



# COMMUNITY BOARD No. 1

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH  
FINANCIAL SECRETARY

SONIA IGLESIAS  
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

September 12, 2025

**COMBINED PUBLIC HEARING**  
**AND BOARD MEETING**  
**211 AINSLIE STREET**  
**SEPTEMBER 9, 2025**

**PUBLIC HEARING**

**ROLL CALL**

The meeting was called to order at 6:12 PM by Chair Fuller. There were 30 members who answered the call.

1. **PRESENTATION NYC DOT:** NYC DOT is proposing to install an offset bus priority lane on the three blocks of Marcy Avenue between Borinquen Place and Broadway, with the aim of alleviating bus delays that have been observed along this stretch at the tail end of the B24, B60, and Q54 bus routes. Presenter: Mr. Alexander Altskan, DOT Transit Development. Ronda Messer, DOT Director of Community Affairs. **15 Minutes**
2. **PRESENTATION DCP ON POPULATION FACTFINDER:** Population FactFinder allows to easily define study areas within New York City and examine detailed population profiles showing critical demographics. Presenter, Erica Maurer, Senior Demographic Analyst, NYC Department of City Planning. **15 Minutes.**
3. **PRESENTATION UPDATE ON THE CONSTRUCTION AT KINGSLAND COMMONS:** The Development team would like to present an update on the construction at Kingsland Commons - former Greenpoint Hospital. Presenters, Frank Lang, Deputy Executive, Director for Housing, St. Nicks Alliance. **15 Minutes.**
4. **PRESENTATION PROJECT OF SUBSTANTIAL RENOVATION / RESTORATION OF A LANDMARKED RESIDENCE AT 113 NOBLE STREET:**  
The Brooklyn Studio is presenting the proposed work to the front façade, roof, rear façade, rear extension, rear yard, and interior of 113 Noble Street, an Italianate wood frame rowhouse located in the Greenpoint Historic District in Brooklyn. Originally built

in 1861 by John T. Fairfield, the rowhouse has been altered from its original state and is currently a three-story building with a basement, cellar and two-story extension.

Presenter, Project Manager, Jasper Grace, The Brooklyn Studio. **15 Minutes.**

5. **COMMENTS ON THE PRELIMINARY BUDGET FISCAL YEAR 2027:** Comments to Be Received Regarding Expense/Capital Budget Priorities for Fiscal Year 2027 and Service Program Priorities. Presenter Ms. Gina Barros, Chair – Capital Budget Committee.

6. **DOT DINING OUT NYC PERMIT APPLICATIONS**

1. Banter, 132 Havemeyer St. App # 20240803030028
2. Bathhouse, 103 North 10 St. App # 20250811030001
3. Minnows Bar, 167 Nassau Ave. App # 20240803030046
4. Peaches Hothouse, 415 Tompkins Ave. App # 20250524030001
5. Taqueria Ramirez, 94 Franklin St. App # 20250514030001
6. Variety Coffee Roasters, 142 Driggs Ave. App # 20250812030001
7. Vibe TWLV Corp, 56 Berry St. App # 20250606030001

7. **LIQUOR LICENSES**

**NEW**

1. 142 Franklin Inc., 142 Franklin Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
2. Amittuofo Vegan Kitchen Inc, 19 Bogart Street, Store 2, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
3. Aura Cocina & Bar, Inc., DBA Aura, 315 Meserole Street, (Corporate Change, Liquor, Wine, Beer & Cider, Rest)
4. Bark Barbecue Corp., 25 Thames Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
5. Blazers Sports Bar LLC, DBA Blazer Sports Bar LLC, 308 Bedford Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
6. Casanova Pizza Corporation, 338 McGuinness Boulevard, (New Application, Liquor, Wine, Beer & Cider, Rest)
7. Domino Refinery LLC and SHG 300 Kent Avenue LLC, DBA Birdie, 300 Kent Avenue Ground Floor (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
8. Domino Refinery LLC and SHG 300 Kent Avenue LLC, DBA Birdie, 300 Kent Avenue Ground Floor (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
9. Five Iron Golf Williamsburg LLC, DBA Pending, 25 Kent Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
10. Frankie and Susu Hospitality, LLC, DBA TBD, 266 Banker Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
11. Frontera LLC, DBA Pending, 189 Nassau Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
12. Good Days BK LLC, DBA Good Days, 91 South 6th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)



13. Java Street Ventures LLC, 1 Java Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
14. K Top Chicken Inc, 639 Driggs Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
15. Lanfranco Family LLC, DBA The Pizza Inn, 198 Union Avenue, (Method of Operation, Liquor, Wine, Beer & Cider, Rest)
16. Lili and Cata II LLC, 44 South 3rd Street A/K/A 325 Kent Avenue, (RENOTIFICATION, New Application & Temporary Retail Permit, Wine, Beer & Cider, Cafe and Wine Bar)
17. Little Bedford Pizza Inc, 179 Bedford Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
18. Lucky Lime, LLC, 58 Marcy Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
19. Mad Records NYC Corp., 395 Wythe Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
20. Margaux Lebourgeois, 14 Bushwick Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
21. Mikado at Greenpoint Inc., DBA Mikado, 931 Manhattan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
22. MurrayWalsh LLC, DBA Oberon, 196 North 10th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
23. Nooket Hospitality Group LLC, DBA The Chefs Agency, 29 West Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
24. Opportunity Pancakes 2 LLC, DBA IHOP, 785 Flushing Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
25. Parkish LLC, 225 Roebling Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
26. Rocky Group LLC, DBA TBD, 11 Broadway, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
27. Rosa NYC LLC, DBA Rosa, 299 South 4th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Catering Facility)
28. SAB Super Action Burger Inc, 292 Graham Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
29. Samuel Salfati, DBA Nyla Cafe LLC, 362 HEWES STREET, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
30. Sazon On The Table LLC, 685 Manhattan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
31. Secret Promise LLC, DBA Heaven & Earth, 290 Nassau Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
32. Seki Brooklyn Inc., 561 Manhattan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
33. Silo Bar Brooklyn LLC, 595 Union Avenue, (Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern)
34. Taqueria La Nortena Corp, 688 Manhattan Avenue, (Class Change, Liquor, Wine, Beer & Cider, Rest)
35. Temakase WMB LLC, DBA Temakase, 260 Kent Ave, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
36. The Deysine Group LLC, DBA For The Record, 1107 Manhattan Ave, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)

37. The Twisted Spine LLC, DBA TBD, 306 Grand Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
38. Tierra Linda LLC, DBA La Contenta Greenpoint, 1079 Manhattan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
39. Tikka Indian Grill Inc., 185 Grand Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
40. Ukrainian American Soccer Association Inc., DBA New York Ukranian Sports Club, 663 Manhattan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Club)
41. Uzuki Inc., 95 Guernsey Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) (Applicant withdrew the application)
42. Vivae Corp, DBA Mistico Fusion Cuisine, 1059 Flushing Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
43. We Out Here Cafe LLC, DBA Crossroads Cafe, 119 Knickerbocker Avenue a/k/a 1087 Flushing Avenue, Unit 121, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider)

### **SIDEWALK CAFÉ – ROAD SITTING**

1. 12 Chairs Byn LLC, DBA 12 Chairs Cafe, 342 Wythe Avenue.
2. 18 Bedford Ave LLC, DBA Five Leaves, 18 Bedford Avenue.
3. 51 Kent Ave Inc, DBA Kent Ale House, 51 Kent Avenue.
4. 113 Franklin Dining LLC, DBA Sereneco, 113 Franklin Street, Retail A.
5. 451 Graham Ave Corp, DBA The Richardson, 451 Graham Avenue.
6. Bromaco Inc, DBA Aurora, 70 Grand Street.
7. Brooklyn Art Haus LLC, DBA The Mouth, 20-26 Marcy Avenue.
8. Cafe Mogador LLC, 133 Wythe Avenue.
9. Dow Young Group Inc, DBA The Commodore, 366 Metropolitan Avenue.
10. Forma Pasta LLC, 14 Bedford Avenue.
11. Graham Restaurant LLC, DBA Sage, 299-301 Graham Avenue.
12. Jankyboyz LLC, DBA Jack's Wife Freda, 258 Wythe Avenue.
13. K Top Chicken Inc, 639 Driggs Avenue.
14. Kettle Pie Inc, DBA Allswell, 124 Bedford Avenue.
15. Little Dokebi Inc, DBA Little Dokebi, 85 Driggs Avenue.
16. Little Tiffin LLC, DBA Little Tiffin, 970 Manhattan Avenue.
17. Quality Rockets Inc, DBA Hotel Delmano, 82 Berry Street.
18. Rabid Inc, DBA Tabare Restaurant, 1006 Flushing Avenue.
19. SMS 21 LLC, DBA 21 Greenpoint, 21 Greenpoint Avenue.
20. Terere Corp., DBA Tabare Restaurant, 221 South 1st Street.
21. Vabeh First LLC, DBA Have & Meyer Chatteria, 103 Havemeyer Street.
22. Woodfire Collision LLC, DBA Lilia Restaurant, 567-575 Union Avenue.

### **RENEWAL**

1. #1 Pho Inc, DBA Zen Yai, 208 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
2. 48 South Fourth Street Corp., DBA The Woods, 48 South 4th Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)

3. 146 Broadway Associates LLC, DBA Baby's All Right, 146-150 Broadway, (Renewal, Liquor, Wine, Beer & Cider, Rest)
4. 221 North 4th Rest Corp, DBA Golden Years, 221 North 4th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
5. 622 Vanderbilt Restaurant LLC, DBA Rule of Thirds, 29 Norman Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
6. 76 Ainslie OPCO LLC, DBA Ainslie, 76 Ainslie Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
7. 759 Richards Corp, DBA Cafe Zouave, 759 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
8. 99 Scott Studio LLC, DBA 99 Scott, 99 Scott Avenue, Unit G, (Renewal, Liquor, Wine, Beer & Cider, Catering Facility)
9. Amber Restaurant LLC, DBA Amber, 119 Nassau Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
10. Authentic Pierogi Inc, DBA Pierozek, 592 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
11. Baldracca LLC, DBA Testo, 141 Leonard Street, (Renewal, Wine, Beer & Cider, Rest)
12. BD&M Bar One LLC, DBA Reclamation Bar, 817 Metropolitan Ave, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
13. CATALPANYC, DBA El Pinguino, 25 Greenpoint Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
14. Cenaduria La Palmera Real LLC, DBA Tacombi Williamsburg, 242 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
15. Coyoacan Lorimer LLC, DBA Zona Rosa Brooklyn, 571 Lorimer Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
16. El Golpe LLC, DBA Llama Inn, 50 Withers Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
17. El Ketzalt Corp, DBA Haab, 202 Leonard Street, A, (Renewal, Wine, Beer & Cider, Rest)
18. Eyval NYC LLC, DBA Eyval, 25 Bogart St, (Renewal, Liquor, Wine, Beer & Cider, Rest)
19. Fish Sauce Boys Inc, DBA High Lua Vietnamese Kitchen, 182 South 2nd Street, (Renewal, Wine, Beer & Cider, Rest)
20. Franklin St Food & Drink LLC, DBA Leroy's American Bistro, 195 Franklin Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
21. Full Circle Bar LLC, 318 Grand Street, Marcy Avenue & Havemeyer Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
22. Graham United Corp, DBA New Mexico Place, 189 Graham Ave, (Renewal, Wine, Beer & Cider, Rest)
23. Jankyboyz LLC, DBA Jack's Wife Freda, 258 Wythe Ave, (Renewal, Liquor, Wine, Beer & Cider, Rest)
24. J&Y DAK INC, 676 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Rest)
25. JMJ Hospitality Group Co. LLC, DBA 18th Ward Brewpub, 300 Richardson Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
26. K & L Cuisines LLC, DBA Guesthouse, 265 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
27. La Cocina II Restaurant Corp, 100 Moore Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
28. Las Tainas Bar & Restaurant LLC, 347 Broadway, (Renewal, Liquor, Wine, Beer & Cider, Rest)

29. Lorimer Pizza LLC, DBA Sal's Pizzeria, 544 Lorimer Street, (Renewal, Wine, Beer & Cider, Rest)
30. LPH Two LLC, DBA Nami Nori, 236 North 12th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
31. M&M Sports Bar Corp., DBA The Garden Bar & Grill, 140 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
32. Malynstoss LLC, DBA Nightshade, 451 Meeker Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
33. Misipasta LLC, DBA Misipasta, 46 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
34. MMI 2020 LLC, DBA Recette NYC, 103 Havemeyer Street, Store No. 1, (Renewal, Liquor, Wine, Beer & Cider, Rest)
35. MSMN Corp, DBA Kestane Kebab, 208 Franklyn Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
36. Nakameguro LLC, DBA As you like, 428 Humboldt Street, (Renewal, Wine, Beer & Cider, Bar/Tavern)
37. Nile Peterson Industries Inc, DBA Landline, 790 Grand Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
38. Okamoto Holdings LLC, DBA Patisserie Tomoko, 568 Union Avenue, Space 1G & H, (Renewal, Wine, Beer & Cider, Bar/Tavern)
39. One Shot Away LLC, DBA Jackbar, 143 Havemeyer Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
40. Ontario Bar LLC, 559 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Neighborhood Bar w/ Pool Table & Music)
41. Original Music Workshop Inc, Cosmico LLC and Balance Brooklyn LLC as Mgr, DBA National Sawdust OMW, 80 North 6th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
42. Pomp & Circumstance Hospitality LLC, DBA Pomp & Circumstance, 577 Lorimer Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
43. Pound Loney Inc, DBA The Clonard, 506 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
44. Radegast Hall LLC, DBA Radegast Hall and Biergarten, 113-115 North 3rd Street A/K/A 186 Berry Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
45. Radio Gaga LLC, DBA Radio Star, 13 Greenpoint Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
46. Riverwalk Management Inc., DBA Naked Dog, 47 Java Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
47. Schmaltz Foods LLC, DBA Shalom Japan, 310 South 4th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
48. Shake Shack New York LLC, DBA Shake Shack, 160 Berry Street, (Renewal, Wine, Beer & Cider, Rest)
49. Shelison Restaurant Inc, 492 Broadway, (Renewal, Wine, Beer & Cider, Rest)
50. Sobre Masa LLC, 52 Harrison Place, (Renewal, Liquor, Wine, Beer & Cider, Rest)
51. Spectacular Bird LLC, DBA Lamonte, 557 Driggs Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
52. Studio 299 LLC, DBA Polygon Brooklyn, 299 Vandervoort Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
53. The Geezers LLC, DBA Harefield Road Pub, 769 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)

54. The Gutter Bar LLC, 200 North 14th Street, (Renewal, Liquor, Wine, Beer & Cider, Bowling Establishment)
55. The Wandering Barman LLC, 315 Meserole Street, Suite A-2, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
56. Topsy Scoop Brooklyn LLC, DBA Topsy Scoop, 270 Metropolitan Avenue, Store #4, (Renewal, Wine, Beer & Cider, Bar/Tavern)
57. Tres de Mexico LLC, DBA Mesa Coyoacan, 372 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
58. Unknown Baths LLC, DBA Bathhouse, 103 North 10th Street, (RENOTIFICATION, Renewal, Liquor, Wine, Beer & Cider, Rest)
59. Vera Cruz On Bedford Ave Corp, DBA Vera Cruz On Bedford Ave, 195 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
60. Vinegar Hill NYC LLC, DBA Lucky Dog, 303 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
61. William Rees, DBA Good Thanks Brooklyn, 374 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
62. Williamsburg Cinemas LLC, DBA Williamsburg Cinemas, 217 Grand Street, (Renewal, Wine, Beer & Cider, Movie Theater)
63. Win Star Food LLC, DBA Win Son Bakery, 164 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)

#### **8. CANNABIS LICENSES:**

1. Daniel Connolly, DBA Growth Industries NY, LLC, 1055 Flushing Avenue, (Retail Dispensary)
2. Ehsan Partoui, DBA NY Builders Millennium USA LLC, 1139-1141 Manhattan Avenue, (Retail Dispensary)
3. Hector Bonilla, DBA Diamond Dispensary, 455 Graham Avenue, (Retail Dispensary)
4. Jelena Goranic, DBA Vutra Inc., 309 Bedford Avenue, (Retail Dispensary)
5. John Macropoulos, DBA Cannabisseur Inc., 99 South 6th Street, (Retail Dispensary)
6. Jonpaul Pezzo, DBA NYC BUD, 1117 Manhattan Avenue, (Retail Dispensary)
7. Mitchell Rothschild, DBA Brooklyn Wellness LLC, 84 Graham Avenue, (Retail Dispensary)
8. Randy White, DBA 420 NY LLC, 309 Bedford Avenue, (Retail Dispensary)
9. Shlomo Tamir, DBA Myrtle 2 LLC, 39 Graham Avenue, (Retail Dispensary)
10. Shlomo Tamir, DBA Myrtle 2 LLC, 61 Graham Avenue, (Retail Dispensary)
11. Shlomo Tamir, DBA Myrtle 2 LLC, 69 Graham Avenue, (Retail Dispensary)
12. Wael Alsaidi, DBA High Class Convenience Corp, 309 Bedford Avenue, (Retail Dispensary)

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### **BOARD MEETING**

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

**ROLL CALL** – Vice-Chair Weiser requested a roll call 42 Members answered the call at 8:27 pm.

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

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

**APPROVAL OF THE MINUTES** –Chair Fuller requested approval of the minutes from June 10, 2025.

Motion made by Mr. Vega and seconded by Ms. Cabrera. The Minutes of June 10, 2025, Board meeting were approved by the members present.

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

John Anderson: Spoke against outdoor dining application for Taqueria Ramirez, 94 Franklin Street

Wes Fuller: Spoke against outdoor dining application for Taqueria Ramirez, 94 Franklin Street

Alyssa Arnold: Spoke about public safety incidents in the neighborhood

Michael Murtla: Spoke about drug use in the neighborhood

Peter Storm: Presented his new business in the neighborhood

### **COMMITTEE REPORTS**

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

- Mr. Dybanowski requested a motion: For CB1 to write a letter to DOT Denying the application for a sidewalk Café to Taqueria Ramirez, and if the application was approved to revoke with supporting documents.  
A motion was made by Mr. Bruzaitis and seconded by Ms. Teague.

The vote was 32 “Yes”, 2 “No”, 4 “ABSTENTIONS”; 0 “RECUSALS”.

#### **Motion Carried.**

- Mr. Dybanowski requested a motion: to approve report as written.  
A motion was made by Ms. Cabrera and seconded by Ms. Kaminski.

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

**Motion Carried.**

**TRANSPORTATION COMMITTEE – Mr. Eric Bruzaitis, Committee Chair, report as written**

- Mr. Bruzaitis requested a motion: Community Board 1 to draft a letter to Mayor Adams and NYC DOT Commissioner Rodriguez demanding that they follow City Administration Code Section 19-101.2 and schedule a presentation to Community Board 1 regarding any removal or addition of any bike lane.  
A motion was made by Ms. Laborde and seconded by Mr. Brooks.

The vote was 37 “Yes”, 0 “No”, 1 “ABSTENTIONS”; 0 “RECUSALS”.

**Motion Carried.**

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

- Ms. Teague requested a motion: To postpone the application for 710 Broadway to the next scheduled committee meeting on October 16, 2025, for the following purposes:
  1. To give the committee an opportunity to further review the traffic analysis studies; and
  2. For the applicant to provide the committee with a holistic safe parking plan for all delivery vehicles, bike and car.A motion was made by Mr. Dybanowski and seconded by Ms. Aguilar.

The vote was 37 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

**Motion Carried.**

- Ms. Teague requested a motion To Approve APPLICATION C250033MMK, CEQR 25DCP010K, PROJECT: EAGLE STREET DEMAPPING  
A motion was made by Ms. Denny-Horowitz and seconded by Mr. Chesler.

The vote was 37 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

**Motion Carried.**

- Ms. Teague requested a motion: To approve application (N250271K) 242 Seigel Street Bulk Authorization, Block 3100, Lot 22, Submitted 215 NYM Moore, LLC.  
A motion was made by Mr. Dybanowski and seconded by Mr. VanCouten.

The vote was 37 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

**Motion Carried.**



**BOARD BUDGET COMMITTEE – Mr. David Heimlich, Committee Chair, report as written**

- Mr. Heimlich requested a motion: To approve the purchase of an additional computer for the CB 1 District office (\$1,921.48).

A motion was made by Mr. Pferd and seconded by Mr. Dybanowski.

The vote was 37 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

**Motion Carried.**

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

- Mr. Vega requested a motion: to approve approved the request from Mr. William Vega, Chair – Cannabis Review committee of sending his report from June to OCM before the Board Meeting due the comment period being over by the Board Meeting.

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

The vote was 35 “Yes”, 0 “No”, 1 “ABSTENTIONS”; 0 “RECUSALS”.

**Motion Carried.**

- Mr. Vega requested a motion: To approve send a letter to OCM: Confirmation of Brooklyn Community Board 1 Cannabis Review Committee Approval for Salt City Naturals LLC OCMCAURDP-2024-00013261 North 11 St. Brooklyn, NY 11249.

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

The vote was 35 “Yes”, 0 “No”, 1 “ABSTENTIONS”; 0 “RECUSALS”.

**Motion Carried.**

- Mr. Vega requested a motion: To approve report as written.

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

The vote was 35 “Yes”, 0 “No”, 1 “ABSTENTIONS”; 0 “RECUSALS”.

**Motion Carried.**

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

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

**PARKS DEPARTMENT MINUTE** – No report was submitted.

**ANNOUNCEMENTS: ELECTED OFFICIALS**

Council Member District 33, Hon. Lincoln Restler: Provided an update.

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

Juan Mayancela, Community Organizer from Council Member's Office Jennifer Gutierrez, provided an update.

Emely Rodriguez, Director of Operations from Senator Julia Salazar's Office, provided an update.

Karen Shen, District Director from Senator's Office Kristen Gonzalez, provided an update.

**OLD BUSINESS-** No old business

**NEW BUSINESS:**

**EXECUTIVE BOARD – Mr. Philip Caponegro, Member At Large, report as written.**

- Mr. Caponegro requested a motion: to approve the District Manager Ms. Pulgarin a salary increase by 20%.

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

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

**Motion Carried.**

- Mr. Caponegro requested a motion: to approve Mr. Jimmy Guan to be promote as the Community Associate for CB#1.

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

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

**Motion Carried.**

- Mr. Caponegro requested a motion: to approve salary of \$41.887 for Mr. Jimmy Guan as the Community Associate for CB#1.

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

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

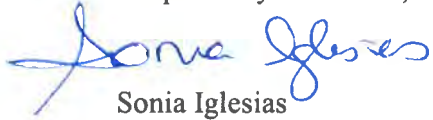
**Motion Carried.**

**ADJOURNMENT**

**ADJOURNMENT**

The meeting was adjourned at 9:05 pm.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Sonia Iglesias", with a stylized, flowing script.

Sonia Iglesias  
Recording Secretary



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

**REVISED**

September 5, 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 --- SEPTEMBER 9, 2025  
**TIME:** \*\*\* 6:00 PM \*\*\*  
**WHERE:** SWINGING SIXTIES SENIOR CENTER  
211 AINSLIE STREET  
BROOKLYN, NY 11211  
(CORNER OF MANHATTAN AVENUE)

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

## PUBLIC HEARING

### AGENDA

1. **PRESENTATION NYC DOT** : NYC DOT is proposing to install an offset bus priority lane on the three blocks of Marcy Avenue between Borinquen Place and Broadway, with the aim of alleviating bus delays that have been observed along this stretch at the tail end

of the B24, B60, and Q54 bus routes. Presenter: Mr. Alexander Altskan, DOT Transit Development. Ronda Messer, DOT Director of Community Affairs. **15 Minutes**

2. **PRESENTATION DCP ON POPULATION FACTFINDER:** Population FactFinder allows to easily define study areas within New York City and examine detailed population profiles showing critical demographics. Presenter, Erica Maurer, Senior Demographic Analyst, NYC Department of City Planning. **15 Minutes.**
3. **PRESENTATION UPDATE ON THE CONSTRUCTION AT KINGSLAND COMMONS:** The Development team would like to present an update on the construction at Kingsland Commons - former Greenpoint Hospital. Presenters, Frank Lang, Deputy Executive, Director for Housing, St. Nicks Alliance. **15 Minutes.**
4. **PRESENTATION PROJECT OF SUBSTANTIAL RENOVATION / RESTORATION OF A LANDMARKED RESIDENCE AT 113 NOBLE STREET :** The Brooklyn Studio is presenting the proposed work to the front façade, roof, rear façade, rear extension, rear yard, and interior of 113 Noble Street, an Italianate wood frame rowhouse located in the Greenpoint Historic District in Brooklyn. Originally built in 1861 by John T. Fairfield, the rowhouse has been altered from its original state and is currently a three-story building with a basement, cellar and two-story extension. Presenter, Project Manager, Jasper Grace, The Brooklyn Studio. **15 Minutes.**
5. **COMMENTS ON THE PRELIMINARY BUDGET FISCAL YEAR 2027:** Comments to Be Received Regarding Expense/Capital Budget Priorities for Fiscal Year 2027 and Service Program Priorities. Presenter Ms. Gina Barros, Chair – Capital Budget Committee.
6. **DOT DINING OUT NYC PERMIT APPLICATIONS**
  1. Banter, 132 Havemeyer St. App # 20240803030028
  2. Bathhouse, 103 North 10 St. App # 20250811030001
  3. Minnows Bar, 167 Nassau Ave. App # 20240803030046
  4. Peaches Hothouse, 415 Tompkins Ave. App # 20250524030001
  5. Taqueria Ramirez, 94 Franklin St. App # 20250514030001
  6. Variety Coffee Roasters, 142 Driggs Ave. App # 20250812030001
  7. Vibe TWLV Corp, 56 Berry St. App # 20250606030001
7. **LIQUOR LICENSES**

## **NEW**

1. 142 Franklin Inc., 142 Franklin Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
2. Amitufo Vegan Kitchen Inc, 19 Bogart Street, Store 2, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
3. Aura Cocina & Bar, Inc., DBA Aura, 315 Meserole Street, (Corporate Change, Liquor, Wine, Beer & Cider, Rest)

4. Bark Barbecue Corp., 25 Thames Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
5. Blazers Sports Bar LLC, DBA Blazer Sports Bar LLC, 308 Bedford Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
6. Casanova Pizza Corporation, 338 McGuinness Boulevard, (New Application, Liquor, Wine, Beer & Cider, Rest)
7. Domino Refinery LLC and SHG 300 Kent Avenue LLC, DBA Birdie, 300 Kent Avenue Ground Floor (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
8. Domino Refinery LLC and SHG 300 Kent Avenue LLC, DBA Birdie, 300 Kent Avenue Ground Floor (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
9. Five Iron Golf Williamsburg LLC, DBA Pending, 25 Kent Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
10. Frankie and Susu Hospitality, LLC, DBA TBD, 266 Banker Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
11. Frontera LLC, DBA Pending, 189 Nassau Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
12. Good Days BK LLC, DBA Good Days, 91 South 6th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
13. Java Street Ventures LLC, 1 Java Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
14. K Top Chicken Inc, 639 Driggs Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
15. Lanfranco Family LLC, DBA The Pizza Inn, 198 Union Avenue, (Method of Operation, Liquor, Wine, Beer & Cider, Rest)
16. Lili and Cata II LLC, 44 South 3rd Street A/K/A 325 Kent Avenue, (RENOTIFICATION, New Application & Temporary Retail Permit, Wine, Beer & Cider, Cafe and Wine Bar)
17. Little Bedford Pizza Inc, 179 Bedford Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
18. Lucky Lime, LLC, 58 Marcy Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
19. Mad Records NYC Corp., 395 Wythe Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
20. Margaux Lebourgeois, 14 Bushwick Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
21. Mikado at Greenpoint Inc., DBA Mikado, 931 Manhattan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
22. MurrayWalsh LLC, DBA Oberon, 196 North 10th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
23. Nooket Hospitality Group LLC, DBA The Chefs Agency, 29 West Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
24. Opportunity Pancakes 2 LLC, DBA IHOP, 785 Flushing Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
25. Parkish LLC, 225 Roebling Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
26. Rocky Group LLC, DBA TBD, 11 Broadway, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)

27. Rosa NYC LLC, DBA Rosa, 299 South 4th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Catering Facility)
28. SAB Super Action Burger Inc, 292 Graham Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
29. Samuel Salfati, DBA Nyla Cafe LLC, 362 HEWES STREET, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
30. Sazon On The Table LLC, 685 Manhattan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
31. Secret Promise LLC, DBA Heaven & Earth, 290 Nassau Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
32. Seki Brooklyn Inc., 561 Manhattan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
33. Silo Bar Brooklyn LLC, 595 Union Avenue, (Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern)
34. Taqueria La Nortena Corp, 688 Manhattan Avenue, (Class Change, Liquor, Wine, Beer & Cider, Rest)
35. Temakase WMB LLC, DBA Temakase, 260 Kent Ave, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
36. The Deysine Group LLC, DBA For The Record, 1107 Manhattan Ave, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
37. The Twisted Spine LLC, DBA TBD, 306 Grand Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
38. Tierra Linda LLC, DBA La Contenta Greenpoint, 1079 Manhattan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
39. Tikka Indian Grill Inc., 185 Grand Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
40. Ukrainian American Soccer Association Inc., DBA New York Ukranian Sports Club, 663 Manhattan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Club)
41. Uzuki Inc., 95 Guernsey Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) (Applicant withdrew the application)
42. Vivae Corp, DBA Mistico Fusion Cuisine, 1059 Flushing Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
43. We Out Here Cafe LLC, DBA Crossroads Cafe, 119 Knickerbocker Avenue a/k/a 1087 Flushing Avenue, Unit 121, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider)

#### **SIDEWALK CAFÉ – ROAD SITTING**

1. 12 Chairs Byn LLC, DBA 12 Chairs Cafe, 342 Wythe Avenue.
2. 18 Bedford Ave LLC, DBA Five Leaves, 18 Bedford Avenue.
3. 51 Kent Ave Inc, DBA Kent Ale House, 51 Kent Avenue.
4. 113 Franklin Dining LLC, DBA Sereneco, 113 Franklin Street, Retail A.
5. 451 Graham Ave Corp, DBA The Richardson, 451 Graham Avenue.
6. Bromaco Inc, DBA Aurora, 70 Grand Street.
7. Brooklyn Art Haus LLC, DBA The Mouth, 20-26 Marcy Avenue.
8. Cafe Mogador LLC, 133 Wythe Avenue.
9. Dow Young Group Inc, DBA The Commodore, 366 Metropolitan Avenue.



10. Forma Pasta LLC, 14 Bedford Avenue.
11. Graham Restaurant LLC, DBA Sage, 299-301 Graham Avenue.
12. Jankyboyz LLC, DBA Jack's Wife Freda, 258 Wythe Avenue.
13. K Top Chicken Inc, 639 Driggs Avenue.
14. Kettle Pie Inc, DBA Allswell, 124 Bedford Avenue.
15. Little Dokebi Inc, DBA Little Dokebi, 85 Driggs Avenue.
16. Little Tiffin LLC, DBA Little Tiffin, 970 Manhattan Avenue.
17. Quality Rockets Inc, DBA Hotel Delmano, 82 Berry Street.
18. Rabid Inc, DBA Tabare Restaurant, 1006 Flushing Avenue.
19. SMS 21 LLC, DBA 21 Greenpoint, 21 Greenpoint Avenue.
20. Terere Corp., DBA Tabare Restaurant, 221 South 1st Street.
21. Vabeh First LLC, DBA Have & Meyer Chatteria, 103 Havemeyer Street.
22. Woodfire Collision LLC, DBA Lilia Restaurant, 567-575 Union Avenue.

### **RENEWAL**

1. #1 Pho Inc, DBA Zen Yai, 208 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
2. 48 South Fourth Street Corp., DBA The Woods, 48 South 4th Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
3. 146 Broadway Associates LLC, DBA Baby's All Right, 146-150 Broadway, (Renewal, Liquor, Wine, Beer & Cider, Rest)
4. 221 North 4th Rest Corp, DBA Golden Years, 221 North 4th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
5. 622 Vanderbilt Restaurant LLC, DBA Rule of Thirds, 29 Norman Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
6. 76 Ainslie OPCO LLC, DBA Ainslie, 76 Ainslie Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
7. 759 Richards Corp, DBA Cafe Zouave, 759 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
8. 99 Scott Studio LLC, DBA 99 Scott, 99 Scott Avenue, Unit G, (Renewal, Liquor, Wine, Beer & Cider, Catering Facility)
9. Amber Restaurant LLC, DBA Amber, 119 Nassau Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
10. Authentic Pierogi Inc, DBA Pierozek, 592 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
11. Baldracca LLC, DBA Testo, 141 Leonard Street, (Renewal, Wine, Beer & Cider, Rest)
12. BD&M Bar One LLC, DBA Reclamation Bar, 817 Metropolitan Ave, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
13. CATALPANYC, DBA El Pinguino, 25 Greenpoint Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
14. Cenaduria La Palmera Real LLC, DBA Tacombi Williamsburg, 242 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
15. Coyoacan Lorimer LLC, DBA Zona Rosa Brooklyn, 571 Lorimer Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
16. El Golpe LLC, DBA Llama Inn, 50 Withers Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
17. El Ketzalt Corp, DBA Haab, 202 Leonard Street, A, (Renewal, Wine, Beer & Cider, Rest)
18. Eyval NYC LLC, DBA Eyval, 25 Bogart St, (Renewal, Liquor, Wine, Beer & Cider, Rest)

19. Fish Sauce Boys Inc, DBA High Lua Vietnamese Kitchen, 182 South 2nd Street, (Renewal, Wine, Beer & Cider, Rest)
20. Franklin St Food & Drink LLC, DBA Leroy's American Bistro, 195 Franklin Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
21. Full Circle Bar LLC, 318 Grand Street, Marcy Avenue & Havemeyer Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
22. Graham United Corp, DBA New Mexico Place, 189 Graham Ave, (Renewal, Wine, Beer & Cider, Rest)
23. Jankyboyz LLC, DBA Jack's Wife Freda, 258 Wythe Ave, (Renewal, Liquor, Wine, Beer & Cider, Rest)
24. J&Y DAK INC, 676 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Rest)
25. JMJ Hospitality Group Co. LLC, DBA 18th Ward Brewpub, 300 Richardson Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
26. K & L Cuisines LLC, DBA Guesthouse, 265 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
27. La Cocina II Restaurant Corp, 100 Moore Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
28. Las Tainas Bar & Restaurant LLC, 347 Broadway, (Renewal, Liquor, Wine, Beer & Cider, Rest)
29. Lorimer Pizza LLC, DBA Sal's Pizzeria, 544 Lorimer Street, (Renewal, Wine, Beer & Cider, Rest)
30. LPH Two LLC, DBA Nami Nori, 236 North 12th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
31. M&M Sports Bar Corp., DBA The Garden Bar & Grill, 140 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
32. Malynstoss LLC, DBA Nightshade, 451 Meeker Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
33. Misipasta LLC, DBA Misipasta, 46 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
34. MMI 2020 LLC, DBA Recette NYC, 103 Havemeyer Street, Store No. 1, (Renewal, Liquor, Wine, Beer & Cider, Rest)
35. MSMN Corp, DBA Kestane Kebab, 208 Franklyn Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
36. Nakameguro LLC, DBA As you like, 428 Humboldt Street, (Renewal, Wine, Beer & Cider, Bar/Tavern)
37. Nile Peterson Industries Inc, DBA Landline, 790 Grand Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
38. Okamoto Holdings LLC, DBA Patisserie Tomoko, 568 Union Avenue, Space 1G & H, (Renewal, Wine, Beer & Cider, Bar/Tavern)
39. One Shot Away LLC, DBA Jackbar, 143 Havemeyer Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
40. Ontario Bar LLC, 559 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Neighborhood Bar w/ Pool Table & Music)
41. Original Music Workshop Inc, Cosmico LLC and Balance Brooklyn LLC as Mgr, DBA National Sawdust OMW, 80 North 6th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
42. Pomp & Circumstance Hospitality LLC, DBA Pomp & Circumstance, 577 Lorimer Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)

43. Pound Loney Inc, DBA The Clonard, 506 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
44. Radegast Hall LLC, DBA Radegast Hall and Biergarten, 113-115 North 3rd Street A/K/A 186 Berry Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
45. Radio Gaga LLC, DBA Radio Star, 13 Greenpoint Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
46. Riverwalk Management Inc., DBA Naked Dog, 47 Java Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
47. Schmaltz Foods LLC, DBA Shalom Japan, 310 South 4th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
48. Shake Shack New York LLC, DBA Shake Shack, 160 Berry Street, (Renewal, Wine, Beer & Cider, Rest)
49. Shelison Restaurant Inc, 492 Broadway, (Renewal, Wine, Beer & Cider, Rest)
50. Sobre Masa LLC, 52 Harrison Place, (Renewal, Liquor, Wine, Beer & Cider, Rest)
51. Spectacular Bird LLC, DBA Lamonte, 557 Driggs Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
52. Studio 299 LLC, DBA Polygon Brooklyn, 299 Vandervoort Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
53. The Geezers LLC, DBA Harefield Road Pub, 769 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
54. The Gutter Bar LLC, 200 North 14th Street, (Renewal, Liquor, Wine, Beer & Cider, Bowling Establishment)
55. The Wandering Barman LLC, 315 Meserole Street, Suite A-2, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
56. Topsy Scoop Brooklyn LLC, DBA Topsy Scoop, 270 Metropolitan Avenue, Store #4, (Renewal, Wine, Beer & Cider, Bar/Tavern)
57. Tres de Mexico LLC, DBA Mesa Coyoacan, 372 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
58. Unknown Baths LLC, DBA Bathhouse, 103 North 10th Street, (RENOTIFICATION, Renewal, Liquor, Wine, Beer & Cider, Rest)
59. Vera Cruz On Bedford Ave Corp, DBA Vera Cruz On Bedford Ave, 195 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
60. Vinegar Hill NYC LLC, DBA Lucky Dog, 303 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
61. William Rees, DBA Good Thanks Brooklyn, 374 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
62. Williamsburg Cinemas LLC, DBA Williamsburg Cinemas, 217 Grand Street, (Renewal, Wine, Beer & Cider, Movie Theater)
63. Win Star Food LLC, DBA Win Son Bakery, 164 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)

## **8. CANNABIS LICENSES:**

1. Daniel Connolly, DBA Growth Industries NY, LLC, 1055 Flushing Avenue, (Retail Dispensary)
2. Ehsan Partoui, DBA NY Builders Millennium USA LLC, 1139-1141 Manhattan Avenue, (Retail Dispensary)

3. Hector Bonilla, DBA Diamond Dispensary, 455 Graham Avenue, (Retail Dispensary)
4. Jelena Goranic, DBA Vutra Inc., 309 Bedford Avenue, (Retail Dispensary)
5. John Macropoulos, DBA Cannabisseur Inc., 99 South 6th Street, (Retail Dispensary)
6. Jonpaul Pezzo, DBA NYC BUD, 1117 Manhattan Avenue, (Retail Dispensary)
7. Mitchell Rothschild, DBA Brooklyn Wellness LLC, 84 Graham Avenue, (Retail Dispensary)
8. Randy White, DBA 420 NY LLC, 309 Bedford Avenue, (Retail Dispensary)
9. Shlomo Tamir, DBA Myrtle 2 LLC, 39 Graham Avenue, (Retail Dispensary)
10. Shlomo Tamir, DBA Myrtle 2 LLC, 61 Graham Avenue, (Retail Dispensary)
11. Shlomo Tamir, DBA Myrtle 2 LLC, 69 Graham Avenue, (Retail Dispensary)
12. Wael Alsaidi, DBA High Class Convenience Corp, 309 Bedford Avenue, (Retail Dispensary)

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## **BOARD MEETING**

### **MOMENT OF SILENCE**

### **ROLL CALL**

### **APPROVAL OF THE AGENDA**

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

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

**PARKS REPORT** – As written

### **ANNOUNCEMENTS: ELECTED OFFICIALS**

### **OLD BUSINESS**

### **NEW BUSINESS**

### **ADJOURNMENT**

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



**COMMUNITY BOARD NO. 1**  
435 GRAHAM AVENUE – BROOKLYN, NY 11211  
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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: 09-09-2025

**BOARD MEETING AND PUBLIC HEARING**

KARINA AGUILAR <i>Karina Aguilar</i>	SONIA IGLESIAS <i>Sonia Iglesias</i>
BOGDAN BACHOROWSKI <i>Bogdan Bachorowski</i>	MOISHE INDIG
LISA BAMONTE <i>Lisa Bamonte</i>	MATTHEW ISAACS <i>Matthew Isaacs</i>
GINA BARROS	JACOB ITZKOWITZ <i>Jacob Itzkowitz</i>
TEON BROOKS <i>Teon Brooks</i>	ROBERT JEFFERY
ERIC BRUZAITIS <i>Eric Bruzaitis</i>	BOZENA KAMINSKI <i>Bozena Kaminski</i>
IRIS CABRERA <i>Iris Cabrera</i>	CAITLIN KAWAGUCHI <i>Caitlin Kawaguchi</i>
PHILIP CAPONEGRO <i>Philip Caponegro</i>	PAUL KELTERBORN
FRANK CARBONE <i>Frank Carbone</i>	WILLIAM KLAGSBAUD <i>William Klagsbaud</i>
STEPHEN CHESLER <i>Stephen Chesler</i>	MERYL LABORDE <i>Meryl Laborde</i>
GIOVANNI D'AMATO	MARIE LEANZA <i>Marie Leanza</i>
WARD DENNIS <i>Ward Dennis</i>	YAMILLETTE LEBRON
ERIN DRINKWATER <i>Erin Drinkwater</i>	JODIE LOVE <i>Jodie Love</i>
MIGUELINA DURAN <i>Miguelina Duran</i>	MICHAL MROWIEC <i>Michal Mrowiec</i>
ARTHUR DYBANOWSKI <i>Arthur Dybanowski</i>	RABBI DAVID NIEDERMAN <i>Rabbi David Niederman</i>
ROSEMARY ESPINAL <i>Rosemary Espinal</i>	JANICE PETERSON <i>Janice Peterson</i>
LLOYD FENG <i>Lloyd Feng</i>	AUSTIN PFERD <i>Austin Pferd</i>
JULIA AMANDA FOSTER <i>Julia A. Foster</i>	BELLA SABEL <i>Bella Sabel</i>
RIFKA FRIEDMAN <i>Rifka Friedman</i>	ISAAC SOFER <i>Isaac Sofer</i>
DEALICE FULLER <i>Dealice Fuller</i>	SAMEER TALATI <i>Sameer Talati</i>
JOEL GOLDSTEIN	DEL TEAGUE <i>Del Teague</i>
JOEL GROSS <i>Joel Gross</i>	ALBERTO VALENTIN <i>Alberto Valentin</i>
DAVID HEIMLICH <i>David Heimlich</i>	RAFFAELLO VANCOUTEN <i>Raffaello Vancouten</i>
LARISSA HO <i>Larissa Ho</i>	WILLIAM VEGA <i>William Vega</i>
KATIE DENNY HOROWITZ <i>Katie Denny Horowitz</i>	SIMON WEISER <i>Simon Weiser</i>



DATE: SEPTEMBER 9, 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	MICHAL MROWIEC	✓	✓			
40	RABBI DAVID NIEDERMAN					
41	JANICE PETERSON		✓			
42	AUSTIN PFERD	✓	✓			
43	BELLA SABEL	✓	✓			
44	ISAAC SOFER		✓			
45	SAMEER TALATI		✓			
46	DEL TEAGUE	✓	✓			
47	ALBERTO VALENTIN	✓	✓			
48	RAFFAELLO VAN COUTEN	✓	✓			
49	WILLIAM VEGA	✓	✓			
50	SIMON WEISER	✓				
	TOTAL:	32	40			
	TIME:	6:09	7:47			



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**SLA REVIEW AND DCA COMMITTEE MOTION:** To send a letter to DOT denying the sidewalk application for Taqueria Ramirez 94 Franklin street. And if it was approved by DOT request to revoke approval with support documents

Motion made by: Mr. Bruzaitis

Seconded by: Ms. Teague

DATE: 9/9/2025

	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			✓		MICHAL MROWIEC	✓			
ARTHUR DYBANOWSKI	✓				RABBI DAVID NIEDERMAN				
ROSEMARY ESPINAL	✓				JANICE PETERSON	✓			
LLOYD FENG	✓				AUSTIN PFERD	✓			
JULIA AMANDA FOSTER	✓				BELLA SABEL	✓			
RIFKA FRIEDMAN	✓				ISAAC SOFER	✓			
DEALICE FULLER					SAMEER TALATI	✓			
JOEL GOLDSTEIN					DEL TEAGUE	✓			
JOEL GROSS	✓				ALBERTO VALENTIN			✓	
DAVID HEIMLICH	✓				RAFFAELLO VAN COUTEN	✓			
LARISSA HO		✓			WILLIAM VEGA	✓			
KATIE DENNY HOROWITZ			✓		SIMON WEISER				

TIME: 8:06

TALLY: 33 YES 2 NO 4 ABS 0 RECUSAL





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

Motion made by: Ms. Cabrera

Seconded by: Ms. Kaminski

DATE: 9/9/2025

	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	✓				MICHAL MROWIEC	✓			
ARTHUR DYBANOWSKI	✓				RABBI DAVID NIEDERMAN				
ROSEMARY ESPINAL	✓				JANICE PETERSON	✓			
LLOYD FENG	✓				AUSTIN PFERD	✓			
JULIA AMANDA FOSTER	✓				BELLA SABEL	✓			
RIFKA FRIEDMAN					ISAAC SOFER	✓			
DEALICE FULLER					SAMEER TALATI	✓			
JOEL GOLDSTEIN					DEL TEAGUE	✓			
JOEL GROSS	✓				ALBERTO VALENTIN	✓			
DAVID HEIMLICH	✓				RAFFAELLO VAN COUTEN	✓			
LARISSA HO	✓				WILLIAM VEGA	✓			
KATIE DENNY HOROWITZ	✓				SIMON WEISER				

TIME: 8:11

TALLY: 39 YES 0 NO 0 ABS 0 RECUSAL



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**TRANSPORTATION COMMITTEE MOTION:** MOTION: Community Board 1 to draft a letter to Mayor Adams and NYC DOT Commissioner Rodriguez demanding that they follow City Administrative Code Section 19-101.2 and schedule a presentation to Community Board 1 regarding any removal or addition of the Bedford Avenue protected bike lane.

Motion made by: Ms. LaBorde

Seconded by: Mr. Brooks

DATE: 9/9/2025

	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	✓				MICHAL MROWIEC	✓			
ARTHUR DYBANOWSKI	✓				RABBI DAVID NIEDERMAN				
ROSEMARY ESPINAL	✓				JANICE PETERSON	✓			
LLOYD FENG	✓				AUSTIN PFERD	✓			
JULIA AMANDA FOSTER	✓				BELLA SABEL	✓			
RIFKA FRIEDMAN					ISAAC SOFER	✓			
DEALICE FULLER					SAMEER TALATI	✓			
JOEL GOLDSTEIN					DEL TEAGUE	✓			
JOEL GROSS					ALBERTO VALENTIN	✓			
DAVID HEIMLICH	✓				RAFFAELLO VAN COUTEN	✓			
LARISSA HO	✓				WILLIAM VEGA	✓			
KATIE DENNY HOROWITZ	✓				SIMON WEISER				

TIME: 8:20

TALLY: 37 YES 0 NO 0 ABS 0 RECUSAL



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**LAND USE, ULURP COMMITTEE MOTION:** to postpone the application BSA CAL # 2025-15BZ, 710 BROADWAY to the next scheduled committee meeting on October 16, 2025, for the following purposes:

- 1.To give the committee an opportunity to further review the traffic analysis studies; and
- 2.For the applicant to provide the committee with a holistic safe parking plan for all delivery vehicles, bike and car.

Motion made by: Mr. Dybanowski

Seconded by: Ms. Aguilar

DATE: 9/9/2025

	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	✓				MICHAL MROWIEC	✓			
ARTHUR DYBANOWSKI	✓				RABBI DAVID NIEDERMAN	✓			
ROSEMARY ESPINAL	✓				JANICE PETERSON	✓			
LLOYD FENG	✓				AUSTIN PFERD	✓			
JULIA AMANDA FOSTER	✓				BELLA SABEL	✓			
RIFKA FRIEDMAN					ISAAC SOFER	✓			
DEALICE FULLER					SAMEER TALATI	✓			
JOEL GOLDSTEIN					DEL TEAGUE	✓			
JOEL GROSS					ALBERTO VALENTIN	✓			
DAVID HEIMLICH	✓				RAFFAELLO VAN COUTEN	✓			
LARISSA HO	✓				WILLIAM VEGA	✓			
KATIE DENNY HOROWITZ	✓				SIMON WEISER				

TIME: 8:29pm TALLY: 37 YES 0 NO 0 ABS 0 RECUSAL



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LAND USE, ULURP COMMITTEE MOTION: to approve application C250033MMK, CEQR 25DCP010K, PROJECT: EAGLE STREET DEMAPPING

Motion made by: Ms. Horowitz

Seconded by: Mr. Chesler

DATE: 9/9/2025

	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	✓				MICHAL MROWIEC	✓			
ARTHUR DYBANOWSKI	✓				RABBI DAVID NIEDERMAN				
ROSEMARY ESPINAL	✓				JANICE PETERSON	✓			
LLOYD FENG	✓				AUSTIN PFERD	✓			
JULIA AMANDA FOSTER	✓				BELLA SABEL	✓			
RIFKA FRIEDMAN					ISAAC SOFER	✓			
DEALICE FULLER					SAMEER TALATI	✓			
JOEL GOLDSTEIN					DEL TEAGUE	✓			
JOEL GROSS					ALBERTO VALENTIN	✓			
DAVID HEIMLICH	✓				RAFFAELLO VAN COUTEN	✓			
LARISSA HO	✓				WILLIAM VEGA	✓			
KATIE DENNY HOROWITZ	✓				SIMON WEISER	✓			

TIME: 8:13 pm TALLY: 37 YES 0 NO 0 ABS 0 RECUSAL



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**LAND USE, ULURP COMMITTEE MOTION:** to approve application (N 250271 ZAK) 242 SIEGEL STREET BULK AUTHORIZATION, BLOCK 3100, LOT 22. SUBMITTED BY 215 NYM MOORE, LLC

Motion made by: Mr. Dybanowski

Seconded by: Mr. VanCouten

DATE: 9/9/2025

	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	✓				MICHAL MROWIEC	✓			
ARTHUR DYBANOWSKI	✓				RABBI DAVID NIEDERMAN				
ROSEMARY ESPINAL	✓				JANICE PETERSON	✓			
LLOYD FENG	✓				AUSTIN PFERD	✓			
JULIA AMANDA FOSTER	✓				BELLA SABEL	✓			
RIFKA FRIEDMAN					ISAAC SOFER	✓			
DEALICE FULLER					SAMEER TALATI	✓			
JOEL GOLDSTEIN					DEL TEAGUE	✓			
JOEL GROSS					ALBERTO VALENTIN	✓			
DAVID HEIMLICH	✓				RAFFAELLO VAN COUTEN	✓			
LARISSA HO	✓				WILLIAM VEGA	✓			
KATIE DENNY HOROWITZ	✓				SIMON WEISER				

TIME: 8:32

TALLY: 37 YES 0 NO 0 ABS 0 RECUSAL



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BOARD BUDGET COMMITTEE MOTION: to approve the purchase of an additional computer and 2 Monitors  
for the CB1 District Office (\$1,921.48)

Motion made by: Mr. Pferd  
Seconded by: Mr. Dybanowski

DATE: 9/9/2025

	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	✓				MICHAL MROWIEC	✓			
ARTHUR DYBANOWSKI	✓				RABBI DAVID NIEDERMAN				
ROSEMARY ESPINAL	✓				JANICE PETERSON	✓			
LLOYD FENG	✓				AUSTIN PFERD	✓			
JULIA AMANDA FOSTER	✓				BELLA SABEL	✓			
RIFKA FRIEDMAN					ISAAC SOFER	✓			
DEALICE FULLER					SAMEER TALATI	✓			
JOEL GOLDSTEIN					DEL TEAGUE	✓			
JOEL GROSS					ALBERTO VALENTIN	✓			
DAVID HEIMLICH	✓				RAFFAELLO VAN COUTEN	✓			
LARISSA HO	✓				WILLIAM VEGA	✓			
KATIE DENNY HOROWITZ	✓				SIMON WEISER				

TIME: \_\_\_\_\_ TALLY: 37 YES 0 NO 0 ABS 0 RECUSAL





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**CANNABIS COMMITTEE MOTION:** to approve approved the request from Mr. William Vega, Chair – Cannabis Review committee of sending his report from June to OCM before the Board Meeting due the comment period being over by the Board Meeting.

Motion made by: Mr. Caponegro  
Seconded by: Mr. Dennis

DATE: 9/9/2025

	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	✓				MICHAL MROWIEC	✓			
ARTHUR DYBANOWSKI	✓				RABBI DAVID NIEDERMAN				
ROSEMARY ESPINAL	✓				JANICE PETERSON	✓			
LLOYD FENG	✓				AUSTIN PFERD	✓			
JULIA AMANDA FOSTER	✓				BELLA SABEL	✓			
RIFKA FRIEDMAN					ISAAC SOFER	✓			
DEALICE FULLER					SAMEER TALATI				
JOEL GOLDSTEIN					DEL TEAGUE	✓			
JOEL GROSS					ALBERTO VALENTIN	✓			
DAVID HEIMLICH	✓				RAFFAELLO VAN COUTEN	✓			
LARISSA HO					WILLIAM VEGA	✓			
KATIE DENNY HOROWITZ	✓				SIMON WEISER				

TIME: 8:45 pm TALLY: 35 YES 0 NO 1 ABS 0 RECUSAL





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**CANNABIS COMMITTEE MOTION:** To approve send a letter to OCM: Confirmation of Brooklyn Community Board 1 Cannabis Review Committee Approval for Salt City Naturals LLC OCMCAURDP-2024-00013261 North 11 St. Brooklyn, NY 11249

Motion made by: Mr. Caponegro  
Seconded by: Mr Dennis

DATE: 9/9/2025

	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	✓				MICHAL MROWIEC	✓			
ARTHUR DYBANOWSKI	✓				RABBI DAVID NIEDERMAN				
ROSEMARY ESPINAL	✓				JANICE PETERSON	✓			
LLOYD FENG	✓				AUSTIN PFERD	✓			
JULIA AMANDA FOSTER	✓				BELLA SABEL	✓			
RIFKA FRIEDMAN					ISAAC SOFER	✓			
DEALICE FULLER					SAMEER TALATI				
JOEL GOLDSTEIN					DEL TEAGUE	✓			
JOEL GROSS					ALBERTO VALENTIN	✓			
DAVID HEIMLICH	✓				RAFFAELLO VAN COUTEN	✓			
LARISSA HO					WILLIAM VEGA	✓			
KATIE DENNY HOROWITZ	✓				SIMON WEISER				

TIME: 8:45 pm TALLY: 35 YES 0 NO 1 ABS 0 RECUSAL



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**CANNABIS COMMITTEE MOTION: To approve report as written**

Motion made by: Mr. Caponegro.

Seconded by: Mr. Dennis

DATE: 9/9/2025

	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	✓				MICHAL MROWIEC	✓			
ARTHUR DYBANOWSKI	✓				RABBI DAVID NIEDERMAN				
ROSEMARY ESPINAL	✓				JANICE PETERSON	✓			
LLOYD FENG	✓				AUSTIN PFERD	✓			
JULIA AMANDA FOSTER	✓				BELLA SABEL	✓			
RIFKA FRIEDMAN					ISAAC SOFER	✓			
DEALICE FULLER					SAMEER TALATI				
JOEL GOLDSTEIN					DEL TEAGUE	✓			
JOEL GROSS					ALBERTO VALENTIN	✓			
DAVID HEIMLICH	✓				RAFFAELLO VAN COUTEN	✓			
LARISSA HO					WILLIAM VEGA	✓			
KATIE DENNY HOROWITZ	✓				SIMON WEISER				

TIME: 8:45pm

TALLY: 35 YES 0 NO 1 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)



**EXECUTIVE BOARD MOTION:** to approve Mr. Jimmy Guan to be promoted as the Community Associate for CB#1

Motion made by: Mr. Dybanowski

Seconded by: Ms. Cabrera

DATE: 9/9/2025

	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	✓				MICHAL MROWIEC	✓			
ARTHUR DYBANOWSKI	✓				RABBI DAVID NIEDERMAN				
ROSEMARY ESPINAL	✓				JANICE PETERSON	✓			
LLOYD FENG	✓				AUSTIN PFERD	✓			
JULIA AMANDA FOSTER	✓				BELLA SABEL	✓			
RIFKA FRIEDMAN					ISAAC SOFER	✓			
DEALICE FULLER					SAMEER TALATI				
JOEL GOLDSTEIN					DEL TEAGUE	✓			
JOEL GROSS					ALBERTO VALENTIN	✓			
DAVID HEIMLICH	✓				RAFFAELLO VAN COUTEN	✓			
LARISSA HO					WILLIAM VEGA	✓			
KATIE DENNY HOROWITZ	✓				SIMON WEISER				

TIME: 9:03 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  
Website: www.nyc.gov/brooklyn1



EXECUTIVE BOARD MOTION: to approve Salary \$41,887.00 for Mr. Jimmy Guan as the Community Associate for CB#1

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

DATE: 9/9/2025

	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	✓				MICHAL MROWIEC	✓			
ARTHUR DYBANOWSKI	✓				RABBI DAVID NIEDERMAN				
ROSEMARY ESPINAL	✓				JANICE PETERSON	✓			
LLOYD FENG	✓				AUSTIN PFERD	✓			
JULIA AMANDA FOSTER	✓				BELLA SABEL	✓			
RIFKA FRIEDMAN					ISAAC SOFER	✓			
DEALICE FULLER					SAMEER TALATI				
JOEL GOLDSTEIN					DEL TEAGUE	✓			
JOEL GROSS					ALBERTO VALENTIN	✓			
DAVID HEIMLICH	✓				RAFFAELLO VAN COUTEN	✓			
LARISSA HO					WILLIAM VEGA	✓			
KATIE DENNY HOROWITZ	✓				SIMON WEISER				

TIME: 9:01 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/brooklyn1](http://www.nyc.gov/brooklyn1)



**EXECUTIVE BOARD MOTION:** to approve the District Manager Ms. Pulgarin a salary increase by 20%

Motion made by: Ms. Cabrera

Seconded by: Mr. Bruzaitis

DATE: 9/9/2025

	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	✓				MICHAL MROWIEC	✓			
ARTHUR DYBANOWSKI	✓				RABBI DAVID NIEDERMAN				
ROSEMARY ESPINAL	✓				JANICE PETERSON	✓			
LLOYD FENG	✓				AUSTIN PFERD	✓			
JULIA AMANDA FOSTER	✓				BELLA SABEL	✓			
RIFKA FRIEDMAN					ISAAC SOFER	✓			
DEALICE FULLER					SAMEER TALATI				
JOEL GOLDSTEIN					DEL TEAGUE	✓			
JOEL GROSS					ALBERTO VALENTIN	✓			
DAVID HEIMLICH	✓				RAFFAELLO VAN COUTEN	✓			
LARISSA HO					WILLIAM VEGA	✓			
KATIE DENNY HOROWITZ	✓				SIMON WEISER				

TIME: 9:02

TALLY: 36 YES 0 NO 0 ABS 0 RECUSAL



# Marcy Av, Borinquen Pl to Broadway

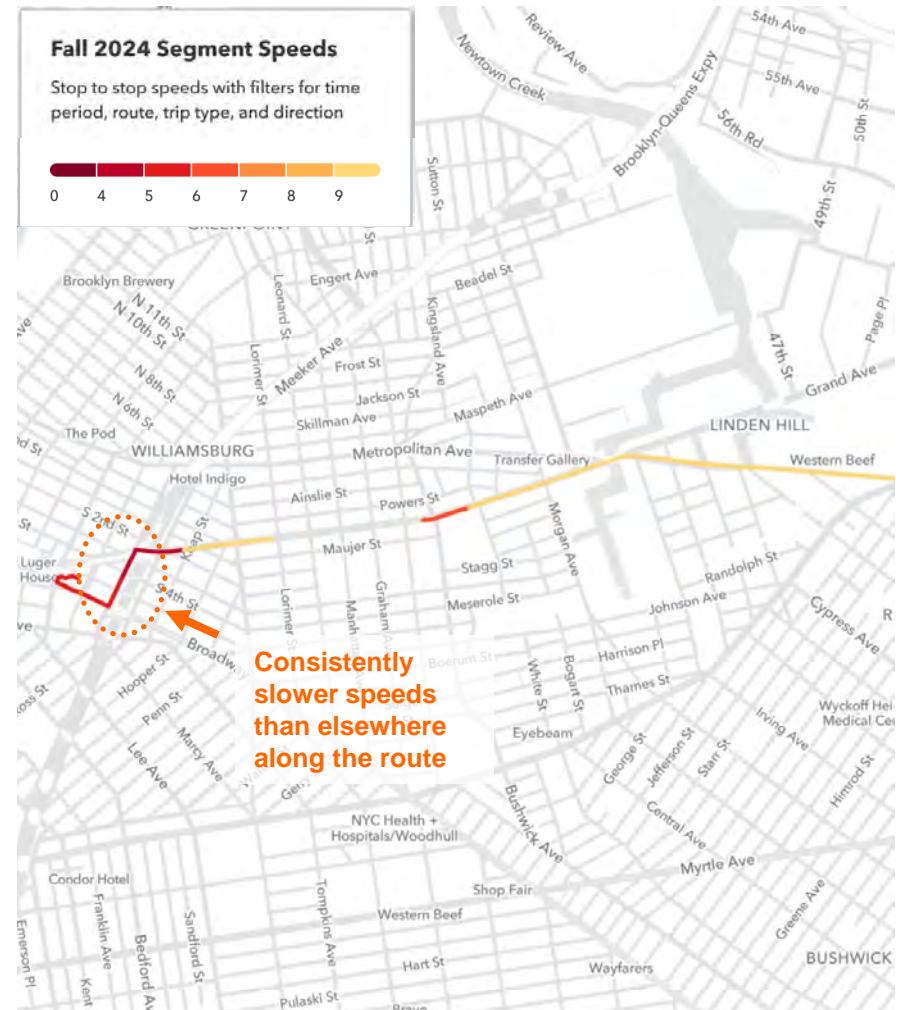
Bus Priority Street Improvement Project (SIP ID: 12263)

**CB1 Full Board  
Project Proposal  
September 2025**



# Marcy Av, Borinquen Pl to Broadway

- Confluence of three Williamsburg Bridge Plaza-bound bus routes:
  - **B24** – Avg. Daily Ridership **2,359** (2024)
  - **B60** – Avg. Daily Ridership **12,226** (2024)
  - **Q54** – Avg. Daily Ridership **13,411** (2024)
- Each bus route experiences delays and slower speeds along this tail end stretch.
- These delays compound on top of delays earlier in the routes' journeys and result in buses arriving late to their terminal, delaying the next scheduled run.
- The [BQE North and South \(2024\)](#) study recommended providing a bus priority lane to alleviate these delays.



