

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009 FAX: (718) 389-0098 Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN DISTRICT MANAGER HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

greenpoint williamsburg

RECORDING SECRETARY
PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

SIMON WEISER

GINA BARROS

DAVID HEIMLICH FINANCIAL SECRETARY SONIA IGLESIAS

FIRST VICE-CHAIRMAN
DEL TEAGUE

SECOND VICE-CHAIRPERSON

THIRD VICE-CHAIRPERSON

October 28, 2025

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

RE: Renaming McCarren Park Softball Field #2 in Honor of Ronnie Ortiz Jr.

Dear Commissioner Maher:

On October 21, 2025, Brooklyn Community Board #1, informed by a recommendation from its Parks & Waterfront Committee, voted unanimously to send this letter.

Brooklyn Community Board 1, supports the renaming of McCarren Park Softball Field #2 in honor of Ronnie Ortiz Jr.

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller Chairperson



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FINANCIAL SECRETARY

SONIA IGLESIAS

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

RE: To Support the Design for American Playground

Dear Commissioner Maher:

Brooklyn, NY 11215

On October 21, 2025, Brooklyn Community Board #1, informed by a recommendation from its Parks & Waterfront Committee, voted unanimously to send this letter.

Brooklyn Community Board 1 supports the design for the American Playground located on Franklin Street between Milton and Noble Street.

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller Chairperson



SIMON WEISER

GINA BARROS THIRD VICE-CHAIRPERSON DAVID HEIMLICH FINANCIAL SECRETARY SONIA IGLESIAS RECORDING SECRETARY PHILIP A. CAPONEGRO MEMBER-AT-LARGE

FIRST VICE-CHAIRMAN

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COMMUNITY BOARD No. 1

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JOHANA PULGARIN DISTRICT MANAGER HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD



October 30, 2025

Hon. Antonio Reynoso Brooklyn Borough President Brooklyn Borough Hall 209 Joralemon Street Brooklyn, NY 11201

Re: Request for Emergency Funding – Metropolitan Pool, 261 Bedford Avenue

Dear Borough President Revnoso,

At the regular meeting of Brooklyn Community Board No. 1, held on October 21, 2025, the Board Members voted to send this letter.

Community Board 1 Members express deep concern regarding the most recent update provided by NYC Parks concerning the continued closure of the Metropolitan Recreation Center, located at 261 Bedford Avenue.

As stated by NYC Parks Brooklyn Borough Commissioner Martin Maher, the capital project for the Metropolitan Recreation Center is currently slated for 2026. However, there is no clear timeline or plan for when the facility will fully reopen.

While the Board acknowledges the Department's efforts to address these challenges, the prolonged closure of the Metropolitan Pool continues to negatively affect our residents, who rely on this facility for recreation, exercise, and community connection.

The Board Members feel that waiting until 2026, with no clear view of what will be happening during that period, is far too long. The Metropolitan Pool has already been closed for almost a year as of this December, and the community continues to be without this vital resource.

We are therefore requesting that our elected officials identify and provide emergency funding to expedite repairs and improvements so that the Metropolitan Pool can safely reopen to the community as soon as possible.

Such funding would allow NYC Parks to focus on fixing the underlying mechanical and ventilation issues that have kept the facility closed, ensuring a lasting and safe reopening for all residents. These actions are critical to restoring equitable access to recreational amenities and supporting public health and wellness across our district.

We sincerely appreciate your continued leadership and commitment to enhancing quality of life in our communities.

Working for Healthier Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller Chairperson

CC: NYC Parks Brooklyn Commissioner, Martin Maher NYC Parks Chief of Recreation, Eileen Dalton



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SIMON WEISER FIRST VICE-CHAIRMAN

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DAVID HEIMLICH FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE

REVISED
October 30, 2025

Hon. Emily Gallagher NYS Assembly Member District 50 685A Manhattan Avenue Brooklyn, NY 11222

Re: Request for Emergency Funding - Metropolitan Pool, 261 Bedford Avenue

Dear Assembly Member Gallagher,

At the regular meeting of Brooklyn Community Board No. 1, held on October 21, 2025, the Board Members voted to send this letter.

Community Board 1 Members express deep concern regarding the most recent update provided by NYC Parks concerning the continued closure of the Metropolitan Recreation Center, located at 261 Bedford Avenue.

As stated by NYC Parks Brooklyn Borough Commissioner Martin Maher, the capital project for the Metropolitan Recreation Center is currently slated for 2026. However, there is no clear timeline or plan for when the facility will fully reopen.

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We sincerely appreciate your continued leadership and commitment to enhancing quality of life in our communities.

Working for Healthier Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller, Chairperson



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HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

JOHANA PULGARIN DISTRICT MANAGER

SONIA IGLESIAS RECORDING SECRETARY

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FIRST VICE-CHAIRMAN **DEL TEAGUE**

SECOND VICE-CHAIRPERSON

PHILIP A. CAPONEGRO MEMBER-AT-LARGE

> REVISED October 30, 2025

areenpoint williamsburg

Hon. Jenniffer Gutierrez Council Member 244 Union Avenue Brooklyn, NY 11211

Re: Request for Emergency Funding - Metropolitan Pool, 261 Bedford Avenue

Dear Council Member Gutiérrez,

At the regular meeting of Brooklyn Community Board No. 1, held on October 21, 2025, the Board Members voted to send this letter.

Community Board 1 Members express deep concern regarding the most recent update provided by NYC Parks concerning the continued closure of the Metropolitan Recreation Center, located at 261 Bedford Avenue.

As stated by NYC Parks Brooklyn Borough Commissioner Martin Maher, the capital project for the Metropolitan Recreation Center is currently slated for 2026. However, there is no clear timeline or plan for when the facility will fully reopen.

While the Board acknowledges the Department's efforts to address these challenges, the prolonged closure of the Metropolitan Pool continues to negatively affect our residents, who rely on this facility for recreation, exercise, and community connection.

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We sincerely appreciate your continued leadership and commitment to enhancing quality of life in our communities.

Working for Healthier Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller, Chairperson

CC:

NYC Parks Brooklyn Commissioner, Martin Maher NYC Parks Chief of Recreation, Eileen Dalton



SIMON WEISER

GINA BARROS THIRD VICE-CHAIRPERSON DAVID HEIMLICH FINANCIAL SECRETARY SONIA IGLESIAS RECORDING SECRETARY PHILIP A. CAPONEGRO MEMBER-AT-LARGE

FIRST VICE-CHAIRMAN DEL TEAGUE

SECOND VICE-CHAIRPERSON

COMMUNITY BOARD No. 1

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HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

HON, LINCOLN RESTLER

CHAIRPERSON

JOHANA PULGARIN DISTRICT MANAGER

> REDAMISED October 30, 2025

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Hon. Julia Salazar NY Senate District 18 212 Evergreen Avenue Brooklyn, NY 11221

Re: Request for Emergency Funding - Metropolitan Pool, 261 Bedford Avenue

Dear Senator Salazar,

At the regular meeting of Brooklyn Community Board No. 1, held on October 21, 2025, the Board Members voted to send this letter.

Community Board 1 Members express deep concern regarding the most recent update provided by NYC Parks concerning the continued closure of the Metropolitan Recreation Center. located at 261 Bedford Avenue.

As stated by NYC Parks Brooklyn Borough Commissioner Martin Maher, the capital project for the Metropolitan Recreation Center is currently slated for 2026. However, there is no clear timeline or plan for when the facility will fully reopen.

While the Board acknowledges the Department's efforts to address these challenges, the prolonged closure of the Metropolitan Pool continues to negatively affect our residents, who rely on this facility for recreation, exercise, and community connection.

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We sincerely appreciate your continued leadership and commitment to enhancing quality of life in our communities.

Working for Healthier Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller, Chairperson

CC:

NYC Parks Brooklyn Commissioner, Martin Maher NYC Parks Chief of Recreation, Eileen Dalton



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JOHANA PULGARIN DISTRICT MANAGER

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

CHAIRPERSON

GINA BARROS THIRD VICE-CHAIRPERSON DAVID HEIMLICH

SECOND VICE-CHAIRPERSON

SIMON WEISER

FIRST VICE-CHAIRMAN **DEL TEAGUE**

FINANCIAL SECRETARY **SONIA IGLESIAS**

RECORDING SECRETARY PHILIP A. CAPONEGRO

> Hon. Lincoln Restler. Council Member District 33 410 Atlantic Avenue Brooklyn, NY 11211

Re: Request for Emergency Funding - Metropolitan Pool, 261 Bedford Avenue

Dear Council Member Restler.

At the regular meeting of Brooklyn Community Board No. 1, held on October 21, 2025, the Board Members voted to send this letter.

Community Board 1 Members express deep concern regarding the most recent update provided by NYC Parks concerning the continued closure of the Metropolitan Recreation Center. located at 261 Bedford Avenue.

As stated by NYC Parks Brooklyn Borough Commissioner Martin Maher, the capital project for the Metropolitan Recreation Center is currently slated for 2026. However, there is no clear timeline or plan for when the facility will fully reopen.

While the Board acknowledges the Department's efforts to address these challenges, the prolonged closure of the Metropolitan Pool continues to negatively affect our residents, who rely on this facility for recreation, exercise, and community connection.

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November 3, 2025

Such funding would allow NYC Parks to focus on fixing the underlying mechanical and ventilation issues that have kept the facility closed, ensuring a lasting and safe reopening for all residents. These actions are critical to restoring equitable access to recreational amenities and supporting public health and wellness across our district.

We sincerely appreciate your continued leadership and commitment to enhancing quality of life in our communities.

Working for Healthier Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller, Chairperson

CC:

NYC Parks Brooklyn Commissioner, Martin Maher NYC Parks Chief of Recreation, Eileen Dalton



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SIMON WEISER

DEL TEAGUE

DAVID HEIMLICH FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE

REVISED October 30, 2025

Hon. Nydia Velazquez US Congresswoman 266 Broadway Suite 201 Brooklyn, NY 11211

Re: Request for Emergency Funding - Metropolitan Pool, 261 Bedford Avenue

Dear Congresswoman Velazquez,

At the regular meeting of Brooklyn Community Board No. 1, held on October 21, 2025, the Board Members voted to send this letter.

Community Board 1 Members express deep concern regarding the most recent update provided by NYC Parks concerning the continued closure of the Metropolitan Recreation Center, located at 261 Bedford Avenue.

As stated by NYC Parks Brooklyn Borough Commissioner Martin Maher, the capital project for the Metropolitan Recreation Center is currently slated for 2026. However, there is no clear timeline or plan for when the facility will fully reopen.

While the Board acknowledges the Department's efforts to address these challenges, the prolonged closure of the Metropolitan Pool continues to negatively affect our residents, who rely on this facility for recreation, exercise, and community connection.

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almost a year as of this December, and the community continues to be without this vital resource. We are therefore requesting that our elected officials identify and provide emergency funding to expedite repairs and improvements so that the Metropolitan Pool can safely reopen to the community as soon as possible.

Such funding would allow NYC Parks to focus on fixing the underlying mechanical and ventilation issues that have kept the facility closed, ensuring a lasting and safe reopening for all residents. These actions are critical to restoring equitable access to recreational amenities and supporting public health and wellness across our district.

We sincerely appreciate your continued leadership and commitment to enhancing quality of life in our communities.

Working for Healthier Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller, Chairperson

CC:

NYC Parks Brooklyn Commissioner, Martin Maher NYC Parks Chief of Recreation, Eileen Dalton



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MEMBER-AT-LARGE

October 21, 2025

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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: September 16, 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); Gross; LaBorde; Peterson.

Absent: Feng; Teague.

(A quorum was achieved)

Also Attended: Assistant District Manager, Mr. Castrillon.

The Capital Budget Committee meeting was held to prepare the District Needs Statement for FY 2027, which is due on October 31, 2025.

AGENDA

- 1. Review of Comments and recommendations received at the Public Hearing and from the Brooklyn Community Board One Committees.
- 2. Review and update the Budget Priority List for Capital and Expense Items.

Ms. Barros, Chairperson of the Capital Budget Committee, highlighted, in a PowerPoint presentation, that we are now in Phase 4 (June to August) of our District Needs Requests review process. She introduced a tool provided by the City Planning Support Team—the Community District Need Submission Form Template—which the Capital Budget Committee will use to organize the District Needs Request Items. This District Needs Template is designed for the community board to use as a draft for identifying District Needs Request Items that can be removed, will continue to require ongoing support, can be modified, or include new items to be finalized for submission due October 31st, 2025.

The most important change this year is that the 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.

The presentation reviewed the Capital and Expense District Needs Request Items, organized according to the seven policy areas. The seven policy areas align with the services and programs of city agencies. The discussion centered on deciding which items to remove, modify, or add.

The Capital Budget Committee voted to approve the following changes to the District Needs Statements for FY 2027.

Policy Area: Housing, Economic Development and Land Use: Responsible Agencies: Department of Housing Preservation and Development, HPD, NYCHA.

These priorities remain unchanged from our previous years assessment highlighting the persistent nature of these needs in our rapidly growing district, The committee therefore agreed to continue to support these District Needs Request Items. The committee advocates continuing support for providing more housing for medium and lower-income households and to maintain funding that provides, expands, and enhances rental subsidy programs.

Department of Housing Authority/NYCHA.

Mr. Joel Gross, President of the Williams Plaza Tenant Association, updated the Committee on the following upgrades done and work that needs to continue for the following NYCHA facilities. He emphasized that there needs to be more oversight and accountability for how the agency's funds are spent. He specifically stated that we have to have conversations with NYCHA on how the funds are allocated and ensure that we advocate for our District Needs Priorities.

Williams Plaza NYCHA facility

- 1. District Needs Item #11 will be removed. The Williams Plaza facility was upgraded.
- District Needs Request Item #19 will be removed.
 The sidewalks around Williams Plaza Replace (aka Jonathan Williams Development/NCHA) from Division Avenue, South 9th Street, Broadway, Marcy Avenue, Roebling Street, and Havemeyer Street.) These were repaired.
- 3. There was discussion regarding the William Plaza playground. Two options were discussed, either the playground be upgrade, or the playground be turned into a Parking facility for the residents. Mr. Gross related that there is a large Senior population that needs a parking Lot. Mr. Gross requested this be DNR item #1. The committee did not vote on this item.

Taylor White Houses NYCHA Community facility.

- 4. **New**; District Needs Request Item #2; The Taylor White Houses NYCHA community facility center, needs to be upgraded
- 5. New: District Need Request Item #3: Upgrade the playground for the Taylor White Houses, NYCHA. The playground is heavily used by the community, is old and needs new equipment and infrastructure. The new playground design should include features for older adults and those with physical challenges, including age-appropriate exercise equipment aimed at promoting strength, flexibility, and balance, as well as encouraging social interaction in a fun, low-impact way.

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

The committee agreed to continue supporting the District Needs Request Items listed advocating for upgrades to parks or amenities, reconstruction of a building in a park, and the addition of a new building in a park. This includes upgrades to the Handball Court and the construction of new pickleball court in McCarren Park.

Removed: District Needs Request Item #16; was removed: Restore and fund the redevelopment of Sand Parks under the Williamsburg Bridge. This park was basically abandoned over the years and subject to storage by work contracted on the Williamsburg Bridge.

Policy Area: Transportation and Infrastructure

The committee agreed to continue to support the District Needs Request Items priorities that remain unchanged from our previous year request.

Removed: The District Needs Item #22 and #36 were removed with the decision that those items be referred to the ARTS/DOT program.

District Needs Item #22: Request that benches and a bus shelter be added at specified bus stops. District Needs Item #36: Request for addition of loading zones in all commercial corridors and high-density residential neighborhoods.

NEW: District Needs Items added.

District Needs Item #1: Provide more funding to repair sidewalks damaged by tree roots. This request has been made at the Community Board Public Hearing; both in person and via emails.

District Needs Request Item #13; Comprehensive Street Redesign; (See Draft of Statement of District Needs Request for FY 2027 for details.)

District Needs Request Item #14; Comprehensive Street Redesign; (See Draft of Statement of District Needs Request for FY 2027 for details.)

District Needs Request Item #15; Install Speed Cameras at South 5th Street and Havemeyer.

Policy Area Core Infrastructure, City Services, and Resiliency.

The committee agreed to continue to support the District Needs Request Items priorities that remain unchanged from our previous year request.

New District Needs Item #1. Provide more funding to increase Compost collection to twice a week.

Policy Area: Youth Education and Child Welfare

The committee agreed to continue to support the District Needs Request Items priorities that remain unchanged from our previous year request.

Policy Area: Public Safety and Emergency Services New York Police Department

The committee agreed to continue to support the District Needs Request Items priorities that remain unchanged from our previous year request.

New: District Needs Request Item #2; Allocate more funding to hire additional police staff for the new Quality of Life program, enhancing community communication through 311 calls to the police. Request for four additional officers per precinct. Additional officers in 90th would provide more enforcement and patrols in Southside areas where drug activity and homelessness have overwhelmed residents.

Department of Health and Mental Hygiene (DOHMH)

New: District Needs Request Item #5: Provide funding and support for Trap Neuter Return in the Care of Community Cats community volunteers organizations.

Health and Hospital Corporation (HHC)

New: District Needs Request Item #2; Program to address Women's Physical and Emotional Health Issues. (See Statement for District Needs FY 2027 for details.)

New: District Needs Request Item #3: Programs to that provide more infant care services.

Mayor's Office of Management and Budget (OMB)

The committee expressed strong support for District Needs Request Item #1. Increase Funding to Brooklyn Community Board One. 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 issues.

New: District Needs Request Item #2: Provide funding for programs that address Domestic Violence.

Department of Buildings

District Need Request Item # 1: The committee agreed to continue to support. Assign additional building inspectors ((including expanding training programs.)

A motion was made to approve the changes to the District Needs Statement for FY 2027. These changes, as described in this report, include District Needs Request Items Removed, New items added, and priorities from previous years that the committee continues to support.

Motion made by Mr. Gross and seconded by Ms. Peterson.

Yes: 4 (Gross; Peterson; LaBorde; Barros) (4 members constitute a quorum for this committee.)

No: 0

Abstentions: 0

Motion carried (by consensus)

Meeting adjourned



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SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE

October 21, 2025

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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: October 9, 2025

The Capital Budget Committee meeting was held on Thursday, October 9, 2025, at 6:00 p.m. at CB1 District office, 435 Graham Avenue, Brooklyn, NY 11211.

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

Absent: Gross; Peterson.

(A quorum was achieved)

CB1 Board Members who also attend: Paul Kelterborn, (Co-Chair Transportation Committee); Michal Mrowiec, (Chair – Economic Development Committee)

Also Attended: Assistant District Manager, Mr. Castrillon.

Public Community Members attended: Peter Joyce, (representing Guest/NYU Student); EJ Mar, Guest; Kunal Patnaik, Guest.

The Capital Budget Committee meeting was held to prepare the Statement of Community District Needs and the Community Board Budget Request for FY 2027, which is due on October 31, 2025.

AGENDA

1. Review and Finalize the Capital and Expense District Needs Request Items for the Statement of District Needs for FY 2027.

Ms. Barros summarized that the Capital Budget Committee met on September 16th with a quorum present. The committee reviewed and voted to approve the changes to the District Needs Statement for FY 2027. District Needs Request Items that were removed and added are documented in the September 16th Capital Budget Committee Report.

