



# 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**

May 15, 2025

**COMBINED PUBLIC HEARING**  
**AND BOARD MEETING**  
**211 AINSLIE STREET**  
**MAY 13, 2025**

**PUBLIC HEARING**

**ROLL CALL**

The Meeting was called to order by Madam Chairperson Fuller at 6:10 PM. There were 30 members present at the beginning of the meeting and 20 were absent.

**1. LIQUOR LICENSES**

**NEW**

1. 195 Morgan LLC, 195 Morgan Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
2. 852 Club LLC, DBA The Collectors, 305 Grand St., (New Application and Temporary Retail Permit, Wine, Beer & Cider)
3. Artisan Orchestra Inc, DBA Saryo, 38 Norman Avenue Unit A, (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
4. Bogart House LLC, DBA Bogart House, 230 Bogart Street, 3rd Floor & Rooftop, (Alteration, Liquor, Wine, Beer & Cider, Catering Facility)
5. Born99 LLC, DBA Kub Kao, 988 Manhattan Ave., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
6. Botanicus Greenpoint Inc, 673 Manhattan Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
7. Café Biba Inc, DBA Mark's Place, 101 Kent Ave. (Applicant withdrew application)
8. Chama Mama at 113 Franklin LLC, DBA Chama Mama, 113 Franklin St., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
9. Chipotle Mexican Grill of Colorado LLC, DBA Chipotle Mexican Grill # 5059, 219 Havemeyer St., (New Application, Wine, Beer & Cider, Rest)

10. D Lux LLC, 395 Wythe Ave., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/tavern)
11. E Georges Restaurant Corporation, 11 Graham Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
12. Frontera LLC, 189 Nassau Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
13. Good Days BK LLC, DBA Good Days, 91 south 6th St., (Alteration, Liquor, Wine, Beer & Cider, Catering)
14. Henrique Stangorlini, DBA Sampa Restaurant LLC, DBA Beco, 45 Richardson St., (Alteration, Liquor, Wine, Beer & Cider, Rest)
15. Jinli BK LLC, 623 Grand St., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
16. Leo Grandpa Corp, DBA Leo, 318 Grand St., (Alteration, Liquor, wine, Beer & Cider, Rest)
17. Little Brookies LLC, 1079 Manhattan Ave., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
18. McKenzie Murdock, DBA Mo's General, 620 Lorimer St., (Alteration, Liquor, Wine, Beer & Cider, Rest)
19. Oak Café LLC, DBA Greta, 204 Nassau Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
20. Parkish LLC, 255 Roebling St., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
21. Rip Raf LLC, DBA Bar Suzanne, 346 Kent Ave. Unit K, (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
22. Rip Raf LLC, DBA Café Suzanne, 346 Kent Ave. Unit L, (Alteration, Liquor, Wine, Beer & Cider, Bar/Tavern)
23. Rooftop Cinema Club Inc, 105 North 13th St., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern with Open Air Cinema)
24. Rooftop Cinema Club Inc, 105 North 13th St., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern with Open Air Cinema)
25. Samuel Salfati, DBA NYLA Café LLC, 362 Hewes St., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
26. Secret Promise LLC, DBA Heaven & Earth, 290 Nassau Ave., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, OP/Tavern)
27. Temakase NYC LLC, DBA Temakase, 260 Kent Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
28. Thahco and Cantina Corp, 297 Broadway, (Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern)
29. Three Brothers Minimart Inc, 711 Manhattan Ave., (Corporate Change, Wine, Beer & Cider, Rest)
30. Titi's Empanadas Inc, DBA Titi's Empanadas, 160 Havemeyer Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)

31. TRB BK LLC, DBA The Right Bank, 409 Kent Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
32. Trisha Deli Inc, 255 Greenpoint Ave., (New Application and Temporary Retail Permit, Beer & Cider, Delicatessen with Seating)

## 2. **SIDEWALK CAFÉ**

1. 12 Chairs BYN LLC, DBA 12 Chairs Café, 342 Wythe Ave.
2. 18 Bedford Ave LLC, DBA Five Leaves, 18 Bedford Ave.
3. 19 Greenpoint LLC, DBA Banks Tavern, 19 Greenpoint Ave.
4. 211 Reserve LLC, DBA Lovebirds, 211 Nassau Ave.
5. Aurora East Inc., DBA Montesacro, 432 Union Ave.
6. Berry Street Associates LLC, DBA Gran Torino, 131 Berry St.
7. Bromaco Inc, DBA Aurora, 70 Grand St.
8. Foodex Brooklyn LLC, DBA Tonchin Brooklyn, 109 North 3rd St.
9. Frozenbanana LLC, DBA The Place, 206 Nassau Ave.
10. Kokomo Restaurant LLC, 65 Kent Ave.
11. Juicerie IV LLC, DBA The Butcher's Daughter, 265-271 Metropolitan Ave.
12. Life's a Pink Brach Corp., DBA Fiction, 308 Hooper St.
13. MMI 2020 LLC, DBA Recette NYC, 103 Havemeyer St., Store # 1.
14. MP Syndicate 1 LLC, DBA Maison Premiere, 298 Bedford Ave.
15. Nebuchadnezzar Brooklyn LLC, DBA Glasserie, 93 99 Commercial St.
16. Paint 367 LLC, DBA Bar Madonna, 367 Metropolitan Ave.
17. Quality Rockets Inc, DBA Hotel Delmano, 82 Berry St.
18. Radio Gaga LLC, DBA Radio Star, 13 Greenpoint Ave.
19. Silenth LLC, DBA Café Colette, 79 Berry St.
20. SMS 21 LLC, DBA 21 Greenpoint, 21 Greenpoint Ave.
21. Talea Beer Inc, 87 Richardson Street # 1.
22. Ten Eleven Holdings LLC, DBA Pencil Factory, 142 Franklin St.
23. Winsome Foods LLC, DBA Win Son, 159 Graham Ave.
24. WV Driggs LLC, DBA Westville, 658 Driggs Ave.

## 3. **RENEWAL**

1. 120 Seconds LLC, DBA Temkins, 155 Greenpoint Ave., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
2. 123 Gpoint LLC, DBA Kaskade, 123 Greenpoint Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
3. 2 Guys and Diner Inc, DBA Three Decker Diner, 695 Manhattan Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
4. 89 Conselyea Realty LLC, DBA Destefano's Steakhouse, 593 Lorimer Street, STE A, (Renewal, Liquor, Wine, Beer & Cider, Rest)
5. Abba Bar and Grill corp, 492 Grand St., (Renewal, Liquor, Wine, Beer & Cider, Rest)

6. Aurora East Inc., DBA Montesacro, 432 Union Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
7. Avant Gardner LLC, DBA Avant Gardner, The Great Hall, The Kings Hall, The Brooklyn Mirage, The Ruin Lounge, 111 Gardner Avenue and 140 Stewart Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
8. Black Rabbit Bar LLC, DBA Black Rabbit, 91 Greenpoint Ave., (Renewal, Wine, Beer & Cider, Tavern)
9. Brooklyn Dynamic Squared LLC, DBA Lucy's Vietnamese, 112 Berry St., (Renewal, Wine, Beer & Cider, Rest)
10. Bushwick C C LLC, DBA Bushwick Country Club, 608 Grand St., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
11. Bushwick Triangle LLC, DBA The Island, 1277 Flushing Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
12. Carlos M. Rosario, DBA Carlos Food Center II, 78 Manhattan Ave., (Renewal, Wine, Beer & Cider, Grocery Store)
13. Davis and Devore Group LLC, DBA Teddy's Bar & Grill, 96 Berry St., (Renewal, Liquor, Wine, Beer & Cider, Rest)
14. Fame Entertainment NYC Inc, 207 Johnson Ave., (Renewal, Liquor, Wine, Beer & Cider, Catering)
15. Family Group Enterprises Inc. DBA Patrizia Pizza & Pasta, 35 Broadway, (Renewal, Wine, Beer & Cider, Rest)
16. Ferris Mittles Inc, DBA Troost, 1011 Manhattan Ave., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
17. Guernsey Hospitality LLC, DBA Nura, 46 Norman Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
18. Isleworth Management LLC, DBA New Z&J Wine & Liquor, 761 Manhattan Ave., (Renewal, Wine, Beer & Cider, Liquor Store)
19. La Chacra Restaurant Inc, 613 Grand St., (Renewal, Liquor, Wine, Beer & Cider, Rest)
20. LPO Realty Inc, DBA Raizes, 139 Nassau Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
21. Mala Project Greenpoint LLC, DBA Mala Project 603 Manhattan Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
22. MDMPZZA LLC, DBA Aces Pizza Shop, 637 Driggs Ave., (Renewal, Liquor, Wine, Beer & Cider Rest)
23. MP Syndicate 1 LLC, DBA Maison Premiere, 298 Bedford Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
24. New York Events Inc, DBA The Garden Carver, 187 Grand St., (Renewal, Wine, Beer & Cider, Rest)
25. Oddfellows Domino LLC, DBA Oddfellowa Ice Cream Co., 266 Kent Ave., (Renewal, Liquor, Wine, Beer & Cider, Ice cream shop/Cafe)
26. Olas Coffee Company LLC, DBA Olas Coffee Company, 495 Lorimer St., (Renewal, Wine, Beer & Cider, Bar/Tavern)
27. PJ Sutton Inc, DBA Jucy Lucy, 138 Nassau Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)



28. Pqcoffee Roasters LLC, DBA Pueblo Querido Coffee, 696, 698 Manhattan Ave., (Renewal, Wine, Beer & Cider, Rest)
29. RCLY Inc, DBA Wasabi, 638 Manhattan Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
30. SNBP Inc, DBA Simple Café, 124 South, 3rd St., (Renewal, Wine, Beer & Cider, Rest)
31. Weylin Seymour LLC, DBA Weylin B Seymour' / Chimera, 175 Broadway (Renewal, Liquor, Wine, Beer & Cider, Catering Facility)
32. Woodfoot LLC, 155 South 54th St., (Renewal, Liquor, Wine, Beer & Cider, Rest)
33. Yuri S. Munoz & Eugenio Zenteno, DBA Acapulco Restaurant Deli, 116 Manhattan Ave., (Renewal, Beer & Cider, Rest)

#### 4. **CANNABIS LICENSES:**

1. Donna Gallub, DBA Highsential LLC, 103 Broadway, (Retail Dispensary)
2. Ilios Guma DBA, Everhealth Chemists LLC 110 Broadway. (Retail Dispensary)
3. Pablo Velez, DBA Better States LLC, 539 Metropolitan Ave., (Retail Dispensary)
4. Ryan Fingerhut, DBA The Upscale Smoker LLC, 362 Bedford Ave., (Retail Dispensary)
5. Ryan Fingerhut, DBA The Upscale Smoker LLC, 123 South 4<sup>th</sup> St., (Retail Dispensary)

#### **LIQUOR LICENSES, SIDEWALK CAFÉS, CANNABIS SPEAKERS**

1. Hannah Sultan: Representing Webuchadne33ar LLC and RadioGaga LLC, sought approval for Liquor License.
2. Jesse O'Neill: Commented on suing NYS to reinstate the cannabis application for Budies, LLC and still plan on opening.
3. Rita Puskas: Owner of Palace Café spoke about sidewalk café.
4. Renata Szablak: Against Liquor License 211 Nassau Avenue & 206 Nassau Avenue.
5. Eric Madonna: No show.
6. Jake Hodas: No show.
7. Alex Kuo: No show.
8. Henrique Stangorlini: No show.

#### **NOMINATIONS FOR ELECTION OF OFFICERS AT 8:00 PM**

##### **Sargeant at Large**

- Phillip Caponegro- Nominated by Sonia Iglesias
- Meryl Laborde - Nominated by Sameer Talati

### **Recording Secretary**

- Sonia Iglesias- Nominated by Phillip Caponegro

### **Financial Secretary**

- David Heimlich- Nominated by Del Teague

### **3<sup>rd</sup> Vice Chair**

- Gina Barrios- Nominated by Llyod Feng

### **2<sup>nd</sup> Vice Chair**

- Del Teague – Nominated by Dennis Ward

### **1<sup>st</sup> Vice Chair**

- Simon Wieser – Nominated by Rabbi David Niederman
- Austin Pferd- Nominated by Del Teague

### **Chair**

- Dealice Fuller – Nominated by David Heimlich
- Ward Dennis – Nominated by Clementine Mc Coy

### **Attendance committee**

- Iris Cabrera – Nominated by Eric Bruzaitis -
- Rabbi David Niederman- Nominated by Joel Gross
- Caitilin Kawaguchi- Nominated by Austin Pferd
- Eric Bruzaitis- Nominated by Isaac Sofer
- Karina Aguilar – Nominated by Iris Cabrera

### **BOARD MEMBERS MOTION: To close the nominations for elections 2025**

**Motion made by Sonia Iglesias seconded by Julia A Foster**

**38 Yes 0 NO 0 ABS 0 Recusal**

**Motion Passed**

---

## **BOARD MEETING**

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

**ROLL CALL** – 42 Members were presented. Members not present: Teon Brooks; Rifka Friedman; Moishe Indig; Jacob Itzkowitz; Robert Jeffery; Michal Mrowiec; Janice Peterson and William Vega.

**APPROVAL OF THE AGENDA-** Mr. Caponegro made a motion to approve the agenda, it was seconded by Ms. Foster. The agenda was adopted.

**APPROVAL OF THE MINUTES-** Combined Public Hearing and Board Meeting of April 8, 2025. Ms. Foster made a motion to approve the minutes, it was seconded by Iris Cabrera. The minutes from the April 8, 2025, meeting was verbally approved.

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

1. Sandra Sneed: Representative of NYCHHC/Woodhull Medical CENTER introduced herself as CEO.
2. Mahnoor Fatima: Representative from Bricks and Mortals, spoke about the resources and advice they offer for Faith Based Organizations.
3. Xin-Rui Lee: Representing NYC Independent Budget Office, introduced the agency.
4. Catherine Skryzpek: Representative from Brooklyn Public Library (Williamsburg Library), spoke about updates from the library.

## **COMMITTEE REPORTS**

### **Environmental Protection Committee, Steve Chesler, Committee Chair**

Motion #1 made to recommend the board to submit letters to the government agencies and elected officials demanding the plan laid out as written to address the severe health problems and hazardous environmental and living conditions for tenants residing at Williamsburg Houses:

Motion #2 A motion was made to recommend the board submit these questions in a comment for submission to DEC regarding this proposed brownfield RAWP for the Clay Properties site.

**Motion made by Lloyd Feng seconded by Katie Denny- Horowitz  
Vote was passed by 36 Yes 0 NO 0 ABS 0 Recusal**

**SLA Review & DCA Committee, Arthur Dybanowski, committee Chair**

Motion #1 To approve report as written

**Motion made by Iris Cabrera seconded by Joel Gross  
Vote was passed by 39 Yes 0 NO 0 ABS 0 Recusal**

Motion #2 To approve the revised SLA Questionnaire.

**Motion made by Bozena Kaminski seconded by Isaac Sofer  
Vote was passed by 39 Yes 0 NO 0 ABS 0 Recusal**

Motion #3 To approve Applications from 211 Nassau Ave and 206 Nassau Ave  
Owners: they have agreed to closing by 10 PM.

**Motion made by Steve Chesler seconded by Eric Bruzaitis  
Vote was passed by 23 Yes 13 NO 1 ABS 1 Recusal**

**TRANSPORTATION COMMITTEE MOTION: Eric Bruzaitis, Committee Chair**

Motion #1 Community Board 1 to send a letter to NYPD 90TH AND 94TH Precincts  
requesting a tally of all summonses written for daylighting obstructions (NO  
PARKING ZONES AT INTERSECTIONS) within the last eighteen (18) months.

**Motion made by Austin Pferd seconded by Meryl Laborde  
Vote was passed by 34 Yes 1 NO 0 ABS 0 Recusal**

Motion #2 Community Board 1 to send a letter of support for NYC DOT "Scott Avenue  
Improvements" project.

**Motion made by Austin Pferd seconded by Meryl Laborde  
Vote was passed by 34 Yes 1 NO 0 ABS 0 Recusal**

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

**FIRST VICE CHAIR 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**

- Senator (District 59) – Kristen Gonzalez  
Director of Community Affairs, Ruben Flores, gave an update.

- Brooklyn Borough President – Antonio Reynoso  
Community Board #1 Liaison, Bruno Daniel, gave an update.

**OLD BUSINESS- No old Business**

**NEW BUSINESS-**

**Board Member Motion:**

Lloyd Feng requested a motion To Approve New Flyer for CB1  
**Motion made by Phil Caponegro seconded by Del Teague**  
**Vote was passed by 34 Yes 0 NO 0 ABS 0 Recusal**

**Attendance Committee:**

Motion: To Draft a letter to Borough President Reynoso and Councilmember Resler  
expressing the Boards concern regarding the proper removal of a Board Member  
and then re- appointed.

**Motion made by Iris Cabrera seconded by Del Teague**  
**Vote was passed by 27 Yes 3 NO 5 ABS 0 Recusal**

**Environmental Protection Committee, Steve Chesler, Committee Chair**

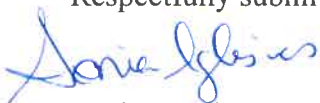
Motion #3 The Board submit the following comment to all reviewing levels of  
ULURP for the Long Island City Neighborhood Plan, Queens CB1 & CB2, the  
Queens Borough President, the city planning Commission, the City Council and  
Councilmember Julie Won, copying our local federal, state and city elected  
representative

**Motion made by Bozena Kaminski seconded by Lloyd Feng**  
**Vote was passed by 30 Yes 0 NO 3 ABS 0 Recusal**

**ADJOURNMENT**

The meeting was adjourned at 10:04 PM

Respectfully submitted,



Sonia Iglesias  
Recording Secretary



# 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**

April 29, 2025

## 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 --- MAY 13, 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. BOARD FELLOWSHIP PRESENTATIONS FOR LAND USE AND  
CONTAMINATION SITES IN OUR DISTRICT:** funded by two grants awarded to  
CB1 by the Fund for the City of New York, procured by DM Johana Pulgarin.

- Environmental Protection Committee Project: Digital Table and Map of Contamination Sites in Community District 1, created by Presenter Emma McCauley, graduate student at Hunter College. **10 Minutes.**
  - Land Use Committee Project: Digital Table and Map of Land Use Sites in Community District 1, created by Presenter Shannen Smiley, graduate student at Hunter College. **10 Minutes.**
2. **PRESENTATION APPLICATION 2024K0263, CEQR 25DCP027K, NOTICE OF CERTIFICATION C250090ZMK, 535 MORGAN AVENUE REZONING:** In the matter of an application submitted by Hemmer 2 LLC and Me & Morgan LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13a, by changing from an M1-1 District to a C7-1 District property bounded Brooklyn Queens Expressway - Kosciuszko Bridge, Morgan Avenue, Lombardy Street, and Kingsland Avenue. Presenter, Adam W. Rothkrug, Esq., Rothkrug Rothkrug & Spector, LLP. **20 Minutes.**
  3. **PRESENTATION MOUNT SINAI SELIKOFF CENTERS:** Insight on Mount Sinani Selikoff Centers for Occupational Health to our community members. Presenter, Mishell Coronel-Le, MPH Outreach and Education Program Coordinator, Selikoff Centers for Occupational Health. Department of Environmental Medicine & Climate Science, Icahn School of Medicine at Mount Sinai. **20 Minutes.**
  4. **NOMINATIONS FOR ELECTION OF OFFICERS AT 8:00 PM**
  5. **PRESENTATION NUHART SURVEY COMMUNITY REPORT:** NYU Langone Health, Division of Environmental Medicine, shares the results of the Nuhart Survey. Presenter, Nicol LaCumbre-Gibbs, NYU Langone Health, Division of Environmental Medicine. **20 Minutes.**
  6. **PRESENTATION APPLICATION C250064ZMK, CEQR 25DCP029K, 74 BOGART STREET REZONING:** In the matter of an application submitted by 74 Bogart, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b, by changing from an M1-2 District to an M1-4A District property bounded by Ingraham Street, Morgan Avenue, Harrison Place, and Bogart Street. Presenter, Andrew Ehinger, Vice President, Acquisitions & Leasing. **20 Minutes**
  7. **DOT DINING OUT NYC PERMIT APPLICATIONS**
    1. Antica Pesa, 115 Berry St. App # 20240802030052
    2. Bushwick Ice House, 35 Ingraham St. App # 20240803030084
    3. Cheeseboat, 80 Berry St. App # 20240723030005
    4. Garden Carver, 187 Grand St. App # 20240821030005
    5. Good Thanks, 374 Graham Ave. App # 20240802030100
    6. Grass Roots Juicery, 336A Graham Ave. App # 20250316030001
    7. Inday, 658 Driggs Ave. App # 20250318030001



8. Karczma, 136 Greenpoint Ave. App # 20240802030001
9. Little Ruby's Williamsburg, 98 Berry St. App # 20250321030002
10. Los Tacos Macondo, 502 Grand St. App # 2024080303096
11. Meili, 160 North 12<sup>th</sup> St. App # 20250410030001
12. Palenque Colombian Food, 298 Graham Ave. App # 20240802030081
13. Pokito, 155 South 4<sup>th</sup> St. App# 20240802030070
14. The Anchored Inn, 57 Waterbury St. App # 20240410030001
15. Vanessa's Dumpling House, 310 Bedford Ave. App # 20240801030005
16. Work Café, 85 North 6<sup>th</sup> St. App # 20240603030001

## 8. **LIQUOR LICENSES**

### **NEW**

1. 195 Morgan LLC, 195 Morgan Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
2. 852 Club LLC, DBA The Collectors, 305 Grand St., (New Application and Temporary Retail Permit, Wine, Beer & Cider)
3. Artisan Orchestra Inc, DBA Saryo, 38 Norman Avenue Unit A, (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
4. Bogart House LLC, DBA Bogart House, 230 Bogart Street, 3rd Floor & Rooftop, (Alteration, Liquor, Wine, Beer & Cider, Catering Facility)
5. Born99 LLC, DBA Kub Kao, 988 Manhattan Ave., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
6. Botanicus Greenpoint Inc, 673 Manhattan Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
7. Café Biba Inc, DBA Mark's Place, 101 Kent Ave. (Applicant withdrew application)
8. Chama Mama at 113 Franklin LLC, DBA Chama Mama, 113 Franklin St., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
9. Chipotle Mexican Grill of Colorado LLC, DBA Chipotle Mexican Grill # 5059, 219 Havemeyer St., (New Application, Wine, Beer & Cider, Rest)
10. D Lux LLC, 395 Wythe Ave., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/tavern)
11. E Georges Restaurant Corporation, 11 Graham Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
12. Frontera LLC, 189 Nassau Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
13. Good Days BK LLC, DBA Good Days, 91 south 6th St., (Alteration, Liquor, Wine, Beer & Cider, Catering)
14. Henrique Stangorlini, DBA Sampa Restaurant LLC, DBA Beco, 45 Richardson St., (Alteration, Liquor, Wine, Beer & Cider, Rest)
15. Jinli BK LLC, 623 Grand St., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
16. Leo Grandpa Corp, DBA Leo, 318 Grand St., (Alteration, Liquor, wine, Beer & Cider, Rest)
17. Little Brookies LLC, 1079 Manhattan Ave., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)

18. McKenzie Murdock, DBA Mo's General, 620 Lorimer St., (Alteration, Liquor, Wine, Beer & Cider, Rest)
19. Oak Café LLC, DBA Greta, 204 Nassau Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
20. Parkish LLC, 255 Roebling St., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
21. Rip Raf LLC, DBA Bar Suzanne, 346 Kent Ave. Unit K, (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
22. Rip Raf LLC, DBA Café Suzanne, 346 Kent Ave. Unit L, (Alteration, Liquor, Wine, Beer & Cider, Bar/Tavern)
23. Rooftop Cinema Club Inc, 105 North 13th St., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern with Open Air Cinema)
24. Rooftop Cinema Club Inc, 105 North 13th St., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern with Open Air Cinema)
25. Samuel Salfati, DBA NYLA Café LLC, 362 Hewes St., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
26. Secret Promise LLC, DBA Heaven & Earth, 290 Nassau Ave., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, OP/Tavern)
27. Temakase NYC LLC, DBA Temakase, 260 Kent Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
28. Thahco and Cantina Corp, 297 Broadway, (Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern)
29. Three Brothers Minimart Inc, 711 Manhattan Ave., (Corporate Change, Wine, Beer & Cider, Rest)
30. Titi's Empanadas Inc, DBA Titi's Empanadas, 160 Havemeyer Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
31. TRB BK LLC, DBA The Right Bank, 409 Kent Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
32. Trisha Deli Inc, 255 Greenpoint Ave., (New Application and Temporary Retail Permit, Beer & Cider, Delicatessen with Seating)

### **SIDEWALK CAFÉ**

1. 12 Chairs BYN LLC, DBA 12 Chairs Café, 342 Wythe Ave.
2. 18 Bedford Ave LLC, DBA Five Leaves, 18 Bedford Ave.
3. 19 Greenpoint LLC, DBA Banks Tavern, 19 Greenpoint Ave.
4. 211 Reserve LLC, DBA Lovebirds, 211 Nassau Ave.
5. Aurora East Inc., DBA Montesacro, 432 Union Ave.
6. Berry Street Associates LLC, DBA Gran Torino, 131 Berry St.
7. Bromaco Inc, DBA Aurora, 70 Grand St.
8. Foodex Brooklyn LLC, DBA Tonchin Brooklyn, 109 North 3rd St.
9. Frozenbanana LLC, DBA The Place, 206 Nassau Ave.
10. Kokomo Restaurant LLC, 65 Kent Ave.
11. Juicerie IV LLC, DBA The Butcher's Daughter, 265-271 Metropolitan Ave.
12. Life's a Pink Brach Corp., DBA Fiction, 308 Hooper St.
13. MMI 2020 LLC, DBA Recette NYC, 103 Havemeyer St., Store # 1.
14. MP Syndicate 1 LLC, DBA Maison Premiere, 298 Bedford Ave.
15. Nebuchadnezzar Brooklyn LLC, DBA Glasserie, 93 99 Commercial St.

16. Paint 367 LLC, DBA Bar Madonna, 367 Metropolitan Ave.
17. Quality Rockets Inc, DBA Hotel Delmano, 82 Berry St.
18. Radio Gaga LLC, DBA Radio Star, 13 Greenpoint Ave.
19. Silenth LLC, DBA Café Colette, 79 Berry St.
20. SMS 21 LLC, DBA 21 Greenpoint, 21 Greenpoint Ave.
21. Talea Beer Inc, 87 Richardson Street # 1.
22. Ten Eleven Holdings LLC, DBA Pencil Factory, 142 Franklin St.
23. Winsome Foods LLC, DBA Win Son, 159 Graham Ave.
24. WV Driggs LLC, DBA Westville, 658 Driggs Ave.

## **RENEWAL**

1. 120 Seconds LLC, DBA Temkins, 155 Greenpoint Ave., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
2. 123 Gpoint LLC, DBA Kaskade, 123 Greenpoint Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
3. 2 Guys and Diner Inc, DBA Three Decker Diner, 695 Manhattan Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
4. 89 Conselyea Realty LLC, DBA Destefano's Steakhouse, 593 Lorimer Street, STE A, (Renewal, Liquor, Wine, Beer & Cider, Rest)
5. Abba Bar and Grill corp, 492 Grand St., (Renewal, Liquor, Wine, Beer & Cider, Rest)
6. Aurora East Inc., DBA Montesacro, 432 Union Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
7. Avant Gardner LLC, DBA Avant Gardner, The Great Hall, The Kings Hall, The Brooklyn Mirage, The Ruin Lounge, 111 Gardner Avenue and 140 Stewart Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
8. Black Rabbit Bar LLC, DBA Black Rabbit, 91 Greenpoint Ave., (Renewal, Wine, Beer & Cider, Tavern)
9. Brooklyn Dynamic Squared LLC, DBA Lucy's Vietnamese, 112 Berry St., (Renewal, Wine, Beer & Cider, Rest)
10. Bushwick C C LLC, DBA Bushwick Country Club, 608 Grand St., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
11. Bushwick Triangle LLC, DBA The Island, 1277 Flushing Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
12. Carlos M. Rosario, DBA Carlos Food Center II, 78 Manhattan Ave., (Renewal, Wine, Beer & Cider, Grocery Store)
13. Davis and Devore Group LLC, DBA Teddy's Bar & Grill, 96 Berry St., (Renewal, Liquor, Wine, Beer & Cider, Rest)
14. Fame Entertainment NYC Inc, 207 Johnson Ave., (Renewal, Liquor, Wine, Beer & Cider, Catering)
15. Family Group Enterprises Inc. DBA Patrizia Pizza & Pasta, 35 Broadway, (Renewal, Wine, Beer & Cider, Rest)
16. Ferris Mittles Inc, DBA Troost, 1011 Manhattan Ave., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
17. Guernsey Hospitality LLC, DBA Nura, 46 Norman Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
18. Isleworth Management LLC, DBA New Z&J Wine & Liquor, 761 Manhattan Ave., (Renewal, Wine, Beer & Cider, Liquor Store)

19. La Chacra Restaurant Inc, 613 Grand St., (Renewal, Liquor, Wine, Beer & Cider, Rest)
20. LPO Realty Inc, DBA Raizes, 139 Nassau Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
21. Mala Project Greenpoint LLC, DBA Mala Project 603 Manhattan Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
22. MDMPZZA LLC, DBA Aces Pizza Shop, 637 Driggs Ave., (Renewal, Liquor, Wine, Beer & Cider Rest)
23. MP Syndicate 1 LLC, DBA Maison Premiere, 298 Bedford Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
24. New York Events Inc, DBA The Garden Carver, 187 Grand St., (Renewal, Wine, Beer & Cider, Rest)
25. Oddfellows Domino LLC, DBA Oddfellowa Ice Cream Co., 266 Kent Ave., (Renewal, Liquor, Wine, Beer & Cider, Ice cream shop/Cafe)
26. Olas Coffee Company LLC, DBA Olas Coffee Company, 495 Lorimer St., (Renewal, Wine, Beer & Cider, Bar/Tavern)
27. PJ Sutton Inc, DBA Jucy Lucy, 138 Nassau Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
28. Pqcoffee Roasters LLC, DBA Pueblo Querido Coffee, 696, 698 Manhattan Ave., (Renewal, Wine, Beer & Cider, Rest)
29. RCLY Inc, DBA Wasabi, 638 Manhattan Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
30. SNBP Inc, DBA Simple Café, 124 South, 3rd St., (Renewal, Wine, Beer & Cider, Rest)
31. Weylin Seymour LLC, DBA Weylin B Seymour' / Chimera, 175 Broadway (Renewal, Liquor, Wine, Beer & Cider, Catering Facility)
32. Woodfoot LLC, 155 South 54th St., (Renewal, Liquor, Wine, Beer & Cider, Rest)
33. Yuri S. Munoz & Eugenio Zenteno, DBA Acapulco Restaurant Deli, 116 Manhattan Ave., (Renewal, Beer & Cider, Rest)

6. **CANNABIS LICENSES:**

1. Donna Gallub, DBA Highsential LLC, 103 Broadway, (Retail Dispensary)
2. Ilios Guma DBA, Everhealth Chemists LLC 110 Broadway. (Retail Dispensary)
3. Pablo Velez, DBA Better States LLC, 539 Metropolitan Ave., (Retail Dispensary)
4. Ryan Fingerhut, DBA The Upscale Smoker LLC, 362 Bedford Ave., (Retail Dispensary)
5. Ryan Fingerhut, DBA The Upscale Smoker LLC, 123 South 4<sup>th</sup> St., (Retail Dispensary)

**NOMINATIONS FOR THE EXECUTIVE COMMITTEE AND THE ATTENDANCE COMMITTEE WILL TAKE PLACE PROMPTLY AT 8:00 PM.**

**NOMINATIONS DO NOT REQUIRE A SECOND**

## **BOARD MEETING**

### **MOMENT OF SILENCE**

### **ROLL CALL**

### **APPROVAL OF THE AGENDA**

**APPROVAL OF THE MINUTES** – Combined Public Hearing and Board Meeting of April 8, 2025

**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.

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

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

**PARKS REPORT** – As written

### **ANNOUNCEMENTS: ELECTED OFFICIALS**

### **OLD BUSINESS**

### **NEW BUSINESS**

### **ADJOURNMENT**

---

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.