Average Bus Speeds, Q54, Westbound



# Marcy Av, Borinquen PI to Broadway – Traffic Congestion

Congestion at S 4<sup>th</sup> St



Congestion at S 5<sup>th</sup> St



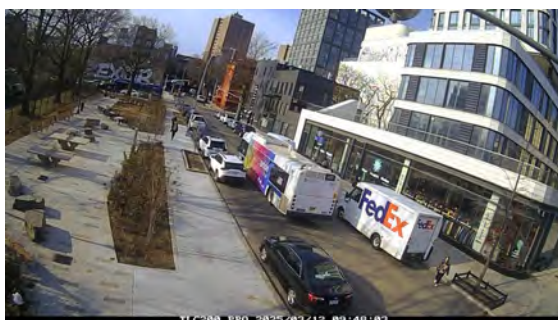
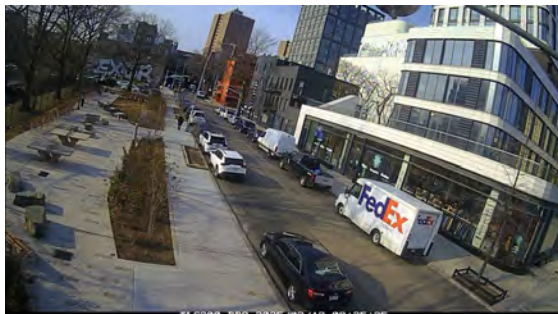
Bus stuck in traffic approaching Broadway



Traffic congestion is common along Marcy Av between Borinquen PI and Broadway, especially on weekdays in the late afternoon, before the PM rush hour lane along the east curb goes into effect.



# Marcy Av & S 4<sup>th</sup> St – Loading Zone Demand



The west side of Marcy Av between S 4 St and S 5 St experiences many daily instances of multiple vehicles loading and performing deliveries while occupying the bus stop for extended amounts of time.

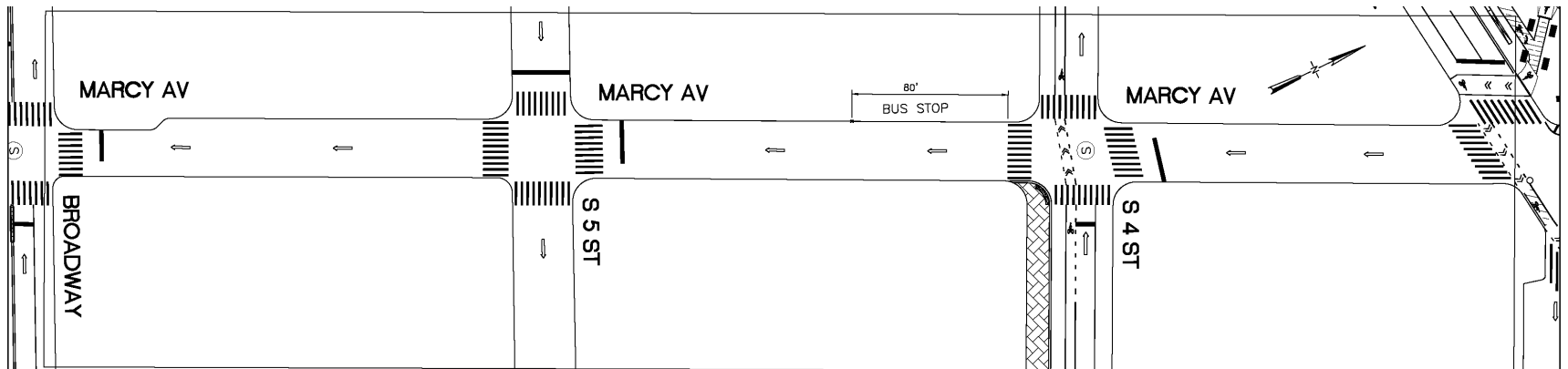
# Marcy Av & Broadway – Difficult Right Turns



Buses must navigate a very tight right turn when continuing onto westbound Broadway from southbound Marcy Av; usually competing for space with other turning vehicles as well as improperly stopped traffic on the eastbound side of Broadway.

# Pavement Markings

Marcy Av, Borinquen PI to Broadway

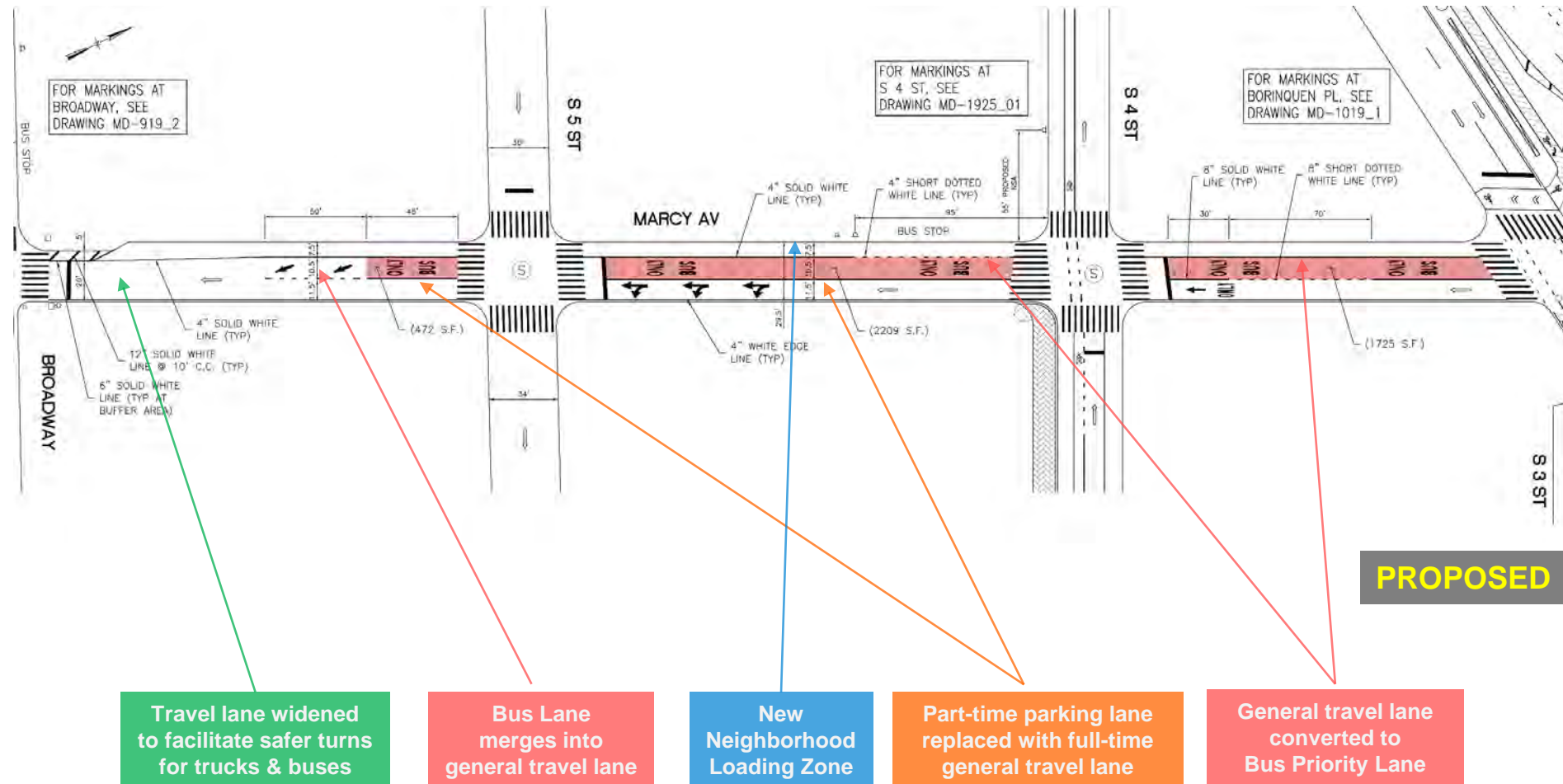


**EXISTING**



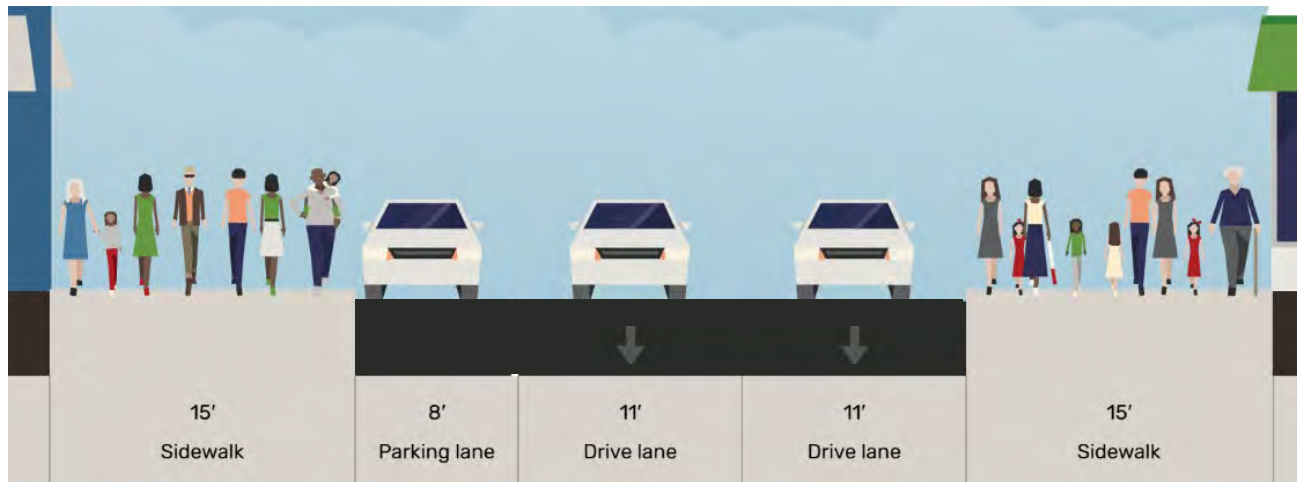
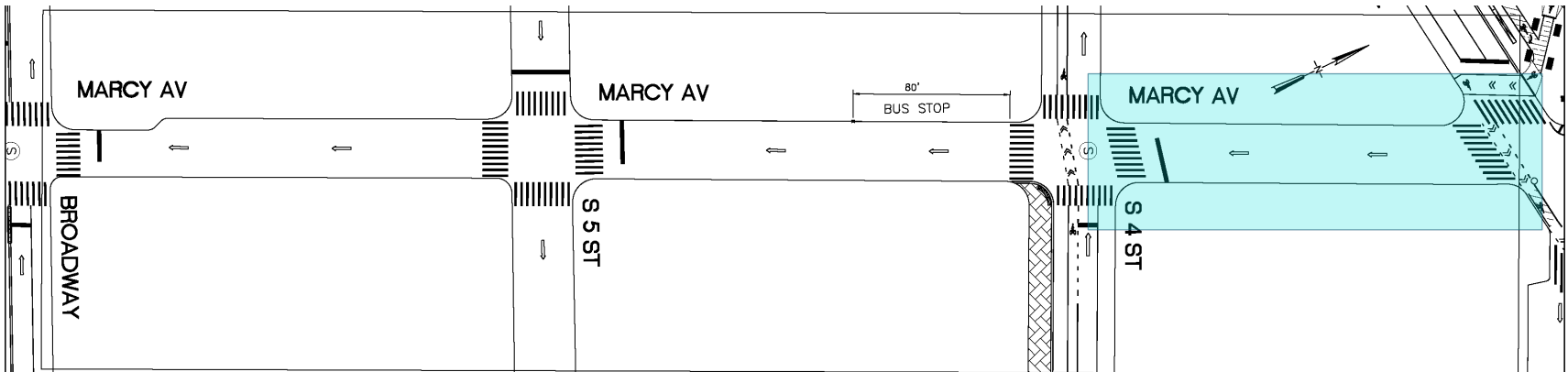
# Pavement Markings

Marcy Av, Borinquen Pl to Broadway



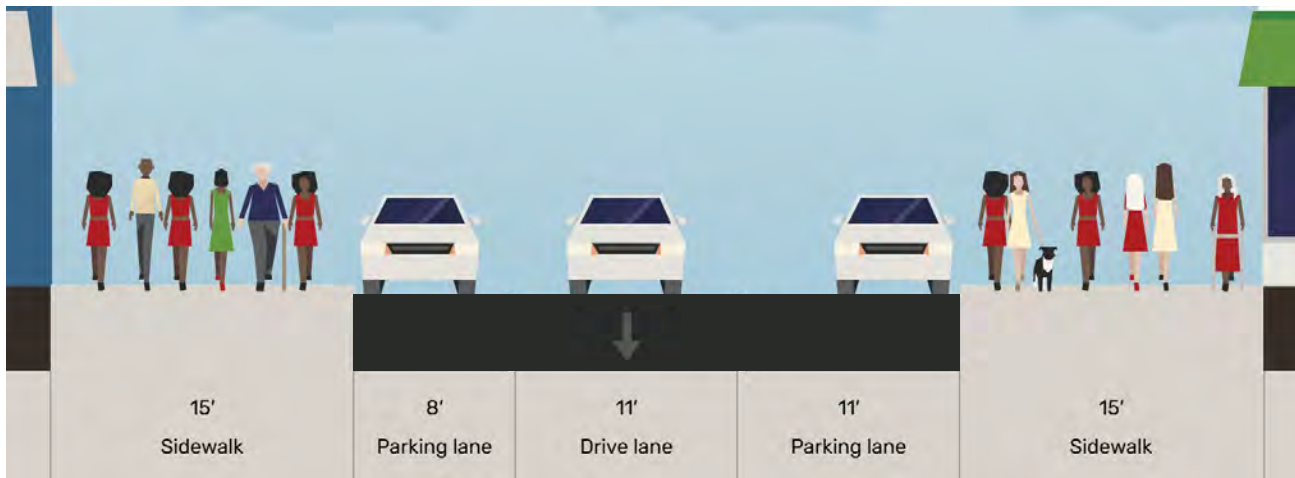
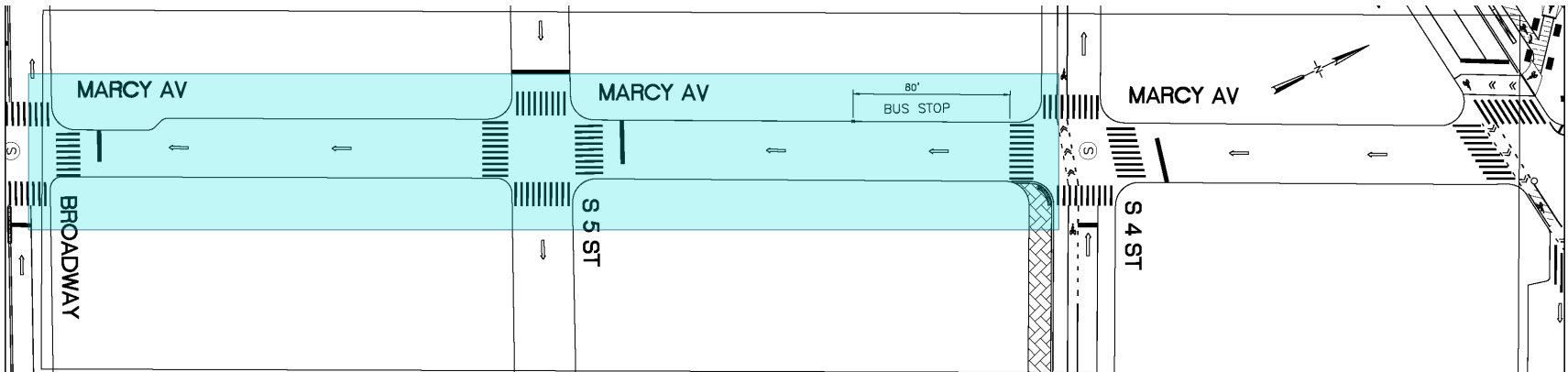
# Cross-Sections: Existing

Marcy Av, Borinquen Pl to S 4 St  
(All Hours)



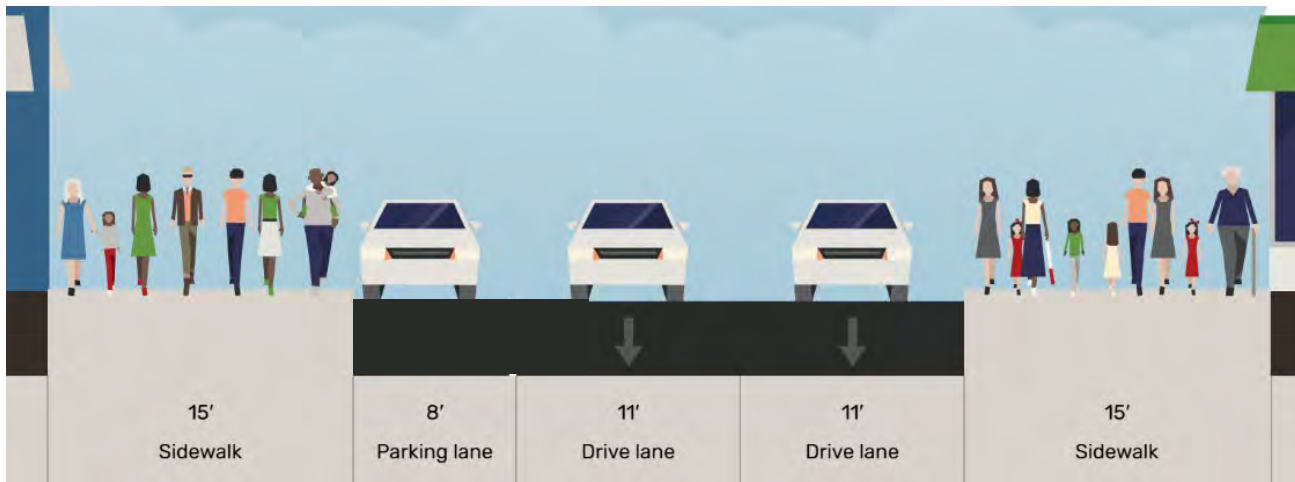
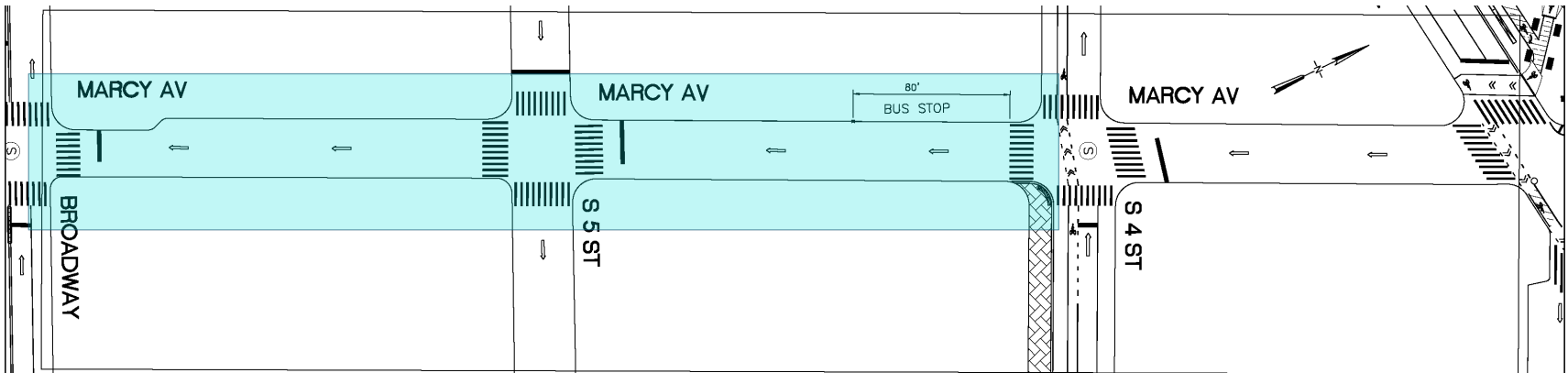
# Cross-Sections: Existing

Marcy Av, S 4 St to Broadway  
(Outside PM Rush Hours)



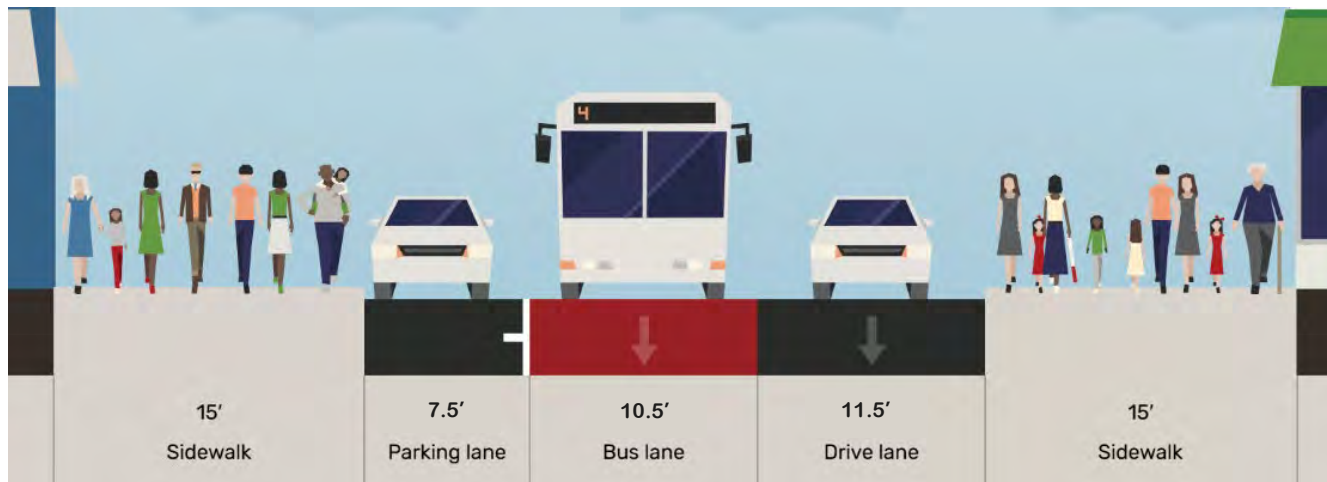
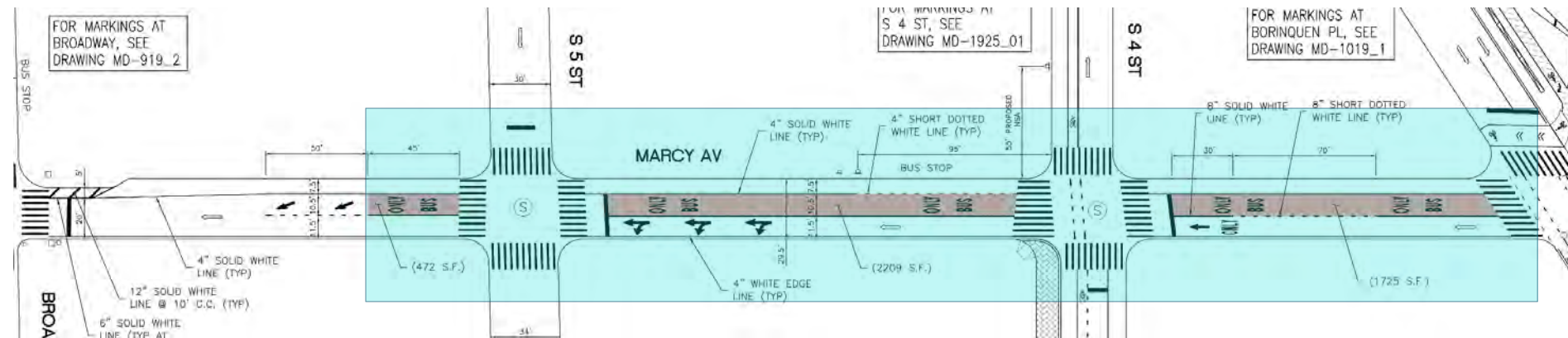
# Cross-Sections: Existing

Marcy Av, S 4 St to Broadway  
(4PM – 7PM)



# Cross-Sections: Proposed

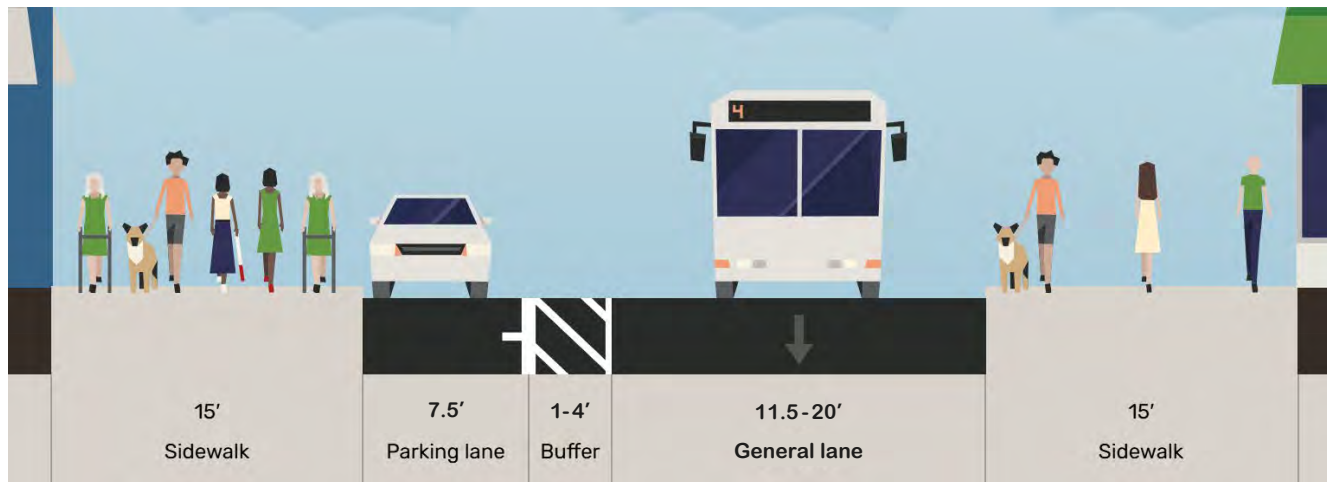
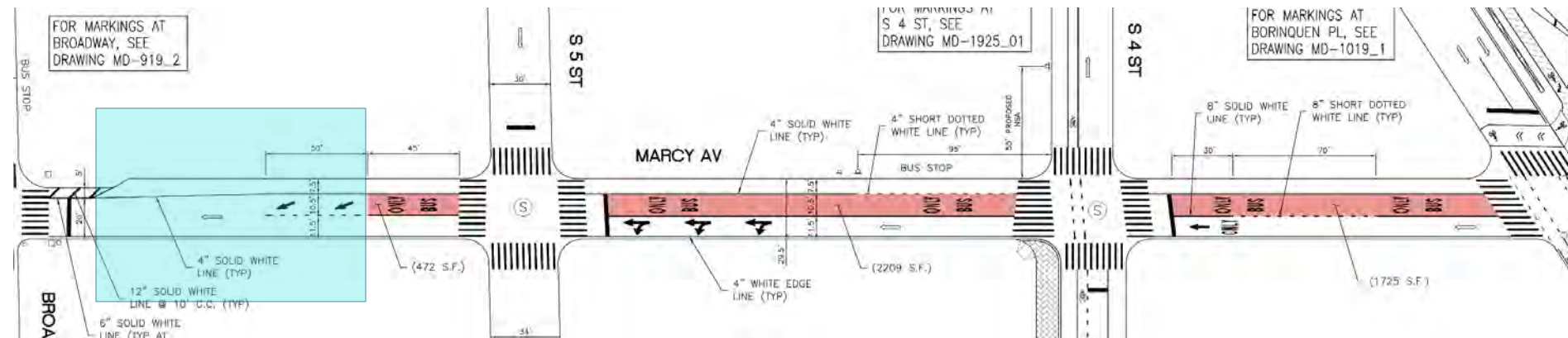
Marcy Av, Borinquen Pl to Broadway  
(All Hours)





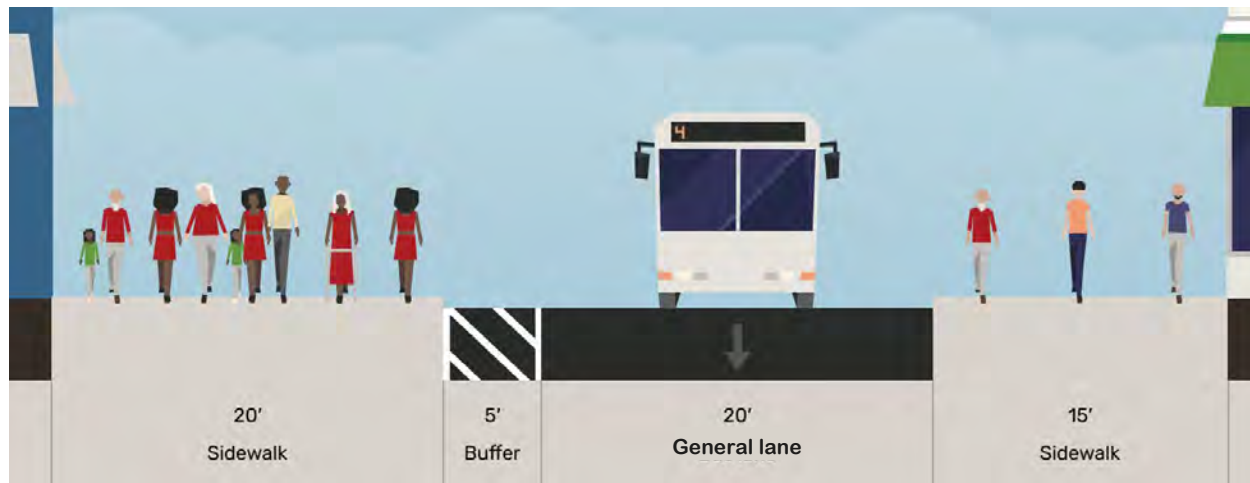
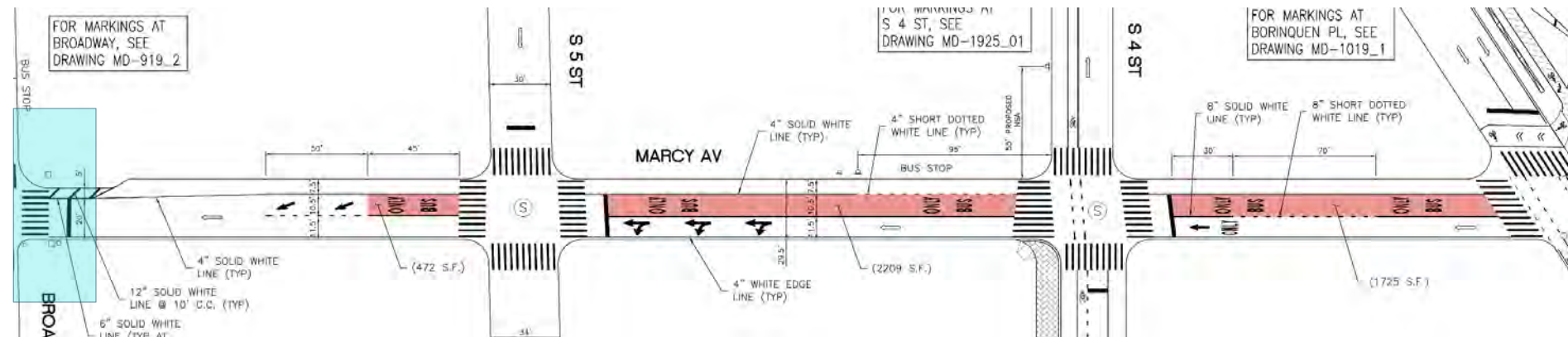
# Cross-Sections: Proposed

## Marcy Av, Borinquen Pl to Broadway (All Hours)



# Cross-Sections: Proposed

## Marcy Av, Borinquen Pl to Broadway (All Hours)



# THANK YOU

---



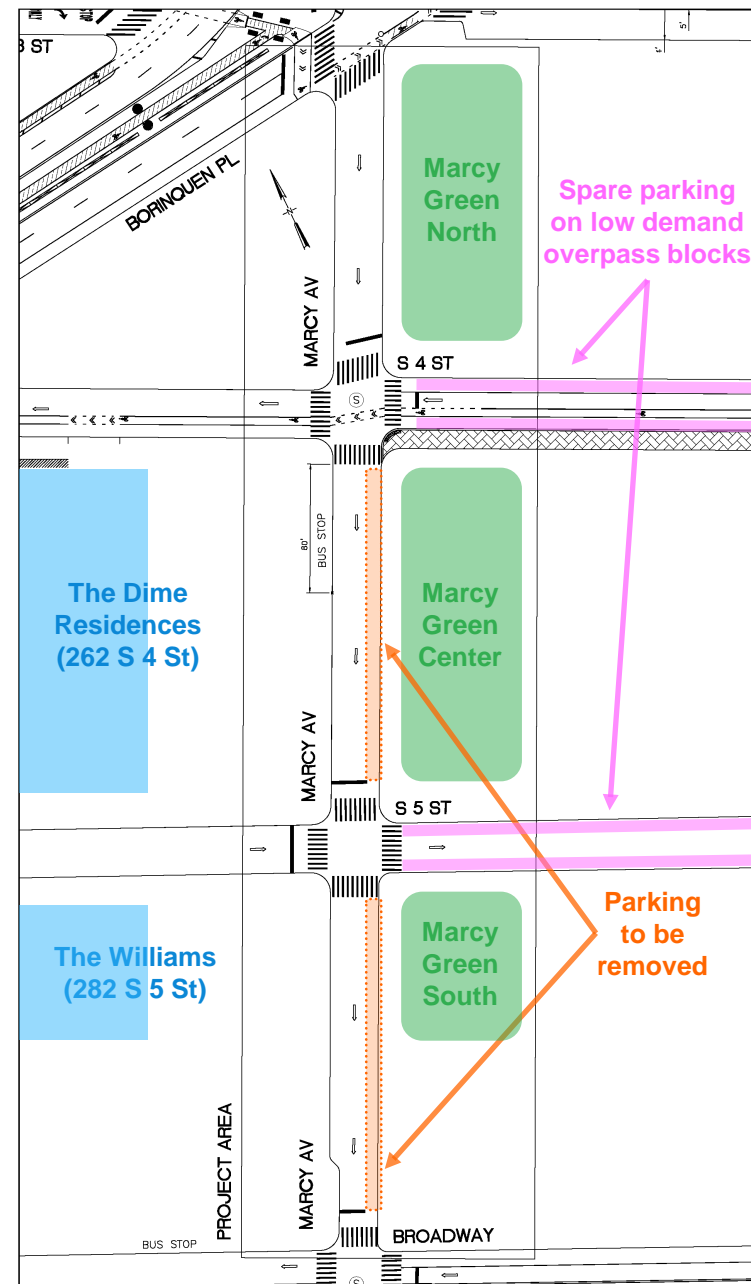
# APPENDIX

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# Parking Impact

- The proposed changes would remove parking from two block faces:
  - between S 4 St & S 5 St – **12** spaces
  - between S 5 St & Broadway – **9** spaces
- Parking considerations:
  - Overnight and AM Peak parking utilization rates on these two blocks are low, ranging from 11% to 58%.
  - The adjacent land-uses (mostly parkland) do not draw high parking demand.
  - There is spare on-street parking on adjacent overpass blocks (low parking demand on overpasses).
  - There is off-street parking on adjacent blocks for the largest residential buildings:
    - The Dime Residences – 124 spaces.
    - The Williams – 153 spaces.





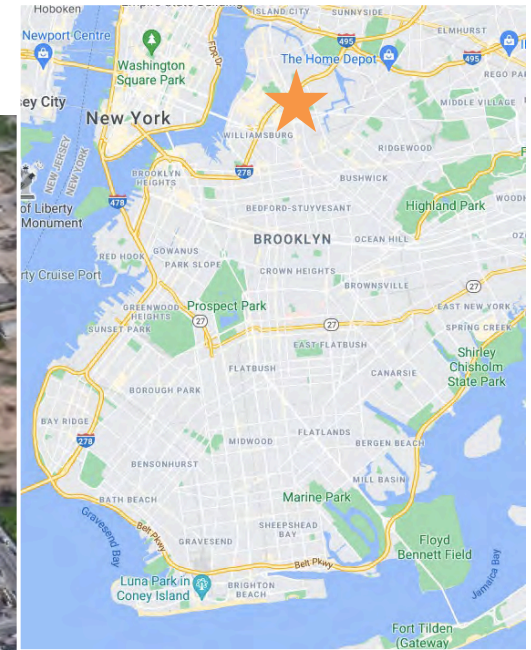
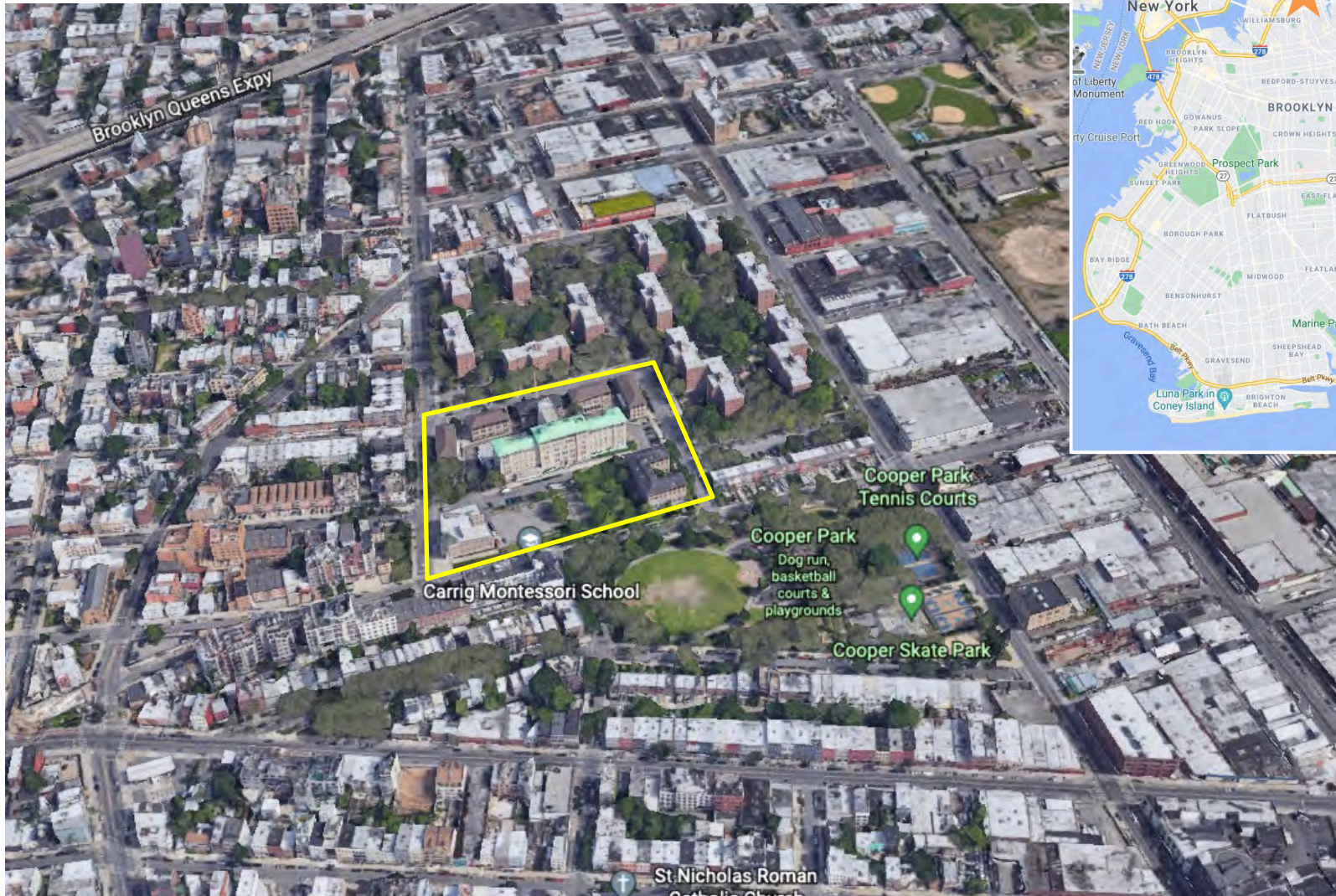
# KINGSLAND COMMONS



BROOKLYN CB1 PUBLIC MEETING | 9.09.2025



# LOCATION & CONTEXT





# PROJECT OVERVIEW

- Mixed-use complex with two new buildings and the renovation of two buildings
- Approximately **553 units of affordable and senior housing**, plus three units for superintendents
- On-site replacement of **200-bed Barbara Kleiman homeless shelter**
- Approximately 2,064 sf of commercial and 14,152 sf of community facility space proposed to be used as a **health clinic, resident services, café, and senior center**
- Amenities in buildings and campus include bike storage, fitness rooms, laundry rooms, recreation/lounge rooms, social services offices, private courtyards/terraces for tenants, and approximately **1.6 acres of landscaped public open spaces**





# PROJECT TEAM

## St. Nicks Alliance

- SNA has provided services to low- and middle-income families in North Brooklyn since 1975
- Has developed over 3,200 units of affordable housing
- Part of coalition advocating for redevelopment of Greenpoint Hospital since 1980s

## Hudson Companies

- Hudson has been developing affordable and market-rate housing in NYC since the 1980s
- Built affordable housing in N. Brooklyn under New Homes program
- Organizational commitment to affordability and sustainability

## Project Renewal

- PRI is one of New York's oldest and most established providers of homeless housing and services
- Operates 2,000 shelter beds and 1,900 permanent housing units
- Provides a range of other services, such as health care and job training, to tens of thousands of individuals a year



# PROJECT MISSION

## Mission

Kingsland Commons will create a new community hub serving the residents of Greenpoint, East Williamsburg, and beyond. The project will be responsive to the needs and aspirations of the community and built in partnership with local organizations that have laid the foundation for the redevelopment of this site. The redevelopment of the Greenpoint Hospital campus will serve as a vibrant junction between Cooper Park Houses, Cooper Park, the Graham Avenue commercial corridor, and the surrounding residential areas.

## Kingsland Commons Will:

- Provide much-needed affordable housing across a spectrum of affordability, from formerly homeless to 80% AMI
- Provide critical neighborhood amenities and community facility space
- Create new public open spaces for community members to gather
- Replace the existing homeless shelter with a state-of-the-art facility

# SITE PLAN

## Building 1

200-bed homeless shelter

## Building 2

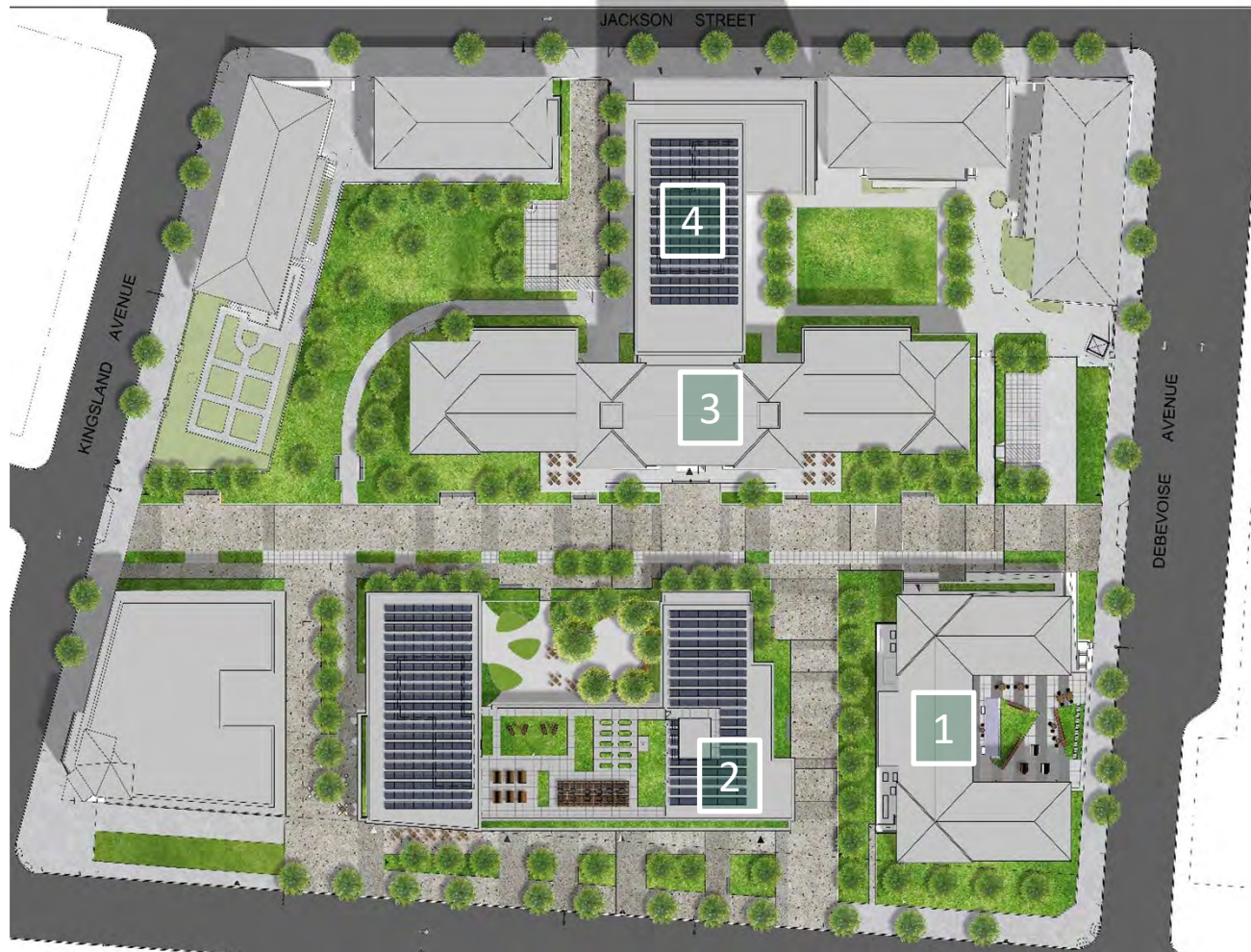
311 units affordable housing  
Retail and community facility

## Building 3

107 units senior aff. housing

## Building 4

138 units affordable housing  
Community facility





# VIEW



*Aerial view*



# VIEW



*Aerial view*



# PHASE 1A - HOMELESS SHELTER

A 200-bed shelter serving single adult men from employment and mental health populations, operated by **Project Renewal**.

49,500 square foot, four story building contains

- 1,500 square foot medical clinic
- Next Step Employment job training space
- Ample social service office and programming including dedicated Occupational Therapy office
- Outdoor landscaped terrace on 1<sup>st</sup> floor
- 200 beds for single men on floors 2-4 in dorms
  - 130 mental health beds
  - 70 employment beds
- Project Renewal and St. Nicks Alliance co-own the building



# HOMELESS SHELTER – STAFF & PROGRAMMING

## Social Services

- Shelter Director
- Director of Social Services
- Intake Coordinator
- Team Leaders
- Case Managers
- Housing Specialists
- Entitlements Coordinator
- Recreation Specialist
- Administrative Assistant

## Operations

- Assistant Shelter Director
- Operations Coordinator
- Shift Supervisors
- Resident Aides

## Occupational Therapist

### Medical (located in clinic)

- Registered Nurse
- Licensed Practical Nurse
- Psychiatrist
- Psychiatric Nurse Practitioner

## Maintenance / Kitchen

- Building Manager
- Assistant Building Manager
- Custodians
- Cook
- Junior Cooks

## Contracted Security

# SHELTER SUPPORTS & SERVICES

Our programming ensures that residents are equipped with the tools they need to move out and live independently.



Behavioral  
Health



Case  
Management



Employment  
Services



Housing  
Placement



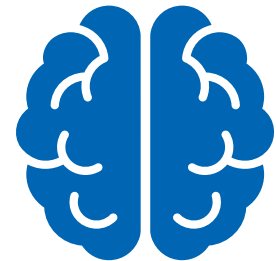
Meal  
Services



Occupational  
Therapy



Primary  
Care



Psychiatry



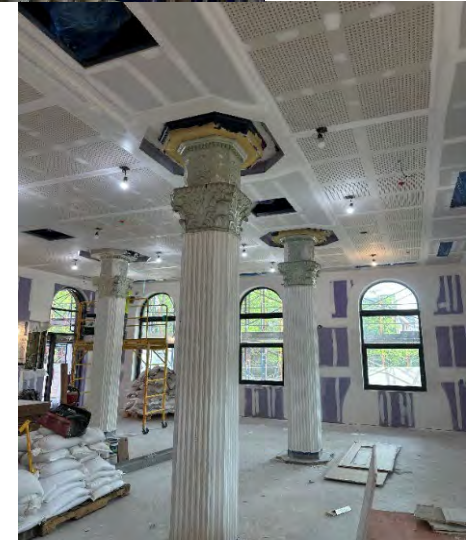
# HOMELESS SHELTER TIMELINE

Construction completion is expected in the Fall of 2025, with the shelter opening expected four to six weeks afterwards.





# HOMELESS SHELTER RENOVATION IMAGES





# PHASE 1B – MULTI-FAMILY

## 311 Units of multi-family rental housing

### Mix of Incomes & Uses

- Affordable to HH from 30% to 80% AMI
- 30% of the units for formerly homeless
- 70% of units filled through NYC Housing Lottery Process
- Ground floor commercial & community facility spaces directed for neighborhood residents

### Timeline

- Construction began Autumn 2024
- Marketing for units Summer 2026
- Occupancy in winter 2026-2027





# MULTI-FAMILY BLDG. RENOVATION IMAGES





# VIEW



*View looking northwest from Cooper Park*



# VIEW



*View looking north to the Main Hospital Building from Maspeth Ave.*



# VIEW



*View looking west from Skillman Ave.*



# VIEW



*View looking southeast from Jackson Street*



# QUESTIONS





# 113 NOBLE STREET RESIDENCE

113 NOBLE STREET, BROOKLYN, NY 11222

## 113 NOBLE STREET

BLOCK: 2566  
LOT: 73  
ZONE: R6B  
MAP: 13A

NO. OF STORIES: 3 + BASEMENT, CELLAR & PENTHOUSE  
EX'G BUILDING HEIGHT: 35'-6"  
PROPOSED BUILDING HEIGHT: 48'-1"

## SCOPE OF WORK

**FRONT FACADE RESTORATION TO INCLUDE:**  
REPLACEMENT OF FRONT FACADE WINDOWS;  
REPLACEMENT OF FRONT FACADE SIDING;  
REPLACEMENT OF 1ST FLOOR FRONT ENTRY DOOR;  
REFURBISHMENT OF FRONT FACADE ORIGINAL CORNICE & DOOR SURROUND;  
REPLACEMENT OF FRONT STOOP;  
IMPROVEMENTS TO FRONT AREAWAY;  
INSTALLATION OF NEW IRONWORK AT FRONT FACADE STOOP.