Since then, however, the Co-Chair Mr. Lloyd Feng and the Chair Ms. Barros decided to schedule another Capital Budget Committee meeting. It was felt that there needed to be a final opportunity for committee chairs and co-chairs to have their input.

Also, after Ms. Barros' consultation with the City Planning liaisons regarding the prioritization of District Needs Requests Items, she elected to use the template that categorizes the District Needs Request Items by Agencies rather than by the seven policy areas. Both options are available; however, organizing by Agency is preferable as it enables committees to more effectively identify the relevant agencies responsible for addressing the district's needs, and can be prioritized separately for each agency.

Ms. Barros presented the District Needs Requests Items organized by agencies using a PowerPoint presentation. The following changes were added.

Agency: Department of Parks and Recreation:

New: District Needs Request Item #1: Allocate more funding for tree pruning by reducing the contract duration of 7 years to allow for more frequent pruning of larger trees. These trees are overgrown and pose potential public safety hazards as they obstruct streetlights, and hanging branches that interfere with pedestrian walkways, and encroach on neighboring properties. Written requests have been submitted during the community board public hearings.

New: District Needs Request Item #11: Renovation and upgrade needed for Frances Steinberg Park. 1. The restroom station at Frances Steinberg Park is in serious need of repair. At this time it is non-functional. 2. The outdoor play/exercise equipment needs complete renovation to bring the space up to modern industry safety and design standards. The park benches need to be new, and sidewalk repairs are needed.

Agency: Department of Homeless Services

New: District Needs Request Item #1. Increase funding for mental health programs that serve the homeless population living in shelters and on the streets. There has been a rise in the homeless population sleeping on the streets in the Southside of Williamsburg. At the 90th precinct council meetings residents of the community have expressed concerns that there is limited supervision and care for homeless individuals who are on medication because of mental illness. Also, recent survey responses from Brooklyn Community Board One's canvassing have identified this concern as a top priority. At the Budget Consultation meeting this year, it was also noted that funding for Homeless Shelters in New York City is insufficient to retain social workers, due to uncompetitive wages. This results in staff turnover due to better-paying jobs elsewhere and increased workloads that further exacerbate the situation. The ongoing instability in the human services sector greatly impacts the quality and availability of care for vulnerable adults.

Agency: Department of Education

New: District Needs Items #1: Increase funding to purchase air conditioners for Middle School IS 50. The Chair of the Education Committee stated that this request was discussed at the Educational Committee.

Agency: Department of Small Business Services

New: District Need Request Item #2: Request for an economic revitalization + visioning study for commercial corridors in our district (Broadway from waterfront to district's eastern border with Bushwick, Graham Ave/Ave of Puerto Rico from BQE to Woodhull Hospital, West St and Franklin, Grand St, Manhattan Ave)

New: District Need Request Item #3: Request for a study of how NYC can encourage more green manufacturing in the IBZ that is also safe for residents + blue highways.

A motion was made to approve the New District Needs Request Items added to the Statement of Community District Needs Request for FY 2027.

Motion made by Ms. Teague and seconded by Ms. LaBorde.

Yes: 4 (Feng; Teague; LaBorde; Barros) (4 members constitute a quorum for this committee.)

No: 0

Abstentions: 0

Motion carried (by consensus)

Meeting adjourned



435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098 Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

JOHANA PULGARIN HON. JENNIFER GUTIERREZ DISTRICT MANAGER COUNCILMEMBER, 34th CD

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 October 21, 2025

EXECUTIVE BOARD

TO: CB#1 Board Members

FROM: Chairperson Dealice Fuller

RE: Executive Board Meeting Held on September 17, 2025

The Executive Board met on Wednesday, September 17, 2025, at 5:30 PM.

ATTENDANCE: Present: Chair Fuller; Vice-Chair Weiser; Barros; Caponegro; Heimlich;

Teague.

Absent: 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 FOR JUNE 10, 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 10 minutes.
- Items # 7 and #8 were tabled for the upcoming Public Hearing and Board Meeting on November 18, 2025.



3. <u>ADDITIONAL DISCUSSION:</u>

The Executive Board reviewed the following board member's request to be excused from being absent from the Combined Public Hearing & Board Meeting on September 9, 2025.

- Gina Barros
- Giovanni D'Amato
- Paul Kelterborn

The Executive Board made a motion to excuse the above Members. Motion made by Ms. Teague and Seconded by Mr. Weiser

The vote was as follows: 6 "YES" 0 "NO", 0 "ABS".

The Executive Board examined the salary matter concerning Mr. Jimmy Guan, Community Associate. OMB informed that, based on the recent union salary increase bargain, the minimum starting annual salary for the Community Associate position is \$44,545. And not (\$41,887) There for the Executive Board has to vote on the current minimum salary.

The Executive Board made a motion to approve the salary of \$44,545 for Mr. Jimmy Guan, Community Associate. Motion made by Mr. Caponegro and Seconded by Ms. Teague.

The vote was as follows: 6 "YES" 0 "NO", 0 "ABS".

The Executive Board addressed the upcoming Jewish holidays in October 2025, specifically Sukkot (October 6 to13), and noted that CB1 may hold committee meetings on October 9. Although this date had previously been not suitable for committee meetings, the Executive Board stated it is now available for any committee wishing to schedule a meeting if the entire members of that Committee approves it.

The vote was as follows: 6 "YES" 0 "NO", 0 "ABS".

Ms. Del Teague spoke about Mr. Ward Dennis's application to join the Land Use, ULURP & Landmarks Committee, and how he was not added to it, she asked that he will be added to the Land Use, ULURP & Landmarks Committee, she also noting his many years of service to CB1 prior to his recent appointment. She emphasized that his professionalism and expertise in Land Use matters would make him a valuable addition to the Committee. The Executive Board members discussed that they remember him, and they agreed that he will be a great addition to the Land Use, ULURP & Landmarks Committee. Ms. Del Teague asked Chair Fuller to reconsider her decision and add Mr. Dennis to the Land Use, ULURP & Landmarks Committee. Chair Fuller replied to Ms. Teague that she would take it into consideration.

The meeting was Adjourned at 6:37 pm.

n N	DATE RECEIVED	HOW	REQUEST FROM	PRESENTATION DESCRIPTION	ITEM ON A CLOCK?	CLOCK DETAILS
1.)	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 Community Relations Ambassador.	NO	Previously Tabled
2.)	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	Previously Tabled
3.)	09/16/25	Via Email	Ronda J. Messer (she/her/hers) Director of Community Affairs, Brooklyn Borough Commissioner's OfficeDepartment of Transportation	DOT Microhubs pilot program. A microhub is a location where goods are transloaded from larger freight vehicles to smaller, low-emission and electric vehicles, or human-powered modes (e.g., cargo cycles, hand carts) for final delivery. This two-year pilot program, born out of City Council legislation, will help the agency test and refine this format. Anticipated benefits of the pilot include encouraging greater adoption of sustainable delivery strategies, improving air quality and noise level, and enhancing delivery worker safety.	NO	

4.)	09/16/25	Via Email	Lucia Marquez Reagan Borough Planner • Brooklyn Office	20 Berry Street, CEQR 24DCP038KApplicant Hadi Hajjar, A zoning map amendment from M1-1 to M1-2, a zoning text amendment pursuant to ZR 74-94, and zoning special permits pursuant to Section 74-962 and 74-963 to facilitate a new 192,000 sf commercial and industrial building with publicly accessible open space at 20 Berry Street sought by private application by Mihata Corp. in the Williamsburg neighborhood of Brooklyn,	YES	CB1 Review Clock 09-24-25 to 11-24-25 Public Hearing 10/21/25 Land Use Committee 11/03/25
5.)	09/16/25	Via Email	Lucia Marquez Reagan Borough Planner • Brooklyn Office	Community District 1. Newtown Creek Combined Sewer Overflow (CSO) Storage Tunnel Project CEQR NO. 24DEP053Y, Site selections and acquisitions to facilitate a new Combined Sewer Overflow Tunnel connecting outfalls along Newtown Creek, is being sought by Department of Environmental Protection in the Hunters Point, Maspeth, Greenpoint, and Williamsburg neighborhoods of Community Districts Q02, Q05, BK01, Queens and Brooklyn.	YES	CB1 Review Clock 09-24-25 to 11-24-25 Public Hearing 10/21/25 Land Use Committee 11/03/25
6.)	09/02/25	Via Email	Sheldon Lobel P.C. Jed Weiss	A new application to the Board of Standards and Appeals concerning 99 Sutton Street, Brooklyn. BSA Cal. No. 2025-31-BZ, 2025-32-A & 2025-33-A This variance application is submitted pursuant to Section 72-21 of the Zoning Resolution of the City of New York, as amended (the "Zoning Resolution" or "ZR"). The applicant seeks to legalize the existing four-story plus cellar residential building, which includes a dwelling unit in the cellar, contrary to ZR §§ 42-10, 43-12, and 54-31, as well as HMC § 27-2082 and MDL § 34.6.		

7.)	09/16/25	Via email	Building Studio Architect, John Field, AIA	We are respectfully requesting to be added to the Full Board meeting of October 21, 2025 at which time we will be presenting our Landmarks presentation for your formal review. This project is a completely new design to the previously approved commercial project at this location. The project has new ownership and is now a multifamily residential project with 55 dwelling units, 20% of which will be affordable. I will be presenting as architect. The intent of the design is a standalone building, with a brick façade and regular cadence of windows recalling the historic tenement housing along Greenpoint avenue. Street wall height will be similar to the existing residential street wall on the avenue, and a projecting cornice will reduce sightlines of the set back upper floors. On a volumetric basis the proposed residential building is 30% smaller at 257,008 cubic feet from the previously approved commercial project which was 366,564 cubic feet. Our floor area has increased from the previously approved with the conversion and change to residential zoning but is still about 15% less than the allowable on the site. The lot coverage is also reduced with our full open rear yard to improve the interior of the block.	YES	
8.)	09/17/25	Via email	Ki-Sang East Williamsburg Collaborative	I'm Ki-Sang, the new Program Manager for the East Williamsburg AvenueNYC Grant. Our team is thrilled by the grant, which represents a rare multi-year opportunity to explore hyperlocal challenges and opportunities, and to develop community-based programs across the Neighborhood.	NO	

If there is flexibility with the Public Meeting Agenda for October 21, 2025 , we would like to introduce the program and start engaging the board and our neighbors. In a brief presentation (5-10 minutes), we'd like to present the following items:	
 Overview and impetus for the program Members of the Collaborative (Grand Street BID and Graham Avenue BID) Funding and timeline Opportunities for direct engagement by residents, business owners, and local organizations Time for questions and clarification 	

(09/16/25 4:00 PM)



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PHILIP A. CAPONEGRO MEMBER-AT-LARGE

October 21, 2025

greenpoint

villiamsburg

VICE-CHAIRMAN'S REPORT

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: First Vice-Chairman, Mr. Simon Weiser

RE: First Vice-Chairman, Simon Weiser's Evaluation of District Manager,

Johana Pulgarin

Please see attached the evaluation for District Manager, Johana Pulgarin from the month of May, June, July, August, September and October 2025.

District Manager Pulgarin hosted the District Service Cabinet meeting on Thursday, October 16, 2025, at 10:30 AM in the Community Board #1's District Office at 435 Graham Avenue, Brooklyn, NY 11211. Which I was present for.

ATTENDANCE:

Present: Department of Health & Mental Hygiene, Department of Design and Construction, Office of the Mayor, Department of City Planning, Department of Environmental Protection, Department of Transportation, NYPD PSA 3, Department of Sanitation and Fire Department.

CB greenpoint williamsburg

BROOKLYN COMMUNITY BOARD 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

MANAGERIAL PERFORMANCE EVALUATION

NAME: JOHANA PULGARIN						
TITLE AND ASSIGNMENT: DISTRICT MAR	NAGER					
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O = OUTSTANDING

VG = VERY GOOD

G = GOOD

others

M = MARGINAL

U = UNACCEPTABLE

OTHER FACTORS

Our District Manager has consistently demonstrated exceptional leadership by motivating and go team to exceed expectations. Their ability to identify individual strengths and foster professional go led to a more engaged and productive staff. They lead by example, maintain a positive work envious and ensure that everyone feels valued and supported.	growth has
OVERALL RATING The Manager overall rating is OUTSTANDING VEYRY GOOD GO MARGINAL UNACCEPTABLE)OD
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CB Prempont williomsburg

BROOKLYN COMMUNITY BOARD 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

MANAGERIAL PERFORMANCE EVALUATION

NAME: JOHANA PULGARIN		=				
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OTHER FACTORS

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GB greenpont williamsburg

BROOKLYN COMMUNITY BOARD 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

MANAGERIAL PERFORMANCE EVALUATION

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O = OUTSTANDING

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others

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OTHER FACTORS

Our District Manager is an outstanding communicator	•
attentively to staff, stakeholders, and community memb	pers, ensuring that everyone's voice is heard. This open
communication has strengthened relationships and b	wilt a culture of trust and respect within our district.
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The Manager overall rating is OUTSTANDING	VEYRY GOOD GOOD ARGINAL UNACCEPTABLE
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GB 1 Greenpoint williamsburg

BROOKLYN COMMUNITY BOARD 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

MANAGERIAL PERFORMANCE EVALUATION

name: johana pulgarin						
TITLE AND ASSIGNMENT: DISTRICT MAN	NAGER					
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OTHER FACTORS

The District Manager has made a tremendous impact by professionalism, and dedication. Their commitment to addressing solutions has strengthened public trust. They consistently active that directly benefit our constant of the constant of t	ng community concerns and finding effective dvocate for resources, improvements, and
OVERALL RATING The Manager overall rating is OUTSTANDING MARGINAL	VEYRY GOOD GOOD UNACCEPTABLE
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BROOKLYN COMMUNITY BOARD 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

MANAGERIAL PERFORMANCE EVALUATION

NAME: JOHANA PULGARIN						
TITLE AND ASSIGNMENT: DISTRICT MAI	NAGER					
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shifting priorities when necessary, working

harmoniously with co-workers, supervisors, and

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others

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U = UNACCEPTABLE

OTHER FACTORS

Under our District Manager's leadership, we ha	ve seen remarkable improvements in efficiency, accountability,
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	dset has elevated our district's reputation for excellence.
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BROOKLYN COMMUNITY BOARD 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

MANAGERIAL PERFORMANCE EVALUATION

NAME: JOHANA PULGARIN						
TITLE AND ASSIGNMENT: DISTRICT MANAGER						
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OTHER FACTORS

The District Manager has consistently demonstrated exception	
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engagement has greatly enhanced the bo	oard's overall effectiveness.
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The Manager overall rating is OUTSTANDING MARGINA	VEYRY GOOD GOOD AL UNACCEPTABLE
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SUPERIOR'S SIGNATURE	DATE



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098 Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER
CHAIRPERSON

HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

JOHANA PULGARIN DISTRICT MANAGER HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

THIRD VICE-CHAIRPERSON

DAVID HEIMLICH

SECOND VICE-CHAIRPERSON

FIRST VICE-CHAIRMAN **DEL TEAGUE**

SIMON WEISER

GINA BARROS

FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE October 21, 2025

greenpoint

villiamsburg

COMMITTEE REPORT Transportation Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Mr. Eric Bruzaitis, Committee Chair

RE: Transportation Committee Report from September 18, 2025

The Transportation Committee met the Thursday, September 18, 2025 (CALLED TO ORDER: 6:33 PM; ADJOURNED: 9:10 PM) at CB1 District office, 435 Graham Avenue, Brooklyn, NY 11211.

A quorum was met.

ATTENDANCE

Present: Bruzaitis; Kelterborn; Drinkwater; Espinal; LaBorde; Pferd; Talati; Vega

*Breitner; *Radesky.

Absent: Goldstein; Itzkowitz; Kaminski; Klagsbald; Sabel; Weiser.

AGENDA

1. PRESENTATION R N D TRANSPORTATION INC. 135 GREENPOINT AVENUE, BROOKLYN, NY 11222. NYC TLC BASE # B01306

Seeking for letter of no objection. Presenter Mr. John D'Amando.

Applicant was not present.

Chair Bruzaitis informed the committee that there have been no complaints about RND.

MOTION: (Mr. Pferd) Community Board 1 to write a letter of no objection to the Taxi & Limousine Commission to renew the Base License #B01306 for RND Transportation Inc.

SECOND: Mr. Vega.

APPROVED UNANIMOUSLY WITHOUT ABSTENTIONS WITH 2 NON-BOARD MEMBERS VOTING AYE.

2. <u>PRESENTATION MEEKER AVENUE TRIANGLES: NYC DOT PLAZA</u> PROGRAM INITIAL PROPOSAL:

Information on a proposal for the Frost Street Plaza, the block of Jackson Street between Meeker and Lorimer (which currently houses Father Giorgio Triangle) and the block of Jackson Street between Meeker and Union Avenue (which currently includes the Mount Carmel Triangle). Presenter, Mr. Matthew Ricke.

CB1 Boardmember Katie Denny Horowitz introduced the project. (Presentation attached).

Matthew Ricke, co-owner of Exley bar, presented a proposal from local business owners (led by Exley, Animal, and Veselka) to convert several slip lanes along Meeker into publicly-accessible plaza space.

Letters of support from Congresswoman Nydia Velazquez, Senators Julia Salazar & Kristen Gonzalez, Assembly Member Emily Gallagher, Council Members Jennifer Gutierrez & Lincoln Restler were submitted for the record.

Committee/Board Members:

Mr. Vega: Highlighted the need for improved lighting in all spaces adjacent and underneath the BQE.

Mr. Kelterborn: Congratulated the applicant on a thorough and comprehensive presentation that addresses an important community need.

Mr. Pferd: Asked about outreach to area residents. Mr. Ricke stated outreach efforts are ongoing and positive.

Asked about timeline. Ms. Denny Horowitz responded that it is not determined but the plaza application response is expected from DOT by the end of the year.

Asked when the appropriate time would be to discuss this proposal with a wider audience. Chair Bruzaitis suggested that when the DOT has studied it and has developed a proposal to share would be the right time.

Ms. LaBorde: Asked how the curb-cut on Jackson within the proposed plaza space would be addressed (by a dedicated driveway) and the right turn off of Meeker. DOT would need to be study these issues before the proposal can move forward.

Mr. Bruzaitis: Asked about the history of past events. Applicant responded that the Pride Sunday event has been the primary event up until now.

Ms. Breitner: Spoke in support and welcomed the additional maintenance that NBK Parks would be providing for the plaza areas.

Ms. Espinal suggested that the FDNY take the trucks out for a practice run to make sure they can navigate through plaza blocks. It was explained that before any Plaza Program is approved it must meet with the approval of FDNY & NYPD.

Public:

Mr. Michael Carden asked about FDNY involvement in the plan and the need for response times to be studied with any changes in traffic flow. Applicants agreed and pointed to the standard DOT process of getting approval from FDNY, NYPD etc.

Mr. John Rozmus expressed concern about union jobs at DSNY being affected. Denny Horowitz explained how cash strapped city agencies, like the Parks Department, contract with groups such as NBK Parks to provide city services.

Ms. Karen Nieves raised issue of illegal vending that sometimes happens in public spaces. Denny Horowitz agreed it can be a problem and will be managed by NBK Parks.