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



**ATTENDANCE SHEET**

(26 Members Constitute a Quorum for the Board Meeting & Public Hearing)  
DATE: 05-13-2025

**BOARD MEETING AND PUBLIC HEARING**

GINA ARGENTU <i>NO</i>	
KARINA AGUILAR <i>Karina Aguilar</i>	SONIA IGLESIAS <i>Sonia Iglesias</i>
BOGDAN BACHOROWSKI <i>Bogdan</i>	MOISHE INDIG <i>Mo</i>
LISA BAMONTE <i>Chris</i>	MATTHEW ISAACS <i>clqti</i>
GINA BARROS <i>Gina Barros</i>	JACOB ITZKOWITZ
TEON BROOKS	ROBERT JEFFERY
ERIC BRUZAITIS <i>Eric Bruzaitis</i>	BOZENA KAMINSKI <i>Bozena</i>
IRIS CABRERA <i>Iris Cabrera</i>	CAITLIN KAWAGUCHI <i>CAITLIN</i>
PHILIP CAPONEGRO <i>Phil Caponegro</i>	PAUL KELTERBORN <i>Paul</i>
FRANK CARBONE <i>Frank</i>	WILLIAM KLAGSBALD <i>William Klagsbald</i>
STEPHEN CHESLER <i>Stephen</i>	MERYL LABORDE <i>Meryl Laborde</i>
GIOVANNI D'AMATO <i>Giovanni</i>	MARIE LEANZA <i>Marie Leanza</i>
WARD DENNIS <i>Ward</i>	YAMILLETTE LEBRON <i>Yamillette</i>
ERIN DRINKWATER <i>Erin</i>	JODIE LOVE <i>Jodie Love</i>
MIGUELINA DURAN <i>Miguelina</i>	CLEMENTINE McCOY <i>Clementine McCoy</i>
ARTHUR DYBANOWSKI <i>Arthur</i>	MICHAL MROWIEC
ROSEMARY ESPINAL <i>Rosemary</i>	RABBI DAVID NIEDERMAN <i>Rabbi David</i>
LLOYD FENG <i>Lloyd</i>	JANICE PETERSON
JULIA AMANDA FOSTER <i>Julia A. Foster</i>	AUSTIN PFERD <i>Austin</i>
RIFKA FRIEDMAN <i>Rifka</i>	BELLA SABEL <i>Bella Sabel</i>
DEALICE FULLER <i>Dealice</i>	ISAAC SOFER <i>Isaac</i>
JOEL GOLDSTEIN <i>Joel</i>	SAMEER TALATI <i>Sameer</i>
JOEL GROSS <i>Joel</i>	DEL TEAGUE <i>Del Teague</i>
DAVID HEIMLICH <i>David</i>	RAFFAELLO VANCOUTEN <i>Raffaello</i>
LARISSA HO <i>Larissa</i>	WILLIAM VEGA
KATIE DENNY HOROWITZ <i>Katie</i>	SIMON WEISER <i>Simon</i>

Council Member  
Lincoln Restler

Council Member  
Jennifer Gutierrez

DATE: MAY 13, 2025

COMBINED BOARD MEETING

	NAME	ROLL CALL 1ST	ROLL CALL 2ND	ROLL CALL 3RD	ROLL CALL 4TH	ROLL CALL 5TH
1	KARINA AGUILAR	✓	✓			
2	BOGDAN BACHOROWSKI	✓	✓			
3	LISA BAMONTE	✓	✓			
4	GINA BARROS	✓	✓			
5	TEON BROOKS					
6	ERIC BRUZAITIS	✓	✓			
7	IRIS CABRERA	✓	✓			
8	PHILIP CAPONEGRO	✓	✓			
9	FRANK CARBONE		✓			
10	STEPHEN CHESLER	✓	✓			
11	GIOVANNI D'AMATO	✓	✓			
12	WARD DENNIS	✓	✓			
13	ERIN DRINKWATER	✓	✓			
14	MIGUELINA DURAN		✓			
15	ARTHUR DYBANOWSKI	✓	✓			
16	ROSEMARY ESPINAL	✓	✓			
17	LLOYD FENG	✓	✓			
18	JULIA AMANDA FOSTER	✓	✓			
19	RIFKA FRIEDMAN					
20	DEALICE FULLER	✓	✓			
21	JOEL GOLDSTEIN		✓			
22	JOEL GROSS		✓			
23	DAVID HEIMLICH	✓	✓			
24	LARISSA HO		✓			
25	KATIE DENNY HOROWITZ	✓	✓			
26	SONIA IGLESIAS	✓	✓			
27	MOISHE INDIG					
28	MATTHEW ISAACS	✓	✓			
29	JACOB ITZKOWITZ					
30	ROBERT JEFFERY					
31	BOZENA KAMINSKI	✓	✓			
32	CAITLIN KAWAGUCHI	✓	✓			
33	PAUL KELTERBORN	✓	✓			
34	WILLIAM KLAGSBALD		✓			
35	MERYL LABORDE	✓	✓			
36	MARIE LEANZA		✓			
37	YAMILLETTE LEBRON	✓	✓			
38	JODIE LOVE	✓	✓			
39	CLEMENTINE McCOY		✓			
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	42			
TIME:		6:12PM	8:27PM			





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



**BOARD MEMBERS MOTION: To close the nominations for elections 2025**

Motion made by: Sonia Iglesias  
Seconded by: Julia A. Foster

DATE: 5/13/2025

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

TIME: 8:25 PM TALLY: 38 YES 0 NO 0 ABS 0 RECUSAL



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



BOARD MEMBERS MOTION: To Approve Flyer for CB1

Motion made by: Phil Caponegro

Seconded by: Del Teague

DATE: 5/13/2025

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

TIME: 9:53 PM

TALLY: 34 YES 0 NO 0 ABS 0 RECUSAL



**COMMUNITY BOARD NO. 1**  
435 GRAHAM AVENUE – BROOKLYN, NY 11211  
PHONE: (718) 389-0009  
FAX: (718) 389-0098  
Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)  
Website: [www.nyc.gov/brooklyncb1](http://www.nyc.gov/brooklyncb1)



**BOARD MEMBERS MOTION: To close the nominations for elections 2025**

Motion made by: Sonia Iglesias  
Seconded by: Julia A. Foster

DATE: 5/13/2025

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

TIME: 8:25 PM TALLY: 38 YES 0 NO 0 ABS 0 RECUSAL



**COMMUNITY BOARD NO. 1**  
435 GRAHAM AVENUE – BROOKLYN, NY 11211  
PHONE: (718) 389-0009  
FAX: (718) 389-0098  
Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)  
Website: [www.nyc.gov/brooklyncb1](http://www.nyc.gov/brooklyncb1)



**ENVIRONMENTAL COMMITTEE MOTION:** to recommend the board to submit letters to the government agencies and elected officials demanding the plan laid out as written to address the severe health problems and hazardous environmental and living conditions for tenants residing at the Williamsburg Houses:

Motion made by: Lyod Feng  
Seconded by: Katie Denny - Horowitz

DATE: 5/13/2025

	YES	NO	ABS	REC		YES	NO	ABS	REC
KARINA AGUILAR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MATTHEW ISAACS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JACOB ITZKOWITZ	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEON BROOKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CAITLIN KAWAGUCHI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PAUL KELTERBORN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MERYL LABORDE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WARD DENNIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YAMILLETTE LEBRON	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JODIE LOVE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MIGUELINA DURAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CLEMENTINE McCOY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MICHAL MROWIEC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROSEMARY ESPINAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LLOYD FENG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AUSTIN PFERD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RIFKA FRIEDMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SAMEER TALATI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAVID HEIMLICH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RAFFAELLO VAN COUTEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LARISSA HO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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



**ENVIRONMENTAL COMMITTEE MOTION:** to recommend the board submit these questions in a comment for submission to DEC regarding this proposed brownfield RAWP for the Clay Properties site.

Motion made by:

Lyod Feng

Seconded by:

Katie - Denny - Horowitz

DATE:

5/13/2025

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

TIME:

9:43 PM

TALLY:

36

YES

0

NO

0

ABS

0

RECUSAL





**COMMUNITY BOARD NO. 1**  
435 GRAHAM AVENUE – BROOKLYN, NY 11211  
PHONE: (718) 389-0009  
FAX: (718) 389-0098  
Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)  
Website: [www.nyc.gov/brooklynbc1](http://www.nyc.gov/brooklynbc1)



Environmental Committee Motion The Board submit to Submit the following comment to all reviewing levels for the long Island City Neighborhood Plan. Queens CB1 & CB2 , the Queens Borough President, the City Planning Commisiion, the City Council and Councilmember Julie Won, copying our local federal, state and city elected representative.

Motion made by: Bonzena Kaminski

Seconded by: Lloyd Feng

DATE: 5/13/2025

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

TIME: 10:01 PM TALLY: 30 YES 0 NO 3 ABS 0 RECUSAL



**COMMUNITY BOARD NO. 1**  
435 GRAHAM AVENUE – BROOKLYN, NY 11211  
PHONE: (718) 389-0009  
FAX: (718) 389-0098  
Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)  
Website: [www.nyc.gov/brooklyncb1](http://www.nyc.gov/brooklyncb1)



**SLA REVIEW AND DCA COMMITTEE MOTION:** To approve report as written

Motion made by: Iris Cabrera

Seconded by: Joel Gross

DATE: 5/13/2025

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

TIME: 8:48 PM TALLY: 39 YES 0 NO 0 ABS 0 RECUSAL





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



**SLA REVIEW AND DCA COMMITTEE MOTION:** To approve Revised SLA Questionnaire

Motion made by:

Bonzena Kaminski

Seconded by:

Sofir, Isaac

DATE:

5/13/2025

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

TIME:

8:48 PM

TALLY:

39

YES

0

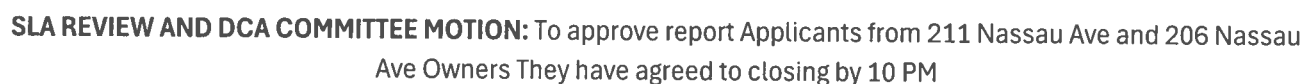
NO

0

ABS

0

RECUSAL



Steve Chesler

Eric Bruzaitis

5/13/2025

TIME: 9:18 PM

23

13



## RECUSAI



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



**TRANSPORTATION COMMITTEE MOTION:** Community Board 1 to send a letter to NYPD 90TH AND 94TH Precincts requesting a tally of all summonses written for daylighting obstructions (NO PARKING ZONES AT INTERSECTIONS) within the last eighteen (18) months.

Motion made by:

Austin Pferd

Seconded by:

Meryl Laborde

DATE:

5/13/2025

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

TIME:

9:30 PM

TALLY:

34

YES

1

NO

0

ABS

0

RECUSAL



**COMMUNITY BOARD NO. 1**  
435 GRAHAM AVENUE – BROOKLYN, NY 11211  
PHONE: (718) 389-0009  
FAX: (718) 389-0098  
Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)  
Website: [www.nyc.gov/brooklyncb1](http://www.nyc.gov/brooklyncb1)



**TRANSPORTATION COMMITTEE MOTION:** Community Board 1 to send a letter of support for NYC DOT “Scott Avenue Improvements” project.

Motion made by:

Austin Prerd

Seconded by:

Meryl Laborde

DATE:

5/13/2025

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

TIME:

9:30 PM

TALLY:

34

YES

1

NO

0

ABS

0

RECUSAL



An aerial photograph of a city street grid. A large white-bordered rectangle is centered over the image, containing text. The text is white and reads "535 Morgan Avenue" in a large, bold, sans-serif font. Below it, in a smaller, regular sans-serif font, is "Rezoning from M1-1 to C7-1". Below that, in an italicized sans-serif font, is "October 2024". The background shows a dense urban area with various buildings, streets, and greenery.

# 535 Morgan Avenue

Rezoning from M1-1 to C7-1

*October 2024*



## Existing Conditions

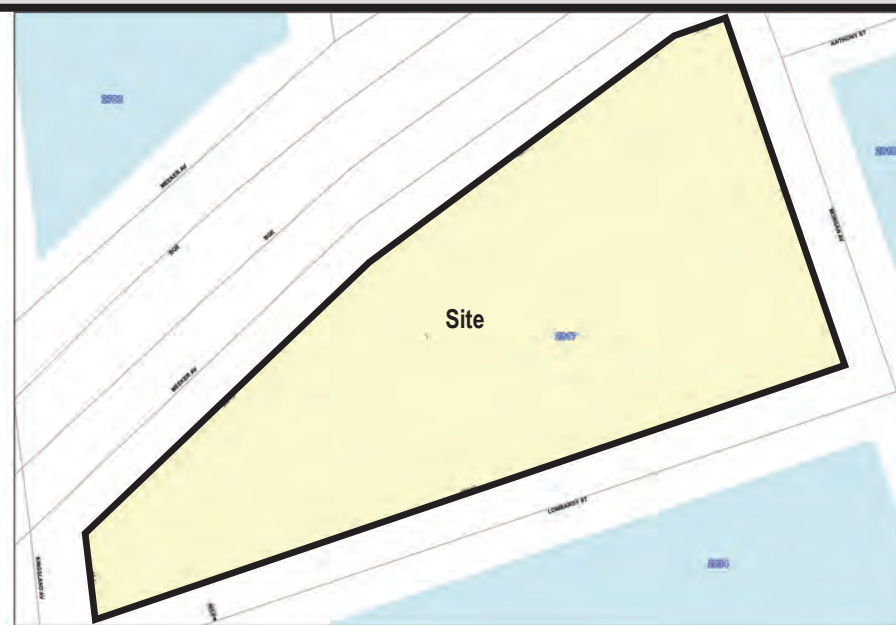
- **Development Site:** Block 2817, Lot 1
- **Total Lot Area:** 100,750 sf
- **Existing Uses:** Commercial
- **Existing Zoning:** M1-1
- **Maximum Permitted FAR:** 1.0
- **Neighborhood:** East Williamsburg
- **Community District:** Brooklyn Community District 1
- **City Council District:** 34 - Jennifer Gutiérrez

## Proposed Actions

- Proposed zoning map amendment from M1-1 to C7-1 which would encompass Block 2817, Lot 1

## Proposed Development

- Conversion of a portion of the existing **26' ft/ 1 story** retail store on Brooklyn Block 2817, Lot 1 into a **supermarket.**





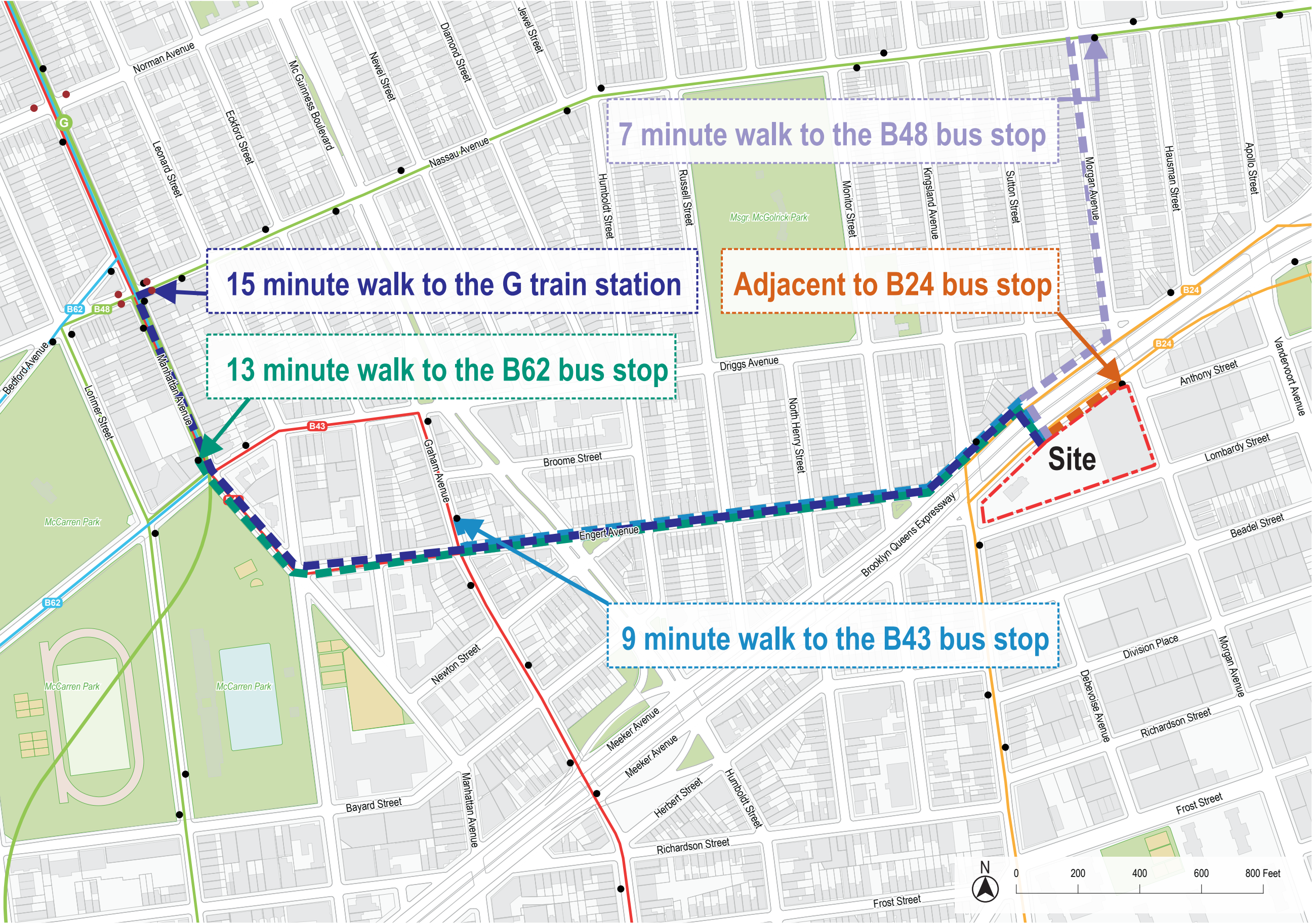
535 Morgan Avenue, Brooklyn  
Bird's Eye Aerial Photo (Surrounding Uses)



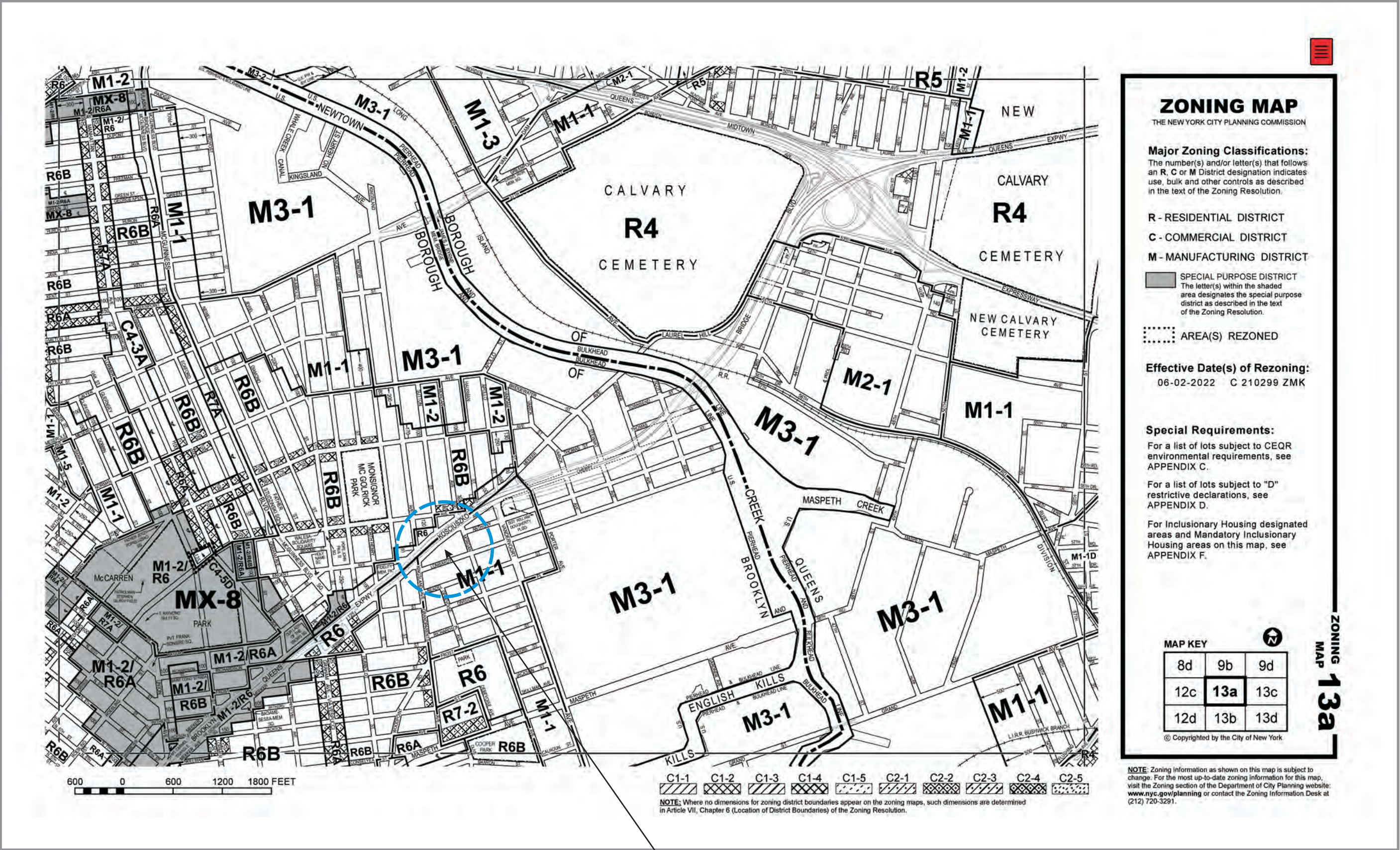


535 Morgan Avenue, Brooklyn  
Nearby Transit Map

- Transit
- Subway Route
  - Subway Entrances
  - Bus Route
  - Bus Stop Location

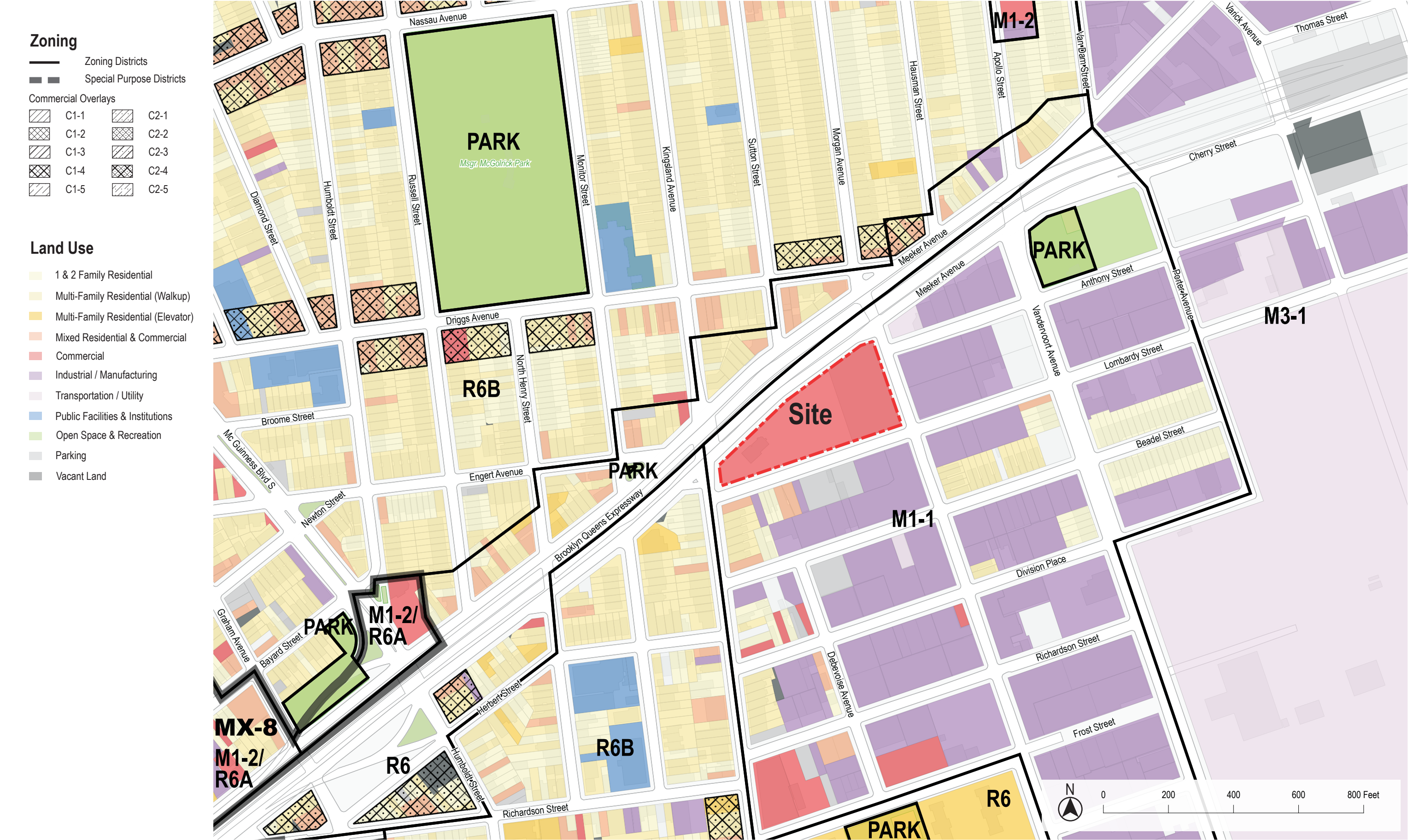




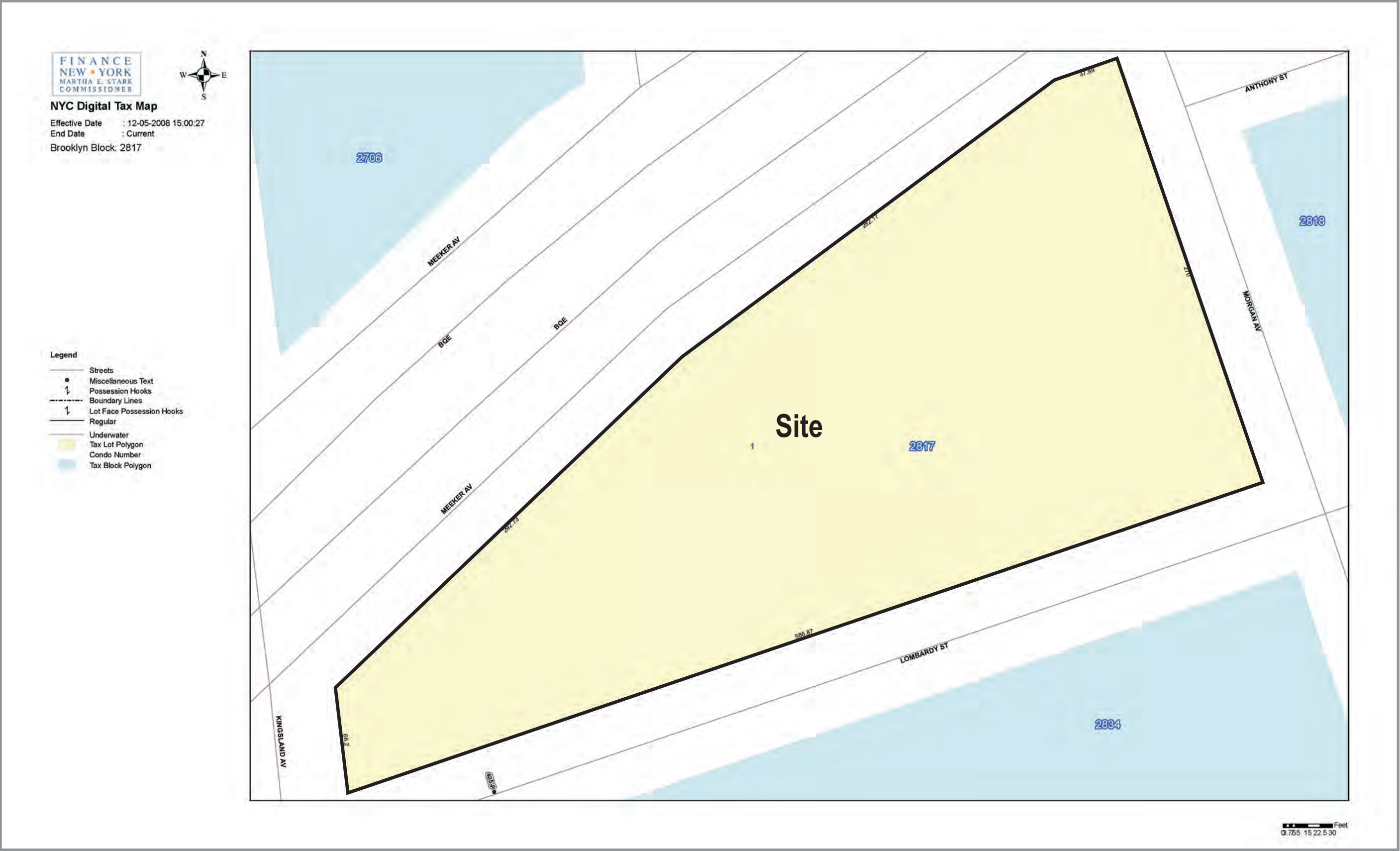




535 Morgan Avenue, Brooklyn  
Area Zoning & Land Use Map



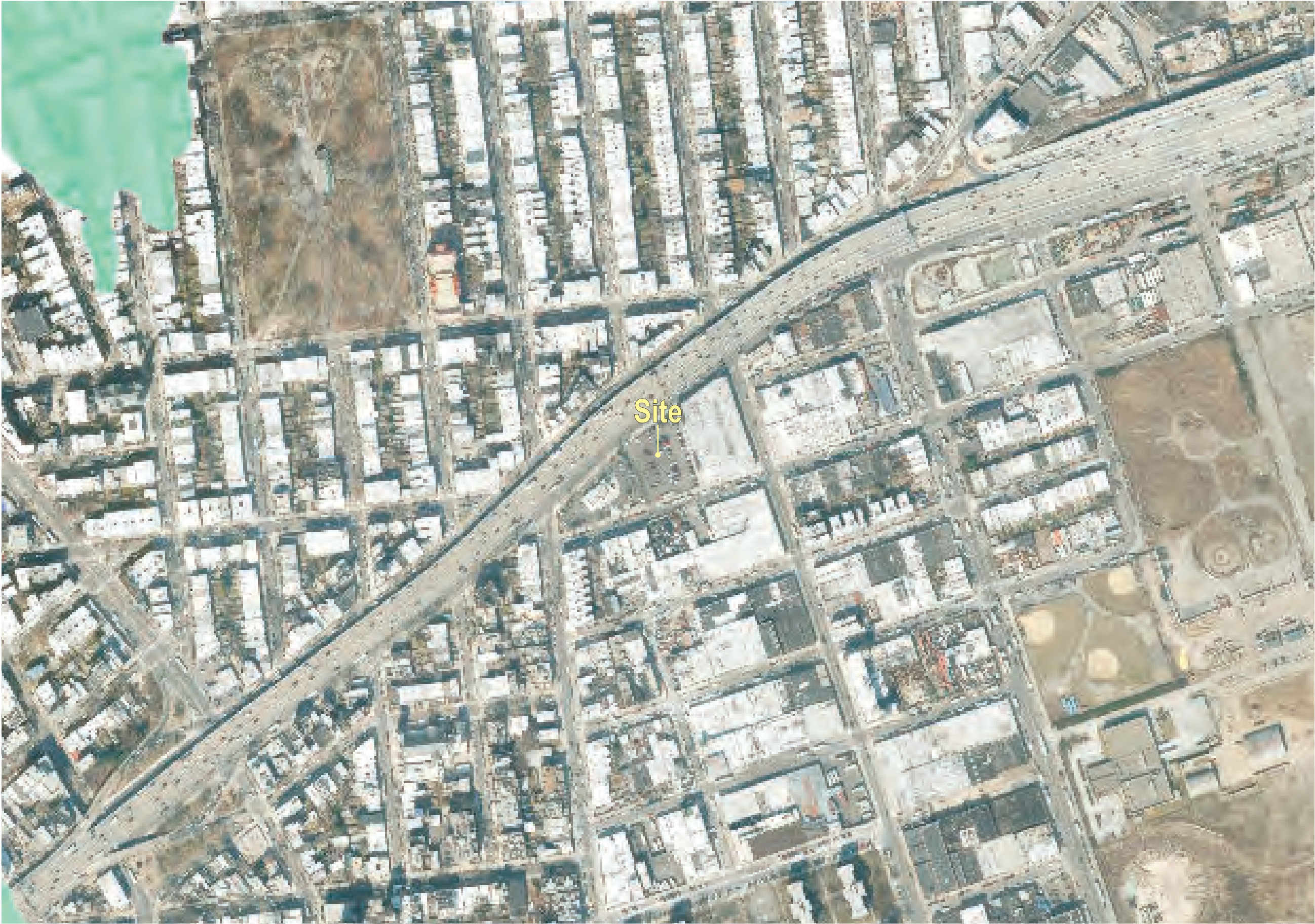




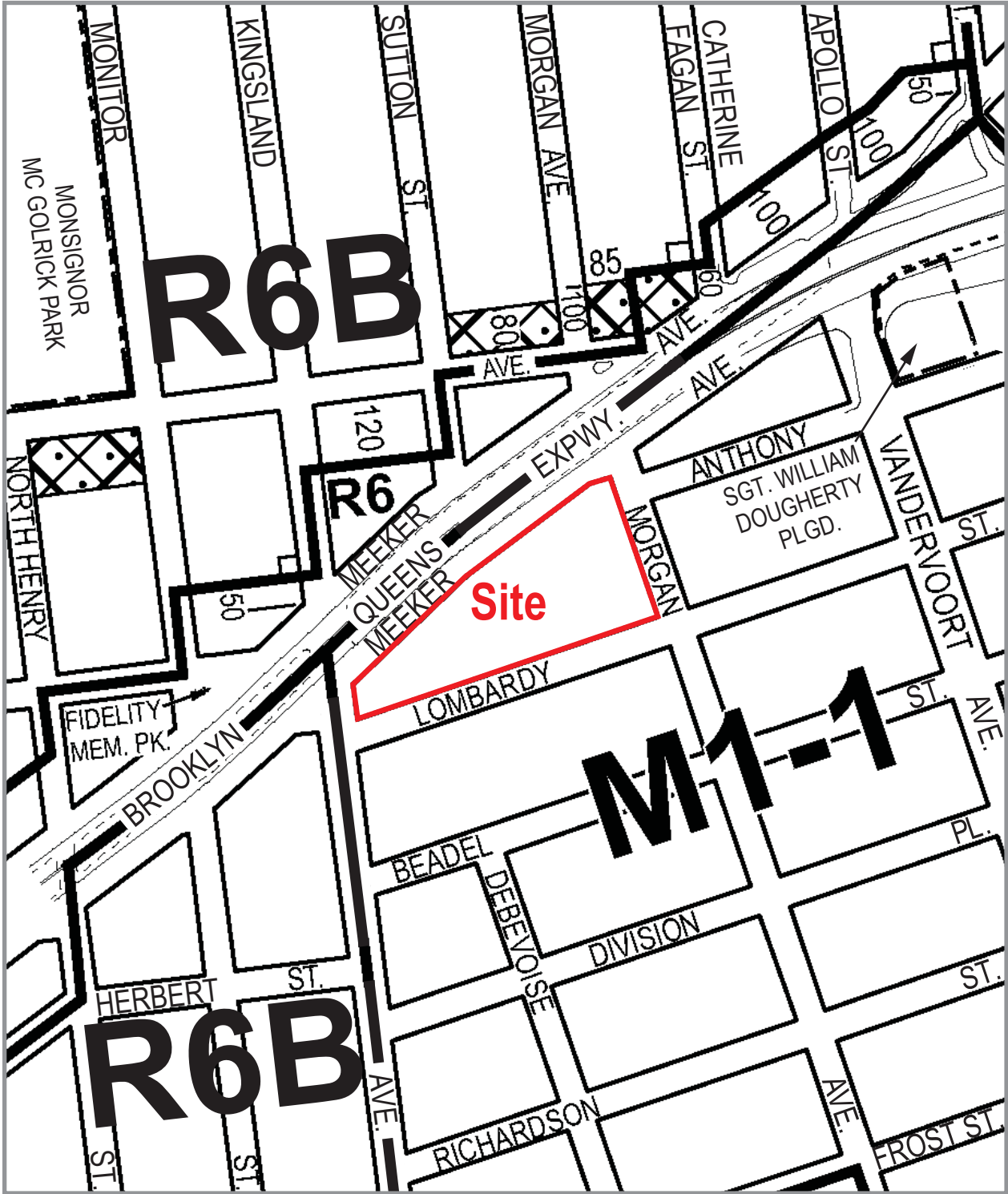
535 Morgan Avenue, Brooklyn  
Flood Rate Insurance Map