**REAR/ROOF EXTERIOR RENOVATIONS TO INCLUDE:**  
REBUILDING OF REAR EXTENSION/FACADE WITH NEW WINDOWS AND DOORS;  
INSTALLATION OF NEW PENTHOUSE AT ROOF;  
INSTALLATION OF NEW STEEL DECK & STAIR FROM 1ST FLOOR TO REAR YARD;  
CHANGES TO REAR YARD



113 NOBLE STREET, 1940S TAX PHOTO



113 NOBLE STREET, 1980S TAX PHOTO



113 NOBLE STREET, 2025 PHOTO

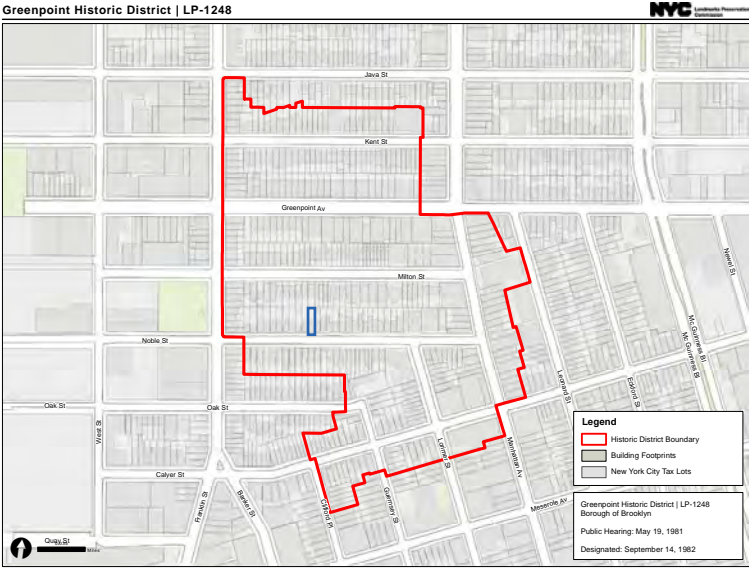
## SHEET INDEX

NO	TITLE
LPC-101	PROJECT AND SITE INFORMATION
LPC-102	BLOCK PLAN
LPC-103	TAX PHOTOS
LPC-104	EXISTING/PROPOSED PLOT PLAN
LPC-105	FRONT
LPC-106	NOBLE STREET FACADE PHOTO
LPC-107	EXISTING FRONT FACADE PHOTOS
LPC-108	EXISTING/PROPOSED FRONT ELEVATIONS
LPC-109	EXISTING FRONT AREAWAY PHOTOS
LPC-110	NEIGHBORING FRONT AREAWAY PHOTOS
LPC-111	EXISTING/PROPOSED FRONT AREAWAY PLANS
LPC-112	EXISTING/PROPOSED FRONT AREAWAY ELEVATIONS
LPC-113	EXISTING/PROPOSED FRONT WALL ASSEMBLY
LPC-114	PROPOSED FRONT FACADE MATERIALS
LPC-115	EXISTING/PROPOSED FRONT ISOMETRIC

LPC-116	EXISTING REAR FACADE PHOTOS
LPC-117	EXISTING REAR FACADE PHOTOS
LPC-118	EXISTING/PROPOSED REAR ELEVATIONS
LPC-119	EXISTING REAR YARD PHOTOS
LPC-120	EXISTING REAR YARD PLAN
LPC-121	PROPOSED REAR YARD PLAN
LPC-122	PROPOSED REAR FACADE MATERIALS
LPC-123	EXISTING/PROPOSED REAR ISOMETRIC

LPC-124	ROOF/PENTHOUSE
LPC-125	EXISTING ROOF PHOTOS
LPC-126	EXISTING/PROPOSED ROOF/PH PLANS
LPC-127	EXISTING/PROPOSED PENTHOUSE ELEVATIONS

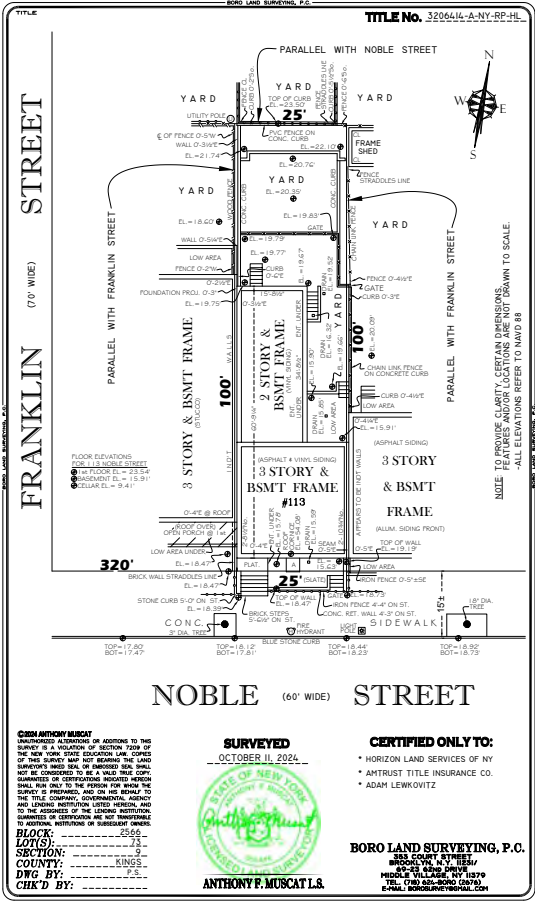
LPC-128	VISIBILITY
LPC-129	EXISTING SIGHT-LINE DIAGRAM
LPC-130	PROPOSED SIGHT-LINE DIAGRAM
LPC-131	PLANTER & PENTHOUSE MOCKUP
LPC-132	PLANTER & PENTHOUSE MOCKUP
LPC-133	PLANTER & PENTHOUSE MOCKUP



113 NOBLE STREET, GREENPOINT HISTORIC DISTRICT LPC MAP

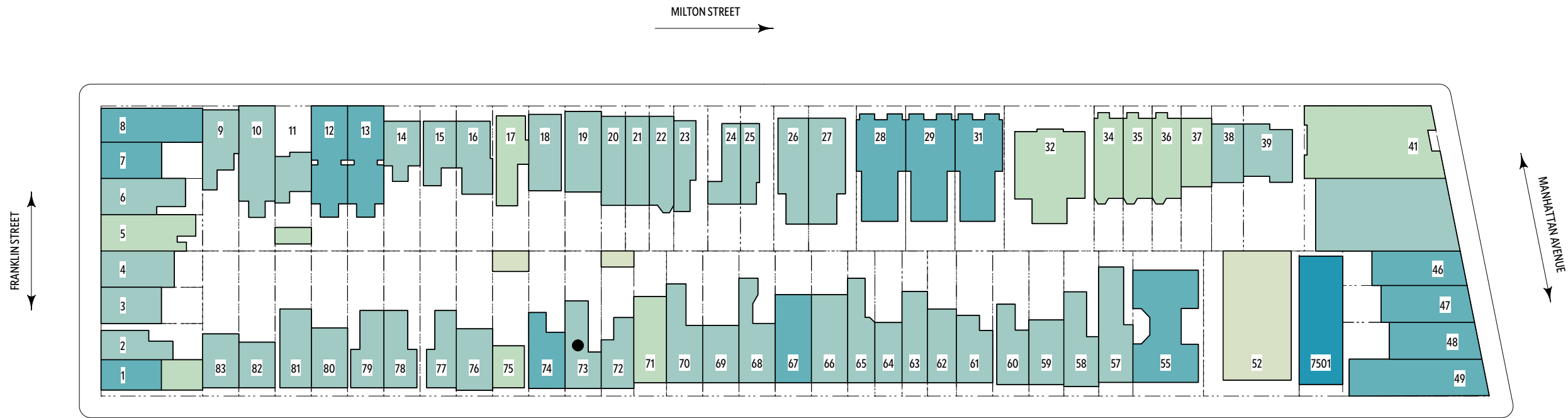


113 NOBLE STREET, NYC DIGITAL TAX LOT MAP



113 NOBLE STREET, PROPERTY SURVEY

- LEGEND
- 1-STORY
  - 2-STORY
  - 3-STORY
  - 4-STORY
  - 5-STORY
  - 6-STORY
  - 7-STORY
  - 8-STORY & UP



**#113 NOBLE STREET**

CONSTRUCTION DATE: C. 1861  
ARCHITECT/BUILDER: JOHN T. FAIRFIELD  
STYLE(S): ITALIANATE  
MATERIAL(S): WOOD FRAME, ASPHALT SHINGLES,  
WOOD CORNICE  
BUILDING TYPE: WOOD FRAME HOUSE  
ORIGINAL USE: RESIDENTIAL

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113 NOBLE ST RESIDENCE  
113 NOBLE STREET,  
BROOKLYN, NY 11222  
DATE: 09/09/2025

BLOCK PLAN

LPC-102.00





113 NOBLE STREET, 1940s TAX PHOTO



113 NOBLE STREET, 1980s TAX PHOTO

**THE BROOKLYN STUDIO**

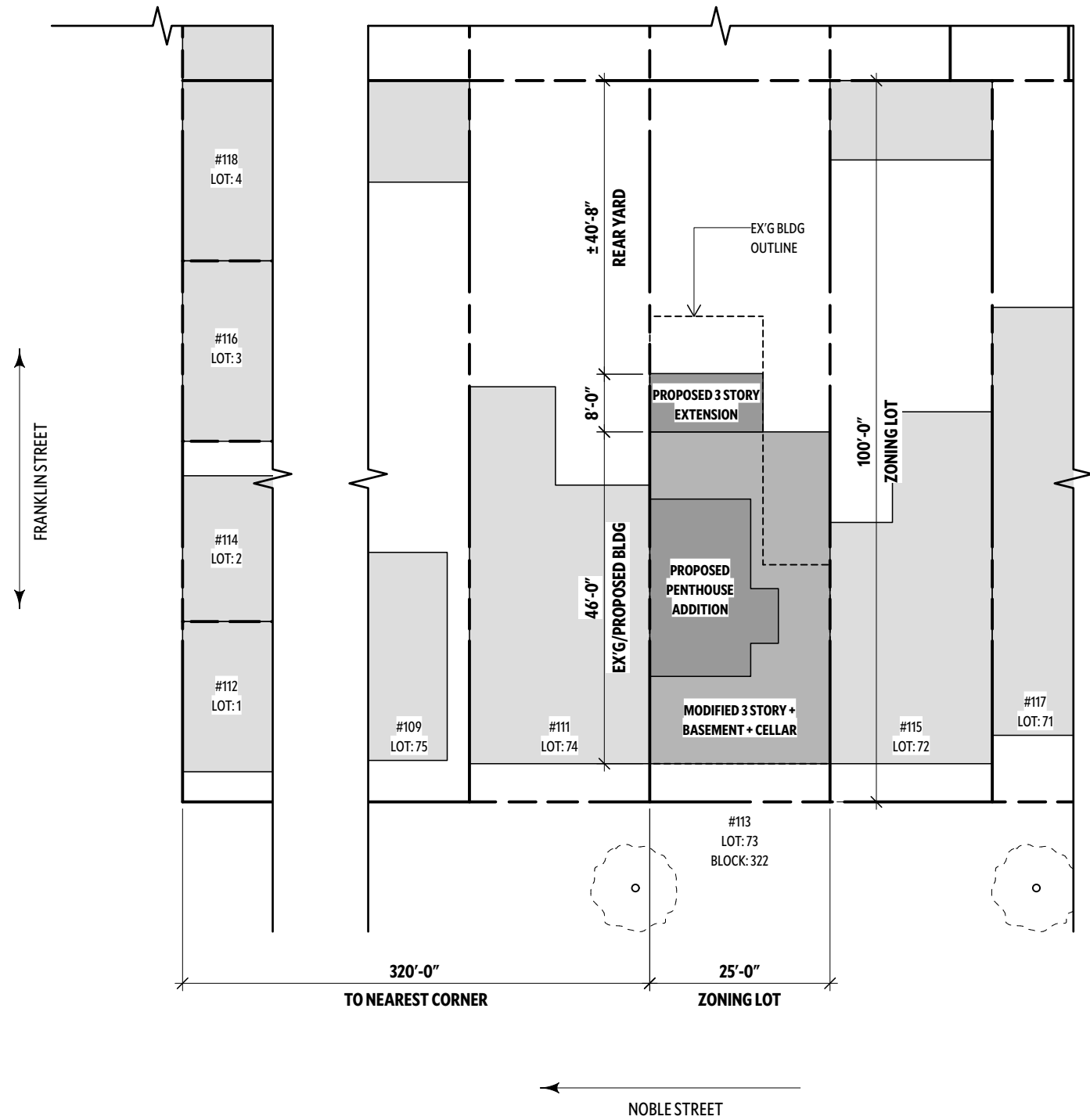
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TAX PHOTOS

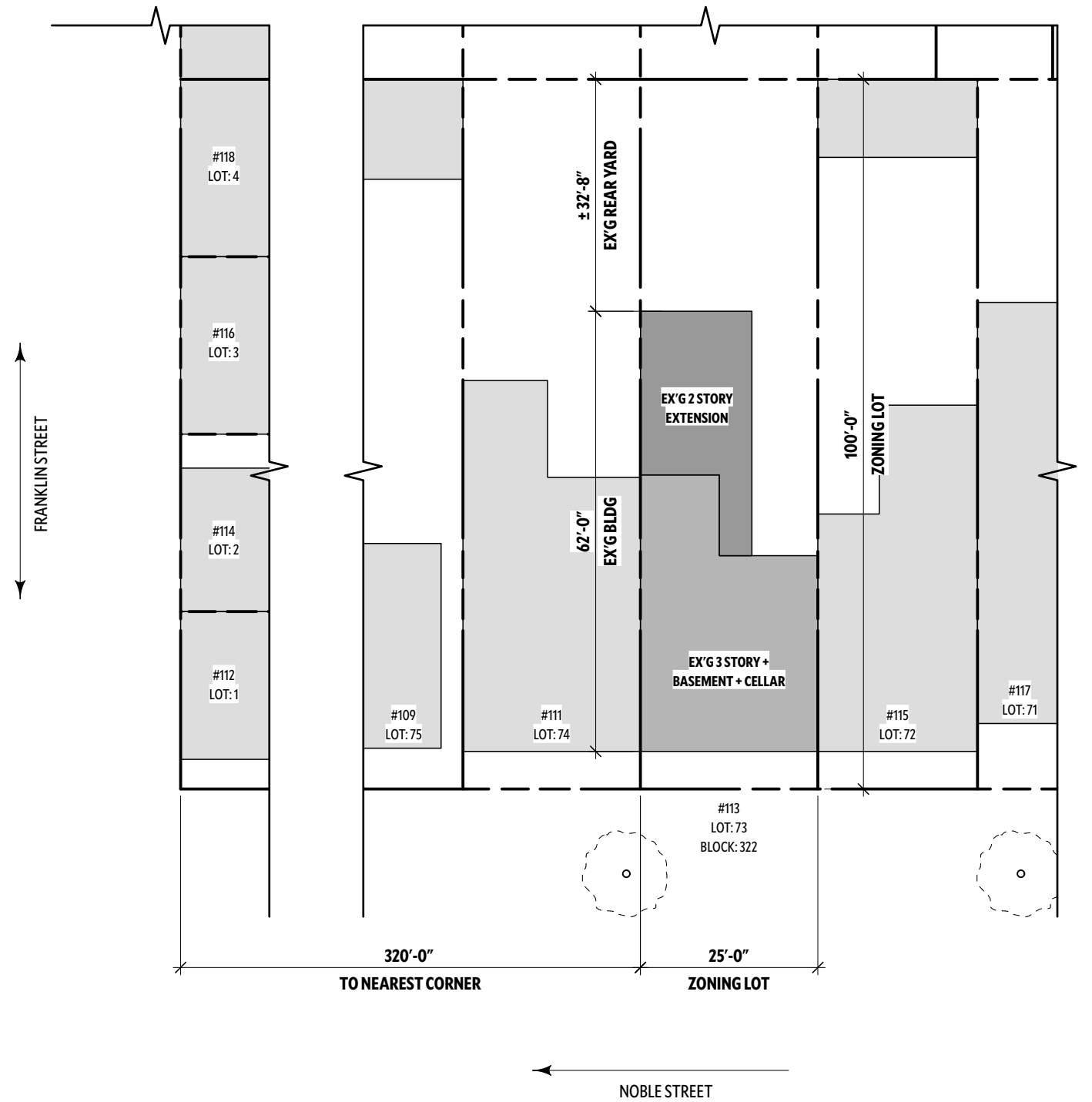
LPC-103.00





PROPOSED PLOT PLAN  
NTS

2



EXISTING PLOT PLAN  
NTS

1

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EXISTING/PROPOSED  
PLOT PLAN

LPC-104.00



#105

#107

#109

#111

#113

#115

NOBLE STREET

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NEIGHBORING  
PROPERTIES

LPC-105.00





113 NOBLE STREET, EXISTING FRONT FACADE



113 NOBLE STREET, EXISTING FRONT FACADE LOOKING EAST

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EXISTING FRONT FACADE

LPC-106.00





113 NOBLE STREET, EXISTING STOOP & FRONT DOOR



113 NOBLE STREET, EXISTING FRONT CORNICE



113 NOBLE STREET, EXISTING FRONT DOOR SURROUND



113 NOBLE STREET, EXISTING FRONT CORNICE



113 NOBLE STREET, EXISTING FRONT DOOR SURROUND

THE BROOKLYN STUDIO

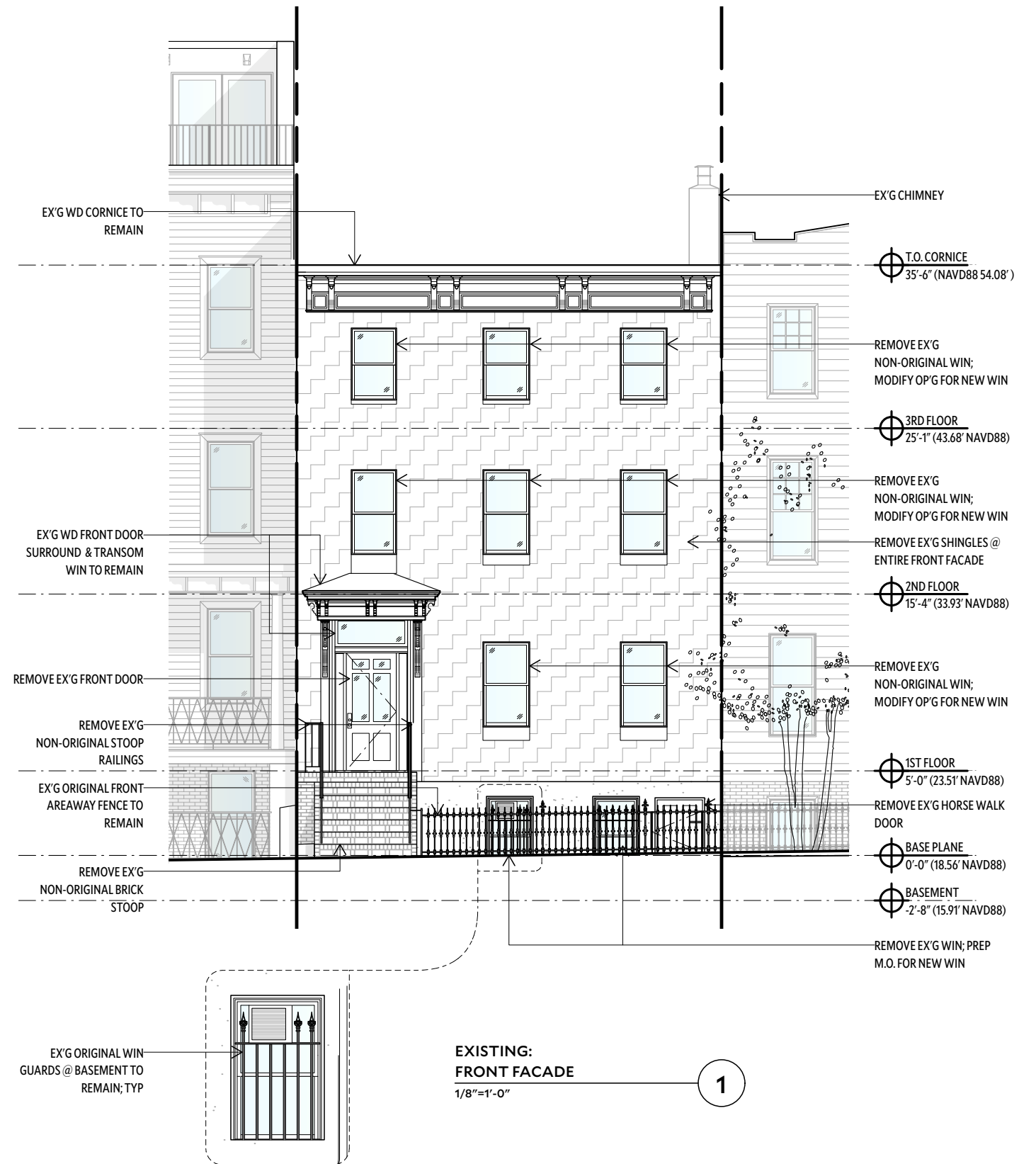
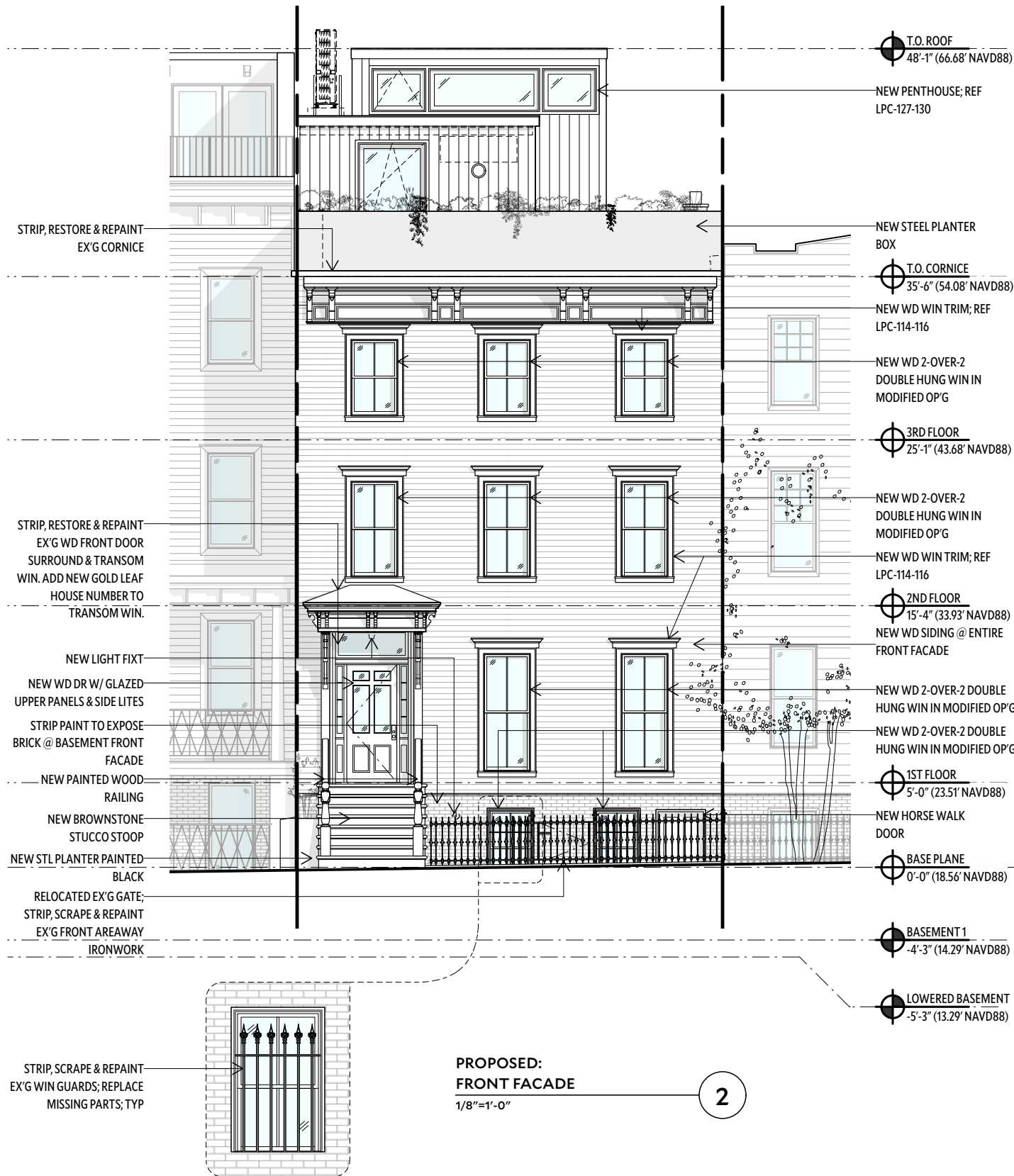
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EXISTING FRONT FACADE

LPC-107.00





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EXISTING/  
PROPOSED FRONT  
ELEVATIONS

LPC-108.00





113 NOBLE STREET, EXISTING FRONT AREAWAY



113 NOBLE STREET, EXISTING FRONT AREAWAY



113 NOBLE STREET, EXISTING FRONT AREAWAY UNDERSTOOP DOOR



113 NOBLE STREET, EXISTING FRONT AREAWAY

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DATE: 09/09/2025

EXISTING FRONT  
AREAWAY

LPC-109.00





105 NOBLE STREET, FRONT AREAWAY



107 NOBLE STREET, FRONT AREAWAY



109 NOBLE STREET, FRONT AREAWAY

**THE BROOKLYN STUDIO**

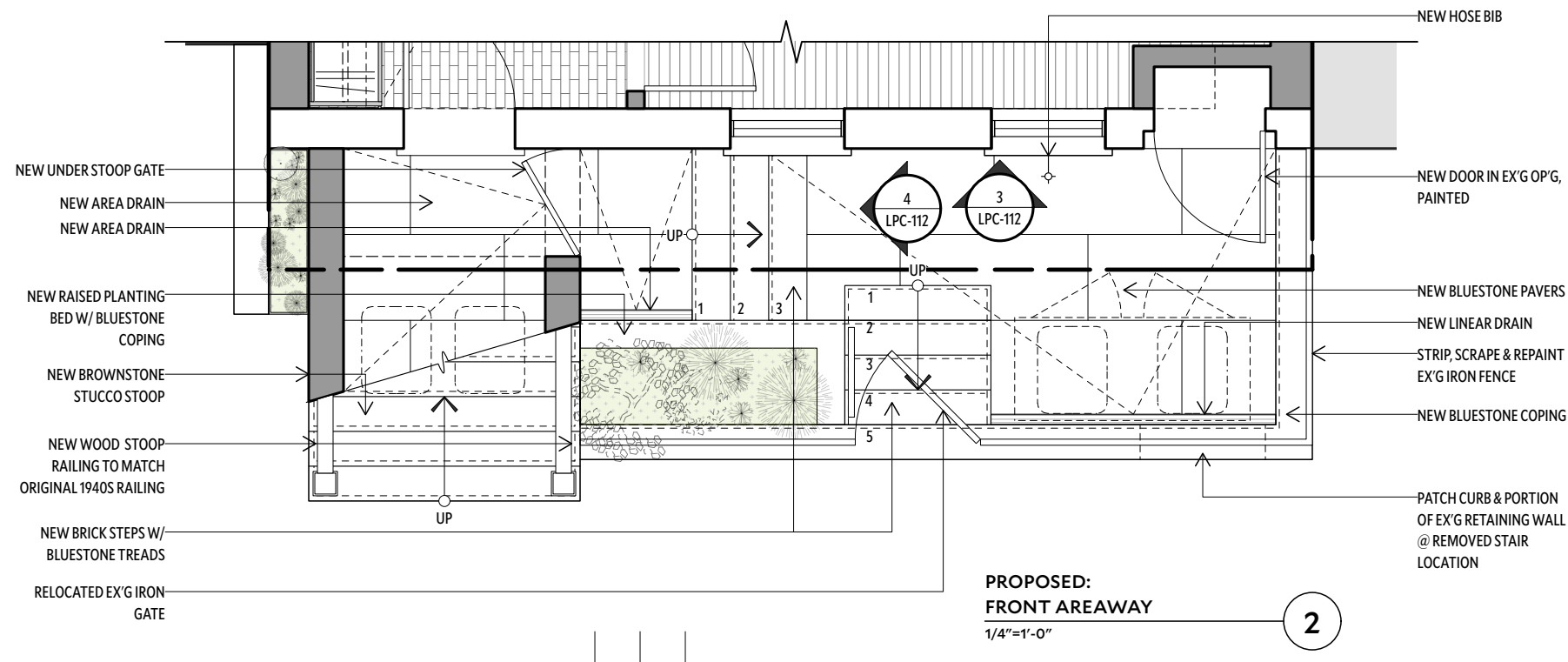
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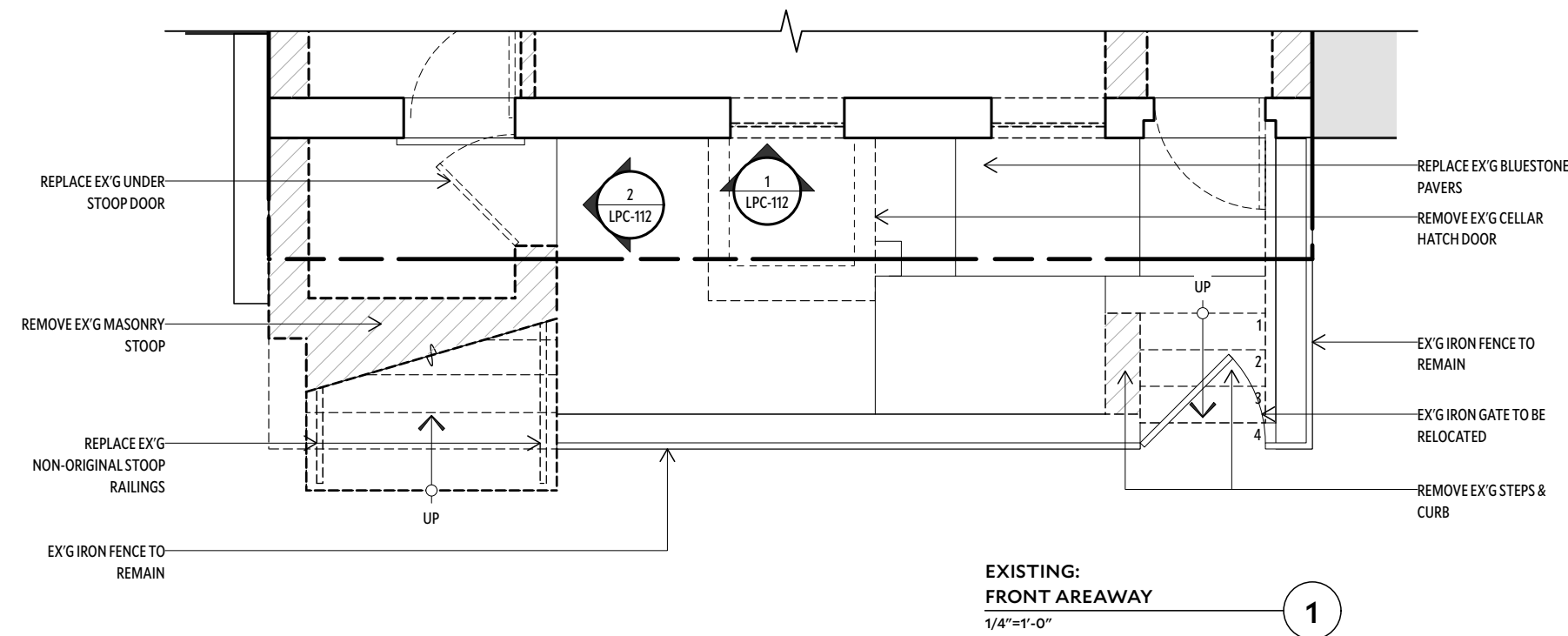
NEIGHBORING  
FRONT AREAWAYS

LPC-110.00





113 NOBLE STREET, EXISTING FRONT AREAWAY IRONWORK



113 NOBLE STREET, EXISTING FRONT AREAWAY IRONWORK

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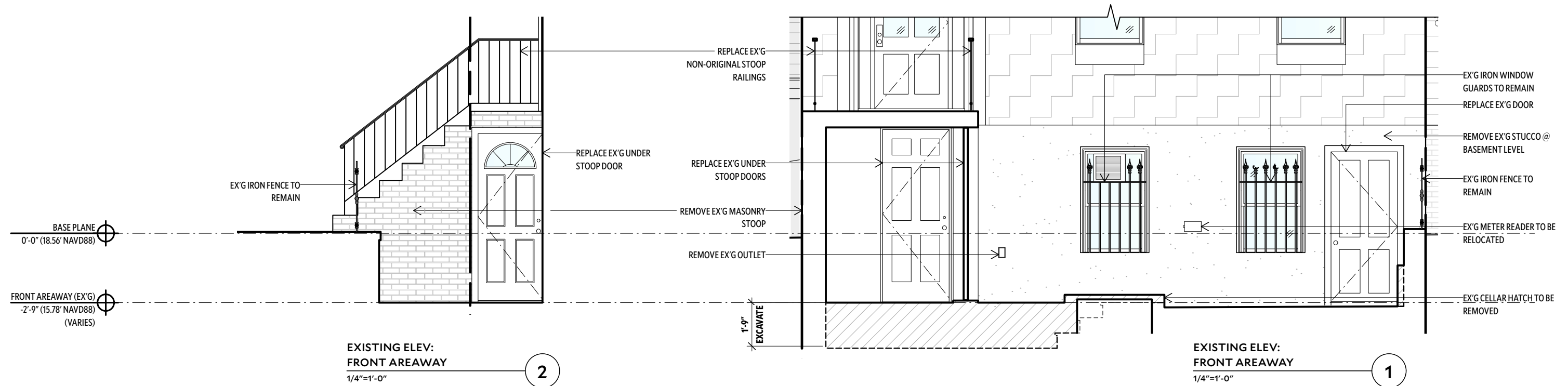
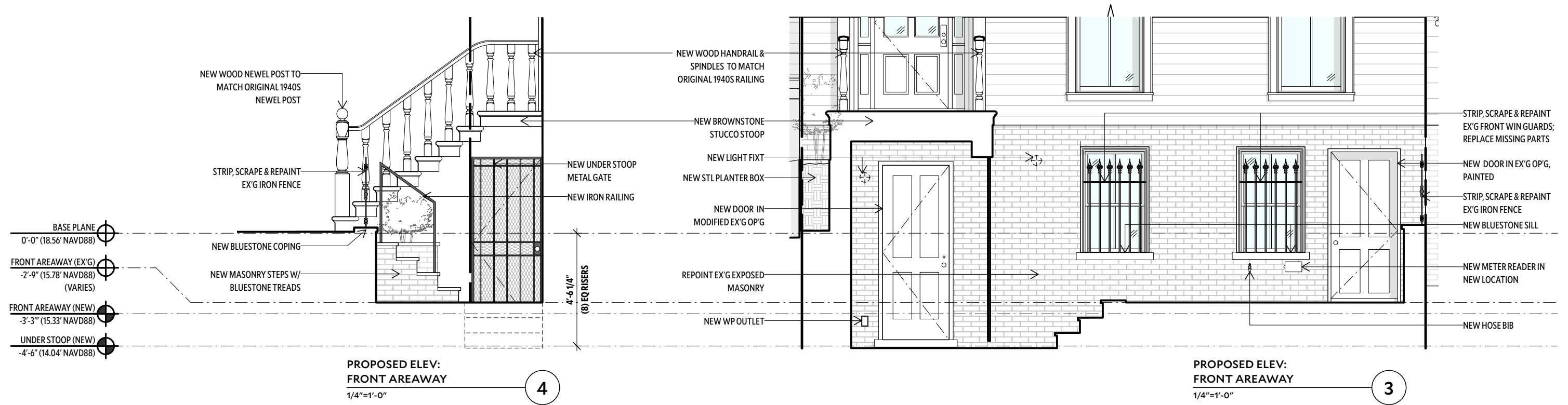


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113 NOBLE STREET,  
BROOKLYN, NY 11222  
DATE: 09/09/2025

EXISTING/  
PROPOSED FRONT  
AREAWAY

LPC-111.00





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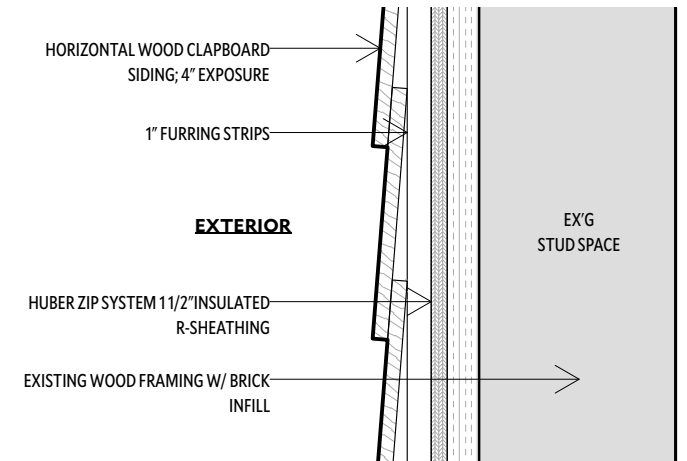
113 NOBLE ST RESIDENCE  
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BROOKLYN, NY 11222  
DATE: 09/09/2025

EXISTING/  
PROPOSED FRONT  
AREAWAY

LPC-112.00



113 NOBLE STREET, EXISTING CLAPBOARD, NOVELTY SHINGLE & ASPHALT SHINGLE LAYERS

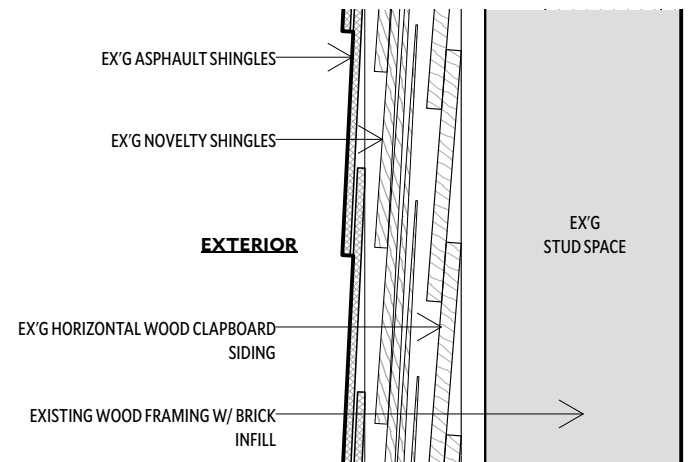


WALL SECTION: PROPOSED FRONT FACADE ASSEMBLY  
2"=1'-0"

2



113 NOBLE STREET, EXISTING CLAPBOARD & NOVELTY SHINGLE LAYERS



WALL SECTION: EX'G FRONT FACADE ASSEMBLY  
2"=1'-0"

1

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EXISTING/PROPOSED  
FRONT WALL ASSEMBLY

LPC-113.00





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BROOKLYN, NY 11222  
DATE: 09/09/2025

PROPOSED FRONT  
FACADE MATERIALS

LPC-114.00





EXISTING FRONT AXONOMETRIC DIAGRAM



PROPOSED FRONT AXONOMETRIC DIAGRAM

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EXISTING/PROPOSED  
 FRONT AXONOMETRIC  
 DIAGRAMS

LPC-115.00





115 NOBLE STREET, REAR FACADE



113 NOBLE STREET, REAR FACADE



113 NOBLE STREET, REAR FACADE

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EXISTING REAR FACADE

LPC-116.00





113 NOBLE STREET, REAR EXTENSION



113 NOBLE STREET, REAR BASEMENT ENTRY



113 NOBLE STREET, REAR BASEMENT ENTRY



113 NOBLE STREET, REAR EXTENSION



113 NOBLE STREET, REAR



113 NOBLE STREET, REAR

**THE BROOKLYN STUDIO**

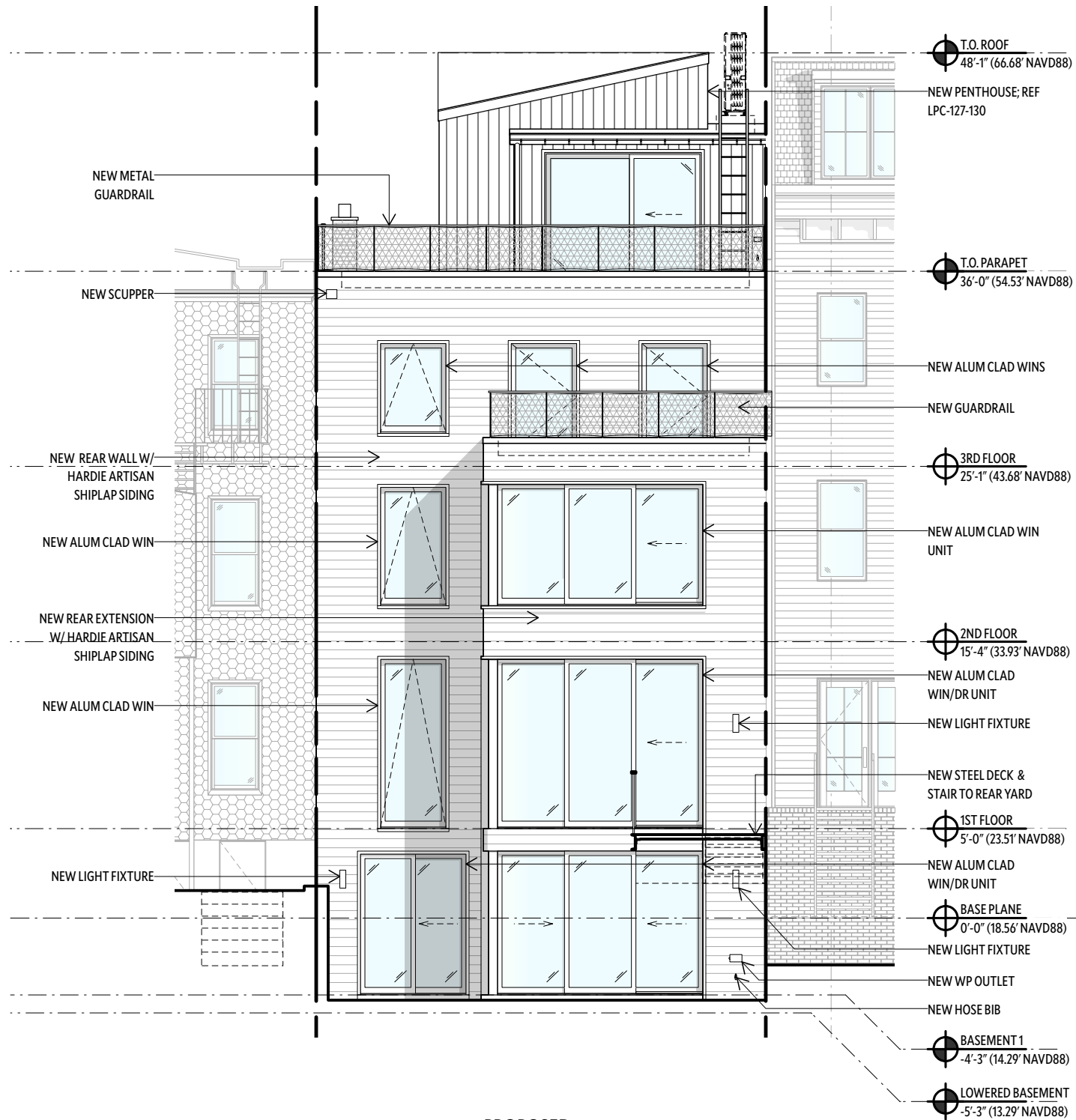
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EXISTING REAR FACADE

LPC-117.00

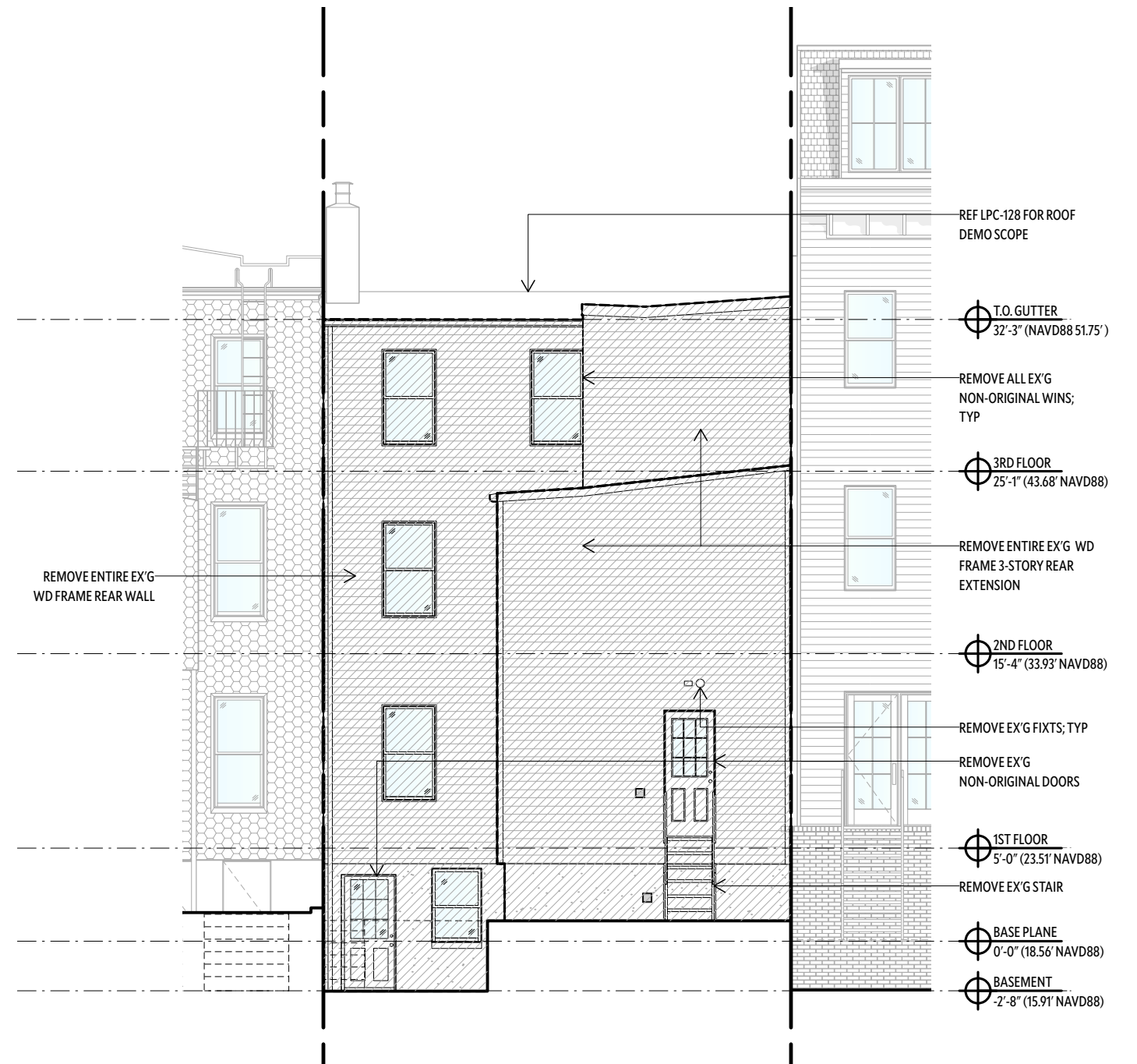




PROPOSED:  
REAR FACADE

1/8"=1'-0"

2



EXISTING:  
REAR FACADE

1/8"=1'-0"

1

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BROOKLYN, NY 11225  
DATE: 09/09/2025

EXISTING/PROPOSED  
REAR ELEVATIONS

LPC-118.00





113 NOBLE STREET, REAR YARD



113 NOBLE STREET, REAR YARD

THE BROOKLYN STUDIO

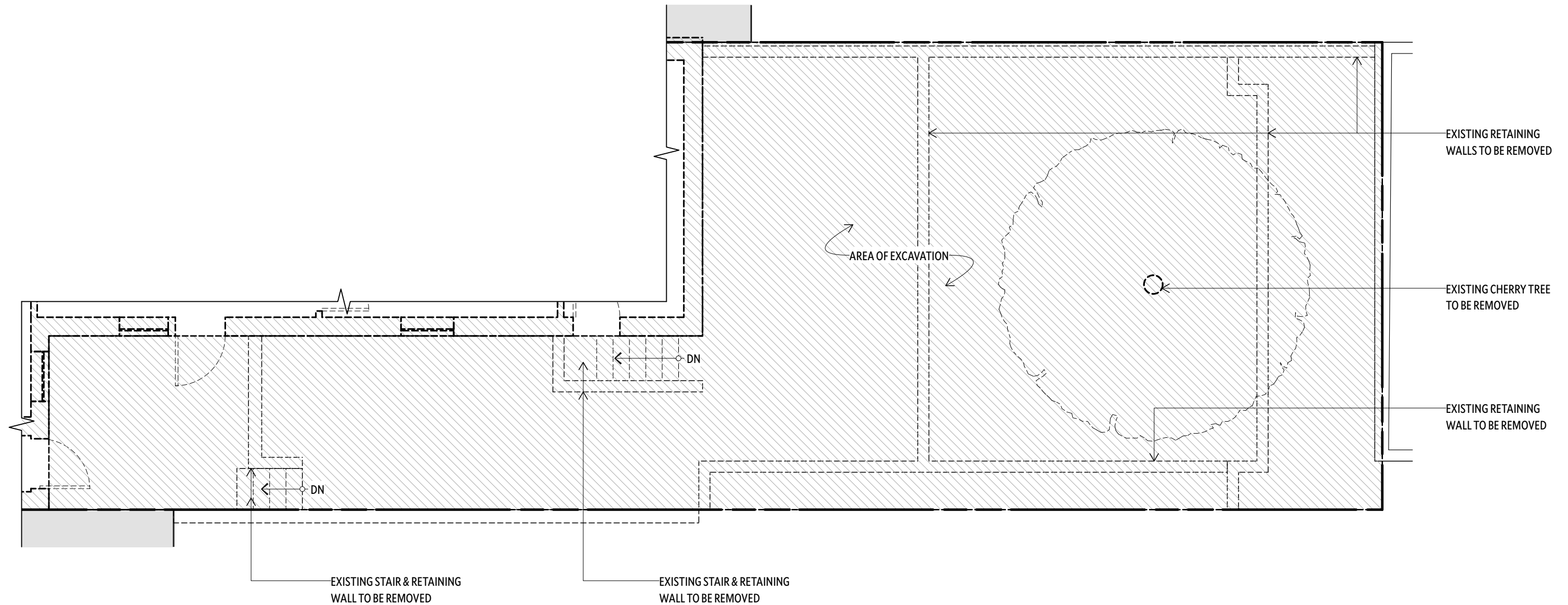
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113 NOBLE STREET,  
BROOKLYN, NY 11222  
DATE: 09/09/2025

EXISTING REAR YARD

LPC-119.00





EXISTING/DEMO:  
REAR YARD  
1/4"=1'-0"

1

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BROOKLYN, NY 11222  
DATE: 09/09/2025

EXISTING REAR YARD  
PLAN

LPC-120.00





**PENTHOUSE FACADES:**  
HARDIE ARTISON SHIPLAP SIDING,  
IRON GRAY,  
VERTICAL ORIENTATION

**SCUPPER:**  
WHITE ALUMINIUM

**3RD FLOOR WINDOWS:**  
ALUM CLAD POWDER COATED BLACK

**REAR FACADE:**  
HARDIE ARTISON SHIPLAP SIDING,  
ARTIC WHITE,  
HORIZONTAL ORIENTATION

**PENTHOUSE WINDOWS:**  
ALUM CLAD POWDER COATED BLACK

**2ND FLOOR WINDOWS:**  
ALUM CLAD POWDER COATED BLACK

**1ST FLOOR WINDOWS:**  
ALUM CLAD POWDER COATED BLACK

**BASEMENT WINDOWS:**  
ALUM CLAD POWDER COATED BLACK



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BROOKLYN, NY 11222  
DATE: 09/09/2025

PROPOSED REAR FACADE  
MATERIALS

LPC-122.00





EXISTING REAR AXONOMETRIC DIAGRAM



PROPOSED REAR AXONOMETRIC DIAGRAM

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BROOKLYN, NY 11222  
DATE: 09/09/2025

EXISTING/PROPOSED  
REAR AXONOMETRIC  
DIAGRAMS

LPC-123.00





113 NOBLE STREET, ROOF LOOKING NORTH



113 NOBLE STREET, ROOF LOOKING EAST



113 NOBLE STREET, ROOF LOOKING SOUTH



113 NOBLE STREET, ROOF LOOKING WEST

THE BROOKLYN STUDIO

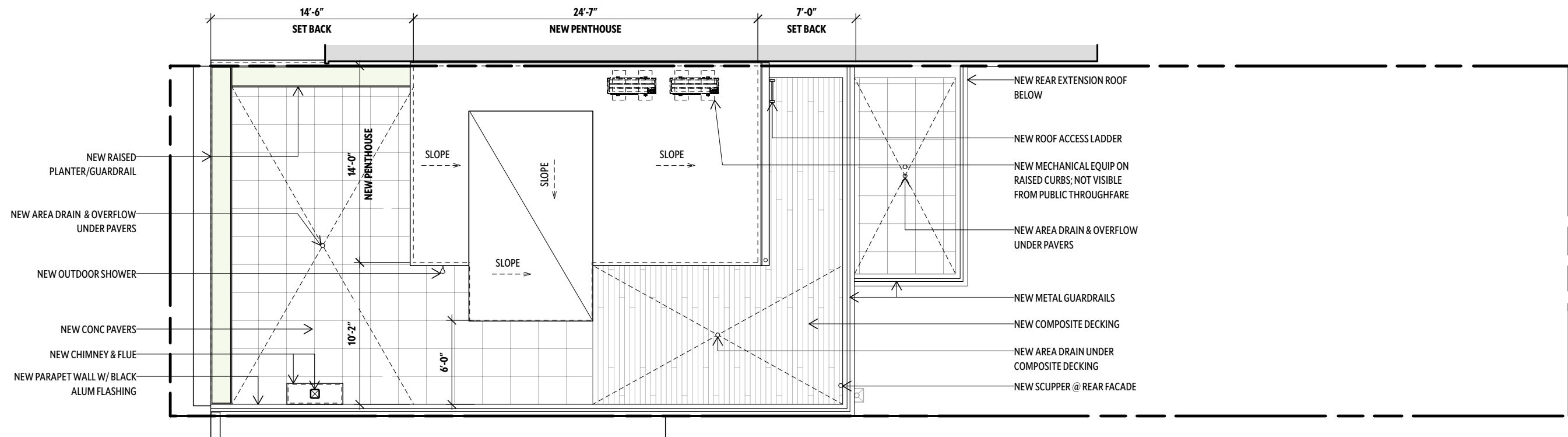
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EXISTING ROOF

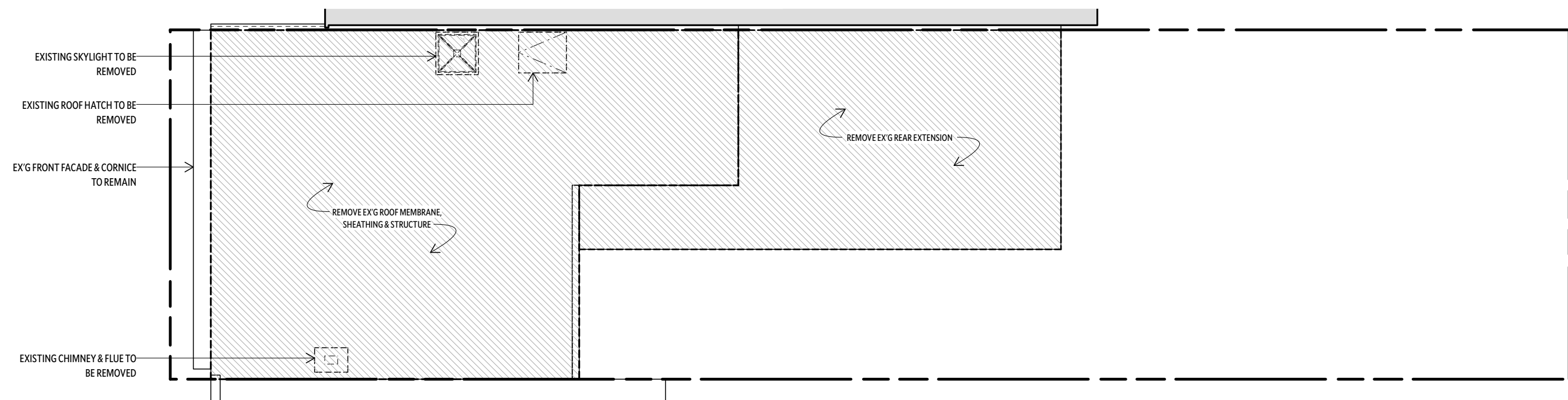
LPC-124.00





PROPOSED ROOF PLAN  
1/4"=1'-0"

2

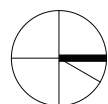


EXISTING ROOF PLAN  
1/4"=1'-0"

1

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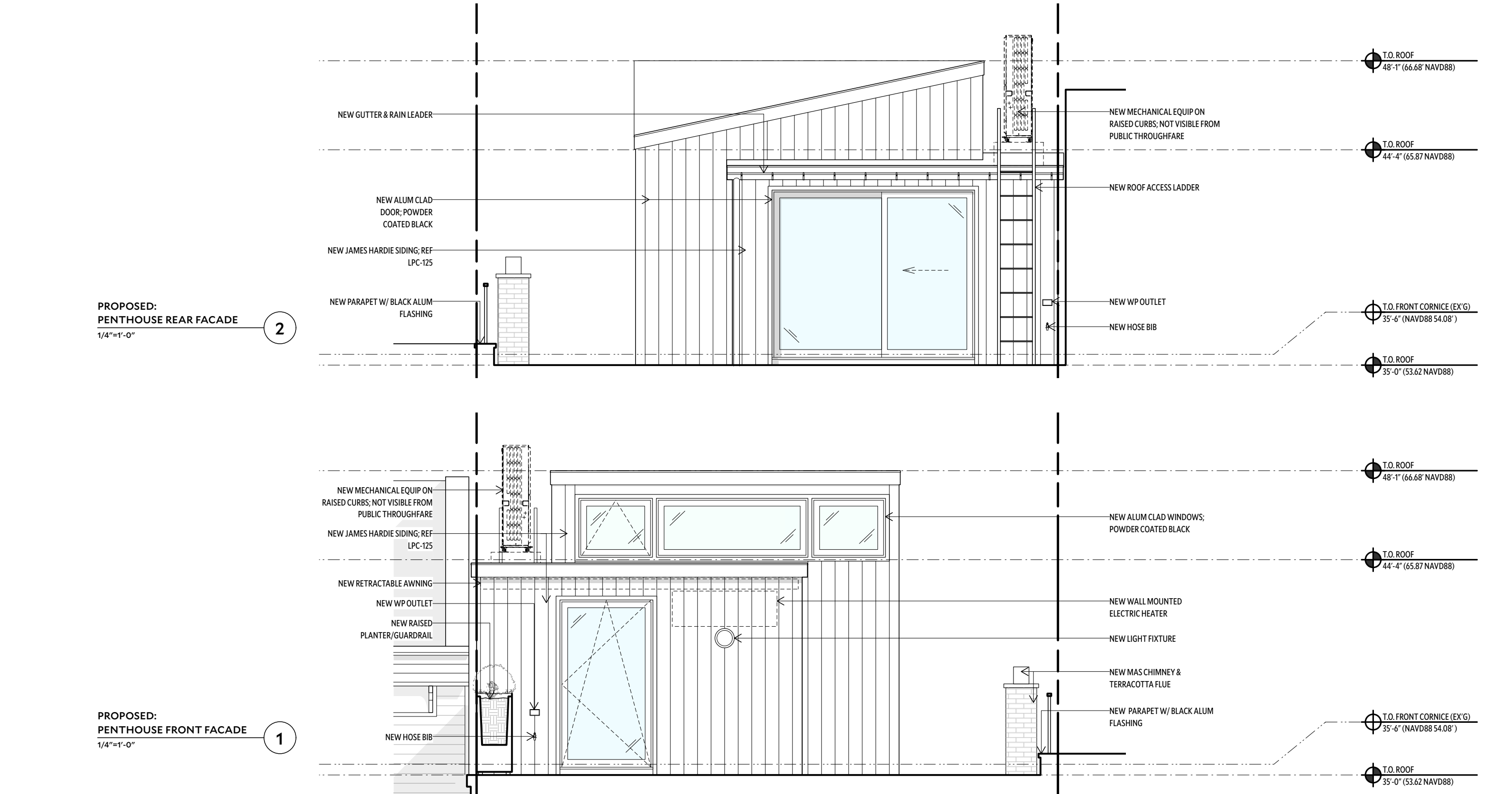
PROJECT NORTH

113 NOBLE ST RESIDENCE  
113 NOBLE STREET,  
BROOKLYN, NY 11222  
DATE: 09/09/2025

EXISTING/PROPOSED  
ROOF PLANS

LPC-125.00





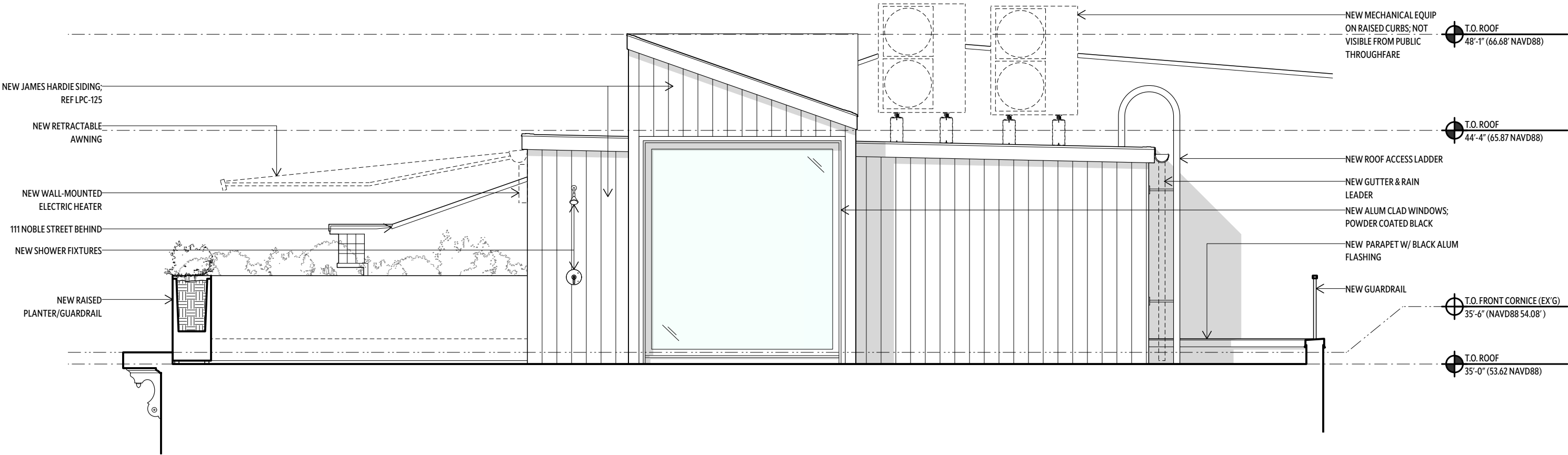
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PROPOSED PENTHOUSE  
ELEVATIONS

LPC-126.00



PROPOSED:  
PENTHOUSE SIDE FACADE  
1/4"=1'-0" 1

THE BROOKLYN STUDIO

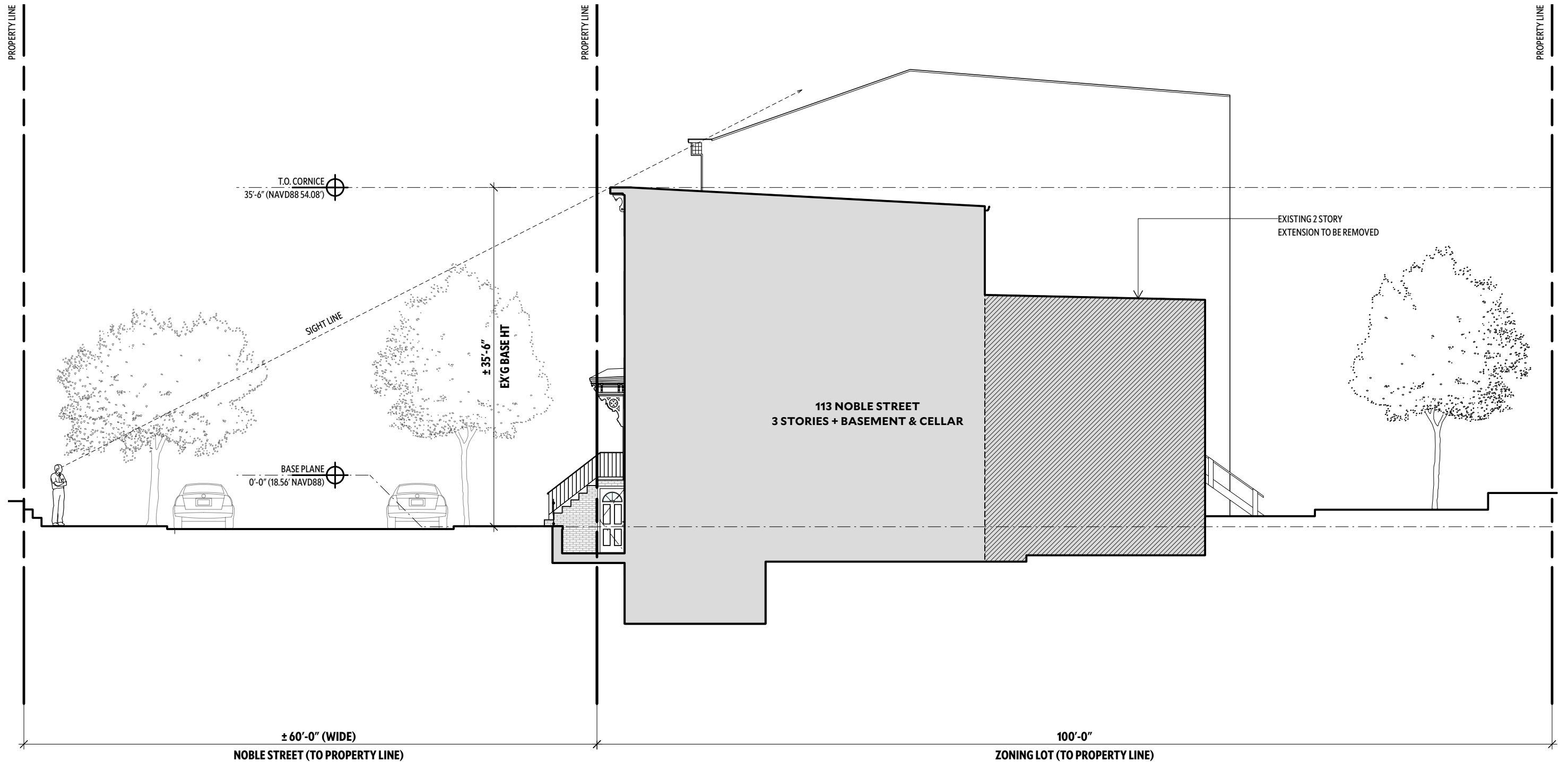
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DATE: 09/09/2025

PROPOSED PENTHOUSE  
ELEVATIONS

LPC-127.00





EXISTING:  
SECTION/SIGHTLINE DIAGRAM  
3/32"=1'-0"

1

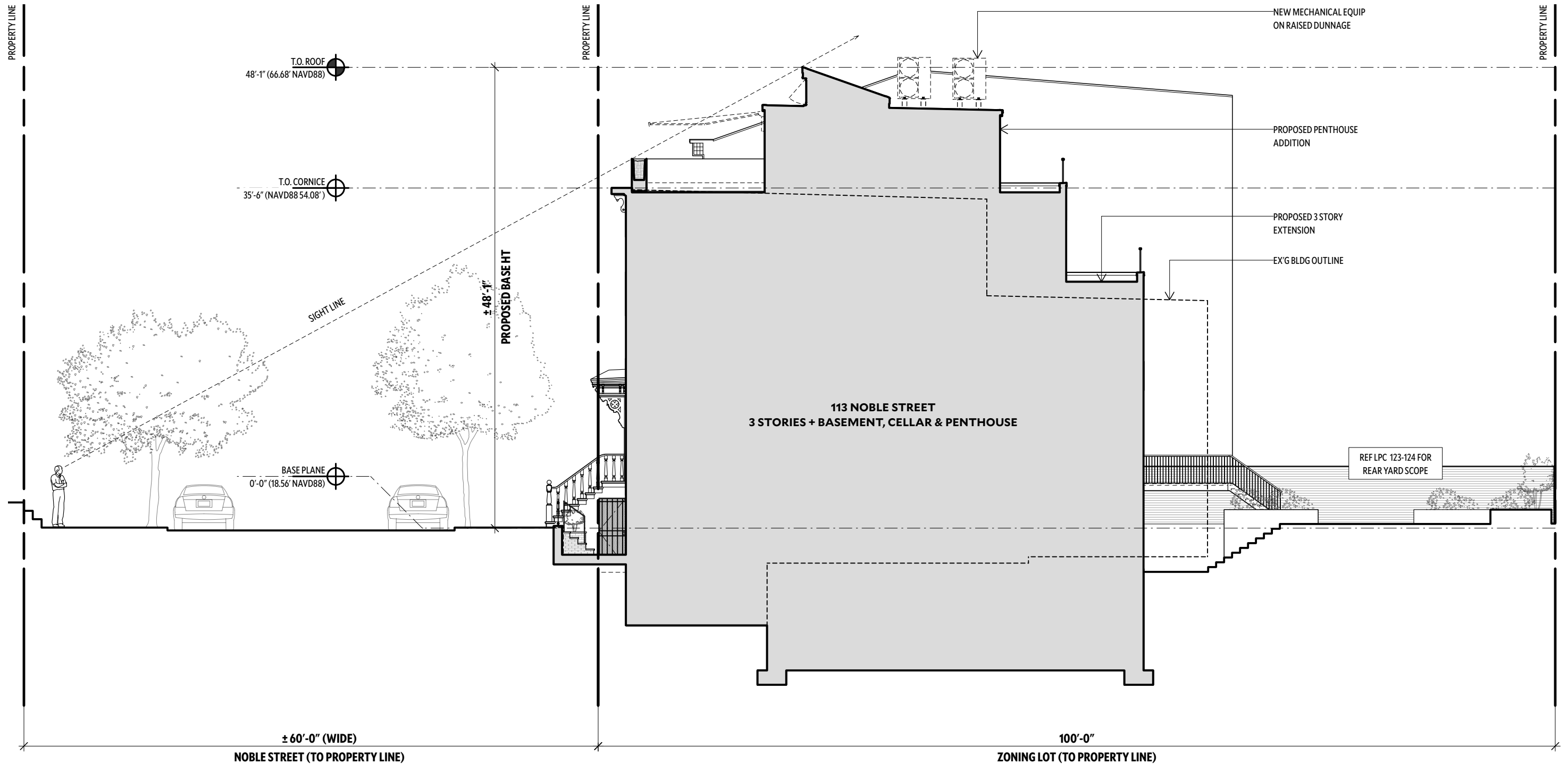
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EXISTING SIGHT-LINE  
DIAGRAM

LPC-128.00



PROPOSED:  
SECTION/SIGHTLINE DIAGRAM  
3/32"=1'-0"

1

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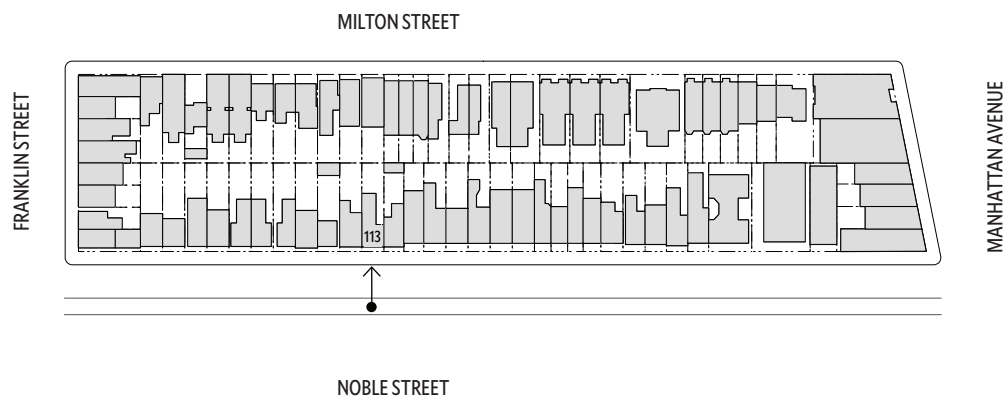
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PROPOSED SIGHT-LINE  
DIAGRAM

LPC-129.00



VIEW 1 POSITION



VIEW 1 OF PLANTER AND PENTHOUSE MOCKUP

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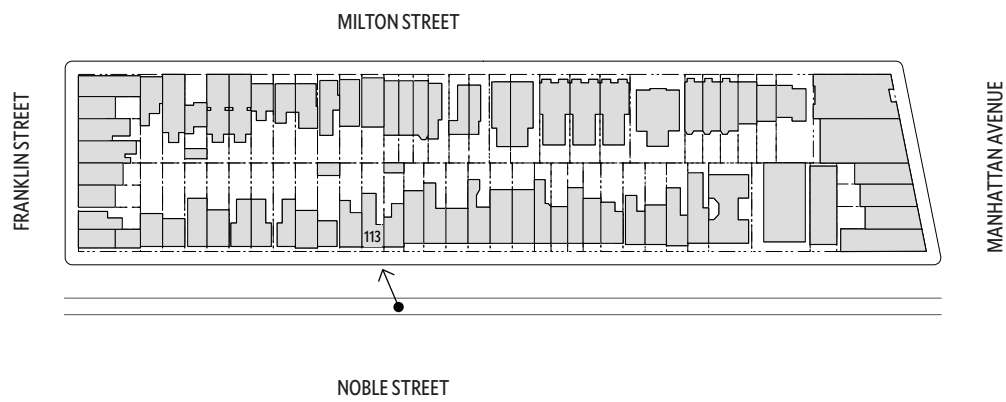
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DATE: 09/09/2025

PLANTER & PENTHOUSE  
MOCKUP

LPC-130.00



VIEW 2 POSITION



VIEW 2 OF PLANTER AND PENTHOUSE MOCKUP

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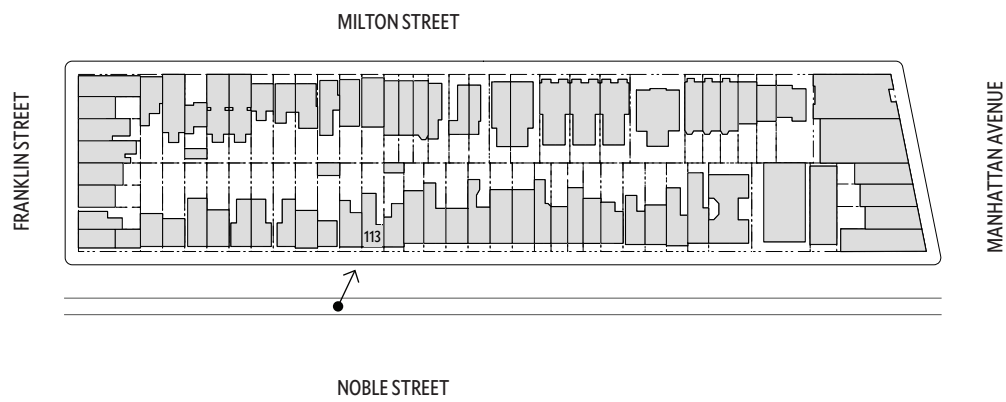
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DATE: 09/09/2025

PLANTER & PENTHOUSE  
MOCKUP

LPC-131.00



VIEW 3 POSITION



VIEW 3 OF PLANTER AND PENTHOUSE MOCKUP

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DATE: 09/09/2025

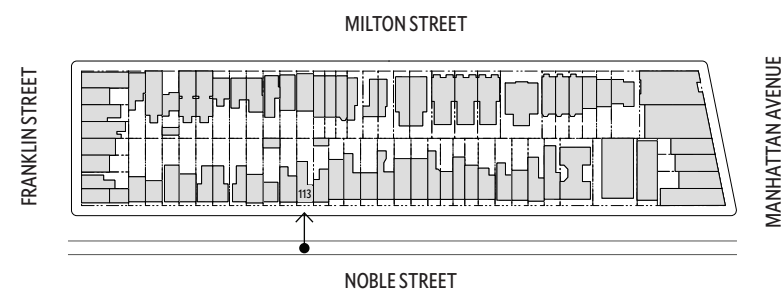
PLANTER & PENTHOUSE  
MOCKUP

LPC-132.00





VIEW 4 POSITION



VIEW 4 - 113 NOBLE STREET, EXISTING

VIEW 4 - 113 NOBLE STREET, PROPOSED

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113 NOBLE STREET,  
BROOKLYN, NY 11222  
DATE: 09/09/2025

PLANTER & PENTHOUSE  
MOCKUP

LPC-133.00





# 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

September 9, 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 June 16, 2025

The SLA Review & DCA Committee met at Polish & Slavic Center, 176 Java St. (Auditorium) at 6:30 pm on June 16, 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; Sofer; Talati; VanCouten; Cohen\*  
Absent: Foster; Weiser (+).

