed use building with 15 total apartments above ground floor retail.
- 4 affordable apartments per MIH Option 1; 11 market rate apartments.





- The site at 19 Maspeth Avenue is a vacant lot of approximately 2,966 square feet in area.
- The lot is currently enclosed by metal fencing, and is used as commercial vehicle parking by New York Heating, the site's owner.
- The existing use of the site is precisely what is intended by the current C8-2 zoning, which aims to accommodate automotive and manufacturing uses, but prohibits residential use, the predominant use that characterizes the neighborhood.
- The site is owned by the principals of New York Heating – a full service heating and cooling contractor that has been based in the neighborhood for over 30 years.















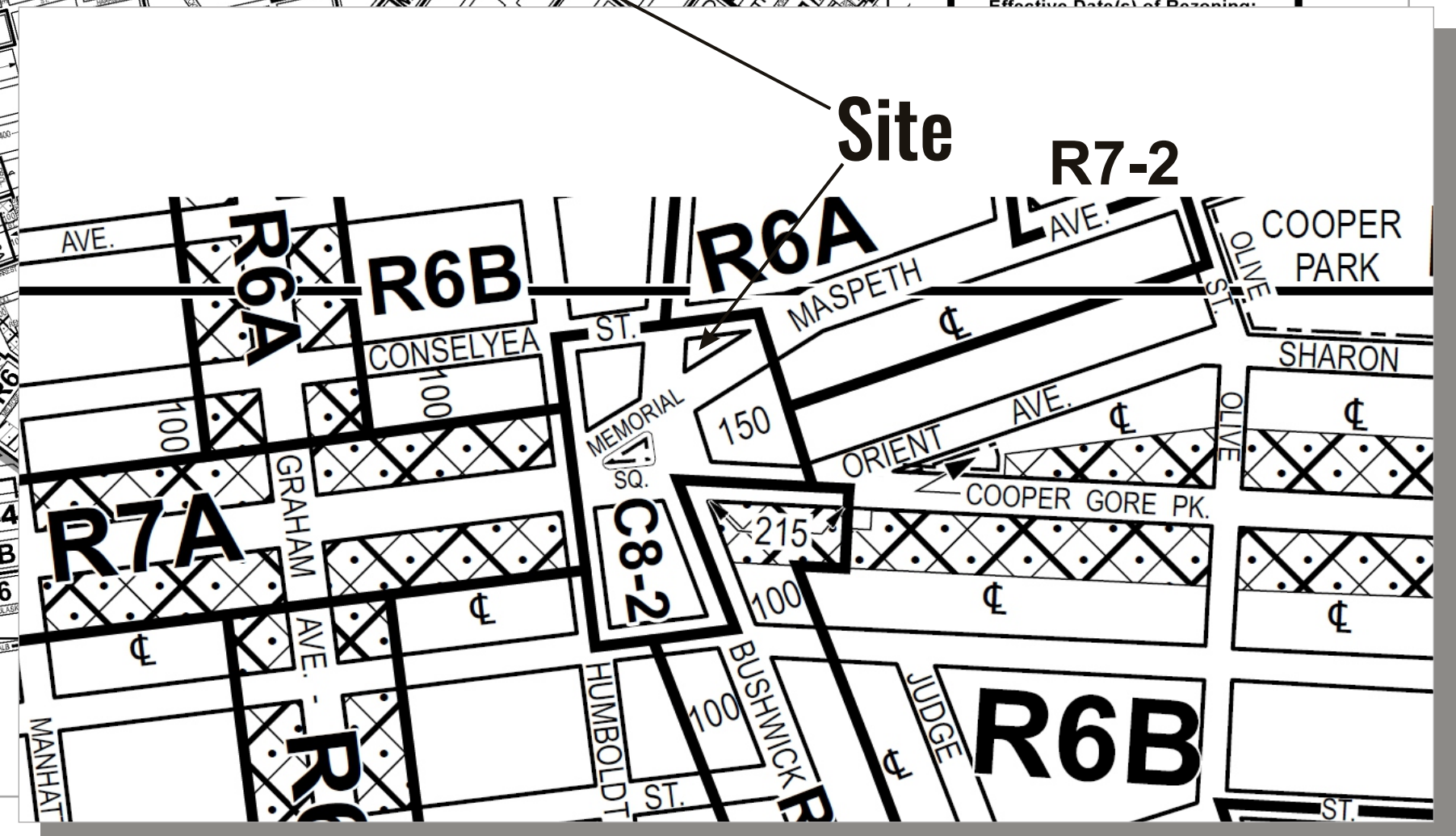
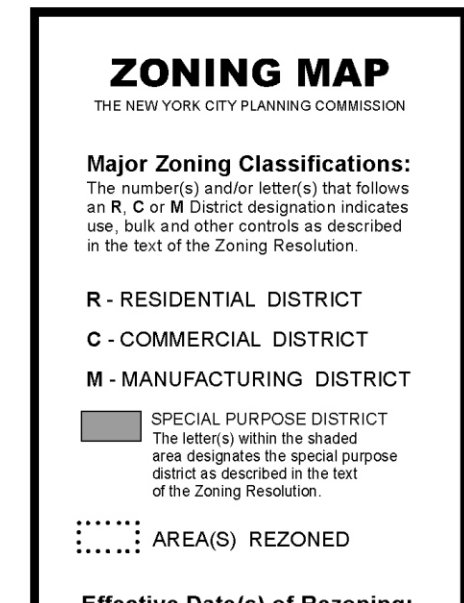












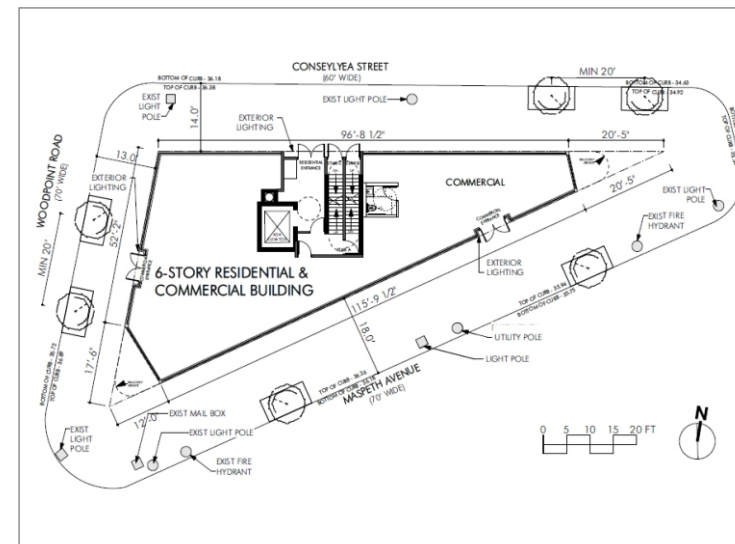
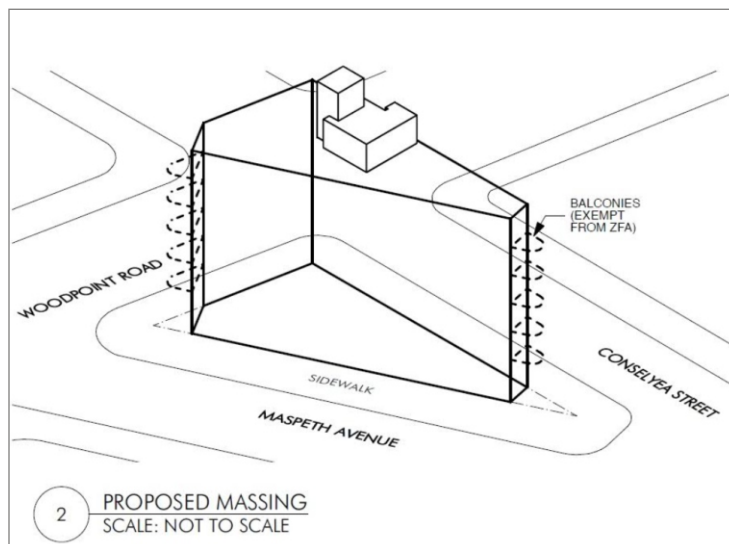








- **Floor Area:** 16,607 square feet.
- **Floor Area Ratio (FAR):** 5.6 (4.81 resi. / 0.79 comm.)
- **Building Height:** Six Stories (65 feet)
- **Residential Units:** 15 apartments in total:
  - *Affordable Units:* Both MIH Option 1 and Option 2 will be mapped, with a final determination of option subject to community stakeholder feedback.
  - MIH Option 1 - 4 income-restricted units, 11 market-rate units.
  - MIH Option 2 - 5 income-restricted units, 10 market-rate units.
- **Unit Types:** A mix of one- and two-bedroom apartments, designed to accommodate varied household sizes.
- **Commercial Space:** Approximately 2,342 square feet on the ground floor for retail or local businesses.
- **Parking:** No parking spaces are proposed. The site is located in the Transit Zone.
- **Accessibility:** ADA-compliant design.





## *A Thoughtful Design, for a Prominent Location*

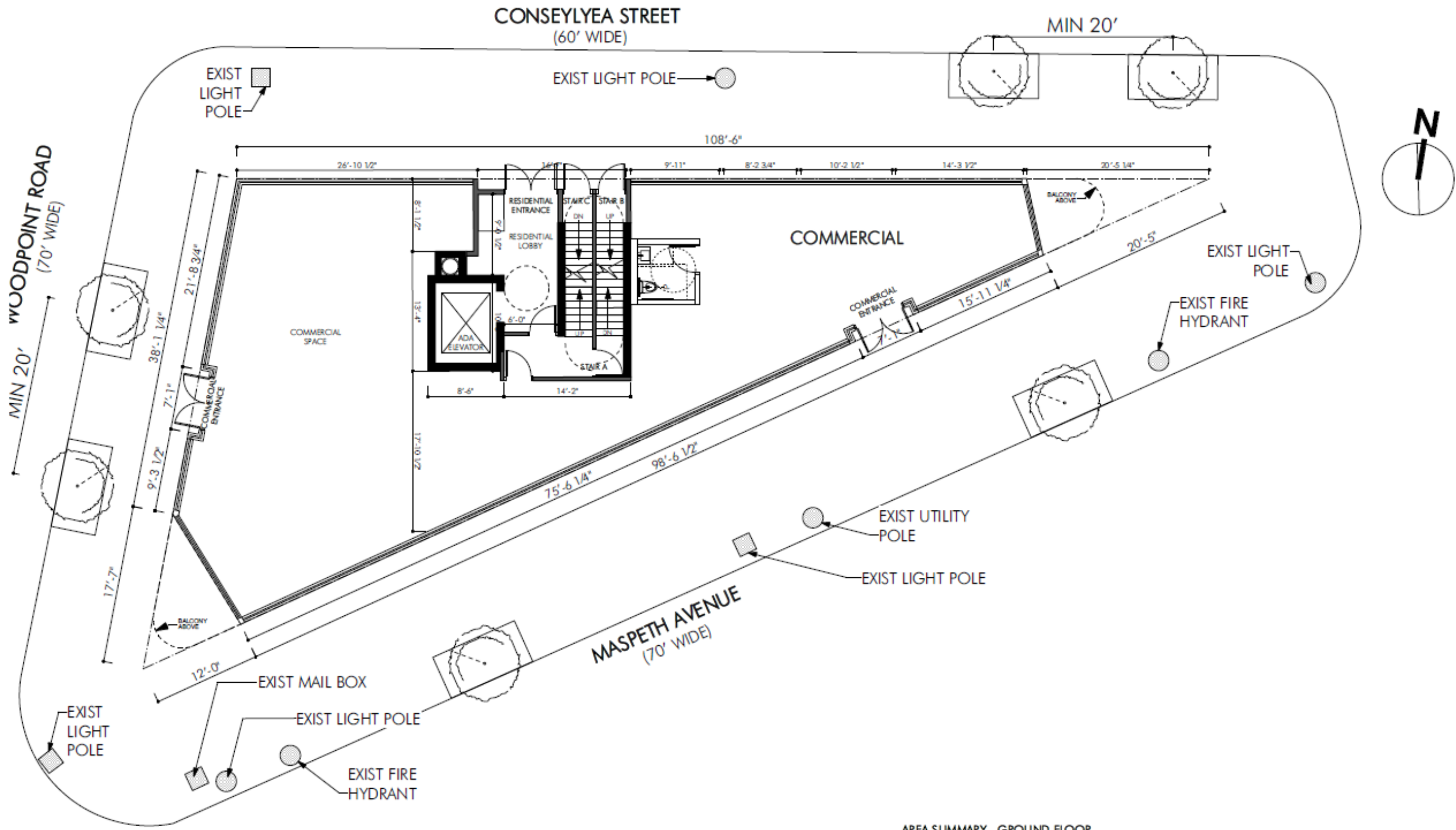
The proposed six-story, 65-foot building at 19 Maspeth Avenue reflects a thoughtful response to the area's shift toward mid-rise, mixed-use developments under recent rezonings.