Preliminary Flood  
Insurance Rate Maps 2015

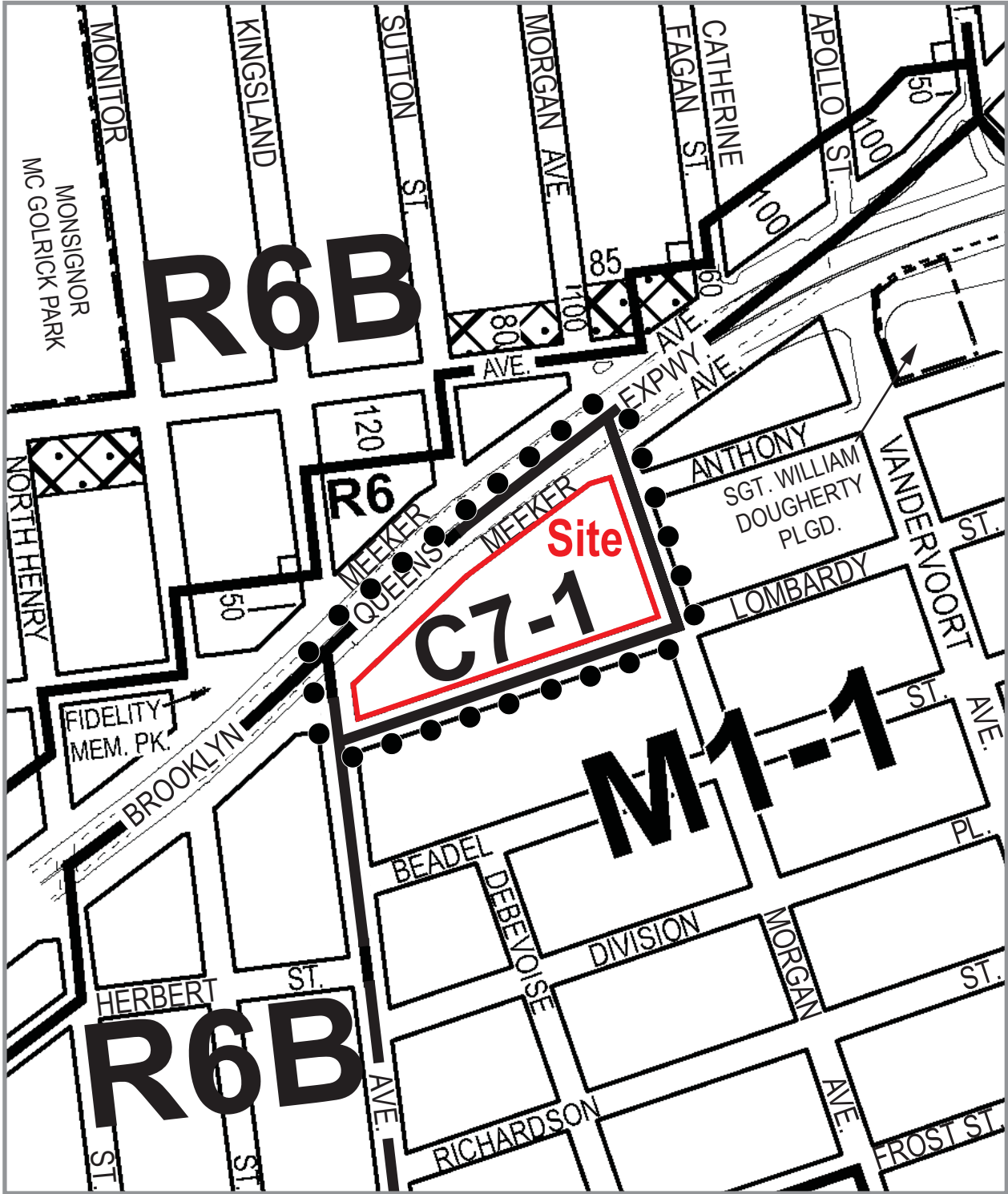
- V Zone
- A Zone
- Shaded X Zone



Existing Zoning



Proposed Zoning



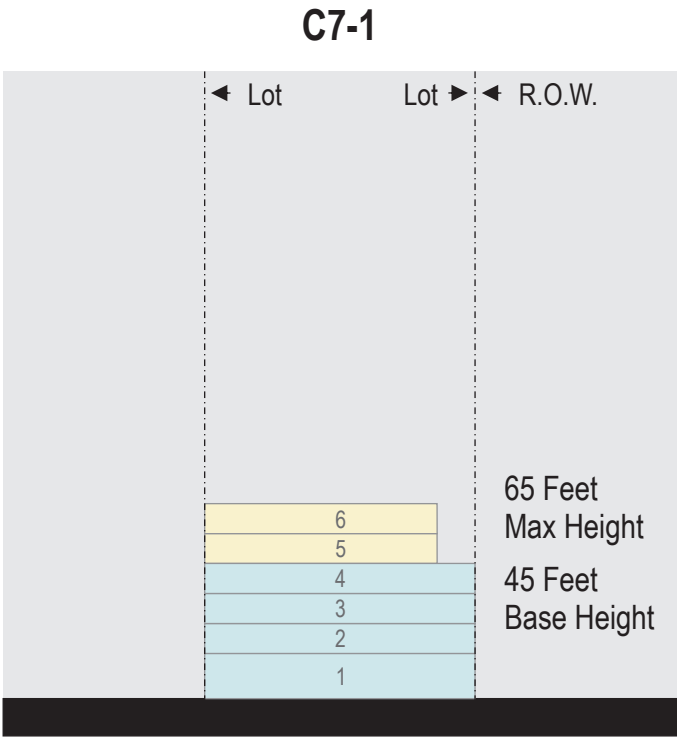
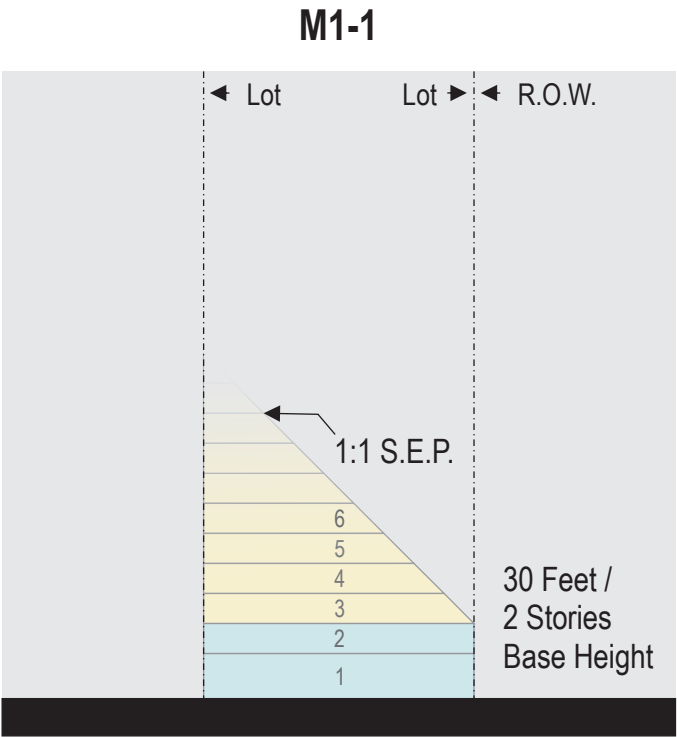
The proposed rezoning would rezone the entirety of Block 2817 from M1-1 to C8-3.

535 Morgan Avenue, Brooklyn  
Zoning Comparison

Legend

Commercial

Community Facility



	Permitted	Permitted	Difference
Use Groups	I, III-X	I, III-X	–
Max. FAR	2.4	2.0	- 0.4
Residential FAR	n/a	n/a	–
Commercial FAR	1	2.0	+ 1
Community Facility FAR	2.4	2.0	- 0.4
Manufacturing FAR	1	2.0	+ 1
Max. Base Height	30'/ 2-Stories	45'	+ 15'
Max. Building Height	Sky Exposure Plane (1:1 Narrow / 1:1 Wide)	65'	–
Min. Front Yard	n/a	n/a	–
Min. Rear Yard	20'	10', 15', 20'***	0 to 10'
Min. Side Yard	None or 8'	None or 8'	–
Off-Street Parking	By Use	By Use	–

\*below 65 feet in height  
\*\*above 65 feet in height  
\*\*\*above 125 feet in height



# MEEKER / MORGAN

BROOKLYN, NY

## PROPOSED VIEW

07.08.2024

ZYSCOVICH







MEEKER MORGAN SHOPPING CENTER

CHARACTER RENDERING 05

07/08/2024

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2014.

**ZYSCOVICH**  
ARCHITECTS

270 Lafayette St . Suite 700  
New York . NY 10012  
t 212.343.0044 f 212.343.0046

e info@zyscovich.com  
w www.zyscovich.com





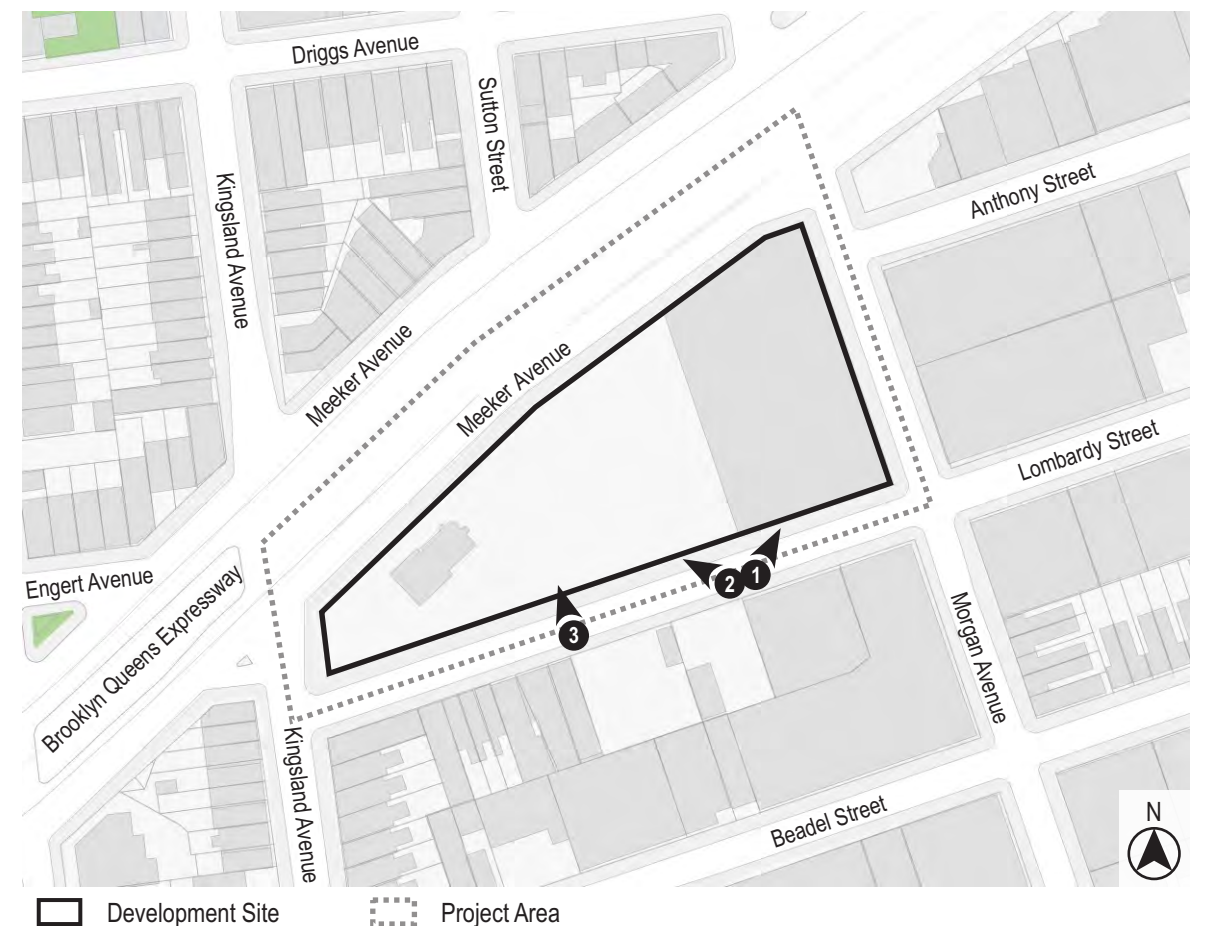
1. View of the Development Site facing northeast from Lombardy Street.



2. View of the Development Site facing northwest from Lombardy Street.



3. View of the Development Site facing northwest from Lombardy Street.







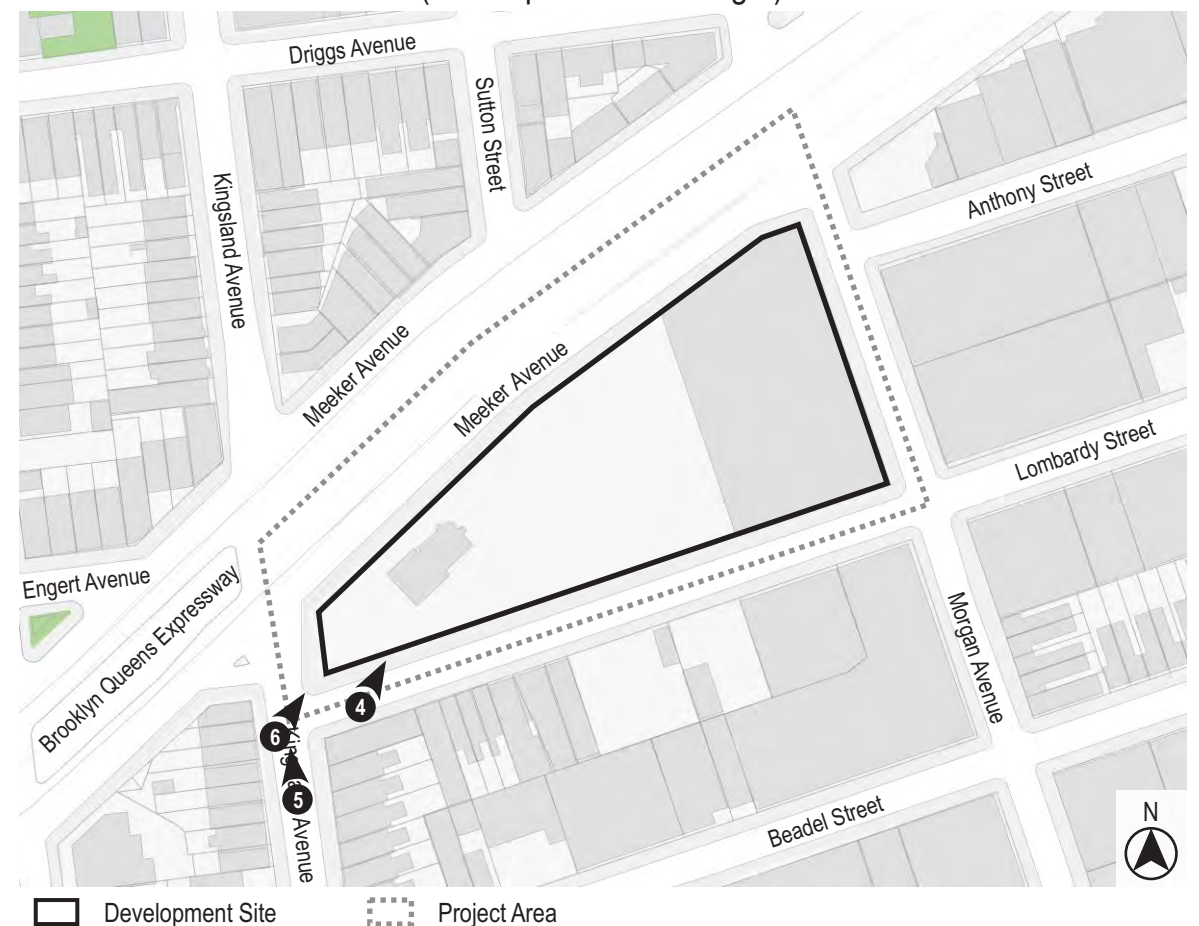
4. View of the Development Site facing northeast from Lombardy Street.



5. View of Kingsland Avenue facing northwest from Lombardy Street (Development Site at right).



6. View of the Development Site facing northeast from the intersection of Kingsland Avenue and Lombardy Street.







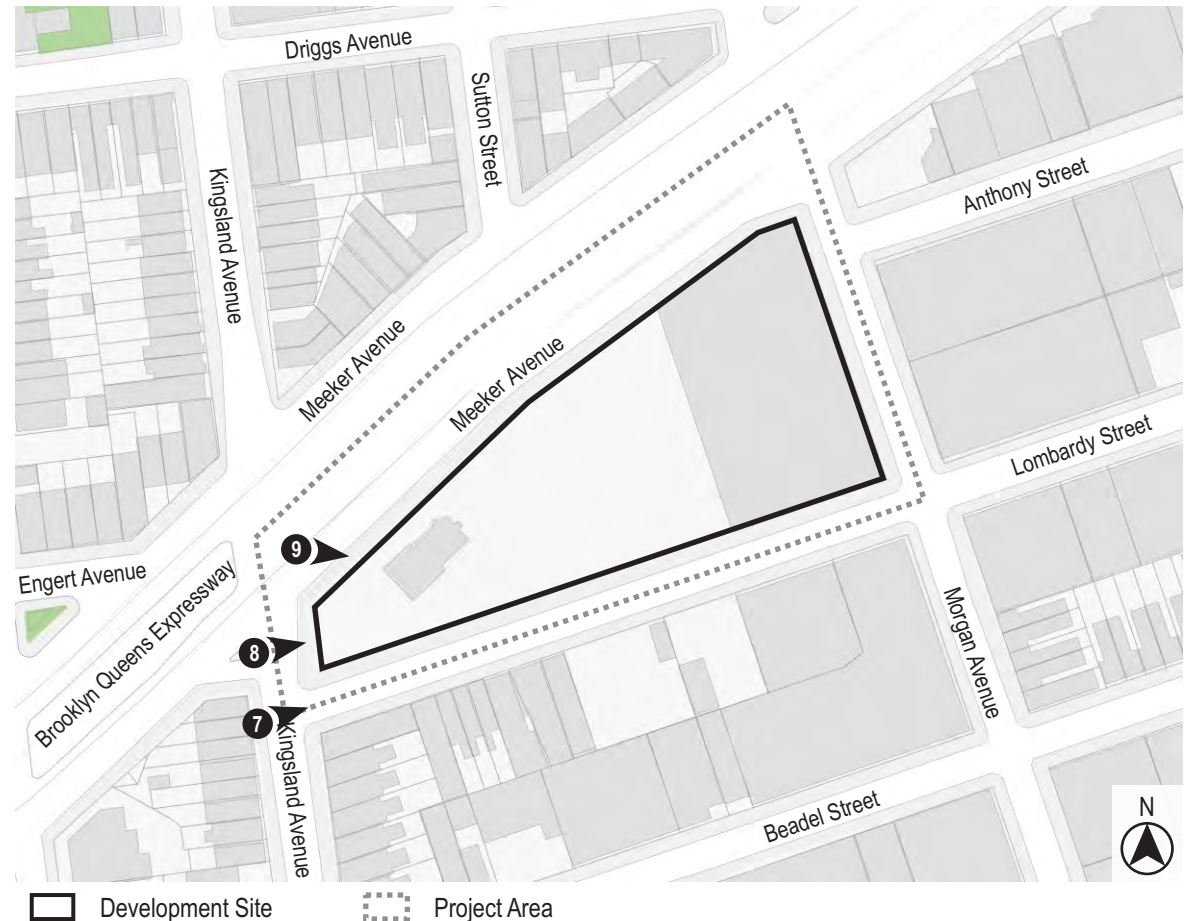
7. View of Lombardy Street facing east from Kingsland Avenue (Development Site at left).



8. View of the Development Site facing east from Kingsland Avenue.



9. View of the Development Site facing east from Meeker Avenue.







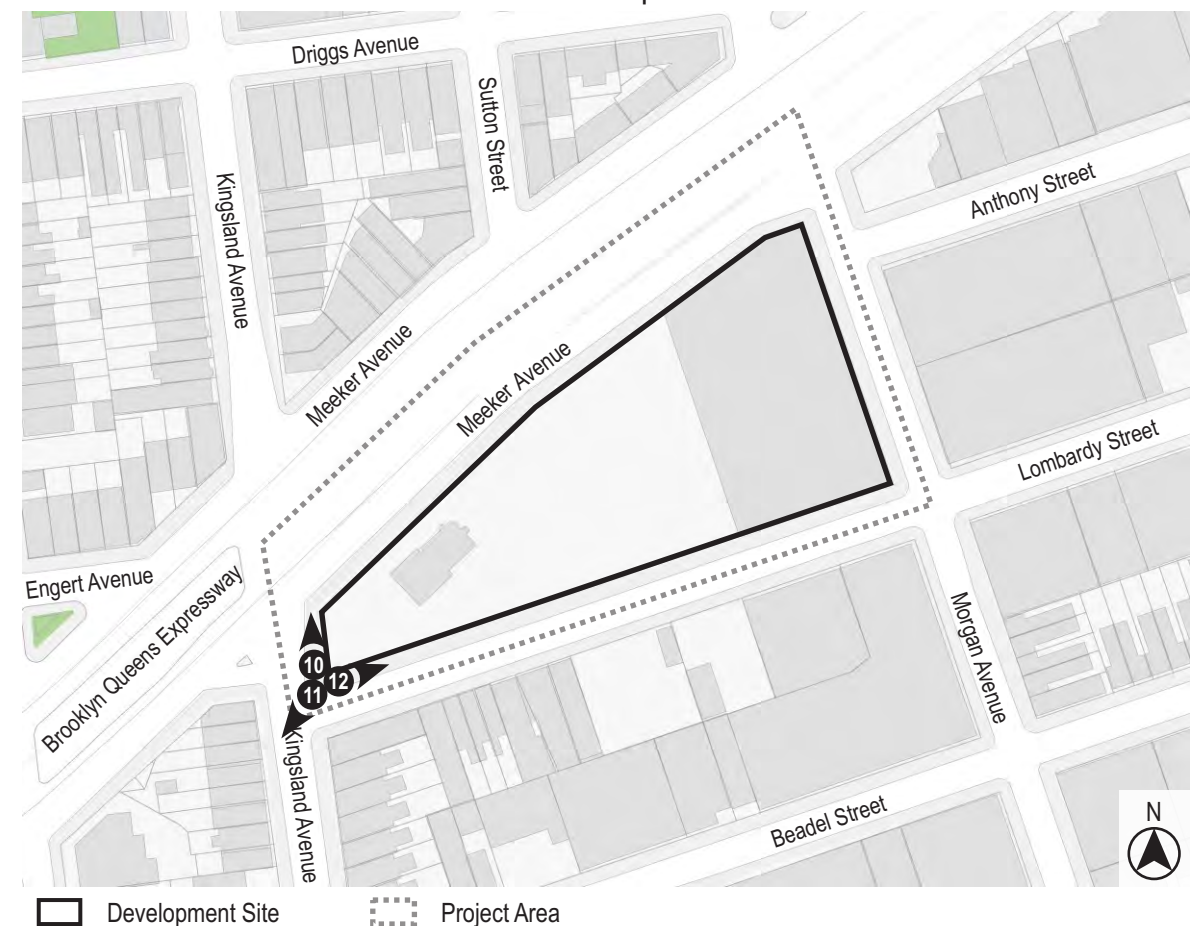
10. View of the sidewalk along the east side of Kingsland Avenue facing north from Lombardy Street (Development Site at right).



11. View of the west side of Kingsland Avenue facing southwest from the Development Site.



12. View of the sidewalk along the north side of Lombardy Street facing east from Kingsland Avenue (Development Site at left).







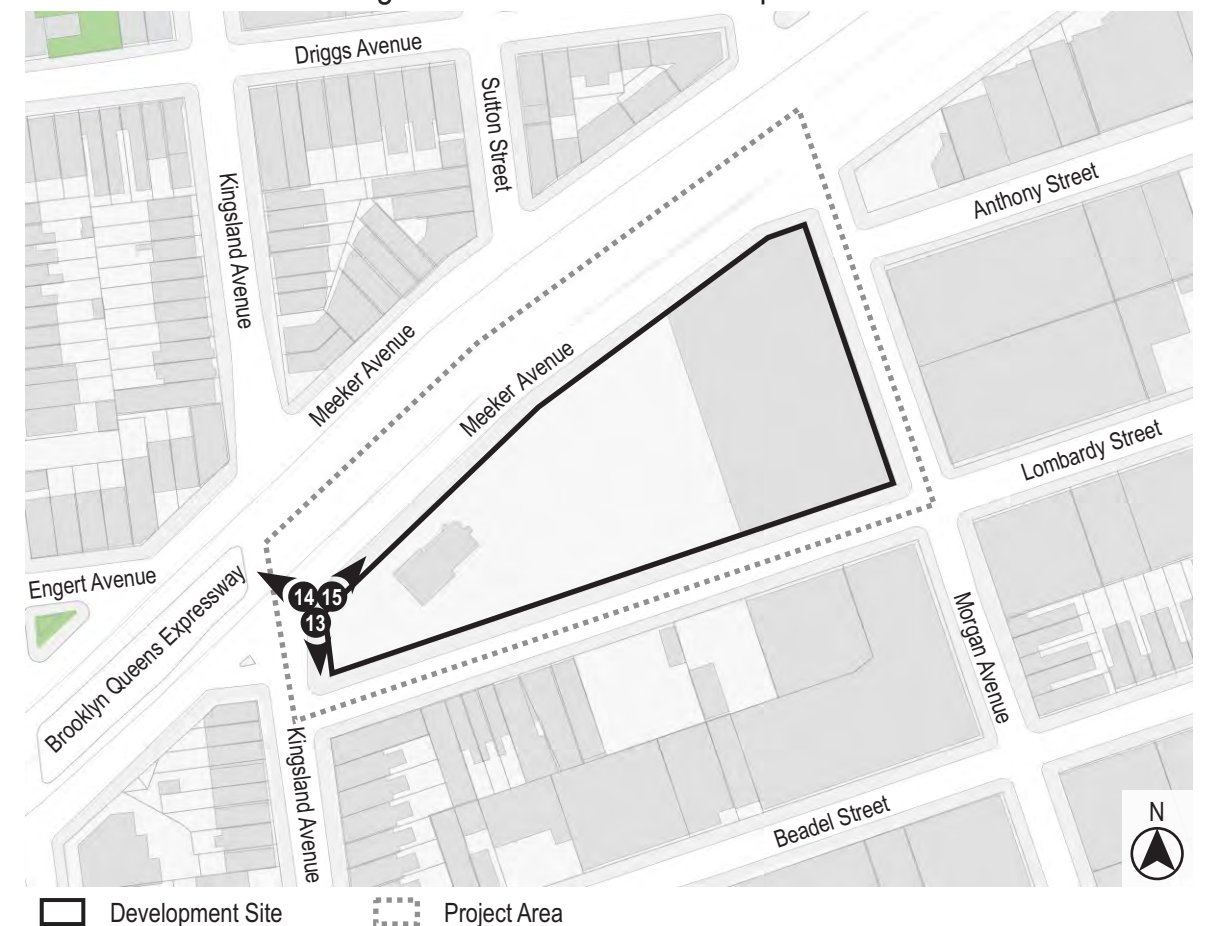
13. View of the sidewalk along the east side of Kingsland Avenue facing south from Meeker Avenue (Development Site at left).



14. View of the intersection of Meeker Avenue and Kingsland Avenue facing northwest from the Development Site.



15. View of the sidewalk along the southeast side of Meeker Avenue facing northeast from Kingsland Avenue (Development Site at right).







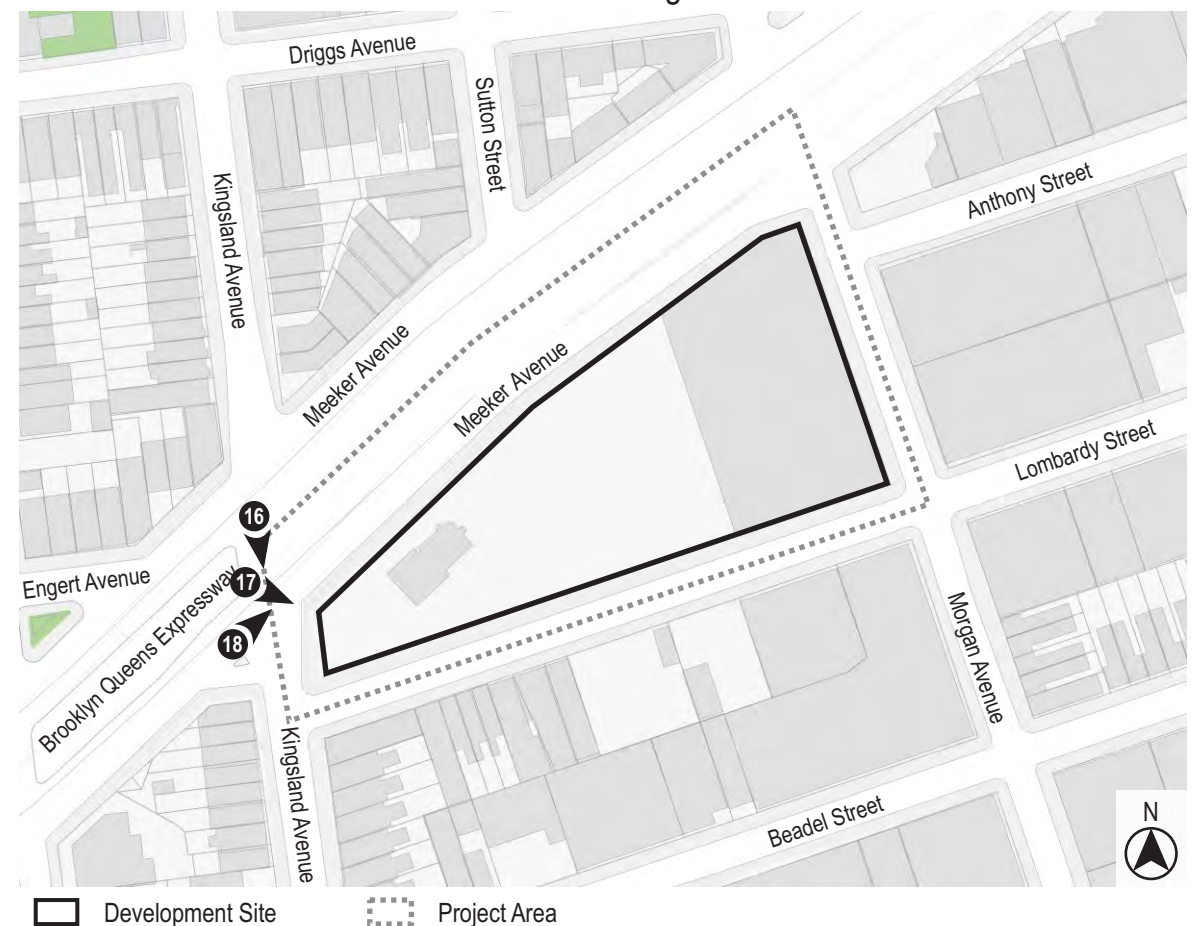
16. View of Kingsland Avenue facing south from Meeker Avenue (Development Site at left).



17. View of the Development Site facing southeast from the intersection of Meeker Avenue and Kingsland Avenue.



18. View of Meeker Avenue facing northeast from Kingsland Avenue (Development Site at right).







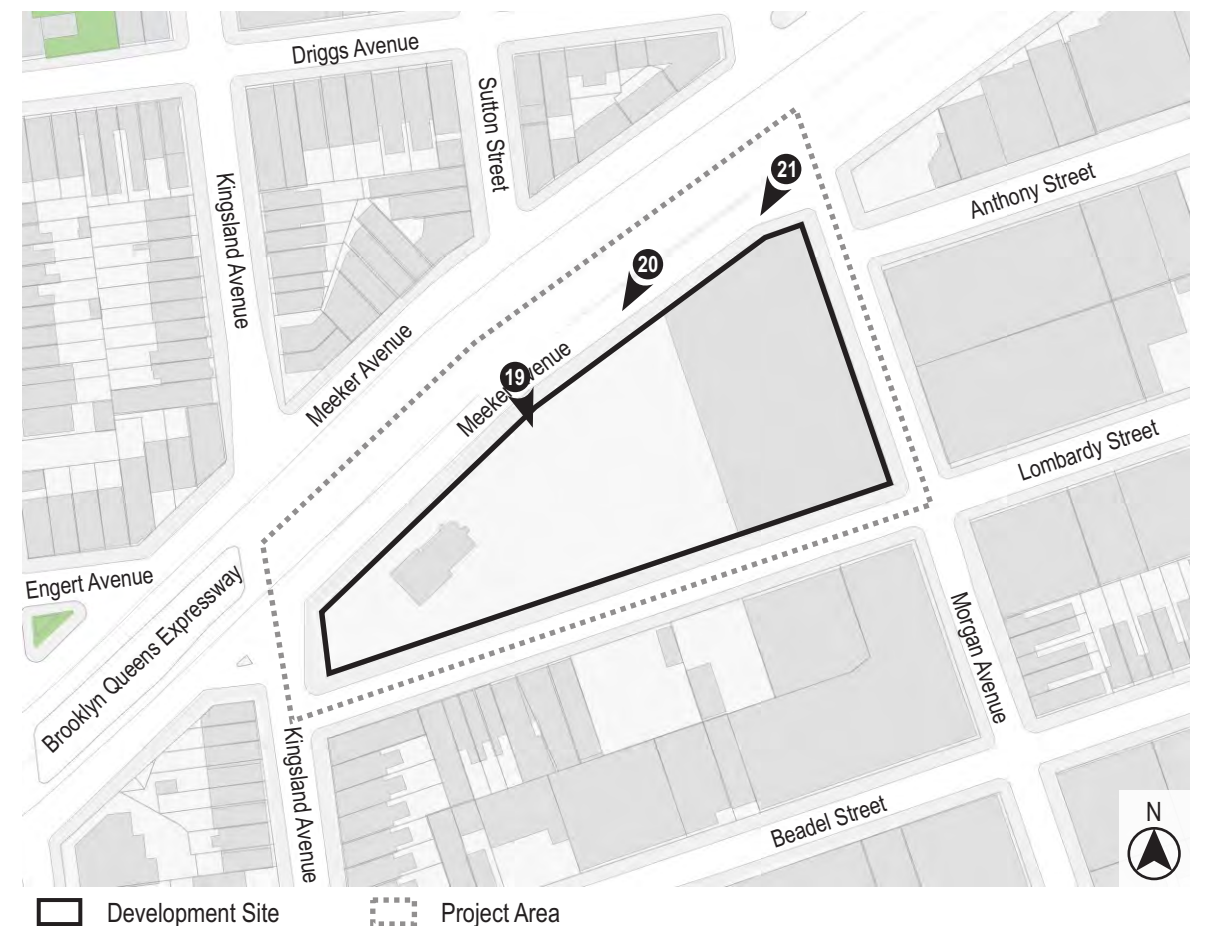
19. View of the Development Site facing south from Meeker Avenue.



20. View of the Development Site facing southwest from Meeker Avenue.



21. View of the Development Site facing southwest from Meeker Avenue.







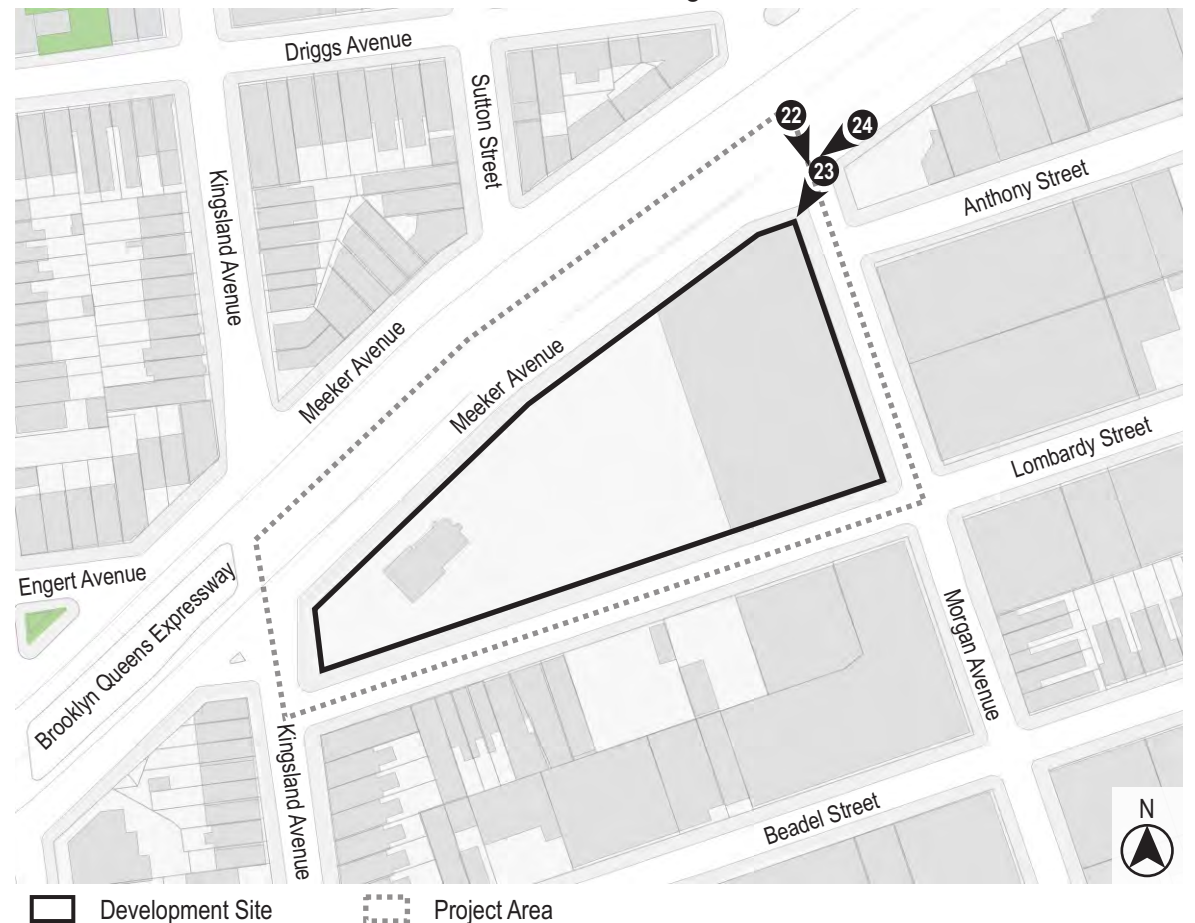
22. View of Morgan Avenue facing south from Meeker Avenue (Development Site at right).