The quorum was achieved.

### LIQUOR LICENSES

#### NEW

1. 616 Metropolitan LLC (or other entity TBD to be created by Drew Toresco), 616 Metropolitan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Applicant requested POSTPONTMENT.**

2. 66 Greenpoint LLC, DBA TBD, 66 Greenpoint Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Tavern) **Committee recommended DENIAL the applicant did not show.**
3. Amant Foundation USA Corp, DBA Kis Café, 932 Grand Street, (New Application & Temporary Retail Permit, Wine, Beer, & Cider, Renotification, Previously revised by the SLA Committee) **Committee recommended DENIAL the applicant did not show.**
4. An Entity to be Formed by Alexander Middelmann, DBA TBD, 96-98 North 6<sup>th</sup> Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Club) **Committee recommended APPROVAL with STIPULATIONS ATTACHED TO THE APPLICATION: Roof Closing at 11 PM EVERYDAY.**
5. Artisan Orchestra, Inc., DBA Café O'te By House Brooklyn, 38 Norman Avenue, Unit-A, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Renotification, change DBA) **Committee recommended DENIAL the applicant did not show.**
6. Baby Lenin LLC, DBA TBD, 545 Metropolitan Avenue (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show.**
7. Isla & Co Williamsburg LLC, DBA Isla & Co, 55 Wythe Avenue, (Removal, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
8. Malavita Worldwide LLC, DBA Malavita, 614 Manhattan Avenue (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Renotification) **Committee recommended DENIAL the applicant did not show.**
9. Meet and Meat Williamsburg Inc., 361 Graham Avenue Unit 1L, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Renotification, Change from LLC to Inc) **Committee recommended DENIAL the applicant did not show.**
10. Misipasta LLC, DBA Misipasta, 46 Grand Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show.**
11. Nola Brooklyn LLC, DBA Propaganda, 360 Bedford Avenue, (Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show.**



12. ONEELEVEN HIFI LLC, 119 Ingraham Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended APPROVAL. The Committee voted as follows:**  
 YES: Bruzaitis; Talati; VanCoutten; Cohen.  
 NO: Bachorowski.  
 ABSTAIN: Dybanowski; Sofer.
13. Puertas Dining Group LLC, 270 South 5<sup>th</sup> Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
14. The Twisted Spine LLC, 306 Grand Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar / Tavern) **Applicant requested POSTPONTMENT.**
15. Ukrainian American Soccer Association Inc, DBA New York Ukrainian Sports Club, 663 Manhattan Avenue, (New Application, Liquor, Wine, Beer & Cider, Club) **Committee recommended APPROVAL.**

#### **SIDEWALK CAFÉ – ROAD SITTING**

1. 451 Graham Ave. Corp, DBA The Richardson, 451 Graham Avenue. **APPROVE**
2. 51 Kent Café Inc, DBA Kent Ale House, 51 Kent Avenue. **APPROVE**
3. Bamontes Restaurant Corp, DBA Bamontes, 32 Withers Street. **APPROVE**
4. Cafe Mogador LLC, 133 Wythe Avenue. **APPROVE**
5. Grand Endeavors Inc, DBA Clem's, 264 Grand Street. **APPROVE**
6. JANKYBOYZ LLC, DBA Jack's Wife Freda, 258 Wythe Avenue. **APPROVE**
7. Kettle Pie Inc, DBA Allswell, 124 Bedford Avenue. **APPROVE**
8. MLBK LLC, DBA Modern Love, 317 Union Avenue. **APPROVE**
9. OB Hospitality Inc, DBA Oh Boy & Beck and Call, 84 Havemeyer Street Left Store. **APPROVE**
10. Oregano LLC, DBA Oregano, 102 Berry Street. **APPROVE**
11. Riverwalk Management Inc, DBA Naked Dog, 47 Java Street. **APPROVE**
12. The 709 Lorimer Street Restaurant Corp, DBA Pete's Candy Store, 709 Lorimer Street. **APPROVE**

#### **RENEWAL**

1. 88 South 8<sup>th</sup> Inc, DBA Cibone House Dashi Okume, 50 Norman Avenue, (Renewal, Wine, Beer & Cider, Rest)
2. Adma LLC, DBA Torst, 615 Manhattan Ave, (Renewal, Liquor, Wine, Beer & Cider, Rest)
3. Bromaco Inc, DBA Aurora, 70 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)

4. Coyoacan Lorimer LLC, DBA Zona Rosa Brooklyn, 571 Lorimer Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
5. Dingxiang Inc., DBA Birds of Feather, 172 North 1<sup>st</sup> Street AKA 191 Grand Street, (Renewal, Wine, Beer & Cider, Rest)
6. El Ketzalt Corp, DBA Haab, 202 Leonard Street, (Renewal, Wine, Beer & Cider, Rest)
7. Koja Grill LLC, DBA Dokebi, 199 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
8. La Nortena Rest No 2 Corp, 255 A Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
9. Little Dokebi Inc, DBA Little Dokebi, 85 Driggs Avenue, (Renewal, Wine, Beer & Cider, Rest)
10. Little Horse LLC, DBA H & H Reserve, 519 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
11. Misipasta LLC, DBA Misipasta, 46 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Bar / Tavern)
12. Nakameguro LLC, DBA As You Like, 428 Humboldt Street, (Renewal, Wine, Beer & Cider, Bar / Tavern)
13. OB HOSPITALITY INC, 84 Havemeyer Street, Left Store, (Renewal, Liquor, Wine, Beer & Cider, Rest)
14. Ramales Thai Food Corp., DBA Lily Thai Restaurant, 615 Grand Street, (Renewal, Wine, Beer & Cider, Rest)
15. Shake Shack New York LLC, DBA Shake Shack, 160 Berry Street, (Renewal, Wine, Beer & Cider, Rest)
16. Tony's Pizzeria of Nassau Ave Corp, DBA Tony's Pizzeria, 175 Nassau Avenue (Renewal, Wine, Beer & Cider, Rest)
17. Valencia's Cafe Wine & Tapas Inc, 130 Grand Street Space C, (Renewal, Wine, Beer & Cider, Bar/Tavern)
18. YHG Hospitality Inc., DBA The Breeze, 595 Manhattan Avenue, (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. 852 Club LLC, DBA The Collectors, 305 Grand St., (New Application and Temporary Retail Permit, Wine, Beer & Cider) **Committee recommended APPROVAL.**



2. 26. Secret Promise LLC, DBA Heaven & Earth, 290 Nassau Ave., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, OP/Tavern) Applicant Withdrew 06-11-25 **Applicant WITHDREW the application.**
3. Thahco and Cantina Corp, 297 Broadway, (Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show.**
4. Dolly's Swing & Dive LLC, 146 Wythe Ave., (Removal, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended DENIAL, First the Attorney asked to withdrew the application, but later the owner asked to vote on the application. There was a group of opposition present and spoke against the application. The Committee voted to deny the application due to large opposition against the location.**

---

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

**WHEN: Monday, September 29, 2025**  
**TIME: 6:30 PM**  
**WHERE: Polish & Slavic Center**  
**176 Java St.**  
**Brooklyn, NY 11222**  
**(Auditorium)**



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

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

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

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

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

September 10, 2025

Mr. Keith Bray  
Brooklyn Borough Commissioner  
NYC Department of Transportation  
16 Court Street  
Brooklyn, NY 11241

**RE: Dining Out Application Taqueria Ramirez, 94 Franklin Street**

Dear Commissioner Bray:

Dear Commissioner Bray:

At the regular meeting of Brooklyn Community Board No. 1, held on the evening of September 9, 2025, the Board members voted to **DENY** the application submitted by Taqueria Ramirez, located at 94 Franklin Street, Brooklyn, NY 11211, for a sidewalk café.

If the application has already been approved, Community Board 1 respectfully requests that it be revoked due to strong community opposition. Please see the attached statements provided at our meeting and the petitions collected from the community.

The vote was as follows: 33 "YES"; 2 "NO"; 4 "ABSTENTIONS"; 0 "RECUSAL"

Working for Safer Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller  
Chairperson





Eric Adams  
Mayor

Ydanis Rodriguez  
Commissioner

# COMMUNITY BOARD FEEDBACK PACKAGE

**Please review this application and provide the required feedback.**

**DINING OUT NYC****COMMUNITY BOARD RECOMMENDATION FORM**

This form is to be used by community boards during the cafe review process. Any comments from the community board should be recorded on this form and submitted to NYC DOT. For information pertaining to specific cafe design requirements, visit the Dining Out NYC website for program legislation, rules, and Setup Guides.

**Business Name:** TAQUERIA RAMIREZ**Cafe Address:** 94 FRANKLIN STREET, BROOKLYN, NY, 11222**Application Number:** 20250514030001**CB Review Deadline (on date or next business day):** 7/28/25

NYCDOT Internal Use Only

**Sidewalk Cafe Setup Feedback:**☐ Community Board chooses to **WAIVE** reviewComments related to the cafe's **physical footprint and dimensions**:

Please see attached Brooklyn Community Board 1's letter and resident statements

Comments related to **pedestrian flow** (i.e., visibility, safety, potential crowding):

Please see attached Brooklyn Community Board 1's letter and resident statements

Comments related to potential conflicts with **existing curb use** (i.e., planters, bike racks, bus stops):


Please see attached Brooklyn Community Board 1's letter and resident statements

Please check one of the recommendations below, either **approval**, **denial**, or **approval with modifications** relating to the above application:

☐ Community Board recommends **approval**☒ Community Board recommends **denial**☐ Community Board recommends **approval w/ modifications**Recommended modifications (**only if approved w/ modifications**):☐ Applicant acknowledges and agrees to modifications relating to the above referenced application☐ Applicant acknowledges **BUT** does **NOT** agree with modifications relating to the above referenced application. If this box is checked, please provide NYC DOT with documentation of such agreement for NYC DOT's consideration.

IDEALICE FULLER

Community Board Authorizing Name

  
Community Board Authorizing Signature

9/10/25

Date



## RESTAURANT DETAILS

### Food Service Establishment Permit(FSEP)

FSEP#: 50110456

Expiration Date: 04/30/2026

DOHMH Status: CURRENT

Business Legal Name: TAQUERIA RAMIREZ LLC

Assumed Name: TAQUERIA RAMIREZ

Business Address: 94 FRANKLIN STREET, BROOKLYN, NY 11222

Venue Type: Restaurant (no bar)

Last updated from DOHMH: 06/16/2025

### Restaurant Information

Entity Type: Limited Liability Corporation (LLC)

Phone: (212) 219-1193

Email Address:

### DOS Information

DOS ID#: 5968981

Process Name: TAQUERIA RAMIREZ LLC

DOS Address: 94 FRANKLIN STREET, BROOKLYN, New York 11222

### NYS Liquor Authority Information

Establishment serves alcohol : No

### Business hours

Sun:

-

Mon:

12:00 PM- 10:00 PM

Tues:

12:00 PM- 10:00 PM

Wed:

12:00 PM- 10:00 PM

Thurs:

12:00 PM- 10:00 PM

Fri:

12:00 PM- 10:00 PM

Sat:

12:00 PM- 10:00 PM





SECTION 1: Site Plan

- This Site Plan form is required to be uploaded in the “**Sidewalk Site Plan**” field of your online application.
- Refer to the [How to Apply](#) page in the Dining Out NYC website for more information about the application process.

Identify Clear Path Requirements:

- Clear path requirement for your sidewalk cafe can be found by identifying your corridor type on the DOT’s Pedestrian Mobility Plan [Pedestrian Demand Map](#) on Open Data.

☐

C1- Global Corridor (12 feet Clear Path)

☐

C2- Regional Corridor (10 feet Clear Path)

☐

C3- Neighborhood Corridor (8 feet Clear Path)

☐

C4- Community Connector (8 feet Clear Path)

☐

C5- Baseline Street (8 feet Clear Path)

Setup Area Identification :

- ☐

Please check this box if you plan to have outdoor dining located within private property. If so, indicate the property line in the site plan drawing below.
- ☐

Please check this box if all or part of your sidewalk cafe is in a sidewalk widening area, developed pursuant to the NYC Zoning Resolution. If so, indicate the property line in the site plan drawing below.

Use the space below to draw or upload your Site Plan representing your cafe perimeters, furniture, and clearances.

Length of sidewalk cafe:\_\_\_\_\_feet

Width of sidewalk cafe: \_\_\_\_\_feet



Sidewalk Cafe Site Plan Form

Applicant Name: \_\_\_\_\_

Restaurant Name: \_\_\_\_\_

FSEP Number: \_\_\_\_\_

Drawing Requirements

Food service establishment frontage shown by:

- Line representing space occupied in building
- Labels

Street names:

- Labels on each street

Sidewalk shown as:

- Line representing street curb
- Width measured from building line to curb line

Primary building entrance shown as:

- Label
- Distance from proposed setup

Cafe perimeter shown as:

- Line
- Length and width
- ----- (Dashed line) representing Private Property Line

Set-up furniture (tables, chairs, etc.) shown as:

- Lines or symbols at approximate location within setup

Sidewalk elements or objects shown as:

- Lines or symbols
- Labels
- Distance from cafe perimeter

Utility coverings shown as:

- Symbols representing the approximate shape of the covering within the setup

☐

MANHOLE COVER

☒

UTILITY COVERING

SECTION 2: Required Clearances

- Please provide distances from the following objects.
- Only provide a distance if the listed object is within 15 feet of your proposed setup.
- Leave box blank if not applicable.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding clearances.

Elements with minimum 15 feet clearance from sidewalk cafe:

☐ S01- Subway Stair: Open End \_\_\_\_\_ feet

Elements with minimum 10 feet clearance from sidewalk cafe:

☐ S02- Subway Elevator Entrance \_\_\_\_\_ feet      ☐ S04- MTA Curb Cut \_\_\_\_\_ feet  
☐ S03- Exhaust Duct \_\_\_\_\_ feet      ☐ S05- FDNY Curb Cut \_\_\_\_\_ feet

Elements with minimum 8 feet clearance from sidewalk cafe:

☐ S06- Street Tree Bed \_\_\_\_\_ feet      ☐ S13- Newsstand \_\_\_\_\_ feet  
☐ S07- Mailbox \_\_\_\_\_ feet      ☐ S14- Streetlight \_\_\_\_\_ feet  
☐ S08- LinkNYC Kiosk \_\_\_\_\_ feet      ☐ S15- Bus Stop Pole \_\_\_\_\_ feet  
☐ S09- Wayfinding Kiosk \_\_\_\_\_ feet      ☐ S16- Fire Hydrant \_\_\_\_\_ feet  
☐ S10- E-charging Station \_\_\_\_\_ feet      ☐ S17- Bus Stop Shelter \_\_\_\_\_ feet  
☐ S11- Parking Meter \_\_\_\_\_ feet      ☐ S18- Traffic Signal \_\_\_\_\_ feet  
☐ S12- Select Bus Service Fare Machine \_\_\_\_\_ feet

Elements with minimum 5 feet clearance from sidewalk cafe:

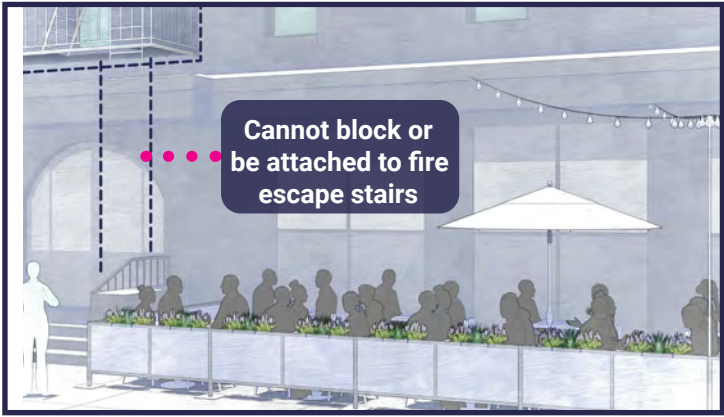
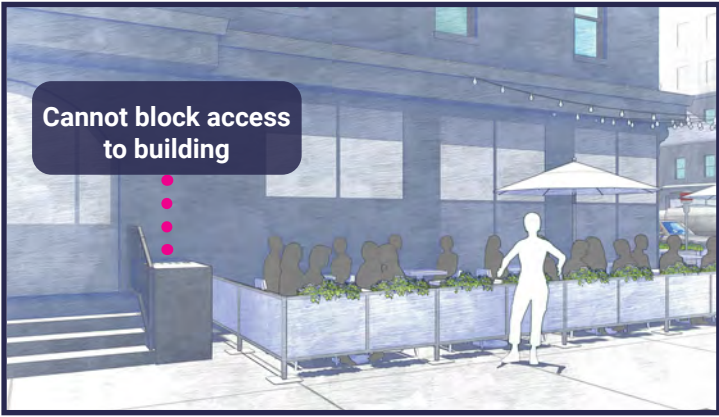
☐ S19- CitiBike/Bike Share Station \_\_\_\_\_ feet      ☐ S24- Emergency Exit Hatch \_\_\_\_\_ feet  
☐ S20- Bike Corral \_\_\_\_\_ feet      ☐ S25- Subway Stair: Closed End \_\_\_\_\_ feet  
☐ S21- Micromobility Station \_\_\_\_\_ feet      ☐ S26- Subway Elevator: Non-Entry \_\_\_\_\_ feet  
☐ S22- Primary Building Entrance \_\_\_\_\_ feet      ☐ S27- Siamese Connection \_\_\_\_\_ feet  
☐ S23- Curb Cut \_\_\_\_\_ feet

Elements with minimum 3 feet clearance from sidewalk cafe:

☐ S28- Elevated Train Infrastructure \_\_\_\_\_ feet  
☐ S29- Transformer Vault \_\_\_\_\_ feet

Elements with minimum 1 foot 6 inches clearance from sidewalk cafe elements:

☐ S30- Vent Infrastructure \_\_\_\_\_ inches



SECTION 3: Material Requirements

- Please indicate which of the following materials will be part of your sidewalk cafe by checking the box next to the category. If applicable, please confirm the materials comply with the Dining Out NYC requirements by checking the box next to the associated requirement.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding materials.

Materials Checklist:

\*Required\*

☐ **Perimeter Demarcation**  
☐ Perimeter demarcation must be clear and visible by using a lightweight and removable self-supporting base wall, railing, planter, fence, or stanchion and rope.  
☐ Maximum height is 2 feet 6 inches (excluding planting(s)).  
☐ Not affixed to the sidewalk.

\*Optional- Only check the material categories you intend to use in your sidewalk cafe\*

☐ **Furnishings**  
☐ Lightweight and easily movable.  
☐ Not affixed to the sidewalk.

☐ **Awnings (Physically attached to the building)**  
☐ Minimum 8 feet height from the ground and does not exceed 10 feet height.  
☐ Easily removable, comprised of fire-grade and wind resistant materials.  
☐ Does not extend beyond the perimeter of the sidewalk cafe.  
☐ Complies with the New York City Building Code and the requirements of the Landmarks Preservation Commission, as applicable.

☐ **Overhead Coverings/ Umbrellas**  
☐ Minimum 7 feet height from the ground and does not exceed 10 feet height.  
☐ Easily removable, comprised of fire-grade and wind resistant materials.  
☐ Does not extend beyond the perimeter of the sidewalk cafe.  
☐ The umbrella/overhead covering has a weighted base and any supports are not affixed to the sidewalk.  
☐ Any support structures are of sufficient size and strength, made of durable materials, and free of defects.

☐ **Lighting and Electrical Connections**  
☐ Any lighting is outdoor rated, properly secured, and lightweight.  
☐ Connection is directly connected to ground floor restaurant's power source and within the perimeter of the cafe.  
☐ Does not extend beyond the perimeter of the sidewalk cafe.  
☐ Does not exceed 10 feet in height.  
☐ Not attached to any City property, including street trees.  
☐ Electrical work complies with the applicable requirements set forth in the DOT's rules and the New York City Electrical Code.

☐ Please check this box if you are submitting additional documents for review. Documents may include technical drawings prepared by a licensed professional.



Monday, September 8, 2025

To whom it may concern,

I would like to encourage the community board to deny Taqueria Ramirez of 94 Franklin St, Brooklyn, NY a dining out permit. First, it should be pointed out that the entrance to the restaurant is not on Franklin Street, which is a wide street with wide sidewalks. Instead, the entrance is on Oak Street, which is a narrow street with narrow sidewalks. If Taqueria Ramirez is applying for an outdoor dining permit on Oak Street, we ask that this permit application be denied.

The sidewalk, on Oak Street, in front of the establishment, is totally congested, to the point that people walking on Oak Street usually walk in the street to avoid the mass of people blocking the sidewalk.

The congestion is a feature that is wholly created by their business model. The restaurant itself is very small with seating for less than 20 people but they do not allow take out and they continue to serve customers with returnable plates of food. This means that people, who are waiting, congregate on the sidewalk and once they are served they stay on the sidewalk (or on the neighbors stoops or eat in their double parked cars) to eat their meals before returning their plate. This business model leads to a very noisy situation with all the people milling around and the music that is always blasting out of the open windows. Yesterday, the volume across the street was a steady 90 dBa. OSHA rules call for ear protection at 85 dBa.

If the sidewalk was very wide, there might be room for a wait line, waiting for the order to be completed and for people to eat their meal. However, the sidewalk is very narrow. At one point it is only five feet wide and this space is further reduced to about 3.5 feet when someone is seated on the benches around the street tree. The restaurant frontage is about 16 feet and most of this space there is only 9 feet of sidewalk. Again, this is before people are seated on the tree bed benches and standing at the window counter making the usable space less than 6.5 feet. The restaurant sometimes attempts to mitigate the waiting line which goes through the 3.5 foot section, but this is usually not done. They have put chalk lines on the ground but that is as effective as you might think it would be.

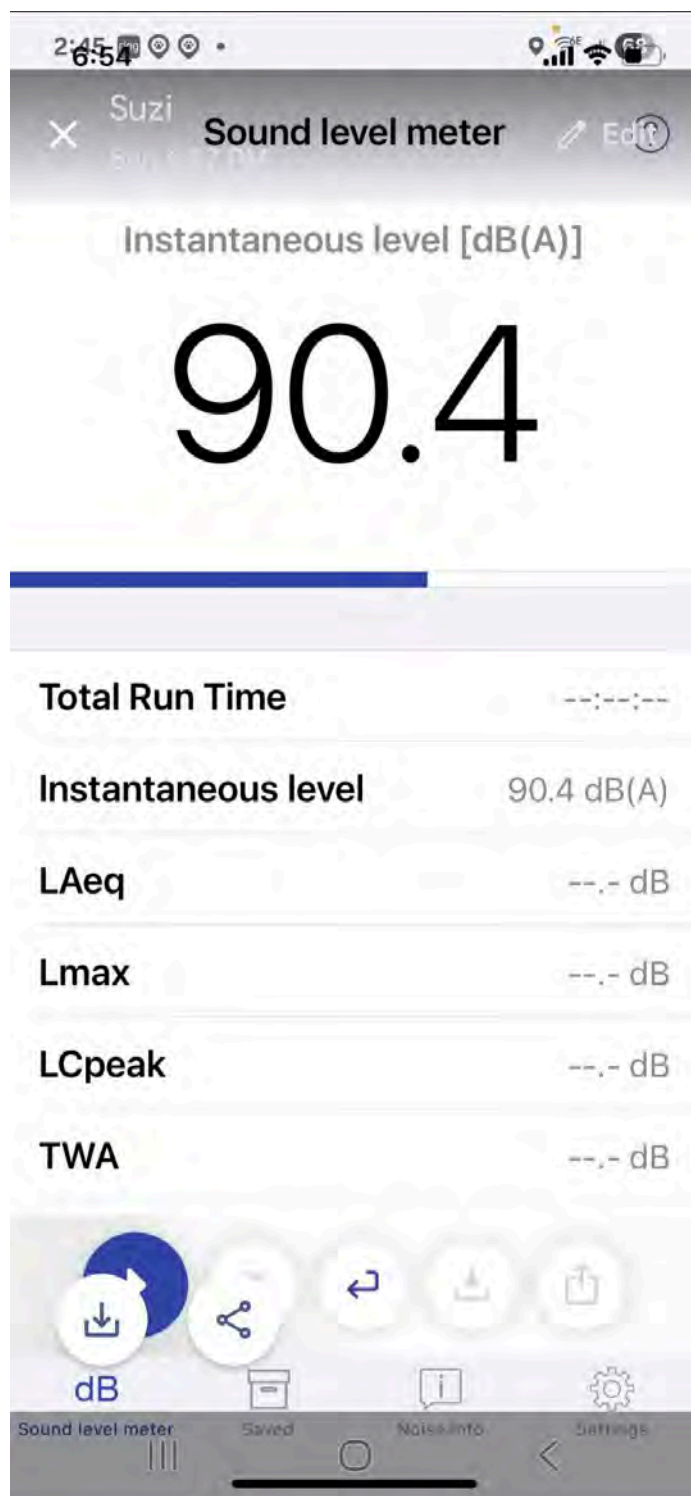
The area does not afford proper clearances and the sidewalk is always blocked on weekends with a noisy crowd. A permit should be denied.

John Anderson  
102 Oak St  
Brooklyn, NY 11222



Sidewalk congestion

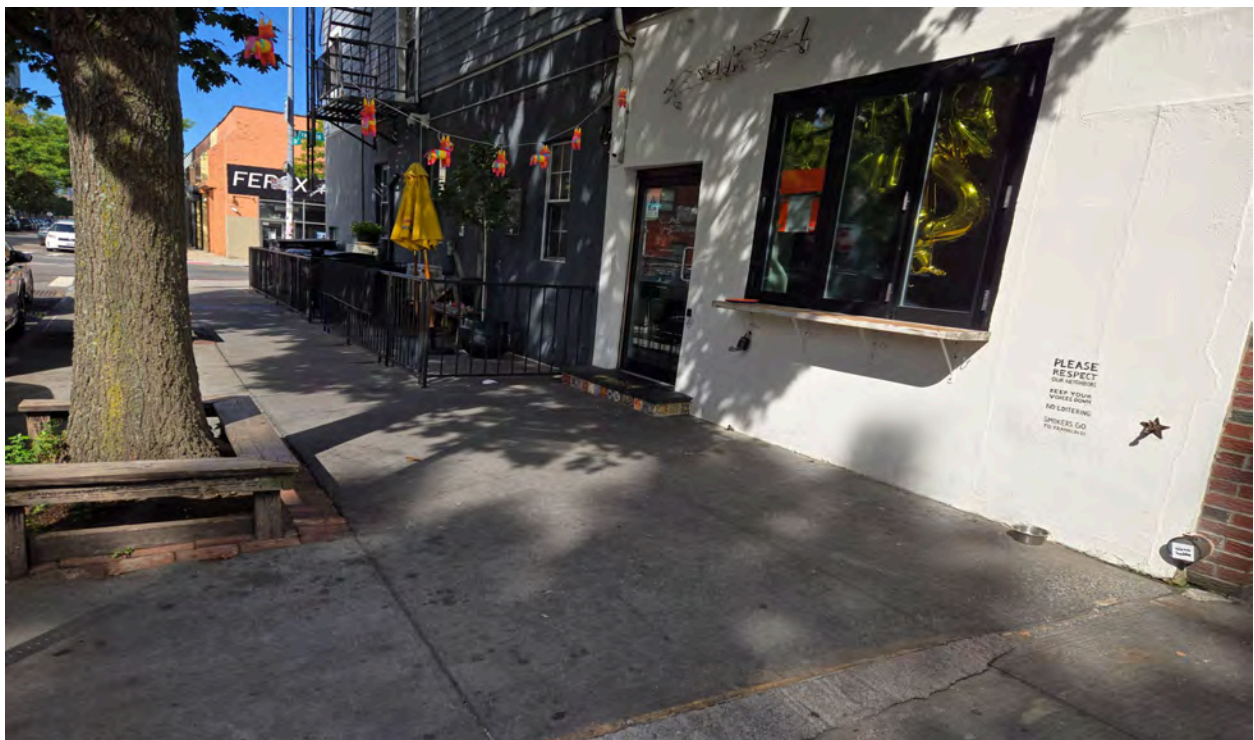




Yesterday's sound level from across the street



Narrow sidewalk 5 feet before seating



9.5 feet in front before seating. 16 foot frontage of restaurant





Current sidewalk seating area, note "dine-in only" sign

Timestamp	Say no to a new outdoor dining permit for	Name or Email
9/8/2025 10:56:21	Say no to Ramirez outdoor seating	
9/8/2025 11:01:54	Say no to Ramirez outdoor seating	Wes Fuller
9/9/2025 7:26:03	Say no to Ramirez outdoor seating	Trina McKeever
9/9/2025 7:28:17	Say no to Ramirez outdoor seating	stamatiou.s@gmail.com
9/9/2025 7:28:36	Say no to Ramirez outdoor seating	Dustin Clause
9/9/2025 7:35:04	Say no to Ramirez outdoor seating	Jennifer Pasquin
9/9/2025 7:38:09	Say no to Ramirez outdoor seating	kstevenson4420@gmail.com
9/9/2025 7:40:53	Say no to Ramirez outdoor seating	
9/9/2025 7:42:38	Say no to Ramirez outdoor seating	Paul Baumann
9/9/2025 7:45:43	Say no to Ramirez outdoor seating	nichole.cicileo@gmail.com
9/9/2025 7:47:48	Say no to Ramirez outdoor seating	Sam Gregory
9/9/2025 7:51:55	Say no to Ramirez outdoor seating	Susan Anderson, 102 Oak Street
9/9/2025 7:53:18	Say no to Ramirez outdoor seating	akjakgoldman@gmail.com
9/9/2025 7:55:13	Say no to Ramirez outdoor seating	Anthony P
9/9/2025 7:59:43	Say no to Ramirez outdoor seating	Kristin Phillips
9/9/2025 8:01:15	Say no to Ramirez outdoor seating	Fletch Phillips
9/9/2025 8:02:41	Say no to Ramirez outdoor seating	Amy Diaz
9/9/2025 8:11:19	Say no to Ramirez outdoor seating	Laura Treciokas
9/9/2025 8:23:06	Say no to Ramirez outdoor seating	Madison.kate.pasquin@gmail.com
9/9/2025 8:26:43	Say no to Ramirez outdoor seating	Offthegridprod@gmail.com
9/9/2025 8:26:57	Say no to Ramirez outdoor seating	Radek Szczesn
9/9/2025 8:35:17	Say no to Ramirez outdoor seating	Tracy Fuller
9/9/2025 9:01:29	Say no to Ramirez outdoor seating	jordansing@gmail.com
9/9/2025 9:29:36	Say no to Ramirez outdoor seating	Makayla Stevenson
9/9/2025 9:36:29	Say no to Ramirez outdoor seating	liteach312@gmail.com
9/9/2025 9:39:59	Say no to Ramirez outdoor seating	
9/9/2025 9:44:42	Say no to Ramirez outdoor seating	Erika Mehiel erikamehiel@gmail.com
9/9/2025 10:24:29	Say no to Ramirez outdoor seating	Matthew Feldman
9/9/2025 10:32:10	Say no to Ramirez outdoor seating	



Timestamp	Say no to a new outdoor dining permit for	Name or Email
9/9/2025 10:37:55	Say no to Ramirez outdoor seating	Lucille Mixon
9/9/2025 10:50:57	Say no to Ramirez outdoor seating	Robert.nimocks@gmail.com
9/9/2025 10:58:25	Say no to Ramirez outdoor seating	julia.nimocks@gmail.com
9/9/2025 11:13:39	Say no to Ramirez outdoor seating	Rob McKeever
9/9/2025 11:32:45	Say no to Ramirez outdoor seating	tdaley1@nyc.rr.com
9/9/2025 11:33:09	Say no to Ramirez outdoor seating	tdaley1@nyc.rr.com
9/9/2025 11:37:42	Say no to Ramirez outdoor seating	tomgubernat@gmail.com
9/9/2025 11:38:15	Say no to Ramirez outdoor seating	N Lecren
9/9/2025 11:39:22	Say no to Ramirez outdoor seating	Ashley Daley
9/9/2025 11:49:13	Say no to Ramirez outdoor seating	
9/9/2025 11:57:29	Say no to Ramirez outdoor seating	Bill Layden
9/9/2025 12:02:31	Say no to Ramirez outdoor seating	
9/9/2025 12:15:29	Say no to Ramirez outdoor seating	andrew.catch@gmail.com
9/9/2025 12:32:46	Say no to Ramirez outdoor seating	Pauline L
9/9/2025 12:39:38	Say no to Ramirez outdoor seating	
9/9/2025 12:47:24	Say no to Ramirez outdoor seating	erikajakubassa@storylagoon.com
9/9/2025 12:53:43	Say no to Ramirez outdoor seating	Dkraciunas@gmail.com
9/9/2025 13:13:26	Say no to Ramirez outdoor seating	Lynn Wirtz
9/9/2025 14:04:18	Say no to Ramirez outdoor seating	pihnat21@gmail.com
9/9/2025 14:15:18	Say no to Ramirez outdoor seating	michaelhenryabramson@yahoo.com
9/9/2025 14:45:16	Say no to Ramirez outdoor seating	Nsheftler@gmail.com
9/9/2025 14:55:38	Say no to Ramirez outdoor seating	etistudios@gmail.com
9/9/2025 15:20:39	Say no to Ramirez outdoor seating	Algis.nyc@gmail.com
9/9/2025 15:27:23	Say no to Ramirez outdoor seating	derek.krouner@gmail.com
9/9/2025 16:01:48	Say no to Ramirez outdoor seating	Howard Kocan
9/9/2025 16:57:00	Say no to Ramirez outdoor seating	ejanepool@yahoo.com
9/9/2025 17:04:21	Say no to Ramirez outdoor seating	lizgilbertphoto@gmail.com
9/9/2025 17:19:35	Say no to Ramirez outdoor seating	Joseph Iberti

September 8, 2025

Hon. Dealice Fuller, Chairperson  
Community Board No. 1  
435 Graham Avenue  
Brooklyn, NY 11211-8813

Re: Combined Public Hearing & Board Hearing for Sept. 9, 2025  
Application of Taqueria Ramirez! for a Dining Out NYC Permit

Dear Chairperson Fuller:

This statement represents concerned neighbors that live on Oak Street near the intersection of that Street and Franklin Street ("Concerned Neighbors"). The Concerned Neighbors appreciate the opportunity to comment on the pending application of Taqueria Ramirez! (the "Taqueria") for a Dining Out NYC Outdoor Dining Permit ("Permit"). The Concerned Neighbors respectfully requests that the Board delay a decision on the Taqueria's application until further information and assurances can be obtained.

In summary:

- The current Certificate of Occupancy of the Taqueria does not allow for participation in the outdoor dining program
- While the application is for 94 Franklin Street (a commercial street), we believe the intended use is 91 Oak Street (a residential street)
- The sidewalks in front of 91 Oak Street are too small to accommodate outdoor dining
- There is a long and well documented history of the Taqueria bending and ignoring New York City laws, rules, regulations and its own Certificate of Occupancy
- There is a long and well documented history of the Taqueria having numerous issues with its neighbors

More details below:

The Permit indicates the application is for "94 Franklin Street," however, that is misleading. Franklin Street is a commercial street, but paradoxically the entrance to the commercial space is on Oak Street, which is a residential street. The Oak Street sidewalk is very narrow, 4ft in many places, with NYC DOT shade trees planted along the curb.

The interior of the Taqueria is very small, and the Certificate of Occupancy states it is permitted as a take out eating establishment with a max occupancy of 5 (ie it's not licensed as a restaurant). However the Taqueria states it is a Dine In Only restaurant. Patrons are given their order on a small reusable plastic plate that they are asked to return. **Because the Taqueria serves more people than it has the capacity to seat, most patrons order their food indoors but have nowhere to sit, so they go outside and eat wherever they can find a spot.** Thus, for the past four years, without a Permit, the Taqueria has been operating an outdoor dining facility with no regulation or control.



The Taqueria's extra-legal operation has created issues with the Concerned Neighbors in the past, including the following (photos below):

1. The Taqueria serves more customers than it can seat, so customers eat their dine in only food all over the block (not limited to the restaurant)
  - a. Patrons stand on the sidewalk, across the street, on the street, in their cars, often while double parked
    - i. These public spaces are being used as extensions of the restaurant
  - b. Patrons trespass on the stoops of residences more than 25 feet from the Taqueria including 94 Oak, 99 Oak, 101 Oak, and 102 Oak
    - i. On more than one occasion, the Taqueria's patrons have become aggressive when the Concerned Neighbors have asked the patrons to not sit on their property.
2. Patrons bring their own alcohol, unlawfully engaging in public consumption on an otherwise quiet residential street.
3. Patrons stand in a line that is often 10 to 20 persons long which impedes the sidewalk
  - a. An iron fence encloses an area for trash cans at 94 Franklin so patrons cannot queue along the building
4. Patrons sit on makeshift tree benches constructed around NYC DOT sidewalk trees; public spaces have been commandeered for private use
5. Taqueria frequently leaves its door and its sole and oversized window open. Music is played and can be heard across the street and down as far as 93 Oak Street.
  - a. Similarly, crowd noise can be heard at or around the same distances. That noise occurs at all random hours between its regular opening time (12:00 PM) and closing time (10:00 PM), Tuesday through Sunday.
6. On occasion, the Taqueria will hold special events. This past weekend, it held a 4th Anniversary Party, featuring a DJ, free food, and a tattoo artist (who operated from an open garage bay immediately adjacent to 99 Oak Street). By 7:30 PM, patrons or employees had consumed enough "BYOB" alcohol to feel so uninhibited as to urinate in the bushes in front of 99 Oak Street, beneath the bedroom of a seven-year-old. (That act involved a person wearing a "Taqueria Ramirez!" shirt/jacket, and was captured from front and behind, the front being available to the Board on video if the Board would care to see it.)
7. Numerous meetings and mediation between the Concerned Neighbors have taken place with mixed results

Given those issues, the Concerned Neighbors would like the Board to delay the Taqueria's application until they have a more clear idea of how Taqueria plans to implement outdoor dining. Specifically:

- Where will the outdoor dining be? On Oak Street or Franklin?
  - If Oak, how can such a small sidewalk accommodate seating in the context of the current crowds?
- What are the proposed hours?
- Will there be beer/wine/liquor requests forthcoming?
- Will there be a dining shed?

- What will the Taqueria do to limit the carry of music and crowd noise?
- What will be done to demarcate the designated Dining Out area?
- Will the Taqueria pay for security to prevent patrons from consuming their food outside the designated Dining Out area?

The Concerned Neighbors want to be good neighbors, but they need answers to the questions above, which are extra sensitive given historical lack of adherence to regulations and historical issues with the Taqueria and its customers. Thank you for considering the Concerned Neighbors' position.

Photos below showing the issues described above:

Certificate of Occupancy Details						
Floor Use Records						
Floor	Occupancy Classification	Occupancy Group	Description of Use	Description of Use Comments	Live Load	Maximum Persons Per
Cellar	Residential	R-2	Apartment House	BOILER ROOM, RECREATION ROOM, ...	OG	N/A
Floor Number(s) - 1	Residential	R-2	Apartment House	ONE (1) FAMILY	75	N/A
Floor Number(s) - 1	Business	B	Business and Service	TAKE OUT EATING AND DRINKING E...	OG	5
Floor Number(s) - 2	Residential	R-2	Apartment	ONE FAMILY (1) UNIT	40	N/A
Floor Number(s) - 3	Residential	R-2	Apartment	ONE FAMILY (1) UNIT	40	N/A

Certificate of Occupancy showing max capacity of 5 people and designation as take out eating





Person dressed as Taqueria Ramirez employee urinating in front of the residence at 99 Oak Street at 730pm, 20 feet from the bedroom of a 7 year old girl (while also drinking alcohol on the street)



Police responding to neighbor complaints; Taqueria having a laugh about it on Instagram



Only 4 feet of sidewalk on Oak Street





Patrons instructed to dine in only



Sidewalk blocked by people eating at tree guards and standing in line



Customers parked in the middle of the street, eating “dine in” tacos



Customers eating “dine in” tacos trespassing at a neighbors house across the street





Customers sitting on the sidewalk eating “dine in” tacos



Trash left behind by customers eating in the street



Sidewalk fully blocked by winter dining shed



Customers blocking neighbor's driveway and eating "dine in" tacos across the street





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SLA Application Review Form

September 15, 2025

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

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on September 9, 2025, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The Board Members voted to **DENY (Applicant did not show)** the following Application:

Establishment Name	Address	License Type	Board Vote
66 Greenpoint LLC, DBA TBD	66 Greenpoint Avenue	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Tavern	39 YES; 0 NO; 0 Abstentions

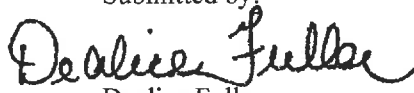
Next SLA Review & DCA Committee Meeting:

Date: Monday, September 29, 2025

Time: 6:30 PM

Location: Polish & Slavic Center, 176 Java Street (Auditorium)  
Brooklyn, NY 11222

Submitted by:

  
Dealice Fuller  
Chairperson



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Establishment Name	Address	License Type	Board Vote
616 Metropolitan LLC (or other entity TBD to be created by Drew Toresco)	616 Metropolitan Avenue	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest	39 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
852 Club LLC, DBA The Collectors	305 Grand St.	New Application and Temporary Retail Permit, Wine, Beer & Cider	39 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
Amant Foundation USA Corp, DBA Kis Café	932 Grand Street	New Application & Temporary Retail Permit, Wine, Beer, & Cider, Renotification, Previously revised by the SLA Committee	39 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

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Establishment Name	Address	License Type	Board Vote
An Entity to be Formed by Alexander Middelmann, DBA TBD	96-98 North 6th Street	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Club	39 YES; 0 NO; 0 Abstentions

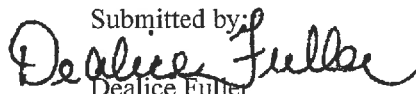
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Establishment Name	Address	License Type	Board Vote
Artisan Orchestra, Inc., DBA Café O'te By House Brooklyn	38 Norman Avenue, Unit-A	New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Renotification, change DBA	39 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Monday, September 29, 2025

Time: 6:30 PM

Location: Polish & Slavic Center, 176 Java Street (Auditorium)  
Brooklyn, NY 11222

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Establishment Name	Address	License Type	Board Vote
Baby Lenin LLC, DBA TBD	545 Metropolitan Avenue	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern	39 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
Dolly's Swing & Dive LLC	297 Broadway	Removal, Liquor, Wine, Beer & Cider, Bar/Tavern	39 YES; 0 NO; 0 Abstentions

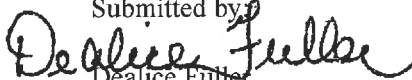
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Establishment Name	Address	License Type	Board Vote
Isla & Co Williamsburg LLC, DBA Isla & Co	55 Wythe Avenue	Removal, Liquor, Wine, Beer & Cider, Rest	39 YES; 0 NO; 0 Abstentions

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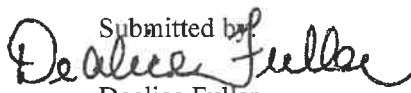
Establishment Name	Address	License Type	Board Vote
Malavita Worldwide LLC, DBA Malavita	614 Manhattan Avenue	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Renotification	39 YES; 0 NO; 0 Abstentions

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HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

SLA Application Review Form

September 15, 2025

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

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on September 9, 2025, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The Board Members voted to **DENY (Applicant did not show)** the following Application:

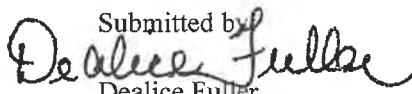
Establishment Name	Address	License Type	Board Vote
Meet and Meat Williamsburg Inc.	361 Graham Avenue Unit 1L	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Renotification, Change from LLC to Inc	39 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Monday, September 29, 2025

Time: 6:30 PM

Location: Polish & Slavic Center, 176 Java Street (Auditorium)  
Brooklyn, NY 11222

Submitted by  
  
Dealice Fuller  
Chairperson



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

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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

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September 15, 2025

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

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on September 9, 2025, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The Board Members voted to **DENY (Applicant did not show)** the following Application:

Establishment Name	Address	License Type	Board Vote
Misipasta LLC, DBA Misipasta	46 Grand Street	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern	39 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Monday, September 29, 2025

Time: 6:30 PM

Location: Polish & Slavic Center, 176 Java Street (Auditorium)  
Brooklyn, NY 11222

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September 15, 2025

Chair Lily M. Fan  
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Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on September 9, 2025, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The Board Members voted to **DENY (Applicant did not show)** the following Application:

Establishment Name	Address	License Type	Board Vote
Nola Brooklyn LLC, DBA Propaganda	360 Bedford Avenue	Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern	39 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Monday, September 29, 2025

Time: 6:30 PM

Location: Polish & Slavic Center, 176 Java Street (Auditorium)  
Brooklyn, NY 11222

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Establishment Name	Address	License Type	Board Vote
ONEELEVEN HIFI LLC	119 Ingraham Street	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern	39 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Monday, September 29, 2025

Time: 6:30 PM

Location: Polish & Slavic Center, 176 Java Street (Auditorium)  
Brooklyn, NY 11222

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Chairperson



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Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

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Establishment Name	Address	License Type	Board Vote
Puertas Dining Group LLC	270 South 5th Street	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest	39 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Monday, September 29, 2025

Time: 6:30 PM

Location: Polish & Slavic Center, 176 Java Street (Auditorium)  
Brooklyn, NY 11222

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September 15, 2025

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80 S. Swan Street  
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Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on September 9, 2025, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The applicant listed has **WITHDREW the application**:

Establishment Name	Address	License Type	Board Vote
Secret Promise LLC, DBA Heaven & Earth	290 Nassau Avenue	New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, OP/Tavern	39 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Monday, September 29, 2025

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Establishment Name	Address	License Type	Board Vote
Thahco and Cantina Corp	297 Broadway	Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern	39 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

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Establishment Name	Address	License Type	Board Vote
The Twisted Spine LLC	306 Grand Street	New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar / Tavern	39 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Monday, September 29, 2025

Time: 6:30 PM

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Establishment Name	Address	License Type	Board Vote
Ukrainian American Soccer Association Inc, DBA New York Ukrainian Sports Club	663 Manhattan Avenue	New Application, Liquor, Wine, Beer & Cider, Club	39 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Monday, September 29, 2025

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Submitted by

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Chairperson





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September 15, 2025

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80 S. Swan Street  
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**RE: Liquor Licenses RENEWALS**

Dear Chair Fan:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on September 9, 2025, the board members reviewed the SLA Review & DCA Committee Report (attached), and the various recommendations made. Below are the actions taken:

## LIQUOR LICENSES:

### RENEWAL

1. 88 South 8<sup>th</sup> Inc, DBA Cibone House Dashi Okume, 50 Norman Avenue, (Renewal, Wine, Beer & Cider, Rest)
2. Adma LLC, DBA Torst, 615 Manhattan Ave, (Renewal, Liquor, Wine, Beer & Cider, Rest)
3. Bromaco Inc, DBA Aurora, 70 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
4. Coyoacan Lorimer LLC, DBA Zona Rosa Brooklyn, 571 Lorimer Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
5. Dingxiang Inc., DBA Birds of Feather, 172 North 1<sup>st</sup> Street AKA 191 Grand Street, (Renewal, Wine, Beer & Cider, Rest)
6. El Ketzalt Corp, DBA Haab, 202 Leonard Street, (Renewal, Wine, Beer & Cider, Rest)

7. Koja Grill LLC, DBA Dokebi, 199 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
8. La Nortena Rest No 2 Corp, 255 A Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
9. Little Dokebi Inc, DBA Little Dokebi, 85 Driggs Avenue, (Renewal, Wine, Beer & Cider, Rest)
10. Little Horse LLC, DBA H & H Reserve, 519 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
11. Misipasta LLC, DBA Misipasta, 46 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Bar / Tavern)
12. Nakameguro LLC, DBA As You Like, 428 Humboldt Street, (Renewal, Wine, Beer & Cider, Bar / Tavern)
13. OB HOSPITALITY INC, 84 Havemeyer Street, Left Store, (Renewal, Liquor, Wine, Beer & Cider, Rest)
14. Ramales Thai Food Corp., DBA Lily Thai Restaurant, 615 Grand Street, (Renewal, Wine, Beer & Cider, Rest)
15. Shake Shack New York LLC, DBA Shake Shack, 160 Berry Street, (Renewal, Wine, Beer & Cider, Rest)
16. Tony's Pizzeria of Nassau Ave Corp, DBA Tony's Pizzeria, 175 Nassau Avenue (Renewal, Wine, Beer & Cider, Rest)
17. Valencia's Cafe Wine & Tapas Inc, 130 Grand Street Space C, (Renewal, Wine, Beer & Cider, Bar/Tavern)
18. YHG Hospitality Inc., DBA The Breeze, 595 Manhattan Avenue, (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.

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

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

**WHEN:** Monday, September 29, 2025  
**TIME:** 6:30 PM  
**WHERE:** Polish & Slavic Center.  
176 Java St.  
(Auditorium)  
Brooklyn, NY. 11222

Working for a Better Williamsburg-Greenpoint.

Sincerely,

  
Dealice Fuller  
Chairperson





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September 15, 2025

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

## RE: SIDEWALK CAFÉ & ROAD SITTING

Dear Chair Fan:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on September 9, 2025, the board members reviewed the SLA Review & DCA Committee Report (attached), and the various recommendations made. Below are the actions taken:

### SIDEWALK CAFÉ – ROAD SITTING

1. 451 Graham Ave. Corp, DBA The Richardson, 451 Graham Avenue. **Committee Recommended to Approve.**
2. 51 Kent Café Inc, DBA Kent Ale House, 51 Kent Avenue. **Committee Recommended to Approve.**
3. Bamontes Restaurant Corp, DBA Bamontes, 32 Withers Street. **Committee Recommended to Approve.**
4. Cafe Mogador LLC, 133 Wythe Avenue. **Committee Recommended to Approve.**

5. Grand Endeavors Inc, DBA Clem's, 264 Grand Street. **Committee Recommended to Approve.**
6. JANKYBOYZ LLC, DBA Jack's Wife Freda, 258 Wythe Avenue. **Committee Recommended to Approve.**
7. Kettle Pie Inc, DBA Allswell, 124 Bedford Avenue. **Committee Recommended to Approve.**
8. MLBK LLC, DBA Modern Love, 317 Union Avenue. **Committee Recommended to Approve.**
9. OB Hospitality Inc, DBA Oh Boy & Beck and Call, 84 Havemeyer Street Left Store. **Committee Recommended to Approve.**
10. Oregano LLC, DBA Oregano, 102 Berry Street. **Committee Recommended to Approve.**
11. Riverwalk Management Inc, DBA Naked Dog, 47 Java Street. **Committee Recommended to Approve.**
12. The 709 Lorimer Street Restaurant Corp, DBA Pete's Candy Store, 709 Lorimer Street. **Committee Recommended to Approve.**

Sidewalk Café applications 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.

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

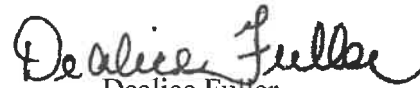
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**WHERE:** Polish & Slavic Center.  
176 Java St.  
(Auditorium)  
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Working for a Better Williamsburg-Greenpoint.

Sincerely,

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

Dealice Fuller  
Chairperson



September 9, 2025

## TRANSPORTATION COMMITTEE REPORT

TO: Chairperson Dealice Fuller  
and CB #1 Board Members  
FROM: Mr. Eric Bruzaitis, Committee Chair  
RE: Committee Report for Tuesday, June 17 & Wednesday, June 25, 2025

The Transportation Committee met Tuesday, June 17, 2025 (CALLED TO ORDER: 6:38 PM;  
ADJOURNED: 9:24 PM) at Community Board 1 Office, 435 Graham Ave, Brooklyn.  
A quorum was met.

### ATTENDANCE:

Present: Bruzaitis; Kelterborn; Drinkwater; Espinal; Itzkowitz; Pferd; Vega \*Breitner.  
Absent: Goldstein; Kaminski; Klagsbald; Talati; Weiser, \*Radesky.

A QUORUM WAS NOT MET

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### AGENDA

Item #1 “Presentation Newtown Creek Street Ends” was removed from the agenda at the direction of the board chair.

District Manager Pulgarin explained that Chair Fuller removed the agenda item due to requests from business interests along Newtown Creek.

Mr. Elkins, Executive Director of the Newtown Creek Alliance, expressed his disappointment by this action. He explained that the presentation he had planned was meant to initiate a community conversation about the Street Ends, and the abrupt removal of the item was not conducive to community engagement.

MOTION (Bruzaitis, Pferd) Submit a letter to the chair expressing the committee’s disappointment and disapproval of the chair’s actions. Motion Passed with an objection from Ms. Espinal.  
(Internal motion does not require full board approval)

Mr. Elkins described the proposal for improvement at select street ends at the Newtown Creek.

Mr. LaCherra expressed support for this effort

Mr. Pferd asked about timing and if there are any deadline associated with this work. Mr. Elkins explained that the intent is to instigate a community dialogue, but there is no strict deadline.

The committee will take up this plan at a future meeting.

- 1. DISCUSSION: PRESENTATION: MS-50 PARENTS SAFETY IMPROVEMENTS AROUND WILLIAMSBURG BRIDGE ACCESS AND EXIT.**

Parents of MS50 students and representatives from El Puente informed the committee about their efforts to engage the community around street safety, environmental justice, and public space in the vicinity of El Puente and MS50.

Presentation attached.

Ms. Sabel stated that some of the intersections in the area function ok, but others are unsafe.

Ms. Espinal suggested daylighting intersections in the area would help.

Mr. Bruzaitis commended the group for their work

Ms. Breitner congratulated the group and recommended that they start a PTA Safe Streets Committee. She expressed support for safe streets around all of the schools in our district and also suggested that the group engage with some urban planners, which the El Puente reps said they are already doing through their relationship with Pratt.

Mr. Bovenzi urged the committee to request a holistic redesign of the area rather than less effective piecemeal treatments.

Mr. Pferd agreed that the streets in this area are dangerous and also highlighted how difficult it is for bicycles due to the way the light timing is programmed.

Mr. Kelterborn also thanked the group for their advocacy and for their presentation and suggested that the committee could add this item to the District Needs Report.

Mr. LaCherra congratulated the group and pointed out that because of congestion pricing, vehicular traffic on the Williamsburg Bridge is down by 30% which presents opportunities for reimagining underutilized street capacity

Mr. Garcia, a member of Manhattan CB3 Transportation Committee, expressed support for making streets safe for the most vulnerable and also pointed out that the redesign of Delancey and the Manhattan approach to the Williamsburg Bridge is slated to begin this fall.