Its size aligns with similar residential projects nearby, contributing to the neighborhood's evolving character and supporting the city's housing goals.

This development would transform a vacant site into one that contributes to local housing options in a transit-accessible area, with a design that complements the surrounding landscape.

The proposed development's street wall and ground floor retail use will define the public realm, activate the street, and bolster pedestrian activity.

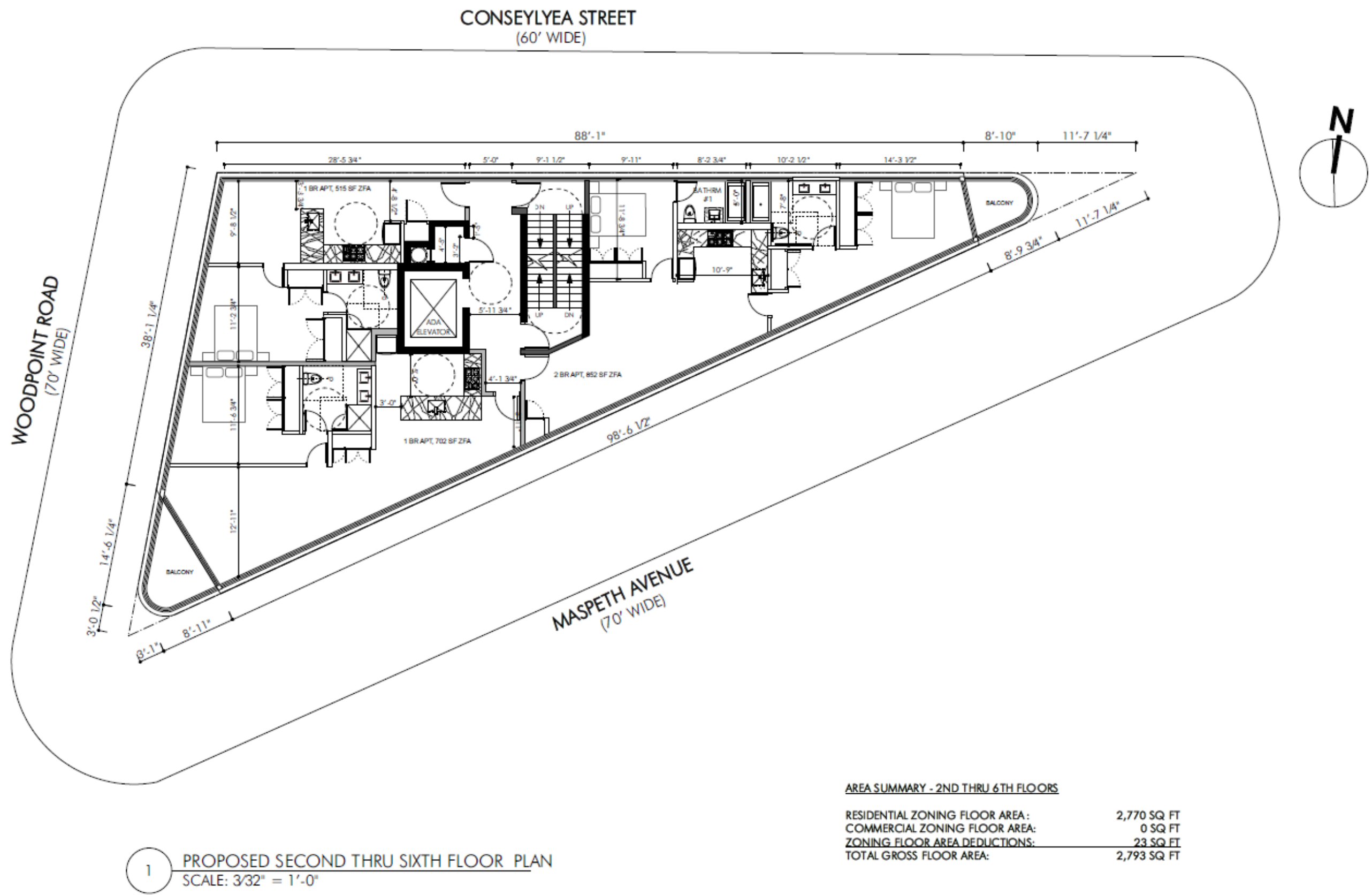




1 PROPOSED GROUND FLOOR PLAN  
SCALE: 3/32" = 1'-0"

AREA SUMMARY - GROUND FLOOR	
RESIDENTIAL ZONING FLOOR AREA:	415 SQ FT
COMMERCIAL ZONING FLOOR AREA:	2,342 SQ FT
ZONING FLOOR AREA DEDUCTIONS:	0 SQ FT
TOTAL GROSS FLOOR AREA:	2,757 SQ FT















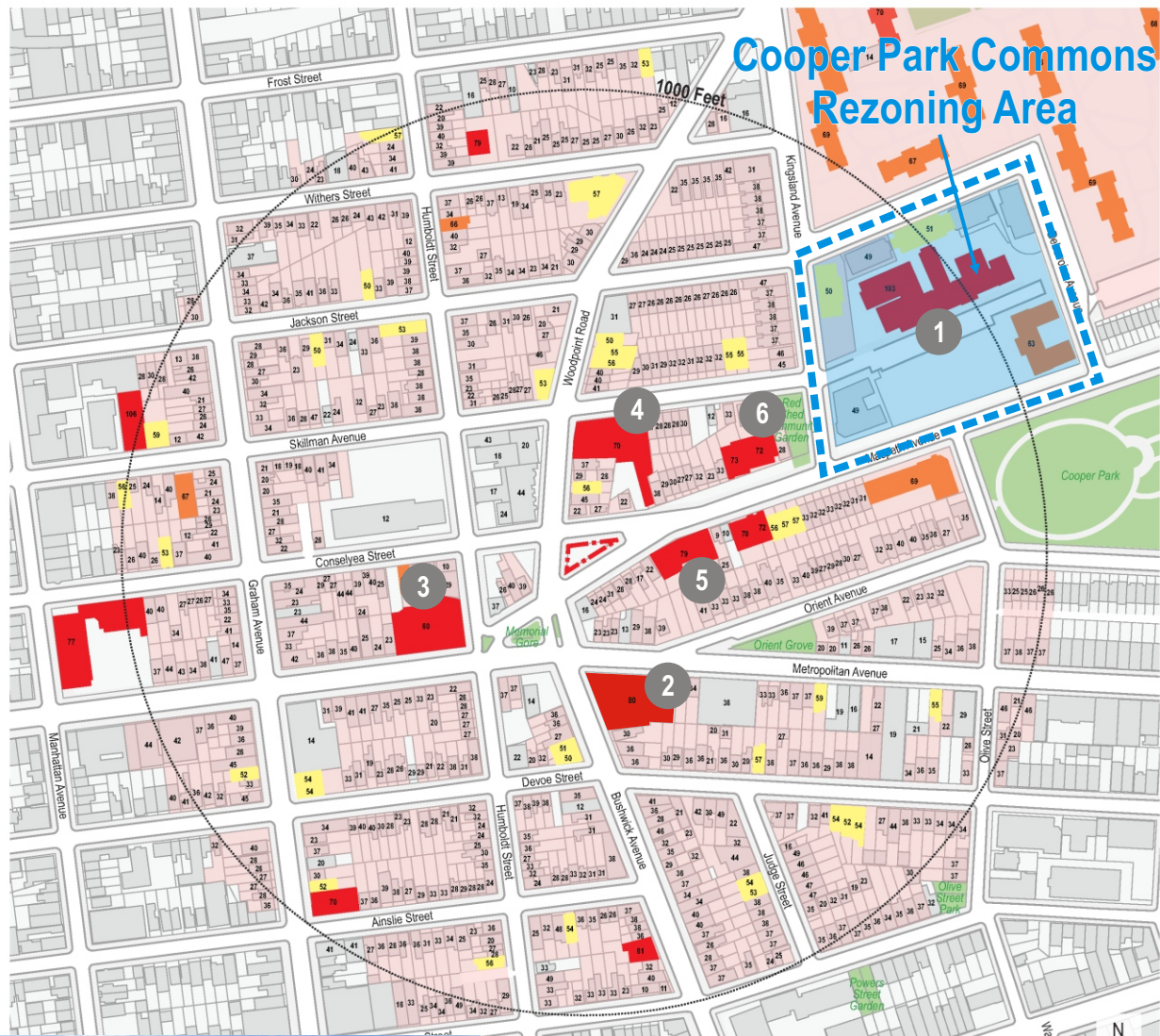
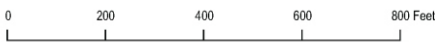
### 19 Maspeth Avenue, Brooklyn Building Height Study

#### Project Information

-  Development Site
-  Building Height (In Feet)
-  Residential Use
-  50-59 Feet
-  60-69 Feet
-  70+ Feet

#### Data Sources

Land Use and Building Information: MapPLUTO 2018v2 from NYC DCP  
Digital Tax Map: NYC DOF, file dated 2/22/19  
Building Footprints: NYC DoITT, no version date, downloaded 2/28/19













THANK YOU





**NYC**  
PLANNING **Zoning Application Portal**

**Add Community Board Recommendation**

**Was a Quorum Present at your hearing(s)?**  
*A quorum requires the presence of 20% of appointed board members, and not fewer than seven members.*

☒ Yes ☐ No **12/10/2024 | 211 Ainslie Street**  

Zoning Map Amendment C240406ZMK

Zoning Text Amendment N240407ZRK

**Would you like to submit a single recommendation for all actions?**  
☒ Yes ☐ No, I will submit a recommendation for each action

Conditional Favorable

Votes In Favor	Votes Against	Abstain	Total Members
38	0	0	38

**Vote Location and Date for all actions**

Vote Location	Vote Date
211 Ainslie Street, Brooklyn, NY 11211	01/14/2025

Recommendation Comment for all actions.

Please see attached Land Use report and Vote Sheet.

**Upload supporting documents**

Choose Files

✖

Land Use-Landmarks committee Report for January 14, 2025.pdf (application/pdf)

Recommendation to be submitted for:

**19 Maspeth Avenue Rezoning**  
**ULURP**

A zoning map amendment rezoning from C8-2 to R7D/C2-4 zo district and a zoning Text Amendment to map a Mandatory Inclusionary Housing Area (ZR Appendix F), to facilitate a new s 15 DU's, four of which would be permanently affordable, mixed development, with approximately 2,500 sf of ground floor com use, sought by private applicant, Capscar III, LLC at 19 Maspeth in East Williamsburg, Community District 1, Brooklyn.

## Please confirm your recommendation information.



Was a Quorum Present at your Hearing(s)?

Yes 12/10/2024 | 211 Ainslie Street

Zoning Map Amendment C240406ZMK

Zoning Text Amendment N240407ZRK

**Recommendation:** Conditional Favorable

**Votes in Favor:** 38

**Votes Against:** 0

**Abstain:** 0

**Total Members:** 38

**Vote Location:** 211 Ainslie Street, Brooklyn, NY 11211

**Vote Date:** 01/14/2025

**Comment:** Please see attached Land Use report and Vote Sheet.

### Attached files:

- [Land Use-Landmarks committee Report for January 14, 2025.pdf](#) (application/pdf)
- [Land Use motion.pdf](#) (application/pdf)

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

Submit Recommendation Information

Cancel (continue editing)



# 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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JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

January 14, 2024

## EXECUTIVE BOARD

TO: CB#1 Board Members

FROM: Chairperson Dealice Fuller

RE: Executive Board Meeting Held on December 18, 2024

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The Executive Board met on Wednesday, December 18, 2024, at 5:30 PM.

**ATTENDANCE:** Present: Chair Fuller; Barros; Heimlich; Teague.  
Absent: Weiser; Caponegro; Iglesias.  
(A quorum was achieved)

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### 1. MEETING CALLED TO ORDER:

Chairperson Fuller opened the Meeting. and asked the committee members to review the agenda presentation requests list (See attached).

### 2. PREPARATION OF THE AGENDA FOR JANUARY 14, 2025, COMBINED PUBLIC HEARING & BOARD MEETING.

The Executive Board committee members reviewed the various requests received for the presentation. Chairperson Fuller asked for approval of the agenda and all present approved.

All presentations will be limited to 20 minutes.



### 3. **ADDITIONAL DISCUSSION:**

The Executive Board reviewed the following board member's request to be excused from being absent at the Combined Public Hearing & Board Meeting on December 10, 2024.

- Rabbi David Niederman
- Joel Gross
- Giovanni D'Amato
- Toby Moskovits

The Executive Board made a motion to excuse the above Members.

The vote was as follows: 4 "YES" Fuller; Barros; Heimlich; Iglesias; Teague. 0 "NO", 0 "ABS".