23. View of the Development Site facing southwest from the intersection of Meeker Avenue and Morgan Avenue.



24. View of Meeker Avenue facing southwest from Morgan Avenue (Development Site at left).







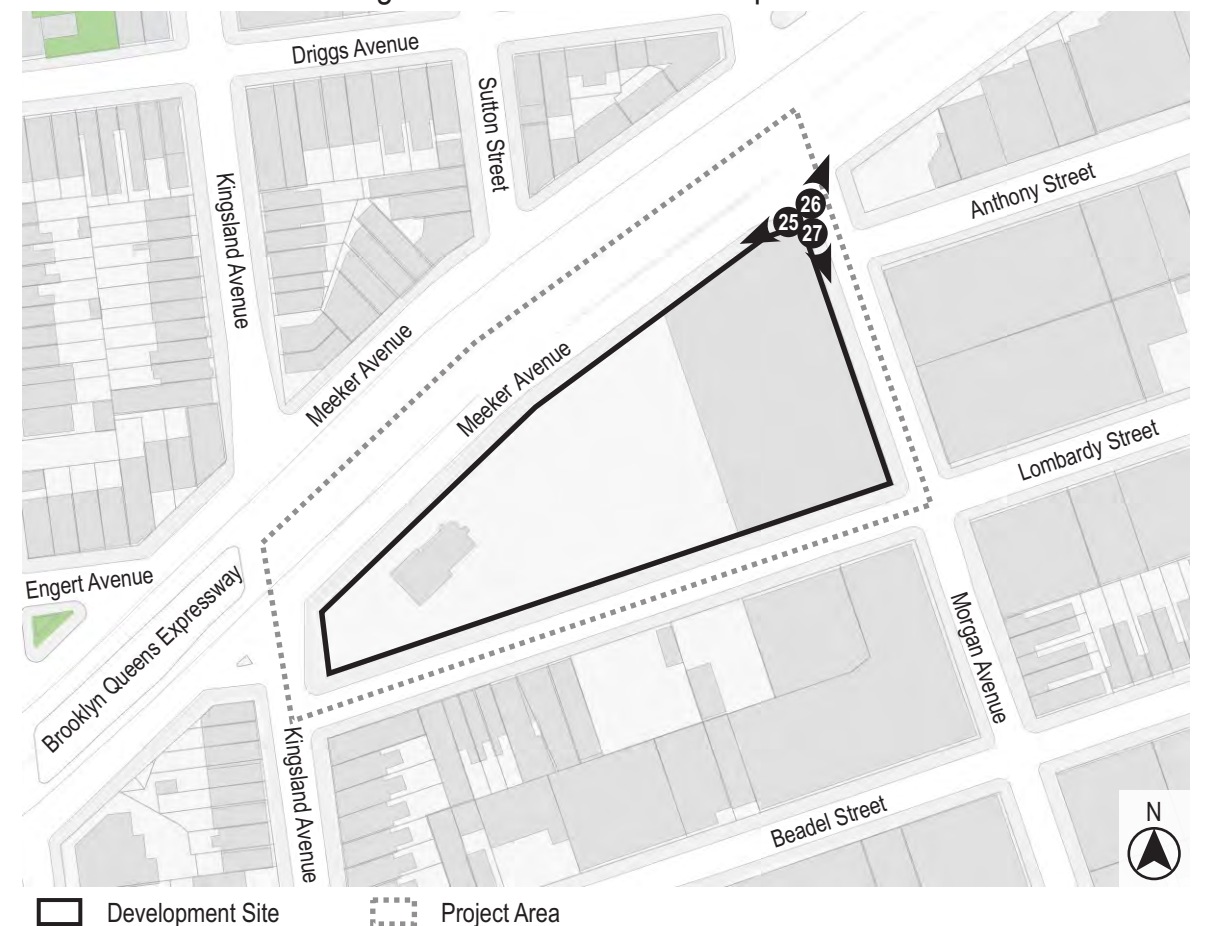
25. View of the sidewalk along the south side of Meeker Avenue facing southwest from Morgan Avenue (Development Site at left).



26. View of the intersection of Morgan Avenue and Meeker Avenue facing northeast from the Development Site.



27. View of the sidewalk along the west side of Morgan Avenue facing southeast from Meeker Avenue (Development Site at right).







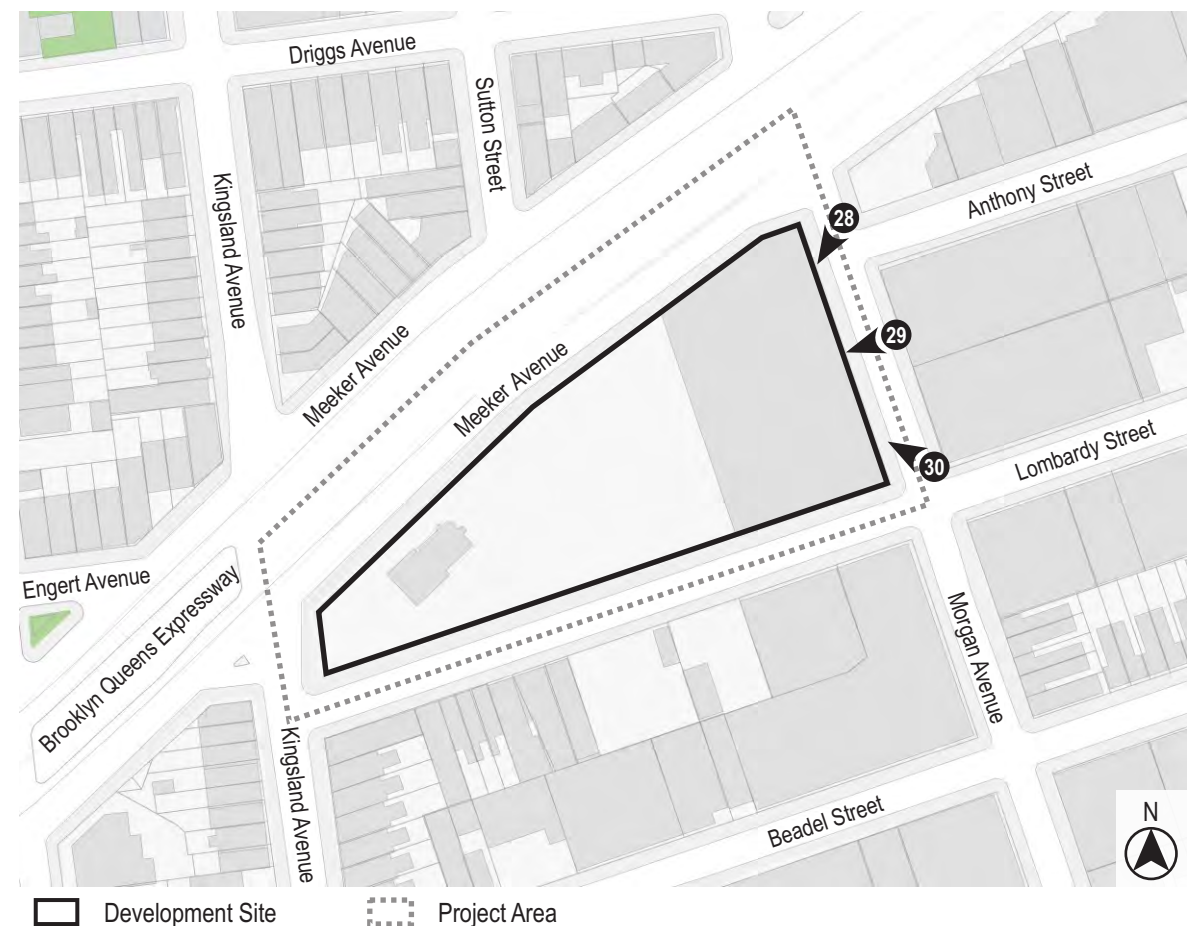
28. View of the Development Site facing southwest from Morgan Avenue.



29. View of the Development Site facing southwest from Morgan Avenue.



30. View of the Development Site facing northwest from Morgan Avenue.







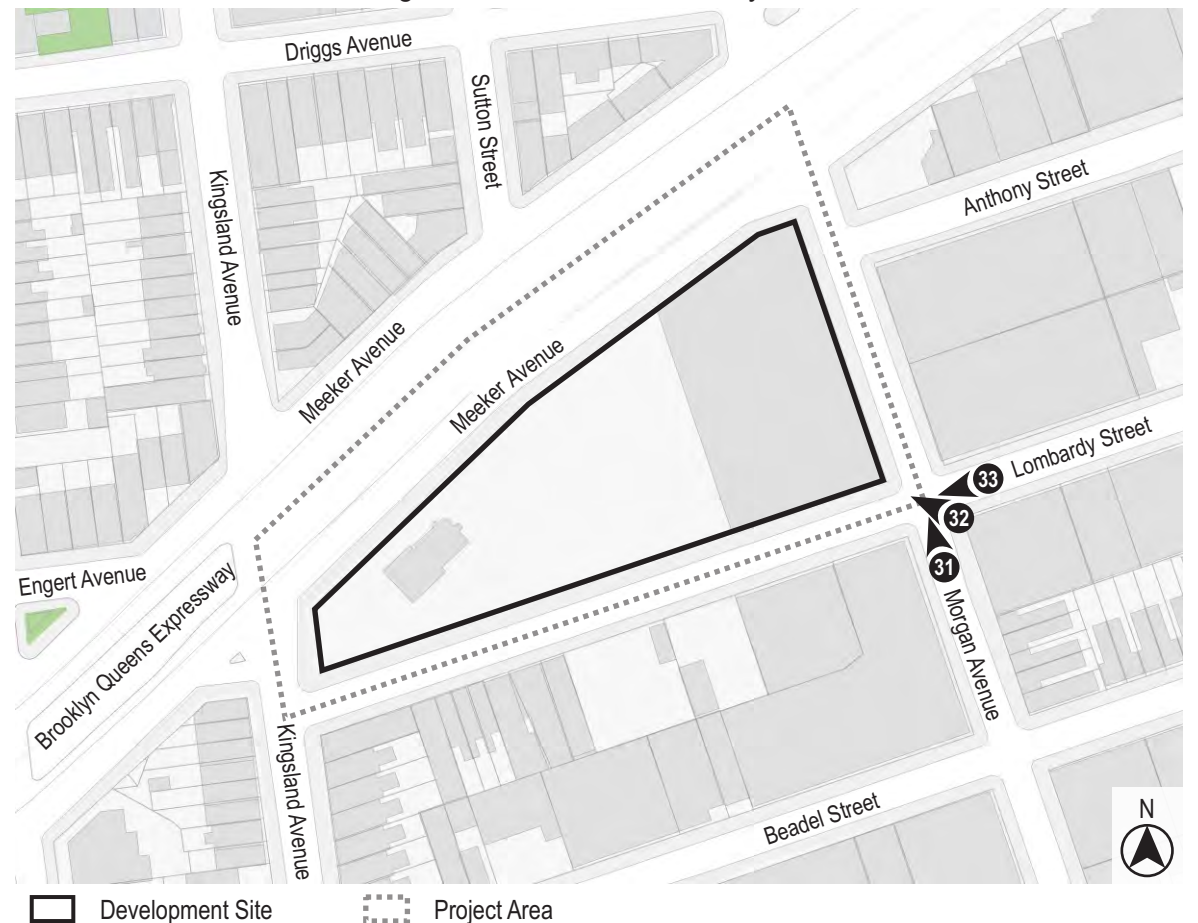
31. View of Morgan Avenue facing northwest from Lombardy Street (Development Site at left).



32. View of the Development Site facing northwest from the intersection of Morgan Avenue and Lombardy Street.



33. View of Lombardy Street facing southwest from Morgan Avenue (Development Site at right).







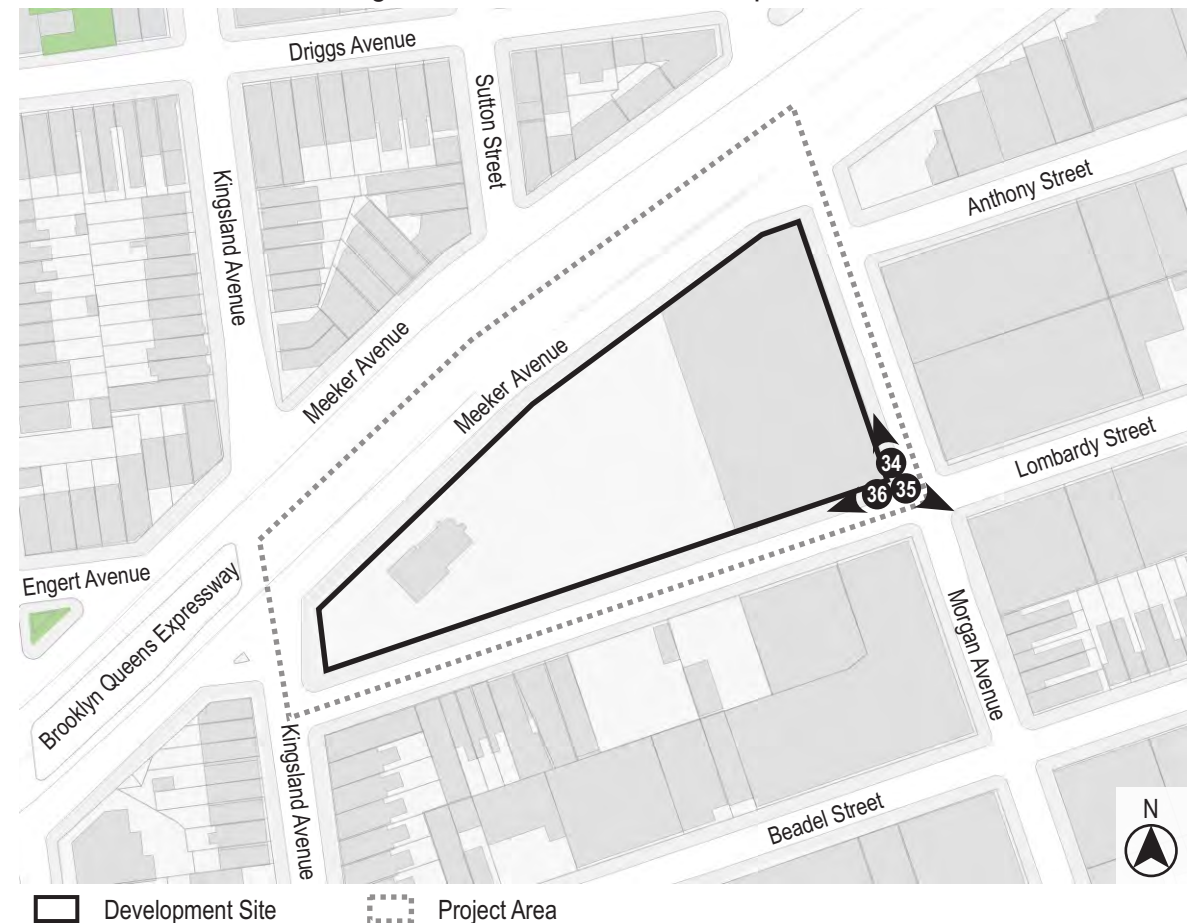
34. View of the sidewalk along the west side of Morgan Avenue facing northwest from Lombardy Street (Development Site at left).



35. View of the intersection of Lombardy Street and Morgan Avenue facing southeast from the Development Site.



36. View of the sidewalk along the north side of Lombardy Street facing southwest from Morgan Avenue (Development Site at right).







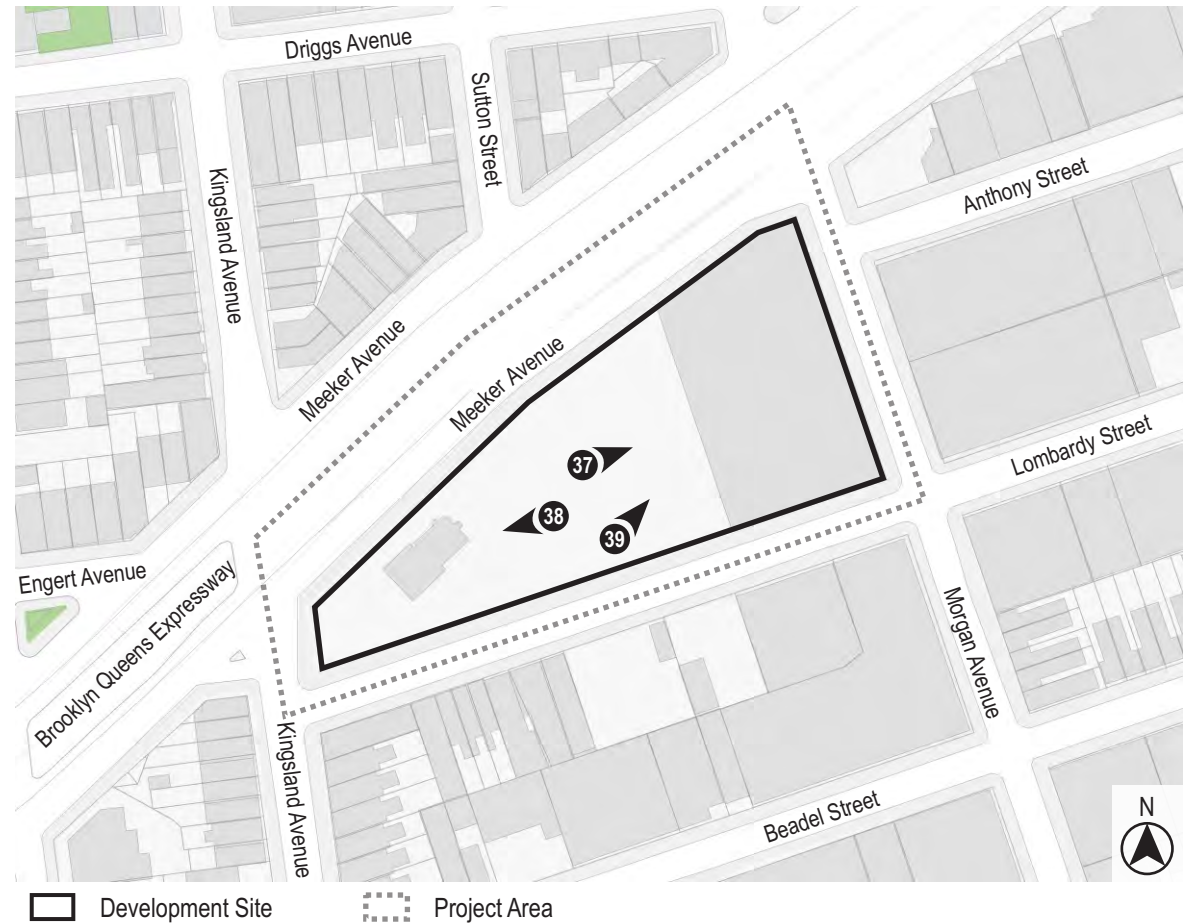
37. View within the Development Site facing east.



38. View within the Development Site facing southwest.



39. View within the Development Site facing northeast.





**ULURP, CALENDAR OR REFERENCE #** C250090ZMK

**APPLICANT:** Me & Morgan LLC/Hemmer 2 LLC

**LOCATION:** 535 Morgan Avenue

**REQUEST:** Zoning Map Amendment from M1-1 to C7-1

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

**Please complete this questionnaire and return to District Manager Johanna Pulgarin at**

**CB #1's Headquarters, 435 Graham Avenue, Brooklyn, New York 11211.**

**Feel Free to contact the Board's Office at (718) 389-0009**

**If you have any questions or require additional information**

**PROPOSED ACTION:** What is the proposed ULURP, or BSA action (i.e. an amendment to the zoning map, a siting of a city facility, a zoning variance, etc.)? Zoning Map Amendment from M1-1 to C7-1

### **1. For Ownership:**

a) Who are the owners? Me & Morgan LLC/Hemmer 2 LLC

b) If a corporation, who are the principles? John Usdan

c) What kind of a corporation? LLC

### **2. For Developers:**

a) Who is the developer if it is different than the owner? N/A

b) What is their experience with this type of development? New supermarket will be developed by experienced supermarket operator.

c) Is there a sponsor(s) of the project (i.e.. a CBO, NYC Housing Partnership, NYCHA?)  
N/A

### **3. Financing:**

d) What is the cost of the project? Alteration is being done by supermarket company.

e) How is it financed? Privately financed

f) Will there be tax abatements? Subsidies No

### **3. Land**

a) What information can be provided about the land? Who owns the land? Hemmer 2 LLC, Me & Morgan LLC

---

b) What is the condition, status and uses on the property and the zoning? Use groups? Property is zoned M1-1  
It is currently improved with two single-story commercial retail buildings (Use Group VI) with a total of 42,888 zoning square feet.  
Tenants include McDonalds, AutoZone, Dollar Tree and Staples.

---

c) Has there been an environmental assessment or scope of an impact statement prepared for the proposed action? An environmental assessment statement (EAS) was prepared that concluded no impact from the proposed zoning map amendment.

---

d) Will the land be purchased? What is the cost of the land? No  
When was the property purchased? 2013 What was the cost? \$16,000,000

---

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

---

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

---

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

---

### **5. Construction:**

a) What type of construction will be used (i.e. rehab/new) and methods (i.e. pre-form cast concrete, brick) No new construction is proposed. Rather, the proposed zoning map amendment would enable a change of permitted uses.

---

b) What is the time frame of the work (i.e. begin/end, etc.)? 2025

---

c) Who will be doing the work (i.e. firm, sweat equity, student interns)? Tenant

---

### **6. Project Information:**

a) Describe the project in terms of the proposed use(s) such as retail, office, commercial, loft, community facility, etc.)? The zoning map amendment would allow for a grocery use in excess of 10,000 SF.  
The new grocery store will be approximately 20,265 square-feet within the existing East Retail Building.

---



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

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

- d) Will there be financing for the units? What are the terms? N/A.

- e) Who is the lender? N/A

## **7. Marketing:**

- a) How will the project be marketed? Advertised? N/A

- b) If newspaper, which ones? N/A

- c) When will the projects be marketed (before, during or after construction)? N/A

- d) What will be the outreach? N/A

## **8. Project Characteristics:**

- a) Will the project be consistent with the surrounding buildings (i.e. height, FAR/Floor Area Ratio, conforming)? The use will continue to be commercial.

- b) Will the project be handicap accessible? Explain specifics: Yes, project will be ADA accessible with curb cuts and parking spaces.

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

**9. Open Space/Parking Amenities:**

- a) Will there be open space provided with the project? What type (i.e. rear yard, park, and waterfront)?  
Will there be public access? N/A

---

- b) Will there be landscaping? Fencing? Street tree planting? Existing landscaping will remain.

---

- c) Will parking be provided for (indoor, outdoor, on-street)? Will a waiver be requested? Existing parking will be maintained with 110 spaces. This on-street parking is split between the East Retail building (94 spaces) and McDonald's (16 spaces)..

---

- d) What amenities, if any, will be incorporated with the project? How were they developed and with who (i.e. tenants, residents, community group)? N/A.

---

---

---

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

The Tenant will submit plans to DOB to renovate the facade and interior space to align with their branding.

---

---

---

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

There are no current violations on the property.

---

---

---

---

**12. In addition to the BSA's Environmental Report for similar document). Please provide the following information:**

- a) List previous industrial uses and processes: Property has been a shopping center for several decades.  
Prior to the shopping center, there are records of the site being used as parking and as a factory in the 1940s.

---

---

---

- b) List chemicals and quantities used in and stored for those processes:

N/A

---

---

---



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

d) List any proposed remediation: N/A

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

PREPARED BY: Lauren Hackman

TITLE: Senior Vice President

SIGNATURE: 

DATE: 5/6/2025

CONTACT#( 646 ) 292-4932

FAX#(      )

EMAIL: lsanders@midwoodid.com

## Supplemental Land Use Application Information

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

### A. Project size

Commercial: (sq ft)	<u>20,265 (to be converted from retail to grocery store)</u>
Manufacturing (sq ft)	<u>                    </u>
Residential (sq ft)	<u>                    </u>
Total (sq ft)	<u>42,888 (total)</u>
Height (feet)	<u>26 Feet</u>
Height (stories)	<u>1-Story</u>

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

## 8. Residential projects

	# of units	# affordable
0 bedroom (studio)	N/A	
1 bedroom	N/A	
2 bedroom	N/A	
3 bedroom	N/A	
4 bedroom	N/A	
Total units	N/A	

## Market-rate units

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

## Affordable units

Rental or condo? N/A

Distribution of affordability by% of **AMI**



### C. Open space

	required	proposed
Total area	<u>N/A</u>	<u>N/A</u>
Publicly accessible	<u>N/A</u>	<u>N/A</u>

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

---

---

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

N/A

---

---

### D. Parking

Parking - number of spots, number required by zoning

	required	proposed
# of spaces	<u>0</u>	<u>110 (to be maintained)</u>

### E. Environmental

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

---

---

### F. Additional information

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



# The Mount Sinai Selikoff Centers for Occupational Health

## Services for Injured and Sick Workers

**Mishell Coronel-Le, MPH**

Outreach & Education Program Coordinator  
Icahn School of Medicine at Mount Sinai



**Mount  
Sinai**





# Understanding Occupational Medicine

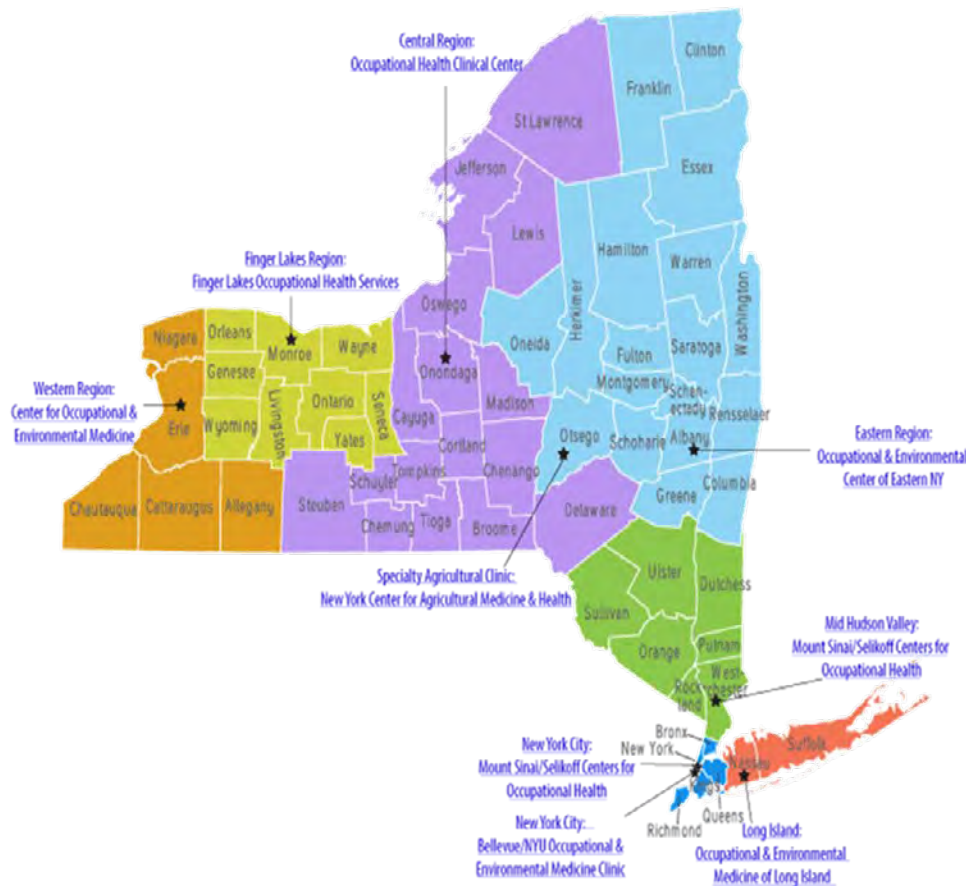
## Defining our Clinical Priorities

**Occupational Medicine** is a specialized field that focuses on the diagnosis, treatment, and prevention of work-related injuries and illnesses. Individuals injured during the course of employment, or who suffer from work-related illnesses or injuries, require specialized care and may be eligible for Workers' Compensation benefits.

**Occupational (work-related) Injuries:** Any physical damage that occurs due to the nature of work, including accidents or repetitive motion injuries (e.g., sprains, fractures, burns, falls).

**Occupational (work-related) Illnesses:** Exposure to certain factors in the workplace that may cause you to become sick, such as chemicals, noise, or physical stress (e.g., respiratory disease, hearing loss, cancers).

# New York State Occupational Health Clinic Network



- The New York State Occupational Health Clinic Network (OHCN) comprises of 8 regional clinics
- Dedicated to diagnosing, treating, and preventing work-related injuries and illnesses





# Mount Sinai Selikoff Centers

Protecting Workers Health & Ensuring Safe Workplaces

## What We offer:

- **No-Cost, Confidential Care**

For work-related injuries and illnesses (diagnosis and treatment)

*Regardless of insurance or **documentation status***

- **Support for Accessing Services and Benefits**

Assistance with **NYS Worker's Compensation Claims**

- **Community Outreach & Education**

Collaborating with unions, community groups, worker centers, and local officials

# Comprehensive Health Services:

- Confidential **medical exams** diagnosis and treatment for work-related medical conditions, including occupational COVID-19
- Coordination of care with **specialty medical services**
- **Screening for exposure** to work-related hazards including OSHA mandated screenings
- **Disease prevention** programs (asbestos, silica, mold etc.)
- Workplace evaluations: **Ergonomics and Industrial Hygiene** programs
- Return to Work Accommodation
- **Social work and benefits counseling** to address disease or injury related personal and family issues
- Assistance with **NYS Workers' compensation** and other benefits
- World Trade Center Health Program Services: **9/11 Workers and Volunteers**





# How Can We Help?

- **Assessment and Follow-up:** Our doctors assess whether an injury or illness is work-related, provide follow-up care, and initiate the worker's compensation process if needed.
- **Patient Safety and Prevention:** We prioritize treating the work-related condition while focusing on patient safety and preventing further injury or illness from workplace hazards.
- **Collaborative Care:** We work closely with referring physicians to ensure seamless continuity of care and timely access to specialty care and benefits.



# Our Locations:

## The Selikoff Centers for Occupational Health



### Manhattan Clinical Center

1468 Madison Avenue Annenberg Building, 3rd Floor  
New York, NY 10029

**Phone:** 888-702-0630



### Staten Island Clinical Center

2052 Richmond Road, Suite 2A  
Staten Island, NY 10306

**Phone:** 888-702-0630



### Yonkers Clinical Center

1020 Warburton Avenue, Suite 1  
Yonkers, NY 10701

**Phone:** 888-702-0630



### Suffern Clinical Center

222 Route 59, Suite 106  
Suffern, NY 10901

**Phone:** 888-702-0630

**Website:** <https://www.mountsinai.org/care/occupational-health>

**To make an appointment:** email [occmed@mountsinai.org](mailto:occmed@mountsinai.org) or call 212-241-1554

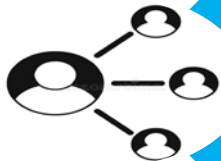




# Working Together



**Share our Selikoff flyer**



**Refer eligible workers to our clinics**



**Invite us to provide educational webinars**



**Invite us to your events and meetings**



**Follow us on Social Media (IG, FB, Twitter)**

## Have you become sick or injured due to your job?



## ¿Se ha enfermado o lesionado debido a su trabajo?

### Know Your Rights!

You have the right to health care and New York State Workers' Compensation. This includes if you are undocumented or uninsured!



### ¡Conoce tus derechos!

Usted tiene derecho a atención médica y a compensación para trabajadores del estado de Nueva York. ¡Esto le aplica aunque no tenga papeles o seguro médico!

### The Mount Sinai Selikoff Centers for Occupational Health provide:

- No-cost evaluation of your condition by medical specialists
- No-cost diagnosis and treatment if your condition is determined to be work-related
- Assistance in filing a Workers' Compensation claim, if appropriate
- Access to other support services

#### Locations

**New York City:** Manhattan, Staten Island

**Mid-Hudson Valley:** Yonkers (Westchester County), Suffern (Rockland County)

To learn more about our services, contact us at:



1-888-702-0630



OccMed@mssm.edu

[mountsinai.org/selikoff](https://mountsinai.org/selikoff)

### Los Centros Selikoff para la Salud Ocupacional de Mount Sinai ofrecen:

- Evaluación gratuita de su estado de salud por especialistas médicos
- Diagnóstico y tratamiento sin costo si se determina que su enfermedad está relacionada con el trabajo
- Asistencia para presentar un reclamo de compensación para trabajadores, si corresponde
- Acceso a otros servicios de apoyo

#### Ubicaciones

**Ciudad de Nueva York:** Manhattan, Staten Island

**Mid-Hudson Valley:** Yonkers (condado de Westchester), Suffern (condado de Rockland)

Para saber más sobre nuestros servicios, contáctenos en:



1-888-702-0630



OccMed@mssm.edu

[mountsinai.org/selikoff](https://mountsinai.org/selikoff)





**Mount  
Sinai**

*Selikoff Centers for  
Occupational Health*

### **Understanding your Rights as Young Workers in New York State**

A 1-hour interactive introductory workshop for young workers, ages 16-24, who are looking to begin or are in their first jobs. Participants will learn about hazards in the workplace, their rights as workers, and strategies to stay safe and healthy at work. The skills learned will help young workers become active participants in creating safe and healthy work environments.