Ms. Messer, (DOT representative) indicated that an Open Street application could be submitted for the block of Roebling that cuts through the park at South 4th Street.

## **2. Discussion: District Needs Statement Amendments to Transportation Section**

Mr. Kelterborn led a review of the District Needs statement. Two items were removed and two items were added.

MOTION (Bruzaitis, Vega) to submit the District Needs statement as discussed. Passed, all in favor. (Internal motion does not require full board approval)

## **3. Old Business**

Ms. Breitner raised three items:

Inquired about letter re Nassau/Sutton. Committee discussed and stated that there had been no movement.

Stated that the Make McGuinness Safe group is working on a “State of the Road” letter which will be submitted to DOT. She requested a DOT presentation for September/October to the committee. She also reported that traffic studies show commute times are a mere 60 seconds longer in the morning and 90 seconds longer in the evening post-redesign. Lastly, she mentioned that 9 out of 11 mayoral candidates have pledged to finish the McGuinness redesign, if elected.

Meeker/Humboldt intersection. Signal timing continues to be problematic and left turning traffic and pedestrians are in conflict.

Mr. Rozmus asked for cleaner streets and plazas.

#### **4. New Business**

Mr. Pferd reported on the Mayor’s plan to remove the Bedford Avenue Protected Bike Lane. City Code requires notification to the community board. City Administrative Code Section 19-101.2 requires the Department of Transportation to provide email notice to local elected officials and the local Community Board — in this case Community Board 3 — of the removal or installation of bike lanes and allow at least 10 business days within which said officials may request a presentation with details of the projects and the justification for it.

**MOTION: (Mr. Vega) Community Board 1 to draft a letter to Mayor Adams and NYC DOT Commissioner Rodriguez demanding that they follow City Administrative Code Section 19-101.2 and schedule a presentation to Community Board 1 regarding the removal of the Bedford Avenue protected bike lane.**

**SECOND: Mr. Pferd**

**Approved without objection or abstention with one public member voting in the affirmative.**

Residents from Richardson described how a local art handling business, Hangman, is occupying Richardson between Humboldt and Kingsland with oversized tractor trailer trucks. This is not in an industrial zone. Board members attempted to give the residents some guidance about how to mount a campaign to resolve this issue.

Ms. Sabel raised issues with congestion in South Williamsburg. She agreed to arrange a follow-up tour for the committee.

9:24 MEETING ADJOURNED



## **M O T I O N S**

**MOTION: (Mr. Vega) Community Board 1 to draft a letter to Mayor Adams and NYC DOT Commissioner Rodriguez demanding that they follow City Administrative Code Section 19-101.2 and schedule a presentation to Community Board 1 regarding the removal of the Bedford Avenue protected bike lane.**

**SECOND: Mr. Pferd**

**Approved without objection or abstention with one public member voting in the affirmative.**

September 9, 2025

TRANSPORTATION COMMITTEE  
REPORT

TO: Chairperson Dealice Fuller  
and CB #1 Board Members  
FROM: Mr. Eric Bruzaitis, Committee Chair  
RE: Committee Report for Tuesday, June 17 & Wednesday, June 25, 2025

The Transportation Committee met Wednesday, June 25, 2025 (CALLED TO ORDER: 6:41 PM;  
ADJOURNED: 7:50 PM) at Community Board 1 Office, 435 Graham Ave, Brooklyn.

A quorum was NOT met.

ATTENDANCE:

Present: Bruzaitis; Kelterborn; Espinal; Vega; \*Radesky.  
Absent: Drinkwater; Goldstein; Itzkowitz; Kaminski; Klagsbald; Pferd; Talati; Weiser,  
\*Breitner.

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AGENDA

**1. PRESENTATION: NYC DOT:**

NYC DOT is proposing to install an offset bus priority lane on the three blocks of Marcy Avenue between Borinquen Pl and Broadway, with the aim of alleviating bus delays that have been observed along this stretch at the tail end of the B24, B60, and Q54 bus routes.

Presentation by Mr. Alexander Altskan.

Presentation attached.

Committee discussed the benefits of installing this dedicated lane. The presentation will be reviewed by the full board at the September 9<sup>th</sup> meeting.

**2. Old Business**

No Old Business

**3. New Business**

No New Business



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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

ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINNA BARROS  
THIRD VICE-CHAIRMAN

VACANT  
FINANCIAL SECRETARY

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MEMBER-AT-LARGE

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JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

September 26, 2025

Honorable Eric L. Adams  
Mayor  
City of New York  
City Hall  
New York, NY 10007

**RE: City Administrative Code 19-101.2**

Dear Mayor Adams:

At the regular meeting of Brooklyn Community Board No. 1, held on the evening of September 9, 2025, the Board members received a report from the Transportation Committee. Following discussion, the Board voted in favor of sending this letter.

The vote was as follows: 37 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSAL"

Brooklyn Community Board No. 1 respectfully requests that the New York City Department of Transportation comply with City Administrative Code Section 19-101.2. Accordingly, we ask that DOT schedule the required presentation regarding any proposed additions or removals to the Bedford Avenue protected bike lane.

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller  
Chairperson





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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

September 26, 2025

Commissioner Ydanis Rodriguez  
NYC Department of Transportation  
55 Water Street.  
New York, NY 10041

**RE: City Administrative Code 19-101.2**

Dear Commissioner Rodriguez:

At the regular meeting of Brooklyn Community Board No. 1, held on the evening of September 9, 2025, the Board members received a report from the Transportation Committee. Following discussion, the Board voted in favor of sending this letter.

The vote was as follows: 37 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSAL"

Brooklyn Community Board No. 1 respectfully requests that the New York City Department of Transportation comply with City Administrative Code Section 19-101.2. Accordingly, we ask that DOT schedule the required presentation regarding any proposed additions or removals to the Bedford Avenue protected bike lane.

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller  
Chairperson



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HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

September 9, 2025

## COMMITTEE REPORT

### **Land Use, ULURP, and Landmarks (Subcommittee) Committee**

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Ms. Del Teague, Committee Chair  
Mr. Stephen Chesler, Committee Co-Chair  
Ms. Bozena Kaminski, Landmarks Subcommittee Co-Chair

RE: Land Use Committee Report from September 3, 2025

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The Committee met on the evening of September 3, 2025, at 6:00 PM at Swinging Sixties Senior Center, 211 Ainslie St., (Corner of Manhattan Ave), Brooklyn, NY. 11211

**Members of the Land Use, ULURP and Landmarks [subcommittee] Committee** Teague, Chair; Chesler, Co-Chair; Kaminski, Landmarks Subcommittee Co-Chair; Drinkwater; Itzkowitz; Kelterborn; Rabbi Niederman; Pferd; Sofer; Vega; Weiser; Berger\*; Kantin\*; Kawochka\*; Nieves\*; Salgado\* (\*) *Non-Board Member*.

**Present:** Teague; Chesler; Kelterborn; Niederman; Pferd; Sofer; Vega; Weiser; Kantin\*; Nieves\*; Salgado\*.

**Absent:** Kaminski; Drinkwater; Itzkowitz; Berger\*. (\**non-board member*)

11 members present. A quorum was achieved.

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## **AGENDA:**

### **1. APPLICATION C250033MMK, CEQR 25DCP010K, PROJECT: EAGLE STREET DEMAPPING:**

IN THE MATTER OF an application submitted by BOP Greenpoint D LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- 1) the elimination of Eagle Street between West Street and the United States Pierhead line; and
- 2) the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in Community District 1, Borough of Brooklyn, in accordance with Map No. X-2777 dated June 30, 2025 and signed by the Borough President.

Presented by: Mr. Nick Williams. Fried, Frank, Harris, Shriver & Jacobson LLP

This is an application to de-map this portion of land that was mapped as a street in the 1830's but was always used privately. DEP is in favor of the request in order to relieve the city of residual responsibility for the property, which is already being maintained by the adjacent Eagle & West project, and which was never used as a public street. There will be no change in public access. Nor will the adjacent development receive any additional FAR due to the de-mapping. The developer will be responsible for street cleaning, snow removal and any other maintenance costs.

No one appeared in opposition to the application. When asked what the advantage to the applicant would be, the presenter explained that it could terminate the Infrastructure Maintenance Declaration that required it to file an escrow of sorts with the city.

### **2. APPLICATION (N 250271 ZAK) 242 SIEGEL STREET BULK AUTHORIZATION, BLOCK 3100, LOT 22. SUBMITTED BY 215 NYM MOORE, LLC**

A zoning authorization pursuant to ZR 75-21 to facilitate a new six-story, approximately 215,000 sf development, including sound stages and mill is being sought by a private applicant, Bungalow Projects, at 242 Seigel Street, in the Williamsburg neighborhood of Community District 1, Brooklyn. The applicant seeks authorization pursuant to Section 75- 21 of the Zoning Resolution to modify the applicable height and setback, and yards regulations, in connection with a proposed production studio use, on property at the above referenced location.

Presented by: Susi Yu and Travis Feehan. Founding Partner Bungalow Projects.

This application by Bungalow Projects seeks to develop a six story TV/film production space on adjacent lots that they have purchased. The presenters advised us that no one was displaced by their purchases. Two lots were purchased from local artists who then were able to purchase different lots in the district. A third property owner switched lots with the developer.

The height of the building is as of right. The zoning modification only affects moderate base height and setback requirements, which will comply with new C7 zoning. These allowances allow the



complex to have higher 40' ceilings and internal flexibility that will make productions more efficient and will enable a self-contained operation.

The presenters advised that the NY film industry has provided the city with substantial financial and employment benefits. They said that the staff and people involved in the productions often buy from local vendors, and frequent local restaurants and other businesses. The presenters said that this facility will also offer job training and employment to local residents.

The presenters recognized common community complaints about the film industry's taking up of street parking and sidewalk space with outdoor food trucks and changing-room vehicles. The presenters explained the variances they are seeking will alleviate these problems because the complex will be self-contained, having its own lunch and changing rooms.

The presenters are meeting with Evergreen and St. Nick's Alliance regarding work force and skill training programs. They also told us that they have worked out loading arrangements with Won Ton Food, and the loading docks will be on the more industrial side of the building. Their power sources will be all-electric with roof solar panels that are expected to cover 25% of the electric demand.

### **COMMITTEE AGENDA :**

A quota of 12 members was present.

#### **1. PRESENTATION McDONALDS, 710 BROADWAY, BSA CAL # 2025-15-BZ:**

This application is a raise and rebuild of McDonalds and seeks a special permit, pursuant to §§ 73-03 and 73-311 of the New York City Zoning Resolution to permit, on a site within a C4-3 zoning district, the operation of an accessory drive-through facility operating in conjunction with an as of right eating and drinking establishment (Use Group VI). Presenter Elyse Foadare, Representative Eric Palatnik, P.C., Attorneys at Law.

This is an application to re-vamp the current McDonalds into a new McDonalds with a larger building, two curb cuts in place of the current single cut, and a new drive thru. The parking spaces will be reduced from thirteen to six.

The committee was concerned that there is no plan to provide parking for bike and car delivery. The committee was also concerned about the possibility that the new design will result in an increased traffic flow.

**Recommendation:** A motion was made to postpone the application to the next scheduled committee meeting on October 16, 2025, for the following purposes:

1. To give the committee an opportunity to further review the traffic analysis studies; and
2. For the applicant to provide the committee with a holistic safe parking plan for all delivery vehicles, bike and car.

**Vote: 11 yes, 1 no, 0 recusals**

**2. APPLICATION C250033MMK, CEQR 25DCP010K, PROJECT: EAGLE STREET DEMAPPING**

IN THE MATTER OF an application submitted by BOP Greenpoint D LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

1. the elimination of Eagle Street between West Street and the United States Pierhead line; and
2. the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in Community District 1, Borough of Brooklyn, in accordance with Map No. X-2777 dated June 30, 2025, and signed by the Borough President.

Nick Williams presented.

**Recommendation: The committee voted to recommend approval of the application. 11 yes, 0 no, 0 recusals**

**3. APPLICATION (N 250271 ZAK) 242 SIEGEL STREET BULK AUTHORIZATION, BLOCK 3100, LOT 22. SUBMITTED BY 215 NYM MOORE, LLC**

A zoning authorization pursuant to ZR 75-21 to facilitate a new six-story, approximately 215,000 sf development, including sound stages and mill is being sought by a private applicant, Bungalow Projects, at 242 Seigel Street, in the Williamsburg neighborhood of Community District 1, Brooklyn. The applicant seeks authorization pursuant to Section 75- 21 of the Zoning Resolution to modify the applicable height and setback, and yards regulations, in connection with a proposed production studio use, on property at the above referenced location.

Susi Yu and Travis Feehan presented

**Recommendation: The committee voted to recommend approval of the application. 10 yes, 0 no, 0 recusals**

Meeting Adjourned



# COMMUNITY BOARD No. 1

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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

September 10, 2025

Hon. Shampa Chanda, Chair  
Board of Standards and Appeals  
22 Reade Street, Main Floor  
New York, NY 10007

**RE: BSA CAL # 2025-15-BZ, 710 BROADWAY**

Dear Chair Chanda and Members of the Board:

At the regular meeting of Brooklyn Community Board No. 1, held on the evening of September 9, 2025, the Board members received a report from the Land Use, ULURP Committee. The Board Members voted to approve of sending the following recommendations.

The vote was as follows: 37 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSAL"

**Recommendation:** A motion was made to postpone the application to the next scheduled committee meeting on October 16, 2025, for the following purposes:

1. To give the committee an opportunity to further review the traffic analysis studies; and
2. For the applicant to provide the committee with a holistic safe parking plan for all delivery vehicles, bike and car.

Working for Safer Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller  
Chairperson



# Eagle Street City Map Amendment

Brooklyn Community Board 1

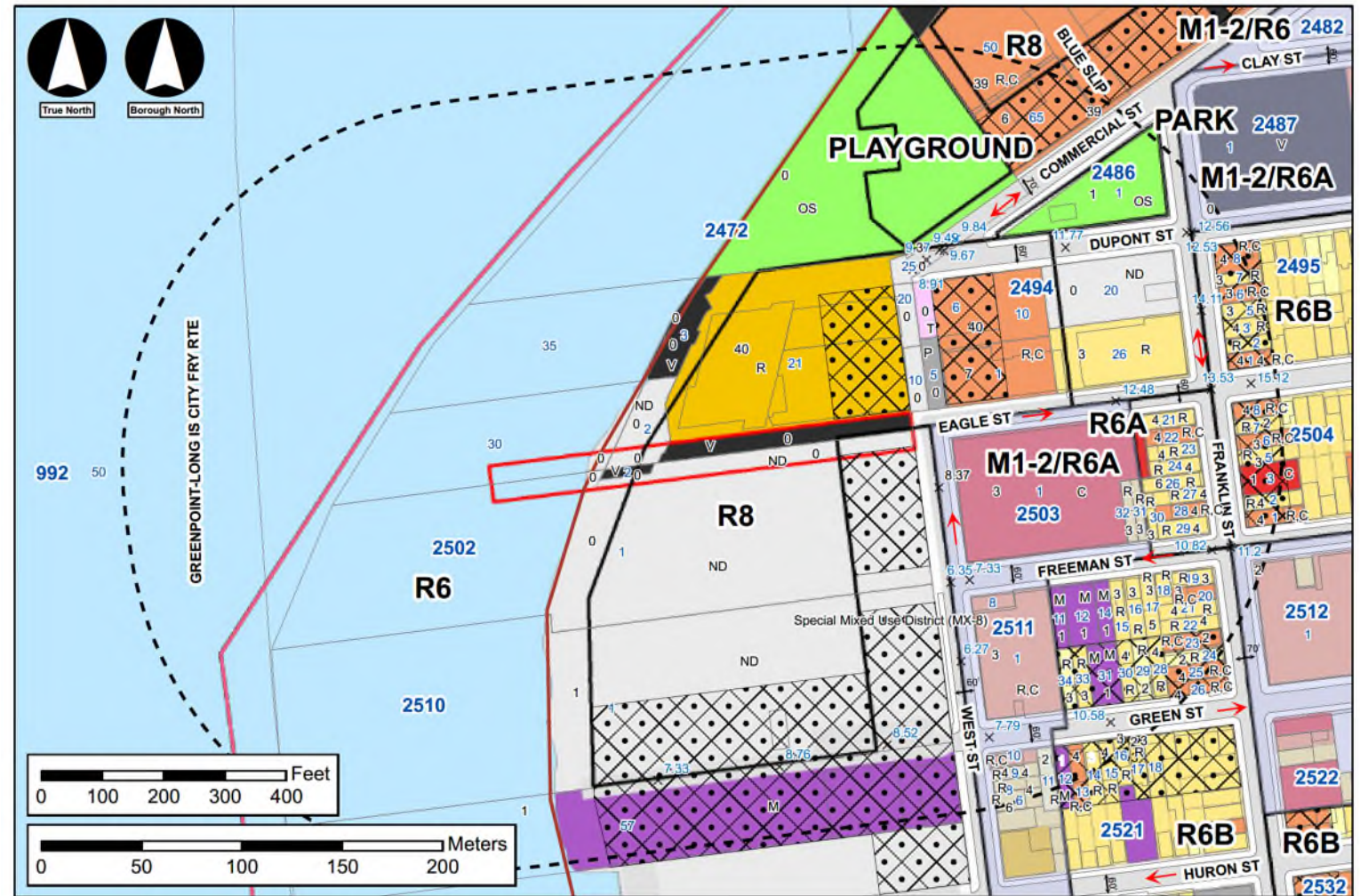
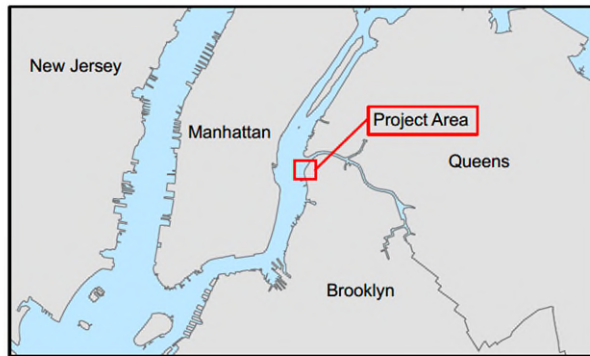
Land Use, ULURP and Landmarks Committee

September 3, 2025

# Project Area

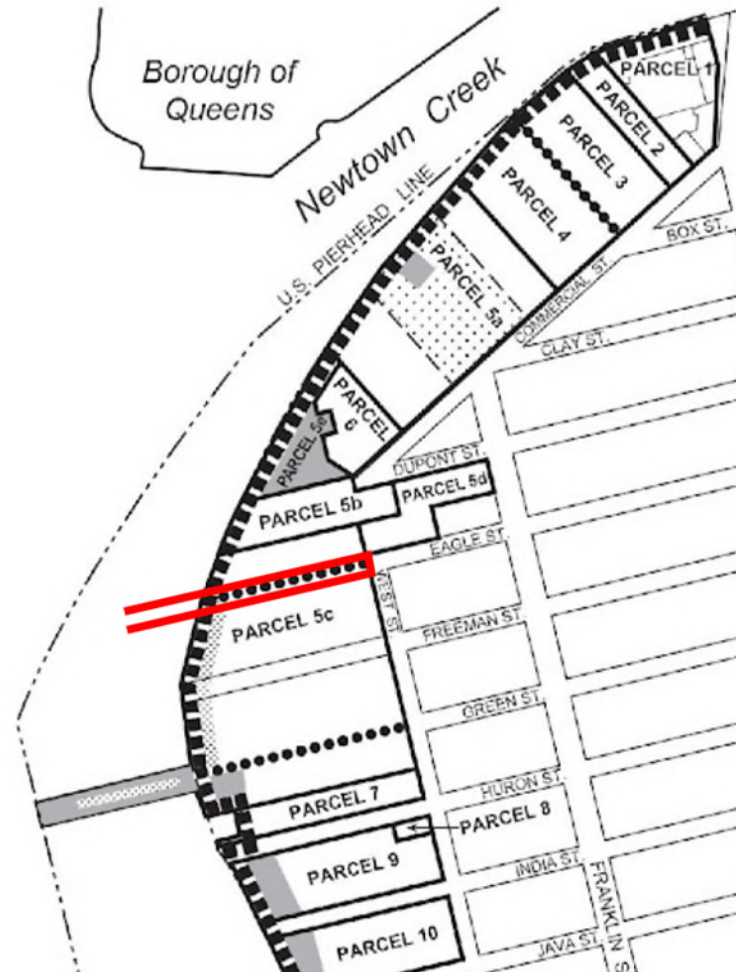
Brooklyn Block 2472, Lots 4,  
6 (partial), 23 & 30 (partial)

Brooklyn Block 2502, Lots 1  
(partial), 2, 5, 7 & 50 (partial)



# Waterfront Access Plan

Excerpt from ZR Section 62-931  
(Waterfront Access Plan BK-1:  
Greenpoint Williamsburg)



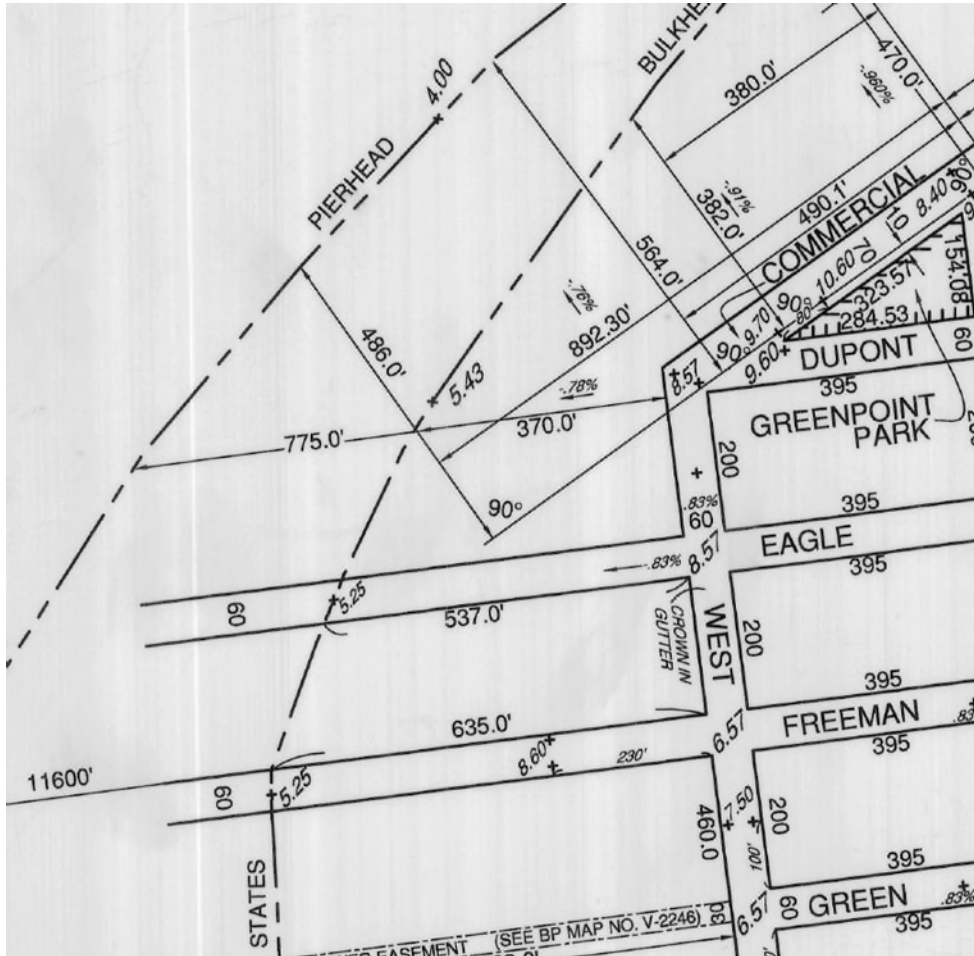


# Eagle + West Project

- 3 buildings
- 745 total rental units
- 224 affordable units
- 49,542 SF public open space

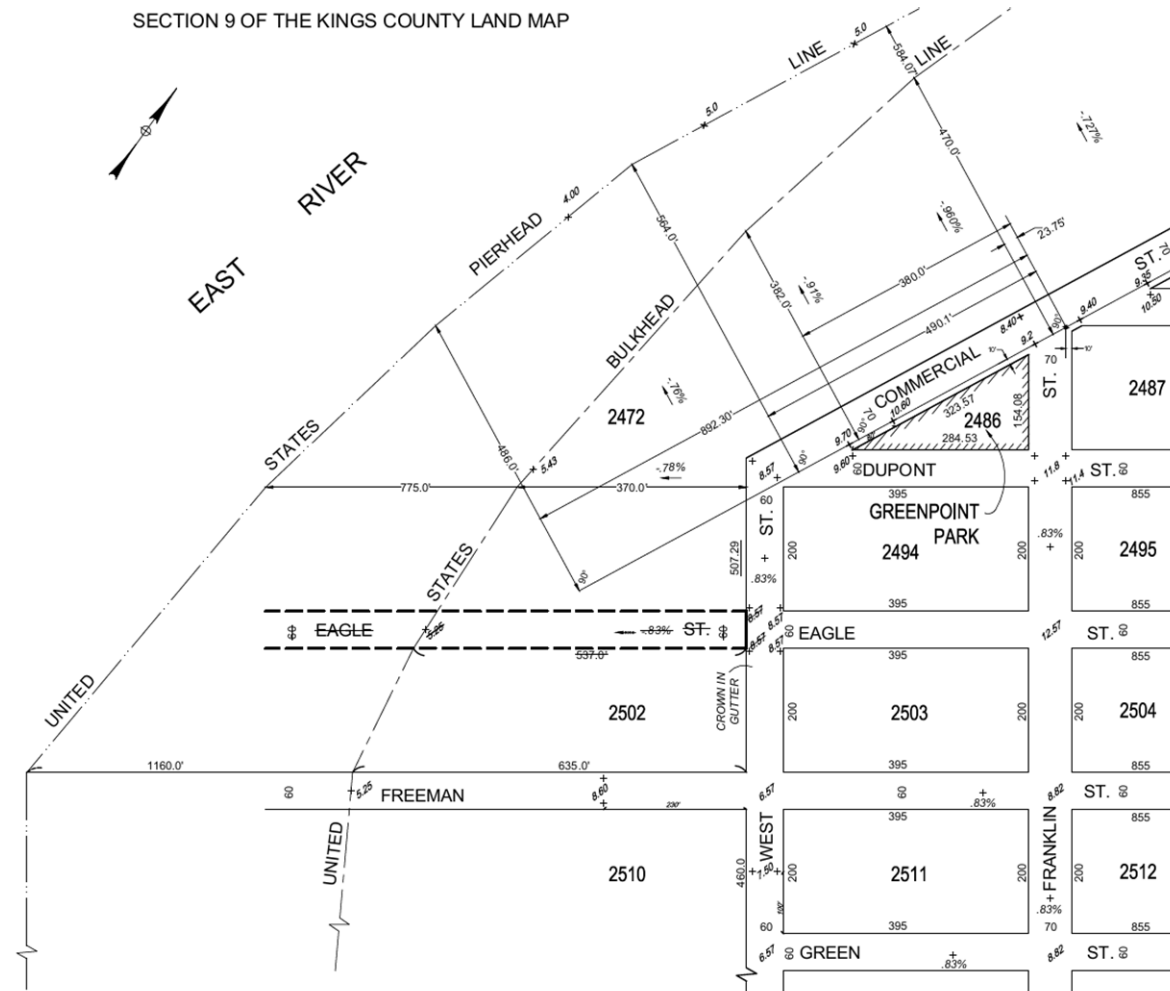


# City Map



# Proposed City Map Amendment

- Proposed amendment to City Map pursuant to Section 199 of the City Charter to remove the portion of Eagle Street drawn west of West Street
- No changes to approved conditions within project area





Thank you



**ULURP, CALENDAR OR REFERENCE #** C250033MMK

**APPLICANT:** BOP Greenpoint D LLC

**LOCATION:** 1 Eagle Street, Brooklyn, New York

**REQUEST:** City Map Amendment

## **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.)? Amendment of City Map to remove the portion of Eagle Street mapped west of West Street

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

a) Who are the owners? BOP Greenpoint D LLC

b) If a corporation, who are the principles? Linda Early, President; Kathelen Courtis, Executive Vice President; Ketan Patel, Chief Administrative Officer

c) What kind of a corporation? Delaware limited liability company

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

a) Who is the developer if it is different than the owner? Not applicable. No work is proposed.

b) What is their experience with this type of development? N/A

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? N/A

e) How is it financed? N/A

f) Will there be tax abatements? Subsidies N/A

### **3. Land**

a) What information can be provided about the land? Who owns the land? BOP Greenpoint D LLC owns property adjacent to the area to be demapped, portions of which are owned by, respectively, North Eagle Street Land Owner LLC, Greenpoint Riverview Associates, L.L.C., and the City of New York

b) What is the condition, status and uses on the property and the zoning? Use groups? The subject property is designated for waterfront public access area, including an Type II upland connection, in accordance with the Waterfront Access Plan for Greenpoint-Williamsburg; the northern portion has been constructed.

c) Has there been an environmental assessment or scope of an impact statement prepared for the proposed action? Yes, an Environmental Assessment Statement was prepared and a Negative Declaration was published under CEQR No. 25DCP101K.

d) Will the land be purchased? What is the cost of the land? No.  
When was the property purchased? \_\_\_\_\_ What was the cost? \_\_\_\_\_

e) Will demolition be needed to clear the land? N/A (no work proposed)

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) N/A (no work proposed)

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

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

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

a) Describe the project in terms of the proposed use(s) such as retail, office, commercial, loft, community facility, etc.)? The subject property contains waterfront public access areas in accordance with the Waterfront Access Plan for Greenpoint-Williamsburg, including an upland connection and portions of a shore public walkway and supplemental public access area



- 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)? N/A (no work proposed)

- b) Will the project be handicap accessible? Explain specifics: The waterfront public access area meets accessibility requirements.

- 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? The subject property includes waterfront public access area in accordance with the Waterfront Access Plan for Greenpoint-Williamsburg; the northern portion has been constructed.
- b) Will there be landscaping? Fencing? Street tree planting? See prior response.
- c) Will parking be provided for (indoor, outdoor, on-street)? Will a waiver be requested? N/A
- 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)?**

N/A (no work proposed)

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

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

- a) List previous industrial uses and processes: N/A (no work proposed)
- b) List chemicals and quantities used in and stored for those processes:  
N/A (no work proposed)

c) List Hazardous Waste Disposal permits for prior operators: N/A (no work proposed)

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d) List any proposed remediation: N/A (no work proposed)

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e) Please provide any ASTM Phase I & II information: N/A (no work proposed)

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PREPARED BY: Nick Williams

TITLE: Associate

SIGNATURE: 

DATE: 9/2/25

CONTACT#(212   ) 859-8184

FAX#(    )           

EMAIL: nick.williams@friedfrank.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>N/A (no work proposed)</u>
Manufacturing (sq ft)	<u>N/A</u>
Residential (sq ft)	<u>N/A</u>
Total (sq ft)	<u>N/A</u>
Height (feet)	<u>N/A</u>
Height (stories)	<u>N/A</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)	<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**

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### C. Open space

	required	proposed
Total area	N/A (no work proposed)	_____
Publicly accessible	N/A	_____

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	N/A (no work proposed)	_____

### E. Environmental

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

N/A (no work proposed)

---

### 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  
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)



LAND USE, ULURP COMMITTEE MOTION: to approve application C250033MMK, CEQR 25DCP010K, PROJECT: EAGLE STREET DEMAPPING

Motion made by: Ms. Horowitz

Seconded by: Mr. Chesler

DATE: 9/9/2025

	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	✓				MICHAL MROWIEC	✓			
ARTHUR DYBANOWSKI	✓				RABBI DAVID NIEDERMAN				
ROSEMARY ESPINAL	✓				JANICE PETERSON	✓			
LLOYD FENG	✓				AUSTIN PFERD	✓			
JULIA AMANDA FOSTER	✓				BELLA SABEL	✓			
RIFKA FRIEDMAN					ISAAC SOFER	✓			
DEALICE FULLER					SAMEER TALATI	✓			
JOEL GOLDSTEIN					DEL TEAGUE	✓			
JOEL GROSS					ALBERTO VALENTIN	✓			
DAVID HEIMLICH	✓				RAFFAELLO VAN COUTEN	✓			
LARISSA HO	✓				WILLIAM VEGA	✓			
KATIE DENNY HOROWITZ	✓				SIMON WEISER	✓			

TIME: 8:13 pm TALLY: 37 YES 0 NO 0 ABS 0 RECUSAL



BROOKLYN COMMUNITY BOARD 1 RECOMMENDATION:

To approve application C250033MMK, CEQR 25DCP010K, PROJECT: EAGLE STREET  
DEMAPPING





# COMMUNITY BOARD 1

242 SEIGEL STREET

BUNGALOW PROJECTS  
COOKFOX ARCHITECTS

SEPTEMBER, 2025



# BUNGALOW PROJECTS

Based in New York City and founded in May 2023, Bungalow Projects is a full-service real estate investment and development firm focused on media, entertainment and leisure markets. Our thoughtfully crafted communities will offer the ideal fusion of logistical efficiency, future-proof infrastructure, welcoming hospitality, and flexible creative workspaces to satisfy the ever-changing needs of content producers across all genres.

Bungalow Projects is led by Co-Founders Travis Feehan and Susi Yu, who collectively have over four decades of ground-up and redevelopment experience in New York City and have delivered over 4 million square feet of mixed-use residential, office, sports and entertainment real estate. Select projects led by the founding partners include:

- 8 Spruce, New York by Gehry
- Pacific Park and Barclays Center
- Ruby 243 West 28th St
- ABC Carpet Building (888 Broadway) redevelopment into Netflix headquarters
- 125 W 25th St (former Peloton headquarters)
- 799 Broadway
- Terminal Warehouse

To date, Bungalow Projects has acquired two sites in Brooklyn: an 85,000 square foot site in Red Hook and a 135,000 square foot site in Bushwick / East Williamsburg. With over \$525 million in investment combined, the two developments are anticipated to result in approximately 595,000+ square feet of total production space across ten state-of-the-art soundstages, production support spaces, and below-grade parking. Both are also enrolled in the DEC's Voluntary Brownfield Cleanup Program.



# MANAGEMENT TEAM - PRIOR NYC PROJECTS



TERMINAL WAREHOUSE



BARCLAYS CENTER / PACIFIC PARK



799 BROADWAY



8 SPRUCE / NEW YORK BY GEHRY



# FILM & TV INDUSTRY ECONOMIC IMPACT ON NYC & THE NEIGHBORHOOD

- In 2019, NYC's film and TV industry supported over **185,000 total jobs** accounting for over **\$18B** in total wages and **\$82B** in total economic output.
- The industry directly accounts for 100,200 jobs (~2% of all jobs in NYC), \$12.2B in wages and \$64.1B in direct economic output.
- These jobs, which include a wide variety of professionals such as carpenters, hair and make-up artists, audio-visual specialists, along with actors and directors, are very high-paying union jobs; average annual wages in the industry are \$121,000 - 33% higher than citywide average of \$91,000.
- Film and TV productions also have a direct economic benefit to the local businesses such as cafes, restaurants, catering, building material suppliers, dry cleaning, furniture restorers, upholstery shops and clothing stores.
- To create production related employment opportunities, Bungalow is sponsoring film-focused workforce development programs with Reel Works and Hook Arts Media to train local residents.
- Bungalow Projects is also aiming to work with other groups such as Red Hook Business Alliance, Red Hook Initiative and St Nick's Alliance to hire local individuals for building staff such as security, cleaning, and property management.
- Capturing growing demand from high-budget productions requires more purpose-built stages meeting modern physical and technical specifications, such as 85'-minimum widths and 40' clear-heights, with higher mechanical/electrical capacity and more support spaces.





CREDIT: DBOX

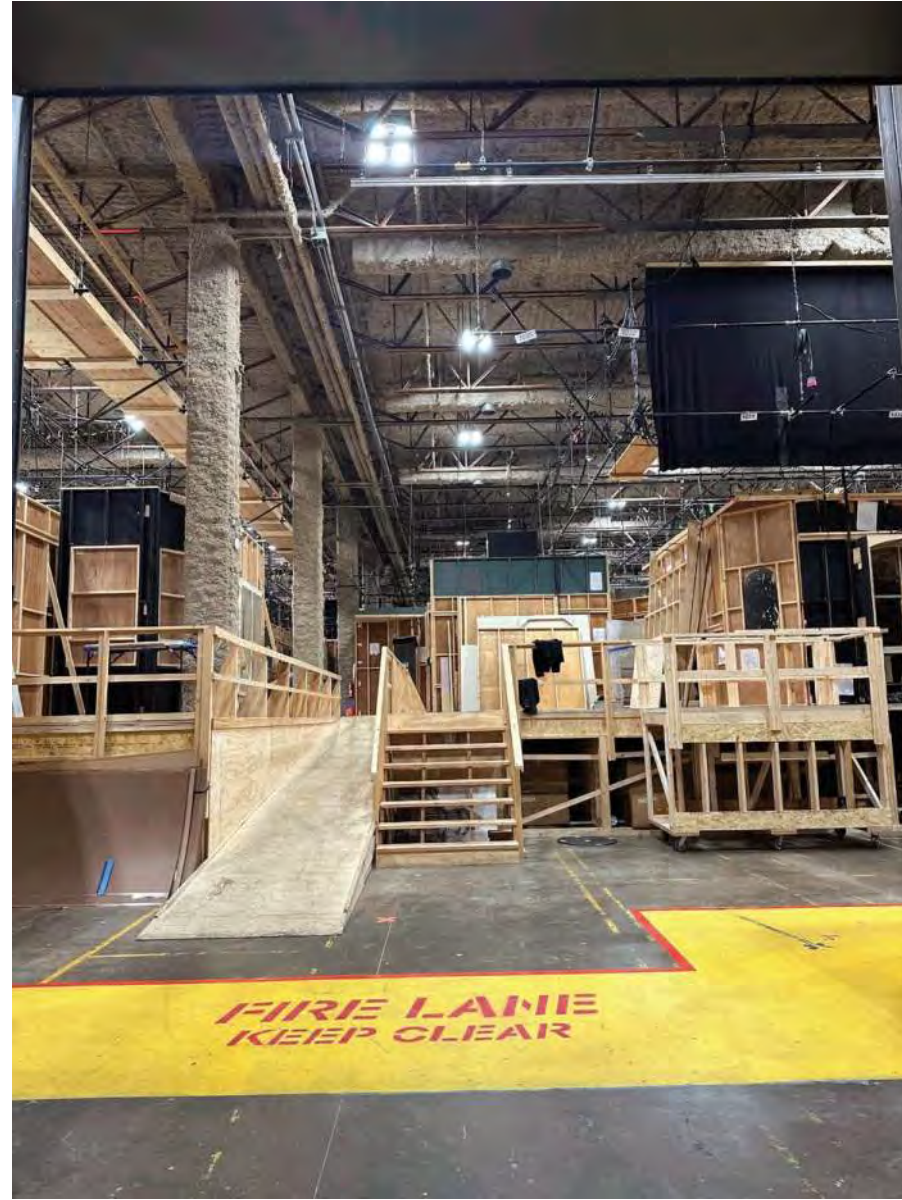
# SOUNDSTAGE INTERIOR RENDERING





# SOUNDSTAGE INTERIOR RENDERING



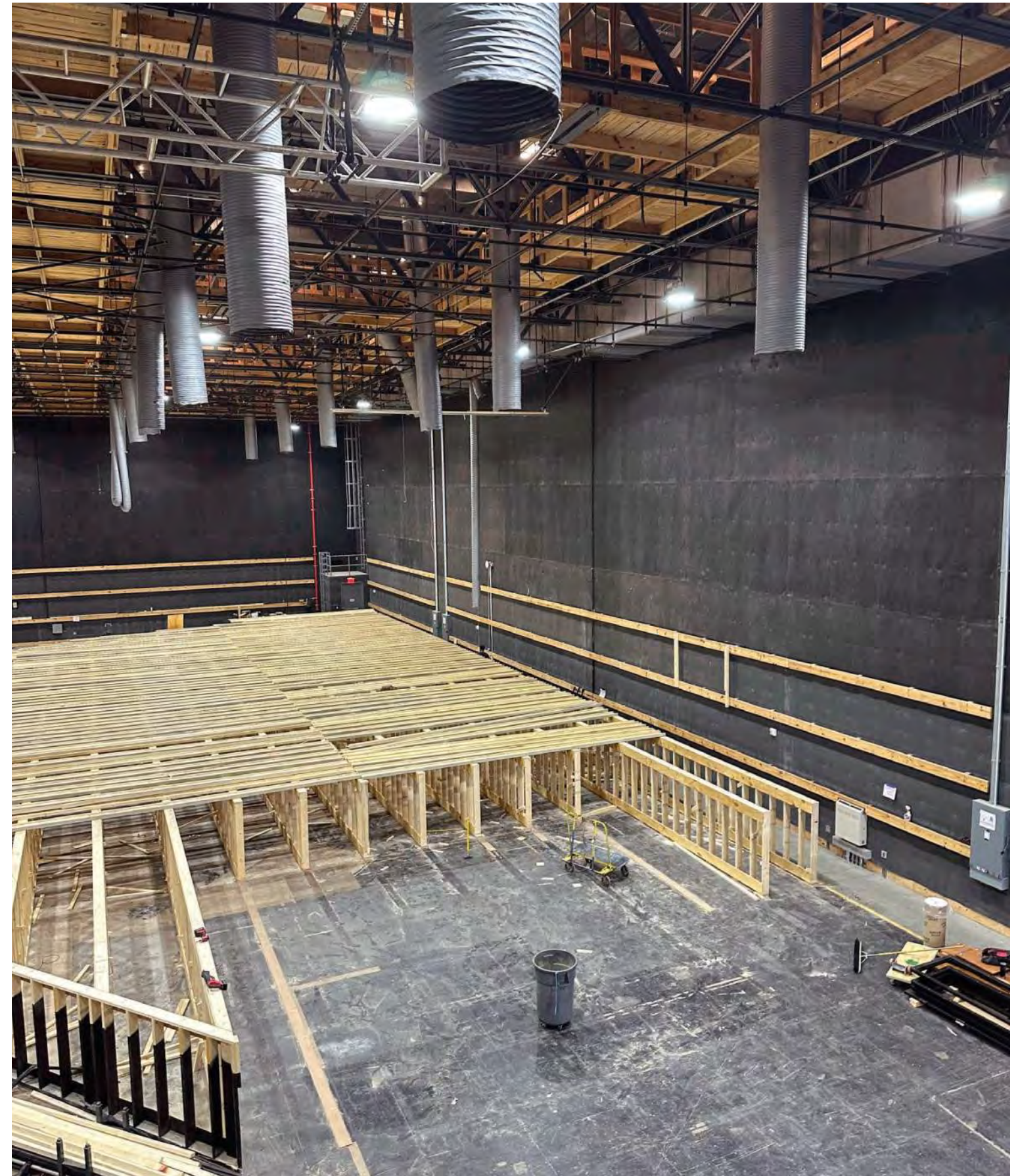


## EXAMPLES OF SETS

BUNGALOW PROJECTS | COOKFOX ARCHITECTS: 242 SEIGEL STREET

SEPTEMBER, 2025





# EXAMPLES OF STAGE UNDER SET CONSTRUCTION

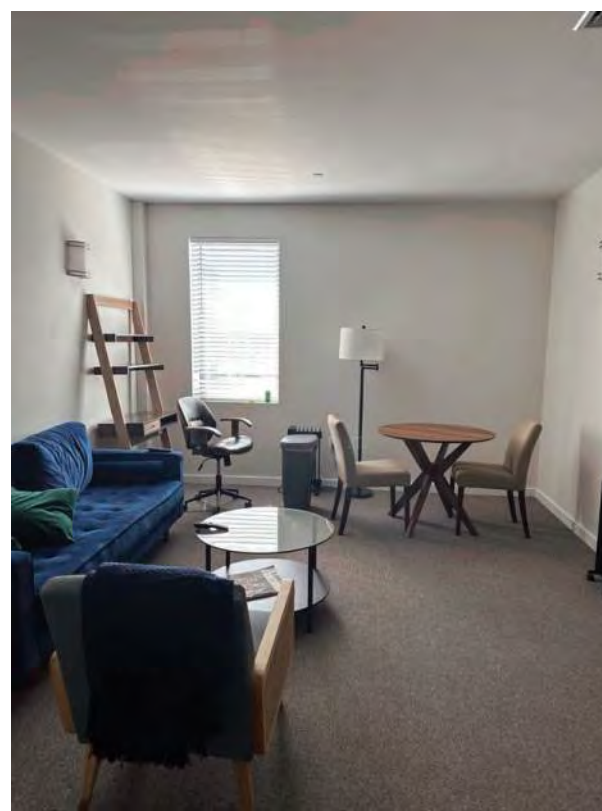




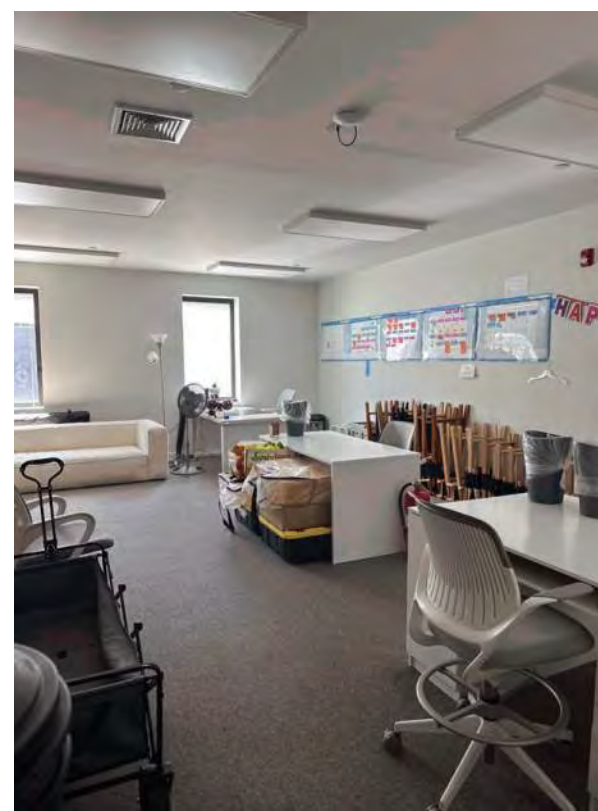
WARDROBE



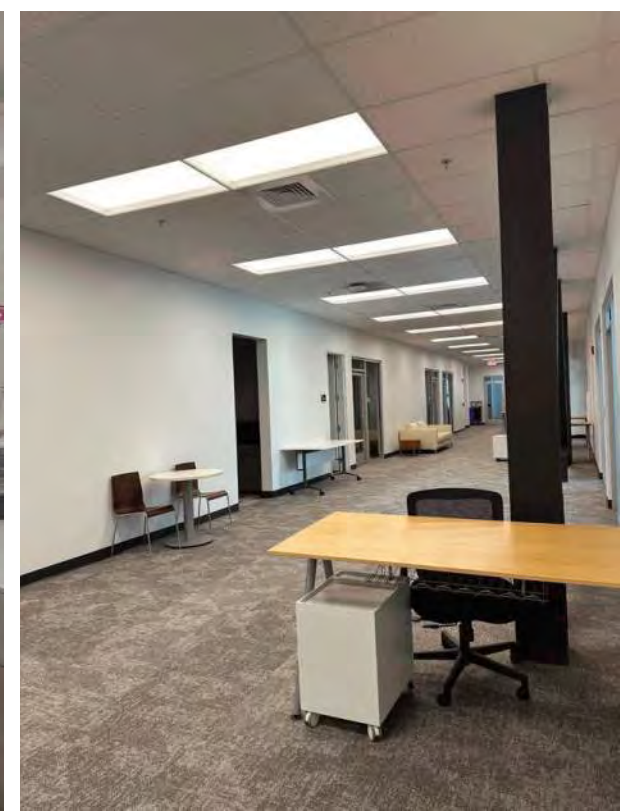
HAIR + MAKE-UP



DRESSING ROOM



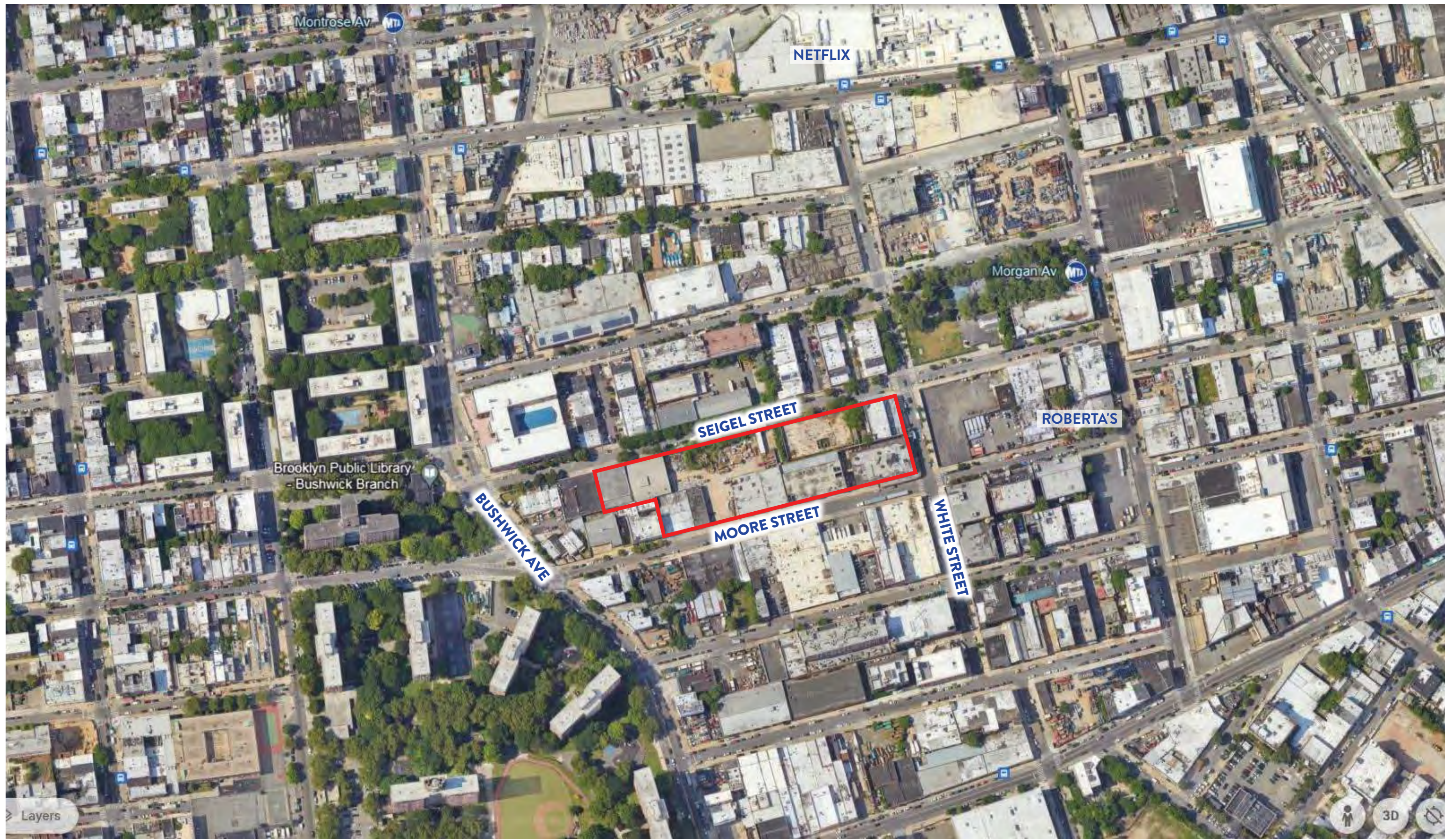
LOCATION DEPT.



PRODUCTION OFFICE

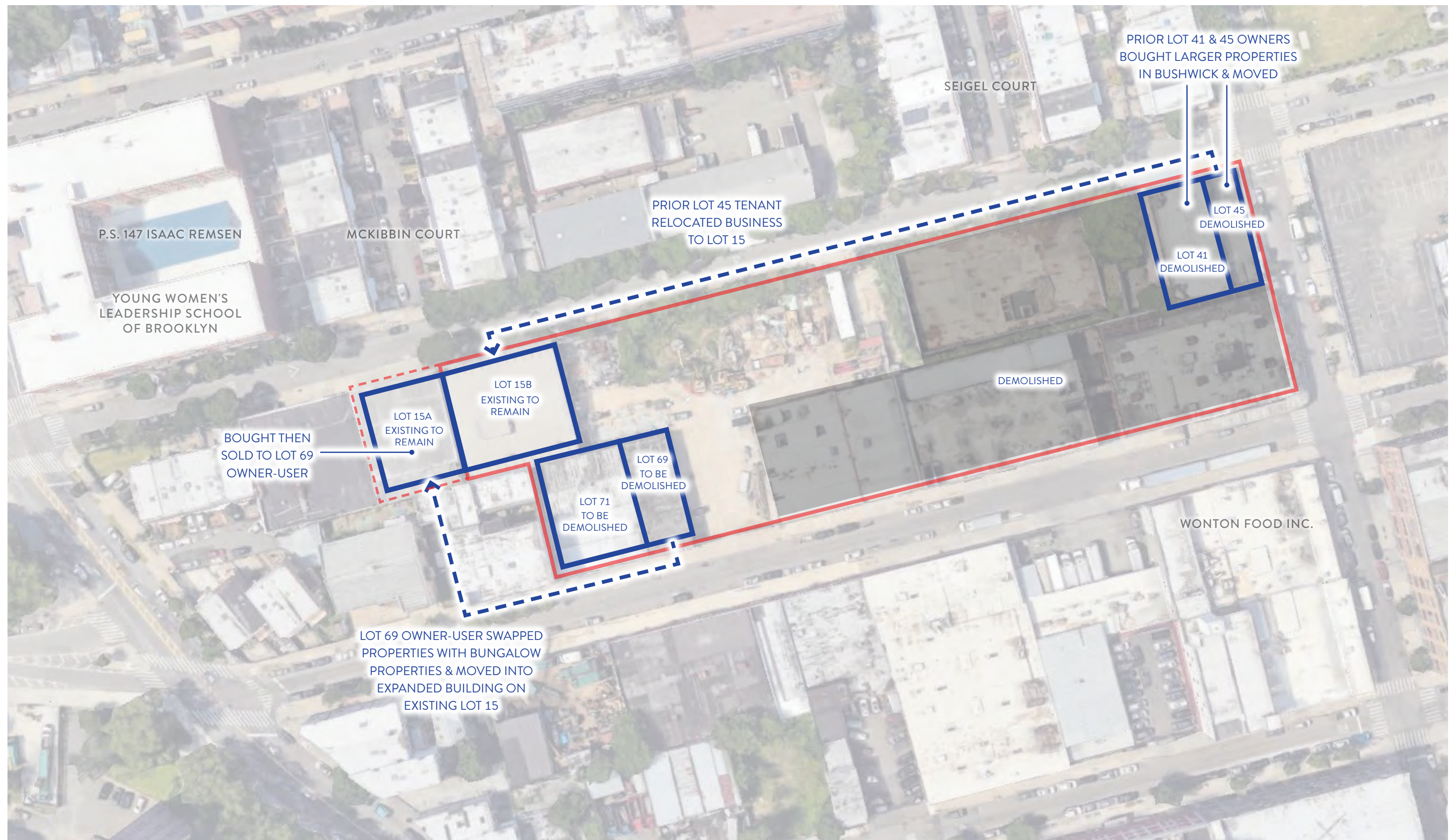
## EXAMPLES OF ANCILLARY PRODUCTION SUPPORT SPACES





# AERIAL NEIGHBORHOOD PHOTO





# SITE CONFIGURATION





# NEIGHBORHOOD FABRIC - VIEW NORTHWEST





## NEIGHBORHOOD FABRIC - VIEW SOUTHWEST



SEIGEL STREET - NORTHERN SIDE



SEIGEL STREET - SOUTHERN SIDE



SITE CONTEXT - SEIGEL STREET



WHITE STREET - EASTERN SIDE



WHITE STREET - WESTERN SIDE



SITE CONTEXT - WHITE STREET



MOORE STREET - SOUTHERN SIDE

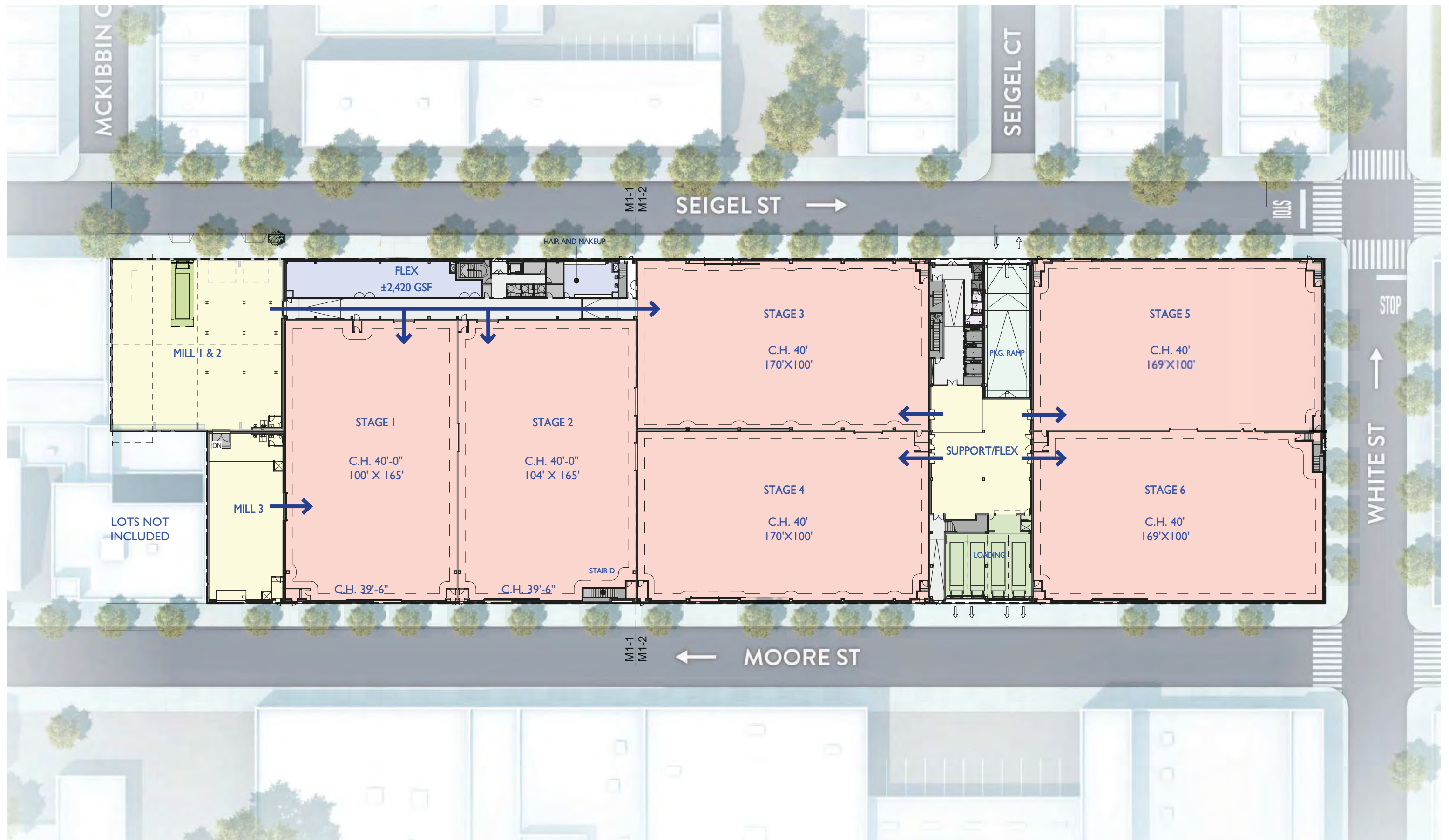


MOORE STREET - NORTHERN SIDE

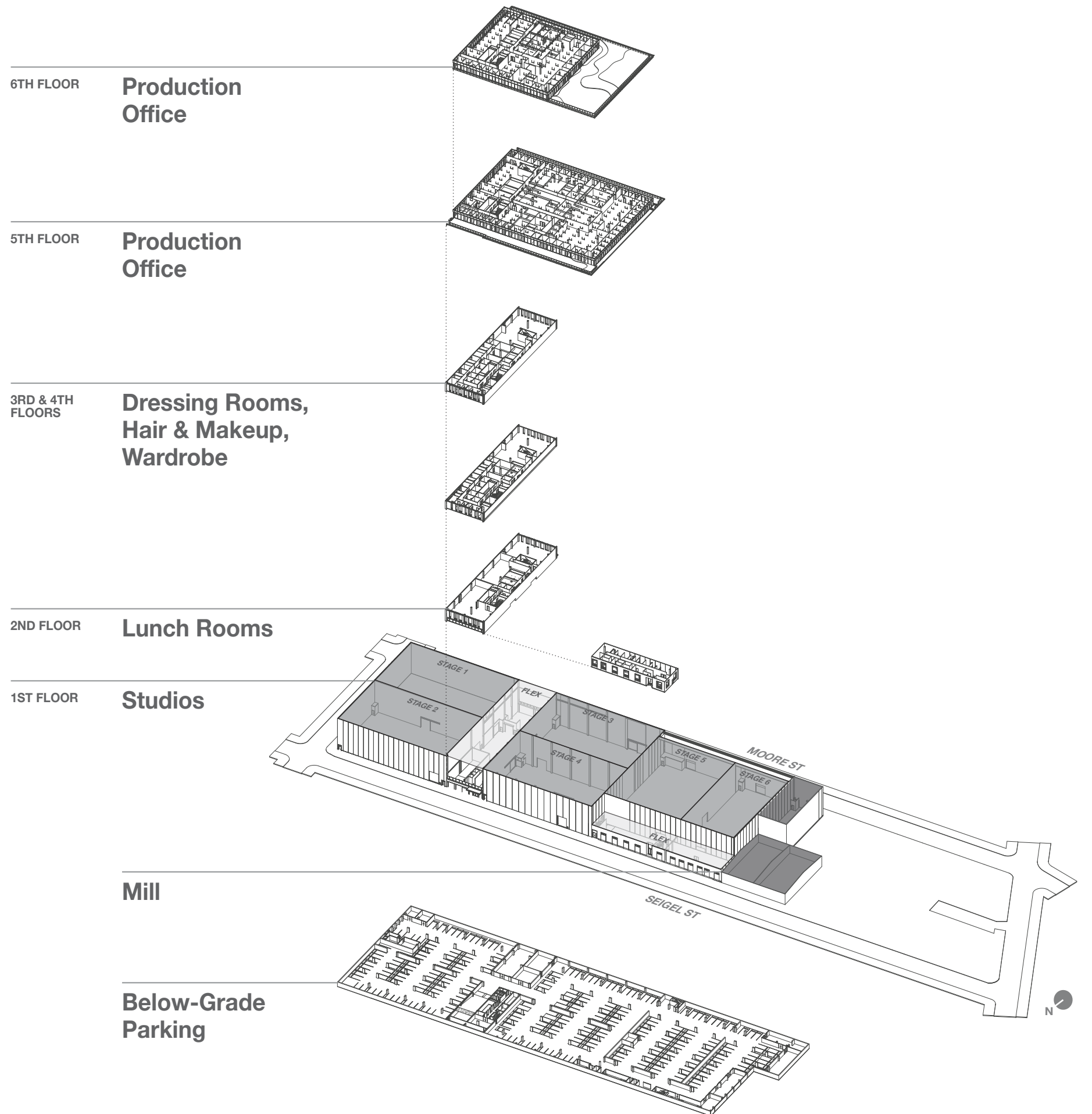


SITE CONTEXT - MOORE STREET





# GROUND FLOOR PLAN



# PROGRAM AXONOMETRIC



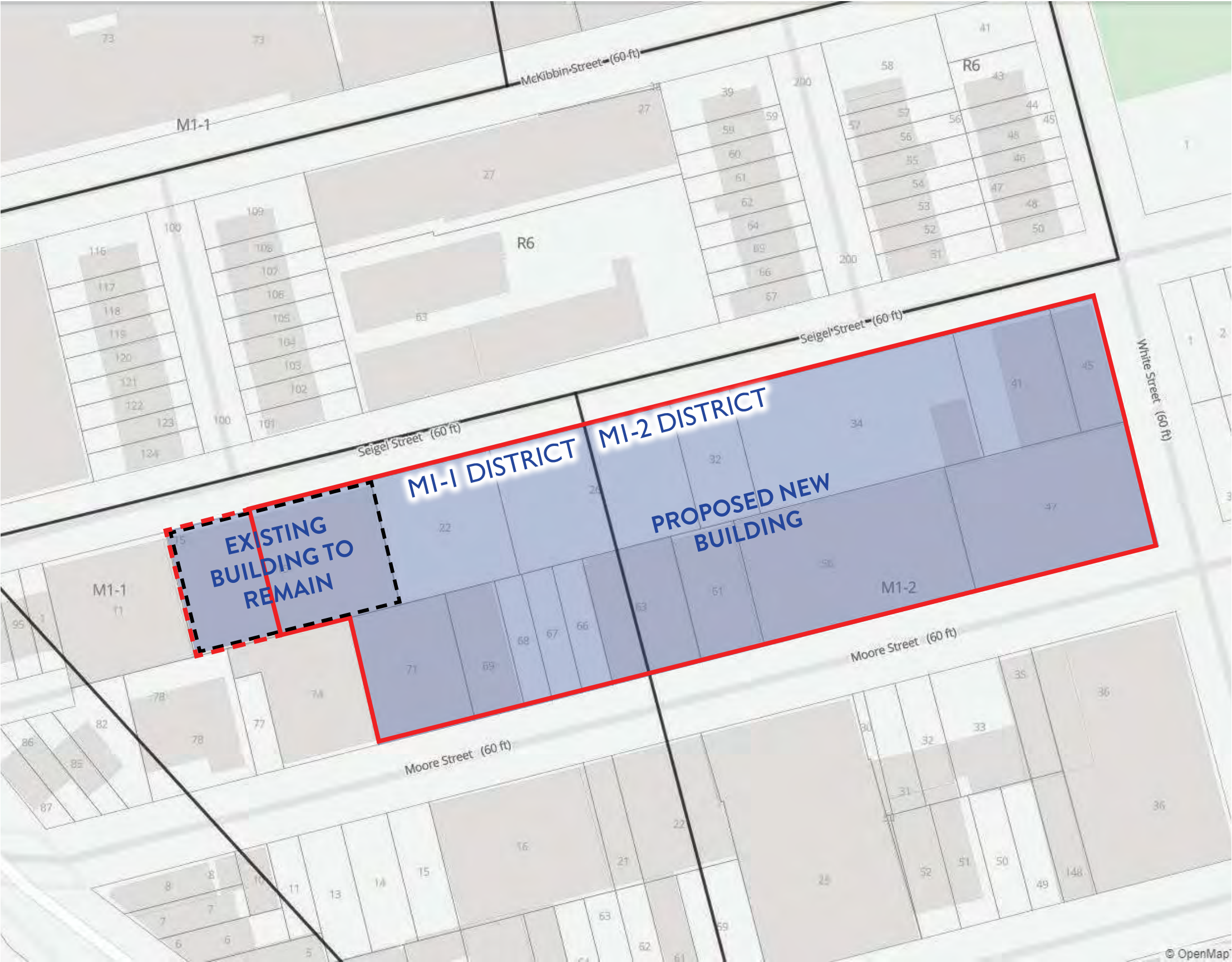
**BLOCK**  
3100

**ZONING DISTRICT**  
M1-1 | M1-2 (MAP 13B)

**ZONING REGULATIONS**

	M1-1	M1-2
FAR	1.0	2.0
PERMITTED BASE HEIGHT	30 FEET	60 FEET
REQUIRED SETBACK	20 FEET	
REAR YARD EQUIVALENT	20 FEET REQUIRED AT SIDE YARD	