District Manager Pulgarin informed the Executive Board that Mr. Frank Lang, Deputy Executive Director, St. Nicks Alliance, wanted to remind the Executive Board that starting summer 2025 the Swinging Sixties Senior Center will be under construction and will not be available for meetings. Chair Fuller and DM Pulgarin are working on securing a space for the Combined Public & Board Meetings.

District Manager Pulgarin attended a workshop for New York City Record Management. DM Pulgarin informed the Executive Board regarding a NYS grant available for City Agencies to apply. The grant is for records Management Improvement (See attached)

Motion to adjourn the meeting presented by Mr. Heimlich.

The meeting was Adjourned. (6:30 p.m.)

[ABOUT \(/about/about-nysa\)](/about/about-nysa) [RECORDS MANAGEMENT \(/records/records-management\)](/records/records-management)  
[PRESERVATION \(/preservation/preservation-overview\)](/preservation/preservation-overview) [GRANTS \(/grants/grants-overview\)](/grants/grants-overview)  
[WORKSHOPS \(/workshops/workshops-overview\)](/workshops/workshops-overview) [RESEARCH \(/research/researcher-services-overview\)](/research/researcher-services-overview)  
[EDUCATION \(https://www.considerthesourcenyny.org/\)](https://www.considerthesourcenyny.org/)

Search the State Archives Website

## Grants & Awards

[Local Government Records Management Improvement Fund \(LGRMIF\) \(/grants/lgrmif-grants\)](/grants/lgrmif-grants)

[Eligibility Requirements \(/grants/lgrmif-eligibility\)](/grants/lgrmif-eligibility)

[eGrants - Apply for a Grant \(/grants/lgrmif-about-egrants-system\)](/grants/lgrmif-about-egrants-system)

[Application Types \(/grants/lgrmif-application-types\)](/grants/lgrmif-application-types)

[Disaster Recovery Grants \(/grants/lgrmif\\_disasterguide\)](/grants/lgrmif_disasterguide)

[Application Review Process \(/grants/lgrmif-application-review-awards\)](/grants/lgrmif-application-review-awards)

[Deadlines \(/grants/lgrmif-deadlines\)](/grants/lgrmif-deadlines)

[M/WBE Compliance \(/grants/lgrmif-mwbe-compliance\)](/grants/lgrmif-mwbe-compliance)

[Current and Previous Awards \(/grants/lgrmif-awards-2024-2025\)](/grants/lgrmif-awards-2024-2025)

[FAQs \(/grants/local-government-records-management-improvement-fund\)](/grants/local-government-records-management-improvement-fund)

[LGRMIF History \(/grants/lgrmif-history\)](/grants/lgrmif-history)

# Local Government Records Management Improvement Fund (LGRMIF) Grants

## New York State Archives announces 2024-2025 LGRMIF Awards

The New York State Archives is pleased to announce the awards for the 2024-2025 Local Government Records Management Improvement Fund (LGRMIF) grant program. The Archives received 190 applications requesting a little over \$11.1 million. For the 2024-2025 grant cycle, the Archives has awarded 111 grants totaling \$6.8 million. Awarded projects include managing inactive records, files management, management of historical records, and converting records to digital images. See the [2024-2025 award list \(https://www.archives.nysed.gov/grants/lgrmif-awards-2024-2025\)](https://www.archives.nysed.gov/grants/lgrmif-awards-2024-2025), arranged by county, for a complete listing of the grantees.

If your records management officer (RMO) does not already have an eGrants user account, or if your RMO has changed since the last time your institution applied for a grant, please have them complete and submit the online [registration form \(https://eservices.nysed.gov/ldgrants/ldgext/cnRegistration.do\)](https://eservices.nysed.gov/ldgrants/ldgext/cnRegistration.do). Even when the application portal is closed, a local government's RMO can still request an eGrants user account.

The Local Government Records Management Improvement Fund (LGRMIF) provides grants to local governments. These grants assist local governments to establish records management programs or develop new program components. It is a competitive program, awarding grants based on the merits of applications.

If you have any questions, please contact us.

Email: [archgrants@nysed.gov](mailto:archgrants@nysed.gov) (<mailto:archgrants@nysed.gov>)

Phone: (518) 474-6926

Created in 1989, the fund comes from fees collected by county clerks and the New York City Register. These fees are collected during the recording of certain documents and when county clerks assign index numbers for certain court cases. The amount of grant funding available each year depends on the number of documents recorded and index numbers assigned that year.

Application types include:

- Individual (up to \$75,000)
- Shared Services (up to \$150,000)
- NYC Dept. of Records (DORIS)

Project categories include:

- Disaster Management
- Document Conversion and Access
- Files Management
- Historical Records
- Inactive Records

More detailed information on the program and the application process can be found by clicking on any of the menu items to the left, or on the following resources:

- [Frequently Asked Questions about LGRMIF \(https://www.archives.nysed.gov/grants/local-government-records-management-improvement-fund\)](https://www.archives.nysed.gov/grants/local-government-records-management-improvement-fund)
- [\*Fiscal Guidelines for Federal and State Funded Grants\* !\[\]\(2a133ebb0337313d16cc068f19494aa2\_img.jpg\)](#) - Outlines SED fiscal policies related to LGRMIF grants
- [Workshops \(https://www.archives.nysed.gov/workshops/workshops-overview\)](https://www.archives.nysed.gov/workshops/workshops-overview) - Including how to apply for an LGRMIF grant.

From the New York State Archives - <http://www.archives.nysed.gov>

[Diversity & Access \(https://www.nysed.gov/office-diversity-and-access\)](https://www.nysed.gov/office-diversity-and-access)

[Contact Us \(https://www.archives.nysed.gov/about/about-contact-us\)](https://www.archives.nysed.gov/about/about-contact-us)

[Finding Aids \(http://iarchives.nysed.gov/xtf/search?\)](http://iarchives.nysed.gov/xtf/search?)

[News \(https://www.archives.nysed.gov/news\)](https://www.archives.nysed.gov/news)

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## **District Manager's Report**

**TO: All Board Members**

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

**RE: DECEMBER 2024**

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1. District Service Cabinet Meeting Minutes from November 21, 2024.
2. Complaint Tally Sheet for November - December 2024.
3. NYC Parks Department RE: Berry Street Playground Construction
4. NYC Department of Sanitation (DSNY) - Announcement: When is DSNY Fall Leaf Collection? Every Week!
5. NYC Independent Budget Office (IBO) - Affordable Housing Report for your committee
6. NYC Department of Transportation (DOT) - End of Season: November 29 was the final day to remove roadway outdoor dining setups
7. Con Edison to Customers RE: Scams
8. Metropolitan Transportation Authority (MTA) Office of the Congestion Relief Zone - Congestion Relief Zone tolling begins January 5, 2025
9. NYC Parks and Recreation Department - Parks Greenways and Drives Input Tool
10. NYC Fire Department (FDNY) - FDNY Brush Fire Safety Education Tips
11. Commissioner Keith Bray, Brooklyn, NYC DOT RE: Open Street Notification on Penn Street from Williamsburg Street to Wythe Avenue
12. NYS Department of Public Service - RE: Workshop Winter Preparedness January 9, 2025
13. NYC Department of Social Services (DSS) - We need your help for HOPE 2025!
14. NYC Independent Budget Office (IBO) - DM Pulgarin attended IBO Budget Basics 101 presentation

15. NYC Department of Environmental Protection NYC DEP: Introducing: ADOPT-A-CATCH BASIN (Pilot Program)
16. Council Member Erik Bottcher - RE: Shed the Sheds: Reforming Sidewalk Scaffolding in New York City
17. NYC Economic Development corporation - NYC Ferry Sustainability Announcements.



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813



PHONE: (718) 389-0009

FAX: (718) 389-0098

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

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MEMBER-AT-LARGE

## COMPLAINT TALLY

NOVEMBER 09, 2024 – DECEMBER 02, 2024

COMPLAINT TYPE	TALLY	COMPLAINT TYPE	TALLY
AIR		NATIONAL GRID	1
ANIMAL CONTROL		NOISE	8
APPLICATION	29	OTHER	
ARCADE / RIDES		PARKING	14
ASSISTANCE	31	PARKS DEPARTMENT	8
BASKET REQUEST		PEST CONTROL	
BUILDINGS DEPARTMENT	2	PLATES	
BULK PICKUP		POLICE DEPARTMENT	12
CATCH BASIN		POOLS	
CAVE - IN		POTHOLES	
CODE ENFORCE		PROTECTION	
COLLEGE		PRUNING	1
CON-EDISON	2	PUBLIC ASSISTANCE	
CRIME		REAL ESTATE	
DCA		RECYCLING	
DCAS		REFERRALS	
DEMO		REGULAR PICKUP	
DEP	6	RELOCATION	
DERELICT AUTO /BIKES		RENT CONTROL	1
DOCUMENTS		SANITATION	3
DOS		SCHOOL / PS	
DOT	17	SCHOOL REGION	
DRUGS		SEAL-UP	
EDUCTAION		SENIOR HOUSING	1
ELEVATOR		SERVICE	
ENFORCEMENT	3	SEWER BACKUP	
EQUIPMENT		SEWER BREAK	
FEDERAL		SIDEWALK	2
FIRE DEPARTMENT		SIGNS	1
FOOD STAMPS		SNOW REMOVAL	
GREEN STREET		SOCIAL SERVICES	
HEALTH DEPARTMENT		STATE	
HEAT / HOT WATER		STREETLIGHT	
HIGHWAYS		TRAFFIC LIGHTS	
HPD	6	TREE REMOVAL	2
HRA		TREE REQUESTS	
HS		TRENCH WORK (& DEP)	
HYDRANT		UNSWEPT STREET LIGHTER	
INFO REQUEST	51	VERIZON / CABLE	
JHS		WATER	
LEGAL			
LICENSE	32		
LOT CLEANING			
LOT CLEANING / BQE	1		
MEDICAID			
METERS			
MTA		TOTAL	234





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## DISTRICT SERVICE CABINET MEETING

NOVEMBER 21, 2024

435 GRAHAM AVENUE

BROOKLYN NY 11211

### MEETING CALLED TO ORDER

District Manager, Ms. Johana P. Pulgarin called the District Service Cabinet Meeting to order and noted the agenda which included a round robin session.

### ROUND ROBIN SESSION

**New York City Fire Department (FDNY):** Ms. Sandra Sanchez, Director of FDNY Community Affairs, mentioned that FDNY partnered with Smokey the Bear to address brush fires, and the increase in brush fires over the past two weeks has continued to rise.

Below are essential safety tips to ensure New Yorkers help reduce the risk of these incidents:

- Avoid outdoor burning, including campfires, bonfires, and any other open flames
- Grilling is banned in New York City parks while drought conditions persist
- If you smoke outdoors, be mindful and always dispose of cigarette butts and matches properly
- Stay on designated trails when enjoying our parks to protect surrounding vegetation and reduce the risk of accidental fires
- Remember, fireworks are illegal across New York City

- Remove litter and any excessive brush or leaves from sidewalks abutting residences and businesses.

Ms. Sanchez expressed her gratitude to the Community Boards for blasting the information to the Constituents about some of the tips that can be used to help reduce fires when it comes to some of our vegetated locations throughout New York City. For more information please visit ([www.fdnysmart.org](http://www.fdnysmart.org)).

Furthermore, during the Thanksgiving season between prep day, Thanksgiving Day, and the day after Thanksgiving, which is considered Black Friday, there is a threefold chance of a cooking fire than on any other day of the year. Ms. Sanchez provided tips to keep safe on Thanksgiving: If you are keeping all the cooking indoors to be mindful of your children around, stand by your pans, or if you want to expand grilling or deep frying outside be mindful of those processes while cooking.

Ms. Sanchez provided FDNY statistics for Brooklyn Community Board No. 1 for the month of October:

49 Structural fires

30 Non-structural fires

646 Medical Emergency

564 Non-Medical Emergency

Total of incidents for Community Board No. 1: 1289 vs 16498 total for Brooklyn.

**NYC Department of Health and Mental Hygiene (DOHMH):** Ms. Afia McCausky, Community Liaison - Brooklyn North: Ms. McCausky had no updates.

District Manager Pulgarin reported that many complaints were received regarding rats in the neighborhood, especially in tree beds. District Manager Pulgarin asked who was responsible for rats in tree beds. Ms. McCausky responded that homeowners are responsible for maintaining tree beds on the sidewalk in front of their homes. She said the DOH would come and treat the tree if needed and leave a sign informing the homeowner that they were there and provided rat treatment. However, the homeowner will be charged for this service, which will be added to their tax bill. Homeowners weren't happy about being charged for the services.