Mr. David Smith explained that an emergency lane is always required and pointed to example of Banker's Anchor which can be safely traversed by emergency vehicles, if needed. He also shared how more events and public use of plaza spaces provides an element of safety by more "eyes on the street".

Mr. Kevin LaCherra framed this proposal as helping to right the historic wrong of plowing the Moses-era BQE highway through North Brooklyn and fracturing our neighborhood fabric.

Mr. Brent Bovenzi spoke in support and referenced observations of benches being heavily used around Macri Triangle as demonstrating the need for more public space amenities in our neighborhood.

Mr. David Ruperti spoke in favor and highlighted the benefits of business participation and community character being celebrated through these kinds of small public spaces.

Ms. Karen Nieves congratulated the Banker's Anchor team for being a stellar neighborhood partner and working well with all stakeholders.

Mr. Vincent Valdmanus expressed appreciation for the business community taking the lead on this public space activation and highlighted the need for pedestrian safety in these areas given the uses along Meeker (like bars, restaurants etc.)

1. OLD BUSINESS

Ms. Breitner: Reported on safety improvements at Nassau/Sutton implemented at the behest of the Transportation Committee; new crosswalks and safety enhancements between the Automotive High School and McCarren; welcomed Meryl LaBorde to the committee and Pferd welcomed Bella Sabel; requested a presentation from DOT to update the committee on the status of the

McGuinness safety project (Chair Bruzaitis to make the request to DOT); asked about rebooting the Kingsland/Monitor bike lane project which was presented in 2022 but has sat dormant since because of opposition by Broadway Stages. (Chair Bruzaitis to make the request to DOT)

Mr. Kelterborn asked about rebooting the Greenpoint Avenue bike lane project which was similarly presented over the years but never materialized due to opposition from Broadway Stages. Chair Bruzaitis to make the request to DOT.

Ms. Cait Taylor; Mr. Mark Giernicki; Mr. Kevin Connely; Ms. Nicole Hawro; Mr.Gregory Kenney; Mr. David Smith; Ms. Olivia Carden; Ms. Anna Karecki; Mr. Michael Hambouz spoke of their concerns about a street redesign plan being studied for Monitor Street alongside McGolrick Park and in the vicinity of PS110. Stated concerns centered on impacts to traffic flow, emergency vehicles and a desire to be engaged more deeply in the process.

Mr. Vincent Valdmanus & Mr. Kevin LaCherra explained that a lane for emergency vehicles is essential and would be provided as it is for any street redesign. They also spoke to the outreach that they have done over the years and reiterated their interest in discussing the proposal with anyone who has concerns or suggestions about how to improve it.

<u>NEW BUSINESS</u>

Ms. LaBorde conveyed a request from board member Joel Gross for improvements at Rodney/Division. Chair Bruzaitis to contact DOT for an update. Ms. LaBorde to forward a 311 case number to the board office about a missing No Trucks sign at Kingsland and Meeker.

Ms. Espinal reported seeing a lot of garbage on McGuinness Blvd. Committee members suggested she raise this issue at the Public Safety committee and contact the board office to make sure DSNY is made aware of it at the next District Cabinet meeting.

Mr. Pferd informed the committee about a traffic fatality on Morgan Avenue between Maspeth and Sharon Street, August 6th. The committee voted to send the standard issue letter to relevant agencies requesting more information.

MOTION: (Mr. Pferd) Community Board 1 to write our standard fatality inquiry letter to NYPD Highway Patrol, 90th Precinct, Council Member Gutierrez & Brooklyn District Attorney Gonzalez regarding the incident August 6th, 2025 near the intersection of Maspeth and Morgan Avenues.

SECOND: Mr. Vega.

APPROVED UNANIMOUSLY WITHOUT ABSTENTIONS WITH 2 NON-BOARD MEMBERS VOTING AYE.

9:10 Meeting adjourned

MOTIONS

MOTION: (Mr. Pferd) Community Board 1 to write a letter of no objection to the Taxi & Limousine Commission to renew the Base License #B01306 for RND Transportation Inc.

SECOND: Mr. Vega.

APPROVED UNANIMOUSLY WITHOUT ABSTENTIONS WITH 2 NON-BOARD MEMBERS VOTING AYE.

MOTION: (Mr. Pferd) Community Board 1 to write our standard fatality inquiry letter to NYPD Highway Patrol, 90th Precinct, Council Member Gutierrez & Brooklyn District Attorney Gonzalez regarding the incident August 6th, 2025 near the intersection of Maspeth and Morgan Avenues.

SECOND: Mr. Vega.

APPROVED UNANIMOUSLY WITHOUT ABSTENTIONS WITH 2 NON-BOARD ME









The Meeker Triangles



A Proposal to Reclaim Public Space in the Shadow of the BQE

The Vision



To reimagine underutilized space as a network of vibrant public plazas, reconnecting North Brooklyn residents and businesses along the Meeker Avenue Corridor.



The Problem

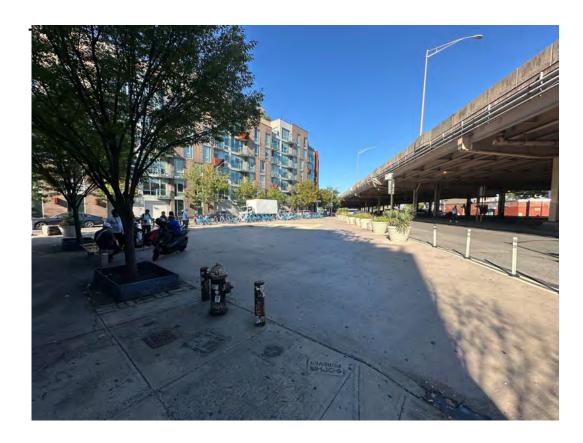
The Meeker Corridor is a Vision Zero Priority Area, ranked in the top 3 Brooklyn corridors for crashes with 11 fatalities or severe injuries between 2014-2020.

North Brooklyn lags behind the rest of the city with only 0.6 acres of parkland per 1,000 residents vs. 1.8 citywide.

Each proposed area currently contains both underutilized public space and redundant lanes with low vehicle use.

There are few trees, benches, tables or other reasons for pedestrians to activate the existing spaces.

Little community-focused programming, despite the presence of community-building businesses, and history of resident interest.



Current Frost Street Plaza



Current Mount Carmel Triangle



Current Father Giorgio Triangle



Why the Meeker Triangles?

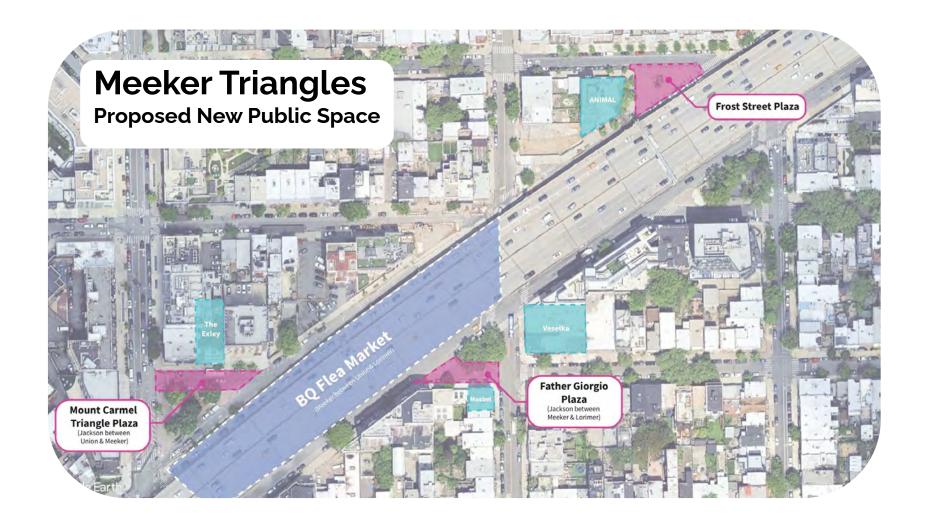
Transforms three connected sites in the Williamsburg/East Williamsburg corridor from shortcuts for drivers into vibrant public spaces.

Continues the work of reclaiming underutilized areas under and around the BQE for the communities divided by the highway.

Anchored by a growing collection of small businesses focused on fostering safe community spaces.

Has strong support from a range of community, business, and government leaders, going back more than a decade.

A combination of near term and medium term ideas allow for immediate impact as well as continuous improvement for residents, visitors, and local businesses











Why Now?

In collaboration with the North Brooklyn Parks Alliance, a group of small adjacent businesses are actively engaged to anchor each triangle with visibility, activations, and programming across all three sections

Aligns with the BQE Vision goal of realizing short term into long term goals through 2025 and 2026

The Greenpoint/Williamsburg area saw the greatest population growth from 2010-2020 of any segment of the BQE

Recent update include the redesign of parking & bike lanes, & reintroduction of the BK FLEA & Gallery BQE

Proof of concepts: NYC has 87+ successful public plazas





The legacy of the B.Q.E.

Meeker was a busy transportation corridor connecting a mix of residential, light industry, and commercial buildings. It was the first section to be converted into a highway in 1937.

A streetcar exchange at Frost and Meeker intersected by the construction created the unique shape, not unusual all along the corridor.

The second Mount Carmel Church survived only 15 years before being demolished and moved for the expansion of the BQE in the mid-40s, creating Mt Carmel Triangle, and Father Giorgio Square.

Meeker corridor was transformed into an elevated expressway in the 50s, which now moves 130k vehicles per day through the middle of Brooklyn



The BQE sliced across communities, cutting out odd shapes that were not efficiently imagined for public use.



Recent Success in Reconnecting Communities



The first community visioning session took place, where elected leaders, community organizations, and residents created shared vision to reclaim and repurpose the Meeker corridor.

Under the K Bridge Park Opens

New green space where the former Kosciuszko Bridge stood, opening access to the Newtown Waterfront

BQE Vision

2021

2022

2024

2025

DOT begins a project to rebuild the central section of the BQE and reconnect and revitalize neighborhoods along the North and South sections

BQ Flea and Gallery BQE Launch

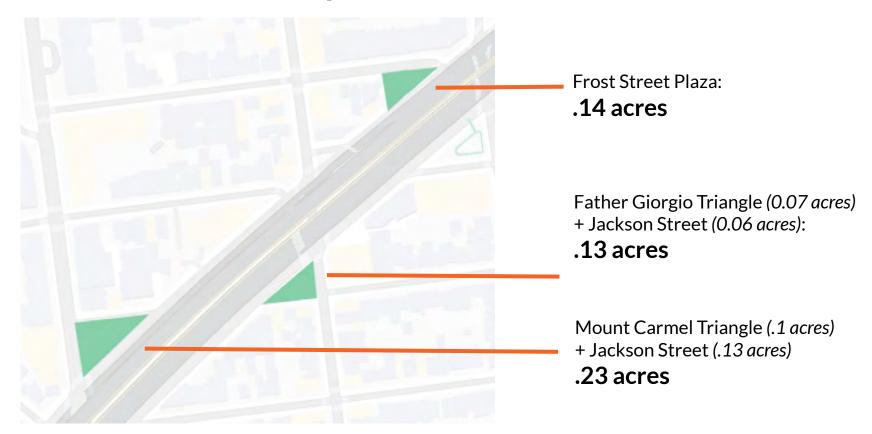
Early steps to reimagining space under the BQE bring guests for markets, gallery walks, and other events to previously neglected space near the proposed Meeker Triangles

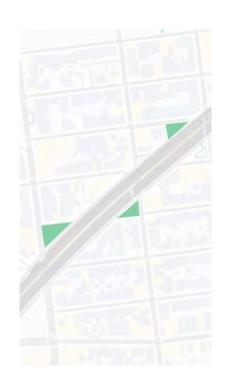
BQE Vision

DOT begins a project to rebuild the central section of the BQE and reconnect and revitalize neighborhoods along the North and South sections

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Reclaimed Public Space: 0.5 acres





Supporting the Safe, Sustainable, & Connected goals

This proposal will help further the city's vision to reconnect communities divided by the BQE by:

- Providing additional bicycle parking
- Better lighting for evening use
- Native plants to enhance beauty and trees to provide cooling shade
- Flexible seating for dining and events
- Community oriented programming like makers' markets, cultural celebrations, and seasonal decor

Community focused businesses













Each location is anchored by businesses that have already invested years of private funds & attention to activate derelict sites to serve local residents & attract visitors



Collaborative Approach Parks Non-profit & Business

- North Brooklyn Parks Alliance, longtime public plaza partner in the neighborhood, in collaboration with three thriving businesses located at each triangle:
 - Exley
 - Animal
 - > Veselka



Stakeholder Support

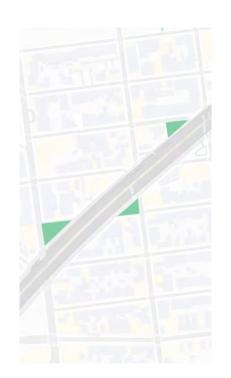
Local Businesses: The Exley, Animal & Veselka

- Moabet
- Reunion
- Mr. Melo
- Baba Cool
- Llama Inn
- Zona Rosa
- Johnny's
- Mo's General
- 11:11 Cafe



Stakeholder Support Elected Officials

- Assemblymember Emily Gallagher, District 50
- Councilmember Lincoln Restler, District 33
- Councilmember Jennifer Gutiérrez, District 34
- State Senator Julia Salazar, District 18
- State Senator Kristen Gonzalez, District 59

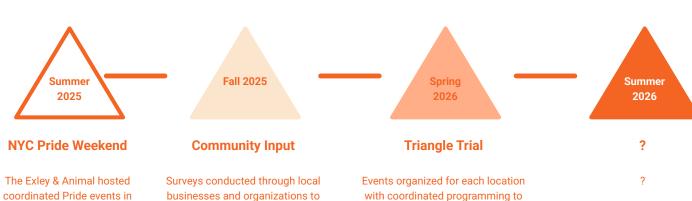


Stakeholder Support Community Organizations

- NYC Pride
- SAGE USA
- Great Day for Runners
- North Brooklyn Transportation Alternatives
- North Brooklyn Open Streets
- Our Lady of Mount Carmel

Engagement & Trial Activations





explore opportunities & limitations

gauge community interest and

generate programming ideas

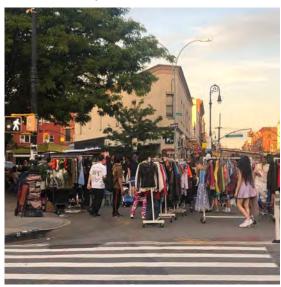
elected officials

Case Studies & Comparisons

Banker's Anchor



Bedford Slip



Nearby locations are in the near to medium state of creating neighborhood hubs in underused spaces

Thank you for your consideration and questions



SIMON WEISER

GINA BARROS
THIRD VICE-CHAIRPERSON
DAVID HEIMLICH
FINANCIAL SECRETARY
SONIA IGLESIAS
RECORDING SECRETARY
PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

FIRST VICE-CHAIRMAN

DEL TEAGUE

SECOND VICE-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

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN DISTRICT MANAGER HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD



October 23, 2025

Commissioner David Do NYC TLC 33 Beaver Street New York, New York 10004

Dear Commissioner Do,

At the regular meeting of Brooklyn Community Board No. 1, held the evening of October 21, 2025, the Board Members received a report from the Transportation Committee (report is attached). Please be advised that the Board Members voted to support sending this letter.

Brooklyn Community Board No. 1, supports the renewal of the license NYC-TLC-BASE #B01306 for RND Transportation Inc. located at 135 Greenpoint Avenue, Brooklyn NY 11222.

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

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller Chairperson



FIRST VICE-CHAIRMAN
DEL TEAGUE

GINA BARROS

SECOND VICE-CHAIRPERSON

THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

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JOHANA PULGARIN DISTRICT MANAGER HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD greenpoint with large with large

October 23, 2025

Captain Vincent Seminerio
Commanding Officer 90th Precinct
211 Union A venue
Brooklyn, NY, 11211-7417

Inspector Sylvester Ge Commanding Officer, Highway Patrol New York City Police Department 1 Police Plaza New York, New York 10038

District Attorney Eric Gonzalez 350 Jay Street Brooklyn, New York 11201 RE: Inquiry – Status of Traffic Fatality

Dear Inspector Ge, District Attorney Gonzalez and Captain Seminerio

At the regular meeting of Brooklyn Community Board No. 1, held the evening of October 21, 2025, the board members received a report from the Transportation Committee. Please be advised that the board members voted unanimously to support sending this letter.

CB# 1 seeks an update regarding the status of the investigation into the traffic fatality on August 6, 2025, near the intersection of Maspeth Avenue between Morgan Avenue & Sharon Street.

Working for a Safer Williamsburg-Greenpoint.

Sincerely,

CC: Council Member Jennifer Gutierrez Brooklyn Borough President Antonio Reynoso NYC DOT Brooklyn Borough Commissioner Keith Bray



435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098 Email: bk01@cb.nyc.gov

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HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER

HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

JOHANA PULGARIN DISTRICT MANAGER HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

REVISED

October 21, 2025

CHAIRPERSON

SECOND VICE-CHAIRPERSON GINA BARROS

THIRD VICE-CHAIRPERSON

DAVID HEIMLICH FINANCIAL SECRETARY

FIRST VICE CHAIRMAN **DEL TEAGUE**

SIMON WEISER

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGR MEMBER-AT-LARGE

COMMITTEE REPORT

SLA REVIEW AND DCA COMMITTEE

TO: Chairperson Dealice Fuller

And CB#1 Board Members

Arthur Dybanowski, Chair FROM:

SLA Review & DCA Committee

RE: Committee Meeting September 29, 2025

The SLA Review & DCA Committee met at Polish & Slavic Center, 176 Java St. (Auditorium) at 6:30 pm on September 29, 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; Bruzaitis; Dennis; Foster; Talati; VanCouten; Weiser (+);

Cohen*: Kun*.

Bachorowski; Sofer. Absent:

The quorum was achieved.

LIQUOR LICENSES

NEW

1. 142 Franklin Inc., 142 Franklin Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) Committee recommended APPROVAL.



- 2. Amituofo Vegan Kitchen Inc, 19 Bogart Street, Store 2, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest) **Applicant requested POSTPONTMENT.**
- 3. Aura Cocina & Bar, Inc., DBA Aura, 315 Meserole Street, (Corporate Change, Liquor, Wine, Beer & Cider, Rest) Committee recommended DENIAL the applicant did not show.
- 4. Bark Barbecue Corp., 25 Thames Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest) **Applicant requested POSTPONTMENT.**
- 5. Blazers Sports Bar LLC, DBA Blazer Sports Bar LLC, 308 Bedford Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) Committee recommended APPROVAL.
- 6. Casanova Pizza Corporation, 338 McGuinness Boulevard, (New Application, Liquor, Wine, Beer & Cider, Rest) Committee recommended DENIAL the applicant did not show.
- 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) Committee recommended APPROVAL for Wine and Beer.
- 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) Committee recommended APPROVAL. For full liquor license.
- 9. Five Iron Golf Williamsburg LLC, DBA Pending, 25 Kent Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) Committee recommended APPROVAL.
- 10. Frankie and Susu Hospitality, LLC, DBA TBD, 266 Banker Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) Committee recommended APPROVAL.
- 11. Frontera LLC, DBA Pending, 189 Nassau Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) Committee recommended APPROVAL.
- 12. Good Days BK LLC, DBA Good Days, 91 South 6th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) Committee recommended APPROVAL.
- 13. Java Street Ventures LLC, 1 Java Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) Committee recommended APPROVAL.
- 14. K Top Chicken Inc, 639 Driggs Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) Committee recommended DENIAL the applicant did not show.