**USE GROUP**  
VIII  
PRODUCTION OR ENTERTAINMENT STUDIOS  
[PRC-B1] – PERMITTED IN M1 M2 M3 DISTRICTS



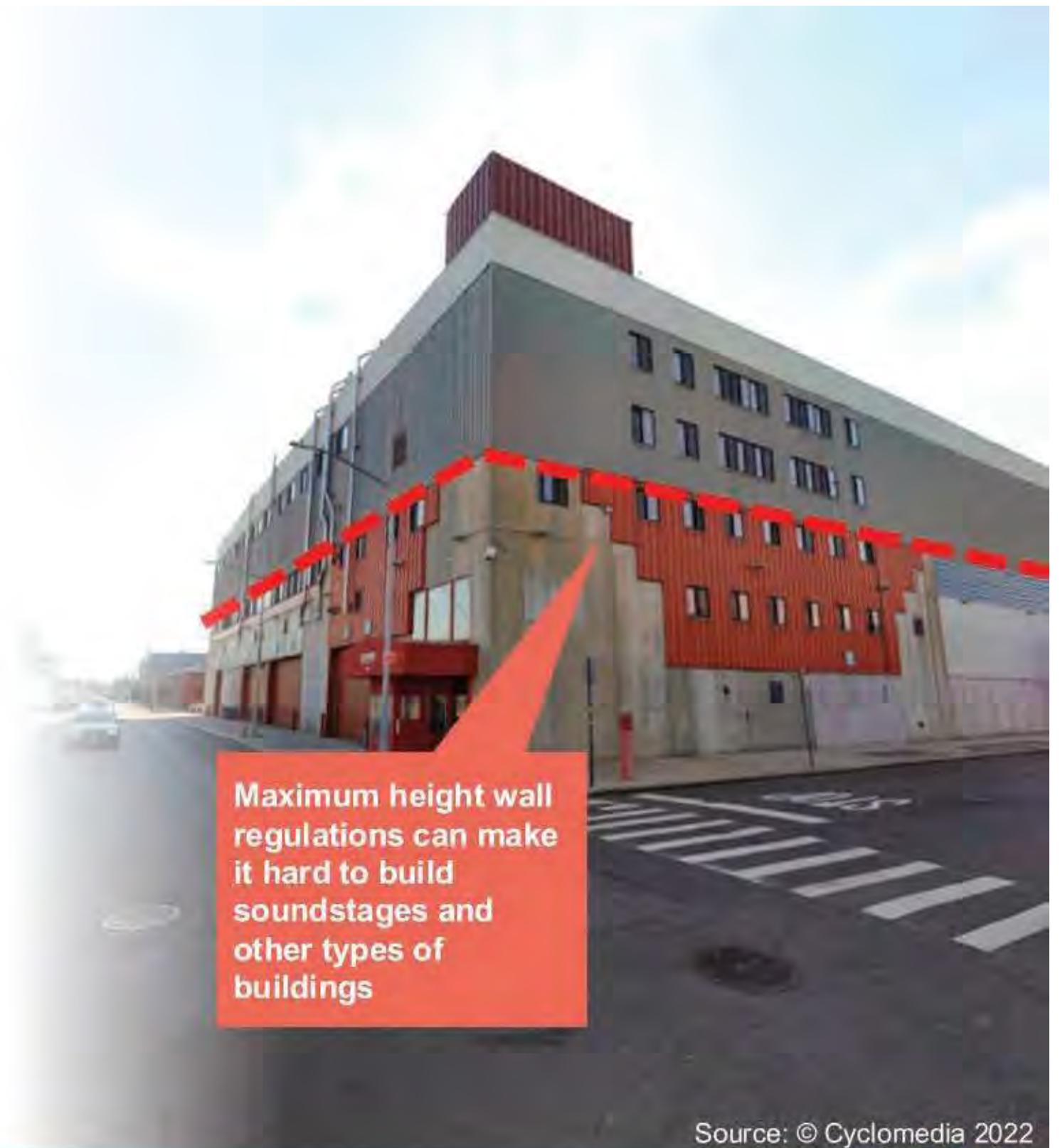
**ZONING BACKGROUND**



## Component 17

# Rationalize waiver process for business adaptation and growth

- **Before:** Many growing businesses run into physical constraints of zoning that are incompatible with business expansion plans. For instance, a soundstage requires high walls, which conflict with zoning limitations on maximum street-wall heights in many districts.
- **Issue:** These businesses may not have had any path forward other than a full rezoning, unnecessarily adding a lengthy and costly process to make small changes to building shape.
- **New:** New CPC Authorization for bulk modifications, including yard and setback requirements.



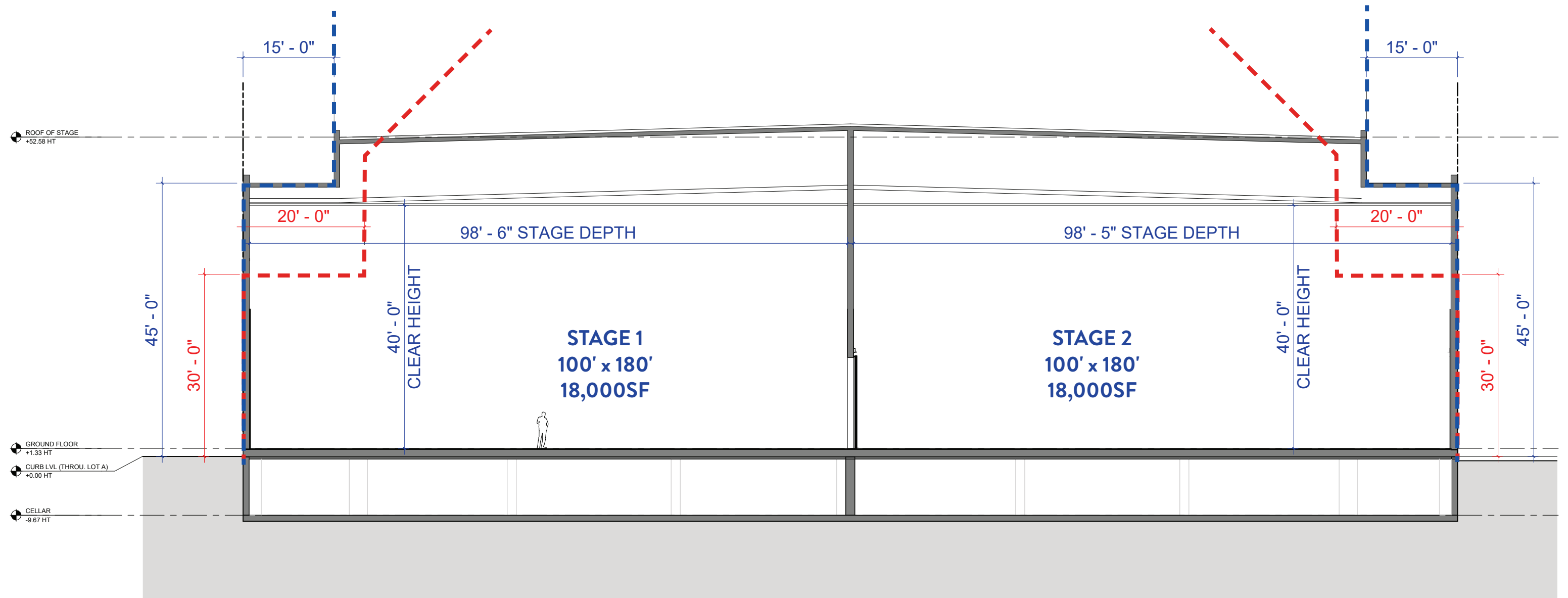
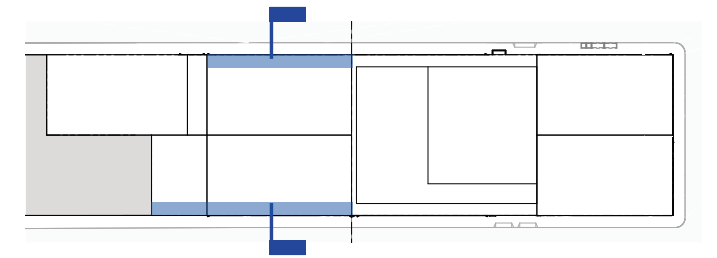
city of yes

60

NYC  
PLANNING

## PRESENTATION FOR CITY OF YES FOR ECONOMIC OPPORTUNITY ZONING TEXT AMENDMENT

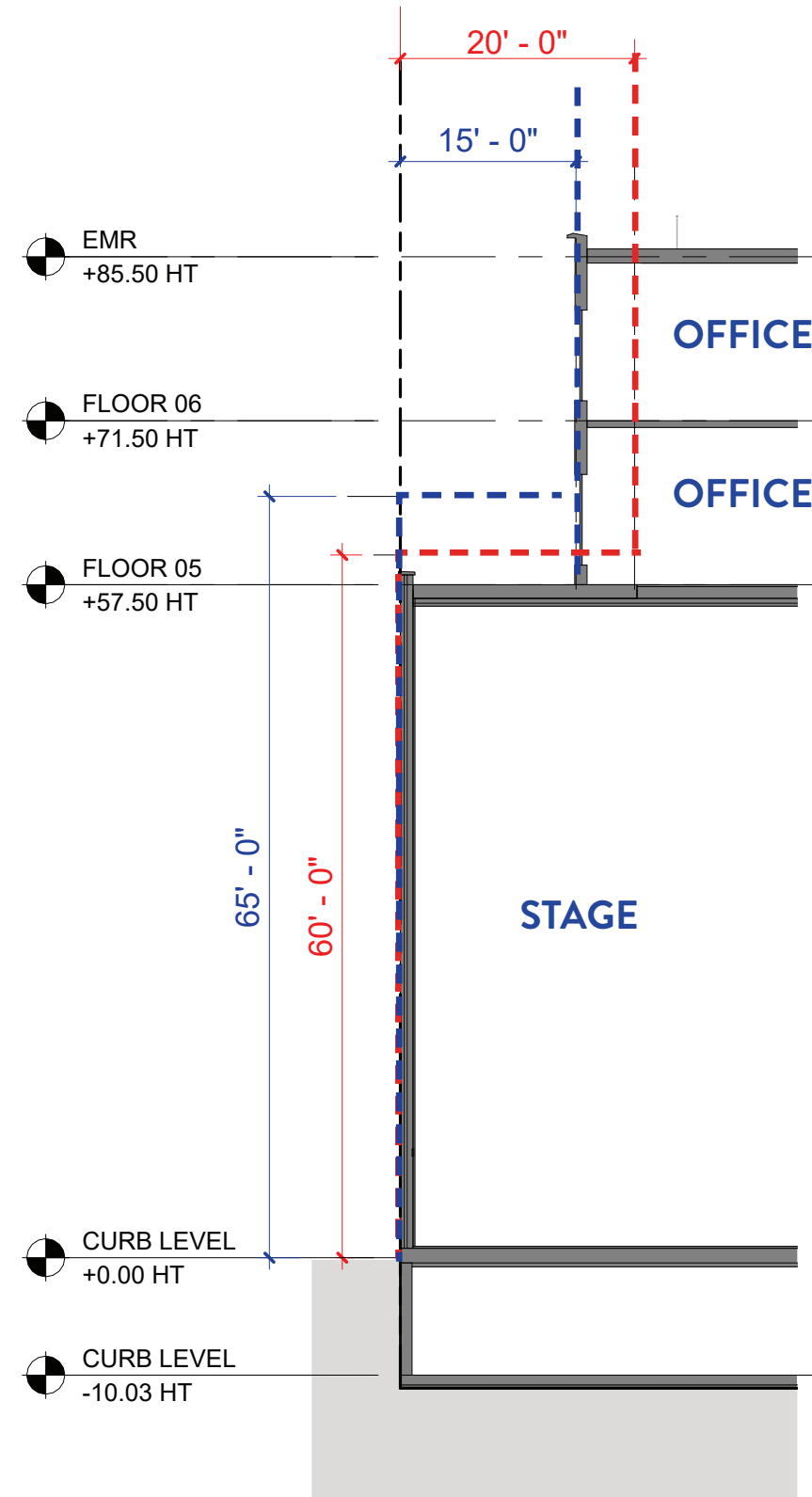
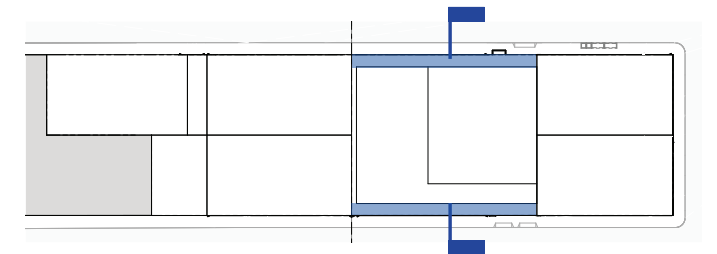




Note: Requested waiver modification to bulk massing consistent with requirements of C7-1 district

--- C6Y REQUESTED ZONING WAIVER  
--- AS OF RIGHT

# (1) M1-1 PROPOSED MODIFICATION REQUEST

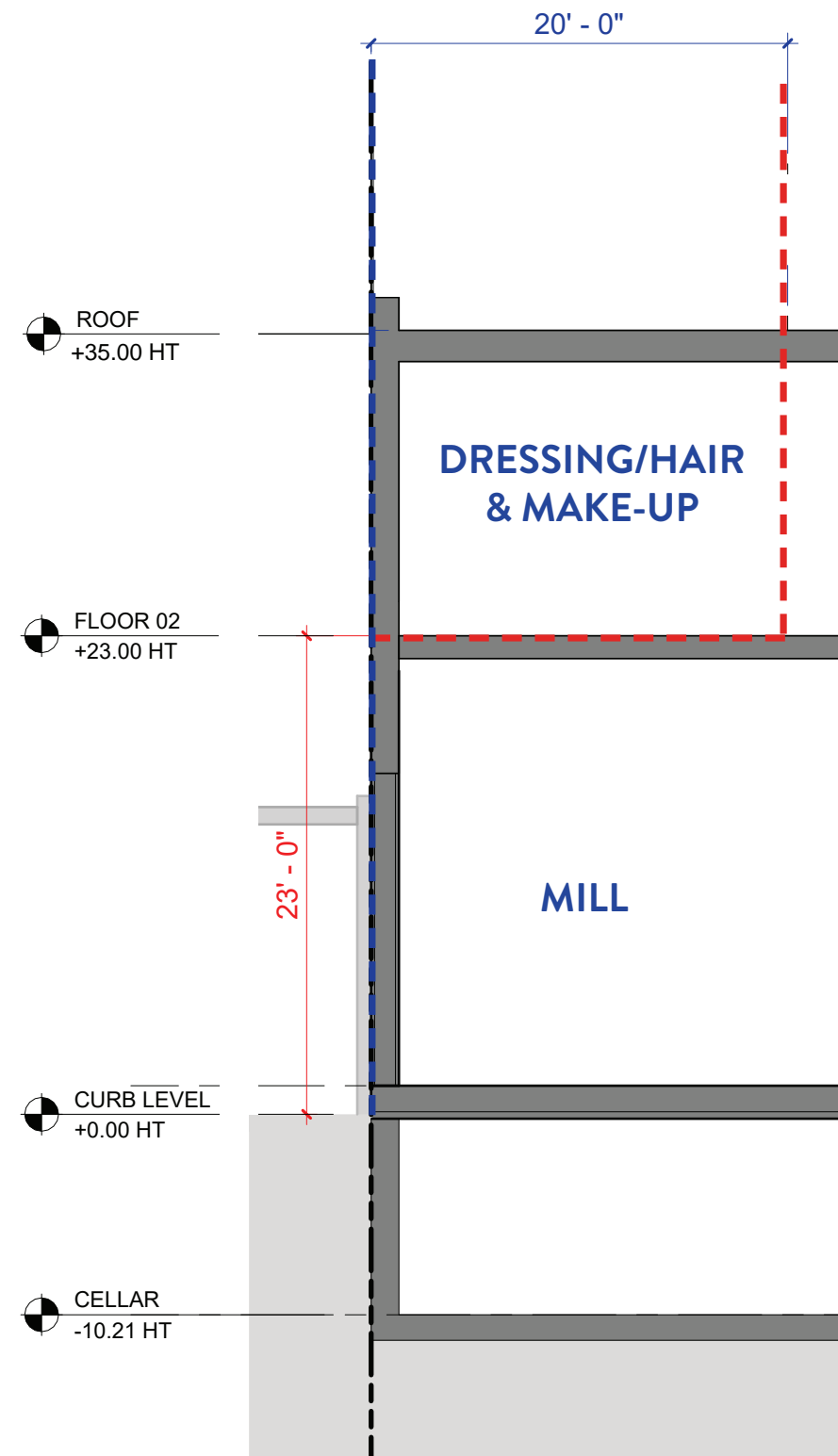
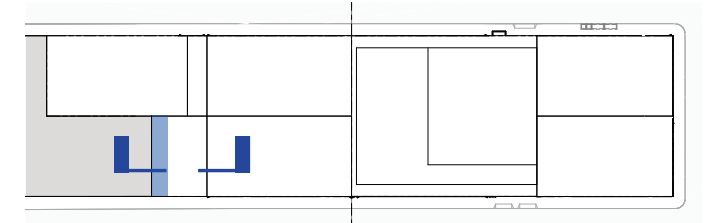


Note: Requested waiver modification to bulk massing consistent with requirements of C7-2 district

--- CoY REQUESTED ZONING WAIVER  
--- AS OF RIGHT

## (2) M1-2 PROPOSED MODIFICATION REQUEST





Note: Requested waiver modification to bulk massing consistent with requirements of C7-1 district

--- C6Y REQUESTED ZONING WAIVER  
 --- AS OF RIGHT

# (3) REAR YARD EQUIVALENT PROPOSED MODIFICATION REQUEST

# AUTHORIZATION ACTION (ZR SEC. 75-21)

- **BASE HEIGHT:**  
M1-1 DISTRICT: 30 FEET TO 45 FEET.  
M1-2 DISTRICT: 60 FEET TO 65 FEET.
- **SETBACK:** (M1-1 & M1-2) 20 FEET TO 15 FEET.
- **MAXIMUM HEIGHT:** REPLACING THE SKY EXPOSURE PLANE WITH THE FOLLOWING MAXIMUM HEIGHTS:  
M1-1 DISTRICT: 81.25 FEET.  
M1-2 DISTRICT: 118.75 FEET.
- **REAR-YARD-EQUIVALENT:** ELIMINATE REQUIREMENT TO HAVE A REAR-YARD EQUIVALENT, WHICH WOULD BE A 20-FOOT SIDE YARD AT THE THROUGH LOT.

## REQUIRED FINDINGS

- WILL NOT BE INCOMPATIBLE WITH OR ADVERSELY AFFECT THE ESSENTIAL CHARACTER, USE OR FUTURE GROWTH OF THE SURROUNDING AREA; OR
- WILL NOT UNDULY OBSTRUCT ACCESS OF LIGHT AND AIR TO SURROUNDING STREETS AND PROPERTIES.





# NEIGHBORHOOD FABRIC - VIEW NORTHWEST





CREDIT: DBOX

# PROPOSED PROJECT RENDERING

BUNGALOW PROJECTS | COOKFOX ARCHITECTS: 242 SEIGEL STREET

SEPTEMBER, 2025





# COMMUNITY BOARD 1

242 SEIGEL STREET

THANK YOU

BUNGALOW PROJECTS  
COOKFOX ARCHITECTS

SEPTEMBER, 2025



**ULURP, CALENDAR OR REFERENCE #:** N 250271 ZAK

**APPLICANT:** NYM 215 Moore, LLC

**LOCATION:** 242 Seigel Street (Brooklyn Block 3100, Lot 22)

**REQUEST:** Authorization for modifications to applicable bulk regulations for an otherwise as-of-right, 215,340 zoning square-foot, six-story production studio development.

**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. amendment to the zoning map, a siting of a city facility, a zoning variance, etc.)?

Applicant is seeking an authorization from the City Planning Commission pursuant to Section 75-21 of the Zoning Resolution of the City of New York for modifications to applicable bulk regulations.

**1. For Ownership:**

- a. Who are the owners?  
NYM 215 Moore, LLC, a subsidiary of Bungalow Projects.
- b. If a corporation, who are the principles?  
Susi Yu and Travis Feehan.
- c. What kind of a corporation?  
NYM 215 Moore, LLC is a New York limited liability company.

**2. For Developers:**

- a. Who is the developer if it is different than the owner?  
N/A
- b. What is their experience with this type of development?  
Bungalow Projects specializes in sustainable production studio developments in New York City to foster episodic, film, and digital content creation.
- c. Is there a sponsor(s) of the project (i.e. a CBO, NYC Housing Partnership, NYCHA)?  
N/A

**3. Financing:**

- a. What is the cost of the project?  
Approximately \$300 million
- b. How is it financed?
- c. Approximately \$170 million of total loan proceeds from private debt
- d. Will there be tax abatements? Subsidies?  
The project will benefit from (i) the NYC IDA program (mortgage recording tax reduction, NYC and NYS sales tax waiver on construction materials and equipment, and PILOT program), (ii) ICAP tax abatement, and (iii) tax credits from the NYS DEC's Brownfield Cleanup Program.



4. Land

- a. What information can be provided about the land? Who owns the land?  
The land is located at 242 Seigel Street (Brooklyn Block 3100, Lot 22) and is owned by NYM 215 Moore, LLC. The development site occupies the majority of the block bounded by Moore Street, White Street, Seigel Street, and Bushwick Avenue, and has a total lot area of approximately 135,390 square feet.
- b. What is the condition, status and uses on the property and the zoning? Use groups?  
The development site is primarily vacant, except for the portion located within approximately 100 feet of its northwestern boundary, which is occupied by a one-story building that will remain as part of the production studio. The other existing one-story buildings located on former Tax Lots 69 and 71 will be demolished during development.
- c. Has there been an environmental assessment or scope of an impact statement prepared for the proposed action?  
Yes, the Applicant has filed an Environmental Assessment Statement. The most recent version, included with this application, was submitted on August 7, 2025.
- d. Will the land be purchased? What is the cost of the land? When was the property purchased? What was the cost?  
The land is already owned by NYM 215 Moore, LLC. It was assembled through a series of acquisitions from December 2023 through March 2025 for a total purchase price of \$68.5 million.
- e. Will demolition be needed to clear the land?  
The land is mostly vacant, but two of the existing one-story buildings located on former Tax Lots 69 and 71 will be demolished.
- f. Is the project in a special district? Historic District? Is it in an Urban Renewal Area?  
The project is not located within a special or historic district. Part of the project is located within the McKibbin-Moore Urban Renewal Area.
- g. Will unused development rights be utilized or sold?  
The production studio will utilize floor area as permitted by the underlying districts. No excess development rights will be bought or sold.

5. Construction:

- a. What type of construction will be used (i.e. rehab/new) and methods (ie. Pre-form cast concrete, brick).  
The production studio will be new construction, aside from one existing one-story building to remain. The project will consist of both load-bearing precast concrete and brick.
- b. What is the time frame of the work (i.e. begin/end, etc.)?  
Construction will begin September 2025 and is projected to be completed in Q3 2027.
- c. Who will be doing the work (i.e., firm, sweat equity, student interns)?  
The work will be directed by Urban Atelier Group, the general contractor/construction manager for Bungalow Projects.

6. Project Information:

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

The project will provide a new 215,340 zoning square foot building consisting of production studio use. Currently, only 15% of soundstage inventory in New York City is purpose-built and meets the infrastructure requirements of modern-day productions. Within the 15% that can accommodate such productions, including New York City's premier purpose-built studio, Steiner Studios, fill up quickly and continue to have to turn away productions.

The project will contain six column-free soundstages with 40-foot tall clear heights, three on-site mills for set assembly, hair and makeup spaces, wardrobe and fitting rooms, set decoration storage, prop storage, lunch rooms, production offices, and writers' suites. The Zoning Authorization would allow the base height of the project increase from 30 feet to 45 feet on the western half of the site, and 60 feet to 65 feet on the eastern half of the site. This additional clearance is crucial for soundstages, equipment, and support spaces. Similarly, the setback, maximum building height, and rear yard equivalent requirements would be modified to best accommodate large-scale productions. The specifics and location of each modification is highlighted in the powerpoint materials included with this submission.

- 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?

Private Debt.

#### 7. Marketing:

- a. How will the project be marketed? Advertised?

The project will be marketed directly to potential users by an in-house operations team.

- b. If newspaper, which ones?

N/A

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

The project will begin being marketed 6-12 months prior to construction completion and continuously thereafter.

- d. What will be the outreach?

Outreach will primarily be managed directly by an in-house operations team.

#### 8. Project Characteristics:

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

The project will be consistent with the surrounding buildings. The Bushwick and East Williamsburg neighborhoods are known for their large stock of former



industrial buildings, which include high floor-to-ceiling heights and boxy forms, often with no setbacks. These buildings typically range from two to six stories tall. The proposed 215,340 zoning square foot, 1.51 FAR studio would align with these surrounding buildings in height and similar boxy form, crucial to support the equipment needed on soundstages.

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

The project will be handicap accessible, as required by applicable building code.

- 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?

The project does not have designated open space.

- b. Will there be landscaping? Fencing? Street tree planting?

The project will provide street trees in compliance with zoning.

- c. Will parking be provided for (indoor, outdoor, on-street)? Will a waiver be requested?

230 parking spaces, required under zoning, will be provided, accessible via an approximately 30-foot wide curb cut on Seigel Street.

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

The project will contain on-site mills, hair and makeup space, wardrobe and fitting rooms, production and writers' offices, and large soundstages all equipped to support high-end productions. The project will also create an estimated 350 to 400 jobs over 28 months. After construction is completed, the project would support an estimated 900 to 1,200 jobs.

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

Yes, the site is mostly demolished and project construction is under way.

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

To the best of our knowledge, there are no existing violations on the building or lot.

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

Not a BSA action, not applicable.

- List previous industrial uses and processes:
- List chemicals and quantities used in and stored for those processes:
- List Hazardous Waste Disposal permits for prior operators:
- List any proposed remediation:
- Please provide any ASTM Phase I & II information:

PREPARED BY: Aaron Kahen

TITLE: Associate

SIGNATURE:

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

DATE: August 27, 2025

CONTACT: (212) 859-8608

EMAIL: [Aaron.Kahen@FriedFrank.com](mailto:Aaron.Kahen@FriedFrank.com)



## Community Board #1

### Supplemental Land Use Application Information

Special permit actions – on a separate sheet, list all waivers, etc. requested.  
No special permit actions, however the bulk modification is as follows:

Zoning Authorization pursuant to Section 75-21 to modify applicable bulk regulations by permitting the bulk regulations applicable in C7-1 and C7-2 districts to be utilized for the proposed development.

#### A. Project size

Commercial: 215,340 square feet  
Manufacturing: 0  
Residential: 0  
Total: 215,340 square feet  
Height: 118.11 feet, 6 stories

#### B. Residential projects

0 residential units provided

#### C. Open space

No designated open space provided

#### D. Parking

230 parking spaces provided

#### E. Environmental

An E-Designation requiring cleanup pursuant to the Brownfield Program will be implemented.

#### F. Additional Information

For all projects, please provide the following information:

- Draft or final EAS/EIS (pdf and one hard copy)  
Provided as separate attachment.
- 15 copies of power point presentation (11x17) to meeting  
Will be provided at meeting.
- Copies of power point presentation, architectural plans and renderings (pdf)  
Provided as separate attachments.
- NYC DEP signoff or status letter (waterfront sites only, pdf)  
N/A
- List of project team (architect, engineer, landscape architect, code consultant, counsel, et al.)  
Provided, see Schedule A attached.
- Contact information (name, telephone, fax and email)

Provided, see Schedule A attached.



Schedule A  
Project Team and Contact Information

1. Bungalow Projects – Developer  
233 Broadway, 10th Floor  
New York, NY 10007

Susi Yu  
(917) 816-8171  
[syu@bungalowre.com](mailto:syu@bungalowre.com)

2. Fried, Frank, Harris, Shriver & Jacobson LLP – Counsel  
One New York Plaza  
New York, NY 10004

Zachary Bernstein  
(212) 859-8239  
[Zachary.Bernstein@FriedFrank.com](mailto:Zachary.Bernstein@FriedFrank.com)

3. Cookfox Architects, DPC – Architect  
250 West 57th Street, 17th Floor  
New York, NY 10017

4. Langan Engineering – Engineer  
360 West 31st Street, 8th Floor  
New York, NY 10001-2727



**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)



**LAND USE, ULURP COMMITTEE MOTION:** to approve application (N 250271 ZAK) 242 SIEGEL STREET BULK AUTHORIZATION, BLOCK 3100, LOT 22. SUBMITTED BY 215 NYM MOORE, LLC

Motion made by: Mr. Dybanowski

Seconded by: Mr. VanCouten

DATE: 9/9/2025

	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	✓				MICHAL MROWIEC	✓			
ARTHUR DYBANOWSKI	✓				RABBI DAVID NIEDERMAN				
ROSEMARY ESPINAL	✓				JANICE PETERSON	✓			
LLOYD FENG	✓				AUSTIN PFERD	✓			
JULIA AMANDA FOSTER	✓				BELLA SABEL	✓			
RIFKA FRIEDMAN					ISAAC SOFER	✓			
DEALICE FULLER					SAMEER TALATI	✓			
JOEL GOLDSTEIN					DEL TEAGUE	✓			
JOEL GROSS					ALBERTO VALENTIN	✓			
DAVID HEIMLICH	✓				RAFFAELLO VAN COUTEN	✓			
LARISSA HO	✓				WILLIAM VEGA	✓			
KATIE DENNY HOROWITZ	✓				SIMON WEISER				

TIME: 8:32

TALLY: 37 YES 0 NO 0 ABS 0 RECUSAL



**BROOKLYN COMMUNITY BOARD 1 RECOMMENDATION:**

LAND USE, ULURP COMMITTEE MOTION: to approve application (N 250271 ZAK) 242  
SIEGEL STREET BULK AUTHORIZATION, BLOCK 3100, LOT 22. SUBMITTED BY 215 NYM  
MOORE, LLC



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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

September 9, 2025

## **BOARD BUDGET COMMITTEE REPORT**

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

**FROM:** David Heimlich, Chair, Board Budget Committee

**RE:** Board Budget Committee Meeting Report: September 2, 2025.

---

The Committee met during the evening of September 2, 2025, at 6:00 PM at the Community Board's District office at 435 Graham Avenue, Brooklyn, NY 11211.

**Present:** Heimlich, Teague.  
**Absent:** Caponegro, Espinal, D'Amato, Peterson.

Board Members present: LaBorde.

A quorum was not achieved.

---

At last night's meeting, the Budget Committee met to discuss the FY2026 budget.

District Manager Pulgarin reported that Fiscal Year 2025 was successfully closed and that for Fiscal Year 2026, essential items including the copy printer, mailing machine, alarm system, water rental, and Airtable have been secured. These accruals are reflected in the budget reconciliation sheet attached.



District Manager Pulgarin also noted that the office has five computers. Over the past fiscal years, three of them have been replaced with new ones. She requested approval to purchase an additional computer for the office (\$1,921.48). The committee voted to approve the purchase based on the attached quote.

The vote was as Follows: 'YES' 2, Heimlich, Teague. "NO" 0, "ABS" 0.

It was noted that there was no quorum at the time of the vote.

Additionally, the committee discussed the possible replacement of the District Manager's desk. This matter was put on hold until a suitable desk became available.

The meeting was adjourned.

BROOKLYN COMMUNITY BOARD #1  
FOR THE MONTH ENDING AS OF AUGUST 31, 2025  
RECONCILIATION FOR FISCAL YEAR 2026

THE REGULAR BUDGET CODE 1000						
CODE	DESCRIPTION	BUDGETED AMOUNT	CURRENT BUDGET AMOUNT	SPENT	ENCUMBRANCE	BALANCE
100	SUPPLIES AND MATERIALS	\$ 695.00	\$ 695.00	\$ 496.31	\$ -	\$ 198.69
101	PRINTING SUPPLIES AND SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -
105	AUTO SUPPLIES AND MATERIAL	\$ 50.00	\$ 50.00	\$ -	\$ -	\$ 50.00
106	AUTO FUEL SUPPLIES	\$ 700.00	\$ 700.00	\$ -	\$ -	\$ 700.00
10F	INTRA-CITY AUTO FUEL SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ -
10X	INTRA-CITY STOREHOUSE	\$ 300.00	\$ 300.00	\$ 298.70	\$ -	\$ 1.30
110	FOOD AND FORAGE SUPPLIES	\$ 15.00	\$ 40.00	\$ -	\$ 33.96	\$ 6.04
117	POSTAGE	\$ -	\$ -	\$ -	\$ -	\$ -
170	CLEANING SUPPLIES	\$ 300.00	\$ 300.00	\$ -	\$ -	\$ 300.00
199	DATA PROCESSING SUPPLIES	\$ -	\$ 340.00	\$ 49.99	\$ 264.00	\$ 26.01
302	TELEPHONE EQUIPMENT (PURCHASE)	\$ -	\$ -	\$ -	\$ -	\$ -
314	OFFICE FURNITURE	\$ 200.00	\$ 200.00	\$ -	\$ -	\$ 200.00
315	OFFICE EQUIPMENT	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ 500.00
319	SECURITY EQUIPMENT	\$ 420.00	\$ 420.00	\$ 66.00	\$ 198.00	\$ 156.00
332	PURCHASE OF DATA PROCESSING EQUIP.	\$ 717.00	\$ 717.00	\$ -	\$ -	\$ 717.00
337	BOOKS AND SUBSCRIPTION	\$ -	\$ -	\$ -	\$ -	\$ -
402	TELEPHONE AND OTHER COMM. (RENTAL)	\$ 608.00	\$ 608.00	\$ -	\$ -	\$ 608.00
403	OFFICE SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -
412	RENTAL OF MISC. EQUIPMENT	\$ 2,000.00	\$ 2,000.00	\$ -	\$ 1,416.72	\$ 583.28
417	ADVERTISING	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ 500.00
431	LEASING OF MISC. EQUIPMENT	\$ 835.00	\$ 470.00	\$ -	\$ 383.88	\$ 86.12
451	LOCAL TRAVEL AND INTRA CITY MEALS	\$ 100.00	\$ 100.00	\$ -	\$ -	\$ 100.00
499	OTHER EXPENDITURES-GENERAL	\$ -	\$ -	\$ -	\$ -	\$ -
602	TELECOMMUNICATION MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -
608	MAINTENANCE - GENERAL	\$ -	\$ -	\$ -	\$ -	\$ -
612	OFFICE EQUIPMENT MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -
613	DATA PROCESSING MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -
615	PRINTING SERVICES - CONTRACTUAL	\$ -	\$ -	\$ -	\$ -	\$ -
622	TEMPORARY SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -
624	CLEANING SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -
684	PROFESSIONAL/COMPUTER SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL OF REGULAR CODE	\$ 7,940.00	\$ 7,940.00	\$ 911.00	\$ 2,296.56	\$ 4,732.44
40B-856	INTRA CITY TELEPHONE AND OTHER COMM.	\$ 2,256.00	\$ 2,256.00	\$ -	\$ 2,256.00	\$ -
414-4000	RENT	\$ 103,400.00	\$ 103,400.00	\$ 14,607.00	\$ 88,793.00	\$ -
42C-856	INTRA-CITY HEAT, LIGHT AND POWER	\$ 8,963.00	\$ 8,963.00	\$ -	\$ 8,963.00	\$ -
	TOTAL OF INTRA-CITY AND RENT CODES	\$ 114,619.00	\$ 114,619.00	\$ 14,607.00	\$ 100,012.00	\$ -
	TOTAL ALL CODES	\$ 122,559.00	\$ 122,559.00	\$ 15,518.00	\$ 102,308.56	\$ 4,732.44



---

## Reconciliation Budget for August FY 2026

---

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

**Date** Tue 9/2/2025 10:25 AM

**Bcc** BOARD MEMBERS

 1 attachment (43 KB)

Reconciliation Budget for August FY 2026.pdf;

Dear Capital Budget Committee Members,

Please find attached the Reconciliation Budget for August 2025.

Thank you.

Sincerely,  
David Heimlich  
Chair - Board Budget Committee

c.c. Board Members

**From:**  
**To:** [Castrillon, Luis](#)  
**Cc:**  
**Subject:** [EXTERNAL] Your Dell Quote 3000193858583.1  
**Date:** Tuesday, September 2, 2025 10:56:03 AM

---

**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).



## Your quote is ready for purchase.

Complete the purchase of your personalized quote through our secure online checkout before the quote expires on **Oct. 02, 2025**.

You can download a copy of this quote during checkout.

**Place your order**

<b>Quote No.</b>	<b>3000193858583.1</b>	<b>Sales Rep</b>	Barry Warriner
<b>Total</b>	<b>\$1,921.48</b>	<b>Phone</b>	1(800) 4563355, 6180498
<b>Customer #</b>	550047804855	<b>Email</b>	
<b>Quoted On</b>	Sep. 02, 2025	<b>Billing To</b>	LUIS CASTRILLON
<b>Expires by</b>	Oct. 02, 2025		BROOKLYN
<b>Contract Name</b>	OMNIA-National Cooperative Purchasing Alliance (NCPA)		COMMUNITY BOARD 1 BROOKLYN
<b>Contract Code</b>	C000001019611		COMMUNITY BOARD 1
<b>Customer Agreement #</b>	NCPA 01-143		435 GRAHAM AVE
<b>Deal ID</b>	29417412		BROOKLYN, NY 11211

---

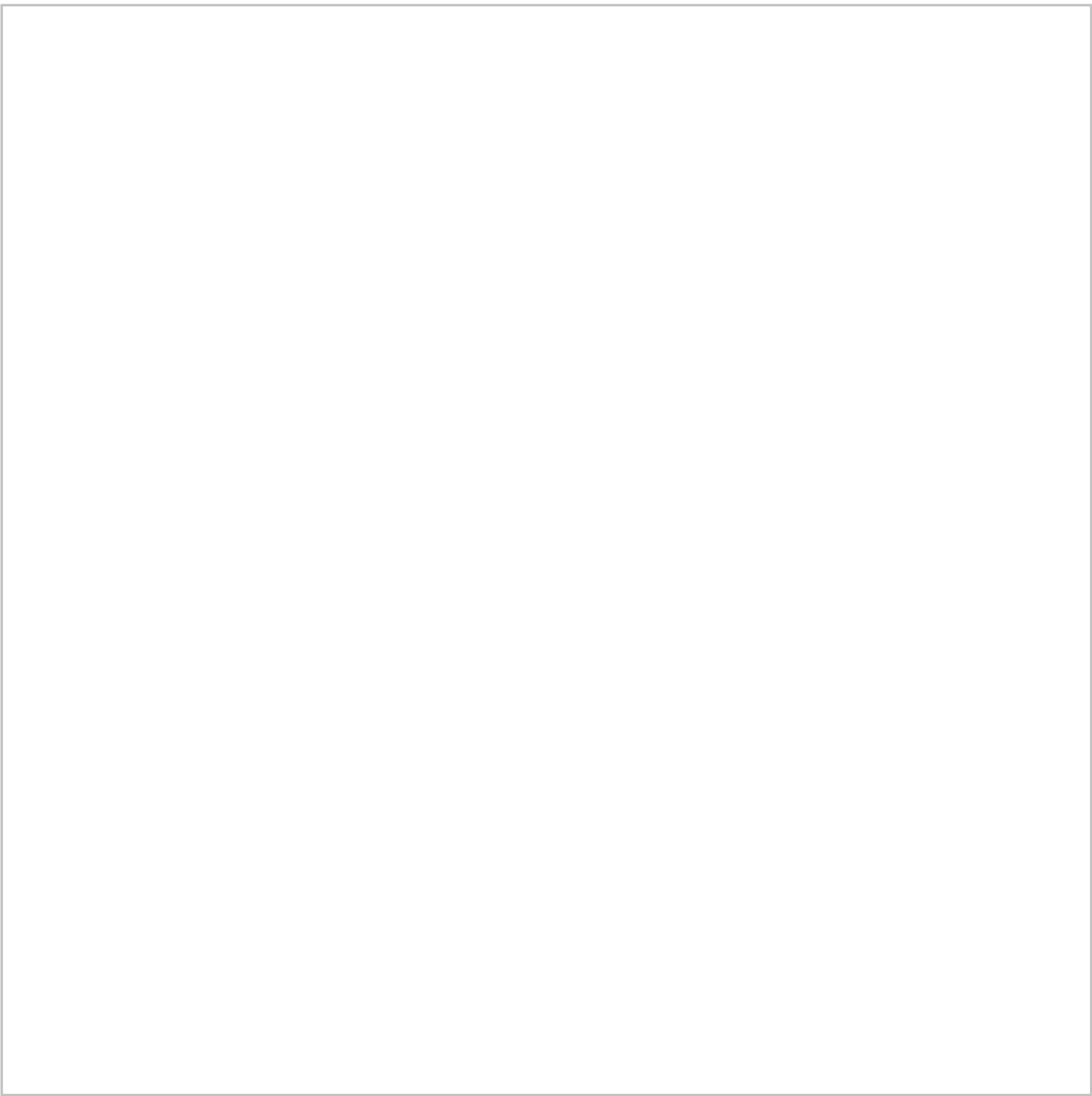
### Message from your Sales Rep

Please use the Order button to securely place the order with your preferred payment method online. You may contact your Dell sales team if you have any questions. Thank you for shopping with Dell.



Regards,  
Barry Warriner

Product	Unit Price	Quantity	Subtotal
Dell Pro Slim QCS1250	\$1,168.00	1	\$1,168.00
Dell Pro 24 Plus Video Conferencing Monitor - P2424HEB	\$376.74	2	\$753.48
Subtotal:			\$1,921.48
Shipping:			\$0.00
Non-Taxable Amount:			\$1,921.48
Taxable Amount:			\$0.00
Estimated Tax:			\$0.00
Total:			\$1,921.48



**Shipping Group Details**

Shipping To	Shipping Method
LUIS CASTRILLON BROOKLYN COMMUNITY BOARD 1 BROOKLYN COMMUNITY BOARD 1 435 GRAHAM AVE BROOKLYN, NY 11211 (718) 389-0009	Standard Delivery Free Cost

	Unit Price	Quantity	Subtotal
<b>Dell Pro Slim QCS1250</b>	<b>\$1,168.00</b>	<b>1</b>	<b>\$1,168.00</b>
Estimated delivery if purchased today: Sep. 12, 2025 Contract # C000001019611 Customer Agreement # NCPA 01-143			



Description	SKU	Unit Price	Quantity	Subtotal
Intel(R) Core(TM) Ultra 7 265 (R) (13 TOPS NPU, 20 cores, up to 5.3GHz)	338-CRZM	-	1	-
Windows 11 Pro	619-BBQD	-	1	-
32GB: 1 x 32GB, DDR5, up to 5600 MT/s, non-ECC	370-BCXG	-	1	-
512GB SSD TLC	400-BSWX	-	1	-
1st M.2 2280 SSD Screw	773-BBBC	-	1	-
Integrated Graphics	490-BKSX	-	1	-
No Wireless LAN Card	555-BLXL	-	1	-
Dell Pro Slim chassis with 360W PSU	329-BKQS	-	1	-
Dell Pro Keyboard and Mouse - KM5221W - US English - Black	580-BCCH	-	1	-
Mouse included with Keyboard	570-AADI	-	1	-
ENERGY STAR Qualified	387-BBLW	-	1	-
System Power Cord (Philippine/TH/US)	450-AAOJ	-	1	-
Documentation	340-DNBV	-	1	-
Watch Dog SRV	379-BFYR	-	1	-
Quick Start Guide	340-DTTW	-	1	-
US/Canada Battery Warning Label	389-FKHG	-	1	-
Trusted Platform Module (Discrete TPM Enabled)	329-BBJL	-	1	-
Shipping Material (DAO)	340-DTSR	-	1	-
Shipping Label	389-BBUU	-	1	-
FSJ Reg label for 360W PSU	389-FJYP	-	1	-
Driver/APP for IRST	658-BFTS	-	1	-
Intel(R) Core(TM) Ultra 7 vPro Processor Label	389-FJVS	-	1	-
Desktop BTO Standard shipment	800-BBIO	-	1	-
Dell Pro Slim QCS1250	210-BPQX	-	1	-
EPEAT 2018 Registered (Silver)	379-BDTO	-	1	-
Intel vPro(R) Enterprise	631-BCGJ	-	1	-
Custom Configuration	817-BBBB	-	1	-
8x DVD+/-RW/RAM 9.5mm Slimline Optical Disk Drive	429-BBCG	-	1	-
M.2 Caddy + ODD	325-BGHH	-	1	-
CyberLink Media Essentials for Windows	430-XYIX	-	1	-
Internal speaker	520-BBKW	-	1	-
Intrusion cable switch	461-BBCC	-	1	-
No Additional Add In Cards	382-BBHX	-	1	-
No Additional Network Card Selected (Integrated NIC included)	555-BBJO	-	1	-
	340-ACQQ			

No Option Included		-	1	-
Optional DisplayPort 2.1, UHBR20, V2	382-BBRF	-	1	-
English, French, Spanish, Brazilian Portuguese	619-BBPD	-	1	-
ProSupport Plus: Keep Your Hard Drive, 3 Years	716-4083	-	1	-
ProSupport Plus: Next Business Day Onsite, 3 Years	716-4088	-	1	-
ProSupport Plus: 7x24 Technical Support, 3 Years	716-4093	-	1	-
Dell Limited Hardware Warranty Plus Service	716-9303	-	1	-
ProSupport Plus: Accidental Damage Service, 3 Years	716-9334	-	1	-
Thank you for choosing Dell ProSupport Plus. For tech support, visit <a href="http://www.dell.com/contactdell">www.dell.com/contactdell</a> or call 1-866-516-3115	997-8367	-	1	-
Activate Your Microsoft 365 For A 30 Day Trial	630-ABBT	-	1	-
Dell Pro Slim QCS1250	658-BFWC	-	1	-
CrowdStrike Endpoint Protection Pro w Essential Support 1yr	634-CCLG	-	1	-

<b>Unit Price</b>	<b>Quantity</b>	<b>Subtotal</b>
<b>\$376.74</b>	<b>2</b>	<b>\$753.48</b>

**Dell Pro 24 Plus Video Conferencing Monitor - P2424HEB**

Estimated delivery if purchased today:

Sep. 04, 2025

Contract # C000001019611

Customer Agreement # NCPA 01-143

Description	SKU	Unit Price	Quantity	Subtotal
Dell Pro 24 Plus Video Conferencing Monitor - P2424HEB	210-BGLQ	-	2	-
Dell Limited Hardware Warranty	814-9422	-	2	-
Advanced Exchange Service, 3 Years	814-9423	-	2	-

<b>Subtotal:</b>	<b>\$1,921.48</b>
<b>Shipping:</b>	<b>\$0.00</b>
<b>Estimated Tax:</b>	<b>\$0.00</b>

<b>Total:</b>	<b>\$1,921.48</b>
---------------	-------------------

CONNECT WITH DELL:



**BROWSE MORE OPTIONS:**

IT Transformation

Laptops

Desktops

Servers & Storage

2-in-1's

Electronics &





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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

September 9, 2025

## COMMITTEE REPORT Cannabis Review Committee

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

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

**RE:** Cannabis Review Committee Report from June 30, 2025

---

The Cannabis Review Committee met on Monday, June 30, 2025, at CB1 District Office, 435 Graham Ave. (Corner of Frost St), Brooklyn, NY 11211 at 6:00 PM.

### ATTENDANCE

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

**Absent:** Foster; Kaminski.

Four members constitute a quorum for this committee; a quorum was achieved.

---

### AGENDA:

Committee review of submitted Cannabis Retail Applications:

### CANNABIS LICENSES

#### NEW

1. Albert D Capraro, DBA Albert D Capraro, 148 Kingsland Avenue, (Retail Dispensary) DBA Albert D. Capraro was granted conditional approval. The applicant provided the committee with the requested documents. The Committee recommends OCM **TO PROCESS** DBA Albert D. Capraro's Cannabis Retail Dispensary license application. Vote was unanimous.

2. David Pejovic, DBA Potency Group LLC, 58 Greenpoint Avenue, (Retail Dispensary)  
DBA Potency Group LLC was granted conditional approval. The applicant provided the committee with the requested documents. The Committee recommends OCM **TO PROCESS** DBA Potency Group LLC's Cannabis Retail Dispensary license application.  
Vote was unanimous.
3. Jennifer Babaian, DBA 7 Leaf Clover, 132 Metropolitan Avenue (Retail Dispensary)  
DBA 7 Leaf Clover was granted conditional approval. The applicant provided the committee with the requested documents. The Committee recommends OCM **TO PROCESS** 7 Leaf Clover's Cannabis Retail Dispensary Retail License application.  
Vote was unanimous.
4. Jennifer Tzar, DBA Salt City Naturals, LLC, 61 North 11<sup>th</sup> Street, (Retail Dispensary)  
DBA Salt City Naturals LLC was granted conditional approval. The applicant provided the committee with the requested documents. Regarding the proximity-protected vacant lot at 61 Kent Avenue was considered in relation to Salt City Naturals' application. The Committee viewed this unoccupied site as not a valid reason to prevent Salt City Naturals' from obtaining their Cannabis Retail Dispensary license. The Committee recommends OCM **TO PROCESS** DBA Salt City Naturals LLC's Cannabis Retail Dispensary application.  
Vote was unanimous.
5. Vincent Pezzulo, DBA Alka Life LLC, 278 Grand Street, (Retail Dispensary)  
The applicant failed to attend the scheduled 6/30/2025 Cannabis Review Committee meeting. The District Office has no supporting documents from this applicant. The Committee recommends OCM **TO REJECT** DBA Alka Life LLC Cannabis Retail Dispensary license application.  
Vote was unanimous.

The Cannabis Committee requested permission from the Brooklyn CB1 Executive Committee to forward the June 30th, 2025, Cannabis Review Committee report to the Office of Cannabis Management (OCM).

OCM initially allows 30 days for comments on the Cannabis Retail Dispensary license applications, District Manager Johana Pulgarin immediately requests an additional 30 days, giving Brooklyn CB1 the necessary time to review and vote on the submitted applications. If we fail to submit our comments within the 60-day window, the applications by default are approved by OCM. Meaning, by the time the board meets again on September 9, 2025, we will be over the allotted 60 days comment period. The Executive Committee granted



our request to forward OCM our report, noting on September 9, 2025, after the Board meeting vote becomes official.

In our letter to OCM, we will suggest another course of action besides rejection, to require the applicant to attend our September 30th, 2025, Cannabis review Committee meeting.

**NO ITEMS PREVIOUSLY POSTPONED**

**Cannabis Committee reviewed 5 applications.**

**Committee Approved 4 applications.**

**Committee disapproved 1 applications.**

---

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

<b>WHEN:</b>	<b>Tuesday, September 30, 2025.</b>
<b>TIME:</b>	<b>6:00 PM</b>
<b>WHERE:</b>	<b>Swinging Sixties Senior Center 211 Ainslie Street (Corner of Manhattan Ave)</b>

---



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HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

September 9, 2025

NYS Cannabis Control Board  
1220 Washington Avenue  
Albany, NY 12207

**RE: Confirmation of Brooklyn Community Board 1 Cannabis Review Committee Approval for Salt City Naturals LLC OCMCAURDP-2024-00013261 North 11 St. Brooklyn, NY 11249**

Dear NYS Cannabis control Board:

At the regular meeting of Brooklyn Community Board No. 1, held the evening of September 9, 2025, the board members received a report from the Cannabis Review Committee. Please be advised that the board members voted to support sending this letter.

The vote was as follows: 35 "YES"; 0 "NO"; 1 "Abstentions"

Thank you for the opportunity to reiterate and record that on June 30, 2025, the Brooklyn Community Board 1 Cannabis Review Committee unanimously approved the application of Salt City Naturals LLC for a Conditional Adult-Use Retail Dispensary license with Public Convenience and Advantage (PCA) at 61 N. 11th Street 11249, pursuant to the municipal notice filed on May 1, 2025.

Salt City Naturals was required to submit its application as a PCA solely due to a proximity claim filed by Brooklyn Botanix LLC, based on a purported location at 61 Kent Avenue 11249.

As stated in the opinion shared with the OCM in July, the BKCB1 Cannabis Review Committee viewed this proximity protected unoccupied 61 Kent Avenue site as "not a valid reason to prevent Salt City Naturals from obtaining their Cannabis Retail Dispensary license" because the site at 61 Kent Avenue is not an active retail storefront or dispensary location, but rather a vacant lot - a fact independently verified by the Committee. Accordingly, the proximity protection invoked by Brooklyn Botanix LLC does not represent a legitimate operational concern under the regulations designed to safeguard functioning, community-serving dispensaries.



In the event that Cannabis Control Board chooses to grant final licensure to the vacant lot at 61 Kent Avenue, it should also be noted that, even if a retail premises did exist, the site would still fail to comply with Cannabis Law § 72(6), as it lies within 500 feet of the Ms. Lam Montessori Williamsburg Primary+Elementary School at 89A Kent Avenue.

The Committee expressly recognized that requiring Salt City Naturals to submit as a PCA because of a non-existent retail site creates an undue and unreasonable barrier to a qualified applicant. For that reason, the Committee strongly recommended that OCM reassess the validity of the proximity protection afforded to Brooklyn Botanix LLC.

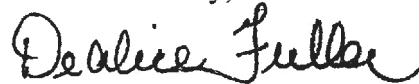
We respectfully urge the Office of Cannabis Management's Location Verification Unit to review and, if warranted, revoke the improper proximity protection associated with 61 Kent Avenue. Doing so will both reflect the reality on the ground and support equitable, transparent licensing within our community.

The BKCB1 Cannabis Review Committee's position is unequivocal and should be incorporated into the Cannabis Control Board's decision to ensure that Salt City Naturals' application for 61 N. 11th Street is approved without prejudice arising from a spurious claim.

Thank you for your continued commitment to a fair cannabis licensing process. Please do not hesitate to reach out if additional information is needed.

Working for a Better Williamsburg-Greenpoint.

Sincerely,

A handwritten signature in cursive script that reads "Dealice Fuller".

Dealice Fuller  
Chairperson



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

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

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

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH  
FINANCIAL SECRETARY

SONIA IGLESIAS  
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PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

September 9, 2025

## COMMITTEE REPORT Cannabis Review Committee

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

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

**RE:** Cannabis Review Committee Report from June 30, 2025

---

The Cannabis Review Committee met on Monday, June 30, 2025, at CB1 District Office, 435 Graham Ave. (Corner of Frost St), Brooklyn, NY 11211 at 6:00 PM.

### ATTENDANCE

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

**Absent:** Foster; Kaminski.

Four members constitute a quorum for this committee; a quorum was achieved.

---

### AGENDA:

Committee review of submitted Cannabis Retail Applications:

### CANNABIS LICENSES

#### NEW

1. Albert D Capraro, DBA Albert D Capraro, 148 Kingsland Avenue, (Retail Dispensary) DBA Albert D. Capraro was granted conditional approval. The applicant provided the committee with the requested documents. The Committee recommends OCM **TO PROCESS** DBA Albert D. Capraro's Cannabis Retail Dispensary license application. Vote was unanimous.