District Manager Pulgarin asked if there was any training for homeowners on how to deal with the rats. Ms. McCausky stated that there is a Rat Academy (prevention training) that DOH provides to educate the community regarding hiring an exterminator and garbage maintenance. The local inspectors for the areas will host the hour-long workshop with a minimum of 30 people in attendance. Multiple organizations can join together to hold one workshop to get the 30 people required. In addition, a 10 – 20 minutes presentation is available to the community regarding public safety with rats. District Manager Pulgarin stated that there was a discussion about potential birth control measures for rats. Is there any update on this. Ms. McCausky stated that she was not aware about birth control for rats but will look into it and she will share any update once she has them.

**NYPD 94<sup>TH</sup> Precinct:** NCO Sergeant Seubert and NCO Sergeant D. Levy: Sergeant Seubert stated year to date that we continue to see a downward trend, with 7.5% decrease in all major crime statistics. In the last 28 days, there has been a slight uptick in robberies, but the numbers are down in burglaries and grand larcenies. Over the last two months burglaries and grand larcenies have been problematic, prompting NYPD to allocate personnel to address this. Fortunately, NYPD made some significant arrests, and it appears several key offenders are now incarcerated, contributing to the ongoing downward trend.

Sergeant Seubert recalls that during the last DSC meeting, scooters and mopeds were raised as a concern within the community. Recently, NYPD conducted a scooter operation with the 90th precinct. It issued around 30 summonses for mopeds and seized numerous scooters as part of the effort.

District Manager Pulgarin asked if DOT had updated the 94th Precinct on McGuinness Blvd. Sergeant Seubert stated that they had not received an update on the McGuinness Blvd.

District Manager Pulgarin stated that the Full Board met and voted on sending a letter to the Sheriff's department. This letter asked for information regarding illegal cannabis shops to update on what is happening.

District Manager Pulgarin also stated that 807 Manhattan Avenue will be review on November 25<sup>th</sup>, by the Cannabis Review Committee.

District Manager Pulgarin stated there are several complaints regarding construction site personnel using the designated assigned parking for construction machinery for their personal vehicles to park. DOT approved the "No Parking" permits, but they are only for construction machinery and not for the personal use of construction personnel. District Manager Pulgarin asked what was being done about this. In addition to talking to the construction site manager, Sergeant Seubert believes this would work best if DOB issued a fine. Sergeant Seubert expressed that by DOB/DOT stepping in, it would escalate and handle the issue of no parking for personal use. Sergeant Seubert said he stopped multiple times at the construction site on Graham Ave. He was concerned about workers parking their personal cars in designated areas reserved for construction vehicles. However, each time the site seemed inactive, and I was unable to talk to any of the workers. He had a similar situation with a construction site on Lorimer Street where construction workers were parking in the permitted area. They eventually had their permit revoked.

District Manager Pulgarin asked about a construction site on Manhattan Avenue. They have permits for both sides of the street in front of the construction site. However, they park the personal cars there and creates a hazardous condition for the school on the block, particularly between 9:00 am – 3:00 pm. Sergeant was not aware of this problem and will investigate it.

**NYC Parks and Recreation Department:** Mr. Arthur Megie representing Mary Salig, Park Administration - North Brooklyn: Mr. Megie advised that construction would start in December at Berry Playground. District Manager Pulgarin asked if there were any details on the work being done at Berry Playground. Mr. Megie stated that no other details were available.



**NYPD 90<sup>th</sup> Precinct:** Crime Prevention Police Officer Sierra and Sergeant Reilly: Officer Sierra stated that the 90th Precinct right now is up in robberies only two for the year to date. It when from 171 to 173. We are experiencing fewer felony assaults. Grand larcenies are down by 51% and burglaries are also down.

District Manager Pulgarin reported that the Full Board approved a letter to support EBT Cards having chips to reduce scams.

District Manager Pulgarin asked if there are any events scheduled. Officer Sierra related that the following events are happening:

The 90<sup>th</sup> Precinct will hold 2 events at Swinging Sixties Senior Center, 211 Ainslie Street.

1. Active Shooter seminar on December 18<sup>th</sup>
2. Holiday Safety seminar on December 13<sup>th</sup>

**NYC Department of the Aging:** Ms. Charise Lawrence Government Affairs: Ms. Lawrence announced that vouchers for the farmer's market will expire at the end of the month, which also marks the end of the farmer's market season. Ms. Lawrence mentioned that it's open enrollment season for Medicare, which will end on December 7th. The Department of the Aging is encouraging anyone that has questions about their current plans or wants to be counseled about their current plan to call their agent connect number at (212)244-6469.

**Community Board No. 1:** District Manager Pulgarin thanked everyone for attending and concluded the meeting. The District Manager advised all attendees that the next District Cabinet Meeting will be held on Thursday, December 19, 2024.

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**From:** Salig, Mary (Parks)  
**Sent:** Tuesday, November 26, 2024 10:31 AM  
**To:** BK01  
**Subject:** FW: Berry Playground - construction start

Good morning,

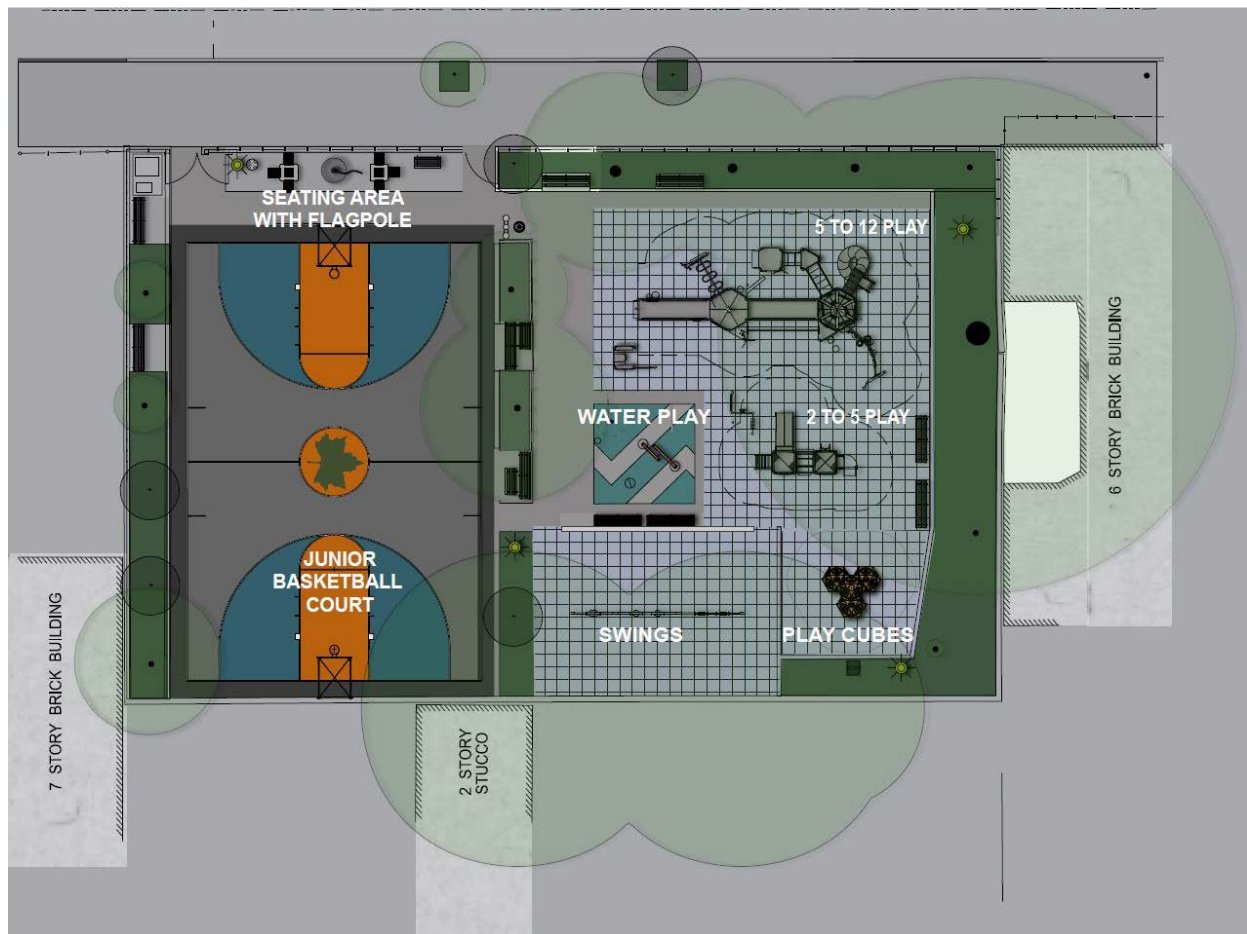
The full reconstruction of Berry Playground is scheduled to begin 12/3/2024. The playground will be closed for a year to allow for the construction work.

Please track the progress of the work through the [Parks Capital Tracker](#).

As always, please let me know if you have any questions.

Best,

Mary



Mary Salig-Husain (she/her/hers)

Park Administrator  
North Brooklyn Parks

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**From:** Customer Service (DSNY)

**Sent:** Thursday, November 21, 2024 4:21 PM

**Subject:** Service News: When is DSNY Fall Leaf Collection? EVERY WEEK!



# sanitation

**When is DSNY Fall Leaf Collection? EVERY WEEK!**

**Residents No Longer Must Wait for Special Leaf Collection; Leaves Now go with Compost Every Week on Your Recycling Day**

New York City residents no longer must wait for special – and limited – yearly leaf collection. As curbside composting service is now available to every residential building in every borough, **EVERY resident has leaf collection EVERY week.**

City residents wanting to get rid of fallen leaves and other yard waste need only bag or bin the crunchy waste and set it out for collection on their weekly recycling day, when it will be collected alongside other compostable materials like food scraps and food-soiled paper products. Leaves can be placed in a brown compost bin, in a paper leaf/lawn bag, or in a clear plastic bag.

The city's curbside composting program – the largest and easiest program in the country – decreases greenhouse gases, keeps rats away from their food sources, and creates something useful from material we want to discard. After collection, the leaves, food scraps and food-soiled paper are turned into renewable energy or finished compost, a soil-additive.

For more information on curbside composting or leaf collection, visit [nyc.gov/curbsidecomposting](https://nyc.gov/curbsidecomposting).

## **About the New York City Department of Sanitation**

The Department of Sanitation (DSNY) keeps New York City clean, safe, and healthy by collecting, recycling, and disposing of waste, cleaning streets, attacking the scourge of illegal dumping, and clearing snow and ice. The Department operates 59 district garages and manages a fleet of more than 2,000 rear-loading collection trucks, 450 mechanical brooms, 705 salt spreaders, and several dozen bike lane operations machines. Under the Adams



Administration, the Department is aggressively cleaning more parts of the City than ever before, including over 1,000 long-ignored areas spread across every neighborhood. With the highest wintertime uniformed headcount in 20 years, DSNY is more equipped than ever to remove snow and ice from the approximately 19,000 lane-miles of City streets.

**From:** Xin-rui at **Sent:** Wednesday, November 20, 2024 1:30 PM

**To:** BK01 (CB)

**Subject:** NEW\* Affordable housing report for your committee

**New York City  
Independent  
Budget Office**



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Hi there Community Boards!

Given the volume of interest regarding Mayor Adams' City of Yes plan, I wanted to bring your attention to a report we [published today](#). Should you or your boards have follow-up questions or further report ideas regarding housing, please feel free to respond to this email, or reach out to me personally at [xlee@ibo.nyc.gov](mailto:xlee@ibo.nyc.gov).

The report is [\*\*\*Inclusionary Housing And City Subsidies - A Review of Strategies For Creating New Affordable Housing From Bloomberg to Adams\*\*\*](#). It pays particular attention to the two categories of City programs that frequently feature in housing plans. Namely (1) **direct city subsidies**, which provide City funds and financing to developers in exchange for affordable units, and (2) **inclusionary housing programs**, which leverage zoning density bonuses to encourage housing development.

IBO analyzes 14 years of data from the Department of Housing Preservation and Development (HPD) to examine affordable unit production, City spending on subsidies, and affordability levels of housing produced by these City programs. This historical lookback has implications

for understanding the Adams administration's City of Yes for Housing Opportunity which is expected to soon be brought to a City Council vote.

Below are some key takeaways from the report:

- The Adams administration's signature housing initiative, **City of Yes** for Housing Opportunity, proposes "universal affordability preference" (UAP), which shares similarities with existing inclusionary housing programs. UAP would likely need more funding for City subsidies than prior years in order to be implemented widely and effectively.
- The role of inclusionary housing programs has expanded in creating new units in recent years. Since the introduction of Mandatory Inclusionary Housing in 2017, over half of new affordable units from City housing programs have received inclusionary housing benefits.
- Though they are two separate tools, **HPD views inclusionary housing programs and City subsidy programs as working together to meet the City's affordable housing goals**. In 2022, 79% of City housing subsidies went to developments that also participated in inclusionary housing.
- **Inclusionary housing has produced few deeply affordable units without direct City subsidies**. 28% of units using inclusionary housing alone were deeply affordable, compared to 53% of units using both City subsidies and inclusionary housing benefits.
- The financing of new construction affordable units increased under the de Blasio administration and remain high under the Adams administration, while City spending on affordable housing has fallen slightly since a peak in 2018.