- 15. Lanfranco Family LLC, DBA The Pizza Inn, 198 Union Avenue, (Method of Operation, Liquor, Wine, Beer & Cider, Rest) **Applicant requested POSTPONTMENT.**
- 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) Committee recommended DENIAL the applicant did not show.
- 17. Little Bedford Pizza Inc, 179 Bedford Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest) Committee recommended APPROVAL.
- 18. Lucky Lime, LLC, 58 Marcy Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) Committee recommended APPROVAL.
- 19. Mad Records NYC Corp., 395 Wythe Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant requested POSTPONTMENT.**
- 20. Margaux Lebourgeois, 14 Bushwick Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) Committee recommended APPROVAL with STIPULATIONS 11 AM TO 10:30 PM.
- 21. Mikado at Greenpoint Inc., DBA Mikado, 931 Manhattan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest) **Applicant requested POSTPONTMENT.**
- 22. MurrayWalsh LLC, DBA Oberon, 196 North 10th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) Committee recommended DENIAL the applicant did not show.
- 23. Nooket Hospitality Group LLC, DBA The Chefs Agency, 29 West Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest) **Applicant requested POSTPONTMENT.**
- 24. Opportunity Pancakes 2 LLC, DBA IHOP, 785 Flushing Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest) Committee recommended APPROVAL.
- 25. Parkish LLC, 225 Roebling Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern) Committee recommended APPROVAL.
- 26. Rocky Group LLC, DBA TBD, 11 Broadway, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) Committee recommended APPROVAL with STIPULATIONS SUNDAY TO WEDNESDAY 11 PM. THUSRDAY 12 AM., FRIDAY, SATURDAY 1 AM. MAXIMUM CAPACITY 150 PEOPLE.
- 27. Rosa NYC LLC, DBA Rosa, 299 South 4th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Catering Facility) **Previously Approved.**

- 28. SAB Super Action Burger Inc, 292 Graham Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) Committee recommended APPROVAL.
- 29. Samuel Salfati, DBA Nyla Cafe LLC, 362 HEWES STREET, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern) Committee recommended DENIAL the applicant did not show.
- 30. Sazon On The Table LLC, 685 Manhattan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest) Committee recommended DENIAL the applicant did not show.
- 31. Secret Promise LLC, DBA Heaven & Earth, 290 Nassau Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) Committee recommended APPROVAL.
- 32. Seki Brooklyn Inc., 561 Manhattan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest) **Applicant requested POSTPONTMENT.**
- 33. Silo Bar Brooklyn LLC, 595 Union Avenue, (Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant requested POSTPONTMENT.**
- 34. Taqueria La Nortena Corp, 688 Manhattan Avenue, (Class Change, Liquor, Wine, Beer & Cider, Rest) Committee recommended APPROVAL.
- 35. Temakase WMB LLC, DBA Temakase, 260 Kent Ave, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest) **Previously Approved.**
- 36. The Deysine Group LLC, DBA For The Record, 1107 Manhattan Ave, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern) Committee recommended APPROVAL with STIPULATIONS 7 AM TO 11 PM.
- 37. The Twisted Spine LLC, DBA TBD, 306 Grand Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern) Committee recommended APPROVAL.
- 38. Tierra Linda LLC, DBA La Contenta Greenpoint, 1079 Manhattan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) Committee recommended DENIAL the applicant did not show.
- 39. Tikka Indian Grill Inc., 185 Grand Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest) Committee recommended DENIAL the applicant did not show.
- 40. Ukrainian American Soccer Association Inc., DBA New York Ukrainian Sports Club, 663 Manhattan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Club) **Applicant WITHDREW the application.**

- 41. Uzuki Inc., 95 Guernsey Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) (Applicant withdrew the application) **Committee recommended DENIAL the applicant did not show.**
- 42. Vivae Corp, DBA Mistico Fusion Cuisine, 1059 Flushing Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) Committee recommended DENIAL the applicant did not show.
- 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) **Applicant requested POSTPONTMENT.**

SIDEWALK CAFÉ – ROAD SITTING

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

Sidewalk Café – Road Sitting 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. After review, the Committee recommends the **APPROVAL** of all Renewal applications.

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 Workship 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. Tipsy Scoop Brooklyn LLC, DBA Tipsy 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)

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

- 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. Due to lack of
 community outreach.
- 2. The Twisted Spine LLC, 306 Grand Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar / Tavern) Committee recommended APPROVAL.

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

WHEN: Wednesday, October 29, 2025

TIME: 6:30 PM

WHERE: Polish & Slavic Center

176 Java St.

Brooklyn, NY 11222

(Auditorium)



SIMON WEISER

GINA BARROS

FIRST VICE-CHAIRMAN

DEL TEAGUE

SECOND VICE-CHAIRPERSON

THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN DISTRICT MANAGER HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD



October 28, 2025

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

RE: Liquor Licenses RENEWALS

Dear Chair Fan:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on October 21, 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. #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)
- 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)

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- 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)
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- 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)
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- 40. Ontario Bar LLC, 559 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Neighborhood Bar w/ Pool Table & Music)
- 41. Original Music Workship 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)
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- 55. The Wandering Barman LLC, 315 Meserole Street, Suite A-2, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 56. Tipsy Scoop Brooklyn LLC, DBA Tipsy 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)

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: 36 "YES"; 0 "NO"; 0 "Abstentions".

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

WHEN:

Wednesday, October 29, 2025

TIME:

6:30 PM

WHERE:

Polish & Slavic Center.

176 Java St. (Auditorium)

Brooklyn, NY. 11222

Working for a Better Williamsburg-Greenpoint.

Sincerely,



435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098 Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

JOHANA PULGARIN DISTRICT MANAGER HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

DAVID HEIMLICH FINANCIAL SECRETARY

FIRST VICE-CHAIRMAN

DEL TEAGUE

SECOND VICE-CHAIRPERSON

SIMON WEISER

GINA BARROS THIRD VICE-CHAIRPERSON

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE

October 28, 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 October 21, 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. 12 Chairs Byn LLC, DBA 12 Chairs Cafe, 342 Wythe Avenue. Committee Recommended to Approve.
- 2. 18 Bedford Ave LLC, DBA Five Leaves, 18 Bedford Avenue. Committee Recommended to Approve.
- 3. 51 Kent Ave Inc, DBA Kent Ale House, 51 Kent Avenue. Committee Recommended to Approve.
- 4. 113 Franklin Dining LLC, DBA Sereneco, 113 Franklin Street, Retail A. Committee Recommended to Approve.
- 5. 451 Graham Ave Corp, DBA The Richardson, 451 Graham Avenue. Committee Recommended to Approve.

- 6. Bromaco Inc, DBA Aurora, 70 Grand Street. Committee Recommended to Approve.
- 7. Brooklyn Art Haus LLC, DBA The Mouth, 20-26 Marcy Avenue. Committee Recommended to Approve.
- 8. Cafe Mogador LLC, 133 Wythe Avenue. Committee Recommended to Approve.
- 9. Dow Young Group Inc, DBA The Commodore, 366 Metropolitan Avenue. Committee Recommended to Approve.
- 10. Forma Pasta LLC, 14 Bedford Avenue. Committee Recommended to Approve.
- 11. Graham Restaurant LLC, DBA Sage, 299-301 Graham Avenue. Committee Recommended to Approve.
- 12. Jankyboyz LLC, DBA Jack's Wife Freda, 258 Wythe Avenue. Committee Recommended to Approve.
- 13. K Top Chicken Inc, 639 Driggs Avenue. Committee Recommended to Approve.
- 14. Kettle Pie Inc, DBA Allswell, 124 Bedford Avenue. Committee Recommended to Approve.
- 15. Little Dokebi Inc, DBA Little Dokebi, 85 Driggs Avenue. Committee Recommended to Approve.
- 16. Little Tiffin LLC, DBA Little Tiffin, 970 Manhattan Avenue. Committee Recommended to Approve.
- 17. Quality Rockets Inc, DBA Hotel Delmano, 82 Berry Street. Committee Recommended to Approve.
- 18. Rabid Inc, DBA Tabare Restaurant, 1006 Flushing Avenue. Committee Recommended to Approve.
- 19. SMS 21 LLC, DBA 21 Greenpoint, 21 Greenpoint Avenue. Committee Recommended to Approve.
- 20. Terere Corp., DBA Tabare Restaurant, 221 South 1st Street. Committee Recommended to Approve.
- 21. Vabeh First LLC, DBA Have & Meyer Chatteria, 103 Havemeyer Street. Committee Recommended to Approve.

22. Woodfire Collision LLC, DBA Lilia Restaurant, 567-575 Union Avenue. 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: 36 "YES"; 0 "NO"; 0 "Abstentions".

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

WHEN:

Wednesday, October 29, 2025

TIME:

6:30 PM

WHERE:

Polish & Slavic Center.

176 Java St. (Auditorium)

Brooklyn, NY. 11222

Working for a Better Williamsburg-Greenpoint.

Sincerely,



435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN

DISTRICT MANAGER

HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

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

SLA Application Review Form

October 28, 2025

greenpoint —williamsburg

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 **APPROVE** the following Application:

Establishment Name	Address	License Type	Board Vote
142 Franklin Inc.	142 Franklin	New Application & Temporary	36 YES; 0 NO; 0
	Street	Retail Permit, Liquor, Wine,	Abstentions
		Beer & Cider, Bar/Tavern	

Next SLA Review & DCA Committee Meeting:

Date:

Wednesday, October 29, 2025

Time:

6:30 PM

Location:

Polish & Slavic Center, 176 Java Street (Auditorium)

Brooklyn, NY 11222

Submitted by:



435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098

Email: bk01@cb.nyc.gov Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO

BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN

DISTRICT MANAGER

HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

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

SLA Application Review Form

October 28, 2025

williamsburg

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 POSTPONE (Applicant requested postponement) Due to lack of community outreach the following Application:

Establishment Name	Address	License Type	Board Vote
616 Metropolitan LLC (or	616 Metropolitan	New Application & Temporary	36 YES; 0 NO;
other entity TBD to be	Avenue	Retail Permit, Liquor, Wine,	0 Abstentions
created by Drew Toresco)		Beer & Cider, Rest	

Next SLA Review & DCA Committee Meeting:

Date:

Wednesday, October 29, 2025

Time:

6:30 PM

Location:

Polish & Slavic Center, 176 Java Street (Auditorium)

Brooklyn, NY 11222



435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN

DISTRICT MANAGER

HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

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

SLA Application Review Form

October 28, 2025

greenpoint withamsburg

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 **POSTPONE** (Applicant requested postponement) the following Application:

Establishment Name	Address	License Type	Board Vote
Amituofo Vegan	19 Bogart Street,	New Application & Temporary	36 YES; 0 NO;
Kitchen Inc	Store 2	Retail Permit, Wine, Beer & Cider,	0 Abstentions
		Rest	

Next SLA Review & DCA Committee Meeting:

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Time:

6:30 PM

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SLA Application Review Form

October 28, 2025

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Establishment Name	Address	License Type	Board Vote
Aura Cocina & Bar, Inc.,	315 Meserole	Corporate Change, Liquor,	36 YES; 0 NO; 0
DBA Aura	Street	Wine, Beer & Cider, Rest	Abstentions

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Establishment Name	Address	License Type	Board Vote
Bark Barbecue Corp.	25 Thames Street	New Application & Temporary	36 YES; 0 NO;
		Retail Permit, Wine, Beer & Cider,	0 Abstentions
		Rest	

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Establishment Name	Address	License Type	Board Vote
Blazers Sports Bar LLC,	308 Bedford	New Application & Temporary	36 YES; 0 NO; 0
DBA Blazer Sports Bar	Avenue	Retail Permit, Liquor, Wine,	Abstentions
LLC		Beer & Cider, Bar/Tavern	

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Establishment Name	Address	License Type	Board Vote
Casanova Pizza	338	New Application, Liquor, Wine,	36 YES; 0 NO; 0
Corporation	McGuinness	Beer & Cider, Rest	Abstentions
	Boulevard		

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SLA Application Review Form

October 28, 2025

greenpoint williamsburg

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Dear Chair Fan,

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Establishment Name	Address	License Type	Board Vote
Domino Refinery LLC and	300 Kent	New Application and Temporary	36 YES; 0 NO; 0
SHG 300 Kent Avenue	Avenue Ground	Retail Permit, Liquor, Wine,	Abstentions
LLC, DBA Birdie	Floor	Beer & Cider, Rest	

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SLA Application Review Form

October 28, 2025

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

Subject: SLA Applications – Board Recommendations

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Establishment Name	Address	License Type	Board Vote
Domino Refinery LLC and	300 Kent Avenue	New Application and	36 YES; 0 NO; 0
SHG 300 Kent Avenue	Ground Floor	Temporary Retail Permit,	Abstentions
LLC, DBA Birdie		Wine, Beer & Cider, Rest.	

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Date:

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Time:

6:30 PM

Location:

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Brooklyn, NY 11222

Submitted by:

Dealice Fuller



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SLA Application Review Form

October 28, 2025

venpoint

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Establishment Name	Address	License Type	Board Vote
Five Iron Golf	25 Kent Avenue	New Application & Temporary	36 YES; 0 NO; 0
Williamsburg LLC, DBA		Retail Permit, Liquor, Wine,	Abstentions
Pending		Beer & Cider, Rest.	

Next SLA Review & DCA Committee Meeting:

Date:

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6:30 PM

Location:

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Brooklyn, NY 11222

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SLA Application Review Form

October 28, 2025

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Establishment Name	Address	License Type	Board Vote
Frankie and Susu	266 Banker	New Application & Temporary	36 YES; 0 NO; 0
Hospitality, LLC, DBA	Street	Retail Permit, Liquor, Wine,	Abstentions
TBD		Beer & Cider, Bar/Tavern	

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greenpoint — — williamsburg

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Establishment Name	Address	License Type	Board Vote
Frontera LLC, DBA	189 Nassau	New Application & Temporary	36.YES; 0 NO; 0
Pending	Avenue	Retail Permit, Liquor, Wine,	Abstentions
		Beer & Cider, Rest	

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Establishment Name	Address	License Type	Board Vote
Good Days BK LLC, DBA	91 South 6th	New Application & Temporary	36 YES; 0 NO; 0
Good Days	Street	Retail Permit, Liquor, Wine,	Abstentions
		Beer & Cider, Rest	

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Establishment Name	Address	License Type	Board Vote
Java Street Ventures LLC	1 Java Street	New Application & Temporary	36 YES; 0 NO; 0
		Retail Permit, Liquor, Wine,	Abstentions
i.		Beer & Cider, Rest	

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Establishment Name	Address	License Type	Board Vote
K Top Chicken Inc	639 Driggs	New Application & Temporary	36 YES; 0 NO; 0
	Avenue	Retail Permit, Liquor, Wine,	Abstentions
		Beer & Cider, Rest	

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Establishment Name	Address	License Type	Board Vote
Lanfranco Family LLC,	198 Union Avenue	Method of Operation, Liquor,	36 YES; 0 NO;
DBA The Pizza Inn		Wine, Beer & Cider, Rest	0 Abstentions

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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
Lili and Cata II LLC	44 South 3rd Street	RENOTIFICATION, New Application	36 YES; 0
	A/K/A 325 Kent	& Temporary Retail Permit, Wine,	NO; 0
	Avenue	Beer & Cider, Cafe and Wine Bar	Abstentions

Next SLA Review & DCA Committee Meeting:

Date:

Wednesday, October 29, 2025

Time:

6:30 PM

Location:

Polish & Slavic Center, 176 Java Street (Auditorium)

Brooklyn, NY 11222

Submitted by:



435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN

DISTRICT MANAGER

HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

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

SLA Application Review Form

October 28, 2025

greenpoint — — williamsburg

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 **APPROVE** the following Application:

Establishment Name	Address	License Type	Board Vote
Little Bedford Pizza Inc	179 Bedford	New Application & Temporary	36 YES; 0 NO; 0
	Avenue	Retail Permit, Wine, Beer &	Abstentions
		Cider, Rest	

Next SLA Review & DCA Committee Meeting:

Date:

Wednesday, October 29, 2025

Time:

6:30 PM

Location:

Polish & Slavic Center, 176 Java Street (Auditorium)

Brooklyn, NY 11222

Submitted by:



435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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CHAIRPERSON

SECOND VICE-CHAIRPERSON GINA BARROS THIRD VICE-CHAIRPERSON

DAVID HEIMLICH FINANCIAL SECRETARY

SIMON WEISER

FIRST VICE-CHAIRMAN DEL TEAGUE

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE

SLA Application Review Form

October 28, 2025

greenpoint williamsburg

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 APPROVE the following Application:

Establishment Name	Address	License Type	Board Vote
Lucky Lime, LLC	58 Marcy	New Application & Temporary	36 YES; 0 NO; 0
	Avenue	Retail Permit, Liquor, Wine,	Abstentions
		Beer & Cider, Rest	

Next SLA Review & DCA Committee Meeting:

Date:

Wednesday, October 29, 2025

Time:

6:30 PM

Location:

Polish & Slavic Center, 176 Java Street (Auditorium)

Brooklyn, NY 11222

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SLA Application Review Form

October 28, 2025

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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 **POSTPONE** (Applicant requested postponement) the following Application:

Establishment Name	Address	License Type	Board Vote
Mad Records NYC	395 Wythe Avenue	New Application & Temporary	36 YES; 0 NO;
Corp.		Retail Permit, Liquor, Wine, Beer	0 Abstentions
		& Cider, Bar/Tavern	

Next SLA Review & DCA Committee Meeting:

Date:

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Time:

6:30 PM

Location:

Polish & Slavic Center, 176 Java Street (Auditorium)

Brooklyn, NY 11222

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SLA Application Review Form

October 28, 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 **APPROVE** with **STIPULATIONS: 11:00 AM to 10:30 PM** the following Application:

Establishment Name	Address	License Type	Board Vote
Margaux Lebourgeois	14 Bushwick	New Application & Temporary	36 YES; 0 NO; 0
	Avenue	Retail Permit, Liquor, Wine,	Abstentions
		Beer & Cider, Rest	

Next SLA Review & DCA Committee Meeting:

Date:

Wednesday, October 29, 2025

Time:

6:30 PM

Location:

Polish & Slavic Center, 176 Java Street (Auditorium)

Brooklyn, NY 11222

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SLA Application Review Form

October 28, 2025

greenpoint

williamsburg

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 **POSTPONE** (Applicant requested postponement) the following Application:

Establishment Name	Address	License Type	Board Vote
Mikado at Greenpoint	931 Manhattan	New Application & Temporary	36 YES; 0 NO;
Inc., DBA Mikado	Avenue	Retail Permit, Wine, Beer & Cider,	0 Abstentions
II.		Rest	

Next SLA Review & DCA Committee Meeting:

Date:

Wednesday, October 29, 2025

Time:

6:30 PM

Location:

Polish & Slavic Center, 176 Java Street (Auditorium)

Brooklyn, NY 11222

Submitted by:

Dealice Fuller



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SLA Application Review Form

October 28, 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
Murray Walsh LLC,	196 North 10th	New Application & Temporary	36 YES; 0 NO;
DBA Oberon	Street	Retail Permit, Liquor, Wine, Beer	0 Abstentions
		& Cider, Bar/Tavern	

Next SLA Review & DCA Committee Meeting:

Date:

Wednesday, October 29, 2025

Time:

6:30 PM

Location:

Polish & Slavic Center, 176 Java Street (Auditorium)

Brooklyn, NY 11222

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SLA Application Review Form

October 28, 2025

greenpoint

williamsburg

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 **POSTPONE** (Applicant requested postponement) the following Application:

Establishment Name	Address	License Type	Board Vote
Nooket Hospitality	29 West Street	New Application & Temporary	36 YES; 0 NO;
Group LLC, DBA The		Retail Permit, Wine, Beer & Cider,	0 Abstentions
Chefs Agency		Rest	

Next SLA Review & DCA Committee Meeting:

Date:

Wednesday, October 29, 2025

Time:

6:30 PM

Location:

Polish & Slavic Center, 176 Java Street (Auditorium)

Brooklyn, NY 11222

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SLA Application Review Form

October 28, 2025

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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 **APPROVE** the following Application:

Establishment Name	Address	License Type	Board Vote
Opportunity Pancakes 2	785 Flushing	New Application & Temporary	36 YES; 0 NO; 0
LLC, DBA IHOP	Avenue	Retail Permit, Wine, Beer &	Abstentions
		Cider, Rest	

Next SLA Review & DCA Committee Meeting:

Date:

Wednesday, October 29, 2025

Time:

6:30 PM

Location:

Polish & Slavic Center, 176 Java Street (Auditorium)

Brooklyn, NY 11222

Submitted by:



435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

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JOHANA PULGARIN

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SLA Application Review Form

October 28, 2025

greenpoint williamsburg

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 **APPROVE** the following Application:

Establishment Name	Address	License Type	Board Vote
Parkish LLC	225 Roebling	New Application & Temporary	36 YES; 0 NO; 0
	Street	Retail Permit, Wine, Beer &	Abstentions
		Cider, Bar/Tavern	

Next SLA Review & DCA Committee Meeting:

Date:

Wednesday, October 29, 2025

Time:

6:30 PM

Location:

Polish & Slavic Center, 176 Java Street (Auditorium)

Brooklyn, NY 11222

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SLA Application Review Form

October 28, 2025

greenpoint williamsburg

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 APPROVE with STIPULATIONS: Sunday to Wednesday 11:00 PM., Thursday 12 AM., Friday, Saturday 1 AM. Maximum Capacity 150 People. the following Application:

Establishment Name	Address	License Type	Board Vote
Rocky Group LLC, DBA	11 Broadway	New Application & Temporary	36 YES; 0 NO; 0
TBD		Retail Permit, Liquor, Wine,	Abstentions
		Beer & Cider, Rest	

Next SLA Review & DCA Committee Meeting:

Date:

Wednesday, October 29, 2025

Time:

6:30 PM

Location:

Polish & Slavic Center, 176 Java Street (Auditorium)

Brooklyn, NY 11222

Submitted by



435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

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HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

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SLA Application Review Form

October 28, 2025

greenpoint williamsburg

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 applicant listed has been **PREVIOUSLY APPROVED**.

Establishment Name	Address	License Type	Board Vote
Rosa NYC LLC, DBA	299 South 4th Street	New Application & Temporary	36 YES; 0 NO;
Rosa		Retail Permit, Liquor, Wine,	0 Abstentions
		Beer & Cider, Catering Facility	

Next SLA Review & DCA Committee Meeting:

Date:

Wednesday, October 29, 2025

Time:

6:30 PM

Location:

Polish & Slavic Center, 176 Java Street (Auditorium)

Brooklyn, NY 11222

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SLA Application Review Form

October 28, 2025

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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 **APPROVE** the following Application:

Establishment Name	Address	License Type	Board Vote
SAB Super Action Burger	292 Graham	New Application & Temporary	36 YES; 0 NO; 0
Inc	Avenue	Retail Permit, Liquor, Wine,	Abstentions
		Beer & Cider, Rest	

Next SLA Review & DCA Committee Meeting:

Date:

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Time:

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SLA Application Review Form

October 28, 2025

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williamsburg

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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
Samuel Salfati, DBA	362 Hewes Street	New Application & Temporary	36 YES; 0 NO;
Nyla Cafe LLC		Retail Permit, Wine, Beer & Cider,	0 Abstentions
	2	Bar/Tavern	

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Establishment Name	Address	License Type	Board Vote
Sazon On The Table	685 Manhattan	New Application & Temporary	36 YES; 0 NO;
LLC	Avenue	Retail Permit, Wine, Beer & Cider,	0 Abstentions
		Rest	

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PHILIP A. CAPONEGRO MEMBER-AT-LARGE

SLA Application Review Form

October 28, 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 **APPROVE** the following Application:

Establishment Name	Address	License Type	Board Vote
Secret Promise LLC, DBA	290 Nassau	New Application & Temporary	36 YES; 0 NO; 0
Heaven & Earth	Avenue	Retail Permit, Liquor, Wine,	Abstentions
		Beer & Cider, Bar/Tavern	

Next SLA Review & DCA Committee Meeting:

Date:

Wednesday, October 29, 2025

Time:

6:30 PM

Location:

Polish & Slavic Center, 176 Java Street (Auditorium)

Brooklyn, NY 11222

Submitted by



435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098

Email: bk01@cb.nyc.gov
Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN

DISTRICT MANAGER

HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

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Establishment Name	Address	License Type	Board Vote
Seki Brooklyn Inc.	561 Manhattan Avenue	New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest	36 YES; 0 NO; 0 Abstentions

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Date:

Wednesday, October 29, 2025

Time:

6:30 PM

Location:

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Brooklyn, NY 11222

Submitted by:



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Establishment Name	Address	License Type	Board Vote
Silo Bar Brooklyn LLC	595 Union Avenue	Corporate Change, Liquor, Wine,	36 YES; 0 NO;
		Beer & Cider, Bar/Tavern	0 Abstentions

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Date:

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Brooklyn, NY 11222

Submitted by:

Dealice Fuller



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SLA Application Review Form

October 28, 2025

•wi**l**iamsburg

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Establishment Name	Address	License Type	Board Vote
Taqueria La Nortena Corp	688 Manhattan	Class Change, Liquor, Wine,	36 YES; 0 NO; 0
	Avenue	Beer & Cider, Rest	Abstentions

Next SLA Review & DCA Committee Meeting:

Date:

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Time:

6:30 PM

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Brooklyn, NY 11222

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October 28, 2025

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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 been **PREVIOUSLY APPROVED**.

Establishment Name	Address	License Type	Board Vote
Temakase WMB LLC,	260 Kent Ave	New Application & Temporary	36 YES; 0 NO;
DBA Temakase		Retail Permit, Wine, Beer &	0 Abstentions
		Cider, Rest	

Next SLA Review & DCA Committee Meeting:

Date:

Wednesday, October 29, 2025

Time:

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October 28, 2025

greenpoint

williamsburg

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Subject: SLA Applications - Board Recommendations

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Establishment Name	Address	License Type	Board Vote
The Deysine Group LLC,	1107 Manhattan	New Application & Temporary	36 YES; 0 NO; 0
DBA For The Record	Ave	Retail Permit, Wine, Beer &	Abstentions
		Cider, Bar/Tavern	

Next SLA Review & DCA Committee Meeting:

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Dealice Fuller



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SLA Application Review Form

October 28, 2025

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

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Establishment Name	Address	License Type	Board Vote
The Twisted Spine LLC,	306 Grand	New Application & Temporary	36 YES; 0 NO; 0
DBA TBD	Street	Retail Permit, Wine, Beer &	Abstentions
		Cider, Bar/Tavern	

Next SLA Review & DCA Committee Meeting:

Date:

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SLA Application Review Form

October 28, 2025

greenpoint — williamsburg

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Establishment Name	Address	License Type	Board Vote
The Twisted Spine LLC,	306 Grand	New Application & Temporary	36 YES; 0 NO; 0
DBA TBD	Street	Retail Permit, Wine, Beer &	Abstentions
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October 28, 2025

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Establishment Name	Address	License Type	Board Vote
Tierra Linda LLC, DBA	1079 Manhattan	New Application & Temporary	36 YES; 0 NO;
La Contenta Greenpoint	Avenue	Retail Permit, Liquor, Wine, Beer & Cider, Rest	0 Abstentions

Next SLA Review & DCA Committee Meeting:

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Time:

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Establishment Name	Address	License Type	Board Vote
Tikka Indian Grill Inc.	185 Grand Street	New Application & Temporary	36 YES; 0 NO;
		Retail Permit, Wine, Beer & Cider,	0 Abstentions
		Rest	

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greenpoint — williamsburg

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Establishment Name	Address	License Type	Board Vote
Ukrainian American	663 Manhattan	New Application & Temporary	36 YES; 0 NO;
Soccer Association Inc.,	Avenue	Retail Permit, Liquor, Wine,	0 Abstentions
DBA New York Ukranian		Beer & Cider, Club	
Sports Club			

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Establishment Name	Address	License Type	Board Vote
Uzuki Inc.	95 Guernsey Street	New Application & Temporary	36 YES; 0 NO;
		Retail Permit, Wine, Beer & Cider,	0 Abstentions
		Rest	

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Establishment Name	Address	License Type	Board Vote
Vivae Corp, DBA	1059 Flushing	New Application & Temporary	36 YES; 0 NO;
Mistico Fusion Cuisine	Avenue Retail Permit, Liquor, Wine, Beer		0 Abstentions
		& Cider, Rest	

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Establishment Name	Address	License Type	Board Vote
We Out Here Cafe	119 Knickerbocker Avenue	New Application &	36 YES; 0 NO;
LLC, DBA	a/k/a 1087 Flushing	Temporary Retail Permit,	0 Abstentions
Crossroads Cafe	Avenue, Unit 121,	Liquor, Wine, Beer & Cider	

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JOHANA PULGARIN DISTRICT MANAGER HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

October 21, 2025

greenpoint

ı Iliamsburg

SIMON WEISER CHAIRPERSON FIRST VICE-CHAIRMAN

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DAVID HEIMLICH FINANCIAL SECRETARY

DEL TEAGUE

SONIA IGI ESIAS

RECORDING SECRETARY

PHILIP A CAPONEGRO MEMBER-AT-LARGE

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 September 30, 2025

The Cannabis Review Committee met on Tuesday, September 30, 2025, at Swinging Sixties Senior Center, 211 Ainslie Street. (Corner of Manhattan Ave), Brooklyn, NY 11211 at 6:00 PM.

ATTENDANCE

Present: Vega (Chair); VanCouten (Co-Chair); Foster; Kaminski; Love; Valentin; Abbott*.

Absent: Cabrera: Sofer.

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

AGENDA:

Committee review of submitted Cannabis Retail Dispensary Applications:

CANNABIS LICENSES

NEW

1. Daniel Connolly, DBA Growth Industries NY, LLC, 1055 Flushing Avenue, (Retail Dispensary) OCMCAURD-2022-000460 (Received 6/30/2025) On 9/30/2025 as scheduled, the applicant met with the committee with his team. They provided us with the requested documents, answered our questions and amended their open dispensary hours.

The committee recommends **OCM to PROCESS** Growth Industries NY, LLC dispensary license.

The vote was unanimous

2. Ehsan Partoui, DBA NY Builders Millennium USA LLC, 1139-1141 Manhattan Avenue, (Retail Dispensary) Received 8/11/2025

The applicant failed to attend the scheduled 9/30/2025 Cannabis Review Committee meeting, therefore, the District Office has no supporting documents from this applicant. The applicant failed to provide their OCM license application number.

The committee recommends **OCM to REJECT** NY Builders Millennium USA LLC at 1139-1141 Manhattan Avenue dispensary license application.

The vote was unanimous

3. Hector Bonilla, DBA Diamond Dispensary, 455 Graham Avenue, (Retail Dispensary) OCMCAURD-2022-00347 (Received 07-14-25)

On 9/30/2025 as scheduled, the applicant met with the committee with his team. They provided us with the requested documents, answered our questions and amended their open dispensary hours.

The committee recommends **OCM to PROCESS** Diamond Dispensary at 455 Graham Avenue.

The vote was unanimous.

4. Jelena Goranic, DBA Vutra Inc., 309 Bedford Avenue, (Retail Dispensary) OCMRETL-2023-002141 (Received 6/23/2025)

The applicant failed to attend the scheduled 9/30/2025 Cannabis Review Committee meeting, therefore, the District Office has no supporting documents from this applicant. In addition, this applicant is one of three applicants for one location (309 Bedford Avenue).

The Committee recommends **OCM to REJECT** DBA Vutra Inc Cannabis retail dispensary license application.

The vote was unanimous

5. John Macropoulos, DBA Cannabisseur Inc., 99 South 6th Street, (Retail Dispensary) (Received 6/23/2025)

The applicant failed to attend the scheduled 9/30/2025 Cannabis Review Committee meeting, therefore, the District Office has no supporting documents from this applicant. The applicant failed to provide their OCM license application number.

The committee recommends **OCM to REJECT** Cannabisseur Inc., at 99 South 6th Street dispensary license application.

The vote was unanimous

6. Jonpaul Pezzo, DBA NYC BUD, 1117 Manhattan Avenue, (Retail Dispensary) No license number provided (Received 6/23/2025)

The applicant on September 24, 2025, emailed the district office they were moving from the location and are withdrawing their Cannabis dispensary license application.

The committee recommends **OCM to WITHDRAW** NYC BUD dispensary license application at 1117 Manhattan Avenue

The vote was unanimous

7. Mitchell Rothschild, DBA Brooklyn Wellness LLC, 84 Graham Avenue, (Retail Dispensary) OCMRETL-2023-000974 (Received 7/29/2025)

The applicant failed to attend the scheduled 9/30/2025 Cannabis Review Committee meeting, therefore, the District Office has no supporting documents from this applicant. In addition, a shoe store is currently in operation at 84 Graham Avenue.

The committee recommends **OCM to REJECT** Brooklyn Wellness LLC, at 84 Graham Avenue dispensary license application.

The vote was unanimous

8. Randy White, DBA 420 NY LLC, 309 Bedford Avenue, (Retail Dispensary) OCMCAURDP-2023-000230 (Received 6/17/2025)

The applicant failed to attend the scheduled 9/30/2025 Cannabis Review Committee meeting, therefore, the District Office has no supporting documents from this applicant. In addition, this applicant is one of three applicants for one location (309 Bedford Avenue).

The Committee recommends **OCM to REJECT** DBA 420 NY LLC Cannabis retail dispensary license application.

The vote was unanimous

9. Shlomo Tamir, DBA Myrtle 2 LLC, 39 Graham Avenue, (Retail Dispensary) (Received 7/7/2025) (Applicant failed to provide license application number).

The applicant failed to attend the scheduled 9/30/2025 Cannabis Review Committee meeting, therefore, the District Office has no supporting documents from this applicant. At 39 Graham Avenue, is an operating women apparel storefront.

The committee recommends **OCM to REJECT** Myrtle 2 LLC, at 39 Graham Avenue dispensary license application.

The vote was unanimous

10. Shlomo Tamir, DBA Myrtle 2 LLC, 61 Graham Avenue, (Retail Dispensary) (Received 7/14/2025) (Applicant failed to provide license application number). The applicant failed to attend the scheduled 9/30/2025 Cannabis Review Committee meeting, therefore, the District Office has no supporting documents from this applicant. At 61 Graham Avenue there is an operating barber shop.

The committee recommends **OCM to REJECT** Myrtle 2 LLC, at dispensary license application.

The vote was unanimous

11. Shlomo Tamir, DBA Myrtle 2 LLC, 69 Graham Avenue, (Retail Dispensary) (Received 7/14/2025) (Applicant failed to provide license application number). The applicant failed to attend the scheduled 9/30/2025 Cannabis Review Committee meeting, therefore, the District Office has no supporting documents from this applicant.

The committee recommends **OCM to REJECT** Myrtle 2 LLC, at 69 Graham Avenue dispensary license application.

The vote was unanimous

12. Wael Alsaidi, DBA High Class Convenience Corp, 309 Bedford Avenue, (Retail Dispensary) 2023-000479 (Received 6/26/2025)

The applicant failed to attend the scheduled 9/30/2025 Cannabis Review Committee meeting, therefore, the District Office has no supporting documents from this applicant. In addition, this applicant is one of three applicants for one location (309 Bedford Avenue).

Whereas the applicant failed to provide their OCM license application number the committee recommends **OCM to REJECT** DBA High Class Convenience Corp at 309 Bedford Avenue, dispensary license application.

The vote was unanimous

NO ITEMS PREVIOUSLY POSTPONED

Cannabis Committee reviewed 12 applications.
Committee Approved 2 applications.
Committee disapproved 9 applications.
Committee approved withdrawn of 1 application

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

WHEN: Thursday, October 23, 2025.

TIME: 6:00 PM

WHERE: CB1 District Office

435 Graham Avenue (Corner of Frost St)



SIMON WEISER

GINA BARROS

FIRST VICE-CHAIRMAN

DEL TEAGUE

SECOND VICE-CHAIRPERSON

THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009 FAX: (718) 389-0098

Email: bk01@cb.nyc.gov
Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN DISTRICT MANAGER HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD



October 23, 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 October 21, 2025, the Cannabis Review Committee reviewed the report attached, and the various recommendations made. Below are the actions taken:

CANNABIS APPLICATIONS:

NEW

1. Daniel Connolly, DBA Growth Industries NY, LLC, 1055 Flushing Avenue, (Retail Dispensary) OCMCAURD-2022-000460 (Received 6/30/2025)

On 9/30/2025 as scheduled, the applicant met with the committee with his team. They provided us with the requested documents, answered our questions and amended their open dispensary hours. The committee recommends **OCM to PROCESS** Growth Industries NY, LLC dispensary license.

The committee recommends **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: 36 "YES"; 0 "NO"; 0 "Abstentions".

2. Ehsan Partoui, DBA NY Builders Millennium USA LLC, 1139-1141 Manhattan Avenue, (Retail Dispensary) Received 8/11/2025

The applicant failed to attend the scheduled 9/30/2025 Cannabis Review Committee meeting, therefore, the District Office has no supporting documents from this applicant. The applicant failed to provide their OCM license application number. The committee recommends **OCM to REJECT** NY Builders Millennium USA LLC at 1139-1141 Manhattan Avenue dispensary license application.

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: 36 "YES"; 0 "NO"; 0 "Abstentions".

3. Hector Bonilla, DBA Diamond Dispensary, 455 Graham Avenue, (Retail Dispensary) OCMCAURD-2022-00347 (Received 07-14-25)

On 9/30/2025 as scheduled, the applicant met with the committee with his team. They provided us with the requested documents, answered our questions and amended their open dispensary hours. The committee recommends **OCM to PROCESS** Diamond Dispensary at 455 Graham Avenue.

The committee recommends **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: 36 "YES"; 0 "NO"; 0 "Abstentions".