2. David Pejovic, DBA Potency Group LLC, 58 Greenpoint Avenue, (Retail Dispensary)  
DBA Potency Group LLC was granted conditional approval. The applicant provided the committee with the requested documents. The Committee recommends OCM **TO PROCESS** DBA Potency Group LLC's Cannabis Retail Dispensary license application.  
Vote was unanimous.
3. Jennifer Babaian, DBA 7 Leaf Clover, 132 Metropolitan Avenue (Retail Dispensary)  
DBA 7 Leaf Clover was granted conditional approval. The applicant provided the committee with the requested documents. The Committee recommends OCM **TO PROCESS** 7 Leaf Clover's Cannabis Retail Dispensary Retail License application.  
Vote was unanimous.
4. Jennifer Tzar, DBA Salt City Naturals, LLC, 61 North 11<sup>th</sup> Street, (Retail Dispensary)  
DBA Salt City Naturals LLC was granted conditional approval. The applicant provided the committee with the requested documents. Regarding the proximity-protected vacant lot at 61 Kent Avenue was considered in relation to Salt City Naturals' application. The Committee viewed this unoccupied site as not a valid reason to prevent Salt City Naturals' from obtaining their Cannabis Retail Dispensary license. The Committee recommends OCM **TO PROCESS** DBA Salt City Naturals LLC's Cannabis Retail Dispensary application.  
Vote was unanimous.
5. Vincent Pezzulo, DBA Alka Life LLC, 278 Grand Street, (Retail Dispensary)  
The applicant failed to attend the scheduled 6/30/2025 Cannabis Review Committee meeting. The District Office has no supporting documents from this applicant. The Committee recommends OCM **TO REJECT** DBA Alka Life LLC Cannabis Retail Dispensary license application.  
Vote was unanimous.

The Cannabis Committee requested permission from the Brooklyn CB1 Executive Committee to forward the June 30th, 2025, Cannabis Review Committee report to the Office of Cannabis Management (OCM).

OCM initially allows 30 days for comments on the Cannabis Retail Dispensary license applications, District Manager Johana Pulgarin immediately requests an additional 30 days, giving Brooklyn CB1 the necessary time to review and vote on the submitted applications. If we fail to submit our comments within the 60-day window, the applications by default are approved by OCM. Meaning, by the time the board meets again on September 9, 2025, we will be over the allotted 60 days comment period. The Executive Committee granted

our request to forward OCM our report, noting on September 9, 2025, after the Board meeting vote becomes official.

In our letter to OCM, we will suggest another course of action besides rejection, to require the applicant to attend our September 30th, 2025, Cannabis review Committee meeting.

**NO ITEMS PREVIOUSLY POSTPONED**

**Cannabis Committee reviewed 5 applications.**

**Committee Approved 4 applications.**

**Committee disapproved 1 applications.**

---

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

<b>WHEN:</b>	<b>Tuesday, September 30, 2025.</b>
<b>TIME:</b>	<b>6:00 PM</b>
<b>WHERE:</b>	<b>Swinging Sixties Senior Center 211 Ainslie Street (Corner of Manhattan Ave)</b>

---





## Office of Cannabis Management

### BOARD MEMBERS

Hope Knight

Crystal Rodriguez-Dabney

Brad Usher

**Kathy Hochul**

Governor

**Jessica Garcia**

Cannabis Control Board

Chair

**Felicia A.B. Reid**

Acting Executive Director

August 26, 2025

Brooklyn Community Board 1  
435 Graham Avenue  
Brooklyn, New York 11211

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

RE: Consideration of Adult-Use Retail Dispensary Application for Licensure as Promoting a Public Convenience and Advantage: Salt City Naturals, LLC, OCMCAURDP-2024-000132

Dear Municipality or Community Board:

Please be advised that the above referenced matter is pending with the New York State Office of Cannabis Management and is planned to be reviewed and considered by the Cannabis Control Board at the next scheduled meeting on 9/9/2025.

The applicant in this matter is seeking a Conditional Adult-Use Retail Dispensary [CAURD] license and has proposed 61 N 11<sup>th</sup> Street, Brooklyn, NY 11249 as the retail dispensary premises, located within your locality. The proposed site location is within 325 ft. from an existing licensee. As a result, the above referenced Salt City Naturals, LLC, OCMCAURDP-2024-000132 has requested the Cannabis Control Board grant the issuance of a license for their business at the proposed location because it would promote a public convenience and advantage as described in Title 9 of the New York Codes, Rules, and Regulations Section 119.4.

The Cannabis Control Board will be reviewing the request and all relevant documents in preparation of the upcoming meeting. If the Municipality or Community Board would like to express an opinion to the Cannabis Control Board regarding the granting of a license to the above referenced applicant at the proposed location, please respond to this notification by emailing an opinion to [municipalities@ocm.ny.gov](mailto:municipalities@ocm.ny.gov). Please submit the expressed opinion on official letterhead. You can submit the opinion, and other relevant documentation, for review by the Cannabis Control Board at any point up until the day before the scheduled meeting.

Thank you,

New York State Cannabis Control Board



# COMMUNITY BOARD No. 1

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DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

September 15, 2025

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

## RE: CANNABIS APPLICATIONS

Dear Chair Wright:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1 held on September 9, 2025, the Cannabis Review Committee reviewed the report attached, and the various recommendations made. Below are the actions taken:

### CANNABIS APPLICATIONS:

#### NEW

1. Albert D Capraro, DBA Albert D Capraro, 148 Kingsland Avenue, (Retail Dispensary)  
DBA Albert D. Capraro was granted conditional approval. The applicant provided the committee with the requested documents.  
We recommended OCM to **TO PROCESS** their application.  
The Committee voted to **APPROVE** the application.  
The Board Members voted to support the recommendation to **PROCESS** the application.  
The Vote was: 35 "YES"; 0 "NO"; 1 "Abstentions".
2. David Pejovic, DBA Potency Group LLC, 58 Greenpoint Avenue, (Retail Dispensary)  
DBA Potency Group LLC was granted conditional approval. The applicant provided the committee with the requested documents.  
We recommended OCM **TO PROCESS** their application.  
The Committee voted to **APPROVE** the application.  
The Board Members voted to support the recommendation to **PROCESS** the application.  
The Vote was: 35 "YES"; 0 "NO"; 1 "Abstentions".

3. Jennifer Babaian, DBA 7 Leaf Clover, 132 Metropolitan Avenue (Retail Dispensary)  
DBA 7 Leaf Clover was granted conditional approval. The applicant provided the committee with the requested documents.  
We recommended OCM **TO PROCESS** their application.  
The Committee voted to **APPROVE** the application.  
The Board Members voted to support the recommendation to **PROCESS** the application.  
The Vote was: 35 "YES"; 0 "NO"; 1 "Abstentions".
4. Jennifer Tzar, DBA Salt City Naturals, LLC, 61 North 11th Street, (Retail Dispensary)  
DBA Salt City Naturals LLC was granted conditional approval. The applicant provided the committee with the requested documents. Regarding the proximity-protected vacant lot at 61 Kent Avenue was considered in relation to Salt City Naturals' application. The Committee viewed this unoccupied site as not a valid reason to prevent Salt City Naturals' from obtaining their Cannabis Retail Dispensary license.  
We recommended OCM **TO PROCESS** their application.  
The Committee voted to **APPROVE** the application.  
The Board Members voted to support the recommendation to **PROCESS** the application.  
The Vote was: 35 "YES"; 0 "NO"; 1 "Abstentions".
5. Vincent Pezzulo, DBA Alka Life LLC, 278 Grand Street, (Retail Dispensary)  
The applicant failed to attend the scheduled 6/30/2025 Cannabis Review Committee meeting. The District Office has no supporting documents from this applicant.  
We recommended OCM to **NOT TO PROCESS** their application.  
The Committee voted to **DENY** the application.  
The Board Members voted to support the recommendation to **REJECT** the application.  
The Vote was: 35 "YES"; 0 "NO"; 1 "Abstentions".

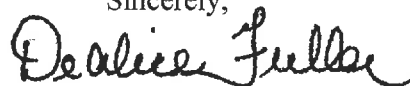
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**The next meeting of the Cannabis Review Committee is scheduled as follows:**

**WHEN: TUESDAY, SEPTEMBER 30, 2025**  
**TIME: 6:00 PM**  
**WHERE: SWINGING SIXTIES SENIOR CENTER**  
**211 AINSLIE STREET**  
**BROOKLYN, NY 11211**  
**(CORNER OF MANHATTAN AVENUE)**

Working for a Better Williamsburg-Greenpoint.

Sincerely,



Dealice Fuller  
Chairperson





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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

**REVISED**

September 9, 2025

## EXECUTIVE BOARD

TO: CB#1 Board Members

FROM: Chairperson Dealice Fuller

RE: Executive Board Meeting Held on August 20, 2025

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The Executive Board met on Wednesday, August 20, 2025, at 5:30 PM.

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

---

### 1. MEETING CALLED TO ORDER:

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

### 2. PREPARATION OF THE AGENDA SEPTEMBER 9, 2025, COMBINED PUBLIC HEARING & BOARD MEETING.

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

All presentations will be limited to 15 minutes.

- The item # 1, Application C250033MMK, CEQR 25DC9010K Project: Eagle Street Demmapping and item # 2, Application N250271ZAK, 242 Siegel Street Project: Bulk Authorization. Were referred to the Land Use committee meeting on September 3, 2025.

- The item # 7 and Item # 10 were tabled for the upcoming Public Hearing and Board Meeting on October 21, 2025.

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

- The Executive Board Reviewed the performance of the Community Service Aid Mr. Jimmy Guan and decided to promote him to Community Associate with a yearly salary of \$41,887  
The vote was as Follows: ‘YES’ 5, “NO” 0, “ABS” 0. Fuller; Weiser; Barros; Heimlich; Teague.
- The Executive Board approved the posting on our website of the DCP - Community District Needs Online Survey.  
The vote was as Follows: ‘YES’ 5, “NO” 0, “ABS” 0. Fuller; Weiser; Barros; Heimlich; Teague.
- District Manager Ms. Pulgarin reported on the training received for the Kiosk. No votes were required since it had already been approved. Only Public Hearing meeting notices will be uploaded, as the Kiosk team stated that CB1 can upload just one meeting per week, which must be submitted five days before the meeting.
- The Executive Board reviewed the request from Greenpoint Brooklyn Public Library for Community Board 1, to join the North Brooklyn Environmental Community Calendar uploading the meeting notices to the Brooklyn Public Library Portal. The Executive Board agreed that the request would be approved if the library itself uploads the CB1 meeting notices, since CB1 would not have the ability to upload them directly. The Executive Board ask the District Manager Ms. Pulgarin to reach out the Greenpoint Brooklyn Public Library and ask if this is possible.
- District Manager Ms. Pulgarin presented the application for the Local Government Records Management Fund (LGRMIF), which supports records management programs (Please see attached). CB1 must submit its intention to apply along with a draft project proposal by August 29, 2025. The Executive Board approved both the application and the draft to be submitted.  
The vote was as Follows: ‘YES’ 5, “NO” 0, “ABS” 0. Fuller; Weiser; Barros; Heimlich; Teague.
- The Executive Board noted that the Testimony to the Charter Revision, presented by District Manager Ms. Pulgarin on July 7, 2025, at the Charter Revision Commission Meeting, must be ratified at the upcoming Public Hearing on September 9, 2025. (Please see attached)
- Mr. Simon Weiser proposed a 20% salary rise for the CB#1 District Manager Ms. Johana Pulgarin, for her outstanding performance in the role of District Manager. A motion was presented by Mr. Weiser and seconded by Mr. Heimlich.  
The vote was as Follows: ‘YES’ 5, “NO” 0, “ABS” 0. Fuller; Weiser; Barros; Heimlich; Teague.

- The Executive Board approved the request from Mr. William Vega, Chair – Cannabis Review committee of sending his report from June to OCM before the Board Meeting due the comment period being over by the Board Meeting. The report will be voted on by the full board on the September 9, 2025, Board meeting.

The meeting was Adjourned.



**REVISED - PRESENTATION REQUEST LOG - REQUESTS RECEIVED TO PRESENT AT THE CB #1's COMBINED & PUBLIC HEARING –  
09/09/2025**

#	DATE RECEIVED	HOW	REQUEST FROM	PRESENTATION DESCRIPTION	ITEM ON A CLOCK?	CLOCK DETAILS
1.)	08/05/25	Via Email	Department of City Planning Certification Notice	<p>Application C250033MMK, CEQR 25DCP010K, Project: Eagle Street Demapping</p> <p>IN THE MATTER OF an application submitted by BOP Greenpoint D LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:</p> <p>1) the elimination of Eagle Street between West Street and the United States Pierhead line; and</p> <p>2) the adjustment of grades and block dimensions necessitated thereby.</p> <p>including authorization for any acquisition or disposition of real property related thereto, in Community District 1, Borough of Brooklyn, in accordance with Map No. X-2777 dated June 30, 2025 and signed by the Borough President.</p>	YES	<p>Period for CB1 Review start 07/28/25 to 10/06/25</p> <p>Public Hearing 09/09/25</p> <p>Land Use Committee 10/16/25</p> <p>This Item does not align with the Board meeting and the Land Use Committee</p>
2.)	08/06/25	Via Email	Department of City Planning Certification Notice	<p>application (N 250271 ZAK) 242 Siegel Street Bulk Authorization, Block 3100, Lot 22. submitted by 215 NYM Moore, LLC for the grant of authorization pursuant to Section 75-21 of the Zoning Resolution to modify the applicable height and setback, and yards regulations, in connection with a proposed production studio use, on property at the above referenced location. The application (N 250271 ZAK) is not subject to the Uniform Land Use</p>	YES	<p>Period for CB1 Review start 08/13/25 to 10/17/25</p> <p>Public Hearing 09/09/25</p> <p>Land Use Committee 10/16/25</p>

**REVISED - PRESENTATION REQUEST LOG - REQUESTS RECEIVED TO PRESENT AT THE CB #1's COMBINED & PUBLIC HEARING – 09/09/2025**

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				Review Procedure (ULURP) and does not require a public hearing by the Community Board. However, if the board has any comments or recommendations on the application (N 250271 ZAK), then by October 17, 2025, please submit them through the Land Use Participant Portal.		This Item does not align with the Board meeting and the Land Use Committee
3.)	03/12/25	Via Email	Ronda Messer, Director of Community Affairs, DOT	<p>NYC DOT is proposing to install an offset bus priority lane on the three blocks of Marcy Avenue between Borinquen Pl and Broadway, with the aim of alleviating bus delays that have been observed along this stretch at the tail end of the B24, B60, and Q54 bus routes.</p> <p>Presenter Mr. Alexander (Sasha) Altskan, DOT Transit Development</p> <p>Request by Chair Fuller item to be placed <b>for September Agenda</b></p>	NO	
4.)	05/05/25	Via Email	Lloyd Feng, Chair – Public Safety & Human Services Committee	I am writing in a separate capacity as Co-Chair of the BK Community Board 1 Capital Budget Committee to follow up on arranging a DCP presentation on the Population FactFinder at either our final Full Board Meeting of the year (Tuesday 6/10 at 6:00pm) or at our upcoming Capital Budget Committee meeting (Thursday 6/12 at 6:30pm). Such a presentation would be helpful for our community board in orienting new board members--as well as current board members--in a shared understanding of Williamsburg and Greenpoint. I personally think that presenting at the Full Board Meeting would meet your threshold of at least 30-40 attendees; our separate committee meetings generally have much lower turnout.	NO	

**REVISED - PRESENTATION REQUEST LOG - REQUESTS RECEIVED TO PRESENT AT THE CB #1's COMBINED & PUBLIC HEARING – 09/09/2025**

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				<b>Tabled for September Agenda</b>		
5.)	05/29/25	Via Email	Frank Lang  Deputy Executive Director for Housing  St. Nicks Alliance	The Development team would like to present an update on the construction at Kingsland Commons - former Greenpoint hospital - in June meeting.  <b>Tabled for September Agenda</b>	NO	
6.)	07/04/25	Via Email	Jason Loughran, Regional Administrator of New York and New Jersey US Department of Housing	As the newly appointed Regional Administrator for the U.S. Department of Housing and Urban Development (HUD) for New York and New Jersey, I'd welcome the opportunity to meet with your Community Board. I'd like to hear directly from you and your members about local housing challenges, neighborhood priorities, and ways HUD can serve as a more effective partner in support of your district.  Whether your board is focused on public housing conditions, affordable development, homelessness, or homeownership access, HUD is here to listen and help.	NO	
7.)	07/15/25	Via Email	Nikodem Harrison Dupre, B.S.  MPA-PNP Candidate: Social Impact, Innovation, and Investment	American Red Cross. Is interested in presenting at the next board meeting in September. American Red Cross is actively recruiting engaged community leaders to join our team as a <b>Community Relations Ambassador</b> .	NO	



**REVISED - PRESENTATION REQUEST LOG - REQUESTS RECEIVED TO PRESENT AT THE CB #1's COMBINED & PUBLIC HEARING – 09/09/2025**

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8.)	07/18/25	Via Email	Jasper Crace Project Manager The Brooklyn Studio	<p>This application includes proposed work to the front façade, roof, rear façade, rear extension, rear yard, and interior of 113 Noble Street, an Italianate wood frame rowhouse located in the Greenpoint Historic District in Brooklyn. Originally built in 1861 by John T. Fairfield, the rowhouse has been altered from its original state and is currently a threestory building with a basement, cellar and two-story extension. The following is written summary of the proposed changes</p>	NO	
9.)	08/06/25	Via Email	Ms. Gina Barros, Chair - Capital Budget Committee	COMMENTS ON THE PRELIMINARY BUDGET FISCAL YEAR 2027 – Comments to Be Received Regarding Expense/Capital Budget Priorities for Fiscal Year 2027 and Service Program Priorities.	NO	
10)	08/20/25	Via Email	Mr. Steve Chesler, Chair – Environmental Protection Committee	Request the NYS Department of Environmental Conservation address concerns that contamination from 1036 Manhattan Ave may have migrated offsite affecting properties on Franklin Street between Manhattan Ave and McGuinness Boulevard. In recent years residents living on that block reported vapor intrusion coinciding with severe illness. 1036 Manhattan Avenue is a brownfield cleanup site citing extensive contamination.	NO	

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## 2026-2027 Local Government Records Management Improvement Fund (LGRMIF) Grant

---

**From** Prince, Eleanor (Records) <>  
**Date** Mon 8/18/2025 10:03 AM  
**To** BK01 (CB) <bk01@cb.nyc.gov>  
**Cc** Murray, Gwendolyn (Records) <>

 2 attachments (309 KB)

2026-2027 LGRMIF Information Revised 8-1-2025.pdf; 2026-2027 Notice of Intent to Apply.docx;

Dear Ms. Pulgarin,

My name is Eleanor Prince, and I work with the New York City Department of Records and Information Services (DORIS) in the Grant Administration Unit.

Brooklyn Community Board 1 is eligible to apply for the NYC DORIS LGRMIF grant. The grant helps local governments to develop or improve their records management programs.

Community boards are considered units of their respective Borough President's Office and must apply through that office.

There are two types of grants available:

1. **\*\*Individual Grants\*\***: Each community board can request up to \$75,000.
2. **\*\*Shared Grants\*\***: Two or more community boards from the same borough can work together to apply for up to \$150,000.

The project categories include:

- Inactive Records
- Document Conversion and Access
- File Management

If you are interested in applying, please complete the attached Notice of Intent and submit it by **August 29, 2025**. In the project summary, include the following:

- An explanation of the records management problem
- The number of records (in cubic feet or bytes)

I've also attached an overview of the program and application process.

Please do not hesitate to contact me if you have any questions.

Thank you.

Eleanor Prince, Grant Unit Supervisor  
WorkWellNYC Ambassador



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DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

**REVISED**

July 10, 2025

Hon. Richard R. Buery Jr., Chair  
Hon. Sharon Greenberg, Vice Chair  
Hon. Alec Schierenbeck, Executive Director  
And Members of The 2025 New York City  
Charter Revision Commission  
City Hall  
New York, NY 10007

Honourable members of the 2025 New York City Charter Revision Commission:

Please find below testimony given by the District Manager. Ms. Johana Pulgarin, on behalf of Brooklyn Community Board 1.

Good evening, Charter Revision Commission, my name is Johana Pulgarin, Brooklyn Community Board 1's District Manager, thank you for having me and allowing me to give the following testimony on behalf of Brooklyn Community Board 1.

Of all of the voting bodies involved in land use matters, Community Boards are in the unique position to have intimate, hands-on involvement and relationships with the land, neighborhood, residents, and landowners actually involved in the various applications. Although their recommendations are only advisory, those recommendations are vital to an objective and meaningful evaluation regarding the effects each application will have on the community and what concerns or conditions, if any, should be considered by the city in its ultimate decision on land use items. Although other voting bodies have hearings at which interested parties are permitted to give testimony, none afford the all-encompassing hands-on, objective, and democratic exchanges



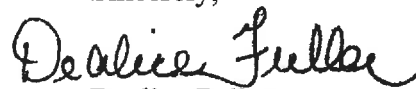
among all residents, elected officials, city agencies, and land use applicants that Community Board committee meetings and public hearings provide. To diminish in any way the role or time allotted to Community Boards for meeting with those involved in land use applications would be a terrible disservice to our communities and to well informed urban planning.

In sum, Community Boards play a vital role in informing local land use plans, providing a democratic and direct voice for local communities to provide input in planning their neighborhoods. Eliminating or reducing this role could result in the consolidation of planning power with a handful of people, making the land use process less democratic, less informed and poorly planned, and more susceptible to corruption. This is why the Board of Estimate was eliminated in the first. Shutting out local voices this way would be a huge step backward.

I would also suggest that an area for exploration to help reduce the time and cost for land use applicants would be to leverage AI technology to perform Environmental Reviews and draft Impact Assessments and Statements. This technology is helping with so many areas. Land Use seems like would be an excellent fit for this advancement.

Working for a Better Williamsburg-Greenpoint.

Sincerely,

A handwritten signature in black ink that reads "Dealice Fuller". The signature is fluid and cursive, with the first name "Dealice" and the last name "Fuller" clearly distinguishable.

Dealice Fuller  
Chairperson



# COMMUNITY BOARD No. 1

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



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HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

September 9, 2025

## COMMITTEE REPORT Cannabis Review Committee

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

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

**RE:** Cannabis Review Committee Report from June 30, 2025

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The Cannabis Review Committee met on Monday, June 30, 2025, at CB1 District Office, 435 Graham Ave. (Corner of Frost St), Brooklyn, NY 11211 at 6:00 PM.

### ATTENDANCE

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

**Absent:** Foster; Kaminski.

Four members constitute a quorum for this committee; a quorum was achieved.

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### AGENDA:

Committee review of submitted Cannabis Retail Applications:

### CANNABIS LICENSES

#### NEW

1. Albert D Capraro, DBA Albert D Capraro, 148 Kingsland Avenue, (Retail Dispensary) DBA Albert D. Capraro was granted conditional approval. The applicant provided the committee with the requested documents. The Committee recommends OCM **TO PROCESS** DBA Albert D. Capraro's Cannabis Retail Dispensary license application. Vote was unanimous.

2. David Pejovic, DBA Potency Group LLC, 58 Greenpoint Avenue, (Retail Dispensary)  
DBA Potency Group LLC was granted conditional approval. The applicant provided the committee with the requested documents. The Committee recommends OCM **TO PROCESS** DBA Potency Group LLC's Cannabis Retail Dispensary license application.  
Vote was unanimous.
3. Jennifer Babaian, DBA 7 Leaf Clover, 132 Metropolitan Avenue (Retail Dispensary)  
DBA 7 Leaf Clover was granted conditional approval. The applicant provided the committee with the requested documents. The Committee recommends OCM **TO PROCESS** 7 Leaf Clover's Cannabis Retail Dispensary Retail License application.  
Vote was unanimous.
4. Jennifer Tzar, DBA Salt City Naturals, LLC, 61 North 11<sup>th</sup> Street, (Retail Dispensary)  
DBA Salt City Naturals LLC was granted conditional approval. The applicant provided the committee with the requested documents. Regarding the proximity-protected vacant lot at 61 Kent Avenue was considered in relation to Salt City Naturals' application. The Committee viewed this unoccupied site as not a valid reason to prevent Salt City Naturals' from obtaining their Cannabis Retail Dispensary license. The Committee recommends OCM **TO PROCESS** DBA Salt City Naturals LLC's Cannabis Retail Dispensary application.  
Vote was unanimous.
5. Vincent Pezzulo, DBA Alka Life LLC, 278 Grand Street, (Retail Dispensary)  
The applicant failed to attend the scheduled 6/30/2025 Cannabis Review Committee meeting. The District Office has no supporting documents from this applicant. The Committee recommends OCM **TO REJECT** DBA Alka Life LLC Cannabis Retail Dispensary license application.  
Vote was unanimous.

The Cannabis Committee requested permission from the Brooklyn CB1 Executive Committee to forward the June 30th, 2025, Cannabis Review Committee report to the Office of Cannabis Management (OCM).

OCM initially allows 30 days for comments on the Cannabis Retail Dispensary license applications, District Manager Johana Pulgarin immediately requests an additional 30 days, giving Brooklyn CB1 the necessary time to review and vote on the submitted applications. If we fail to submit our comments within the 60-day window, the applications by default are approved by OCM. Meaning, by the time the board meets again on September 9, 2025, we will be over the allotted 60 days comment period. The Executive Committee granted



our request to forward OCM our report, noting on September 9, 2025, after the Board meeting vote becomes official.

In our letter to OCM, we will suggest another course of action besides rejection, to require the applicant to attend our September 30th, 2025, Cannabis review Committee meeting.

**NO ITEMS PREVIOUSLY POSTPONED**

**Cannabis Committee reviewed 5 applications.**

**Committee Approved 4 applications.**

**Committee disapproved 1 applications.**

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

<b>WHEN:</b>	<b>Tuesday, September 30, 2025.</b>
<b>TIME:</b>	<b>6:00 PM</b>
<b>WHERE:</b>	<b>Swinging Sixties Senior Center 211 Ainslie Street (Corner of Manhattan Ave)</b>

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# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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COUNCILMEMBER, 34th CD

September 9, 2025

## CAPITAL BUDGET COMMITTEE REPORT

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

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

**RE:** Capital Budget Committee Meeting Report: June 12, 2025

The Capital Budget Committee meeting was held on Thursday, June 12, 2025, at 6:00 p.m. at Swinging Sixties Senior Center, 211 Ainslie Street, Brooklyn, NY 11211.

**Present:** Barros, (Chair); Feng, (Co-Chair); Teague, LaBorde, Peterson.

**Absent:** Gross.

**CB1 Board Members present:** Aguilar.

(A quorum was achieved)

**Also Attended:** Assistant District Manager, Mr. Castrillon.

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The Capital Budget Committee meeting was held in preparation for submitting the District Needs Statement for FY 2027.

## **AGENDA**

### **1. REVIEW OF THE DISTRICT NEEDS STATEMENT FOR FY 2027**

### **2. DISCUSSION ON THE NEXT STEPS IN THE PROCESS.**

- Identifying the various data tools that can support the narrative needs. (DCP can connect us with these research tools.)
- Establishing a system to track the results of agency follow-ups on discussions with agencies in the revision of the District Needs Request Items.

The Chairperson of the Capital Budget Committee, Ms. Barros, gave a PowerPoint presentation. She highlighted that we are currently in Phase 3 (June to August) of conducting our district needs review process. She utilized a tool provided by The City Planning Support Team, namely the Community District Need Submission Form Template. This Template was created for committees and full boards to use as a draft for identifying district needs that can be removed, will continue to require ongoing support, can be modified, or to include new items to be finalized for submission due October 29<sup>th</sup>, 2025.

The PowerPoint presentation reviewed the Capital and Expense District Needs Request Items.

Slide 1

Process overview:

The Capital and Expense district needs request items are organized by seven district policies that align with the service and program areas of city agencies

1. Agencies will now see the rank order request need items relevant to them; therefore, the district request district need items for each agency can be prioritized separately
2. District overview and most pressing issues for Brooklyn community board one continues to require immediate attention and sustain investment.

The following slides covered the Seven Policy Areas.

**Policy Area:** Housing, Economic Development, and Land Use. Affordable Housing

Responsible Agencies, Department of Housing Preservation and Development, HPD,

**Capital Budget:** Housing is a critical issue for our district, and we support efforts to fund affordable development and supplement programs to meet the many needs of our residents.

The majority of requests in this policy area received funding support, except for the following.



District Needs Request Item **#3**: Provide more housing for medium-income households. Reinstated funding for the Greenpoint Williamsburg Tenant Legal Fund, including the Waterfront and Upland Areas. It was agreed that we will explore this request item further before removing it from the District Need Request.

District Needs Request Item **#7**: Create funding for the Affordable Housing and Infrastructure Fund created under the Administration's Points of Agreement regarding the Greenpoint Williamsburg waterfront rezoning. The agency response was that they do not support or accommodate, therefore, to remove the request. The reason given was that the original funding was created to serve a specific geography as part of the point of agreement for the Williamsburg Greenpoint rezoning, and it is no longer necessary. HPD needs to better understand the request. It was agreed that we will explore further before removing this District Need Request Item.

Department of Housing Authority/NYCHA

District Needs Request Item **#11**: Upgrade community facilities

District Needs Request Item **#19**: Replace sidewalks around Williams Plaza, including Division Avenue, South 9th Street, Broadway, Marcy Avenue, Roebling Street, and Havermeyer Street, as these sidewalks require repair in the vicinity of the development.

Brooklyn CB One has overwhelmingly requested additional funding for maintenance. NYCHA's response to these requests was primarily, "This request cannot be funded. Resubmit for future consideration." It was agreed that there appears to be a disconnect between the concerns expressed and how NYCHA is funded to address them. It was agreed CB 1 request an overview of the authority's plans to address outstanding repairs, work order requests, and general maintenance as well as elaborate on how the board's requests are taken into consideration and the process by which they are funded/prioritized for funding.

**Policy Area: Parks, Cultural and other Community facilities**

The Agency supports the majority of the Requests.

There was a discussion regarding Request **#15**: Reconstruct or upgrade a building in the park; Renovation of the McCarren Park Handball courts. It was agreed to explore more specific details of this request. This has been in the Statement for District Needs for several years.

District Needs Request Item **#16**: Provide a new, expanded park. Restore and fund the redevelopment of Sand Park under the Williamsburg Bridge. This park was largely

abandoned for many years and used for storage by work contracted on the Williamsburg Bridge. It was the overall consensus of committee members that the community does not show interest in wanting the redevelopment of this park. We gather input from the community to understand their preferences.

New Request Item: Ms. Peterson requested swings in the parks for individuals with disabilities or/wheelchair-using individuals.

### **Policy Area: Transportation and infrastructure**

The Transportation Committee has been reviewing and working on the District Needs Requests Items.

District Needs Request Item #22 was removed. It is not a budget request. A referral will be made to ARTS.

### **Policy Area: Core infrastructure city services and resiliency department of sanitation**

District Needs Request Items #12, #20, # 23 in this policy area received support from the committee.

### **Policy Area: Youth education and child welfare**

District Needs Request Items #25: This Request Item did not receive support. The plans for the school sign were approved, but the principal was told there was no funding. The sign and security camera will improve communication with parents and students and act as a security system that will be the deterrent and provide the school with another layer of security. It was agreed that we will explore why funding was not approved.

### **Policy Area: Public Safety and Emergency Services, Fire Department**

The District Needs Request Item #1: Provide a new firehouse that is greatly needed to serve the northside and waterfront community. This request has not received support. Further follow-up is needed to determine why the support has not been given and whether to remove request.

The District Needs Request Item #3: Support has been given to increase staffing for outreach programs responsible for education testing and addiction counselling, but funding has not been provided.

The committee also expanded on the Request items related to Mental Health Services.

Is there a requirement for homeless shelters to have mental health professionals on staff?

Follow up with Woodhall Hospital about supportive housing.

Obtain more data and specifics on seniors, mental health, and isolation.

New Request Item: A Space for Domestic Violence Groups.

Further discussion on District Need request Item #3.

Meet with DOHMH about Request Item #3. Ask for specifics on what is currently available and what works.

Walk through at Woodhall Hospital, including which population it concerns, such as the Hasidic community.

## **OMB**

District Needs Requests Item # 1: More funding for community boards

Del look into Friends of CB1 financial

Meryl to ask Austin about SAPO permits money to the community boards.

## **3. NEW BUSINESS**

There was a discussion regarding the site on 151 Maujer Street. This site was listed on the Citywide Statement of District Needs. DOHMH has relocated from the building, which is now vacant and available. Options were discussed regarding the utilization of the space and subsequent follow-up on plans.

The upcoming Capital Budget Meeting is scheduled for September 16, 2025.

Meeting Adjourned.





# COMMUNITY DISTRICT STATEMENT NEEDS SUBMISSION FORM TEMPLATE

This template has been created for use by Community Board staff in preparing their Community District Statement of Needs narrative sections.

# Capital and Expense District Needs Requests Items

The Capital and Expense District Needs Request Items are organized by seven distinct policy areas that align with the service and program areas of city agencies.

1. Agencies will now only see the rank order of request need items relevant to them. Therefore, the Request District Needs items for each Agency can be prioritized separately.
2. District Overview and Most Pressing Issues :  
Brooklyn Community Board 1 continues to face three significant challenges that require immediate attention and sustained investment.
  - a. **Policy Area: Housing, Economic Development, and Land Use; (Affordable Housing)**
  - b. **Policy Area: Parks, Cultural and Other Community Facilities**
  - c. **Policy Area: Transportation and Mobility (Infrastructure Resiliency).**

These priorities remain unchanged from our previous year's assessment, highlighting the persistent nature of these needs in our rapidly growing district.

3. In addition most important issues are:
  - a. Policy Area: Health Care and Human Services,
  - b. Policy Area: Public Safety and Emergency Services,
  - c. Policy Area: Youth, Education, and Child Welfare
  - d. Policy Area: **Core Infrastructure, City Services, and Resiliency (Environmental concerns affecting citizens.)**

Policy Area: Housing, Economic Development and Land Use

Affordable housing creation and needs for Land Use

Responsible Agency: Department of Housing Preservation and Development, HPD.

Committees: ULURP and Housing

### Capital Budget

Housing is a critical issue for our district, and we support efforts to fund affordable development and implement programs to meet the many needs of our residents.

**#3 Request:** Provide More housing for medium-income households.

**Explanation:** Reinstate funding for the Greenpoint Williamsburg Tenant Legal Fund (\$2 million), including anti-harassment provisions per the Administration Points of Agreement regarding the Greenpoint- Williamsburg waterfront rezoning.

**Response:** Agency does not support and cannot accommodate remove request and please contact the agency directly and promptly for more information.

**#4 Request:** Provide more housing for medium-income households

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

**Response:** Agency supports and can accommodate.

**Explanation:** Thank you for this request. We agree that your district needs additional affordable housing. HPD will continue to use all tools available, including but not limited to subsidies, tax exemptions, and Low-Income Housing Tax Credits (LOHTC) to fund the construction of affordable housing from the development pipeline to maximize available resources. Regarding the Greenpoint-Williamsburg waterfront rezoning.



Policy Area: Housing, Economic Development and Land Use

Affordable housing creation and needs for Land Use

Responsible Agency: Department of Housing Preservation and Development, HPD.

Committees: ULURP and Housing

#### Expense Budget

**#5 Request:** Provide, expand, or enhance rental subsidies programs.

**Explanation:** Request: Increase Funding to Support Subsidies to Lower Rents for Senior Citizens to Reduce the Increase in Homelessness.

**Response:** Agency supports and can accommodate

**Explanation:** HPD is constantly adding new rehabilitation and preservation projects to its development pipeline to maximize available resources. HPD can offer SCRIP in HPD-supervised developments.

**#7 Request:** Other expense budget request for HPD

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

**Response:** Agency does not support and cannot accommodate; remove request.

**Explanation:** The original fund was created to serve a specific geography as part of the Points of Agreement for the Williamsburg-Greenpoint rezoning and is no longer necessary, given the buildout of the waterfront. HPD cannot give priority to this funding request. HPD needs to better understand the request from the CB.

**#14 Request:** Reinstate funding for the Greenpoint Williamsburg Tenant Legal Fund (\$2 million), including anti-harassment provisions per the Administration's Points of Agreement regarding the Greenpoint- Williamsburg waterfront rezoning.

**Response:** Agency does not support and cannot accommodate; remove request.

**Explanation:** Please contact the agency directly and promptly for more information.

**#18 Request:** Other expense budget request for HPD

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

**Response:** Agency supports and can accommodate

**Explanation:** HPD is constantly adding new rehabilitation and preservation projects to its development pipeline. Please do not hesitate to identify buildings that would benefit from such efforts.

Policy: Housing, Economic Development and Land Use

Affordable housing creation and needs for Land Use

Responsible Agency: Department of Housing Preservation and Development, HPD.

Committees: ULURP and Housing

Expense:

**#18 Request:** Other Expense Budget Request for HPD.

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

**Response:** Agency supports and can accommodate.

**Explanation:** HPD is constantly adding new rehabilitation and preservation projects to its development pipeline. Please do not hesitate to identify buildings that would benefit from such efforts.

Policy: Housing, Economic Development and Land Use

Affordable housing creation and needs for Land Use

Responsible Agency: Department of Housing Preservation and Development, HPD.

Committees: ULURP and Housing

Department of Housing Authority/NYCHA

**#11 Request:** Upgrade NYCHA community facilities

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

**Response:** Agency does not support and cannot accommodate; remove request

**Explanation:** Please contact the agency directly and promptly for more information.

**#19 Request:** Renovate NYCHA community facilities

**Explanation:** Replace sidewalks around Williams Plaza (aka Jonathan Williams Development/NCHA) from Division Avenue, South 9th Street, Broadway, Marcy Avenue, Roebling Street, Havemeyer Street. These sidewalks are in disrepair around the development.

**Response:** Agency does not support and cannot accommodate; remove request

**Explanation:** Please contact the agency directly and promptly for more information.



Policy:  
Parks, Cultural and Other Community Facilities  
Parks Care and Maintenance

Parks and Waterfront Committee

## Park and Open Space

Parks and open space are critical needs for our district. We support expense and capital funding that will enhance and maintain our green spaces.

### Capital Budget

**#1 Request:** Support is needed to improve McGolrick Park's Grounds Infrastructure and Play Areas.

**Explanation:** The Board supports this positive program by funding renovation and staffing assignments for parks and playgrounds. We urge that this project continues and expands in FY2026 and hope that the specific facilities recommended by the Board in our priorities will be favorably acted upon. a. The exercise equipment in the parks needs to be upgraded for Seniors. b. Water fountain upgrade: A more hygienic water bottle filling station in McGolrick Park.

**Response:** Agency supports but cannot accommodate.

**Explanation:** Capital improvements to these areas of McGolrick Park have not been funded.

**#5 Request:** WNYC Transmitter Park is a very well-used open space on our waterfront. A restroom is greatly needed on the site to accommodate the many users, including children, their families, parks department gardeners, and maintenance staff. Friends of NYC Transmitter Park Steering Committee supports this request, as they work with NYC Parks to plan a phased revitalization of the historic WPA (Work Progress Administration 1935). In addition to prioritizing the installation of a community comfort station, they are working to secure maintenance and operational funds for the upkeep of this facility. They make reference to NYC Comptroller Brad Lander's report, Discomfort Stations, The Conditions and Availability of NYC Parks Bathrooms, confirming the need for comfort stations for all parks. Supported by Friends of Transmitter park

**Response:** Agency supports but cannot accommodate.

**Explanation:** We refer to comfort stations as "restrooms" now. We do not have capital funding available for these improvements.

playability.

■

■ **Agency Response:** Supports cannot accommodate.

■ **Explanation:** We do not have capital funding available for improvements to Justice Ramirez Playground.

■

■ **#9 Request:** Upgrade a park or amenity

■ **Explanation:** Renovation of the McCarren Park Asphalt Field Explanation: Repair and restore the asphalt field to address the huge demand

## Policy Area: Parks, Cultural and Other Community Facilities

**#6 Request:** Provide a new expansion to building in a park.

**Explanation:** Funding for the further development of Bushwick Inlet Park (including construction/expansion of the park itself; and the remediation of the Bayside Fuel Oil site and the CitiStorage site). This park was promised to the community when the rezoning occurred on for the Bayside site waterfront. The acquisition of the parcels have moved forward and mayoral funding was secured in the fall of 2021 for the demolition of the building and future park development. The remediation of the Bayside site, which is planned for the future, is the next step needed to make the park a true reality. Supported by Friends of Bushwick Inlet Park

**Response:** Agency supports but cannot accommodate

**Explanation:** We do not have capital funding for the Bayside site.

**#7 Request:** Reconstruct a building in a park.

**Explanation:** Provide Funding for the restoration of restrooms for the following parks. Martinez Park: the address is 195 Graham Avenue, 11206, and De Hostos Park: the address is 133 Harrison Avenue, 11206

**Response:** Agency Supports cannot accommodate.

**Explanation:** We do not have capital funding available for improvements to Martinez or De Hostos Park.

**#8 Request:** Upgrade a park or amenity.

**Explanation:** Renovation of playground equipment for the Justice Ramirez Playground. **Explanation:** This playground needs complete reconstruction with all new play equipment, a safety surface, fixed drainage issues, spray showers, seating areas horticulture and maximum

**Response:** Agency supports cannot accommodate.

**Explanation:** We do not have capital funding available for improvements to Justice Ramirez Playground.

## Policy Area: Parks, Cultural and Other Community Facilities

**#9 Request:** Upgrade a park or amenity

**Explanation:** Renovation of the McCarren Park Asphalt Field Explanation: Repair and restore the asphalt field to address the huge demand for active use, including soccer, pickleball, and tennis.

**Response:** Agency supports but cannot accommodate.

**Explanation:** Improvements to the asphalt field as well as a new dog run for McCarren Park.

**#10 Request:** Pathways, walkways, and paths in the future should be permeable pavements.

**Response:** Agency does not support and cannot accommodate, remove request.

**Explanation:** Please contact the agency directly and promptly for more information.

**#14 Request:** Provide a new or expanded park or amenity (i.e. playground, outdoor athletic field)

**Explanation:** Construct new Pickleball Courts. Parks and Recreation will identify available space to construct pickleball courts to meet the increasing demand from the community for the sport.

**Response:** Agency supports but cannot accommodate.

**Explanation:** We do not have capital funding to construct new



## Policy Area: Parks, Cultural and Other Community Facilities

**#15 Request:** Reconstruct or upgrade a building in a park

**Explanation:** Renovation of McCarren Park Handball Courts; The community frequently enjoy using the handball courts in McCarren Park. Handball Courts games have been a large part of the culture for those who grew up in Brooklyn and remain so today. There have been public speaker and emails advocating for this district needs request that has been on the District Needs Statement for over four years.

**Response:** The agency supports but cannot accommodate

**Explanation:** We do not have capital funding available to improve the handball courts at McCarren Park.

**#16 Request:** Provide a new or expanded park or amenity

**Explanation:** Restore and fund redevelopment of Sand Park, under the Williamsburg Bridge. This park was basically abandoned over the years and subject to storage by work contracted on the Williamsburg Bridge.

**Response:** The agency supports but cannot accommodate.

**Explanation:** We do not have capital funding available to improve this site.

**#17 Request:** Other capital budget request for DPR

**Explanation:** Improvement for the concrete triangle at Williamsburg Street & Rodney Street. Agency Responsible: Department of Parks & Recreation and NYC DOT. **Explanation:** Request funds to make sidewalks safer for pedestrians to walk and include the installation of much needed lighting.

**Response:** Agency supports but cannot accommodate

**Explanation:** We do not have capital funding available for improvements to this site.

## Policy Area: Parks, Cultural and Other Community Facilities

**#20 Request:** Improve access to a park or amenity

**Explanation:** Renovation of Playground equipment for the following parks. 1. American Playground, 2. Roebling Playground 3. Bushwick Pool Playground, 4. Vincent Abate Playground

**Response:** Agency supports and cannot accommodate.

**Explanation:** Capital improvements at American Playground have been funded. Improvements at Roebling Playground, Bushwick Playground, and Vincent Abate Playground have not.

**#24 Request:** Reconstruct or upgrade a park or amenity (i.e. playground, outdoor athletic field)

**Explanation:** Request: Expand Neighborhood Park and Playground Restoration Program. Explanation: The Board strongly supports this positive program which will provide both renovation funding and staffing assignments for parks and playgrounds targeted to be upgraded. We urge that this project continues and expands in FY2025 and hope that the specific facilities recommended by the Board in our priorities will be favorably acted upon.

**Response:** Agency does not support and cannot accommodate, remove request

**Explanation:** The program referenced has not existed for decades; we would need more information here. Please contact us to discuss further.

## Policy Area: Parks, Cultural and Other Community Facilities

### Expenses Budget

**#2 Request:** Provide better park maintenance

**Explanation:** Increase park maintenance funds and operations/recreation staffing at specific CB #1 parks and playgrounds (including support equipment). Include additional hours for women's swim time at Metropolitan Pool. Also, the recreational and exercise needs of all age groups are important. Men, women, children, and older people greatly benefit from recreational activities and training.

**Response:** Agency supports and cannot accommodate.

**Explanation:** No additional expense funding for more staffing has been made available.

**#11 Request:** Enhance park safety through more security staff (police or parks enforcement) Expand Park Enforcement Patrol Project to Include McCarren Park (Including Park Rangers)

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

**Response:** Agency Supports but cannot accommodate

**Explanation:** We do not have expense funding available to expand the Parks Enforcement Patrol.

**#17 Request:** Other park programming requests.

**Explanation:** Request: Increase Funding for the Green Streets Program for Projects in CB#1, Including the Much Needed Improvements and Fencing of Park Triangles. Explanation: These improvements made under the green streets programs have benefited the community and provided additional greening for the area that has been lost due to the beetle (Asian Long Horn Beetle) infestation. This program should include areas that need improvements and fencing such as the park triangles: Badame Sessa, Father Giorgio, and the Memorial Gore at Maspeth Avenue, Bushwick Ave./Metropolitan Avenue.

**Response:** Agency Supports but cannot accommodate

**Explanation:** We support additional funding both for capital improvements to and maintenance of Greenstreets.



Transportation and Infrastructure  
Agency: Department of Transportation

Capital

**#22 Request:** Other capital budget request for DOT

**Explanation:** Community women who frequently ride this bus request that benches and a bus shelter be added at the following MTA bus stops: 1. Bus stop #B44 at Bedford Avenue & Wallabout; 2. Bus stop #62, on Roebling between South 8th and South 9th Street. 3. Bus stop #62 and #67 on Wythe Ave & Clymer St. 4. The bus stop is located on Lee Ave. between Taylor and Wilson. It would also address the needs of older adults and people with disabilities. It would make life easier and travel more comfortable by bus, such as to and from work, appointments, and errands.

**Response:** Agency does not support and cannot accommodate; remove request

**Explanation:** This is not a budget request. Please submit requests indicating specific locations and directions of travel via ART.

Policy Area: Transportation and Mobility (Infrastructure Resiliency).  
Transportation Department

**#36 Request:** Other Capital Budget Request for DOT

**Explanation:** The lack of safe and accessible loading zones is a common complaint, especially in our retail corridors. Loading zones are often not included with redesigns, which leads to double parking and conflicts between cars, drivers, and pedestrians. It also slows down our bus system. Therefore, we request the addition of loading zones in all commercial corridors and high-density residential neighborhoods.

**Response:** Agency does not support and cannot accommodate: remove request

**Explanation:** This is not a budget request. Please submit specific requests for locations in ARTS.

Transportation and Infrastructure  
Agency: Department of Transportation.

## Capital

The Agency response for Transportation Request Items numbers 23, 27,28,29, 30,31, 32, was the same; Agency does not support and cannot accommodate: remove request. Please contact the agency directly and promptly for more information

**#23 Request:** Improve traffic and pedestrian safety, including traffic calming

**Explanation:** There have been 2,608 crashes with 780 injuries and three deaths in the last ten years on Metropolitan Avenue. Existing conditions on the street create a high level of conflict between all users with commercial loading and unloading, its use as a critical bike route, and heavy pedestrian volumes. Therefore, we need a comprehensive redesign that includes pedestrian safety enhancements, speed reduction, daylighting, loading zones, protected bike lanes, and bus prioritization.

**#26 Request:** Improve traffic and pedestrian safety, including traffic calming

**Explanation:** There have been 1,714 crashes with 672 injuries and 6 deaths in the last ten years on Grand Street. Existing conditions on the street create a high level of conflict between all users with busy retail activity, commercial loading and unloading, its use as a critical bike route, and heavy pedestrian volumes. Therefore, we need a comprehensive redesign that includes pedestrian safety enhancements, speed reduction, daylighting, loading zones, protected bike lanes, and bus prioritization. Reponse Agency Support

**#27 Request:** Improve traffic and pedestrian safety, including traffic calming

**Explanation:** There have been 210 crashes with 64 injuries in the last ten years on Lorimer Street. The street bisects McCarren Park, creating unsafe conditions for many park users, particularly children and seniors. The slip lane between Lorimer and Manhattan on Bedford Avenue presents a particularly dangerous condition. Therefore, we need a comprehensive redesign that includes pedestrian safety measures, daylighting, loading zones, speed reduction, and bus improvements, focusing on quality public space enhancement, mainly through the park and at the slip lane.



## Transportation and Infrastructure

Agency: Department of Transportation

### Expense

**#33 Request:** Improve traffic and pedestrian safety, including traffic calming

**Explanation:** There have been 992 crashes with 371 injuries and one death in the last ten years on Union Avenue. Existing conditions on the street create a high level of conflict between all users with dense residential housing, busy retail activity, commercial loading and unloading, its use as a critical bike route, and heavy pedestrian volumes. There is a particularly critical need for safety improvements at subway stations with extremely high pedestrian volumes. Therefore we need a comprehensive redesign that includes pedestrian safety enhancements, speed reduction, daylighting, loading zones, protected bike lanes and bus prioritization.

**#34 Request:** Improve traffic and pedestrian safety, including traffic calming

**Explanation:** There have been 1,555 crashes with 571 injuries and five deaths in the last ten years on Bushwick Avenue. Existing conditions on the street create a high level of conflict between all users with dense residential housing, busy retail activity, commercial loading and unloading, its use as a critical bike route, and heavy pedestrian volumes. Therefore, we need a comprehensive redesign that includes pedestrian safety enhancements, speed reduction, daylighting, loading zones, protected bike lanes, and bus prioritization, with particular attention paid to the area around PS 147 between Siegel Street and McKibbin Street and across from the Bushwick branch of the Brooklyn Public Library

**#35 Request:** Improve traffic and pedestrian safety, including traffic calming

**Explanation:** There have been 411 crashes with 100 injuries and one death in the last ten years on Driggs Avenue. The street bisects McCarren Park and runs alongside McGolrick Park, PS 110, and St. Stanislaus Church and School, creating unsafe conditions for all users, particularly parkgoers, children, and senior citizens. It is frequently used as a dangerous shortcut with traffic speeding between Meeker Avenue and McGuinness Boulevard. It also forms part of a key east-west bike route connecting the Kosciuszko Bridge to the Williamsburg Bridge. Therefore, we need a comprehensive redesign that includes pedestrian safety measures, speed reduction, daylighting, loading zones, and a safe bike connection, focusing on quality public space enhancement, particularly around both parks.

## Transportation and Infrastructure

Agency: Department of Transportation

**#28 Request:** Repair or construct sidewalks, curbs, or pedestrian ramps

**Explanation:** Existing conditions on the street create a high level of conflict between all users with dense residential housing, large schools, busy retail activity, commercial loading and unloading, its use as a critical bike route, and heavy pedestrian volumes.

**#29 Request:** Improve traffic and pedestrian safety, including traffic calming

**Explanation:** In the last ten years, Kingsland Avenue has experienced 299 crashes, 51 injuries, and one death. Existing conditions on the street, most notably its excessive width, create a high level of conflict between all users, with a high pedestrian volume from Cooper Park Houses and the coming Kingsland Commons, commercial loading and unloading, and its use as a critical bike route. Therefore, we need a comprehensive redesign that includes pedestrian safety enhancements, speed reduction, daylighting, loading zones, protected bike lanes, and bus prioritization.

**#30 Request:** Improve traffic and pedestrian safety, including traffic calming

**Explanation:** There have been 1,027 crashes with 334 injuries and five deaths in the last ten years on Morgan Avenue. Existing conditions on the street create a high level of conflict between all users with heavy commercial and industrial activity, illegal truck parking, and staging on the street and its use as a critical bike route. The existing bike lane is substandard and non-continuous. Therefore, we need a comprehensive redesign that includes pedestrian safety enhancements, speed reduction, daylighting, loading zones, and wide protected bike lanes.

**#31 Request:** Improve traffic and pedestrian safety, including traffic calming

**Explanation:** There have been 1,967 crashes with 813 injuries and six deaths in the last ten years on Broadway. Existing conditions on the street create a high level of conflict between all users with busy retail activity, commercial loading and unloading, its use as a critical bike route, and heavy pedestrian volumes. Pedestrian and bike traffic are particularly high as it is the most direct route between Bed Stuy, Bushwick, Ridgewood, and East New York. Therefore, we need a comprehensive redesign that includes pedestrian safety enhancements (focusing on subway stations), speed reduction, daylighting, loading zones, protected bike lanes, and bus prioritization.

**#32 Request:** Improve traffic and pedestrian safety, including traffic calming

**Explanation:** There have been 622 crashes with 178 injuries and one death in the last ten years on Greenpoint Avenue. Existing conditions on the street create a high level of conflict between all users with heavy commercial and industrial activity and its use as a critical bike route between Brooklyn and Queens. The existing bike lane is substandard and unprotected. The area will soon see the construction of a new park, The Gateway to Greenpoint, at Kingsland/Greenpoint. Therefore, we need a comprehensive redesign that includes pedestrian safety enhancements, speed reduction, daylighting, and wide, fully protected bike lanes for the entirety of the corridor.

Transportation and Infrastructure  
Agency: Department of Transportation

**Expense:**

**#27 Request:** Add Street signage or wayfinding elements

**Explanation:** Identification of Opportunities for Public Spaces Slip lanes are statistically the most dangerous areas for pedestrians. We request that the DOT evaluate a phased plan for which ones can be eliminated now and how they can be repurposed in the future. The Bedford Slip, Memorial Gore, and Meeker corridor areas, should be studied and evaluated for plaza space.

**Agency Response:** Agency does not support but can address the need alternatively; remove request

**Explanation:** Our plaza program accepts applications from sponsoring partners. If someone is interested/if the CB identifies an entity to apply, they can apply during the next round via our website.

**#28 Request:** Other traffic improvement requests

**Explanation:** Focusing street safety efforts around schools and parks is paramount for protecting children and other residents. The DOT toolkit, including loading zones, public space creation, daylighting, raised crosswalks, and stoplights/signs, could be utilized to vastly improve the streetscape. Children of all ages should be able to safely ride bikes and scooters to and from school. Our schools and parks should be the SAFEST places in Greenpoint and Williamsburg.

Response: does not support and cannot accommodate; remove request

Explanation: Please reach out with specific locations for our School Safety team to investigate.



Transportation and Infrastructure  
Agency: Department of Transportation

**Expense:**

**#24 Request:** Add street signage or wayfinding elements.

**Explanation:** Sidewalk repairs are needed. Conduct an audit of the state of all sidewalks in CB1. Identify areas where repairs are needed and provide more funding to make the repairs.

**Response:** Agency does not support and cannot accommodate: remove request

**Explanation:** Please contact the agency directly and promptly for more information.

There have been public comments about the need for more funding for sidewalk repairs due to damage caused by tree roots. Should we specify this district need further, or add a separate request item?

**#25. Request:** Provide new traffic and pedestrian signals.

**Explanation:** Conduct an audit of all streetlights in CB1. Identify areas where we need better lighting and provide a plan for installing them.

**Response:** Agency does not support and cannot accommodate: remove request.

**Explanation:** Please contact the agency directly and promptly for more information.

**#26 Request:** Conduct traffic or parking studies

**Explanation:** More pedestrian space is needed for the large and growing number of Greenway active users. Sidewalk space is insufficient for shoppers, runners, walkers, wheelchair users, those pushing strollers, and dog walkers. The success of the bike lane means that it is now too narrow to accommodate current or future usage. The city should study options for expanding pedestrian space and right-sizing the bike lanes to improve safety for all users. The Kent retail corridor also needs loading zones to support businesses and daylighting throughout to minimize conflicts and provide a safe environment for all street users.

**Agency Response:** Agency supports and can accommodate

# Transportation and Infrastructure

## Agency: Department of Transportation

### Transit Authority

**#21 Request:** Repair or upgrade subway stations or other transit infrastructure

**Explanation:** 1. NYCT - Continuation of the Station upgrading program (G, L, J, M lines). Identify/fund subway train stations that will be upgraded with elevator access. 2. Improve lighting at the Hewes train, J/M lines station. There has been an increase in crime at this train station. 3. Fund the completion of elevators at the eight stations (out of 15 in CB1) that need them: Nassau Avenue, Broadway, and Flushing on the G Train. Graham Ave, Montrose Ave, and Morgan Ave on the L Train: Hewes St, and Lorimer St on the J/M/Z Trains. 4. Restore G Train service to Forest Hills in Queens and extend the train to ten cars. 5. Reopen closed subway entrances at: Broadway (G), particularly at the northern end of the station, the four corners of Montrose and Union Morgan Ave (L), the closed staircase at Harrison and Morgan 6. Flushing Ave (G). Reopen the entrance outside the Pfizer building and the Union/Walton entrance on the northern end of the platform.

**Response:** Agency does not support and cannot accommodate; remove request

**Explanation:** Please contact the agency directly and promptly for more information.

Policy Area: Core Infrastructure, City Services, and Resiliency  
(Environmental concerns affecting citizens.)  
Department of Environmental Protection

### **Capital**

**#12 Request:** Move a planned capital project into the budget for the next fiscal year.

**Explanation:** Supplement the Newtown Creek section of the Long Term Control Plan (LTCP) with additional measures to reduce the amount of raw sewage discharged into Newtown Creek beyond the LTCP plan, which will still allow hundreds of millions of gallons of raw sewage to discharge into the creek annually. Increasing discharge into the East River should not be an option.

**Response:** Agency does not support and cannot accommodate; remove request

**Explanation:** Please contact the agency directly and promptly for more information.



Policy Area: Core Infrastructure, City Services, and Resiliency  
(Environmental concerns affecting citizens.)  
Department of Environmental Protection

Expense

**Agency response for number 19, 20, 23 was:** Agency does not support and cannot accommodate; remove request

**Explanation:** Please contact the agency directly and promptly for more information

**# 19 Request:** Clean catch basins

**Explanation:** Catch basin cleaning should be maintained and increased to eliminate and prevent debris build-up from maximizing water drainage from streets during downpours and other rain sessions. Climate change has brought much heavier storms, flooding, and even flash flooding to NYC. Recent storms have illustrated the dangers of clogged catch basins.

**#20 Request:** Other expense budget request for DEP

**Explanation:** Fund a comprehensive study of stormwater management measures to help mitigate the increasing onslaught of cloudburst events that chronically cause severe flooding in homes and businesses on the street. Our district, to a large extent, is a waterfront community. There needs to be a deep investment in climate change mitigation measures. Harmful effects of climate change, for example, include flooding and a rise in groundwater from cloud burst events and sea levels.

**#23 Request:** Clean catch basins

**Explanation:** An analysis should be done on streets south of the Newtown Creek Resource Recovery Facility that are flood-prone due to the absence of catch basins and their installation in those areas where they lack them.

Policy Area: Core Infrastructure, City Services, and Resiliency  
Department of Sanitation

**#21 Request:** Provide or expand community composting programs

**Explanation:** Our community supports the composting program. We request school educational composting programs and outreach educational resources for residents. Regular curbside organics collection will help reduce garbage hauling costs and contribute to reduced greenhouse emissions by keeping organics and food scraps out of landfills. Add from the Safety Committee members that because Composting is now mandated, sanitation Pick up should be twice a week.

**Response:** Agency supports but cannot accommodate

**Explanation:** Although the Department of Sanitation supports this request, due to fiscal constraints the availability of funds is uncertain.

# Policy Area: Youth, Education, and Child Welfare

## Department of Education

### Capital

**#13 Request:** Other capital budget request for DOE

**Explanation:** The Department of Education Program is scheduled to upgrade schools in SD-14 to start or complete this year . Renovations to include Automotive Trades HS. Many of the schools in the district are very old and require modernization, upgrading of their physical structure and/or replacements of heating/cooling systems.

**Response:** Agency does not support and cannot accommodate; remove request

**Explanation:** Please contact the agency directly and promptly for more information

**#25 Request:** Other capital budget request for DOE

**Explanation:** The principal of this school, PS 250 George Lindsay, has lobbied for this request. The plans for the school signs were approved, but the principal was told they did not have the funds. The signs and security cameras will improve communication with parents and students and act as a security system that will be a deterrent and provide the school with another layer of security

**Response:** Agency does not support and cannot accommodate; remove request

**Explanation:** Please contact the agency directly and promptly for more information

### Expense

**#10 Request:** Provide more funds for teaching resources such as classroom material

**Explanation:** Request: Fund New Science Labs for Schools (including middle schools)(District 14/Region 8) Located Within the Confines of Community Board No. 1 District. Explanation: New science labs are needed in the various schools in our District. The labs would provide new facilities or replace outdated ones and utilize modern equipment for instruction.