Past coupling of inclusionary housing with city subsidies to incentivize affordable housing development suggests that, if UAP is passed as part of the City of Yes for Housing Opportunity plan, future City capital funding will likely be tied to UAP projects.



Again, please do not hesitate to reach out, and I hope to hear from your boards soon!

Sincerely,

Xin-rui

Community Engagement Specialist



**Inclusionary Housing And City Subsidies - A Review of Strategies For Creating New Affordable Housing From Bloomberg to Adams**

[Read the full report here](#)

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**From:** Office of Government Relations

**Sent:** Monday, November 18, 2024 1:28 PM

**To:** Office of Government Relations, Con Edison

**Subject:** [EXTERNAL] Con Edison to Customers: Stay Informed & Alert To Avoid Scams

### **Con Edison to Customers: STAY INFORMED, ALERT TO AVOID SCAMS**

NEW YORK - As part of [International Fraud Awareness Week](#) starting November 17, Con Edison is joining forces with more than 150 U.S. and Canadian energy and water companies to help protect consumers from fraud. The campaign is spearheaded by [Utilities United Against Scams](#), with November 20 recognized as *Utility Scam Awareness Day*.

Con Edison is urging customers to stay vigilant and learn to identify the tactics scammers use to pose as company employees. Scammers often demand personal information, and create a sense of urgency to trick their targets.

“As scammers become more sophisticated, we want our customers to know they can protect themselves,” said Michael Murphy, Con Edison’s vice president of Customer Operations. “If a customer feels pressured to share personal details, the best response is to stay calm, recognize that they are being scammed, and refuse to engage.”

Here are signs that the person contacting a Con Edison customer is a scammer:

- Scammers call customers and instruct them to buy a pre-paid card. Once the customer puts money on the card and provides the scammer with the card number, the scammer steals the money. **Con Edison does not accept payment by pre-paid debit cards, MoneyGram or similar transfers.**
- Scammers contact customers and demand payment via apps like Cash App, Venmo and Zelle. **Con Edison does not support these platforms for payment.** The company also does not accept payment via PayPal or bitcoin.
- Many scammers try to get customers to give up their Con Edison account number, Social Security number or other personal information. The customer should hang up and call 1-800-75-CONED or the local police department.

Phone scammers can manipulate caller ID to make it look like the call is coming from a legitimate Con Edison number.

Once a customer makes a payment, scammers often claim the transaction failed and

demand additional payments, leading some victims to lose thousands of dollars. To avoid these scams, customers should always use the [approved bill payment options](#) available on Con Edison's website.

Some utilities have reported an increase in utility impostor scams through digital methods, including search engine-related scams. Digital scam tactics include:

- Sponsored ads on search engines that lead to an identical - but fake - utility bill payment page.
- QR codes that scammers falsely claim link to a utility payment page.
- Texts from a scammer claiming to be a utility representative, with a link to an impostor payment page.

Con Edison is a subsidiary of Consolidated Edison, Inc. [NYSE: ED], one of the nation's largest investor-owned energy companies, with approximately \$15 billion in annual revenues for the year-end 2023 and \$69 billion in assets as of September 30, 2024. The utility delivers electricity, natural gas, and steam, and serves 3.7 million customers in New York City and Westchester County. For financial, operations, and customer service information, visit [conEd.com](http://conEd.com).



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**From:** MTA Office of the Congestion Relief Zone  
**Sent:** Monday, November 18, 2024 2:03 PM  
**To:** BK01 (CB)  
**Subject:** [EXTERNAL] Congestion Relief Zone tolling begins January 5

## Congestion Relief Zone tolling begins January 5.

On November 14, 2024, Gov. Kathy Hochul announced a phased-in approach to New York's Congestion Pricing program, which was previously on pause. Today, the MTA Board approved this plan. Now, Congestion Relief Zone tolling will begin on Sunday, January 5, at midnight.

When tolling begins, vehicles entering the Congestion Relief Zone in Manhattan—local streets and avenues at or below 60 Street—will be charged a toll.

The toll amount will depend on the type of vehicle, time of day, whether any crossing credits apply, and the method of payment. For example, passenger vehicles with E-ZPass entering the Congestion Relief Zone at 60 Street will be charged \$9 in the peak period and \$2.25 overnight, once daily. [Visit our website](#) for more details on toll rates.

[E-ZPass](#) is the best and cheapest way to pay the toll. Most drivers

will be able to pay with their existing E-ZPass tag and account.

If you already have an E-ZPass account, make sure it is up to date with your current license plate number as this will be needed for appropriate discounts, exemptions, and crossing credits.

If you do not have an account, you can sign up for one on the [E-ZPass website](#).



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You are receiving this email because you've contacted us about the Congestion Relief Zone Tolling Program and shared your email address.

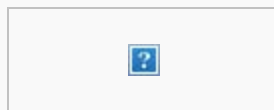
**Our mailing address is:**

MTA Bridges and Tunnels  
2 Broadway  
New York, NY 10004-2207

[Add us to your address book](#)

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).



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**From:** Government Relations (Parks)  
**Sent:** Monday, November 18, 2024 12:15 PM  
**To:** Government Relations (Parks)  
**Subject:** Parks Greenways and Drives Input Tool

Dear Friends,

NYC Parks is excited to announce our NYC Parks E-Pilot Map Input Tool! We are asking for park users to share thoughts on their experiences on NYC Parks' greenways and drives, especially related to the flow of bikes, e-bikes, e-scooters, pedestrians, or other park users, to improve conditions on these shared facilities.

As a valued partner of NYC Parks, we appreciate your help in sharing our input tool with your networks to help us gather as much feedback as possible.

**Share your thoughts on the conditions of greenways and drives in parks! Use our [input tool](#) (available in various languages through the translate feature).**

As we move into the second year of our NYC Parks Electric Micromobility Pilot, we are looking to gain additional insights, test new methods for e-micromobility management, and expand efforts to prevent heavier vehicles like mopeds from entering parks. The feedback from our input tool will help us create better experiences and manage the flow of traffic on greenways and park drives.

As parks are shared spaces, Parks expects all park users to be considerate of others, and operate their bikes, e-bikes, e-scooters, roller skates, or any other legal devices in a safe manner – especially on drives and greenways, which see a variety of uses and speeds. The pilot allows the same bicycles, e-bikes, and e-scooters that are legal to operate in NYC streets to also operate on park drives, such as the Central Park and Prospect Park loops, and greenways, such as the Manhattan Waterfront Greenway. These are spaces where bicycles are already permitted in parks. Class 1, 2, and 3 e-bikes, as well as lighter-weight e-scooters, are already allowed to operate on NYC streets and in bike lanes, and are allowed in parks as part of the pilot. The pilot does not allow any electric micromobility devices to be ridden on pedestrian paths, and does not



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**From:** Sanchez, Sandra (FDNY)  
**Sent:** Friday, November 15, 2024 8:15 AM  
**Subject:** FDNY Brush Fire Safety Education Tips

## FDNY Brush Fire Safety Education Tips

Brush fires can happen anywhere. While many think of brush fires as more common in dry, rural areas, the City's parks, greenways and other vegetated spaces can also be susceptible to fire, especially during prolonged periods of dry weather.

With the recent rise in brush fires, the FDNY is urging all residents to stay informed and prepared, as these fires can be highly dangerous and spread rapidly in dry conditions. Below are essential safety tips to ensure New Yorkers help reduce the risk of these incidents:

### Help Reduce the Risk:

- Avoid outdoor burning, including campfires, bonfires, and any other open flames
- Grilling is banned in New York City parks while drought conditions persist
- If you smoke outdoors, be mindful and always dispose of cigarette butts and matches properly
- Stay on designated trails when enjoying our parks to protect surrounding vegetation and reduce the risk of accidental fires
- Remember, fireworks are illegal across New York City
- Remove litter and any excessive brush or leaves from sidewalks abutting residences and businesses.

Stay vigilant and help keep our community safe. To learn more safety tips please the share

following link [Brush Fires - FDNY Smart.](#)



## Department of Transportation

Ydanis Rodriguez, Commissioner

November 14, 2024

Johana Pulgarin  
District Manager, Community Board 1  
435 Graham Avenue  
Brooklyn, NY 11211

Dear Johana Pulgarin:

We are happy to inform you that an Open Streets location has been approved in your district. New York City's Open Streets program transforms streets into public space open to all. These transformations allow for a range of activities that promote economic development, support schools, and provide new ways for New Yorkers to enjoy cultural programming and build community. For more information about the program, visit the program's website at [nyc.gov/openstreets](https://nyc.gov/openstreets).

The Open Street is located on PENN STREET from WILLIAMSBURG STREET EAST to WYTHE AVENUE and operates on the dates, days and times listed in the tables below. It is a Full Closure - Schools type of Open Street. The Department of Transportation will work Central UTA, the agency's community partner, on the safe and successful execution of this Open Street location.

Start Date	End Date
Thursday, January 2, 2025	Wednesday, December 31, 2025

Days of The Week	Start Time	End Time
Monday	13:00	14:30
Tuesday	13:00	14:30
Wednesday	13:00	14:30
Thursday	13:00	14:30
Friday	N/A	N/A
Saturday	N/A	N/A
Sunday	13:00	14:30

From the date of this notification, your office will have 45 days to offer any comments to the Department of Transportation for this Open Street location.

Location or program feedback can be directed to my office by calling 646-892-1350.

Thank You,

Keith Bray  
Brooklyn Borough Commissioner

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**From:** NYS Department of Public Service

**Sent:** Thursday, November 14, 2024 3:35 PM

**Subject:** [EXTERNAL] Important Information Regarding Winter Preparedness

**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).



**Department  
of Public Service**



**Take the Chill out of**

## Winter Energy Bills

Energy affordability is a serious concern for many New Yorkers. In addition, winter bills may be particularly hard on vulnerable New Yorkers such as the elderly and households with fixed or low incomes since energy use can often be higher during heating months.

Heading into each winter season, the New York State Department of Public Service (DPS) prepares an outreach and education campaign designed to help consumers manage their energy bills while staying warm and safe during the cold weather months. We encourage consumers to take simple, low-cost energy savings measures to reduce energy use and to consider bill payment options and financial assistance programs to help manage energy costs.

Please help me share and promote our winter preparedness outreach and education messages and materials. Together, we can ensure consumers will be informed of steps they can take and the programs they can participate in to reduce their energy use and help control bills this winter. Our campaign includes:

- A webpage dedicated to winter preparedness information at [www.dps.ny.gov/winter](http://www.dps.ny.gov/winter)
- Virtual "one-stop-shopping" workshops
- Multi-agency In-Person Energy Fairs about resources available to help consumers this winter season
- Free publications related to the upcoming winter season

Please scroll below for more details.

Sincerely,

Richard Berkley

Consumer Advocate and Director

Office of Consumer Services



## WINTER ENERGY WORKSHOPS

You are invited to attend “one-stop shopping” virtual workshops for consumer leaders and service organizations on November 21, 2024, and January 9, 2025, that include presentations from the following state agencies: Department of Public Service, Energy Research and Development Authority, Housing and Community Renewal, Office for the Aging, Power Authority, and Office of Temporary and Disability Assistance.

Topics include:

- Energy Affordability and Financial Assistance
- Weatherization Programs
- Energy Efficiency
- Services for Older Adults
- Consumer Rights and Protections

Below is information about joining a virtual workshop. Registration is not required but encouraged so the webinar can be added to your electronic calendar. We have also included a link to a downloadable Winter Workshop flyer you can share with colleagues and other organizations that may find the topics helpful.

[Winter Energy Workshop Flyer](#)

### Join a Virtual Winter Energy Workshop

NOVEMBER 21, 2024	JANUARY 9, 2024
<a href="#">Register Here</a>	<a href="#">Register Here</a>
Or Visit <a href="https://meetny-gov.webex.com">MEETNY-GOV.WEBEX.COM</a>	Or Visit <a href="https://meetny-gov.webex.com">MEETNY-GOV.WEBEX.COM</a>
Access Code: 2825 466 7150	Access Code: 2831 015 3016

Password: Nov21-10am

Phone Only-Access:

1-929-251-9612

Access Code: 2825 466 7150

Password: 66821010

Password: Jan9-1pm

Phone Only-Access:

1-929-251-9612

Access Code: 2831 015 3016

Password: 52690176

### **Winter Preparedness Webpage**

The Department's winter preparedness webpage has valuable resources for consumers such as controlling heating costs, consumer protections, energy efficiency and winter safety, as well as links to state and utility financial assistance programs.