### **Looking for organizations to host FREE workshop for the youth**

#### **To schedule a workshop, please contact:**

Mishell Coronel-Le, Outreach & Education Coordinator

Email: [mishell.coronel-le@mssm.edu](mailto:mishell.coronel-le@mssm.edu)

Tel: 646-946-7516





**Mount  
Sinai**

*Selikoff Centers for  
Occupational Health*

To learn more call us at 888-702-0630,  
or visit us at [www.mountsinai.org/selikoff](http://www.mountsinai.org/selikoff)



@SinaiOccmed



@WorkerHealth





# NUHART COMMUNITY HEALTH SURVEY REPORT BACK

Brooklyn Community Board 1  
Combined Public Hearing and Board Meeting

May 13, 2025





# WELCOME

Thank you to our elected representatives and Brooklyn CB 1

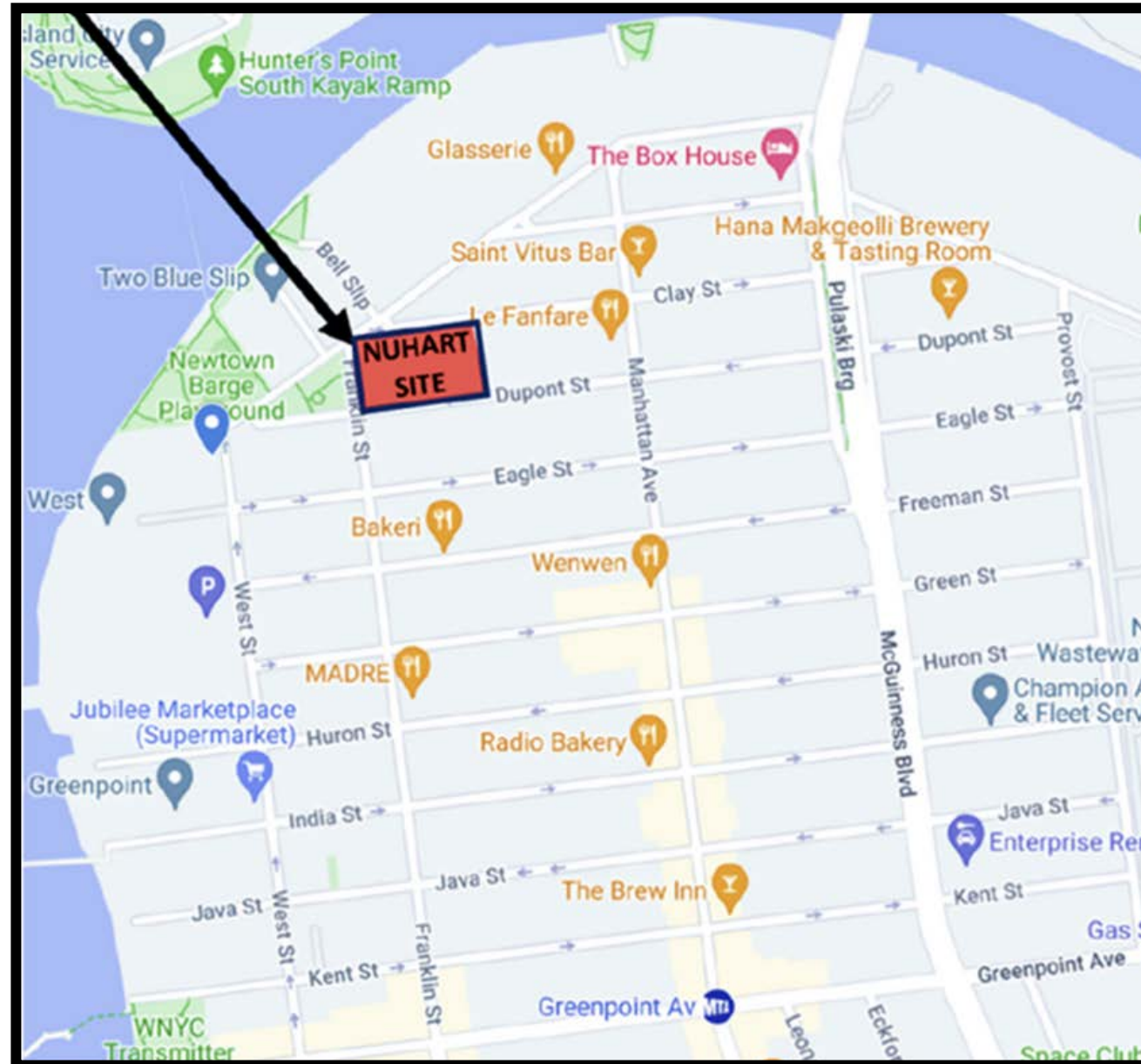
## Collaborative Effort

- North Brooklyn Neighbors (Lael Goodman & Dr. Ryan Shanley)
- NYU Langone (Dr. Judith Zelikoff & Nicol La Cumbre -Gibbs)



# SITE BACKGROUND

---



Phthalates & Trichloroethylene (TCE)



# NUHART NOW

---



**Certificate of  
Completion  
anticipated in  
June, 2025**





# THE SURVEY

35

Questions

196

Participants

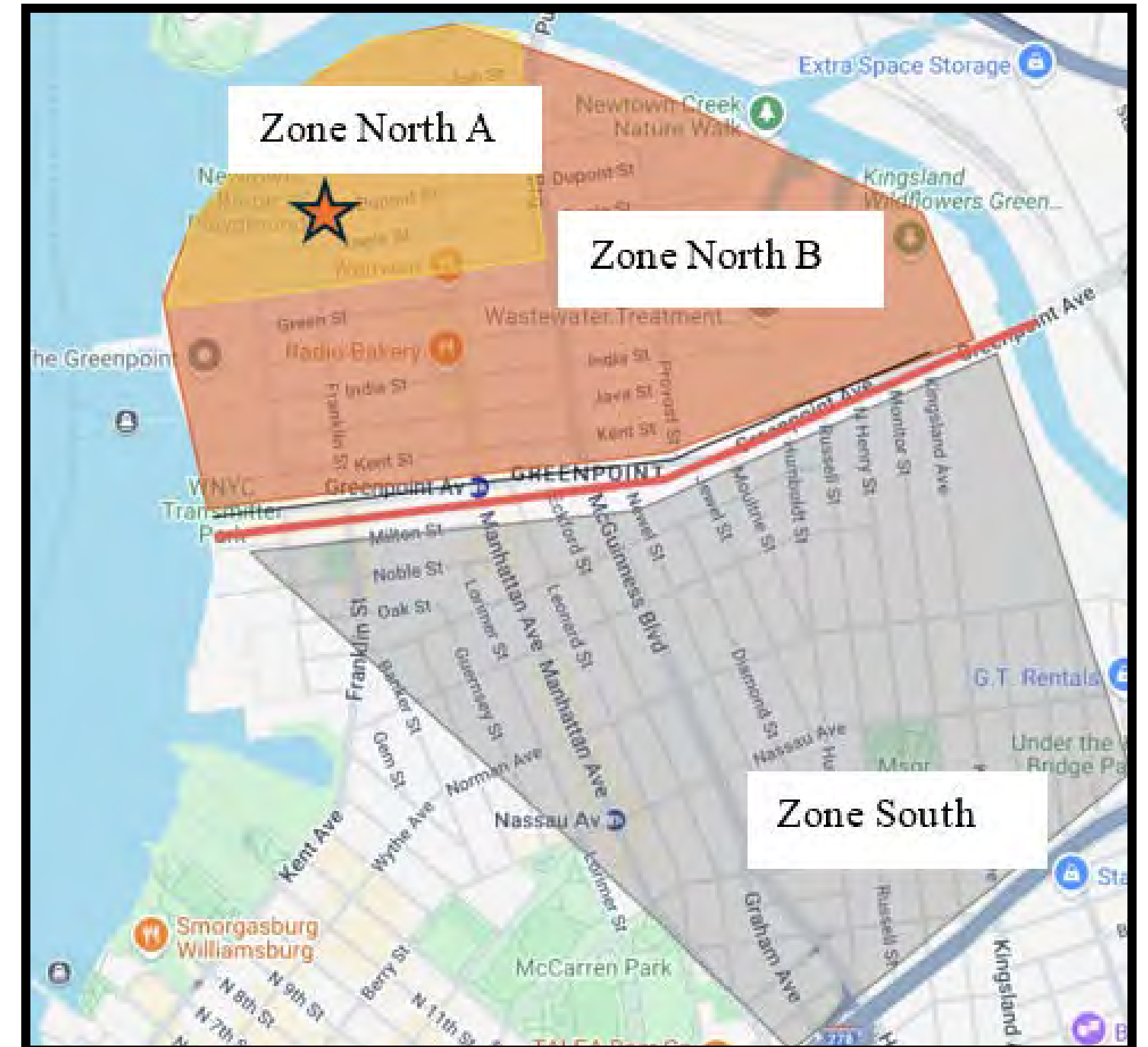
- Demographics
- Behavior Changes
- Environmental Experiences
- Health Outcomes

# THE SAMPLE

**104** in Zone North A

**46** in Zone North B

**46** in Zone South







# RESEARCH QUESTIONS

**Does living closer to the NuHart site affect the number or type of health issues and behavior changes that people experience or report?**

- Does age influence the chances of reporting health or behavior issues?**
- Does living in Greenpoint for a longer time make it more likely that someone reports these issues?**

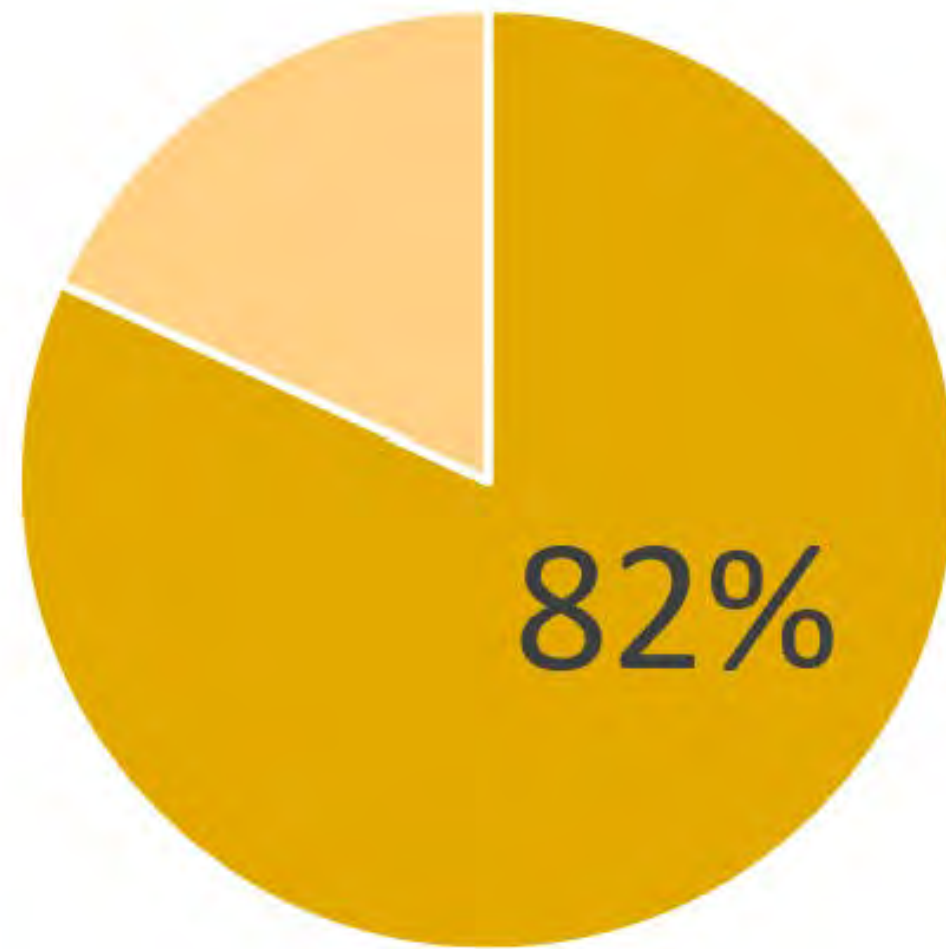


**WHAT DID WE FIND?**

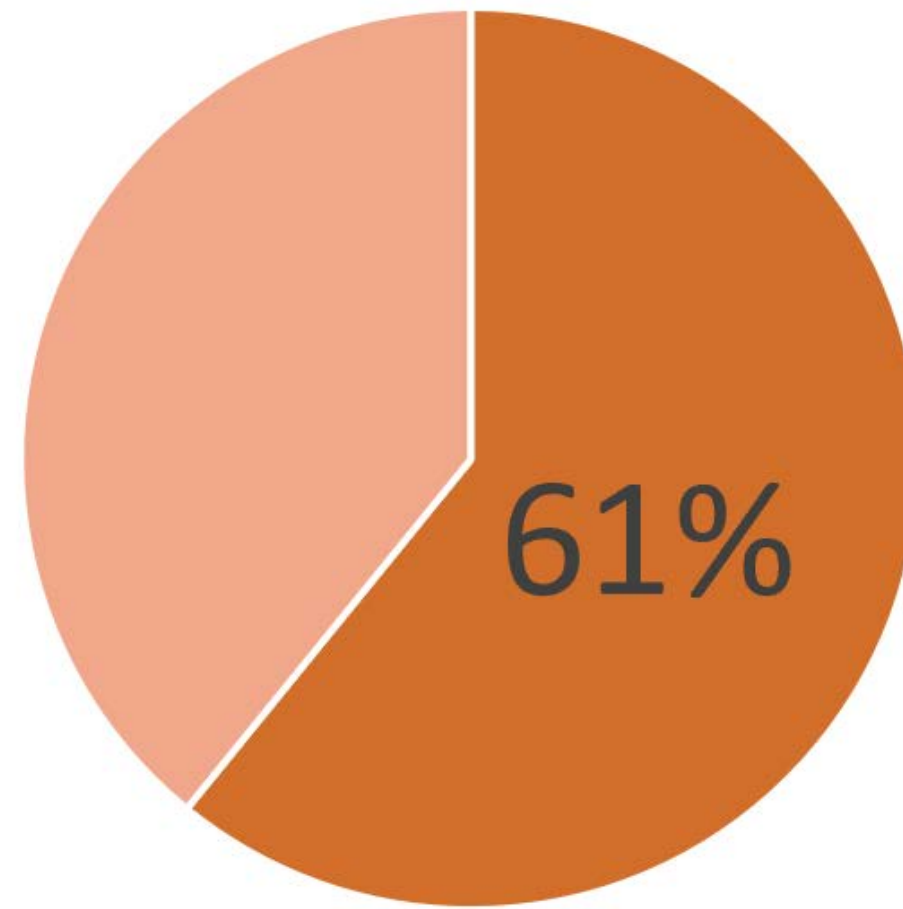


# BEHAVIOR CHANGES

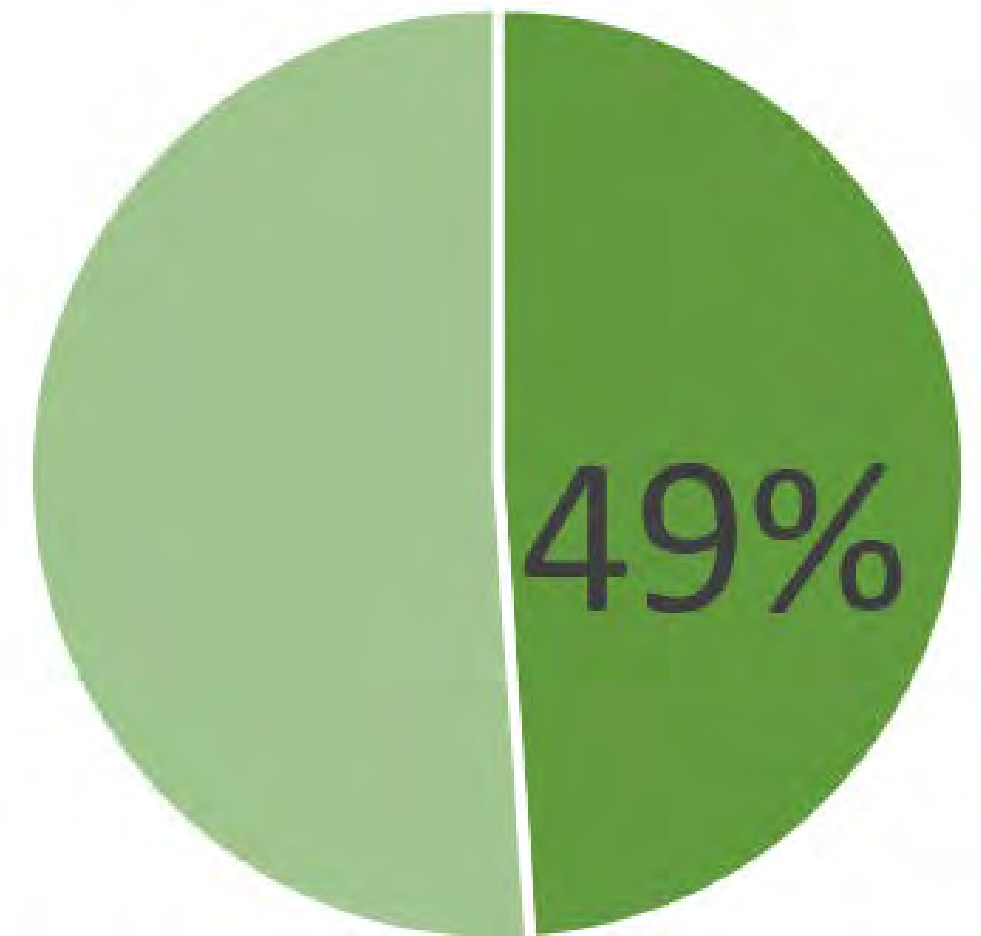
---



North A

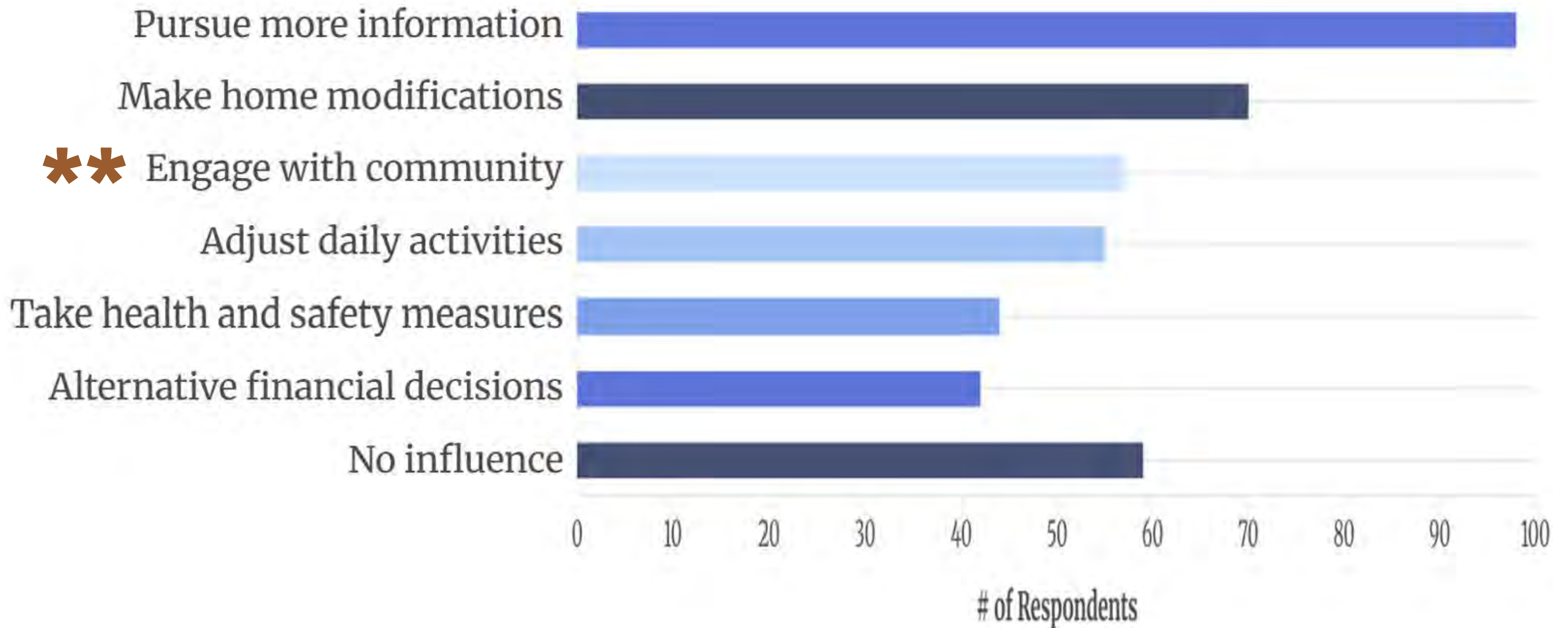


North B



South

# BEHAVIOR CHANGES







# ENVIRONMENTAL EXPERIENCES

---

## North A

Significantly more likely to see fluids coming from the NuHart site

## South

Significantly more likely to feel vibrations (source unknown)



# HEALTH OUTCOMES

78

Health Outcomes

**Most common (in all Zones)**

- **Seasonal allergies**
- **High Cholesterol**
- **Flu**
- **High Blood Pressure**





# HEALTH OUTCOMES

## South Zone

- Irregular Heartbeat
- High Cholesterol
- Skin cancer

## Why?

- Older average age
- Longer time living in  
Greenpoint



# AGE

- Examined across all Zones
- Did not affect behavioral changes
- Middle aged people      more likely to report
  - Poorer mental health
  - More eye issues
  - Higher asthma rates
  - Higher congenital heart disease rates





- Examined across all Zones
- Did not affect behavioral changes
- Those who lived in Greenpoint for more than 2                      -3 yrs more likely to report:
  - Sore throat
  - Chronic Obstructive Pulmonary Disease (COPD)
  - Endometrial Cancer
  - Psoriatic Arthritis
  - Skin Infections
  - Behavioral & Learning Disorders



DO YOU FEEL  
NUHART HAS  
IMPACTED  
YOUR  
HEALTH?

58%

Total  
Participants  
said YES



# SOIL SAMPLING

- Phthalate testing
- 48 top soil samples
- 24 sites across Greenpoint
- No phthalates above the instrument detection level



**SO, WHAT DOES THIS  
ALL MEAN?**





# FINDINGS & FUTURE WORK

## Findings

- People living closer to the NuHart site were more likely to change their behavior in consideration of the contamination
- These behavioral changes connects to how people perceive risk

## Future Work

- Ongoing community education and resources are critical for the health & well-being of the community
- More exposure sampling for assessment of air, water, plants



# FINDINGS & FUTURE WORK

## Finding

- Living closer to the site did not appear to be linked to more specific health issues in this exploratory study

## Future Work

- More research is needed that involves a larger sample size or medical records and further exposure assessment





# FINDINGS & FUTURE WORK

## Finding

- Age and time living in Greenpoint seem to have more of an impact on reported health issues than proximity alone

## Future Work

- Other long -term environmental exposures (from other Superfund sites or historical industrial sites) should be studied too

3



# FINDINGS & FUTURE WORK

## Finding

- Topsoil testing failed to detect any significantly measurable phthalates at the tested sites

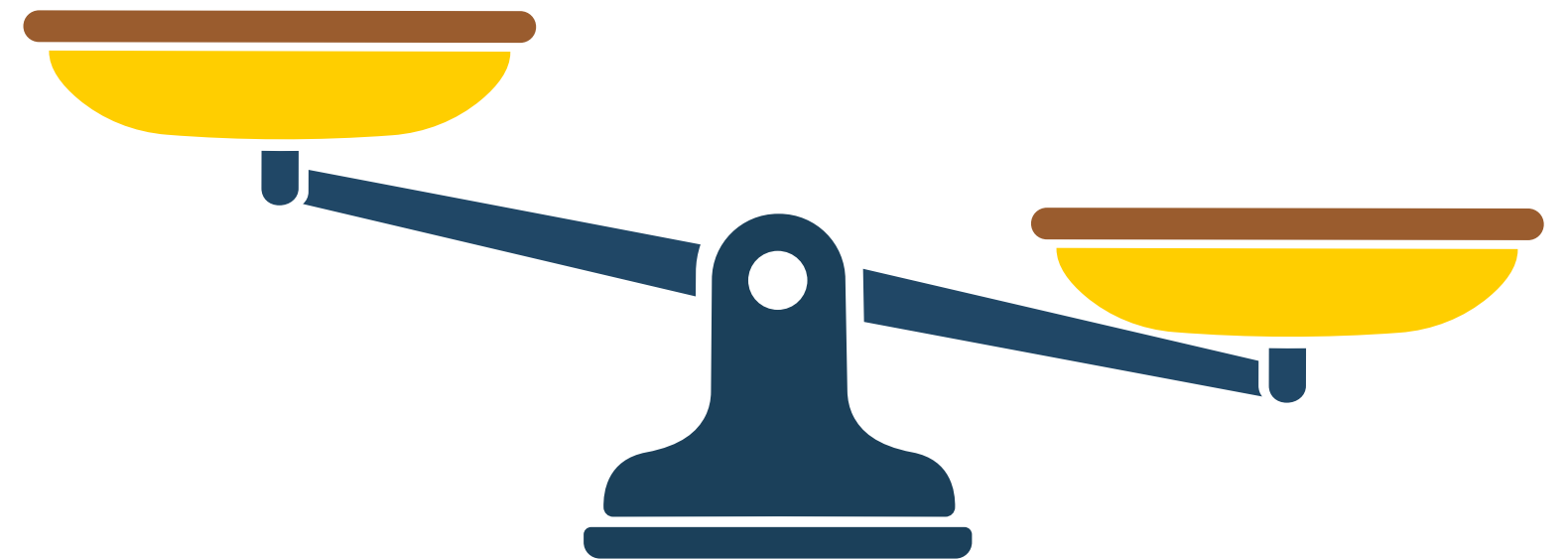
## Future Work

- More testing of deeper soil samples would be extremely valuable



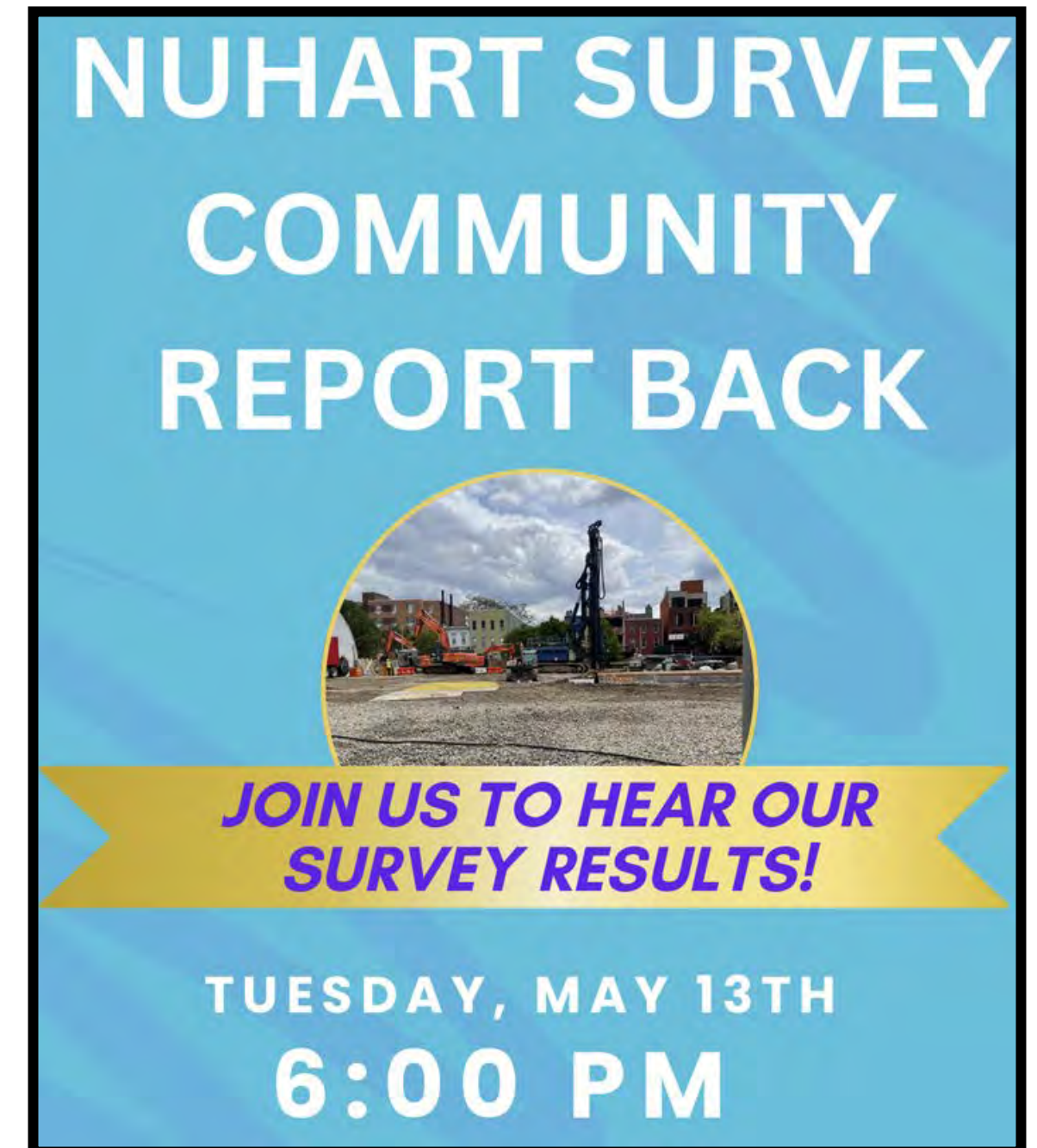
# LIMITATIONS

- Self -reported data
- Relatively small sample size
- One study among many
- Soil testing at surface level
- Patterns, not direct cause and effect



# WHAT YOU CAN DO...

- Stay informed
- Protect your indoor air
- Talk to your doctor about health concerns
- Continue engagement & involvement
- Support more research







# FINAL THOUGHTS

- Many people still feel the NuHart site is a health risk
- Continuous concern can affect mental health, sense of safety, and quality of life leading to physical ailments
- More clear, consistent communication from the authorities
- Further research is needed

THANK YOU,







UOVO

74 BOGART ST

COMMUNITY BOARD 1

BOARD HEARING  
MAY 13 **2025**

What We Do: Specialized logistics solutions for art, fashion, and collectibles.

Core Services: Transportation & shipping, packing & installation, digital inventory management, and storage solutions.

Clientele: Museums, artists, galleries, foundations & institutions, fashion houses, individuals, and more.

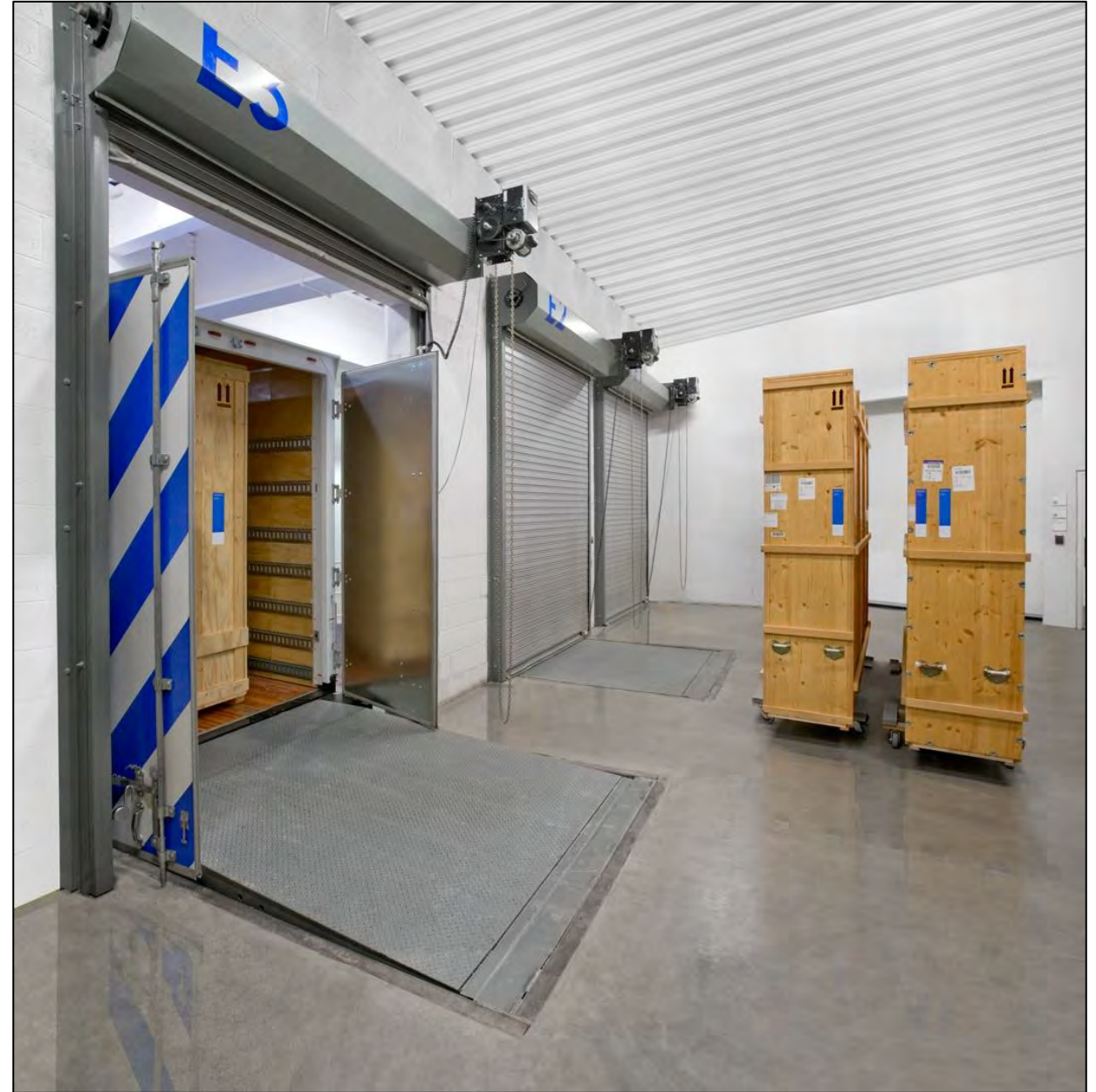
Resources: Team of 360 skilled professionals with a best-in-class training program. Fleet of 75 in-house vehicles

Facilities: 26 locations and 1,400,000 sq. ft. of climate-controlled storage across the U.S.

Headquarters: Long Island City, New York, with local employment of over 130 people.









### LONG ISLAND CITY – 4154 22nd St

UOVO LIC is its flagship facility, which opened in 2014 and serves as UOVO's headquarters.

The facility was the first purpose-built structure to store fine art and collections in New York City.

It is a 280,000 square foot facility containing 5 private viewing rooms, 4 fully enclosed loading docks, and 5 covered loading docks.

The location is home to 87 team members and 12 trucks operating within UOVO's state-of-the-art fleet.







BROOKLYN – 105 Evergreen Ave

UOVO Brooklyn opened in 2020 and is the company's second NYC location.

It is a 150,000 square foot facility with 25' ceiling heights across all 3 floors, 4 fully enclosed loading docks, and 4 private viewing galleries.

The facility has over 30 team members, including art handlers, drivers, and other technical experts.

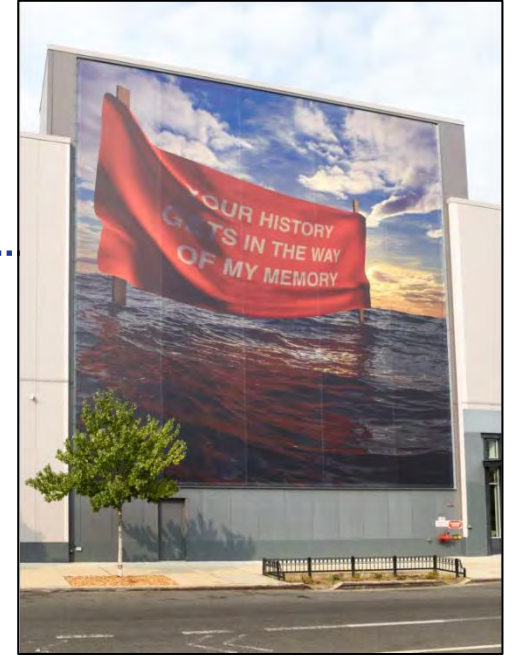
Headquarters for UOVO's fashion storage division.