**Agency Response:** Agency does not support and cannot accommodate; remove request

**Explanation:** Please contact the agency directly and promptly for more information



Policy Area: Youth, Education, and Child Welfare  
Department of Youth and Community Development

**#4 Request:** Provide, expand, or enhance after-school programs for elementary school students. (grades K-5)

**Explanation:** Request: Increase Significantly the Department of Youth and Community Development Agency's Community Board Fair Share, After School, and Summer Recreation Funding Allocation for CD #1. Explanation: Over 32% of CD1's population is 18 years of age or younger, and many of these individuals require education, recreation and counseling programs to enable them to escape from an environment of crime and poverty. The inadequate levels of Youth Bureau funding available to CD1 severely undermines the ability of these programs to effectively serve this population. The significant expansion of all Youth Bureau allocations should be implemented as promptly as possible.

**Agency Response:** Agency supports but cannot accommodate; resubmit request

**Explanation:** Presently, there are a variety of agency-funded programs in the district for this target population. Additional programs are contingent upon available funding and will be distributed through an RFP process. Organizations are encouraged to apply.

## Policy Area: Parks, Cultural and Other Community Facilities

### **Brooklyn Public Library**

**#9 request:** Extend library hours or expand and enhance library programs

**Explanation:** Expand Funding for Library Operations - Brooklyn Public Library Branches with CD#1; (Fund Extended Days/Hours; Fund Computer Catalogue and Increase Book Budget). We are aware that the Brooklyn Public Library has, in the past, been underfunded relative to the other NYC library systems. We urge that this inequality be completely eliminated and that a fair proportion of the system's funds be allocated to CD1's four local branches. Public Libraries are for all age groups. For some people in the community it is the only computer they can use. For children, it offers a free selection of a variety of books and also a quiet space to do their homework and study.

**Response:** **Agency supports but cannot accommodate**

**Explanation:** Brooklyn Public Library supports this request for additional funding for libraries. New York City's public libraries are trusted and safe community spaces that meet the diverse needs of New Yorkers, regardless of background, income, birthplace, or beliefs. From storytimes to senior services—and everything in between—libraries truly are for everyone. Additional funding would allow BPL to expand our program offerings and better maintain our buildings.

## Policy Area: Public Safety and Emergency Services

### Fire Department

**#1 Request:** Provide new facilities such as a firehouse or EMS station

A firehouse is greatly needed to serve the Northside and Waterfront community as a result of the closure of Engine 212 in 2003. The Greenpoint and Williamsburg communities are growing significantly in population and new businesses. With the increased waterfront development, there is a tremendous increased need for enhanced public safety. There is no firehouse to serve the North side community and the waterfront area. A new state-of-the-art facility that can house proper modern equipment (such as ladders for high-rise buildings) should be created to better service the community.

**Agency Response:** Agency does not support and cannot accommodate; remove request

**Explanation:** Please contact the agency directly and promptly for more information

Discuss contact with agency



## Policy Area: Public Safety and Emergency Services

### Police Department

#### Capital

**#18 Request:** Provide surveillance (Argus) cameras

■ **Explanation:** Request: Install Surveillance Cameras for the Williamsburg Bridge (Roadways, Walkway and Bikeway). The Williamsburg Bridge is heavily used by vehicular traffic on its roadways and pedestrians/bike riders on the walkways. Enhanced security by the use of surveillance cameras would increase the public's safety.

**Response:** Agency does not support and cannot accommodate; remove request.

#### Expense

New Request Item: More funding for police staff for the Quality of Life community program

**#8 Request:** Hire additional crossing guards

**Explanation:** Provide Safe Street Crossing (NYPD Crossing Guard Post) at Jackson Street & Kingsland Avenue for Children Attending Various Local Schools and Programs/after school programs. (St. Francis Developmental School, PS 132, St. Nicholas/Rosary Academy, IS 49 Campus, Grand Street Campus/Beacon Program, IS 126/Beacon Program, School Settlement House Association). All police personnel need to have protective gear and measures to thwart the COVID-19 virus.

**Response:** Agency does not support and cannot accommodate; remove request

**Explanation:** Please contact the agency directly and promptly for more information

Policy Area: Public Safety and Emergency Services  
Department of Health and Mental Hygiene

Expense

- **#3 Request:** Increase the staffing of outreach programs that handle education, testing and counseling for addictions (ie.drug abuse, nicotine cessation, smoking/vaping.) Also outreach programs are needed for Corvid-19 and other infectious diseases (TB/AIDS/ZIKA).
- **Explanation:** There is a Mental Health Crisis in the Williamsburg and Greenpoint community due to the overuse and abuse of drugs that has led to homelessness, domestic violence and increase in crime rates. Also, because of the Corvid-19 pandemic, those who have not left their homes, especially Seniors, have become severely depressed. They need outreach and counseling.

**Response:** Agency supports but cannot accommodate

**Explanation:** DOHMH would be happy to discuss harm reduction outreach and programming within our existing framework

Add; Homeless Services needing more Mental Health Services;

## Policy Area: Public Safety and Emergency Services

**#12 Request:** Increase health and safety inspections, e.g. for restaurants and childcare programs

**Explanation:** Fund a comprehensive study of environmental health hazards, including air quality and asthma, to learn the cumulative effects on cb #1. The study should include the DEP wastewater treatment plant. Community Board No. 1 has been impacted by many adverse environmental factors, including but not limited to air and traffic pollution, particulate matter, construction pollution (thousands of apartment building units constructed and under construction), widespread chemical contamination (three superfund sites, dozens of brownfield sites and one large-scale underground oil spill), and widespread lead-contaminated soil. A comprehensive study is needed to assess these impacts and develop resolutions, such as anti-asthma initiatives, to be implemented. The Study should include the DEP Newtown Creek Resource Recovery Facility

**Response.** Agency supports but cannot accommodate

**Explanation:** The NYS Department of Environmental Conservation and NYS Department of Health would be better suited to conduct such a comprehensive study given they have oversight of superfund site cleanups

**#15 Request:** Programs to address public health issues requests

**Explanation:** Programs must address Women's Physical and Emotional Health Issues.

1. More access to reproductive health services in all aspects,
2. There needs to be data collection from local hospitals on who has been treated because of domestic violence.
3. There needs to be more infant childcare services.

**Response:** Agency supports but cannot accommodate

**Explanation:** For the domestic violence question, we defer you to the Mayor's Office to End Domestic and Gender-Based Violence. DOHMH licenses and permits childcare services, however, we do not program these services.



Policy Area: Public Safety

Department for the Aging

**#6 Request:** Increase home delivery meals capacity

**Explanation:** Increase Homecare Services and Homebound Meals funding, especially providing these services for the frail and elderly following the Covid-19 Pandemic. The elderly have relied on their local senior citizen centers for daily social interaction, meals, counseling, and easy access to programs to combat depression and social isolation

Do we want to add regarding Women's needs

**Response:** Agency supports but cannot accommodate.

**#13 Request.** Funding for a new senior center program

**Explanation:** Request: Establish a Senior Center to Serve South West Area of Williamsburg, Central to Division Avenue and Clymer Street/Continued Funding. Explanation: At the present time, accessible senior center services do not exist for the expanding senior citizen population of the west area of Williamsburg. Although we are aware of the current funding constraints regarding senior center services, the existing needs compel us to support the establishment of such a facility in the area central to Division Avenue and Clymer Street.

**Agency Response** Agency supports but cannot accommodate

**Explanation:** Seeking additional funding

## Policy Area: Parks, Cultural and Other Community Facilities

### Brooklyn Public Library

**#9 request:** Extend library hours or expand and enhance library programs

**Explanation:** Expand Funding for Library Operations - Brooklyn Public Library Branches with CD#1; (Fund Extended Days/Hours; Fund Computer Catalogue and Increase Book Budget). We are aware that the Brooklyn Public Library has, in the past, been underfunded relative to the other NYC library systems. We urge that this inequality be completely eliminated and that a fair proportion of the system's funds be allocated to CD1's four local branches. Public Libraries are for all age groups. For some people in the community it is the only computer they can use. For children, it offers a free selection of a variety of books and also a quiet space to do their homework and study.

**Response:** Agency supports but cannot accommodate

**Explanation:** Brooklyn Public Library supports this request for additional funding for libraries. New York City's public libraries are trusted and safe community spaces that meet the diverse needs of New Yorkers, regardless of background, income, birthplace, or beliefs. From storytimes to senior services—and everything in between—libraries truly are for everyone. Additional funding would allow BPL to expand our program offerings and better maintain our buildings.

## Department of Buildings

**#16 Request:** Assign additional building inspectors ((including expanding training programs)

**Explanation:** The number of building inspectors should increase in proportion to the increase in the huge building development the is now impacting our community. We will also need an increase in training programs to train inspectors to be skilled to do the job.

**Response:** Agency supports and can accommodate

**Explanation:** Agency will use current resources in place and if it is determined that additional res Buildings university offers educational training classes for inspectors throughout the year to build their knowledge and learn new skills.



## **Mayor's Office of Management and Budget**

**#1 Request:** We Strongly Recommend that Boards' Budgets be Increased. The 59 CBs Citywide Still Woefully Lack Adequate Funding. They Need to be Able to Hire Planners and Other Skilled Professionals to Evaluate Development Projects Explanation: Charter mandated Community Boards are vital cogs in the City's operating process. Community Boards play a formal role in decisions on land use, have input on capital & expense budgets, & monitoring of service deliver-essentially servings as little "City Halls" for their communities. They are responsible sounding boards for the local elected officials and act in consultation with them. They provide constituents an opportunity to have their voices heard on numerous issue

**Response:** The Agency does not support and cannot accommodate; remove the request. As of the FY 2026 Preliminary Budget, each Community Board's budget is being maintained.



# COMMUNITY BOARD No. 1

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

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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

September 9, 2025

## COMMITTEE REPORT

### Joint Land Use, ULURP, and Environmental Protection Committees

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

**FROM:** Del Teague, Land Use, ULURP Committee Chair  
Stephen Chesler, Environmental Protection Committee Chair

**RE:** Committee Report from June 26, 2025

The Committee met on the evening of June 26, 2025, at 6:00 PM at Swinging Sixties, Senior Center, 211 Ainslie St., Brooklyn, NY.

#### **Members of the Land Use, ULURP and Landmarks [subcommittee] Committee**

Teague, Chair; Chesler, Co-Chair; Kaminski, Landmarks Subcommittee Co-Chair; Drinkwater; Itzkowitz; Kelterborn; Rabbi Niederman; Pferd; Sofer; Vega; Weiser; Berger\*; Kantin\*; Kawochka\*; Nieves\*; Salgado\* (\*) Non-Board Member.

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

**Present:** Teague, Chair; Chesler, Co-Chair; Kelterborn; Sofer; Vega.

**Absent:** Kaminski; Drinkwater; Itzkowitz; Niederman; Pferd; Weiser; Berger\*; Kantin\*; Kawochka\*; Nieves\*; Salgado.

5 members were present. A quorum was not achieved.

#### **Members of the Environmental Protection Committee**

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

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

**Present:** Chesler, Chair; Vega, Co-Chair; Espinal; Holowacz; Torres\*.

**Absent:** Bruzaitis; Horowitz; Peterson; Sabel; Hofmann\*.

5 Members present. A quorum was not achieved.

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## **JOINT MEETING**

**1) PRESENTATION DEP ON NEWTOWN CREEK CSO TUNNEL:** DEP will present the planned Newtown Creek CSO Storage Tunnel. This is a project in design that resulted from the Long-Term Control Plan for Newton Creek. DEP will provide a project introduction and update directly from the design team ahead of the ULURP certification in September 2026. There will be a number of ULURP actions for this project (property acquisitions and easements) in the coming years. Presenters: Kate Edden, Project Manager, David Lee, Senior Project Manager, Terrell Estes, Director, Wastewater Review and Special Projects.

DEP plans to construct an underground tunnel approximately 80-100' below grade to capture sewage discharge during rain events from 4 of the most voluminous Combined Sewage Overflow (CSO) outfalls that exist along the Newtown Creek tributaries that currently flow into the waterway. This will result in a 70% reduction in discharge annually. The tunnel will extend 3 miles long with a 50-million-gallon storage capacity, from the CSO points along English Kills in Brooklyn to the East Branch, Maspeth Creek and Dutch Kills in Queens, then terminating at Whale Creek in Brooklyn near the Newtown Creek Resource Recovery Facility. Diversion facilities will be constructed at the 4 CSO sites and a Tunnel Dewatering Pump Station (TDPS) facility will be constructed at Whale Creek. Each of the 4 CSOs will require site selection and property acquisition land use actions. A DNSY facility at Whale Creek will be transferred to DEP to use for the TDPS. Easement rights will need to be acquired from many properties where the tunnel drop shaft will span beneath the surface.

Committee members requested that DEP provide details about the proposed sites (owners, entity names and operations) for acquisition in future presentations.

The project must be completed by 2040.

Newtown Creek is a designated federal superfund site. However, this program and remediation will only cover chemical contamination but not biological contamination that CSO discharges overwhelmingly produces. The EPA approved DEP's LTCP design for the tunnel.

Capital costs and logistics prevent the project from expanding to achieve a 100% reduction in sewage discharge.

In April of this year, based on recommendation from the Environmental Protection Committee, the board submitted a comment Draft on Scope of Work for Newtown Creek Combined Sewer Overflow (CSO) Storage Tunnel Project CEQR No. 24DEP053Y. The comment document is attached.



## **ENVIRONMENTAL PROTECTION COMMITTEE (ONLY) UPDATES/OLD BUSINESS**

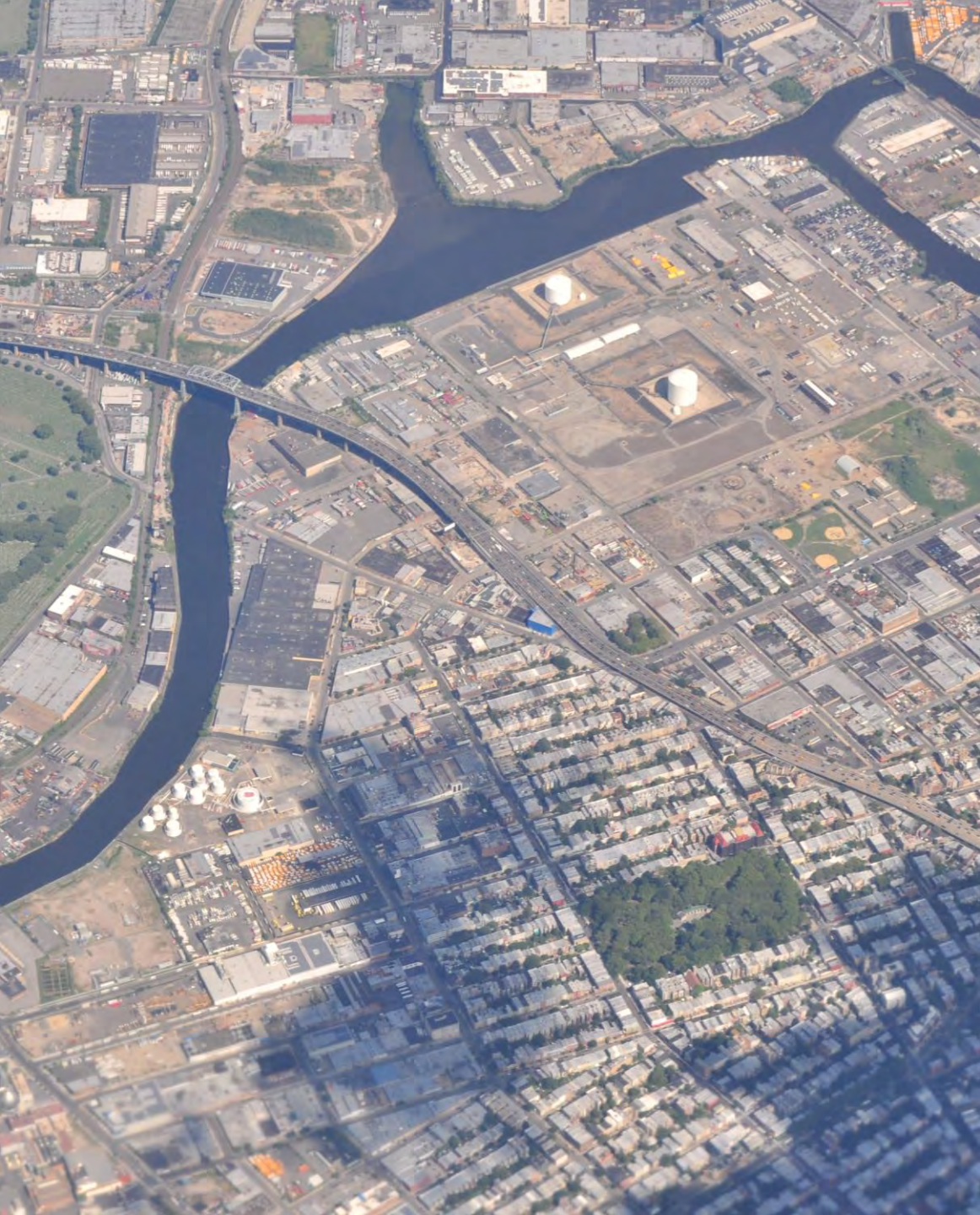
### **Fund for the City of New York Fellowship - Cleanup site documentation and mapping:**

Fellow Emma McCauley planned to complete the project and provide a user manual during the board's summer recess. We are waiting for licensing purchases for ArcGIS and AirTable which are expected to go through by early summer. Emma admirably committed to working to complete the project beyond her graduation.

### **Newtown Creek Superfund Site -**

Because of recent EPA cuts and reorganization, the CAG facilitator may have to pause work on the project. The OU1 (full creek) timeline may be pushed back extensively as there is a possibility that it will be remediated in phases based on the East Branch Early Action.

Meeting adjourned.



# Newtown Creek CSO Storage Tunnel Project

Brooklyn Community  
Board 1  
Project Update

June 26, 2025



# Introductions

## DEP Team

Drisana Hughes, Bureau of Public Affairs & Communication

Terrell Estes, Bureau of Environmental Planning & Analysis

David Lee, Bureau of Environmental Planning & Analysis

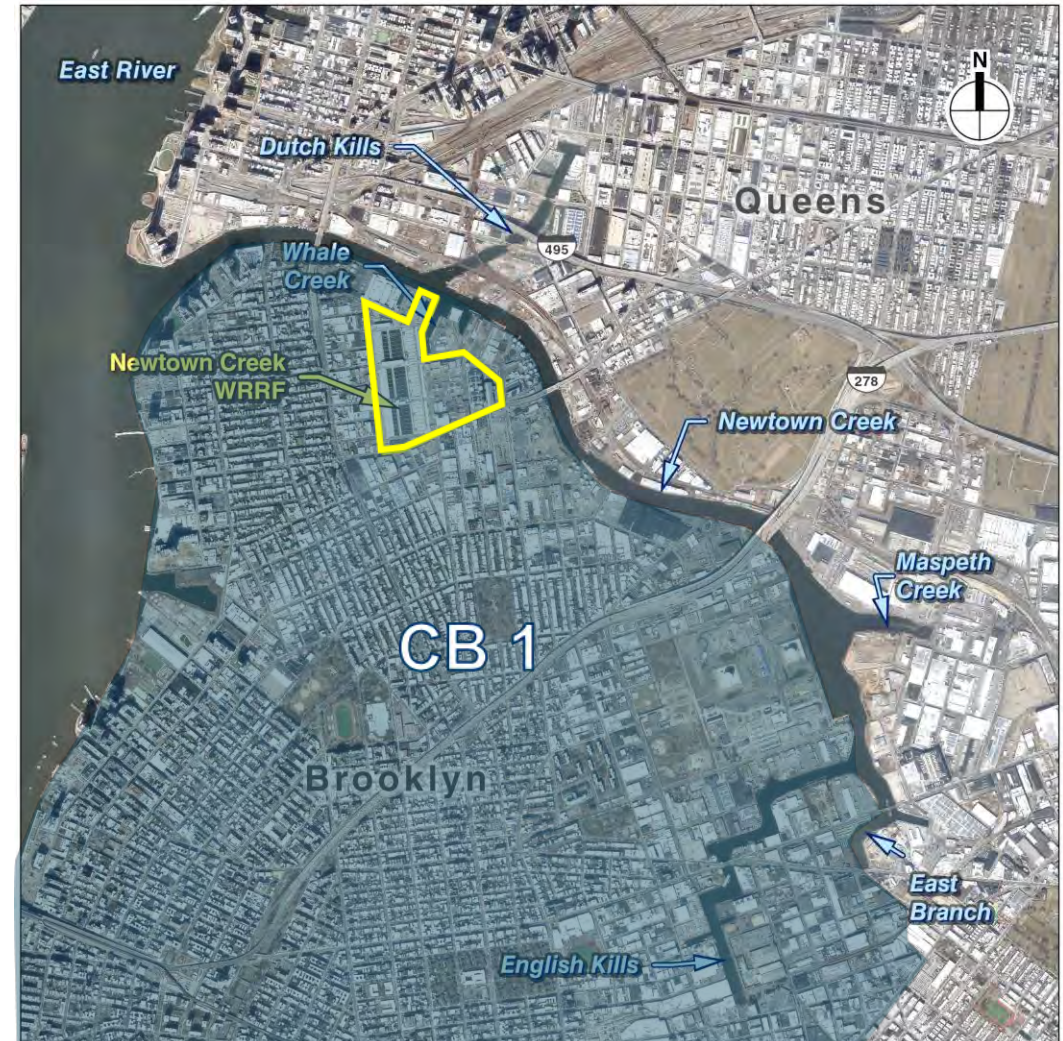
Kate Edden, Bureau of Engineering, Design, and Construction

## Meeting Goals

- Provide background on the Newtown CSO Storage Tunnel Project
- Explanation of Combined Sewer Overflows
- Project Scope
- Briefing on forthcoming ULURP actions and schedule
- Answer any questions!



# Project Location



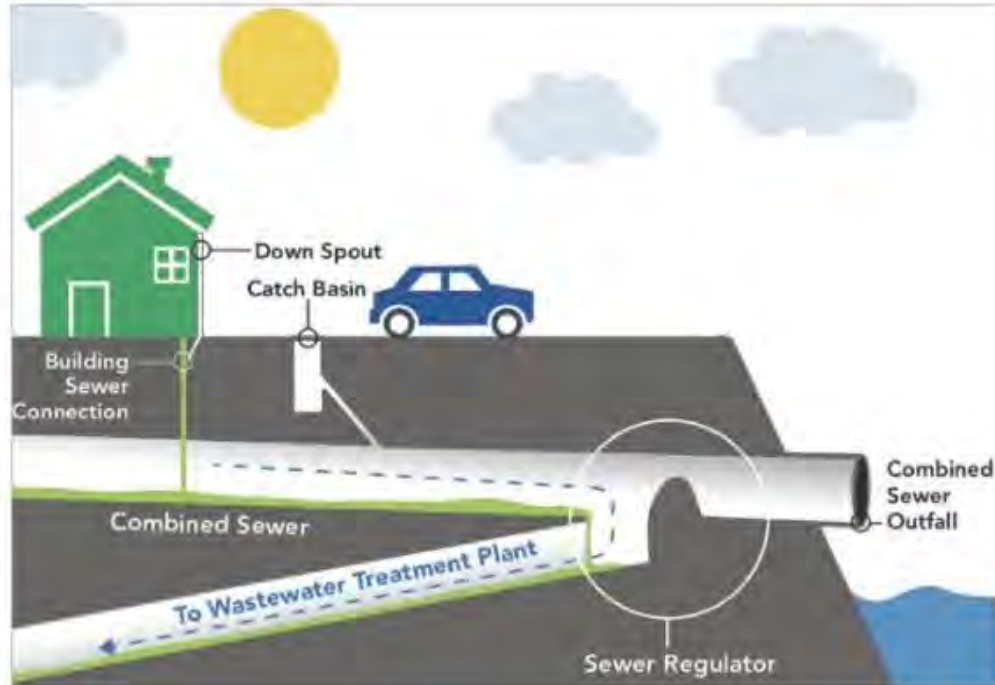


# Project Background and Context

- **Newtown Creek designated as a Federal Superfund Site** under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) - September 2010
- **NYS DEC Order on Consent required DEP to provide a Long Term Control Plan (LTCP) for Newtown Creek**
  - Concluded that control of four major outfalls with a Storage Tunnel to be best solution for CSO reduction.



# Combined Sewer Overflow (CSO)

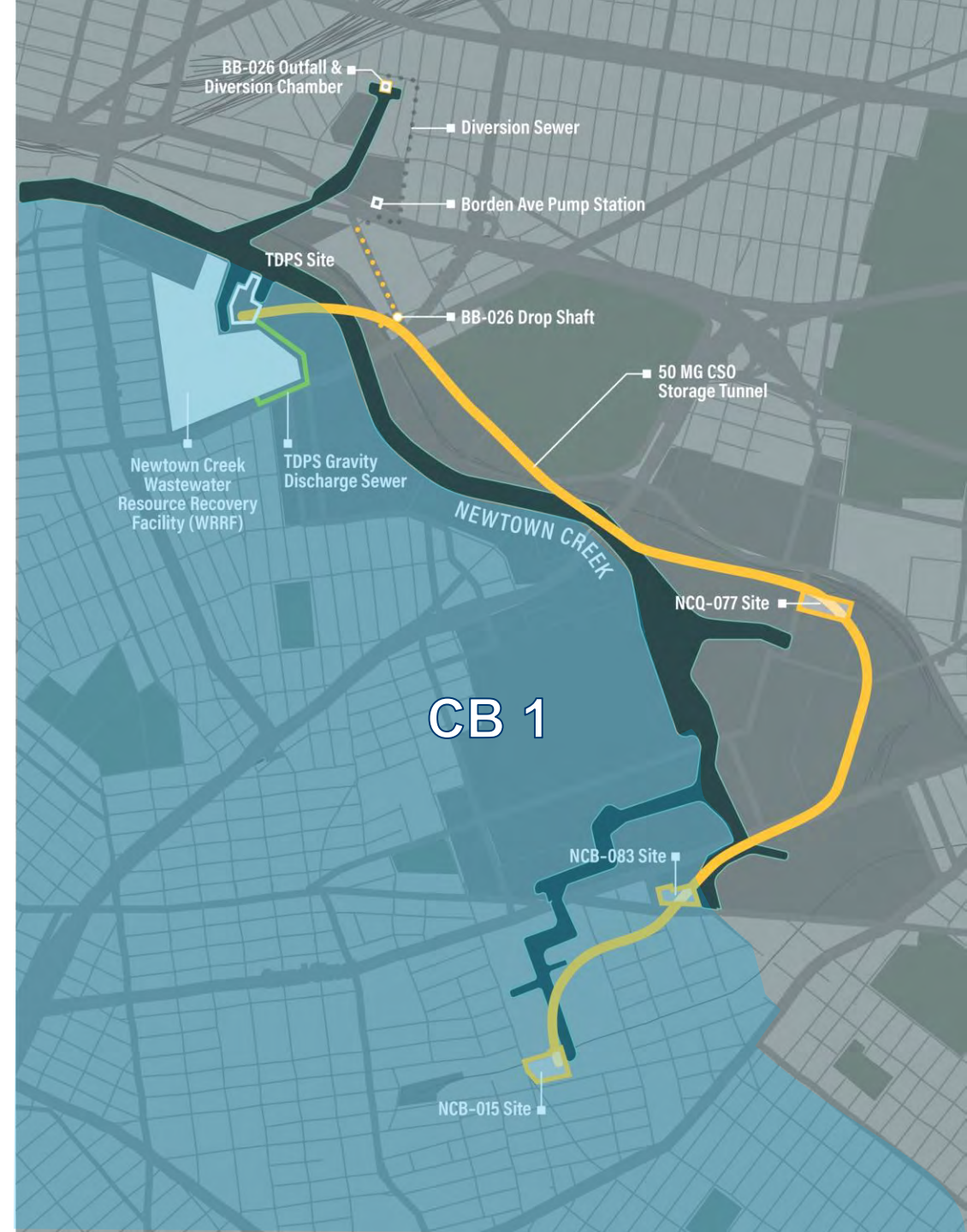


- About 60% of the city has combined sewers that collect both sanitary waste and rainwater.
- In dry weather, sewage is routed through the sewer system to one of the city's 14 wastewater resource recovery facilities for treatment.
- The system can get overwhelmed when the amount of water produced in a storm is greater than the capacity of the pipes.
- This can result in overflows into local waterways. This is called combined sewer overflow (CSO).

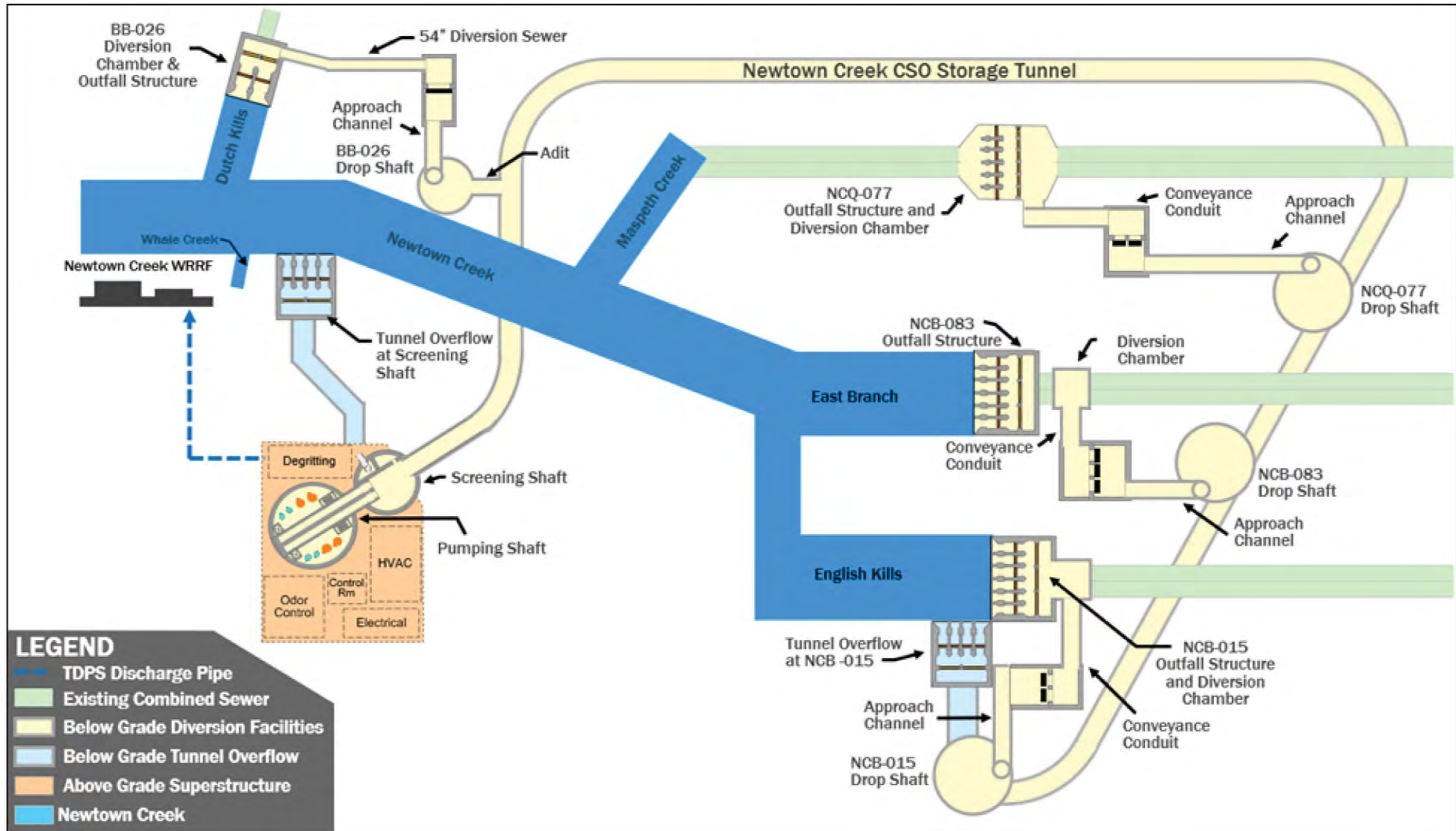


# Project Scope

- **3-mile-long tunnel** with 50-million-gallon storage capacity
- Intercepts combined sewer overflow (CSO) from **4 major outfalls** during a storm event
- **Tunnel Dewatering Pump Station** will pump flow from tunnel to Newtown Creek Wastewater Resource Recovery Facility for treatment after a storm.
- Consent milestone for construction completion: December 2040
- Project currently in Design Phase.



# CSO Tunnel System Overview



NOTE: Schematic design; not to scale



# Site Selection and Property Acquisition

Identified ULURP actions:

- Site Selection
- Property Acquisition
  - Full Acquisition
  - Easement Acquisitions
    - Subterranean
    - Surface-Permanent and Temporary Construction





# ULURP Process

Project is currently in pre-certification process

Schedule looking ahead:

- September 2025: Draft Environmental Impact Statement (EIS) complete
- September 2025: ULURP application certified, begin City review
- February 2026: Final Environmental Impact Statement (EIS) complete
- March/April 2026: ULURP Completion



# Environmental Impact Statement (EIS)

DEP's environmental review for the Newtown Creek Combined Sewer Overflow (CSO) Storage Tunnel Project is being prepared pursuant to:

- Article 8 of the Environmental Conservation Law establishing the State Environmental Quality Review Act (SEQRA) and its regulations as set forth in 6 NYCRR Part 617, and
- New York City's Environmental Quality Review (CEQR) as set forth in 62 RCNY Chapter 5 and New York City Executive Order 91 of 1977 and its amendments.

*Using methodology set forth in the 2021 CEQR Technical Manual*

Environmental Impact Statement (EIS) will examine and disclose potential adverse significant environmental impacts from the construction and operation of the CSO tunnel and associated infrastructure (diversion chambers, drop shafts, conveyance sewers, new outfalls, and odor control systems).

Each technical analysis will include detailed consideration of impacts that could occur from construction of the Proposed Project (construction of the new tunnel and related infrastructure) as well as consideration of the impacts once the construction is complete and the proposed CSO tunnel and diversion facilities are operational.

# Environmental Impact Statement (EIS)

Impact Categories Assessed	
Land Use, Zoning, and Public Policy	Solid Waste and Sanitation Services
Socioeconomic Conditions	Energy
Community Facilities and Services	Transportation
Open Space and Recreation	Air Quality
Shadows	Greenhouse Gas Emissions
Historic and Cultural Resources	Noise
Urban Design and Visual Resources	Public Health
Natural Resources	Neighborhood Character
Hazardous Materials	Environmental Justice
Water and Sewer Infrastructure	Alternatives



# Current Schedule

Deliverable	Milestone
Draft Environmental Impact Statement	September 2025
Final Environmental Impact Statement	February 2026
ULURP Completion	April 2026
Property Acquisition Completion	November 2026
Construction Procurement	December 2026
Construction Notice to Proceed	December 2027
Construction Substantial Completion	December 2040

Questions?



## COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

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

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

ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINNA BARROS  
THIRD VICE-CHAIRMAN

DAVID HEIMLICH  
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SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

JOHANA FULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

April 9, 2025

Mr. David Lee, Senior Project Manager  
New York City Department of Environmental Protection  
Bureau of Environmental Planning and Analysis  
59-17 Junction Boulevard, 11th Floor  
Flushing, New York 11373

**RE: Comments on the Draft Scope of Work for Newtown Creek Combined Sewer Overflow (CSO) Storage Tunnel Project CEQR No. 24DEP053Y**

Dear Mr. Lee,

On April 8, 2025, Brooklyn Community Board #1, informed by a recommendation from its Environmental Protection Committee, voted unanimously to send the following comments on the Draft Scope of Work for Newtown Creek Combined Sewer Overflow (CSO) Storage Tunnel Project CEQR No. 24DEP053Y:

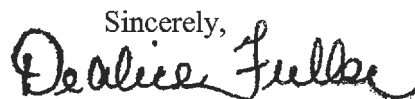
Brooklyn Community Board #1 acknowledges and values the fact that this project will create a significant improvement on the health and quality of Newtown Creek, and therefore, the adjacent environment, by reducing sewage discharge into the waterway by nearly 70%.

Concern Brooklyn Community Board #1 has regarding the potential significant negative impact the project will have on the environment and suggestions for mitigation:



- 1) Over 3 miles of tunnelling will produce enormous quantities of excavated soil. This dirt should be transported via barge.
- 2) The board has concerns regarding shadows from newly constructed pump station facilities potentially adversely affecting marine life in Newtown Creek.
- 3) This project will create a significant improvement in the health and quality of Newtown Creek, by reducing sewage discharge in the waterway by nearly 70%. However, future iterations should increase this reduction level of sewage discharge to over 90%.
- 4) The new pumping facilities and easements offer opportunities to create public access to the creek and to create publicly accessible green space and infrastructure. The Gowanus Canal remediation site provides a good example of public green spaces being created above the storage tank installations.
- 5) North Brooklyn has a long history of environmental pollution and correlating illnesses. Environmental monitoring, controls and mitigation during remediation and construction should go well beyond the minimum requirement, including but not limited to dust control, soil control, truck cleaning and air monitoring.

Working for a Better Williamsburg-Greenpoint.

Sincerely,  


Dealice Fuller  
Chairperson

★ CONGRESSWOMAN ★  
**NYDIA VELÁZQUEZ**

PROUDLY SERVING NEW YORK'S 7TH DISTRICT | BROOKLYN | QUEENS



# Flood Solutions Fair Western Queens

**Sunnyside | Woodside | Long Island City | Blissville**

**Addressing Flooding in Western Queens Starts Here! Join us in person to learn about flood risks in your community and what you can do to stay prepared for future threats.**



Ask experts in your community how you can take action. In attendance will be Plumbers, Landscapers, Masons, Basement Waterproofers, Insurance, Elected Officials, Citizen Advocates and NGO's.

## SATURDAY, SEPTEMBER 13, 2025

### 1:00 PM – 4:00 PM

### SUNNYSIDE COMMUNITY SERVICES 43-31 39<sup>TH</sup> STREET QUEENS, NY

RSVP HERE



### SPECIAL GUESTS

#### THE CITY SPONGE

#### THE NEWTOWN CREEK ALLIANCE

<b>Council Member</b> <b>Julie Won</b>	<b>State Senator</b> <b>Mike Gianaris</b>	<b>State Senator</b> <b>Kristen Gonzalez</b>	<b>Assemblymember</b> <b>Claire Valdez</b>
<b>NYC Comptroller</b>	<b>FEMA</b>	<b>NYC Dept of Environmental Protection</b>	<b>Sunnyside Community Services</b>
<b>Queens Community Board 2</b>	<b>CHHAYA Community Dev Corp</b>	<b>Long Island City Partnership</b>	<b>Blissville Civic Association</b>
<b>Center for NYC Neighborhoods</b>	<b>Field Form</b>	<b>Garrison Flood Control</b>	<b>Woodside on the Move</b>
<b>Sunnyside Masonry</b>	<b>LJS Waterproofing</b>	<b>Insure Before</b>	<b>Antell Law</b>
			<b>Sunnyside Shines BID</b>
			<b>Hunters Point Parks Conservancy</b>
			<b>Long Island City Coalition</b>
			<b>WQCLT</b>



@NydiaVelazquez



718-340-6244



<https://velazquez.house.gov>

Monday, September 8, 2025

To whom it may concern,

I would like to encourage the community board to deny Taqueria Ramirez of 94 Franklin St, Brooklyn, NY a dining out permit. First, it should be pointed out that the entrance to the restaurant is not on Franklin Street, which is a wide street with wide sidewalks. Instead, the entrance is on Oak Street, which is a narrow street with narrow sidewalks. If Taqueria Ramirez is applying for an outdoor dining permit on Oak Street, we ask that this permit application be denied.

The sidewalk, on Oak Street, in front of the establishment, is totally congested, to the point that people walking on Oak Street usually walk in the street to avoid the mass of people blocking the sidewalk.

The congestion is a feature that is wholly created by their business model. The restaurant itself is very small with seating for less than 20 people but they do not allow take out and they continue to serve customers with returnable plates of food. This means that people, who are waiting, congregate on the sidewalk and once they are served they stay on the sidewalk (or on the neighbors stoops or eat in their double parked cars) to eat their meals before returning their plate. This business model leads to a very noisy situation with all the people milling around and the music that is always blasting out of the open windows. Yesterday, the volume across the street was a steady 90 dBa. OSHA rules call for ear protection at 85 dBa.

If the sidewalk was very wide, there might be room for a wait line, waiting for the order to be completed and for people to eat their meal. However, the sidewalk is very narrow. At one point it is only five feet wide and this space is further reduced to about 3.5 feet when someone is seated on the benches around the street tree. The restaurant frontage is about 16 feet and most of this space there is only 9 feet of sidewalk. Again, this is before people are seated on the tree bed benches and standing at the window counter making the usable space less than 6.5 feet. The restaurant sometimes attempts to mitigate the waiting line which goes through the 3.5 foot section, but this is usually not done. They have put chalk lines on the ground but that is as effective as you might think it would be.

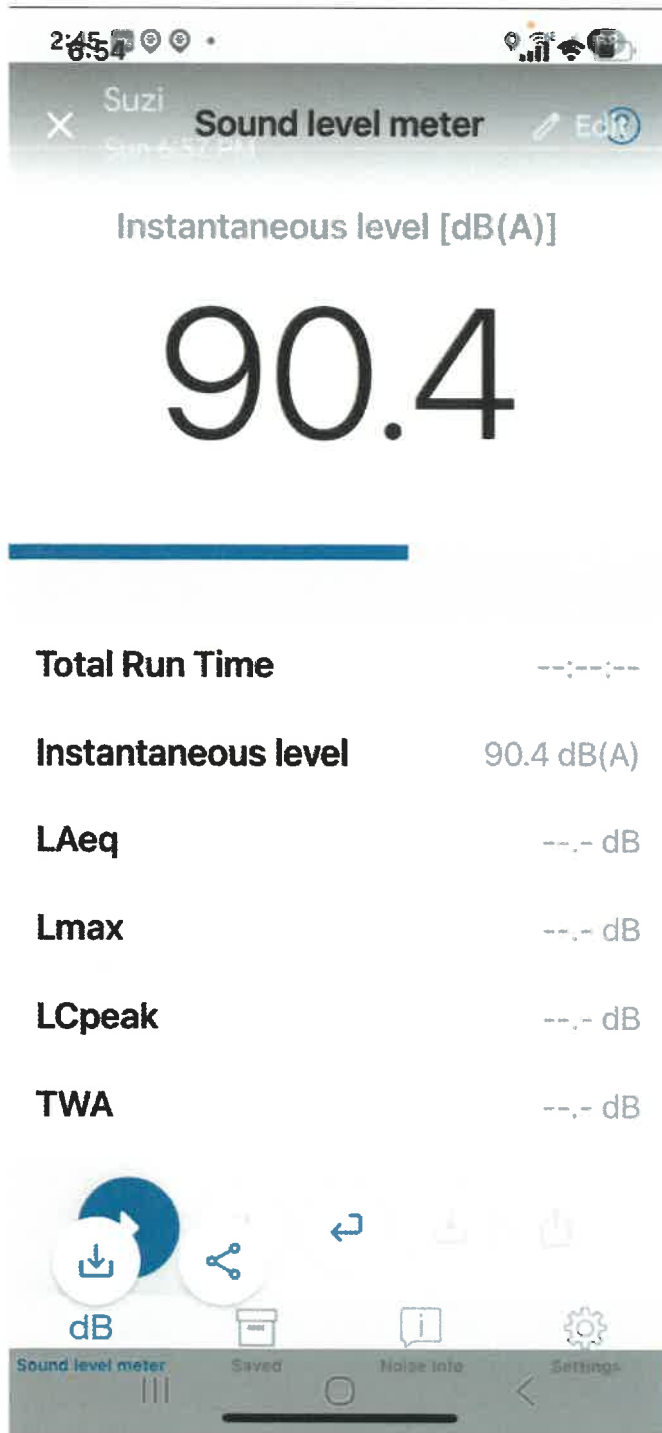
The area does not afford proper clearances and the sidewalk is always blocked on weekends with a noisy crowd. A permit should be denied.

John Anderson  
102 Oak St  
Brooklyn, NY 11222





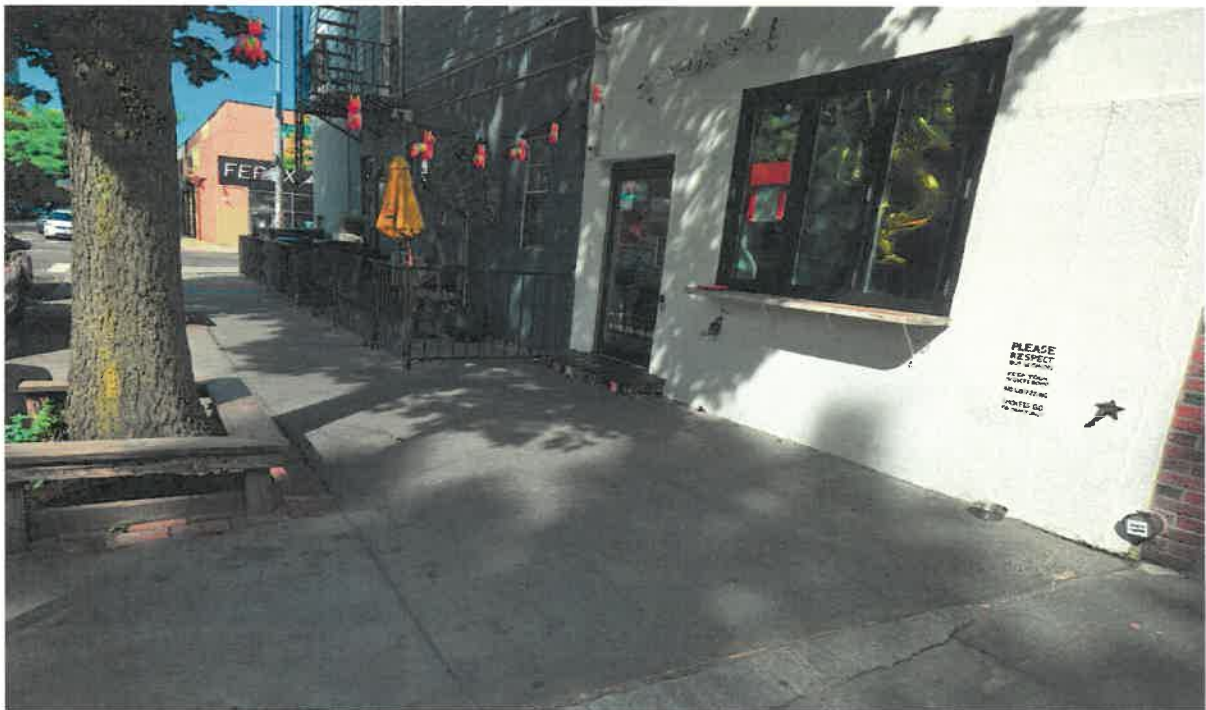
Sidewalk congestion



Yesterday's sound level from across the street



Narrow sidewalk 5 feet before seating



9.5 feet in front before seating. 16 foot frontage of restaurant





Current sidewalk seating area, note "dine-in only" sign

September 8, 2025

Hon. Dealice Fuller, Chairperson  
Community Board No. 1  
435 Graham Avenue  
Brooklyn, NY 11211-8813

Re: Combined Public Hearing & Board Hearing for Sept. 9, 2025  
Application of Taqueria Ramirez! for a Dining Out NYC Permit

Dear Chairperson Fuller:

This statement represents concerned neighbors that live on Oak Street near the intersection of that Street and Franklin Street ("Concerned Neighbors"). The Concerned Neighbors appreciate the opportunity to comment on the pending application of Taqueria Ramirez! (the "Taqueria") for a Dining Out NYC Outdoor Dining Permit ("Permit"). The Concerned Neighbors respectfully requests that the Board delay a decision on the Taqueria's application until further information and assurances can be obtained.

In summary:

- The current Certificate of Occupancy of the Taqueria does not allow for participation in the outdoor dining program
- While the application is for 94 Franklin Street (a commercial street), we believe the intended use is 91 Oak Street (a residential street)
- The sidewalks in front of 91 Oak Street are too small to accommodate outdoor dining
- There is a long and well documented history of the Taqueria bending and ignoring New York City laws, rules, regulations and its own Certificate of Occupancy
- There is a long and well documented history of the Taqueria having numerous issues with its neighbors

More details below:

The Permit indicates the application is for "94 Franklin Street," however, that is misleading. Franklin Street is a commercial street, but paradoxically the entrance to the commercial space is on Oak Street, which is a residential street. The Oak Street sidewalk is very narrow, 4ft in many places, with NYC DOT shade trees planted along the curb.

The interior of the Taqueria is very small, and the Certificate of Occupancy states it is permitted as a take out eating establishment with a max occupancy of 5 (ie it's not licensed as a restaurant). However the Taqueria states it is a Dine In Only restaurant. Patrons are given their order on a small reusable plastic plate that they are asked to return. **Because the Taqueria serves more people than it has the capacity to seat, most patrons order their food indoors but have nowhere to sit, so they go outside and eat wherever they can find a spot.** Thus, for the past four years, without a Permit, the Taqueria has been operating an outdoor dining facility with no regulation or control.

The Taqueria's extra-legal operation has created issues with the Concerned Neighbors in the past, including the following (photos below):

1. The Taqueria serves more customers than it can seat, so customers eat their dine in only food all over the block (not limited to the restaurant)
  - a. Patrons stand on the sidewalk, across the street, on the street, in their cars, often while double parked
    - i. These public spaces are being used as extensions of the restaurant
  - b. Patrons trespass on the stoops of residences more than 25 feet from the Taqueria including 94 Oak, 99 Oak, 101 Oak, and 102 Oak
    - i. On more than one occasion, the Taqueria's patrons have become aggressive when the Concerned Neighbors have asked the patrons to not sit on their property.
2. Patrons bring their own alcohol, unlawfully engaging in public consumption on an otherwise quiet residential street.
3. Patrons stand in a line that is often 10 to 20 persons long which impedes the sidewalk
  - a. An iron fence encloses an area for trash cans at 94 Franklin so patrons cannot queue along the building
4. Patrons sit on makeshift tree benches constructed around NYC DOT sidewalk trees; public spaces have been commandeered for private use
5. Taqueria frequently leaves its door and its sole and oversized window open. Music is played and can be heard across the street and down as far as 93 Oak Street.
  - a. Similarly, crowd noise can be heard at or around the same distances. That noise occurs at all random hours between its regular opening time (12:00 PM) and closing time (10:00 PM), Tuesday through Sunday.
6. On occasion, the Taqueria will hold special events. This past weekend, it held a 4th Anniversary Party, featuring a DJ, free food, and a tattoo artist (who operated from an open garage bay immediately adjacent to 99 Oak Street). By 7:30 PM, patrons or employees had consumed enough "BYOB" alcohol to feel so uninhibited as to urinate in the bushes in front of 99 Oak Street, beneath the bedroom of a seven-year-old. (That act involved a person wearing a "Taqueria Ramirez!" shirt/jacket, and was captured from front and behind, the front being available to the Board on video if the Board would care to see it.)
7. Numerous meetings and mediation between the Concerned Neighbors have taken place with mixed results

Given those issues, the Concerned Neighbors would like the Board to delay the Taqueria's application until they have a more clear idea of how Taqueria plans to implement outdoor dining. Specifically:

- Where will the outdoor dining be? On Oak Street or Franklin?
  - If Oak, how can such a small sidewalk accommodate seating in the context of the current crowds?
- What are the proposed hours?
- Will there be beer/wine/liquor requests forthcoming?
- Will there be a dining shed?



- What will the Taqueria do to limit the carry of music and crowd noise?
- What will be done to demarcate the designated Dining Out area?
- Will the Taqueria pay for security to prevent patrons from consuming their food outside the designated Dining Out area?

The Concerned Neighbors want to be good neighbors, but they need answers to the questions above, which are extra sensitive given historical lack of adherence to regulations and historical issues with the Taqueria and its customers. Thank you for considering the Concerned Neighbors' position.

Photos below showing the issues described above:

Certificate of Occupancy Details						
Floor Use Records						
Floor	Occupancy Classification	Occupancy Group	Description of Use	Description of Use Comments	Live Load	Maximum Persons Per
Cellar	Residential	R-2	Apartment House	BOILER ROOM, RECREATION ROOM, ...	OG	N/A
Floor Number(s) - 1	Residential	R-2	Apartment House	ONE (1) FAMILY	75	N/A
Floor Number(s) - 1	Business	B	Business and Service	TAKE OUT EATING AND DRINKING F...	OG	5
Floor Number(s) - 2	Residential	R-2	Apartment	ONE FAMILY (1) UNIT	40	N/A
Floor Number(s) - 3	Residential	R-2	Apartment	ONE FAMILY (1) UNIT	40	N/A

Certificate of Occupancy showing max capacity of 5 people and designation as take out eating



Person dressed as Taqueria Ramirez employee urinating in front of the residence at 99 Oak Street at 730pm, 20 feet from the bedroom of a 7 year old girl (while also drinking alcohol on the street)



Police responding to neighbor complaints; Taqueria having a laugh about it on Instagram



Only 4 feet of sidewalk on Oak Street





Patrons instructed to dine in only



Sidewalk blocked by people eating at tree guards and standing in line



Customers parked in the middle of the street, eating “dine in” tacos



Customers eating “dine in” tacos trespassing at a neighbors house across the street



Customers sitting on the sidewalk eating "dine in" tacos



Trash left behind by customers eating in the street





Sidewalk fully blocked by winter dining shed



Customers blocking neighbor's driveway and eating "dine in" tacos across the street

Timestamp	Say no to a new outdoor dining permit fo	Name or Email
9/8/2025 10:56:21	Say no to Ramirez outdoor seating	
9/8/2025 11:01:54	Say no to Ramirez outdoor seating	Wes Fuller
9/9/2025 7:26:03	Say no to Ramirez outdoor seating	Trina McKeever
9/9/2025 7:28:17	Say no to Ramirez outdoor seating	stamatiou.s@gmail.com
9/9/2025 7:28:36	Say no to Ramirez outdoor seating	Dustin Clause
9/9/2025 7:35:04	Say no to Ramirez outdoor seating	Jennifer Pasquin
9/9/2025 7:38:09	Say no to Ramirez outdoor seating	kstevenson4420@gmail.com
9/9/2025 7:40:53	Say no to Ramirez outdoor seating	
9/9/2025 7:42:38	Say no to Ramirez outdoor seating	Paul Baumann
9/9/2025 7:45:43	Say no to Ramirez outdoor seating	nichole.cicileo@gmail.com
9/9/2025 7:47:48	Say no to Ramirez outdoor seating	Sam Gregory
9/9/2025 7:51:55	Say no to Ramirez outdoor seating	Susan Anderson, 102 Oak Street
9/9/2025 7:53:18	Say no to Ramirez outdoor seating	akjakgoldman@gmail.com
9/9/2025 7:55:13	Say no to Ramirez outdoor seating	Anthony P
9/9/2025 7:59:43	Say no to Ramirez outdoor seating	Kristin Phillips
9/9/2025 8:01:15	Say no to Ramirez outdoor seating	Fletch Phillips
9/9/2025 8:02:41	Say no to Ramirez outdoor seating	Amy Diaz
9/9/2025 8:11:19	Say no to Ramirez outdoor seating	Laura Treciokas
9/9/2025 8:23:06	Say no to Ramirez outdoor seating	Madison.kate.pasquin@gmail.com
9/9/2025 8:26:43	Say no to Ramirez outdoor seating	Offthegridprod@gmail.com
9/9/2025 8:26:57	Say no to Ramirez outdoor seating	Radek Szczesn
9/9/2025 8:35:17	Say no to Ramirez outdoor seating	Tracy Fuller
9/9/2025 9:01:29	Say no to Ramirez outdoor seating	jordansing@gmail.com
9/9/2025 9:29:36	Say no to Ramirez outdoor seating	Makayla Stevenson
9/9/2025 9:36:29	Say no to Ramirez outdoor seating	liteach312@gmail.com
9/9/2025 9:39:59	Say no to Ramirez outdoor seating	
9/9/2025 9:44:42	Say no to Ramirez outdoor seating	Erika Mehiel erikamehiel@gmail.com
9/9/2025 10:24:29	Say no to Ramirez outdoor seating	Matthew Feldman
9/9/2025 10:32:10	Say no to Ramirez outdoor seating	

Timestamp	Say no to a new outdoor dining permit for	Name or Email
9/9/2025 10:37:55	Say no to Ramirez outdoor seating	Lucille Mixon
9/9/2025 10:50:57	Say no to Ramirez outdoor seating	Robert.nimocks@gmail.com
9/9/2025 10:58:25	Say no to Ramirez outdoor seating	julia.nimocks@gmail.com
9/9/2025 11:13:39	Say no to Ramirez outdoor seating	Rob McKeever
9/9/2025 11:32:45	Say no to Ramirez outdoor seating	tdaley1@nyc.rr.com
9/9/2025 11:33:09	Say no to Ramirez outdoor seating	tdaley1@nyc.rr.com
9/9/2025 11:37:42	Say no to Ramirez outdoor seating	tomgubernat@gmail.com
9/9/2025 11:38:15	Say no to Ramirez outdoor seating	N Lecren
9/9/2025 11:39:22	Say no to Ramirez outdoor seating	Ashley Daley
9/9/2025 11:49:13	Say no to Ramirez outdoor seating	
9/9/2025 11:57:29	Say no to Ramirez outdoor seating	Bill Layden
9/9/2025 12:02:31	Say no to Ramirez outdoor seating	
9/9/2025 12:15:29	Say no to Ramirez outdoor seating	andrew.catch@gmail.com
9/9/2025 12:32:46	Say no to Ramirez outdoor seating	Pauline L
9/9/2025 12:39:38	Say no to Ramirez outdoor seating	
9/9/2025 12:47:24	Say no to Ramirez outdoor seating	erikajakubassa@storylagoon.com
9/9/2025 12:53:43	Say no to Ramirez outdoor seating	Dkraciunas@gmail.com
9/9/2025 13:13:26	Say no to Ramirez outdoor seating	Lynn Wirtz
9/9/2025 14:04:18	Say no to Ramirez outdoor seating	pihnat21@gmail.com
9/9/2025 14:15:18	Say no to Ramirez outdoor seating	michaelhenryabramson@yahoo.com
9/9/2025 14:45:16	Say no to Ramirez outdoor seating	Nsheftler@gmail.com
9/9/2025 14:55:38	Say no to Ramirez outdoor seating	etistudios@gmail.com
9/9/2025 15:20:39	Say no to Ramirez outdoor seating	Algis.nyc@gmail.com
9/9/2025 15:27:23	Say no to Ramirez outdoor seating	derek.krouner@gmail.com
9/9/2025 16:01:48	Say no to Ramirez outdoor seating	Howard Kocan
9/9/2025 16:57:00	Say no to Ramirez outdoor seating	ejanepool@yahoo.com
9/9/2025 17:04:21	Say no to Ramirez outdoor seating	lizgilbertphoto@gmail.com
9/9/2025 17:19:35	Say no to Ramirez outdoor seating	Joseph Iberti



**From:** [BK01 \(CB\)](#)  
**To:** [Castrillon, Luis](#)  
**Subject:** Fw: [EXTERNAL] Request to stay/delay Taqueria Ramirez's outdoor dining permit  
**Date:** Wednesday, September 10, 2025 12:08:24 PM  
**Attachments:** [Protect the block from more Ramirez outdoor seating \(Responses\) - Form Responses 1.pdf](#)

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**From:** Wes Fuller <[wesley.james.fuller@gmail.com](mailto:wesley.james.fuller@gmail.com)>  
**Sent:** Tuesday, September 9, 2025 6:07 PM  
**To:** BK01 (CB) <[bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)>  
**Cc:** McCabe, Kelly <>; Yang, Angela <>; Elissa Iberti <>; Trina McKeever <>; NORBERTO RIVERA <>; JONATHAN NAVARRETE <> **Subject:** Re: [EXTERNAL] Request to stay/delay Taqueria Ramirez's outdoor dining permit

You don't often get email from [wesley.james.fuller@gmail.com](mailto:wesley.james.fuller@gmail.com). [Learn why this is important](#)

Hello, also including the details from 57 petition signatures we received. Thank you

On Tue, Sep 09, 2025 at 3:17 PM, BK01 <[bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)> wrote:

Kindly be advised that your email has been forwarded to the Board Members.

Thank you.

---

**From:** Wes Fuller <[wesley.james.fuller@gmail.com](mailto:wesley.james.fuller@gmail.com)>  
**Sent:** Tuesday, September 9, 2025 8:01 AM  
**To:** BK01 (CB) <[bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)>  
**Cc:** McCabe, Kelly <>; Yang, Angela <>; Elissa Iberti >; Trina McKeever <>; NORBERTO RIVERA <>; JONATHAN NAVARRETE <> **Subject:** [EXTERNAL] Request to stay/delay Taqueria Ramirez's outdoor dining permit

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

Hello, please find attached a statement requesting that the outdoor dining permit for Taqueria Ramirez be stayed/delayed due to numerous issues with the business and the neighboring residents. Ccing Elissa and Trina, the leaders of our block association who assisted me with this, Councilman Restler's office (who are aware of some of issues), as well as leadership of the 94th Precinct (who are also aware of some of the issues). Please confirm receipt, thank you for your help with this.

Best,  
Wes