Consider adding our winter preparedness webpage URL to your website and sharing it with your constituents.

[www.dps.ny.gov/winter](http://www.dps.ny.gov/winter)

Please download and share our Spanish and English Winter Preparedness flyer, [Winter Preparedness Flyer](#) which includes a QR code that opens directly to our webpage. Consider placing it in high traffic areas.

- Place it in a physical location like your office lobby area.
- Hand it out at exhibiting events or place on your table.
- Include it in digital or physical mailings to your community.



### Order DPS Winter Publications

DPS winter-related publications are available free of charge. Printed copies can be ordered by using the online or downloadable order forms linked below. You can also visit our [publications webpage](#) to download digital copies and /or capture URLs to share on your website. We encourage you to distribute these publications by placing them in high traffic areas in your community.

Ordering Print Copies:

[Order Online](#)

[Downloadable Order Form](#)



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**From:** The City of New York  
**Sent:** Thursday, November 14, 2024 1:43 PM  
**To:** BK01 (CB)  
**Subject:** We need your help for HOPE 2025!

On the night of **Tuesday, January 28th, 2025**, DSS-HRA-DHS will conduct its annual Homeless Outreach Population Estimate (HOPE) Survey

HOPE 2024



Dear Colleagues,

We need your help!

On the night of **Tuesday, January 28th, 2025**, DSS-HRA-DHS will conduct its annual Homeless Outreach Population Estimate (HOPE) Survey, a point-in-time survey undertaken each winter that helps the City estimate the number of New Yorkers experiencing unsheltered homelessness on one of the coldest nights of the year. The results gathered through this survey provide the City with valuable information that helps better inform the allocation of resources to address homelessness in New York City. This is the 20th annual HOPE survey, and we hope you can join us for this special night!

We need your help to conduct this survey by canvassing streets, subways, and other public spaces. Volunteers are needed from approximately 10:00 p.m. to 4:00 a.m. on the night of January 28th. Just a few hours of your time will help us in our ongoing efforts to support New Yorkers experiencing unsheltered homelessness and encourage them to take that first important step to come off the streets and subways and accept the vital services and supports they need and deserve. New York City has one of the most comprehensive outreach programs in the nation, with outreach workers canvassing the five boroughs



24/7, and the City has heavily invested in specialized beds with robust services for this population. Thanks to the aggressive expansion of these resources, the City has been able to connect nearly 2,400 New Yorkers who were living unsheltered on city streets and subways to subsidized permanent housing. Your participation in HOPE will help us build on that progress.

As we work to address unsheltered homelessness across our city, one person at a time, this is a great opportunity to participate in an extraordinary citywide effort. If you have volunteered before, I encourage you to sign up again. If you have yet to experience how truly rewarding a night of HOPE can be, I invite you to join us for the first time. As I mentioned above, New York City has been conducting the HOPE survey for 20 years, and New York City's methodology has been recognized as the gold standard for this type of survey across the nation. While we work to address the systemic roots of homelessness, the help we can provide to every individual New Yorker with the resources we have right now still matters immensely, and participating in HOPE helps us do that more effectively, as well as gauging our progress.

Compensatory time may be available to you for participating – consult with your Agency and supervisor to see if this applies.

Please visit [nyc.gov/hope](https://nyc.gov/hope) to learn more and to register. Your participation is essential to helping us address the challenge of homelessness and support some of our City's most vulnerable residents as they get back on their feet.

Thank you,

Molly Wasow Park  
Commissioner  
Department of Social Services

# THE NEW YORK CITY BUDGET

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FALL 2024

New York City  
Independent  
Budget Office



# OUR ROLE

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## What is IBO?

The Independent Budget Office is a **nonpartisan City agency providing data driven fiscal and policy insights** into how New York City's government and services operate.



## What do we do?

IBO **provides charter mandated reports** in alignment with major budget actions **and answers questions from Council Members and the public.**

# OUR WORK

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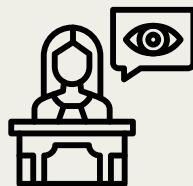


**Three Charter-mandated reports** projecting the City's revenues and expenditures, published in alignment with the City's budget timeline



**Reports** that answer questions from Council Members & the public

In addition to the three charter-mandated reports, IBO policy analysts publish dozens of reports throughout the year on subjects including Education, healthcare, city agency staffing and more.



**Testimonies** at City Council hearings to present our data findings

Some recent hearings our analysts have testified at include on Int. 991-B to License Hotel regarding Consumer and Worker Protection, and IBO's Research and Fiscal Projections for NYC Legal Cannabis Market



**Presentations & general resources** to teach New Yorkers about the budget, and how to participate

We've hosted Budget 101 presentations for community boards and other organizations, created a video series on **Demystifying the School Budget** for Community Education Councils and will begin delivering one-off NYC Budget Basics classes to High School students.







# CITY BUDGET BASICS

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# THE IMPORTANCE OF NYC'S BUDGETS

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Creating the City's budget is a process in which **many city policy decisions are made** and where policy objectives are articulated and implemented in concrete terms. **Budgets are a blueprint for...**



- ***Expenditures*** - How the city government will spend money on services and infrastructure
- ***Revenues*** - How much money the city will receive
- ***Balancing the budget***





# PRIMARY BUDGET ACTORS



## Mayorality/Office of Management & Budget:

Draft and Propose financial plans to City Council. Manage city budget and oversee agency activities.



## City Council:

Negotiate with Mayor then approve the budget before June 30. Holds public hearings to scrutinize and understand the financial plans.



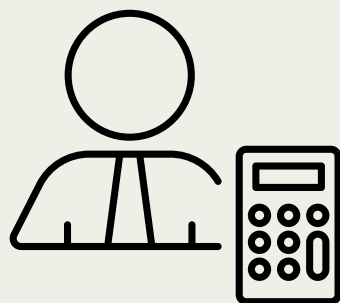
## Independent Budget Office:

Independently analyzes the budget and policy decisions of NYC.



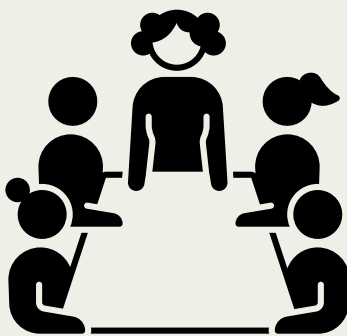
↑ More likely to interact with

↓ Less likely to interact with



## Comptroller:

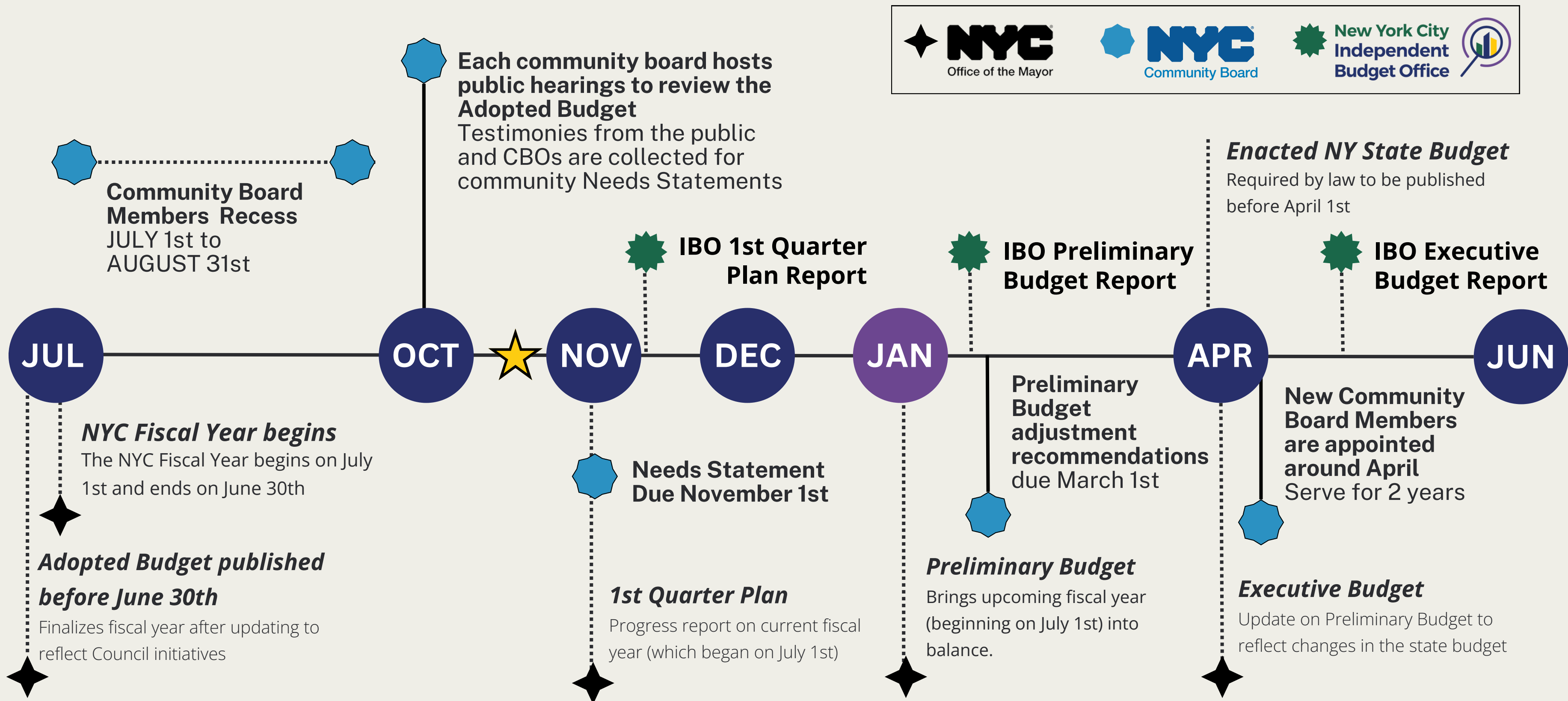
Audits actual spending and compiles Annual Comprehensive Financial Report (ACFR).



## Financial Control Board:

Review and oversight with respect to the financial management of NYC.

# THE NYC BUDGET TIMELINE





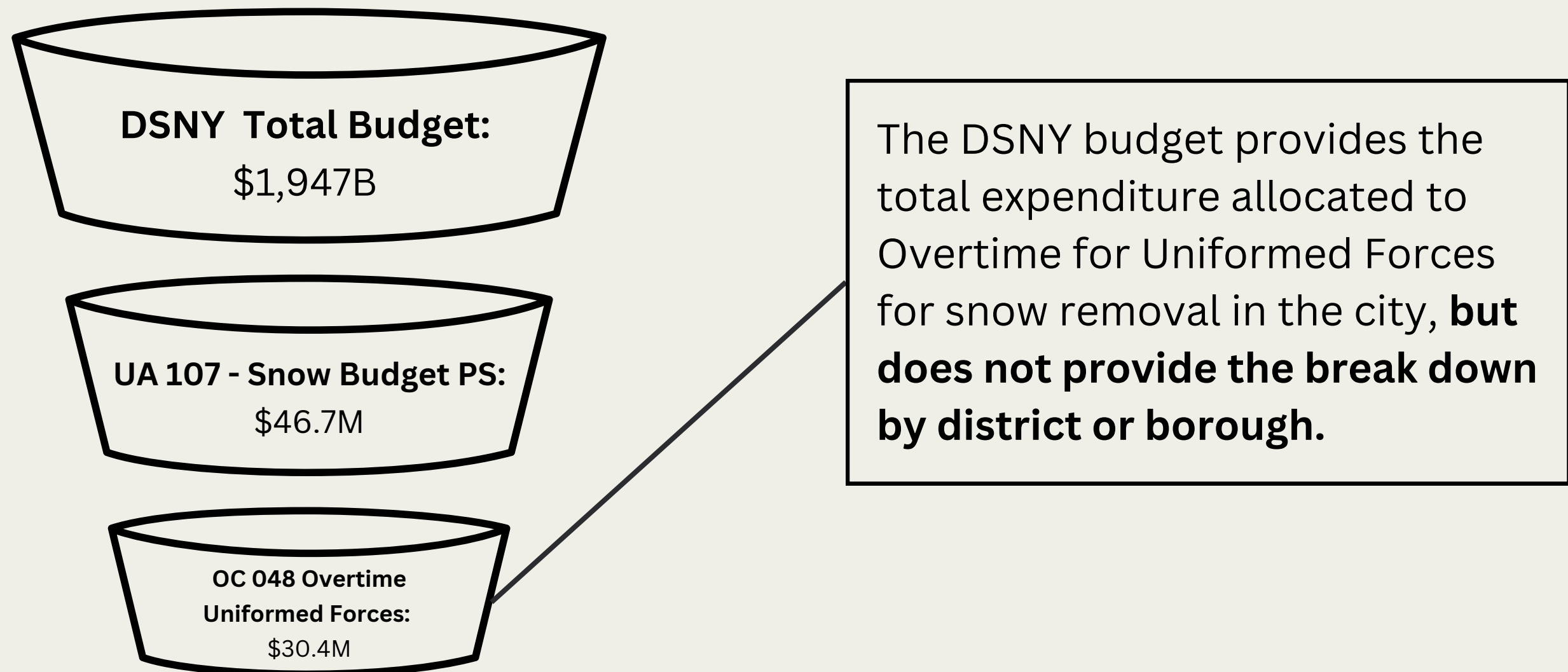
# BUDGETS VS. PLANS/PROGRAMS/STRATEGIES

Budgets (1 year, binding)	Plans/Programs/Strategies (multi-year, “drafts”)
<p><b>Operating Budget</b> (“Program Budget” or “Expense &amp; Revenue Budget”) is for 1 year at a time. It is a binding commitment to a level of appropriations for a particular Fiscal Year. As of October 2024, the 2025 budget is the current budget, and 2026 is the budget to be approved by June 30, 2025.</p>	<p><b>Financial Plan</b> is published with the Operating Budget and contains projections for the “out years”. The most recent financial plan (2024 Executive Plan) presents information on 2025 through 2030.</p>
<p><b>Capital Budget</b> funds physical infrastructure for either government infrastructure or public use (roads, bridges, libraries, etc.). While these have a long-term focus, the Capital Budget is for 1 year.</p>	<p><b>Capital Program</b> is like the capital version of the Financial Plan: it provides a multiyear plan detailing the funds needed for the current year and next three or four fiscal years. <b>Ten-Year Capital Strategy</b> is issued every other April with the physical infrastructure plans for the next decade.</p>