Exhibits the work of emerging Brooklyn-based artists on its façade via The Brooklyn Museum and the annual UOVO Prize.



## THE UOVO PRIZE

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



## THE ARTS AT PS 274 IN BUSHWICK

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





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

**Brooklyn Museum**

BRONX MUSEUM



museum of arts and design

THE  
RUBIN

MUSEUM  
OF  
ART



**ADAA**  
THE ART SHOW



Transportation  
Security  
Administration



**NEW WAVE**

**amfAR**  
MAKING AIDS HISTORY

**DALLAS  
ART  
FAIR**



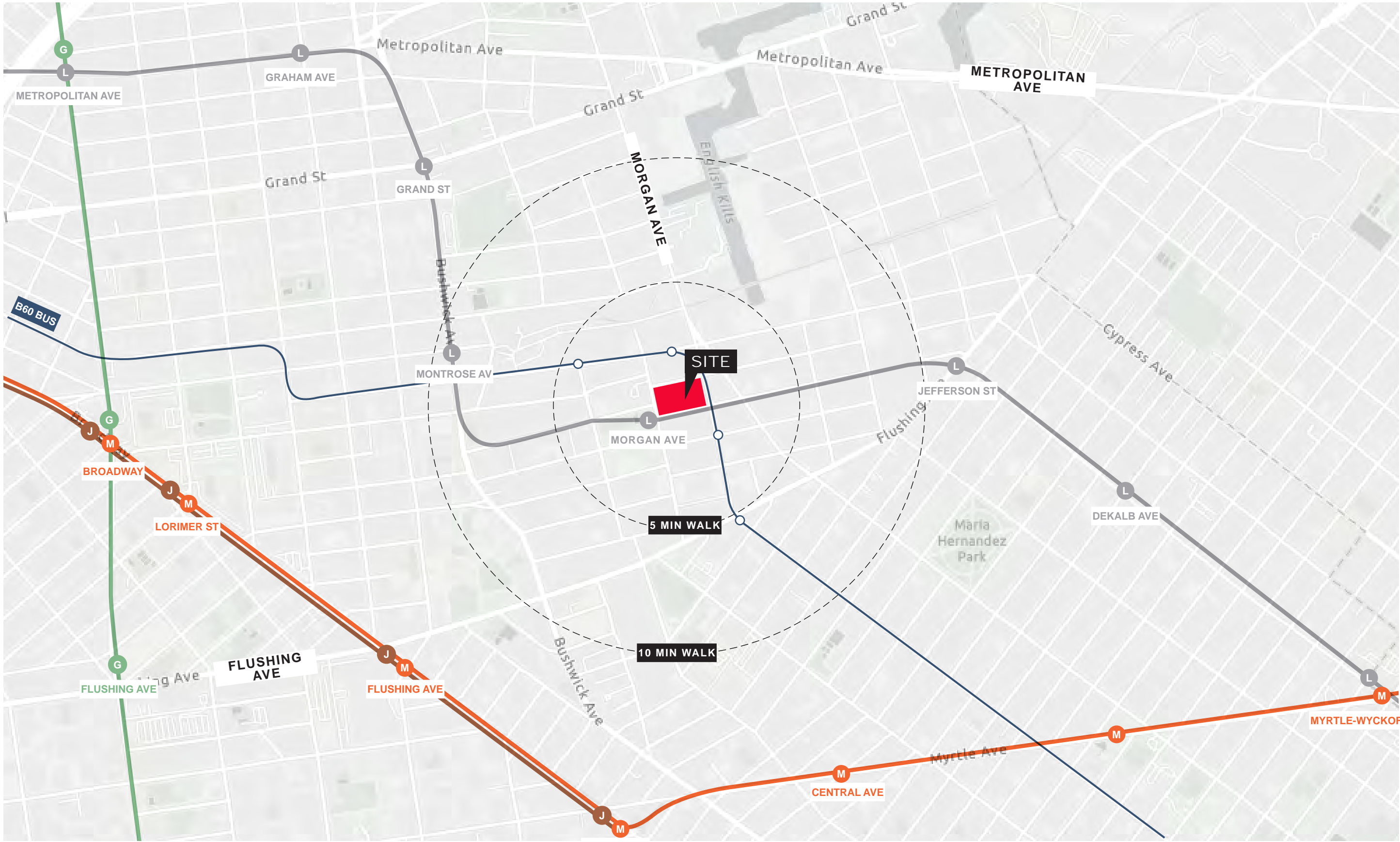
THE ARTS  
COUNCIL OF  
ROCKLAND



**Sculpture  
Center**



IMMEDIATELY ADJACENT TO SUBWAY AND BUS TRANSIT





# GROWTH DISTRICT

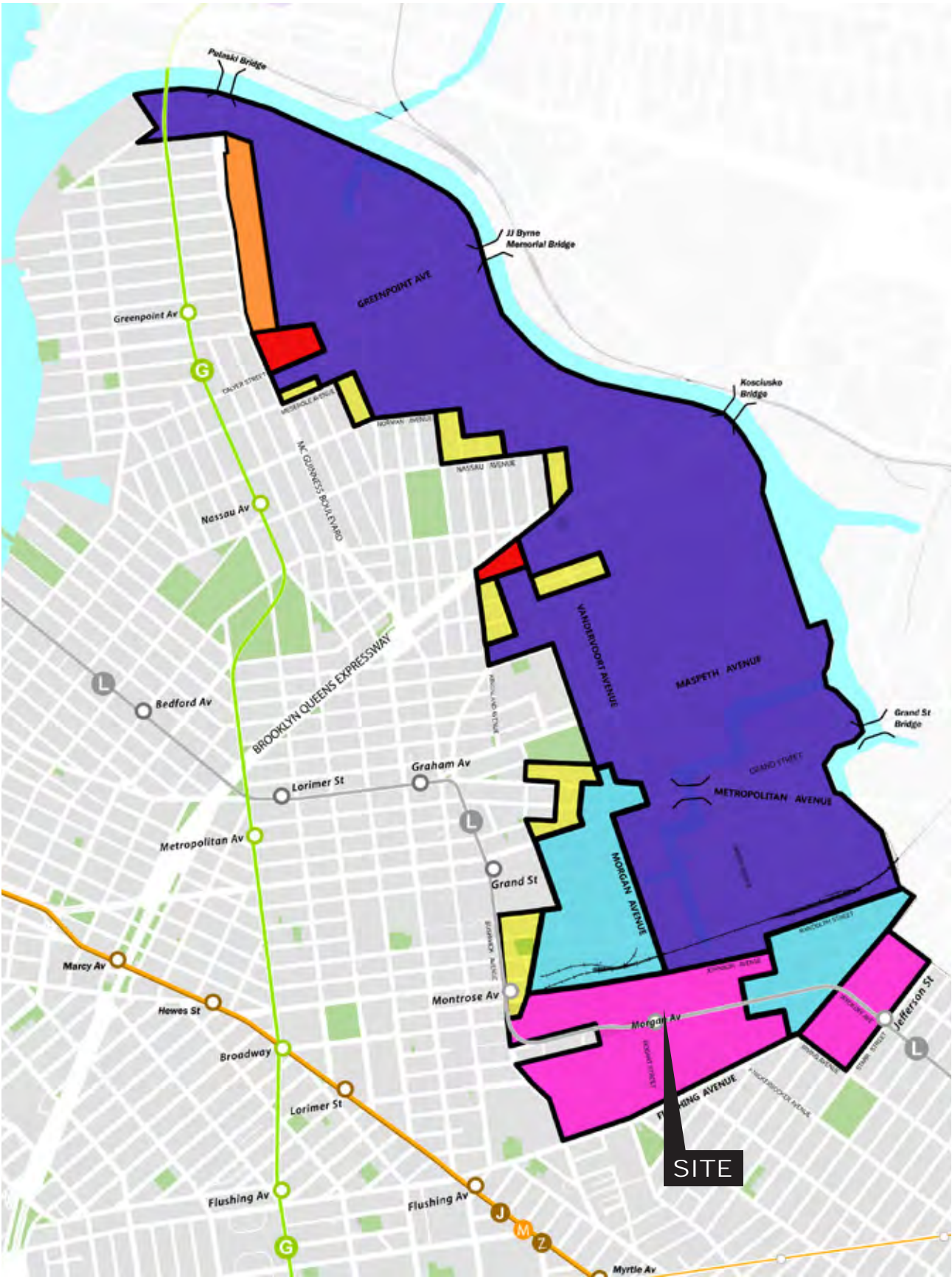
## AN ECLECTIC MIX OF INDUSTRY, INNOVATION, AND ARTS

The Growth District is the most transit-accessible subarea with the greatest concentration of multistory industrial loft buildings. It has a rapidly evolving mix of artist studios, restaurants, TAMI, other officebased businesses, artisanal manufacturing, and other industrial uses. While zoning does not allow for new residential development, the subarea contains limited residential uses in the form of both historic rowhouses and converted industrial loft buildings.

**Goal:** Grow an ecosystem of creative and techdriven jobs in office-based and industrial sectors near transit, balanced by reinforcement of the Core Industrial Area for essential industrial uses.

### Key Land Use Recommendations:

- Increase density for commercial and industrial uses.
- Create new loft-like building envelopes.
- Reduce parking requirements to reflect excellent transit access.
- Rightsize loading requirements to reflect business needs and facilitate development.
- Develop new M districts or land use tools that allow for densities between 2.0 and 5.0 FAR.



### Core Industrial Area:

A central hub for essential industrial businesses that create jobs and keep New York City running.

### Transition Area:

A mix of industrial and non-industrial uses serving as a buffer between subareas.

### Growth District:

A dynamic, transit-accessible district for creative and tech-driven jobs of the future.

### Mixed Edge:

A longstanding mix of residential and industrial uses with no predominant use. No zoning change recommended.

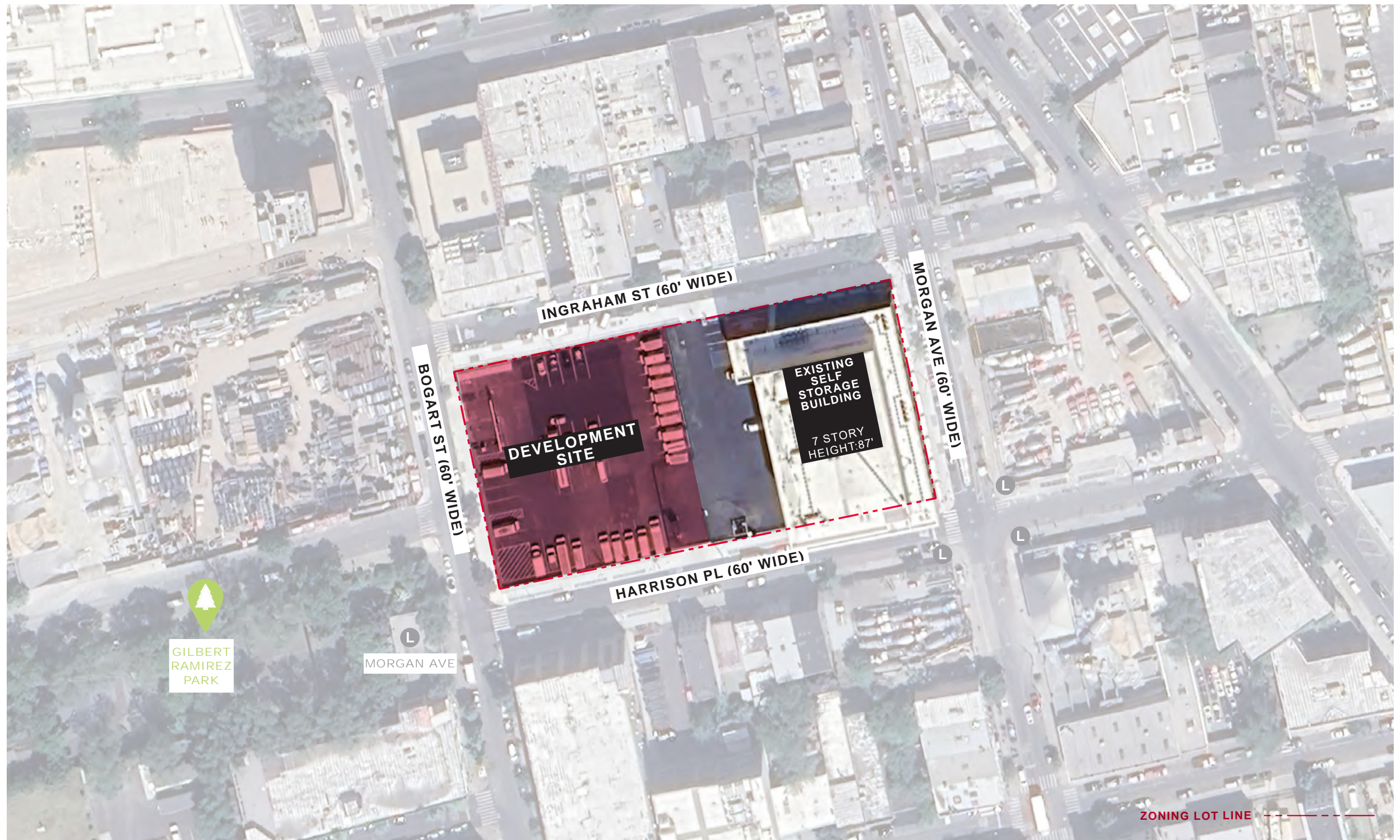
### Commercial Edge:

Selected active commercial properties adjacent to residential neighborhoods outside the Study Area. No zoning change recommended.

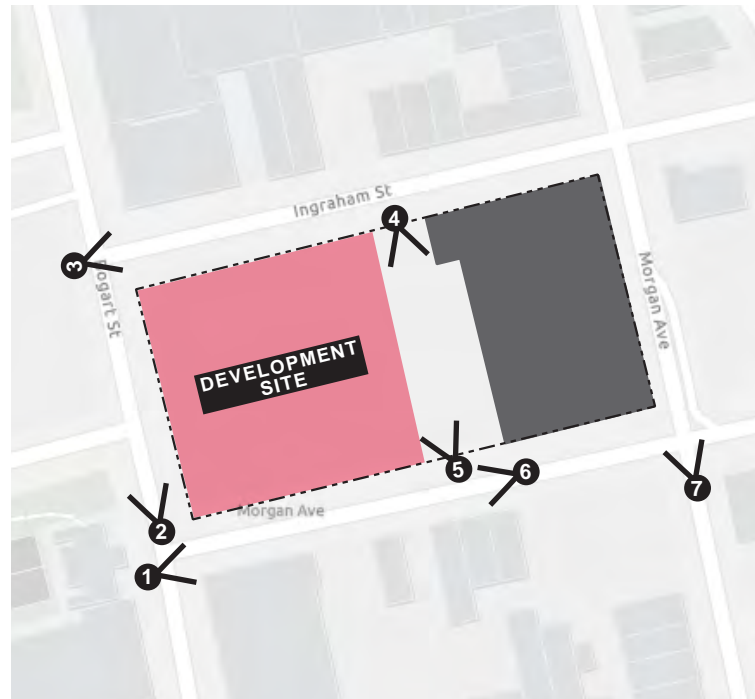
### Established Residential:

Peripheral, predominantly residential areas that are currently zoned for industrial uses but are similar in character to adjacent residential neighborhoods. New residential zoning is appropriate to match existing conditions in these small areas.

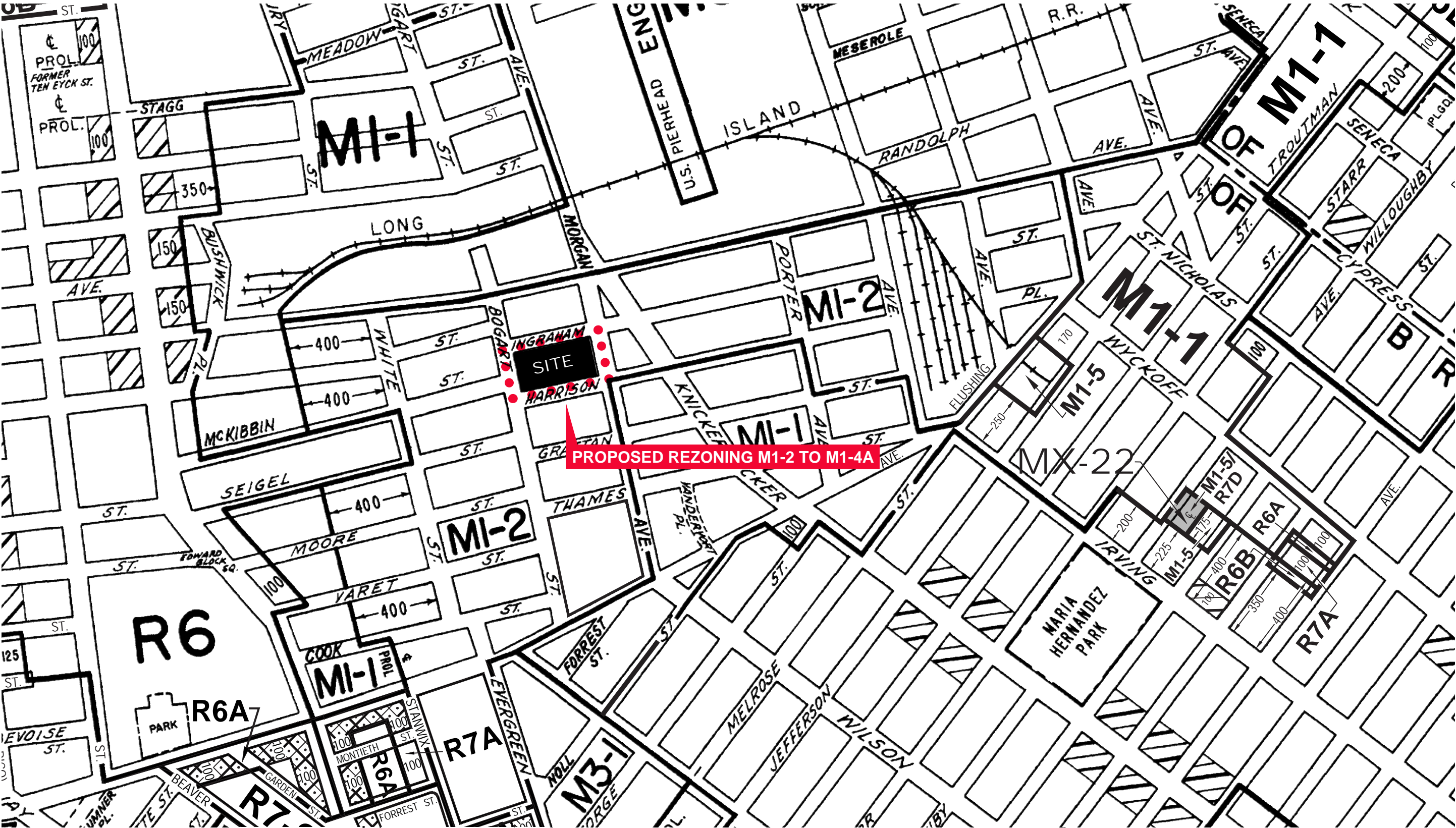












C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5  
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.





# PROJECT PROPOSAL



# EAST WILLIAMSBURG

INDUSTRY MEETS ART - UNIQUE CHARACTERISTICS ARE LAID ON INDUSTRIAL CONTEXT AND FORM A DISTINCTIVE NEIGHBORHOOD IDENTITY

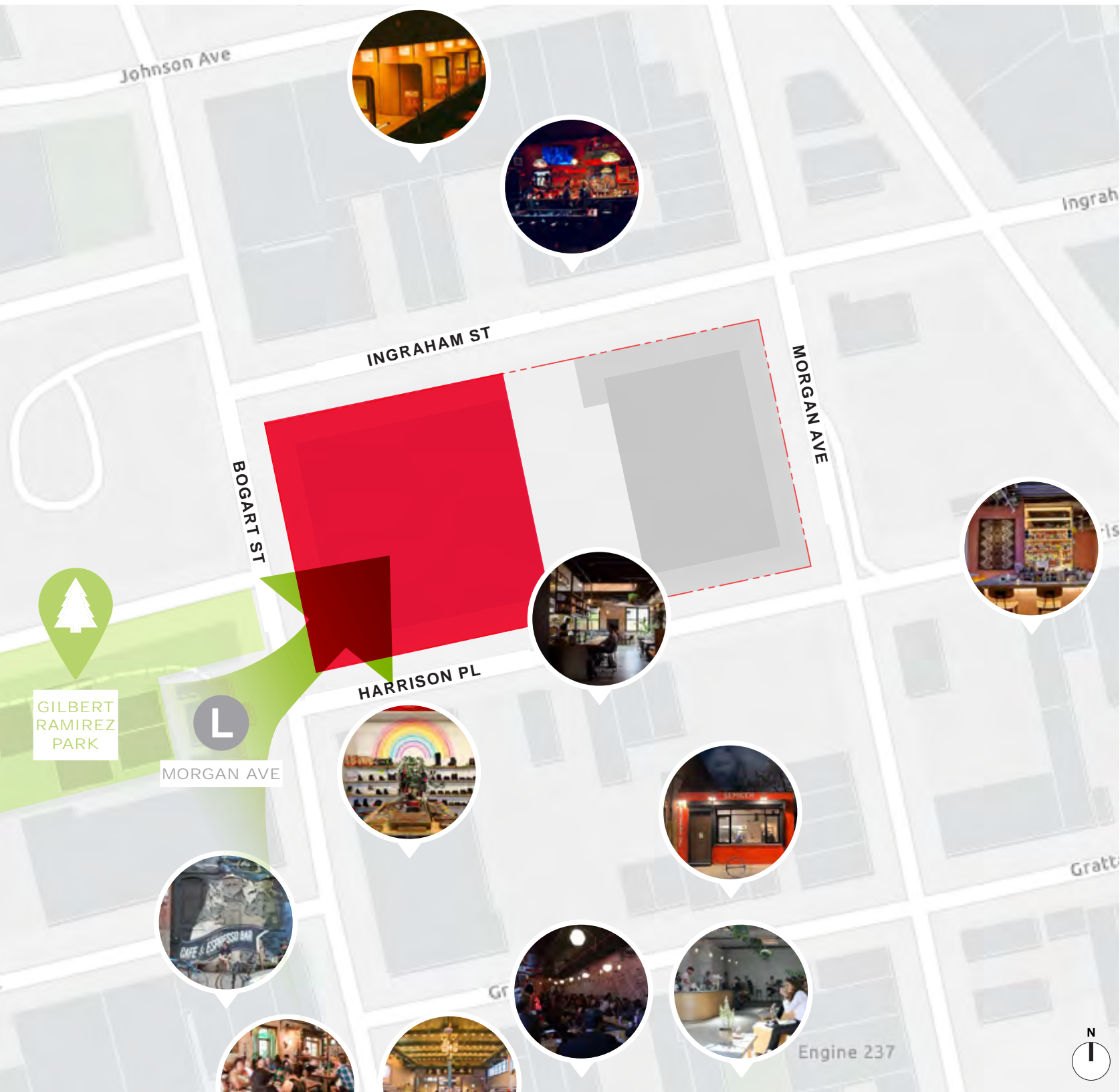




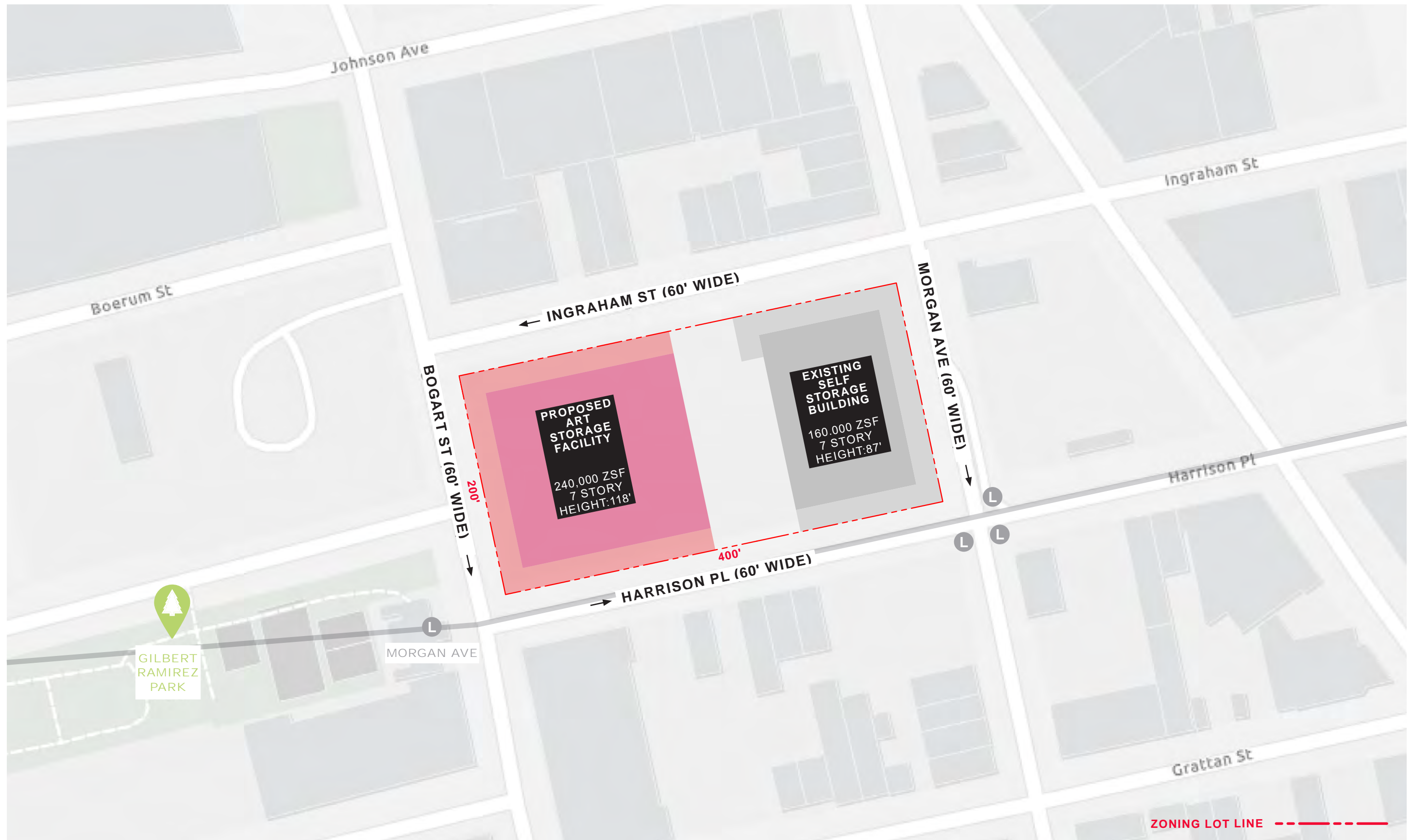
A CONTEMPORARY APPROACH TO ART STORAGE FACILITIES - BUILDING AS AN ART OBJECT



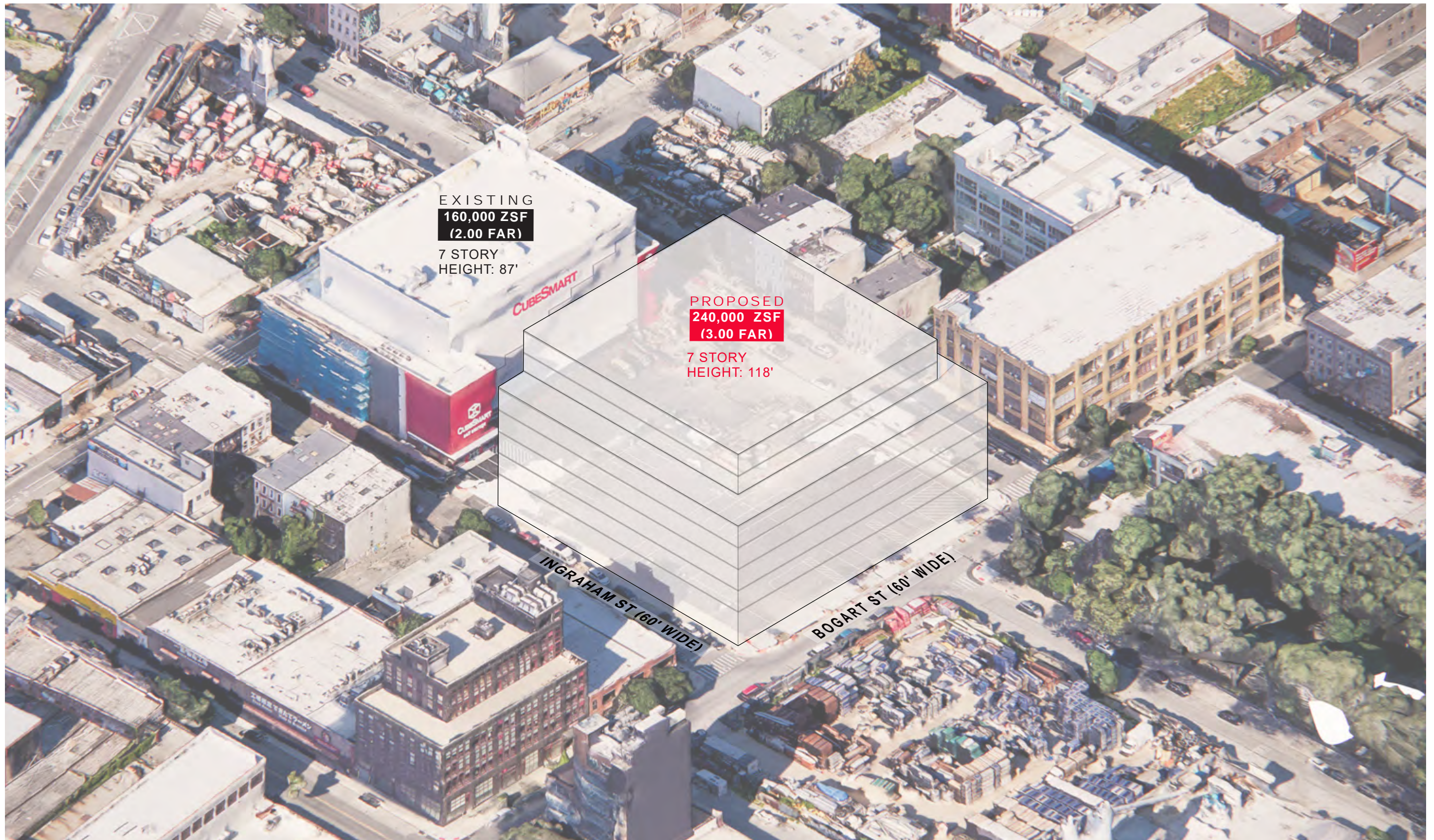
THE SITE MARKS THE ENTRY TO THIS NEIGHBORHOOD TOGETHER WITH THE PARK AND SUBWAY STATION