4. Jelena Goranic, DBA Vutra Inc., 309 Bedford Avenue, (Retail Dispensary) OCMRETL-2023-002141 (Received 6/23/2025)

The applicant failed to attend the scheduled 9/30/2025 Cannabis Review Committee meeting, therefore, the District Office has no supporting documents from this applicant. In addition, this applicant is one of three applicants for one location (309 Bedford Avenue). The Committee recommends **OCM to REJECT** DBA Vutra Inc Cannabis retail dispensary license application.

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: 36 "YES"; 0 "NO"; 0 "Abstentions".

5. John Macropoulos, DBA Cannabisseur Inc., 99 South 6th Street, (Retail Dispensary) (Received 6/23/2025)

The applicant failed to attend the scheduled 9/30/2025 Cannabis Review Committee meeting, therefore, the District Office has no supporting documents from this applicant. The applicant failed to provide their OCM license application number. The committee recommends **OCM to REJECT** Cannabisseur Inc., at 99 South 6th Street, dispensary license application.

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: 36 "YES"; 0 "NO"; 0 "Abstentions".

6. Jonpaul Pezzo, DBA NYC BUD, 1117 Manhattan Avenue, (Retail Dispensary) No license number provided (Received 6/23/2025)

The applicant on September 24, 2025, emailed the district office they were moving from the location and are withdrawing their Cannabis dispensary license application.

The committee recommends **OCM to WITHDRAW** NYC BUD dispensary license application at 1117 Manhattan Avenue

7. Mitchell Rothschild, DBA Brooklyn Wellness LLC, 84 Graham Avenue, (Retail Dispensary) OCMRETL-2023-000974 (Received 7/29/2025)

The applicant failed to attend the scheduled 9/30/2025 Cannabis Review Committee meeting, therefore, the District Office has no supporting documents from this applicant. In addition, a shoe store is currently in operation at 84 Graham Avenue. The committee recommends **OCM** to **REJECT** Brooklyn Wellness LLC, at 84 Graham Avenue dispensary license application.

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: 36 "YES"; 0 "NO"; 0 "Abstentions".

8. Randy White, DBA 420 NY LLC, 309 Bedford Avenue, (Retail Dispensary) OCMCAURDP-2023-000230 (Received 6/17/2025)

The applicant failed to attend the scheduled 9/30/2025 Cannabis Review Committee meeting, therefore, the District Office has no supporting documents from this applicant. In addition, this applicant is one of three applicants for one location (309 Bedford Avenue). The Committee recommends **OCM to REJECT** DBA 420 NY LLC Cannabis retail dispensary license application.

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: 36 "YES"; 0 "NO"; 0 "Abstentions".

9. Shlomo Tamir, DBA Myrtle 2 LLC, 39 Graham Avenue, (Retail Dispensary) (Received 7/7/2025) (Applicant failed to provide license application number).

The applicant failed to attend the scheduled 9/30/2025 Cannabis Review Committee meeting, therefore, the District Office has no supporting documents from this applicant. At 39 Graham Avenue, is an operating women apparel storefront. The committee recommends **OCM to REJECT** Myrtle 2 LLC, at 39 Graham Avenue dispensary license application.

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: 36 "YES"; 0 "NO"; 0 "Abstentions".

10. Shlomo Tamir, DBA Myrtle 2 LLC, 61 Graham Avenue, (Retail Dispensary) (Received 7/14/2025) (Applicant failed to provide license application number).

The applicant failed to attend the scheduled 9/30/2025 Cannabis Review Committee meeting, therefore, the District Office has no supporting documents from this applicant. At 61 Graham Avenue there is an operating barber shop. The committee recommends **OCM to REJECT** Myrtle 2 LLC, at dispensary license application.

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: 36 "YES"; 0 "NO"; 0 "Abstentions".

11. Shlomo Tamir, DBA Myrtle 2 LLC, 69 Graham Avenue, (Retail Dispensary) (Received 7/14/2025) (Applicant failed to provide license application number).

The applicant failed to attend the scheduled 9/30/2025 Cannabis Review Committee meeting, therefore, the District Office has no supporting documents from this applicant.

The committee recommends **OCM to REJECT** Myrtle 2 LLC, at 69 Graham Avenue, dispensary license application.

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: 36 "YES"; 0 "NO"; 0 "Abstentions".

12. Wael Alsaidi, DBA High Class Convenience Corp, 309 Bedford Avenue, (Retail Dispensary) 2023-000479 (Received 6/26/2025)

The applicant failed to attend the scheduled 9/30/2025 Cannabis Review Committee meeting, therefore, the District Office has no supporting documents from this applicant. In addition, this applicant is one of three applicants for one location (309 Bedford Avenue). Whereas the applicant failed to provide their OCM license application number the committee recommends **OCM to REJECT** DBA High Class Convenience Corp at 309 Bedford Avenue, dispensary license application.

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: 36 "YES"; 0 "NO"; 0 "Abstentions".

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

WHEN: TUESDAY, OCTOBER 28, 2025

TIME: 6:00 PM

WHERE: CB1 DISTRICT OFFICE

435 GRAHAM AVENUE BROOKLYN, NY 11211 (CORNER OF FROST ST)

Working for a Better Williamsburg-Greenpoint.

Sincerely,



SIMON WEISER

GINA BARROS
THIRD VICE-CHAIRPERSON
DAVID HEIMLICH
FINANCIAL SECRETARY
SONIA IGLESIAS
RECORDING SECRETARY
PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

FIRST VICE-CHAIRMAN

SECOND VICE-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

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

JOHANA PULGARIN DISTRICT MANAGER HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

GB 1

October 21, 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 October 16, 2025

The Committee met on the evening of October 16, 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; Isaacs; Itzkowitz; Kawaguchi; Kelterborn; Rabbi Niederman; Pferd; Sofer; Vega; Weiser; Kantin*; Kawochka*; Nieves*; Salgado* (*) Non-Board Member.

Present: Teague; Chesler; Isaacs; Kelterborn; Pferd; Vega; Weiser; Nieves*; Salgado*.

Absent: Kaminski; Itzkowitz; Kawaguchi; Niederman; Sofer; Kantin*; Kawochka*. (*non-board

member)

9 members present. A quorum was achieved.

AGENDA:

1. PRESENTATION McDonalds, 710 BROADWAY, BSA CAL # 2025-15-BZ: [Postponed from September 3, 2025, committee meeting]

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 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 Foladare, 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.

At the September 3, 2025 meeting, 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 increased traffic flow. Accordingly, the item was postponed to October 16, 2025

- 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.

October 16, 2025, presentation

Elyse Foladare Presented.

In response to the Board's concerns, the applicant has increased the bike parking spaces from 2 to 14 bikes. We asked for confirmation that the configuration will accommodate the delivery bikes. The applicant will confirm with the architect that the racks can be spread out to accommodate these bikes.

One parking space on the lot has been designated for delivery.

The committee was able to hear from the person who conducted the traffic study. He stated that the new configuration, with two curb cuts, is designed to improve traffic flow and to decrease backup, because traffic will only go one way in each cut. In addition, the plan is designed so that any backup will occur on site, not outside.

The committee also asked if the decrease in interior seating will accommodate the sit-down needs of the community. We also asked if the community would lose jobs because of the new automation. The applicant will get back to us with responses to both concerns. Finally, we asked the applicant to look into providing improved landscaping wherever possible.

Recommendation:

A motion was made to approve the application with the following conditions:

- 1- Confirmation that there will be ample indoor seating to accommodate current community needs:
- 2- Confirmation that traffic backup will not increase;
- 3- Confirmation that there will be ample space between the bike racks to accommodate delivery bikes;
- 4- Confirmationm that there is no anticipated loss of community jobs; and

5- The applicant will provide landscaping where possible.

The motion passed.

Vote: 8 yes, 1 no, 0 abstentions.

2. DISCUSSION REGARDING:

- 1- our recommendation that Land Use, Landmarks, and BSA applicants be required to post notice of their applications,
- 2- the required wording of the notice, and
- 3- when to post

The committee agreed that applicants for all three applications should be required to post notice of their applications on the building in question, the four corners of the street in front of the building and the street behind the building. The posting should be done ten days before the appropriate committee meeting, with evidence of posting by date/ time stamped photos. We discussed the possibility of an earlier posting date to include the full board public hearing, but most of us agreed that compliance with such a long posting time would be difficult to oversee. If it turns out that a longer posting seems necessary, that would be an easy future adjustment.

We also agreed on the basic format of the poster and the instructions for the applicants. A finalized draft will be presented at the next committee meeting.

3. OLD BUSINESS:

Chair Fuller recently removed several Land Use/Landmarks committee members for non-attendance. I have requested that Ward Dennis be added to the committee, because of his expertise in land use, landmarks, and BSA issues. I am waiting for a response to my request.

4. NEW BUSINESS:

1- NYC Industrial Plan

Karen Nieves spoke on behalf of Evergreen to inform us that the new NYC Industrial Plan greatly decreases the IBZ areas in our district. For example, it appears that the entire Greenpoint/Williamsburg IBZ has been excluded. This includes Acme Fish, Wonton Foods, and the Greenpoint Design Center. Evergreen is concerned about real estate market speculation for these sites and job loss. Evergreen has hired a Fellow to study and make recommendations regarding the IBZ and Mx areas.

2-390 Kent Avenue

City Hall has asked to meet online with DM Pulgarin, Chair Fuller, and the Chairs/Cochairs of the Land Use/Landmarks and Housing committees.to brief us on plans for this city owned site. The members of this committee strongly felt that the site should be used either for 100% affordable housing and/or a park.

Meeting Adjourned

August 2025

Prepared for: Eric Palatnik, P.C.

Prepared by: Urban Cart ographic s

710 Broadway

Existing Conditions

Community District: Brooklyn 1

• City Council District: 33

Development Site: Block 2275, Lot 1

Total Lot Area: 17,610 sf

• Existing Zoning: C4-3

Existing Use: Retail

Proposed Action and Development

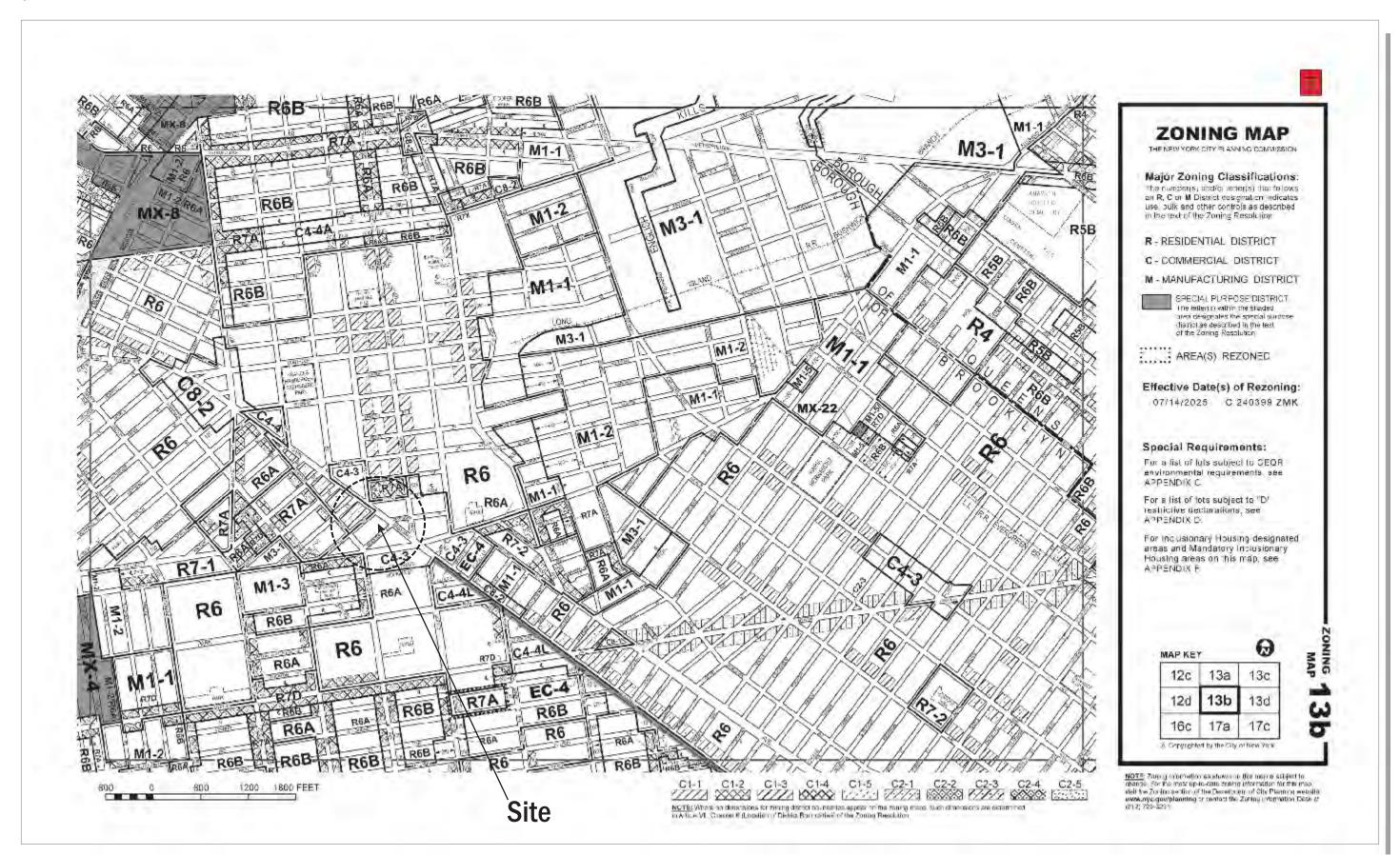
- BSA Special Permit to allow, the operation of a new accessory drive-through facility operating in conjunction with an as-of-right McDonald's
- 18'-9" / 1-Story retail building
- − 5,030 sf of zoning floor area (0.29 FAR)
- 6 parking spaces will be provided

Existing Conditions

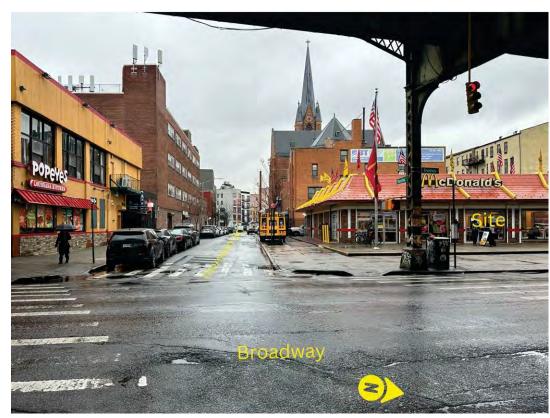
- 1. Aerial Photograph;
- 2. Zoning Map;
- 3. Photographs

Aerial Map





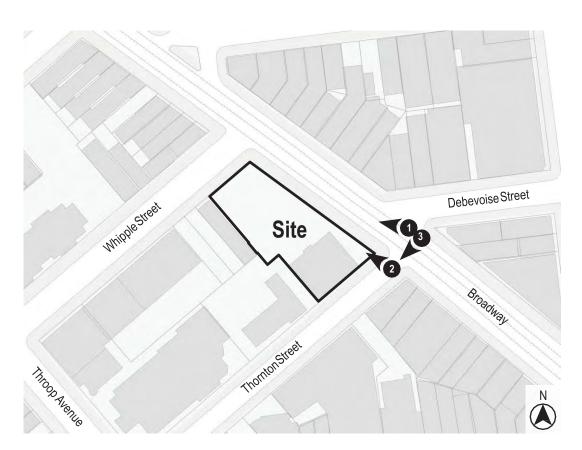
1. View of the Site facing west from Broadway.



3. View of Thornton Street facing southwest from Broadway (Site at right).

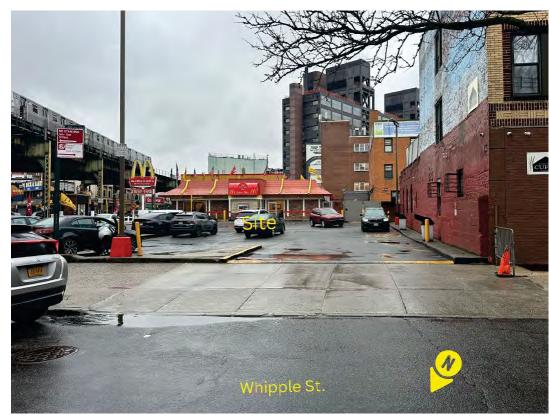


2. View of the Site facing northwest from Thornton Street

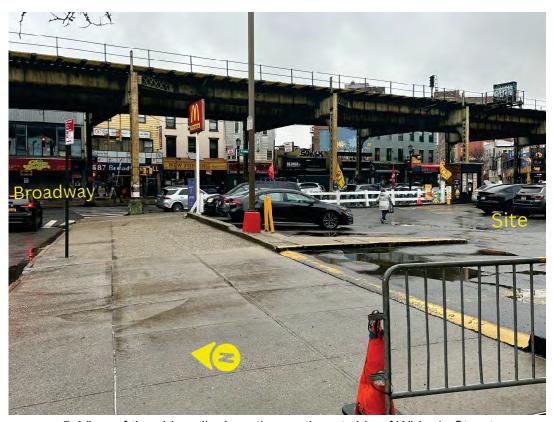




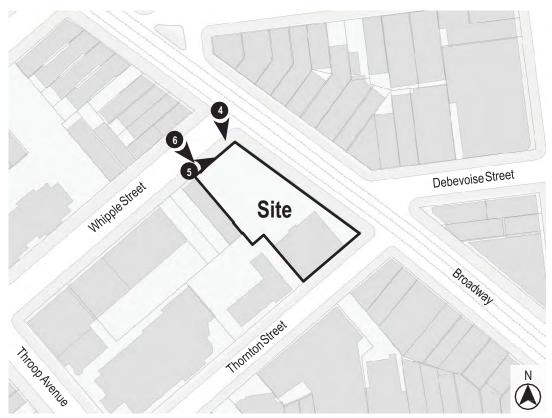
4. View of the Site facing south from Whipple Street.



6. View of the Site facing southeast from Whipple Street.

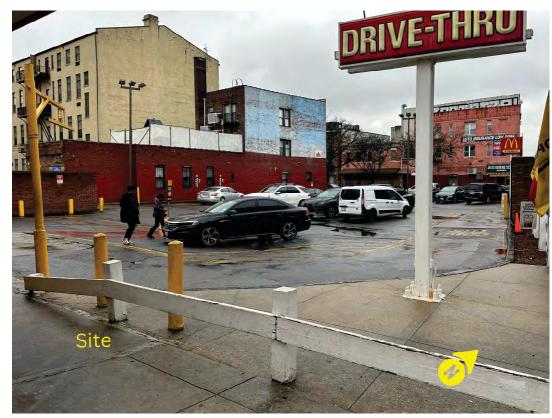


5. View of the sidewalk along the southeast side of Whipple Street facing northeast (Site at right).





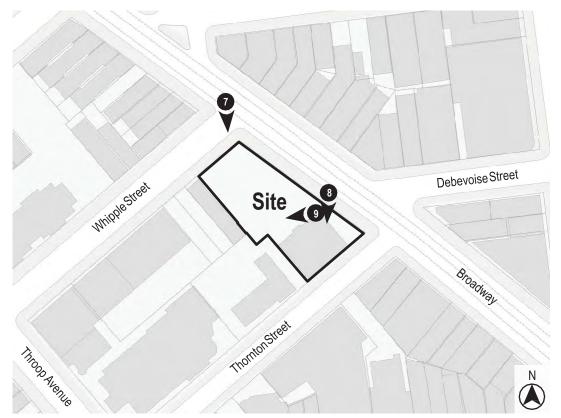
7. View of the Site facing south from the intersection of Whipple Street and Broadway.