# CAUTION: THE BUDGET DOESN'T HAVE IT ALL...

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Some data are more readily available and more detailed than others, and some city agencies provide more granular looks at budget items than others. For example...

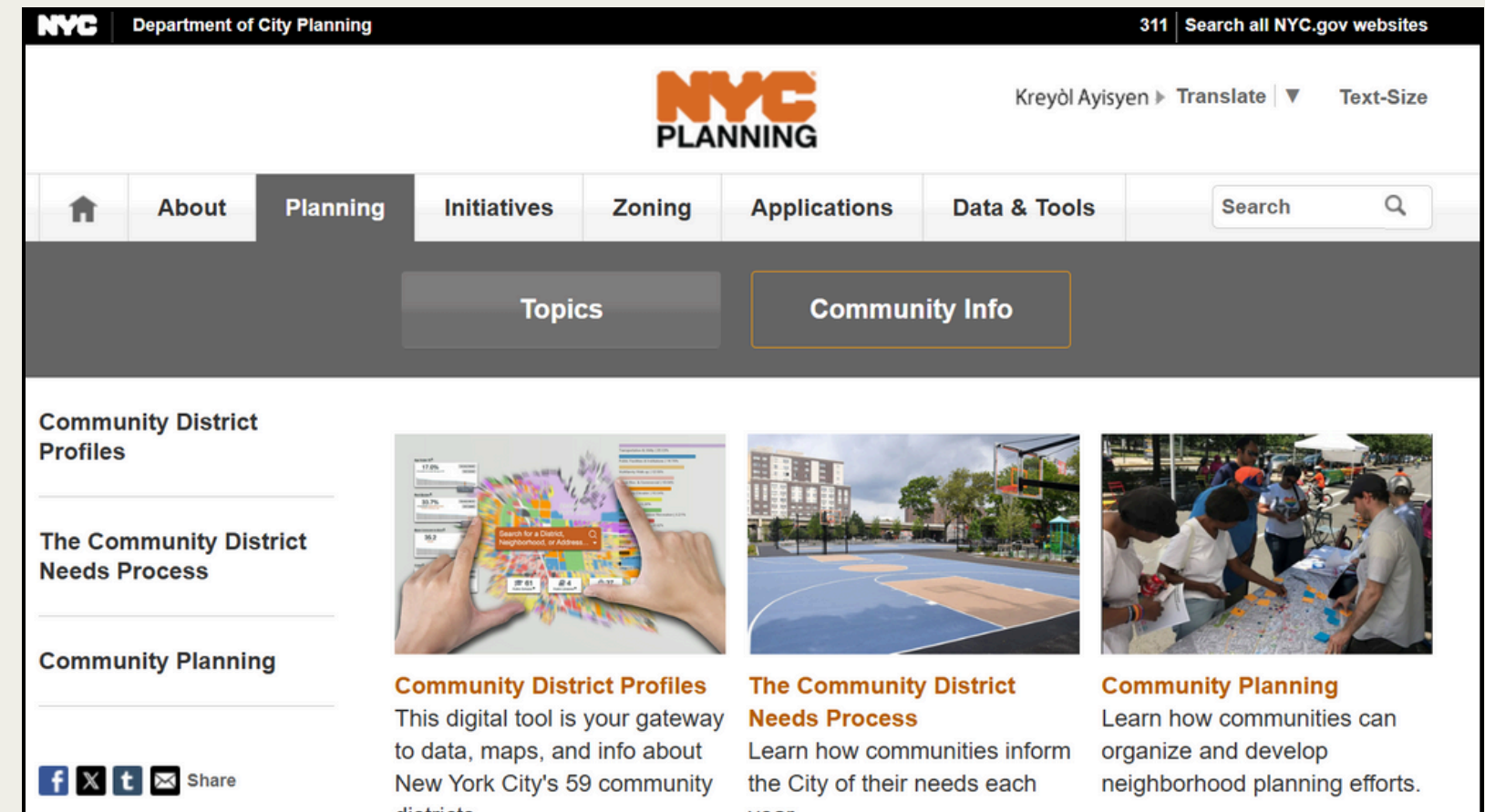


In contrast, you are able to see the *Cleaning and Collection* expenditure for uniformed personnel by district.

# KEY OFFICES

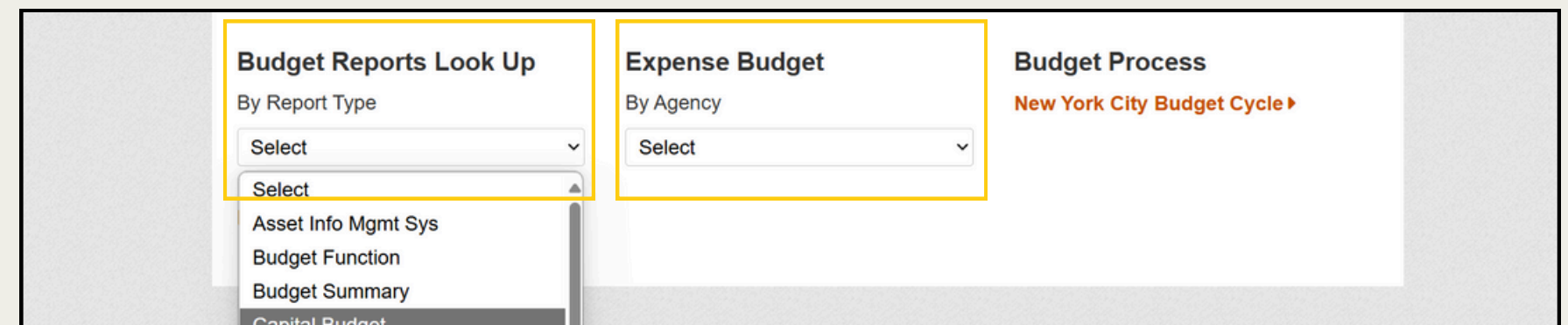
## DEPARTMENT OF CITY PLANNING (DCP)

- Your **District's Needs Statement** will be submitted to DCP, then subsequently distributed to the appropriate city agency
- Website has resources like zoning explainers and data, district profiles, application process walkthroughs



## OFFICE OF MANAGEMENT AND BUDGET (OMB)

- Find city budgets by type and agency
- Glossary of Terms you will see in the NYC budget



# KEY OFFICES CONT.

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## YOUR BOROUGH PRESIDENT'S OFFICE

- Provides training for new board members
- Advocates for the needs of your community

## COMPTROLLER'S OFFICE

- Conducts audits
- Reports and resources

## CIVIC ENGAGEMENT COMMISSION (CEC)

- Provides trainings and resources
- Hosts programs such as *The People's Money* where community members can submit ideas for the capital budget now till

November 22nd, 2024

## INDEPENDENT BUDGET OFFICE

- Nonpartisan source of NYC budget forecasting
  - FY2025 Budget Reports
- Data reporting on crucial city topics such as
  - Education
  - Sanitation
  - Criminal Justice
  - and many more
- Budget basics i.e. resources on navigating the NYC budget
- Follow-along video series on navigating school budgets



# SOURCES OF FUNDING FOR YOUR COMMUNITY

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- **City Agencies** - Outside of submitting your District's Needs Statements, community members can reach out to the particular agency relevant to their particular community needs. **Pay attention to what programs the agency is funding in your district**, and see if they can align with your requests.
- **Council Member Discretionary** – Funding that is designated from sources that are specific to the Council District. (Local, Youth, Aging, Anti-Poverty & Community Safety)
- **Speaker Funding** – Funding designated by the Speaker, typically at the request or from the support of a Council Member(s), Delegation or Caucus.
- **Member Designated Initiatives** – Initiatives with a specific purpose and guidelines that are equally split and designated by each Council Member. (CASA, A Greener NYC, Food Pantries, Digital Inclusion & Literacy, Cultural Immigrant, Parks Equity, NYC Cleanup, Support Our Seniors & Neighborhood Development)
- **City-Wide Initiatives** - Initiatives created to address different needs across the city. These initiatives are typically designated by a specific committee or approved by the Council as a whole.
- **Borough-wide Initiative** – Funding that is designated by a Borough Delegation.

**[View existing funding requests](#) to council members**





# FISCAL YEAR 2025 BUDGET

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New York City  
Independent  
Budget Office





# EXPENDITURES: WHERE THE MONEY IS GOING

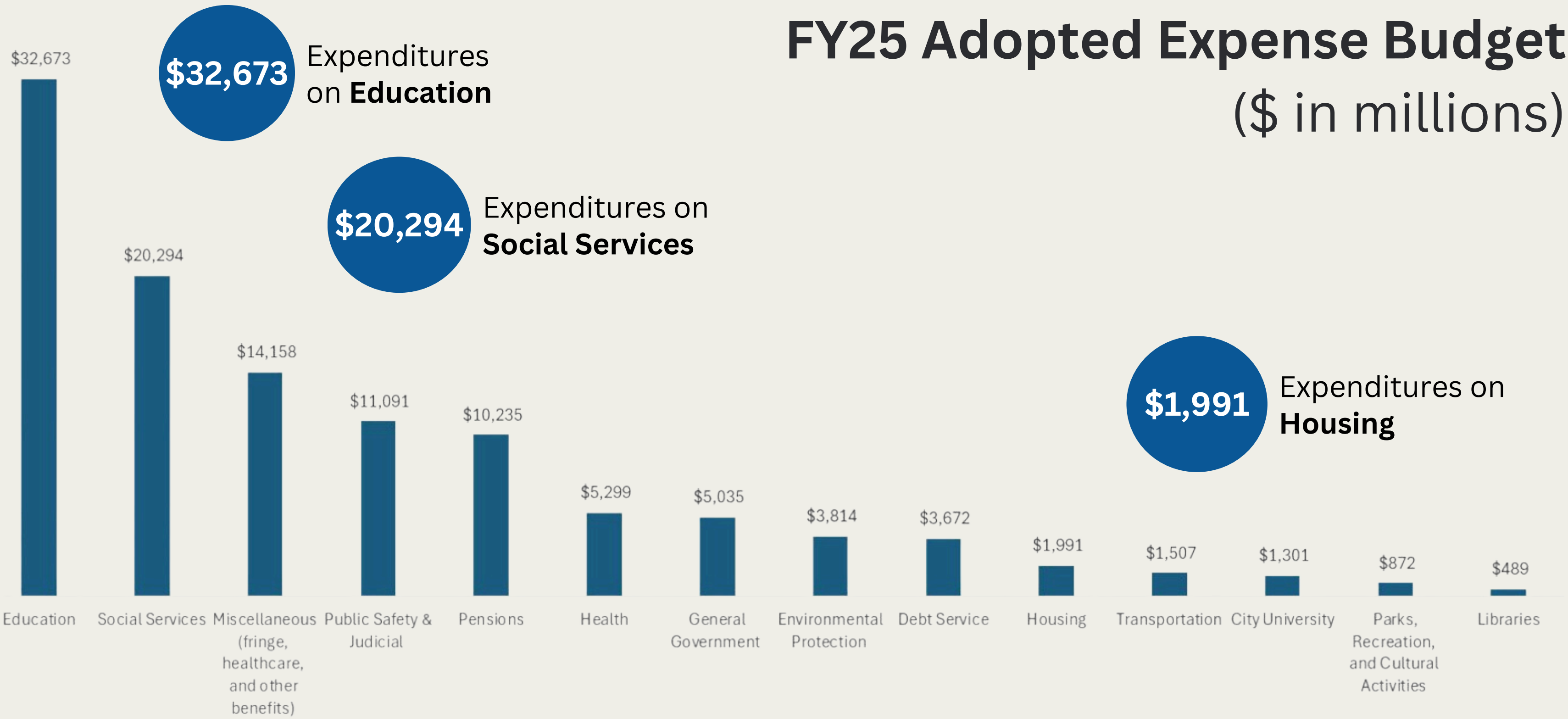
EXPENDITURES (\$ in Millions)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
<b>Personal Service</b>					
Salaries and Wages	\$ 32,682	\$ 32,899	\$ 33,867	\$ 34,859	\$ 35,813
Pensions	9,335	10,347	11,093	11,277	12,312
Fringe Benefits <sup>1</sup>	13,065	14,134	14,853	15,431	16,039
Subtotal: Personal Service	\$ 55,082	\$ 57,380	\$ 59,813	\$ 61,567	\$ 64,164
<b>Other Than Personal Service</b>					
Medical Assistance	6,326	6,743	6,583	6,733	6,883
Public Assistance	2,467	1,650	1,650	2,000	2,463
All Other	47,306	43,490	41,369	41,151	39,901
Subtotal: Other Than Personal Service	\$ 56,099	\$ 51,883	\$ 49,602	\$ 49,884	\$ 49,247
<b>Debt Service <sup>1,2</sup></b>	7,346	8,069	8,887	9,605	10,430
FY 2023 Budget Stabilization and Discretionary Transfers <sup>1</sup>	(5,479)	-	-	-	-
FY 2024 Budget Stabilization <sup>2</sup>	4,397	(4,397)	-	-	-
Capital Stabilization Reserve	-	250	250	250	250
General Reserve	20	1,200	1,200	1,200	1,200
Less: Intra-City Expenses	(2,383)	(1,953)	(1,932)	(1,928)	(1,928)
<b>Total Expenditures</b>	<b>\$ 115,082</b>	<b>\$ 112,432</b>	<b>\$ 117,820</b>	<b>\$ 120,578</b>	<b>\$ 123,363</b>
<b>Gap To Be Closed</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (5,503)</b>	<b>\$ (5,592)</b>	<b>\$ (6,469)</b>