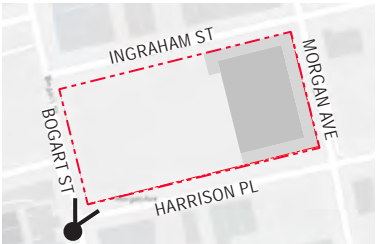








VIEW FROM THE INTERSECTION AT BOGART ST AND HARRISON PL LOOKING NORTHEAST



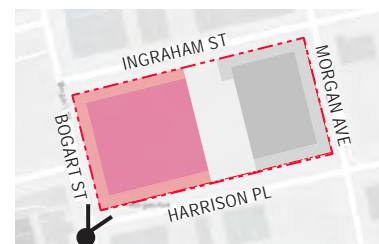




VIEW FROM THE INTERSECTION AT BOGART ST AND HARRISON PL LOOKING NORTHEAST

PROPOSED BUILDING DESIGN AND OTHER IMPROVEMENTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE  
 PROPOSED DESIGN

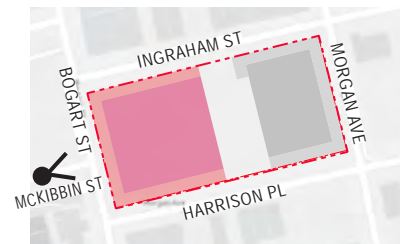
11.14. 2024







VIEW FROM MCKIBBIN ST LOOKING EAST



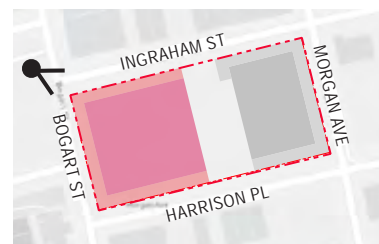




VIEW FROM THE INTERSECTION AT BOGART ST AND INGRAHAM ST LOOKING SOUTHEAST

PROPOSED BUILDING DESIGN AND OTHER IMPROVEMENTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE  
PROPOSED DESIGN

11.14. 2024

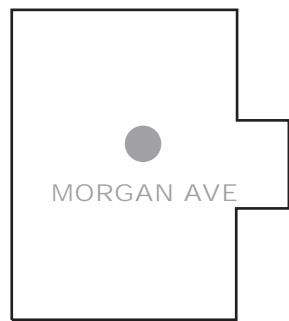




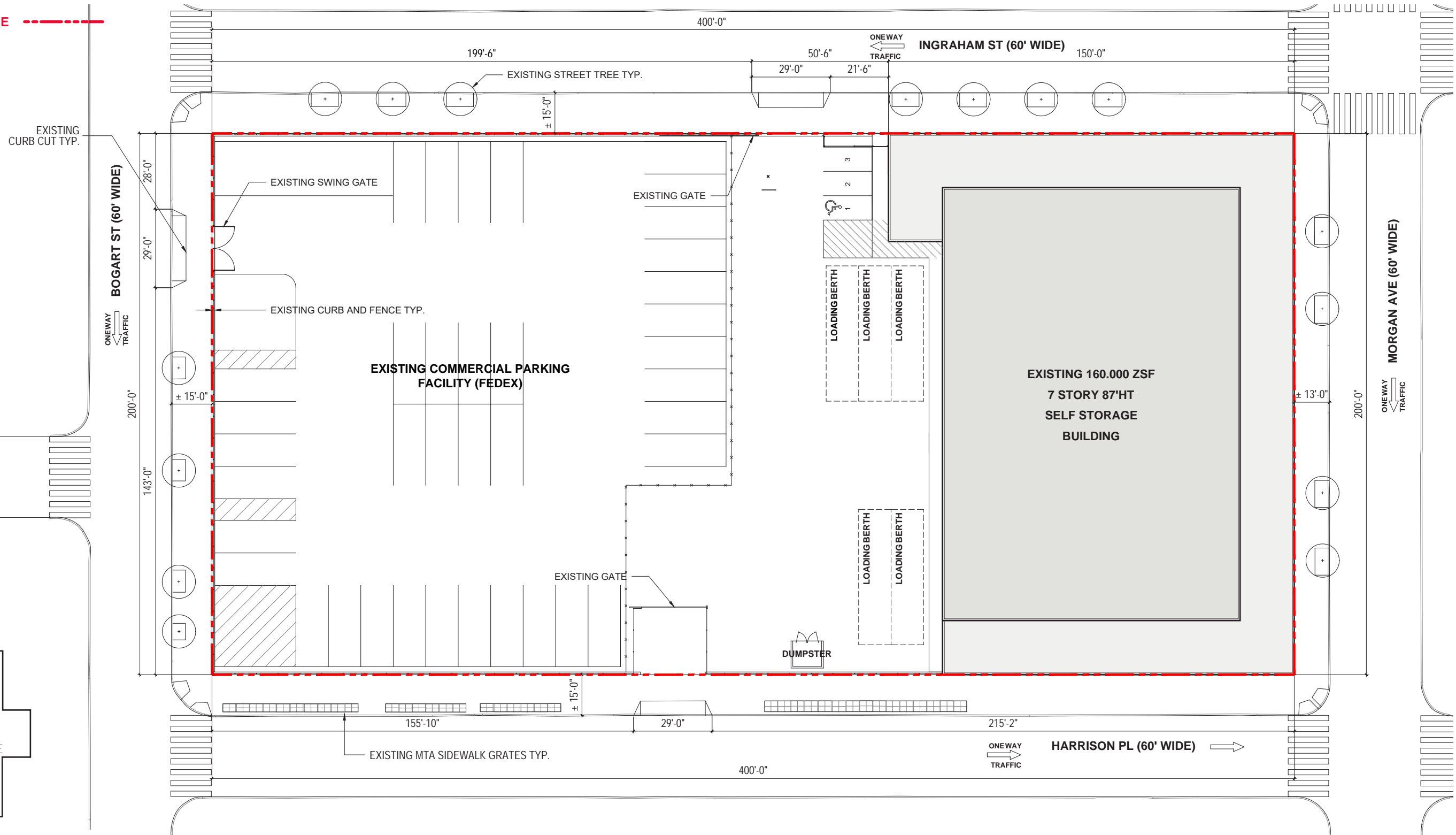
ZONING LOT LINE



GILBERT  
RAMIREZ  
PARK



MORGAN AVE



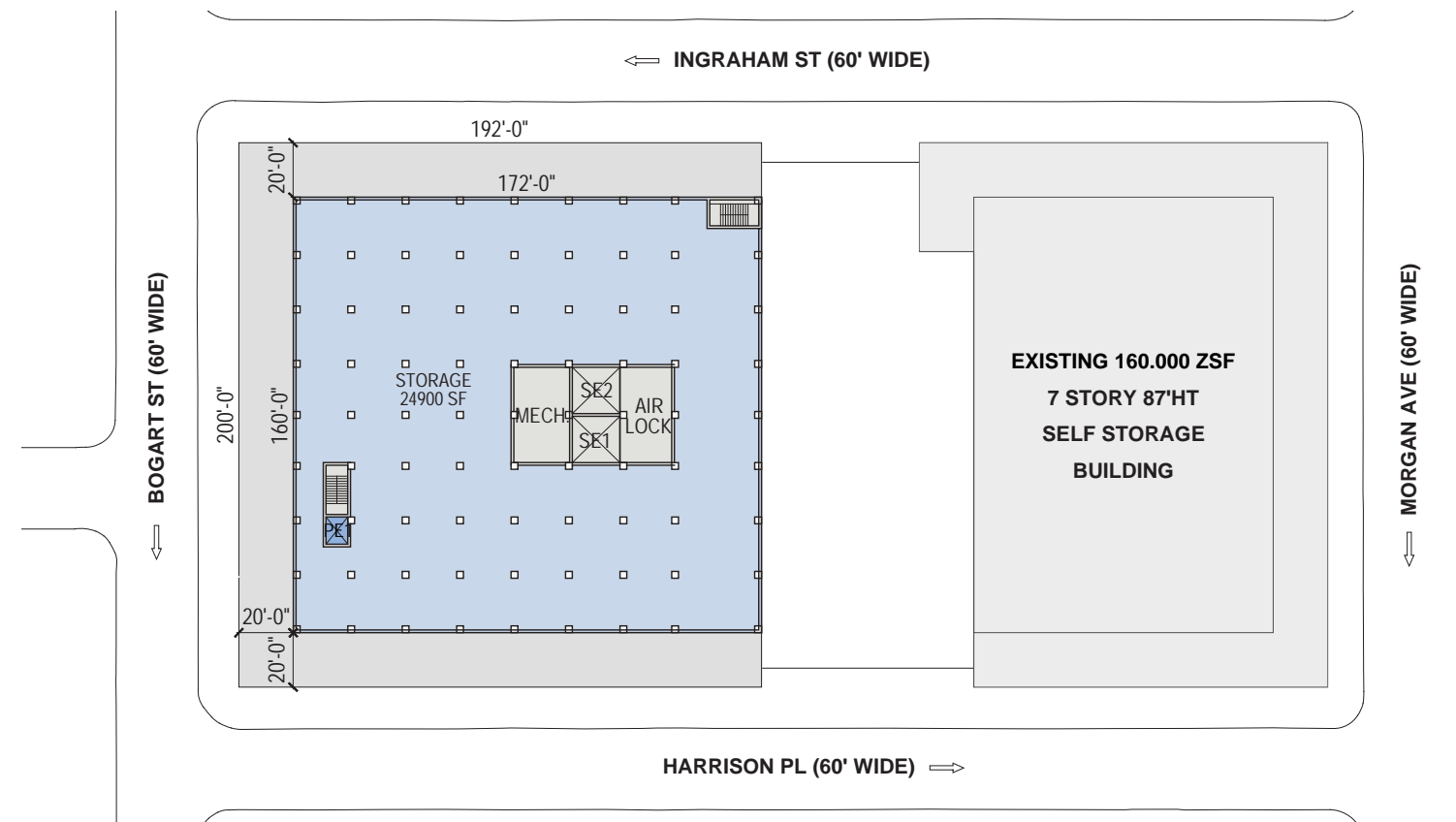
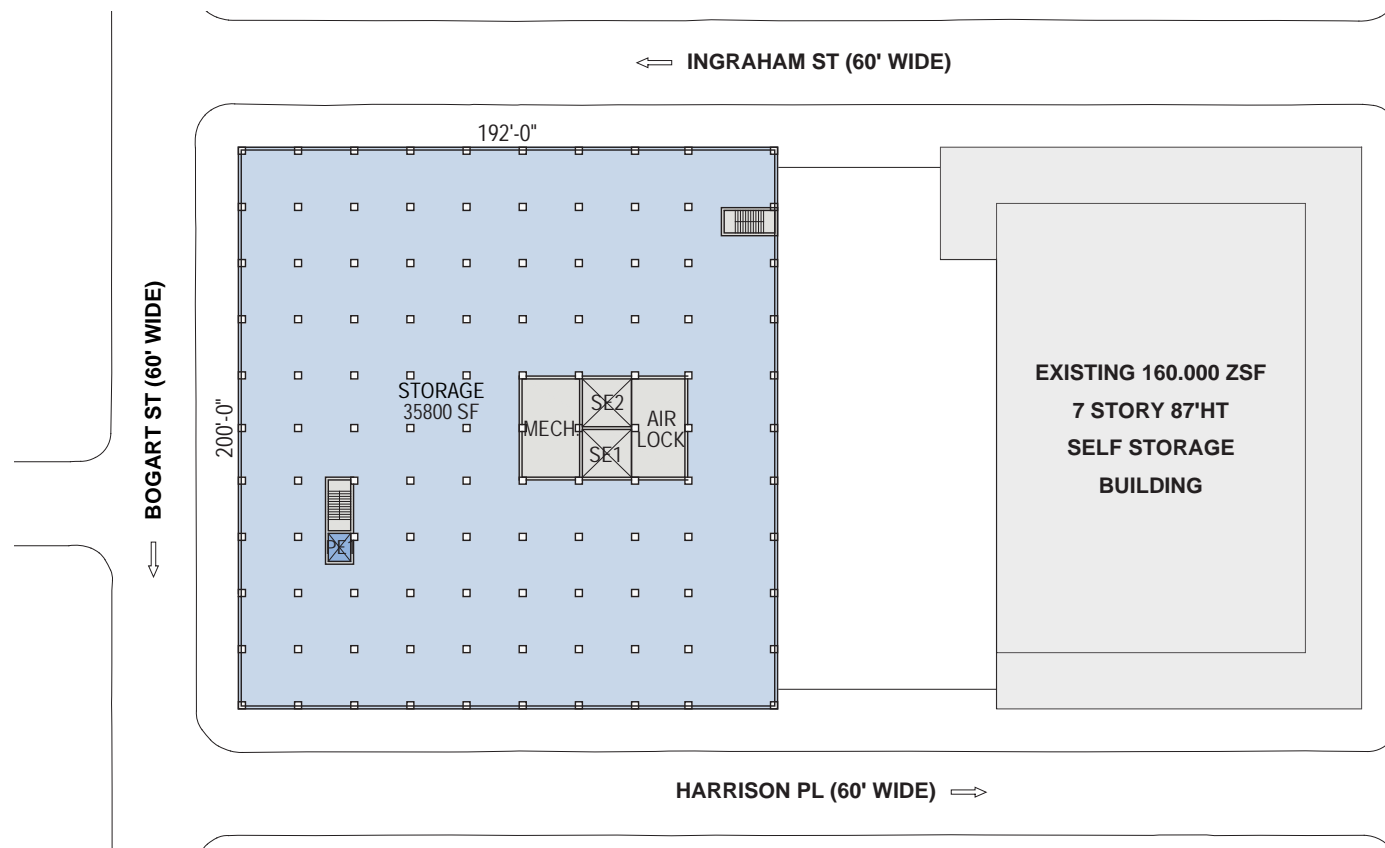
ILLUSTRATIVE DRAWINGS  
EXISTING SITE PLAN

PROPOSED BUILDING DESIGN AND OTHER IMPROVEMENTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE









ILLUSTRATIVE DRAWINGS  
2ND-5TH FLOOR PLAN

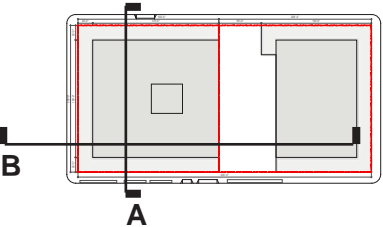
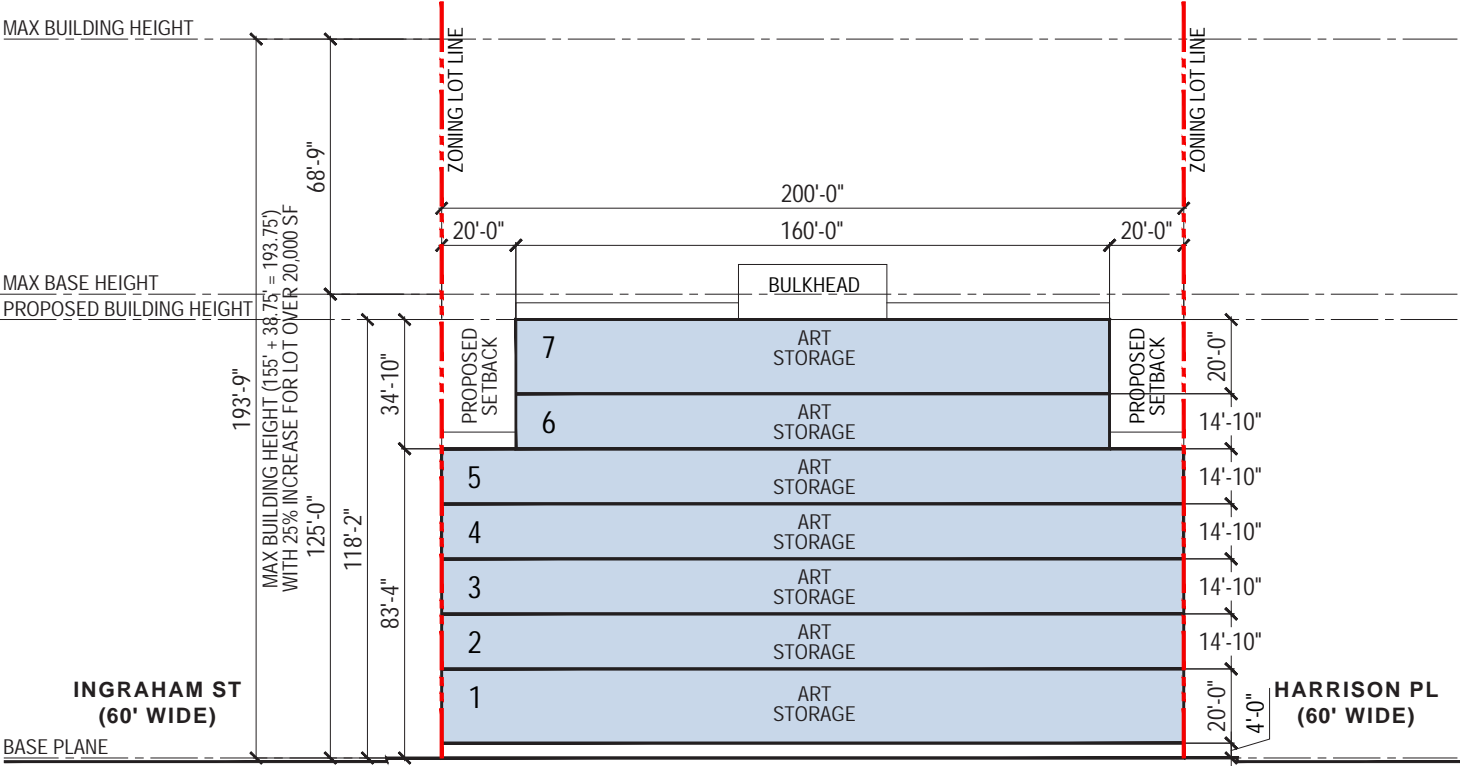
6TH-7TH FLOOR PLAN

PROPOSED BUILDING DESIGN AND OTHER IMPROVEMENTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE

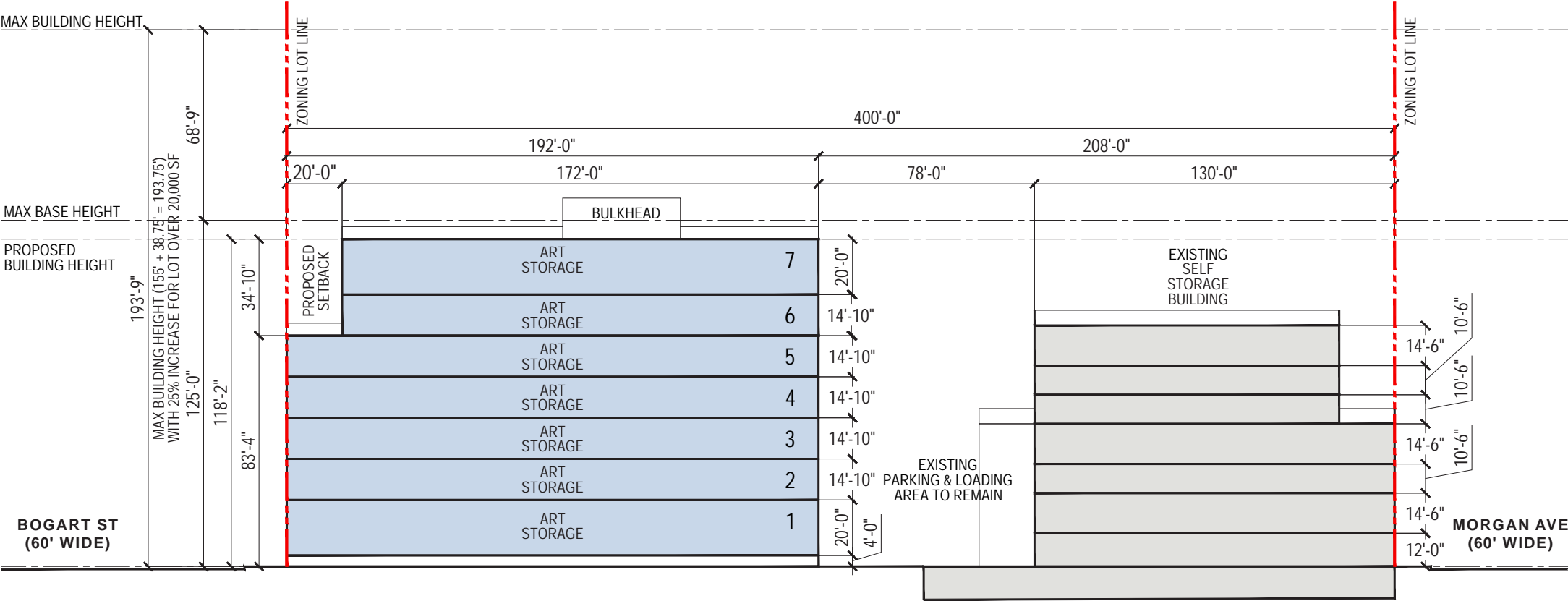




ILLUSTRATIVE DRAWINGS  
SITE SECTION A



SITE SECTION B



PROPOSED BUILDING DESIGN AND OTHER IMPROVEMENTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE







© 2024 All Rights Reserved. S9 Architecture and Engineering, DPC. This document and the ideas incorporated herein, as an instrument of professional service, is the property of S9 and is not be used, reproduced or transmitted, in whole or in part, in any form or by any means without the prior written authorization of S9.

**S9**ARCHITECTURE



**ULURP, CALENDAR OR REFERENCE #** C2500064ZMK

**APPLICANT:** 74 Bogart LLC

**LOCATION:** 74 Bogart Street, Brooklyn

**REQUEST:** Zoning Map Amendment from M1-2 zoning district to M1-4 zoning district

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

**Please complete this questionnaire and return to District Manager Johanna Pulgarin at**

**CB #1's Headquarters, 435 Graham Avenue, Brooklyn, New York 11211.**

**Feel Free to contact the Board's Office at (718) 389-0009**

**If you have any questions or require additional information**

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

### **1. For Ownership:**

a) Who are the owners? UOVO Holdings LLC an affiliate of UOVO Art, a logistics and storage company for art and other collectibles.

b) If a corporation, who are the principles? It is a limited liability company managed by Steven Novenstein, Nicholas Coslov, and Steven Guttman.

c) What kind of a corporation? See 1b.

### **2. For Developers:**

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

b) What is their experience with this type of development? UOVO has significant development expertise in this sector, having completed two projects in NYC, a 280,000 sf ground-up facility in Long island City and the retrofitting of a 150,000 sf facility in Bushwich, as well as two facilities in Rockland County NY and many others across the country.

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

### **3. Financing:**

d) What is the cost of the project? Approximately \$80-90MM.

e) How is it financed? Plan to obtain construction financing and equity.

f) Will there be tax abatements? Subsidies The project will qualify for ICAP and we are still researching other programs.

### **3. Land**

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

The Applicant is the owner of the land that is the subject of this rezoning application.

---

b) What is the condition, status and uses on the property and the zoning? Use groups? \_\_\_\_\_

Approximately half the site is occupied by a seven-story, approximate 72'-6" tall, 160,000 zsf building used for self-storage. The other half--where the new building would be constructed--is occupied by vehicle storage for a shipping company. Please refer to the project description attached hereto for additional detail.

c) Has there been an environmental assessment or scope of an impact statement prepared for the proposed action? An EAS under No. 25DCP029K was prepared and reviewed by the Department of City Planning (DCP),

and a negative declaration was issued by DCP on April 23, 2025, finding that the proposed action would not have any significant adverse impacts on the environment.

---

d) Will the land be purchased? What is the cost of the land? N/A

When was the property purchased? 2019 What was the cost? According to ACRIS records,  
the Applicant purchased the entire block for \$45 million.

---

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

---

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

---

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

---

### **5. Construction:**

a) What type of construction will be used (i.e. rehab/new) and methods (i.e. pre-form cast concrete, brick)? The facility will be built from the ground up using structural steel or reinforced concrete.

---

b) What is the time frame of the work (i.e. begin/end, etc.)? Approximately 18 months.

---

c) Who will be doing the work (i.e. firm, sweat equity, student interns)? An affiliated general contractor that constructed the other UOVO-built facilities, as well as, the adjacent self-storage building.

---

### **6. Project Information:**

a) Describe the project in terms of the proposed use(s) such as retail, office, commercial, loft, community facility, etc.)? Commercial/industrial art storage facility. Please refer to project description for more detail.

---



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

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

- d) Will there be financing for the units? What are the terms? N/A

- e) Who is the lender? N/A

## 7. Marketing:

- a) How will the project be marketed? Advertised? Section is inapplicable. Project to be owned and operated by UOVO for fine art storage use. Please refer to project description for more detail.

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

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

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

## 8. Project Characteristics:

- a) Will the project be consistent with the surrounding buildings (i.e. height, FAR/Floor Area Ratio, conforming)? Yes. Please refer to "Actions Necessary to Facilitate the Project" in the project description for a more detailed explanation.

- b) Will the project be handicap accessible? Explain specifics: Yes.

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

**9. Open Space/Parking Amenities:**

- a) Will there be open space provided with the project? What type (i.e. rear yard, park, and waterfront)?  
Will there be public access? No public open space will be located within this industrial/storage development. Public open space would be incompatible with the uses existing and within the proposed development.
- b) Will there be landscaping? Fencing? Street tree planting? Proposed street trees along site's street frontage will comply with Zoning Resolution regulations. The applicant is also exploring the use of landscaped buffers, screening and planting along each of the buildings three street frontages. Please refer to to illustrative project drawings and renderings included in application for more detail.
- c) Will parking be provided for (indoor, outdoor, on-street)? Will a waiver be requested? There are three existing parking spaces on the site that serve the existing self-storage facility. No new parking spaces would be provided with the new art storage facility.
- d) What amenities, if any, will be incorporated with the project? How were they developed and with who (i.e. tenants, residents, community group)? This is an industrial warehouse to be used for art storage, of which the contents within must be handled with extreme care, so public use or access of the builinding would be limited. However, the Applicant has other art storage facilities in Brooklyn and Queens, and long standing ties to the local community--including ties to the Evergreen Exchange and awarding the UOVO Prize on the Applicant's existing art storage facility in Bushwick. For more detail please see the project description.

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

N/A

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

No

**12. In addition to the BSA's Environmental Report for similar document). Please provide the following information:**

- a) List previous industrial uses and processes: Approximately half the site is currently occupied by a seven-story, approximately 72'-6"-tall, 160,000 zsf building used for self-storage. The other half--where the new building would be constructed--is occupied by the vehicle storage for a shipping company.
- b) List chemicals and quantities used in and stored for those processes:  
See Supplemental Screening attachent within EAS, and Phase I attached to the EAS as Appendix III, for information related to harzardous materials on the site.



c) List Hazardous Waste Disposal permits for prior operators: \_\_\_\_\_

See information related to environmental easement below.

---

---

---

---

---

d) List any proposed remediation: Future development on the site is subject to an environmental easement granted in favor of NYC DEC. The Project Site is recognized as a brownfield by the New York State Departmental of Environmental Conservation ("NYCDEC") and is part of NYCDEC's Brownfield Cleanup Program, which encourages cleanups of brownfield and promotes their redevelopment.

However, the Applicant has completed remediation, undergone coordination with NYCDEC to develop a Site Management Plan ("SMP") and has received documentation confirming completion of cleanup action at the Project Site. The site would also be subject to an (E)-designation (E-841) for hazardous materials and air quality. More information related to remedial action and compliance with the environmental easement (along with a copy of the easement) is within the EAS,

e) Please provide any ASTM Phase I & II information: \_\_\_\_\_

A Phase I ESA is attached to the EAS as Appendix III.

---


---

---

---

---

PREPARED BY: Fox Rothschild LLP \_\_\_\_\_ TITLE: . Land Use Counsel

SIGNATURE:  \_\_\_\_\_ DATE: 5/7/2025

CONTACT# (212 ) 878-7929 \_\_\_\_\_ FAX# ( ) \_\_\_\_\_

EMAIL: egoodman@foxrothschild.com

## Community Board #1

### Supplemental Land Use Application Information

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

#### A. Project size

Commercial: (sq ft)	<u>240,000 sf for fine art storage</u>
Manufacturing (sq ft)	<u>0</u>
Residential (sq ft)	<u>0</u>
Total (sq ft)	<u>240,000 sf</u>
Height (feet)	<u>118'</u>
Height (stories)	<u>7</u>

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

#### 8. Residential projects N/A

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

#### Market-rate units

Rental or condo?                     

Estimated cost/rent psf                     

(market rate units only)

#### Affordable units

Rental or condo?                     

Distribution of affordability by% of **AMI**

---



---



---



---



---



**C. Open space** N/A

	required	proposed
Total area	_____	_____
Publicly accessible	_____	_____

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

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

**D. Parking**

Parking - number of spots, number required by zoning

	required	proposed
# of spaces	<u>0</u>	<u>0</u>

**E. Environmental**

List all environmental issues identified, environmental designations (Little 'E', HAZMAT, brownfield, Super Fund, etc.) and all remediation required The site would be subject to an (E)-designation (E-841) for hazardous materials and air quality. The site is subject to an environmental easement granted in favor of NYC DEC related to previously completed remediation as part of the brownfield's cleanup program. See response to 12(d) above and the EAS for more detail.

**F. Additional information**

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



# 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

May 13, 2025

## COMMITTEE REPORT Education & Youth Committee

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

**FROM:** Ms. Sonia Iglesias, Committee Chair

**RE:** Education & Youth Committee Report from April 21, 2025

---

The Education & Youth met on Monday, April 21, 2025, at the CB1 District office, 435 Graham Avenue, Brooklyn, NY 11211 (Corner of Frost Street) at 5:00PM.

### ATTENDANCE

**Present:** Iglesias, Chair; Aguilar.

**Absent:** Carbone; D'Amato, (Co-Chair); Cabrera; Lebro; Lopez; Duran; Horowitz; Jeffery; McCoy.

**Presenter:** Superintendent David Cintron (Community School District 14)

---

The meeting was called to order at 5:05 PM.

### AGENDA

#### **1. DISCUSSION: POLICIES AND PROCEDURES OF ICE IN PUBLIC SCHOOLS**

Immigration issues and their potential impact on the community

- Invited guest: Superintendent David Cintron (NYC Department of Education, District 14).
- Mayor's Office, Mr. Hercules Reid, Citywide Youth Coordinator.

Superintendent Cintron, District 14 Middle school. Superintendent addressed our concerns about ICE in our Schools. He assured the committee that there have been no issues with ICE in our



District. in addition, the principals have received instruction on how to address any ICE encounters. The Agents must wait outside and wait for the principals to address them and check the subpoena or any legal documents. The principals must consult with Legal when dealing with non-local Law enforcement. The policy has not changed. School safety Agents have also received training and have been instructed to have the ICE Agents wait outside until the principals can address them.

Moreover, we discussed the emotional well-being of our youth, Superintendent Cintron assures us that the district is focused on our youth when it comes to providing them with an education and emotional support. Mr. Reid from the Mayor's office echoed Mr. Cintron and added there are resources via a website (please see answers attached).

District Manager Pulgarin asked Superintendent Cintron for a list of school principals so that the Community Board can begin building relationships with local schools.

Superintendent Cintron provided the list so that, moving forward, the schools can be invited to the Education and Youth Committee and begin participating in discussions.

**OLD BUSINESS:**

The issue with the CEC and open meeting. Mr. Cintron advised us that they held the first meeting in person.

**NEW BUSINESS:**

Ms. Michelle Delgado, a concerned parent, addressed the committee about INT559, a bill that would address the public health crisis of Obesity in our schools. She stated that 40 % of our students suffer from chronic illness due to obesity, economic disadvantage and race.

Mr. Reid and Mr. Cintron agreed that they would support the Bill and would love to continue the conversation.

The District Manager Pulgarin asked about the recent article that discussed how many schools are lacking librarians, particularly in New York City, where many public schools, especially in underserved communities, no longer have certified librarians on staff.

Superintendent Cintron spoke about expanding the library in schools and obtaining certified librarians.

Meeting Adjourned 6:30 PM

Respectfully Submitted

Sonia Iglesias  
Committee Chair  
Education & Youth Committee

---


**Fw: DF Letter to Chancellor Aviles-Ramos RE ICE detentions within Public Schools**

---

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

**Date** Tue 4/15/2025 11:35 AM

**Bcc**

 1 attachment (85 KB)

DF Letter to Chancellor Aviles-Ramos.pdf;

---

**From:** Serge St Leger Jr

**Sent:** Monday, April 14, 2025 4:13 PM

**To:** BK01 (CB)

**Cc:** Tamara Mair <; David Mantell >; Dong Kyu Han ; Katherine Jedrlnic ; Tammy Nin ; Krystal Ortiz <>; Elijah Nishiura

**Subject:** FW: DF Letter to Chancellor Aviles-Ramos RE ICE detentions within Public Schools

Good afternoon Chair Fuller,

We want to share some clarifying information with you from the initial response. Specifically, addressing training for families.

NYCPS has trained thousands of staff members on Supporting Immigrant Students and Families which includes our protocol for interacting with Non-Local Law Enforcement.

We offer families “Know Your Rights” trainings through our partnership with the Mayor's Office of Immigrant Affairs and Project Rousseau. We have offered these both in person and virtually and work with the office of language access to offer in multiple languages.

All of our family facing trainings can be found on our family facing site:

<https://www.schools.nyc.gov/school-life/know-your-rights/project-open-arms/>. Additionally, trainings are also shared via monthly Project Open Arms with District Leadership and, in turn, that information is shared with school staff. We also remind our superintendents about ongoing trainings during superintendent office hours as well as messaging via NYCPS’ internal Principals-weekly newsletter.

We hope this is helpful. Feel free to follow up with any additional questions.



Regards,  
Serge

Serge St. Leger, Jr.  
Senior Director of Policy Engagement  
Office of Policy & Advocacy  
New York City Public Schools

---

**From:** Serge St Leger Jr  
**Sent:** Friday, April 11, 2025 3:28 PM  
**To:** bk01  
**Subject:** FW: DF Letter to Chancellor Aviles-Ramos RE ICE detentions within Public Schools  
**Importance:** High

Good Afternoon Brooklyn Community Board 1,

In response to the attached letter, please find a link to Project Open Arms:  
<https://www.schools.nyc.gov/school-life/know-your-rights/project-open-arms>. A letter from the Chancellor is attached ([https://pwsblobprd.schools.nyc/prd-pws/docs/default-source/default-document-library/family-letters/letter-for-families-regarding-non-local-law-enforcement.pdf?sfvrsn=847622ba\\_2](https://pwsblobprd.schools.nyc/prd-pws/docs/default-source/default-document-library/family-letters/letter-for-families-regarding-non-local-law-enforcement.pdf?sfvrsn=847622ba_2)) to families regarding Non-Local Law Enforcement entering public schools.

- **Clarification about ICE going into schools** – see attached link to Project Open Arms. Letter for Families Regarding Non-Local Law Enforcement is available in the following languages:
  - English
  - Spanish
  - Chinese
  - Bengali
  - Russian
  - Urdu
  - Arabic
  - Haitian Creole
  - Korean
  - French
- **Are there any incidents reported** – There have no reported instances of non-local law enforcement entering public schools.
- **Are the Staff prepared? (Training)** – Teachers, principals, parent coordinators, school safety agents, guidance counselors, social workers, and more have been trained in *Supporting Immigrant Students and Families which includes our protocol for interacting with Non-Local Law Enforcement*.
- **Informational training workshop for Parents** – “Know Your Rights” training sessions for families in multiple languages. Families can call the Mayor’s Office of Immigration Affairs Legal Support Hotline at 1-800-354-0365
- **Distribution of informational Flyers** – information in several languages is available on the link provided
- **Is ACS involved protecting children who are left without their parents (link to ACS attached)** - <https://www.nyc.gov/site/acs/about/immigrant-services.page>
- **Are the School Safety Officers [Agents] trained to deal with an ICE encounter** – Yes. See second bullet above
- **Workshops for parent associations** – same “Know Your Rights” training is available to parent associates

Feel free to contact me with any follow up.

Regards,  
Serge

Serge St. Leger, Jr.  
Senior Director of Policy Engagement  
Office of Policy & Advocacy  
New York City Public Schools

---

**From:** BK01 (CB)  
**Sent:** Thursday, March 13, 2025 4:43 PM  
**To:** Chancellor Melissa Aviles-Ramos  
**Subject:** DF Letter to Chancellor Aviles-Ramos RE ICE detentions within Public Schools

You don't often get email from [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov). [Learn why this is important](#)

Dear Chancellor Melissa Aviles-Ramos:

Please see the attached letter.

Thank you.

Sincerely,  
Dealice Fuller, Chair  
Community Board 1, Brooklyn





# 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

May 13, 2025

## COMMITTEE REPORT

### PUBLIC SAFETY & HUMAN SERVICES COMMITTEE MEETING

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Mr. Lloyd Feng, Committee Chair  
Ms. Rosemary Espinal, Committee Co-Chair

RE: Public Safety & Human Services Committee Meeting from April 22, 2025

---

The Committee met on the evening of April 22, 2025, at 6:00 PM at Swinging sixties Senior Center, 211 Ainslie St. (Corner of Manhattan Ave), Brooklyn, NY. 11211

### ATTENDANCE:

**Present:** Feng (Chair); Espinal (Co-chair); Aguilar; Bamonte; Barros; Drinkwater; Kaminski; Leanza; Aprile\*; Rozmus\*

**Absent:** Argento; Bachorowski; Dybanowski; Indig; Lopez.

**Excused Absence:** Judelson\* (\*Non Board Member)

**Other CB1 Board Member present:** Goldstein.

(A quorum was achieved)

---

## **Recommendations for DSNY to consider**

- More frequent pickups of compost to prevent food waste from attracting vermin
- Better education for smaller and larger homeowners and enforcement to ensure compliance
- Seeking additional supply of DSNY educational stickers and labels for pails and kitchen containers for CB1 to provide to community members
- Additional bin maintenance by DSNY to ensure that bins are not damaged by rodents or mishandling by workers
- Increased accountability and follow-up regarding isolated complaints on DSNY routes
- More funding for composting program infrastructure
- More in-language educational outreach to CB1 residents (Spanish, Polish, Yiddish, Chinese) about composting, service requests and reporting, and other initiatives via physical fliers

## **Potential CB1 District Needs Requests for DSNY**

- More funding for more frequent pickups for composting (more than once a week)
- More funding for provision of bins to residents and bin maintenance
- More funding to enable increased enforcement issuing tickets for vehicle operators preventing DSNY street sweepers from accessing certain parts of the street
- Funding to institute a community/neighborhood compost drop-off program on a day of the week between compost pickup dates

## **Agenda:**

- **Teresa Cunningham**, Executive Officer, Community Affairs at DSNY was invited to attend the PS&HS Committee meeting to present on DSNY's latest initiatives, including citywide composting, hear questions from committee members, and receive feedback and suggestions on areas of concern.

## **Composting Program Updates**

### **Mandatory Composting Program**

- Ms. Cunningham confirmed composting is now mandatory citywide. However, DSNY's current focus is on education rather than fines, particularly for homeowners. Enforcement efforts will continue, specifically with regard to buildings with 30+ units. Buildings not attempting to comply with the composting rules will receive tickets.



- The compost process creates nutrient-dense soil for parks and gardens. The compost collected and treated by DSNY are available in giveback opportunities for gardening purposes.

### **Acceptable Materials**

- Food scraps and waste, expired food, etc.
- Organic material like leaves, sticks, branches, etc.
- Tea bags, paper napkins, uncoated paper plates, etc.

### **Compost Bin Requirements**

- Brown bins are available for purchase via <https://www.bins.nyc/>.
- DSNY-issued bins are not yet required until June 2026. Any bin is acceptable so long as it is 55 gallons or less and labeled for composting.
- Clear plastic bags for holding the compost in the bins are recommended for sanitary purposes.
- Compost is picked up the same day as recycling.