9. View within the Site facing west.



8. View of the sidewalk along the southwest side of Broadway facing south (Site ahead).





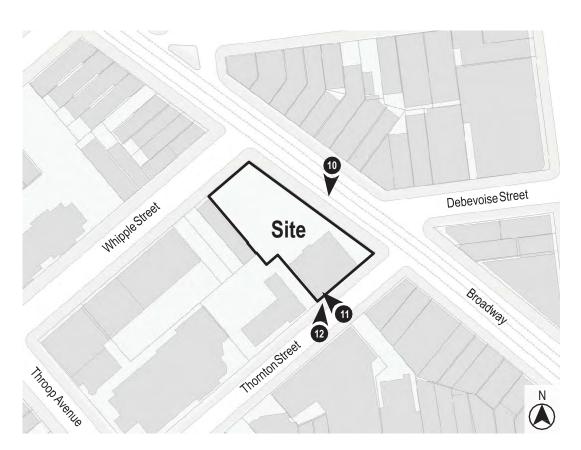
10. View of the Site facing south from Broadway.



12. View of the Site facing north from Broadway.



11. View of the Site facing northwest from Broadway.



Proposed Actions

- 1. Tax Map;
- 2. Radius Map;

Tax Map



Radius Map

710 Broadway, Brooklyn

Radius Diagram / Land Use Map

Block: 2275, Lot: 11 Zoning District: C4-3
Zoning Map: 13b Special District: n/a

Zoning Districts and Commercial Overlays

	Zoning Bound	District ary	- (0	ecial Dis undary	trict	R7A	Zoning D Labels	District	
	C1-3		C2-3	C1-4		C2-4	1/2	C2-5	
	C1-1		C2-1	C1-2		C2-2	11	C1-5	



Lot and Building Information

Lot and	a bananig information			
#	Lot Numbers (within radius)	C	Commercial	
###	Block Numbers	I	Industrial	
і, п, пі	Story Height	М	Manufacturing	
MD	Multiple Dwelling	W	Warehouse	
D	Dwelling	Α	Auto	
R	Retail	CF	Community Facility	
G	Garage			
D R	Dwelling Retail	Α	Auto	

Data Sources

Land Use and Building Information: MapPLUTO 2024v3.1 from NYC DCP Zoning Districts: NYC DCP, file dated 9/1/2024

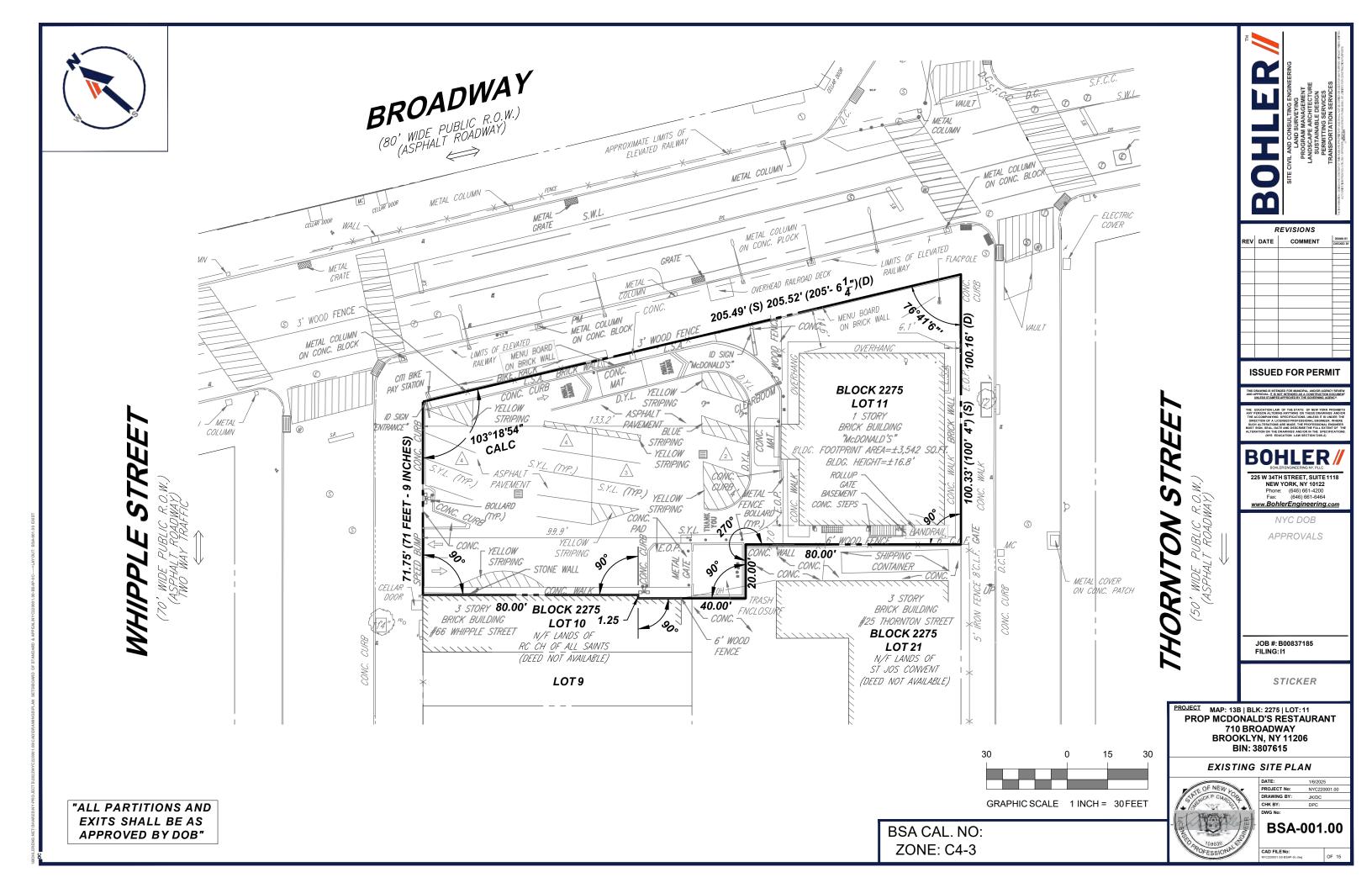
Digital Tax Map: NYC DOF, file dated 4/11/2024

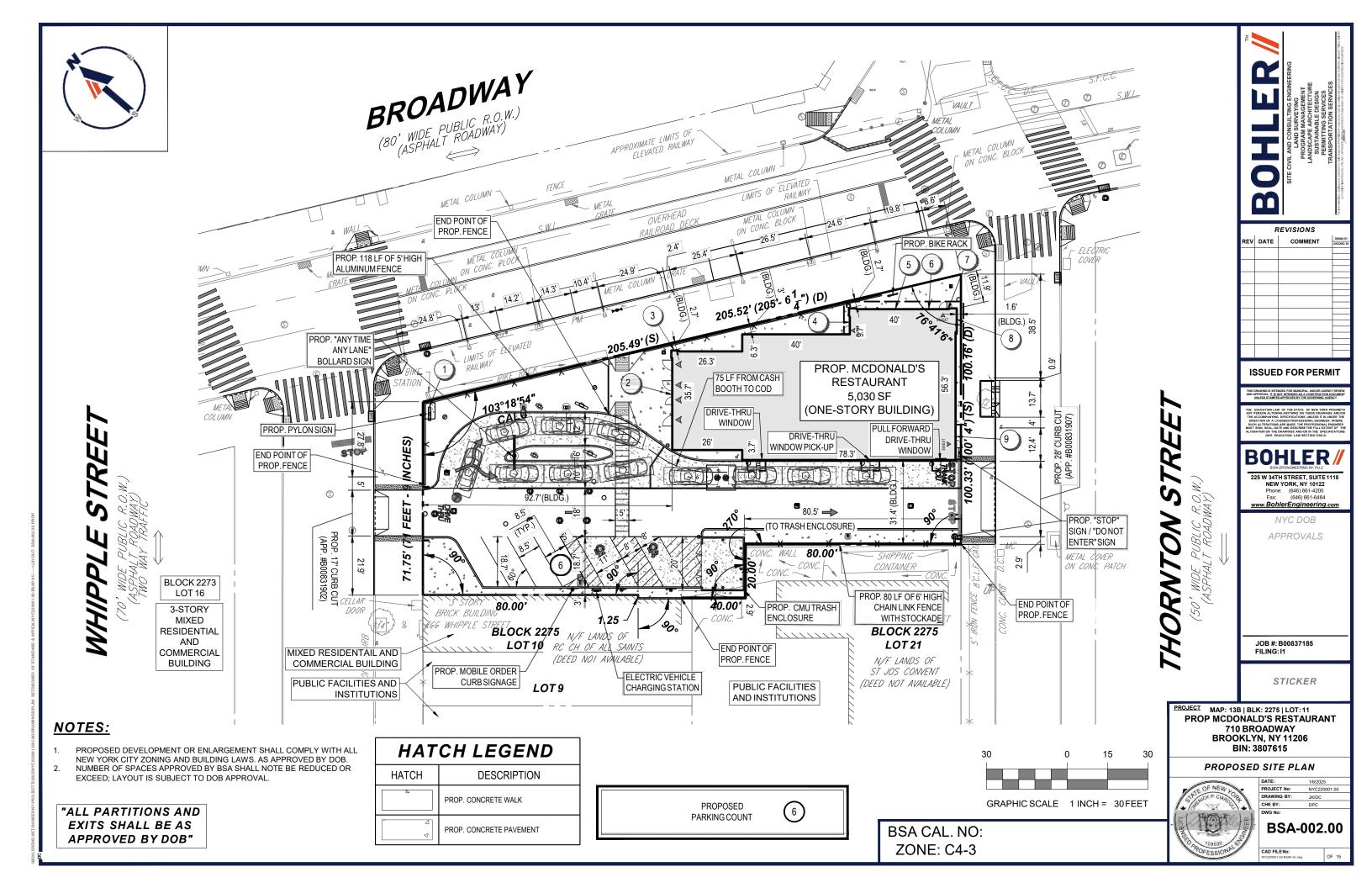
Building Footprints: NYC DoITT, file dated 11/2/2024

Urban Cartographics



Proposed Plans





ZONE: C4-3 (MAP#13B)
USE: EATING AND DRINKING ESTABLISHMENT WITH ACCESSORY DRIVE-THRU (USE GROUP VI, PRC-A2) REQUIRES SPECIAL USE PERMIT FROM BOARD OF STANDARDS AND APPEALS (BSA)

APPLICANT/ OWNER INFORMATION

APPLICANT:

DOMENICK P. CIARDULLO, P.E. BOHLER ENGINEERING NY PLLC 225 WEST 34TH STREET, SUITE 1118 NEW YORK, NEW YORK 10122 (646) 661-4200

OWNER:

DEANNA ORTIZ McDONALD'S CORPORATION 110 N. CARPENTER STREET CHICAGO, IL 60607 (630) 624 - 3835

S	SPECIAL PERMIT CRITERIA								
ITEM	CODE	PERMITTED	PROPOSED						
DRIVE-THRU QUEUE	§ 73-311A(1)	10 CARS MINIMUM	11 CARS						
TRAFFIC FLOW	§ 73-311A(2)	MINIMAL INTERFERENCE WITH TRAFFIC FLOW IN THE IMMEDIATE VICINITY	COMPLIES						
CHARACTER OF SUBJECT PREMISES	§ 73-311C	THE CHARACTER OF THE COMMERCIALY ZONED STREET FRONTAGE WITHIN 500 FEET REFLECTS SUBSTANTIAL ORIENTATION TOWARD THE MOTOR VEHICLE	COMPLIES						
ADJACENT RESIDENTIAL	§ 73-311D	SHALL NOT HAVE AN UNDUE ADVERSE IMPACT ON THE RESIDENCES WITHIN THE IMMEDIATE VICIINTY	COMPLIES						
DIRVE-THRU SPECIAL PERMIT CRITERIA	§ 73-311E	THERE SHALL BE ADEQUATE BUFFERING BETWEEN THE DRIVE-THROUGH FACILITY AND ADJACENT RESIDENTIAL USES	COMPLIES						

PARKING REQUIREMENTS									
ITEM	CODE	PERMITTED	PROPOSED						
MIN. STALL SIZE	§36-57B	8' - 6" X 18' - 5" (60°)	8' - 6" X 18' - 5" (60°						
MIN. AISLE WIDTH	§ 36-57B	14' - 6" (60°)	18' (60°)						
MIN. NUMBER OF PAKRING STALLS ¹	§ 36-21	12	6**						
ADA STALL QUANTITY ³	2010 ADA STANDARDS & NYC BC § 1106	1	1						
ELECTRICAL VEHICLE CHARGING STATIONS ⁴	NYC BC§ 406.7.11	2 EV STALLS	2						
BICYCLE PARKING ²	§36-712	1 SPACE PER 10 VEHICULAR SPACES = 1 REQUIRED	1						
MAX. CURB CUT SIZE (EXCLUDING SPLAYS)	§36-58 (C)	12' (PER TRAVEL LANE) (EXCLUDING SPLAYS)	17' CURB CUT 28' CURB CUT						
§ 36-231 INDICATES WA	VIVER OF REQUIRE	EMENTS BELOW 25 SPACES							

BULK REQUIREMENTS								
ITEM	CODE	PERMITTED	PROPOSED					
MIN. LOT AREA	N/A	N/A	17,633 SF					
MIN. SIDE YARD	§ 33-25	0' (8' IF PROVIDED)	31.4'					
MIN. REAR YARD	§ 33-26	20'	N/A					
MAX. FAR	§ 33-122	3.4	5,030 SF/ 17,633 SF = 0.29					
MIN. FRONT YARD	§ 33-442	0,	92.7' (WHIPPLE STREET) 2.7' (BROADWAY) 1.6' (THORNTON STREET)					
MAX. BUILDING HEIGHT	§ 33-432	60' (4 STORIES)	18.75'					

SPECIAL URBAN DESIGN REGULATIONS									
ITEM	CODE	PERMITTED	PROPOSED						
PERIMETER LANDSCAPING	§37-921	PARKING AREA > 6,000 SF OR MORE THAN 18 STALLS - LANDSCAPING BUFFER = 7' WIDE	N/A (PROPOSED PARKING AREA = 5,215 SF)						
INTERIOR LANDSCAPING	§ 37-922	PARKING AREA > 12,000 SF OR MORE THAN 36 STALLS -1 TREE FOR EVERY 8 STALLS PLANTED IN A MIN AREA OF 150 SF OF PERVIOUS SURFACE - NO MORE THAN 15 STALLS BETWEEN ISLANDS - EACH END SPACE IN A ROW OF 5 OR MORE SPACES MUST ABUT A LANDSCAPED ISLAND	N/A (PROPOSED PARKING AREA = 5,215 SF)						
REFUSE STORAGE SETBACK	§ 37-94	MIN. 50' FROM ANY STREET LINE	80.5'						

PARKING CALCULATIONS

1.EATING OR DRINKING ESTABLISHMENT (C4-3 ZONE, PRC-A2): REQUIRED = 1 STALL / 400 SF FLOOR AREA: 4,873 SF / 150 SF = 12.18 = 12 STALLS EXISTING = 13 STALLS

PROVIDED = 6 STALLS

§ 36-231 INDICATES WAIVER OF REQUIREMENTS BELOW 25 SPACES

2. BICYCLE SPACE REQUIREMENTS

ONE (1) BICYCLE SPACE PER EVERY 10 PARKING STALLS (OR FRACTION THEREOF)

BICYCLE SPACES REQUIRED
REQUIRED = 6 STALLS / 10 STALLS = 0.6 BICYCLE SPACES
PROVIDED = 1 BICYCLE SPACES

3. ADA STALL REQUIREMENTS 5% OF TOTAL PARKING TO BE ADA ACCESSIBLE SPACES, MUST PROVIDE 1 ACCESSIBLE SPACE FOR EVERY 6 (OR FRACTION THEREOF)

ACCESSIBLE STALLS REQUIRED

REQUIRED = 6 STALLS X 5% = 0.3 STALLS

PROVIDED = 2 ADA STALL (1 VAN ACCESSIBLE)

4.OPEN PARKING LOTS SHALL BE CAPABLE OF SUPPORTING ELECTRIC VEHICLE CHARGING STATIONS IN ACCORDANCE WITH THIS SECTION. A MINIMUM OF 20 PERCENT OF THE PARKING SPACES IN AN OPEN PARKING LOT SHALL BE EQUIPPED WITH ELECTRICAL RACEWAY CAPABLE OF PROVIDING A MINIMUM SUPPLY OF 11.5KVA TO AN EVSE FROM AN ELECTRICAL SUPPLY PANEL. THE RACEWAY SHALL BE NO SMALLER THAN 1 INCH. THE ELECTRICAL SUPPLY PANEL SERVING SUCH PARKING SPACES MUST HAVE AT LEAST 3.1 KW OF AVAILABLE CAPACITY FOR EACH STALL CONNECTED TO IT WITH RACEWAY. SUCH RACEWAY AND ALL COMPONENTS AND WORK APPURTENANT THERETO SHALL BE IN ACCORDANCE WITH THE NEW YORK CITY ELECTRICAL CODE.