# REVENUES: WHERE THE MONEY IS COMING FROM

REVENUES (\$ in Millions)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
<b>Taxes</b>					
General Property Tax	\$ 32,870	\$ 34,164	\$ 34,630	\$ 35,668	\$ 36,360
Other Taxes	40,028	42,111	42,640	44,395	45,999
Tax Audit Revenue	947	773	773	773	773
Subtotal: Taxes	\$ 73,845	\$ 77,048	\$ 78,043	\$ 80,836	\$ 83,132
<b>Miscellaneous Revenues</b>	8,894	8,123	7,980	7,930	7,965
Unrestricted Intergovernmental Aid	32	-	-	-	-
Less: Intra-City Revenue	(2,383)	(1,953)	(1,932)	(1,928)	(1,928)
Disallowances Against Categorical Grants	(15)	(15)	(15)	(15)	(15)
Subtotal: City Funds	\$ 80,373	\$ 83,203	\$ 84,076	\$ 86,823	\$ 89,154
Other Categorical Grants	1,044	1,107	1,105	1,105	1,104
Inter-Fund Revenues	747	762	771	772	772
<b>Federal Categorical Grants</b>	12,899	7,922	7,251	7,151	7,226
<b>State Categorical Grants</b>	20,019	19,438	19,114	19,135	18,638
<b>Total Revenues</b>	<b>\$ 115,082</b>	<b>\$ 112,432</b>	<b>\$ 112,317</b>	<b>\$ 114,986</b>	<b>\$ 116,894</b>



# EXPENDITURES: WHERE THE MONEY IS GOING



# Thank you!

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SIGN UP FOR OUR NEWSLETTER AT [WWW.IBO.NYC.NY.US](http://WWW.IBO.NYC.NY.US)

New York City  
Independent  
Budget Office



# ADOPT - A - CATCH BASIN



*You can help reduce flooding in your neighborhood!*

Catch basins drain rainwater off of NYC streets and into the sewer system. When catch basin grates get blocked by leaves and litter, rainwater can flood streets.

Adopt-a-Catch Basin is a pilot program inviting community volunteers to take an active role to reduce flooding in their neighborhoods.

When you adopt a catch basin, NYC DEP will provide you with a free toolkit so you can safely clear your catch basin's grate.

Interested in participating? Email us at [adopt@dep.nyc.gov](mailto:adopt@dep.nyc.gov) with your full name, address, and telephone number. NYC DEP will contact you when the program is piloting in your area.

[View this email in your browser](#) \* [Forward to a friend](#) \* [Sign up for email list](#)



Dear Friends,

I'm excited to share my latest op-ed, where I outline solutions to a problem that every New Yorker knows all too well: **the overwhelming presence of scaffolding and sidewalk sheds in our city.**

As you stroll through our neighborhoods, you'll undoubtedly see sidewalk sheds that have been there for years. They obstruct pedestrian access, stifle small businesses, exacerbate public safety issues, and diminish the beauty of our communities.

That's why I've introduced three bills as part of a larger [legislative package with my colleagues](#), designed to cut through the red tape and reform this system:

[Intro. 661](#) would create penalties for property owners who fail to apply for corresponding work permits within 6 months of installing a sidewalk shed, penalties for failure to complete facade work, and set other time limits.

[Intro. 660](#) would increase the required level of lighting under sidewalk sheds to 90 lumens per watt or greater. It would also require that lighting under sidewalk sheds be provided specifically by LED lights.

[Intro. 659](#) would establish heightened design standards for scaffolding in public parks and playgrounds.

Thank you for reading and sharing my op-ed about how this policy shift would benefit our community.



To read the op-ed, [click here](#) or scroll down below.

Yours in service,

A handwritten signature in black ink, reading "Erik Bottcher". The signature is fluid and cursive, with a long horizontal stroke at the end.

Erik Bottcher

New York City Council Member  
District 3



## **Op-Ed | Shed the Sheds: Reforming Sidewalk Scaffolding in New York City**

by Council Member Erik Bottcher

October 24, 2024

If you were to approach a New Yorker on the street and ask what bothers them about the city, the prevalence of scaffolding and sidewalk sheds would probably be high on their list. With nearly 400 miles of public sidewalks covered by these structures, New York City stands alone in its reliance on this outdated practice. This is emblematic of failed policy decisions that prioritize short-term solutions over the long-term wellbeing of our communities, and it's time we confront this issue head-on.



Scaffolding has become a permanent fixture on our streets, obstructing pedestrian access, stifling small businesses, exacerbating public safety issues, and diminishing the beauty of our urban landscape. This pervasive presence is not just an inconvenience; it represents a fundamental flaw in how we manage construction and building safety. In contrast, other cities have successfully navigated these challenges with more effective regulations, proving that we can do better.

To address this pressing issue, a number of colleagues and I have introduced City Council legislation to reduce the prevalence of sidewalk sheds and improve them when they're necessary. Three of my bills are part of this legislative package, and I'm hopeful that we will pass them so that New Yorkers will get relief.

I've introduced legislation that will impose time limits on property owners who erect scaffolding. [Intro. 661](#) will require that Department of Buildings permits are pulled and that work is completed within 6 months of installing the sidewalk shed, in addition to other benchmarks, ensuring that our streets are not prohibited by prolonged construction projects. The Department of Buildings will be required to communicate any expected delay in distributing the work permits. Some scaffolding is up for many years because irresponsible property owners aren't taking the steps necessary to do the facade work. By establishing clear deadlines, with extensions given only when the property owner is making a good faith effort to complete the work, we can encourage efficiency and accountability, ultimately restoring the accessibility and charm of our public sidewalks.

Insufficient lighting beneath sidewalk scaffolding not only creates an atmosphere of unease but can also lead to accidents and public safety issues. I introduced [Intro. 660](#), which would improve lighting standards for scaffolding. Lighting technology has advanced beyond outdated fluorescent glass bulbs that are dim and not environmentally friendly. By requiring the installation of LED lights with higher lumens per watt, we can ensure these areas are well-lit and safe for pedestrians at all times while also saving energy. Bright, efficient lighting will foster a more inviting atmosphere beneath the structures that have become so common throughout our city.

Scaffolding can be particularly harmful in public parks and playgrounds, which is why I put forward [Intro. 659](#), which would establish heightened design standards for scaffolding in these spaces. A prime example of the need for this legislation can be found at Matthews-Palmer Playground, where scaffolding has obscured the basketball court for over five years. This ongoing obstruction not only deprives our youth of vital recreational space, but it also serves as a stark reminder of how ineffective policies can undermine community engagement and wellbeing. This legislative change will help beautify our neighborhoods and maintain the integrity of our public spaces.

Government needs to take a more active interest in addressing problems that subtract from the quality of life for New Yorkers. By addressing issues that impact daily living, like sidewalk obstructions, we can create a more livable and vibrant urban environment. Focusing on these essential aspects not only enhances residents' well-being but also fosters community engagement and pride, ultimately contributing to a healthier, more dynamic New York City.

The time for change is now. Let us work together to reclaim our streets from the shadows of scaffolding and sidewalk sheds, and create an urban environment that reflects the spirit and vitality of our great city.

*Erik Bottcher represents the neighborhoods of West Village, Chelsea and Hell's Kitchen in the City Council.*

[Click here](#) to read and share.

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*I would love to be connected with you on social media! Please give me a follow so we can keep you apprised of our work in real time:*



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**Sent:** Tuesday, October 22, 2024 10:02 AM

**Subject:** NYC Ferry Sustainability Announcements

Good morning,

We are very excited to share that EDC, joining DOT and DCAS, is committing to sustainability across the NYC Ferry fleet.

To start, the Staten Island Ferry and NYC Ferry will begin testing the use of renewable diesel fuel, a petroleum-free alternative to traditional diesel fuel. Renewable diesel reduces carbon emissions by 60 percent or more and its use in the ferries will help millions of annual riders navigate the city's waterways in a more sustainable way.

NYC Ferry will also launch a short-term plan to upgrade engines on thirteen 350-passenger vessels, ensuring that all its large boats in the fleet meet this Tier IV engine standards.

NYC Ferry is also looking towards a long-term plan of operating with zero emissions. To support that effort, this study will begin the development of a plan to transition NYC Ferry to zero emissions vessels focusing on two areas: the vessels and changes to shoreside infrastructure necessary to support their operation. We will assess the different zero emissions technologies available on the market today and look at how those might work, or not work, with our current service. The study will kick off this fall and is expected to be complete by late 2025.

To learn more, please check out the press release below and feel free to reach out with any questions: <https://www.nyc.gov/html/dot/html/pr2024/renewable-diesel.shtml>

All the best,

Assistant Vice President, Government & Community Relations  
**New York City Economic Development Corporation**





NYC Parks

## **Community Board 1 Monthly Parks Update – December 2024**

### **Berry Playground Reconstruction has begun!**

The planned reconstruction of Berry Playground began in early December. This plan will reconstruct the entire playground, and add new playground equipment, spray shower, and basketball courts. The playground will reopen in a year. Please use the link below to access the park's capital tracker page, to follow construction updates:

[Berry Playground Reconstruction : NYC Parks](#)

### **Exterior Demolition has begun at CitiStorage**

Earlier we announced that the interior demolition began at CitiStorage. That phase of work is now complete and demolition on the exterior has begun. It will be complete by December 31, 2024.

### **Partnerships for Parks volunteer projects – Outreach Coordinator**

Adrian Kalinowski is your new Partnerships for Parks Outreach Coordinator for park properties within Brooklyn Community Board 1. Please contact Adrian at 347.244.2890 (cell) or [adrian.kalinowski@parks.nyc.gov](mailto:adrian.kalinowski@parks.nyc.gov).

### **CB1 currently has the following projects under construction:**

- Berry Playground – construction began fall 2024 and will be complete fall 2025.
- Box Street Park –EDC contractors have begun on site work.
- Bushwick Inlet Park: CitiStorage Demolition – began summer 2024, and will be complete winter 2024.
- Bushwick Inlet Park: Motiva –construction began March 11, 2024 and will be complete fall 2025.

### **We have several projects awaiting construction start:**

- American Playground – redesign and reconstruction of the playground.
- Ericsson Playground – in design.
- McCarren Park natural turf softball fields –construction anticipated to begin spring 2025 and be complete spring 2026.
- McCarren Park asphalt field.