## **Committee Questions & Concerns**

### **Composting Implementation Challenges**

- Ms. Aprile expressed concerns about composting protein items, suggesting that DSNY update its rules to exclude meat, fish, and protein-rich items from eligible composting in order to reduce pest attraction. She also asked for more frequent collections throughout the week that would help reduce homeowners' accumulation of such composting material.
  - Ms. Cunningham responded that the original intent of the simplified composting rules is to make it as easy as possible for residents to engage in composting and buy into the practice. Perhaps at a future stage, DSNY could explore tweaks to the composting, but as of now, the composting rules will remain as they are.
- Ms. Barros asked if food scraps need to be separated from leaves, branches, and sticks in order to be composted.
  - Ms. Cunningham clarified and reiterated that all such organic materials and food items could be composted by DSNY.
- Committee Co-chair Espinal appreciated the composting initiative despite difficulties residents are experiencing at the moment and asked about how more frequent pickups could happen.
  - Ms. Cunningham shared that compost collection frequency is determined by weight; increases in frequency are thus possible based on observed volume collected by DSNY over time.

- Ms. Bamonte expressed concerns about elderly property owners including her parents (80+ years old) struggling with compliance, esp. with regard to tenants' non-compliance with composting. Multiple committee members agreed that for composting enforcement to solely hold property owners responsible for their tenants' own non-compliance would be unfair. There is also the possibility that property owners may need to factor in the cost of receiving fines for tenants' own non-compliance with the composting rules, thereby potentially leading to increases in rent and further deterioration of the tenant-landlord relationship.
  - Ms. Bamonte also raised issues with bins being misplaced and odors emitted from bins with composted material accumulated. She has noticed increased rat activity on her block of late.
- Committee Chair Feng asked about the composting stations that were set up in some areas throughout the city whereby residents could drop off their compost during the week. He shared that it would be good for DSNY to provide such a program or initiative potentially on another day of the week or mid-week for residents to drop off their excess compost and help offset the burden of more DSNY pickups.
  - Ms. Cunningham responded that that program was handled by a private entity that had received some NYC funding unrelated to DSNY. That program has since ended.
- Ms. Aguilar sought clarification about the use of plastic bags within the compost bins.
  - Ms. Cunningham confirmed plastic bags are acceptable and explained that the DSNY facility that receives the composted material can separate such bags from the compost.
- Mr. Rozmus asked why restaurants appear to be exempt from composting.
  - Ms. Cunningham clarified that restaurants are not exempt, but generally use private operators (more info [here](#)); DSNY generally handles composting from residential buildings.
- Ms. Aguilar, Ms. Aprile, and other committee members also expressed concern over the existing once-a-week compost pickup schedule for putting pressure on individuals and families to dedicate additional space if their compost bin is full for storing compost throughout the week. Many people do not have additional freezer space to store compost.
- Committee Chair Feng re-emphasized the consensus among committee members over what it would : 1) the need for DSNY to provide more education and outreach on how they can easily comply with the new composting requirements to homeowners *and tenants*, and 2) the need for more regular compost pickups rather than once a week.

### **DSNY Operations & Enforcement**

- The committee also discussed concerns about some DSNY workers not being careful with handling bins and trash, leaving the bins damaged and garbage (including dog poop bags) strewn on sidewalks near people's property, which has led to fines being imposed



inappropriately. Committee members emphasized the need for increased monitoring by DSNY supervisors in ensuring that DSNY employees are operating up to standard on various routes in Williamsburg and Greenpoint. The committee also discussed barriers to residents raising concerns with DSNY staff conduct, including the detailed, time-consuming process a person needs to devote to fight improper fines, and also, fears of retaliation when reporting dissatisfaction with DSNY staff handling of trash bins.

- Ms. Cunningham responded that DSNY employees adhere to high professional standards and that resident concerns are invaluable to ensuring that DSNY is doing its best work. In the event that members of the public would like to report any issues with DSNY's handling of trash or bins, they can contact the Customer Service Unit at 212-291-1220. She encouraged individuals with complaints to also report via 311 because it will demonstrate that the complainants followed up in the available channels for public feedback.
- Ms. Cunningham explained that property owners are responsible for keeping their portion of the sidewalk and 18 inches into street clean of trash.
- Committee Co-chair Espinal reminded the committee that every truck has a code that can be identified and traced back to the specific DSNY team operating the truck for further follow-up from supervisors. She also recommended taking photographs and videos, and encouraged reporting issues to 311 for documentation, offering that she has filed successful DSNY-related complaints.
- Committee Chair Feng asked what role DSNY now has in vendor enforcement. The CB1 District Office has received complaints related to streetside vendors in certain areas.
  - Ms. Cunningham indicated that DSNY engages in vendor enforcement, but in the event that any wares or property needs to be confiscated or removed, the NYPD must be involved.

### **Street Cleaning**

- Multiple members identified problem areas
  - Green Street between Manhattan Ave and McGuinness Boulevard
  - Boerum Street between Bushwick Ave and White Street
  - Penn Street between Bedford Ave and Broadway
  - South 5th Street between Keap and Rodney Streets
- Committee Co-chair Espinal asked about what recourse is available in the event that DSNY's street sweepers are blocked by other vehicles. She indicated that she has observed that some sweepers are no longer honking until the vehicles move.
  - Ms. Cunningham explained that DSNY supervisors are responsible for ticketing and engage in daily monitoring, but they can't follow every route at the same time given the limited number of supervisors serving specific coverage areas and capacity issues. Once a problem area has been identified, the supervisor will follow the sweeper and issue tickets.

- Ms. Cunningham noted that there is ongoing legislation proposing enforcement cameras on such sweepers. She will follow up with the specific bill information for CB1 to examine.
- Ms. Barros followed up by asking who issues tickets to cars.
  - Ms. Cunningham clarified that DSNY issues tickets to drivers whose vehicles are obstructing its sweepers' ability to clean streets.

### **Containerization and Garbage Issues**

- Ms. Cunningham shared that DSNY is testing street containers for larger buildings and assessing their feasibility for collecting garbage. Containerization is focused on larger buildings that are generally 30 units or more in size. Such buildings that are just leaving garbage bags outside in the street can be reported to 311 and DSNY can then investigate and issue fines.
- Committee members provided multiple locations of areas where there are either property owners of large properties that may not be following the containerization rules and other sites of illegal dumping activity:
  - Containerization non-compliance on Union Avenue between Wither Street and Frost Street
  - Illegal dumping and lots of garbage on Greenpoint Avenue between Manhattan Avenue and Franklin Avenue, the site of the former Polonaise Terrace
  - Garbage on sidewalks on White Street and Moore Street

### **Additional Issues**

- Mr. Goldstein shared that newspaper waste on Lee Avenue and Bedford Avenue is particularly severe. He shared photos of the problem with committee members and Ms. Cunningham.
  - Ms. Cunningham responded that while responsibility for newsstands and newspaper boxes generally fall within DOT's authority, when such waste ends up on the street as Mr. Goldstein described and as indicated in his photographs, DSNY has responsibility for addressing the waste. She indicated she would follow up on this matter.

### **Positive Feedback and Appreciation for DSNY**

Multiple committee members and Mr. Goldstein praised the work of DSNY and their staff overall, including specific shoutouts for the DSNY staff who serve many of the committee members' blocks for a job well done. Ms. Aprile specifically praised Supervisor Moyette (?). Mr. Goldstein appreciated the dedicated efforts of department staff to keep South



Williamsburg areas clean during Passover. Ms. Aguilar also shared that DSNY staff members she encounters generally respond to her questions with helpful answers.

## **District Needs Request Discussion**

- DSNY-related
  - More funding for more frequent pickups for composting
  - More funding for bins, maintenance
  - More enforcement issuing tickets (inspectors and supervisors writing tickets)
- Ms. Drinkwater who serves on the Breaking Ground Community Advisory Board (CAB) attended a recent meeting during which the CAB discussed the possibility of Breaking Ground seeking funding for another vehicle in order to monitor the surrounding area.
- Outreach and engaging residents
  - Ms. Aguilar asked how residents know about CB1 and how they can uplift their concerns.
    - Committee Chair Feng shared that other committee members have raised this issue before and that independently of this committee, he has proposed an updated flier for the Full Board to vote on at the May 13 Full Board Meeting as a starting point for addressing the need for CB1 to engage in new efforts of community outreach.
    - Ms. Bamonte shared that amid enormous changes in Williamsburg and Greenpoint the surge in population to the increase in development, it has become harder to maintain a tight-knit sense of community among neighbors and local residents. Such changes pose challenges for outreach.
  - Ms. Leanza mentioned the park associations, block associations, and other neighborhood grassroots community organizations that used to be very prominent fixtures of community life could still be places for CB1 to engage more.
  - Ms. Aguilar shared that despite having lived here since 1981, neither she nor any of her neighbors knew about CB1, which speaks to the potential for CB1 to engage with many community members. East Williamsburg areas appear to be quite disconnected in terms of knowledge of CB1 and how it can be a resource for the residents there.
    - Ms. Aguilar notably shared that “people don’t know what they can ask for, and people don’t know what they can ask for.”
  - Ms. Aprile suggested that at some point CB1 could explore the idea of tabling at various outdoor community events.
  - Committee Chair Feng shared that the committee could propose a community board budget request to address outreach issues.
  - Ms. Bamonte asked if the flea market pays the city to rent the space under the BQE.

## **Topics to Explore in the Future**

- Ms. Aprile and many other committee members raised the importance of addressing aging issues.
- Many committee members indicated strong interest and resolve in addressing the proliferation of legal cannabis retailers as well as illegal cannabis retailers in Williamsburg and Greenpoint. Notably, committee members felt a strong responsibility to help educate community members about such vendors, how to recognize legal from illegal vendors, and how to report any concerning behavior observed.
- Committee Co-chair Espinal and Ms. Aprile raised engaging with the NYPD's newly announced Quality of Life (QOL) division and learning how this team will address the needs of residents in Williamsburg and Greenpoint. They also are curious which responsibilities that the 90th and 94th Precincts and PSA 3 have taken on to date will be passed on to the QOL division, how QOL will work with our precincts, and how 311 safety complaints will be addressed going forward.

## **Remaining PS&HS Committee Meetings**

Please note that our PS&HS Committee's two remaining meetings before summer recess will be held on Monday evenings at 6:30pm.

- Monday, May 19, 2025
- Monday, June 23, 2025



---

RE: [EXTERNAL]

---

From Cunningham, Teresa (DSNY) <>  
Date Wed 4/23/2025 1:12 PM  
To BK01 (CB) <bk01@cb.nyc.gov>

Good Afternoon Mr. Castrillon,

I have flagged this concern for our Borough Chiefs and received confirmation that DOT has jurisdiction over the newspaper stands/ magazine racks. Our team has attempted to reach out to DOT regarding this issue, but so far to no avail. If you are able to make contact with them, our Chiefs would like to know if the chains on the stands can be clipped so that they can then be removed.

Additionally, as a follow up to some of the inquiries I received – here is some information that the committee members requested:

**DSNY Special Waste Drop off Site- Brooklyn** - open Thursdays, Fridays, and Saturdays from 8am – 4pm

- 459 North Henry Street (drop-off site near 530 Kingsland Avenue)  
Facility entrance off Kingsland Avenue, north of Greenpoint Avenue

**DSNY Textile Bins** – open Thursdays, Fridays, and Saturdays from 9am – 4pm

- **Brooklyn, Gravesend**  
1824 Shore Pkwy, 11214

Please note that both sites are closed on public holidays and days with severe weather.

Thank you,

---

**TERESA CUNNINGHAM**

Executive Officer  
Bureau of Community Affairs

NYC Department of Sanitation

---

New York's Strongest

Find us on [Facebook](#), [Twitter](#) and [Instagram](#)

*" Kindness is the language which the deaf can hear and the blind can see."- Mark Twain*

---

From: BK01 (CB) <bk01@cb.nyc.gov>  
Sent: Wednesday, April 23, 2025 10:05 AM  
To: Cunningham, Teresa (DSNY) <>  
Subject: Fw: [EXTERNAL]

Dear Ms. Cunningham,

Respectfully, please read the email below, as per our Committee's conversation last night, we appreciate your assistance in this matter.

Thank you.  
Luis Castrillon  
Assistant District Manager  
Brooklyn Community Board 1

---

From: >  
Sent: Tuesday, April 22, 2025 8:17 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 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)<<mailto:phish@oti.nyc.gov>>.

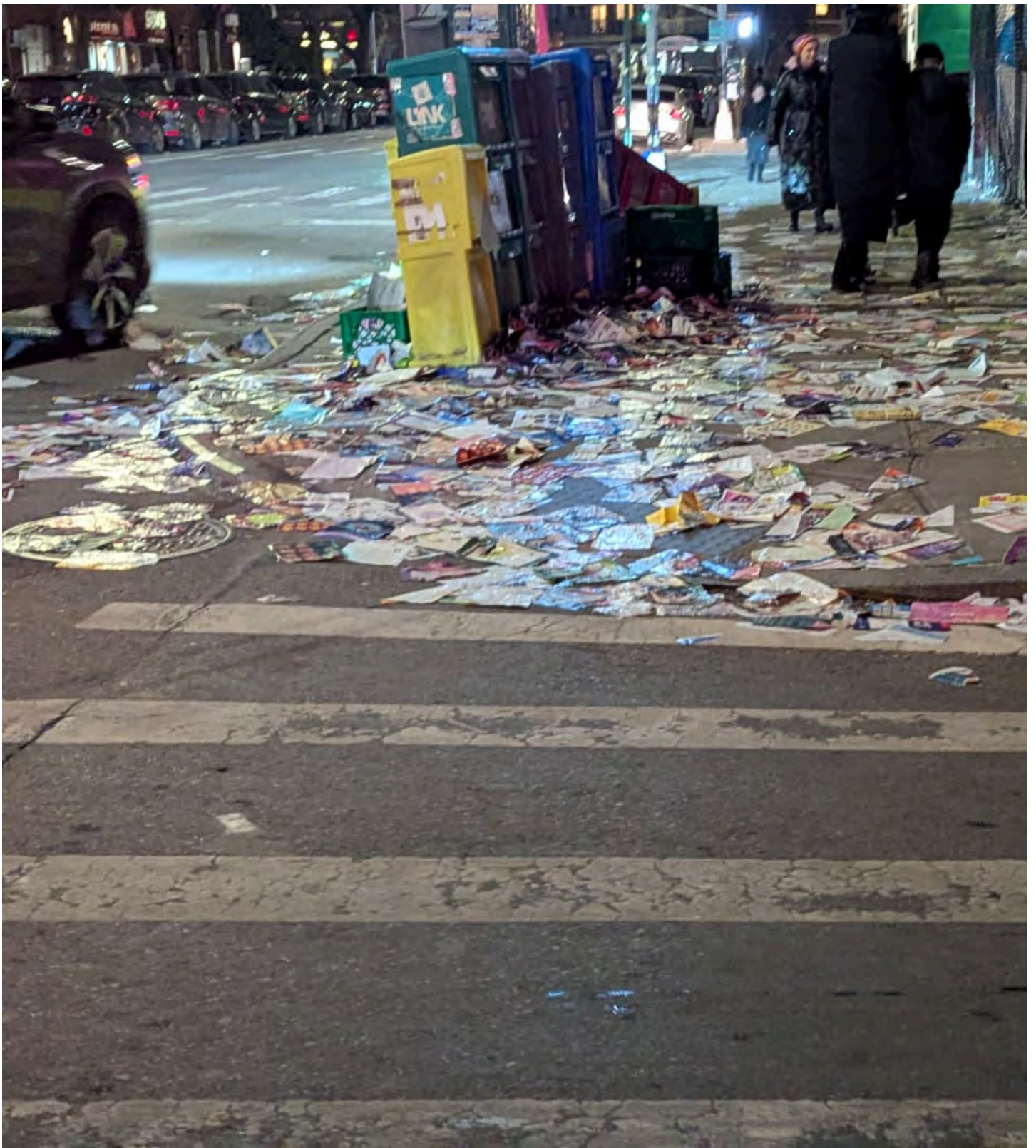
Attention Juana and Luis

I was asked yesterday at the public safety meeting to send the photo of trash caused by free magazine stands, this specific photo is on Bedford Ave corner Wallabout st. But this is all over Williamsburg!

The stands are on entire Lee Ave and Bedford Ave and many more street corners, distributed weekly, they are out of control and causing a tremendous amount of trash spilled all over the area, they also cause a danger to children when the magazine stands block their view at the crosswalk









# 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. CAPONEGR  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

**REVISED**

May 13, 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 April 23, 2025

The SLA Review & DCA Committee met at Swinging Sixties Senior Center, 211 Ainslie St. (Corner of Manhattan Ave) at 6:30 pm on April 23, 2025, 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; VanCouten; Sofer; Weiser  
(+); Cohen\* (\*non-board member)

Absent: Talati.

The quorum was achieved.

### LIQUOR LICENSES



## **NEW**

1. Amant Café LLC and 312 Maujer Management LLC as Mgr, 312 Maujer St., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
2. Bogart House LLC, DBA Bogart House, 230 Bogart St., 3rd Floor & Rooftop, (Alteration, Liquor, Wine, Beer & Cider, Catering) **Committee recommended APPROVAL with Stipulations: Roof top Sunday to Thursday Closing at 11:00 P.M., Friday to Saturday Closing at 1:00 A.M.**
3. Davis and Devore Group LLC, DBA Teddy's Bar & Grill, 96 Berry St., (Class Change, Method of Operation, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
4. Dingxiang Inc, 172 North 1st Street AKA 191 Grand St., (Class Change, Liquor, Wine, Beer & Cider, Rest) **Applicant requested POSTPONEMENT.**
5. Dog Ppl Bklyn LLC, 12 Berry St., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended APPROVAL.**
6. Dolly's Swing & Dive LLC, 146 Wythe Ave., (Removal, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant requested POSTPONEMENT.**
7. Falu House LLC, DBA Falu House Scandinavian Deli, 34 Norman Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
8. Golden & Kui Inc, 121 Greenpoint Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL with Stipulations: NO BACKYARD.**
9. GPP Hospitality LLC, DBA Greenpoint Public House, 623 Manhattan Ave., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Tavern) **Applicant requested POSTPONEMENT.**
10. Graham Avenue Inc, DBA Mothers Seafood & More, 59 Graham Ave., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
11. Guerrero Deli Café Inc, 657 Flushing Ave., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Applicant requested POSTPONEMENT.**
12. Haricot Vert LLC, 119 North 1st St., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern) **Committee recommended APPROVAL.**
13. Hummus Market LLC, 361 Graham Ave., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**

14. Malavita Worldwide LLC, DBA Malavita, 614 Manhattan Ave., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL with Stipulations: Solid fence around the backyard.**
15. Manich Brothers LLC, DBA El Born, 651 Manhattan Ave., (Alteration, Liquor, Wine, Beer & Cider, Rest) **Committee recommended DENIAL the applicant did not show.**
16. Martial Base Hospitality LLC, 79 North 11th St., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
17. Partea XP WB LLC, DBA Partea NYC XP - Williamsburg, 296 Bedford Ave., (New Application and Temporary Retail Permit, Beer & Cider, Bar/Tavern) **Committee recommended APPROVAL.**
18. Pintxo Trading Co LLC, DBA Bar Basseri, 225 Kent Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
19. Salvatore Market Place Inc, 336 McGuinness Blvd., (New Application and Temporary Retail Permit, Wine, Beer & Cider) **Committee recommended DENIAL the applicant did not show.**
20. Sivar Corp, DBA Limosneros, 366 Union Ave., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL with Stipulations: More signatures required from building attached, 364 and 368 Union Avenue.**
21. The Little Bookshop LLC, 239 Bushwick Ave., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/tavern) **Committee recommended APPROVAL.**
22. The Nest Williamsburg LLC, DBA The Nest / The Nest Local Flavor, 171 North 3rd St., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
23. Tiny Omakase LLC, DBA U Omakase, 173 Greenpoint Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest) **Committee recommended DENIAL the applicant did not show.**
24. Tribicha Inc, DBA Pies "N" Thighs, 166 South 4th St., (Corporate Change, Liquor, Wine, Beer & Cider, Rest) **Committee recommended DENIAL the applicant did not show.**
25. TVC15 LLC, DBA Gabriela, 90 Wythe Ave., (Method of Operation, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended APPROVAL.**
26. Vende Humoo LLC, 620 Manhattan Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
27. Vivae Corp, DBA Mistico Fusion Cuisine, 1059 Flushing Ave., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Applicant requested POSTPONEMENT.**



28. Wangsaroj Inc, DBA Boon Thai, 681 Manhattan Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
29. YHG Hospitality Inc, DBA The Breeze, 595 Manhattan Ave., (Method of Operation, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**

### **SIDEWALK CAFÉ**

1. Radegast Hall LLC, DBA Radegast Hall and Biergarten, 113 - 115 North 3rd Street AKA 186 Berry St., **NO OBJECTION.**
2. Threefold Holdings LLC, DBA Threes Brewing, 113 Franklin St., **NO OBJECTION.**
3. Winsome Foods LLC, DBA Win Son, 159 Graham Ave., **NO OBJECTION.**
4. Hole in the Wall Williamsburg LLC, DBA Hole in the Wall, 292 Bedford Ave., **NO OBJECTION.**

### **RENEWAL**

1. 462 Union Avenue Bar LLC, DBA Macri Park, 462 Union Ave., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
2. 600 Metropolitan Corp, DBA The Alligator Lounge, 600 Metropolitan Ave., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
3. Brooklyn Art Haus LLC, DBA The Mouth, 20-26 Marcy Ave., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
4. Brooklynbaca LLC, DBA Best Pizza, 33 Havemeyer St., (Renewal, Wine, Beer & Cider, Rest)
5. Carrie's Hospitality LLC, DBA Elder Greene, 160 Franklin Street AKA 87 Kent Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
6. Chai Szechuan House Inc, DBA Pusu, 318 Bedford Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
7. Cloacruz Inc, DBA Clo Café, 39 Bushwick Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
8. Ebie Corp, 617 Grand St., (Renewal, Liquor, Wine, Beer & Cider, Rest)
9. Egg Shop of Williamsburg LLC, DBA Egg Shop, 138 North 8th St., (Renewal, Liquor, Wine, Beer & Cider, Rest)
10. F-C LLC, DBA Chez Ma Tante, 90 Calyer St., (Renewal, Liquor, Wine, Beer & Cider, Rest)

11. Green Bottle LLC, DBA Broken Land, 105 Franklin St., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
12. Jajaja Williamsburg LLC, DBA Jajaja Plantas Mexicanas, 119 Kent Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
13. Life's a Pink Beach Corp, DBA Fiction, 308 Hooper St., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
14. Nitehawk Brooklyn LLC, DBA Nitehawk Cinema, 136 Metropolitan Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
15. Ok Williamsburg LLC, DBA Kru, 190 North 14th St., (Renewal, Liquor, Wine, Beer & Cider, Rest)
16. Orephans Inc, DBA Ore Bar, 277 Graham Ave., (Renewal, Liquor, Wine, Beer & Cider)
17. Pizzati LTD, DBA Surf Bar, 139 North 6th St., (Renewal, Liquor, Wine, Beer & Cider, Rest)
18. Red House BK LLC, DBA Kings Co Imperial, 20 Skillman Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
19. South of Heaven LLC, DBA Diamond Lil, 179 Nassau Ave., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
20. Sushi Nozawa NYC LLC, DBA Sugarfish, 157 Wythe Ave., (Renewal, Wine, Beer & Cider, Rest)
21. Viva DR Corp, DBA Viva Toro, 987 Grand St., (Renewal, Liquor, Wine, Beer & Cider, Rest)

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

### **ITEMS PREVIOUSLY POSTPONED**

1. Naked Tomato Brooklyn LLC, 476 Kent Ave., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee recommended DENIAL (7 yes, 1 abstain Bruzaitis). 1,600 petitions have been received in opposition to this applicant.**
2. RM101 Corp, 101 Bogart St., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
3. Trisha Deli Inc, DBA Pending, 255 Greenpoint Ave., (New Application and Temporary Retail Permit, Beer & Cider, Delicatessen) **Committee recommended DENIAL the applicant did not show.**



SLA Review & DCA Committee reviewed and revised the CB #1 SLA Questionnaire. (See Attached)

Committee voted to approve the revised SLA Questionnaire.

The vote was as follows: 7 “YES”, 0 “NO”, 0 “ABS”.

---

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

**WHEN:** Wednesday, May 28th, 2025  
**TIME:** 6:30 PM  
**WHERE:** Swinging Sixties Senior Center  
  
211 Ainslie St.  
Brooklyn, NY 11211  
(Corner of Manhattan Ave)



## COMMUNITY BOARD NO. 1

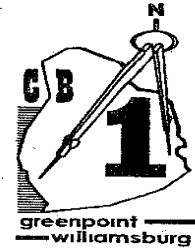
435 GRAHAM AVENUE – BROOKLYN, NY 11211

PHONE: (718) 389-0009

FAX: (718) 389-0098

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

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



Applicant:

\_\_\_\_\_

Location:

\_\_\_\_\_

Date Submitted:    /    /

OFFICIAL USE ONLY

Date:

Received:

### Who should fill out this form?

(Check which one you are applying for)

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

- ☐ A new liquor license
- ☐ An alteration or an existing liquor license
- ☐ A transfer of an existing liquor license
- ☐ Beer & Wine only

### Returned questionnaire **MUST** include the following attachments:

- ⇒ Photographs of the inside and outside of your establishment. Photos of the exterior **MUST** include context photos showing the buildings TO THE LEFT & RIGHT of the premises. Applications for rear yards **MUST** include context photos of ALL surrounding buildings.
- ⇒ Schematics/floor plans of the inside of your establishment and sidewalk cafe schematics (if applicable).
- ⇒ If a restaurant, please include proposed menu.
- ⇒ Petition signatures **ONLY** from residents of the premises and ALL surrounding buildings (must include date signature person signed). **DO NOT INCLUDE SIGNATURE OUTSIDE 2 BLOCKS!**
- ⇒ Posting of notice to file **MUST be done at least 10 days before FULL BOARD meeting with a time stamp from phone or dated newspaper publication date.** Posting should be prominently displayed on the premises, where it will be visible to passersby at all times. It must include all permits being sought and be accompanied by a layout/plan/sketch of proposed use(s). Posting must remain displayed until review process is complete.
- ⇒ Copy of the Certificate of Occupancy for the space (C of O), including rear yard/outside space if applied for.
- ⇒ Maps/Street Schematic - Include an accurate map of what is in the area: Neighborhood map (i.e. Googlemap, OASIS NYC) with 5 block radius, showing schools and churches and other licensed establishments (RE: 200 ft. and 500 ft. rules)

**INCOMPLETE QUESTIONNAIRES WILL NOT BE CONSIDERED**



## Brooklyn Community Board #1 Liquor License Application Questionnaire

APPLICANT		DOING BUSINESS AS (DBA)	
STREET ADDRESS  (Please attach your map)		CROSS STREETS	
OWNER	NAME:	LAWYER	NAME:
	PHONE:		PHONE:
	EMAIL:		EMAIL:
MANAGER	NAME:	LANDLORD	NAME:
	PHONE:		PHONE:
	EMAIL:		EMAIL:

**Emergency contact for when the establishment is operating:**

**Name:**

---

**Relationship to establishment:**

---

**Contact Number:**

---

<b>ADDITIONAL OWNER(S)</b>	NAME:
	PHONE:

(Please attach additional pages if needed)	<b>EMAIL:</b>
--------------------------------------------	---------------

<b>DESCRIPTION OF BUSINESS</b>				
Please describe the nature of your proposed venue:				
<b>LICENSE TYPE</b>	<input type="checkbox"/> Restaurant Wine & Beer <input type="checkbox"/> On-Premises Liquor <input type="checkbox"/> Club Wine & Beer <input type="checkbox"/> Catering Establishment  <input type="checkbox"/> Hotel Wine & Beer <input type="checkbox"/> Other (explain)			
<b>APPLICATION TYPE (Check One)</b>  <b>IF YOU ARE TRANSFERING OR ALTERING AN EXISTING LICENSE YOU <u>MUST</u> INCLUDE A COPY FRONT &amp; BACK OF THAT LICENSE IN YOUR PACKET</b>	<input type="radio"/> New	Has the applicant owned or managed a similar business?	<b>YES</b>	<b>NO</b>
		What was the name of the former premises?		
		Existing name?		
		What was the address of the former premises?		
		What was the role of the applicant involved with this former premises?		
	<input type="radio"/> Transfer	What is the prior license #?		
		What is the expiration date on the prior license?		
		Are you making any alterations or operational changes?	<b>YES</b>	<b>NO</b>
		If alterations or operational changes are being made, please attach the plans to this form		
	<input type="radio"/> Alteration	What is the current license #?		
What is the expiration date on the current license?				
Please describe the nature of the alterations and attached the plans				
<b>NYPD &amp; COMMUNITY BOARD RECORDS</b>  <b>APPROVED DOB APPLICATION</b>	<input type="radio"/> Alteration	Please provide letters from the NYPD and the respective Community Board about prior history of the proposed location and any other establishments that the applicant has operated.   Please provide a copy of the Department of Buildings approved application.		
Is the 500 Foot Rule Triggered? (on provided map) Show all establishments on your map.	<b>YES</b>	<b>NO</b>	<b>DATE OF SLA MEETING:</b>	
Is the 200 Foot Rule Triggered? (on your map)	<b>YES</b>	<b>NO</b>	ATTACH YOUR MAP	



Are your plans filed with DOB? (include copy of plan)	YES	NO	ATTACH COPY OF PLAN
Is a Public Assembly permit required?	YES	NO	ATTACH PERMIT INFORMATION

OPERATIONAL ISSUES								
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
<b>NOTE:</b> <i>Community Board 1 limits all outdoor uses to 11pm (10pm in certain locations).</i>	Operation							
	Music							
	Kitchen							
	Backyard / Roof							
	Sidewalk Café / Outside Dining							

OCCUPANCY	INDOOR			BAR			OUTSIDE	
	Capacity (Certificate of Occupancy)	Maximum # of persons you anticipate occupying premises	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Bars	Number of Seats	Number of Tables
Will State certified security personnel (s) be used?				YES	NO			
Will applicant have music?				YES	NO			
If you plan to have music, what type(s)?				BACKGROUND	LIVEMUSIC	DJ		
Attach your security plan. Who implements it (explain)								

BUILDING DESIGN				
The French doors, garage doors, retractable roofs and sliding windows will be closed when any amplified music is played (per law) and in the event of no amplified sound, will be closed by 11 PM Friday and Saturday and 10 PM on all other days.	YES	NO	N/A	

Will you follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES	NO	N/A	
In the event that I apply for alterations, as defined by SLA or DCA (as applicable), I agree to reappear before CB#1 to describe these alterations	YES	NO	N/A	

## OUTDOOR ITEMS

**STIPULATIONS FOR OUTDOOR USAGE-** For any applications that have plans to use backyard, roof, sidewalk cafe or roadside dining for food or beverage service or for patrons to congregate must meet the following:

- A. Close 11PM All days & 10PM in certain locations. Sliding doors, windows, French Doors, garage doors/windows that open slide, roll ups and retractable roofs: If installed, have hours to close: Sun. - Thurs. at 10pm & Fri. - Sat. at 11pm. Tables are not to be out all night.
- B. No speakers or live music in the backyard. No background music.
- C. Only ambient lighting is to be used.
- D. Self-closing mechanism is to be used on every door leading to the backyard.
- E. Umbrellas and/or soundproofing to be installed.
- F. 8 Ft. fence to be installed at the perimeter of backyard.
- G. No open flame, no fire pits, no BBQ and no Smoking.
- H. Outdoor spaces must have seated food service.
- I. Petitions must include all the information about intended use and state what permits are being applied for.
- J. Sidewalk cafe & Roadside Dining areas must conform to NYC Department of Transportation regulation.
- K. The sidewalk Cafe furniture must be put away (stored inside) at night.
- L. Observe NYC Department of Health & Mental Hygiene regulations on smoking, including designated smoking areas in outdoor spaces.

Will you use the rooftop, rear yard or any outdoor space?	YES	NO	N/A	
Do you agree with no smoking in outdoor space?	YES	NO	N/A	
The rear yard, rooftop, and any outdoor space will be closed and vacated by 11pm all days (unless otherwise agreed to).	YES	NO	N/A	
The service and consumption of alcohol in the rear yard, on the rooftop, or in any other outdoor space will be only via seated food service. There must be a full menu service.	YES	NO	N/A	
The rear yard, rooftop, and any other outdoor space <b>will not allow</b> standing space for patrons to drink or smoke.				<b>STIPULATIONS: no more than 25% of designated space</b>
The applicant will do everything in their power to provide an effective sound baffing or sound-controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes working with landlords for soundproofing tenants apartments (such as installing	YES	NO	N/A	<b>ATTACH INFORMATION ON WHAT WILL IMPLEMENTED</b>



soundproofing windows, acoustic tiles, etc.).				
The applicant will enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from patrons by posting signs outside and also on menus asking for respect for the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor patrons.	YES	NO	N/A	STIPULATIONS
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors? (ambient lighting)	YES	NO	N/A	STIPULATIONS

### LOCATION & ZONING

Primary Zoning District		Overlay (If Applicable)	
Anti-Harassment Zone:			
Does the building have a Certificate of Occupancy ("C of O")? (Please attach copy)	YES	NO	ATTACH COPY WITH APPLICATION
Is the proposed occupancy permitted within the current C of O?	YES	NO	ATTACH COPY WITH APPLICATION
If not determined, please attach an objection sheet from NYC DOB.			
Building Type	<input type="radio"/> Residential <input type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe:		
Adjacent Buildings	<input type="radio"/> Residential <input type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe:		
Do you commit to hiring from the local community?			
NOTIFICATION:	#		
Community Board 1 encourages you to reach out to community groups and organizations.	# 2		
Which groups have you notified regarding your application?	# 4		

***Brooklyn Community Board No. 1 reserves its right to deny any application that negatively impacts the***

# *neighborhood*

# *and quality of life.*

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

**STIPULATIONS FOR OUTDOOR USAGE-** For any applications that have plans to use backyard, roof, sidewalk cafe or roadside dining for food or beverage service or for patrons to congregate must meet the following:

- A. Close 11PM All days & 10PM in certain locations. Sliding doors, windows, french doors, garage doors/windows that open/slide, rollups and retractable roofs: If installed, have hours to close: Sun. - Thurs. at 10pm & Fri. - Sat. at 11pm. Tables are not to be out all night.
- B. No speakers or live music in the backyard. No background music.
- C. Only ambient lighting is to be used.
- D. Self-closing mechanism is to be used on every door leading to the backyard.
- E. Umbrellas and/or soundproofing to be installed.
- F. 8 Ft. fence to be installed at the perimeter of backyard.
- G. No open flame, no fire pits, no BBQ and No Smoking.
- H. Outdoor spaces must have seated food service.
- I. Petitions must include all information about intended use and state what permits are being applied for.
- J. Sidewalk cafes & Roadside Dining areas must conform to NYC Department of Transportation regulations.
- K. Sidewalk cafe furniture must be put away (stored inside) at night.
- L. Observe NYC Department of Health & Mental Hygiene regulations on smoking, including designated smoking areas in outdoor spaces.

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

**APPLICANT AGREEMENT WITH THE COMMUNITY**

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

**SIGN HERE****SIGNATURE OF APPLICANT  
OR ATTORNEY****Print Name****DATE****NOTARY**

Sworn to before me on this \_\_\_\_\_ of \_\_\_\_\_ Year \_\_\_\_\_

\_\_\_\_\_  
Notary Signature / Stamp



<b>BROOKLYN CB#1 REPRESENTATIVES</b>					
<i>Committee Chair</i>	<i>Print Date</i>	<i>Committee Member</i>	<i>Print Date</i>	<i>Committee Member</i>	<i>Print Date</i>

DRAFT