EV STALLS REQUIRED REQUIRED = 20% x 6 STALLS = 1.20 STALLS PROVIDED = 2 EV STALLS

> BSA CAL. NO: ZONE: C4-3



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NYC DOB **APPROVALS**

JOB #: B00837185

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PROJECT MAP: 13B | BLK: 2275 | LOT: 11
PROP MCDONALD'S RESTAURANT 710 BROADWAY **BROOKLYN, NY 11206** BIN: 3807615

ZONING ANALYSIS I



PROJECT No: NYC2200 DRAWING BY: JK/DC NYC220001.00

BSA-003.00

CAD FILE No:

SIGNAGE REQUIREMENTS									
ITEM	CODE	PERMITTED	PROPOSED						
MAX. TOTAL SIGN AREA	§ 32-641	5X THE STREET FRONTAGE TO MAX OF 500 SF PER FRONTAGE 358.75 SF (WHIPPLE) 500 SF (BROADWAY) 500 SF (THORNTON)	32.80 SF (WHIPPLE STREET) 154.84 SF (BROADWAY) 16.25 SF (THORNTON STREET)						
MAX. NON-ILLUMINATED SIGN AREA	§ 32-642	5X THE STREET FRONTAGE TO MAX OF 500 SF PER FRONTAGE 358.75 SF (WHIPPLE) 500 SF (BROADWAY) 500 SF (THORNTON)	0 (WHIPPLE STREET) 2.25 SF (BROADWAY) 2.25 SF (THORNTON STREET)						
MAX. ILLUMINATED SIGN AREA*	§ 32-644	5X THE STREET FRONTAGE TO MAX OF 500 SF PER FRONTAGE 358.75 SF (WHIPPLE) 500 SF (BROADWAY) 500 SF (THORNTON)	32.80 SF (WHIPPLE STREET) 152.59 SF (BROADWAY) 14 SF (THORNTON STREET)						
MAX SIGN PROJECTION	§ 32-652	18" FOR DOUBLE OF MULTI-FACETED SIGNS OR 12 INCHES FOR ALL OTHER SIGNS.	11" (BROADWAY - SIGN #3)						
MAX. SIGN HEIGHT	§ 32-655	40'	30'						
HEIGHT OF SIGNS ABOVE ROOF	§ 32-656	SHALL NOT EXTEND ABOVE PARAPET WALL OR ROOF	N/A						

	PROPOSED SIGNAGE SCHEDULE													
SIGN #	SIGN DESCRIPTION	STREET FRONTAGE	ILLUMINATED (YES/NO)	LOCATION	PURPOSE	MATERIAL	WEIGHT	AREA	HEIGHT	TYPE	CHANGEABLE COPY	ARTERIAL HIGHWAY	DOB NOW APPLICATION NUMBER	DOB NOW FOUNDATION APPLICATION NUMBER
1	NEXT GEN 20' ROAD SIGN	BROADWAY	YES	GROUND	NON-ADVERTISING	ALUMINUM & ACRYLIC	2,500 LBS	25.00 SF	30 FT	LIGHT BOX	NO	NO	B00835963	B00836525
2	24" WORDMARK	WHIPPLE STREET	YES	WALL	NON-ADVERTISING	ALUMINUM & ACRYLIC	35 LBS	32.80 SF	15.8 FT	LIGHT BOX	NO	NO	B00835963	N/A
3	LOGO BLADE SIGN	BROADWAY	YES	WALL	NON-ADVERTISING	ALUMINUM & ACRYLIC	55 LBS	10.85 SF	16.6 FT	LIGHT BOX	NO	NO	B00835963	N/A
4	42" NEXT GEN ARCH	BROADWAY	YES	WALL	NON-ADVERTISING	ALUMINUM & POLYCARBONATE	35 LBS	14.00 SF	17.1 FT	LIGHT BOX	NO	NO	B00835963	N/A
5	24" WORDMARK	BROADWAY	YES	WALL	NON-ADVERTISING	ALUMINUM & ACRYLIC	35 LBS	32.80 SF	16.4 FT	LIGHT BOX	NO	NO	B00835963	N/A
6	42" NEXT GEN ARCH	BROADWAY	YES	WALL	NON-ADVERTISING	ALUMINUM & POLYCARBONATE	35 LBS	14.00 SF	17.2 FT	LIGHT BOX	NO	NO	B00835963	N/A
7	MOBILE BLADE SIGN	BROADWAY	NO	WALL	NON-ADVERTISING	ALUMINUM & ACRYLIC	10 LBS	2.25 SF	9FT	LIGHT BOX	NO	NO	B00835963	N/A
8	42" NEXT GEN ARCH	THORNTON STREET	YES	WALL	NON-ADVERTISING	ALUMINUM & POLYCARBONATE	35 LBS	14.00 SF	17.1 FT	LIGHT BOX	NO	NO	B00835963	N/A
9	DELIVERY BLADE SIGN	THORNTON STREET	NO	WALL	NON-ADVERTISING	ALUMINUM & ACRYLIC	10 LBS	2.25 SF	9FT	LIGHT BOX	NO	NO	B00835963	N/A
9	DELIVERY BLADE SIGN NOTE: ALL SIGNAG					ACRYLIC	-			вох				

NOTE: ALL SIGNAGE SHALL COMPLY WITH UNDERLYING ZONING. BOARD OF STANDARDS AND APPEALS WILL NOT BE PROVIDING ANY VARIANCE OR WAIVER FOR THE SIGNAGE REQUIREMENTS.

BSA CAL. NO: ZONE: C4-3



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NYC DOB APPROVALS

JOB #: B00837185 FILING: I1

STICKER

PROJECT MAP: 13B | BLK: 2275 | LOT:11
PROP MCDONALD'S RESTAURANT
710 BROADWAY
BROOKLYN, NY 11206
BIN: 3807615

ZONING ANALYSIS II

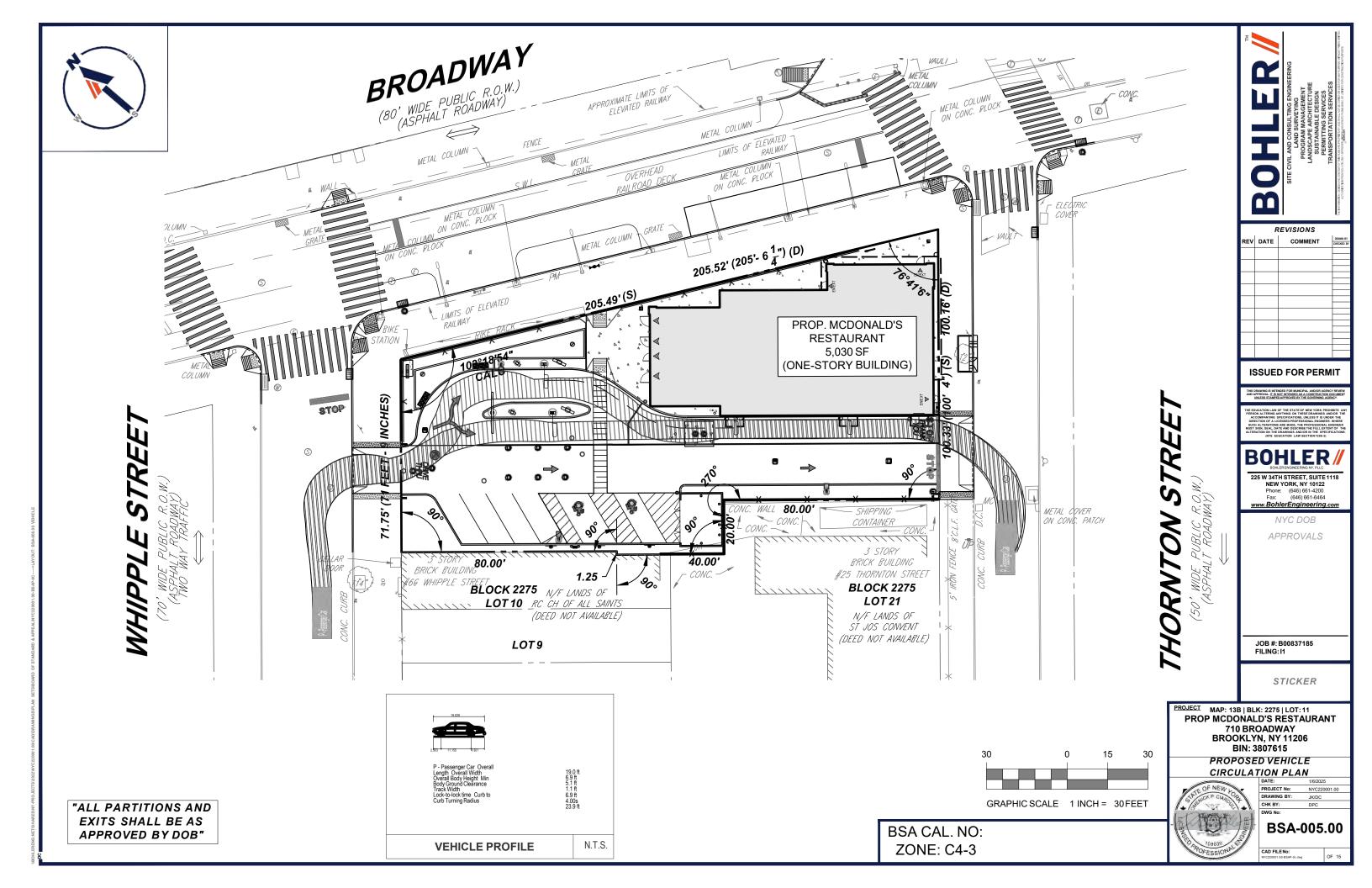


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	DATE:	1/6/2025
	PROJECT No:	NYC220001.0
	DRAWING BY:	JK/DC
	CHK BY:	DPC
	DWG No:	

BSA-004.00

CAD FILE No: NYC220001.00-8SAP-0c.dwg

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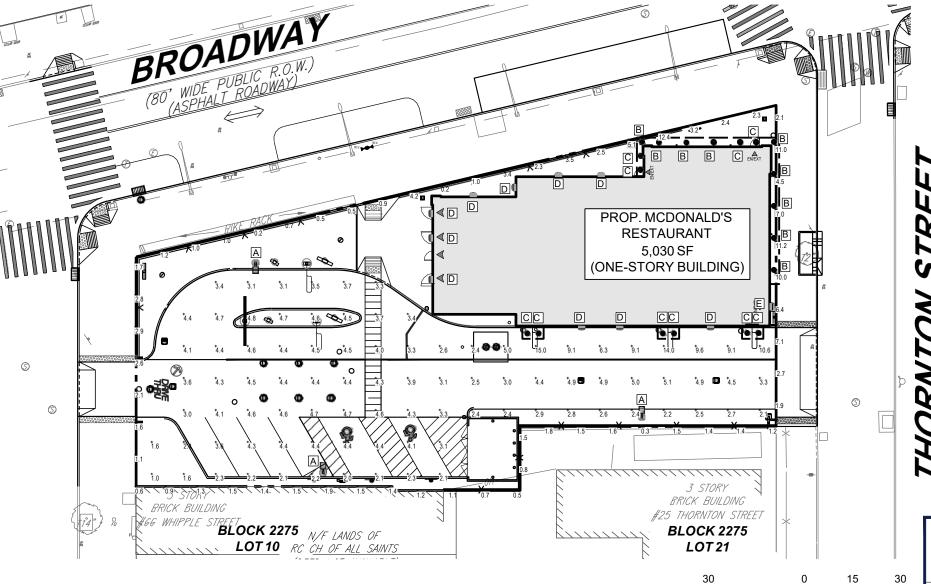




LIGHTING PLAN NOTES

- LIGHTING SHALL BE DIRECTED SO AS NOT TO SHINE DIRECTLY ONTO NEIGHBORING PROPERTIES, OR PUBLIC RIGHTS-OF-WAY. NOT MORE THAN 2 FOOT-CANDLE MAY PROTRUDE MORE THAN 10 FEET ONTO ADJACENT RESIDENTIAL PROPERTIES. CONTRACTOR TO FABRICATE AND INSTALL.
- 2. ILLUMINATION LEVELS SHOWN IN FOOTCANDLES.
- 3. FIXTURE TYPE: SEE LIGHTING SCHEDULE
- I. ILLUMINATION LEVELS SHOWN ON THIS PLAN WERE CALCULATED WITH AGI32 BY LIGHTING ANALYST VERSION 19.15 SOFTWARE. THE ACTUAL LIGHTING LEVELS SHALL BE VERIFIED IN THE FIELD AND FIXTURES ADJUSTED ACCORDINGLY TO ACHIEVE THE DESIRED LIGHT LEVELS.
- ILLUMINATION LEVELS ON THIS PLAN HAVE BEEN CALCULATED FOR PROPOSED LIGHTS ONLY. ACTUAL ILLUMINATION LEVELS IN THE FIELD MAY DIFFER FROM THOSE DEPICTED ON THE PLAN DUE TO INTERFERENCE FROM EXISTING/AMBIENT LIGHTING WHOSE ILLUMINATION LEVELS ARE NOT REFLECTED ON THIS PLAN.
- 6. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
- 7. DISTANCE BETWEEN READINGS: 10'
- 8. LIGHTING PLAN PREPARED BY: SECURITY LIGHTING (DATED 03/05/2025)

	LUMINAIRE SCHEDULE											
SYMBOL	QTY	ARRANGEMENT	LLF	WATTS	DESCRIPTION	MTG HEIGHT	POLE TYPE					
A	3	SINGLE	0.90	133.2	RAR2-320L-140-5K7-4W-SCP/40F	21	SES-18-40-1- TA-GL-xx (4")					
B	9	SINGLE	0.90	11.9	LB6-10LDM-50K	9	N/A					
C •	10	SINGLE	0.90	11.9	LB6-10LDM-50K9GD	9	N/A					
	10	SINGLE	0.90	14.4	RWSC-36L-5K-DO-U-PS	14.4	N/A					
E	1	SINGLE	0.90	14.4	RWSC-36L-5K-DO-U-WH	14.4	N/A					



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GRAPHIC SCALE 1 INCH = 30 FEET

SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCARE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES TRANSPORTATION SERVICES

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APPROVALS

JOB #: B00837185

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PROJECT MAP: 13B | BLK: 2275 | LOT:11
PROP MCDONALD'S RESTAURANT
710 BROADWAY
BROOKLYN, NY 11206
BIN: 3807615

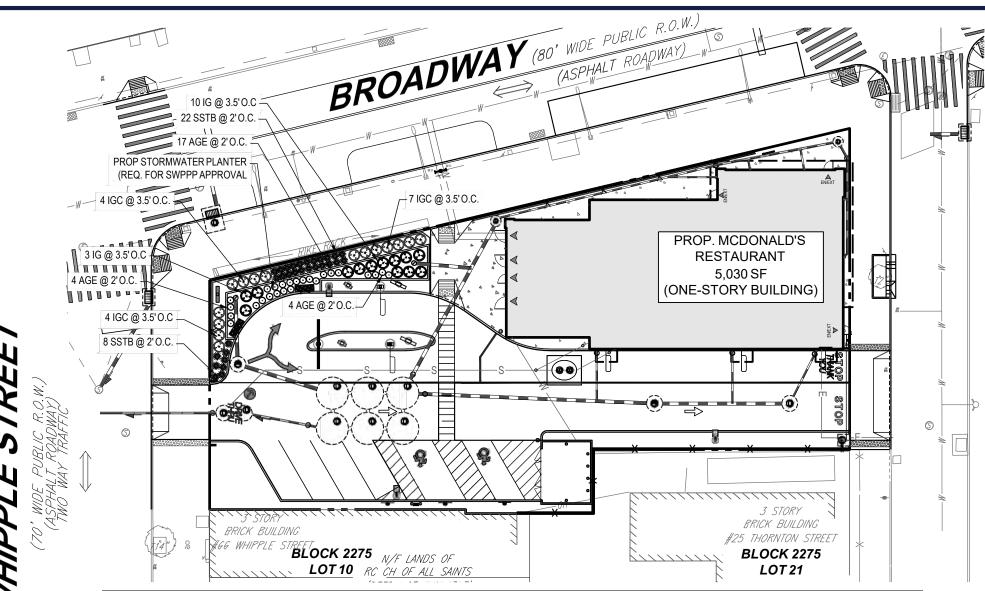
PROPOSED SITE PLAN



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DWG No:	
CHK BY:	DPC
DRAWING BY:	JK/DC
PROJECT No:	NYC220001.00
DATE:	1/6/2025

AD FILE No: YC220001.00-BSAP-0c.dwa





	LANDSCAPE SCHEDULE					
SYM.	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
VERGREEN SHRU	IB(S)	'	'		1	
•	IG	13	ILEX GLABRA	INKBERRY HOLLY	30" MIN.	B+B
0	IGC	15	ILEX GLABRA 'COMPACTA'	DWARF INKBERRY HOLLY	24-30"	CONTAINER
SUB	· ΓΟΤΑL:	28	·			•
RNAMENTAL GRA	ASS(ES)					
ORNAMENTAL GRA	ASS(ES)	25	ANDROPOGON GERARDII	BIG BLUESTEM	3 GAL.	CONTAINER
		25	ANDROPOGON GERARDII SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	BIG BLUESTEM	3 GAL.	CONTAINER
⊙ * *	AGE		SCHIZACHYRIUM SCOPARIUM 'THE			
⊙ * *	AGE SSTB	30	SCHIZACHYRIUM SCOPARIUM 'THE			

ALL LANDSCAPING TO BE MAINTAINED PURSUANT TO THIS PLAN

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15 30 GRAPHIC SCALE 1 INCH = 30 FEET

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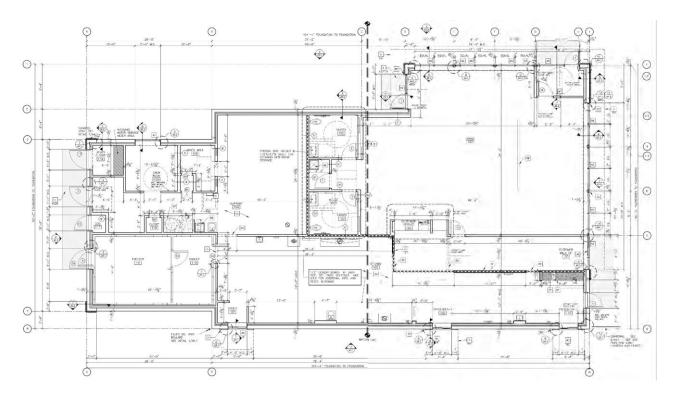
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PROJECT MAP: 13B | BLK: 2275 | LOT: 11
PROP MCDONALD'S RESTAURANT 710 BROADWAY BROOKLYN, NY 11206 BIN: 3807615

PROPOSED LANDSCAPE PLAN

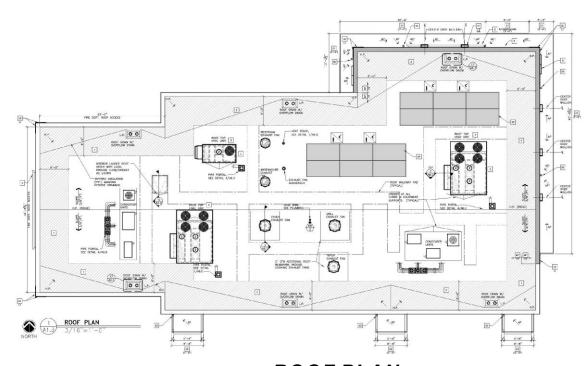


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FLOOR PLAN

N.T.S.



ROOF PLAN

"ALL PARTITIONS AND **EXITS SHALL BE AS** APPROVED BY DOB"

ALL WORK AND SITE CONDITIONS SHALL SUBSTANTIALLY

ALL PARTITIONS AND EXITS SHALL BE APPROVED BY DOB.

DOB SHALL ENSURE COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION, THE ADMINISTRATIVE CODE AND ANY OTHER RELEVANT

LAWS UNDER ITS JURISDICTION IRRESPECTIVE OF THE

PLAN(S)/CONFIGURATION(S) NOT RELATED TO THE RELIEF

MAXIMUM OCCUPANT LOAD PER FLOOR AND PER SPACE

CONFORM TO DRAWINGS FILED AT BSA

SHALL BE AS APPROVED BY DOB.

NOTES:

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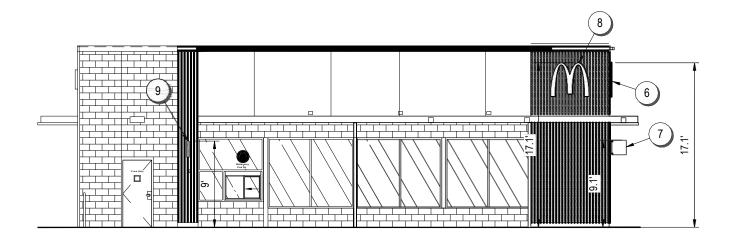
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PROPOSED FIRST FLOOR PLAN



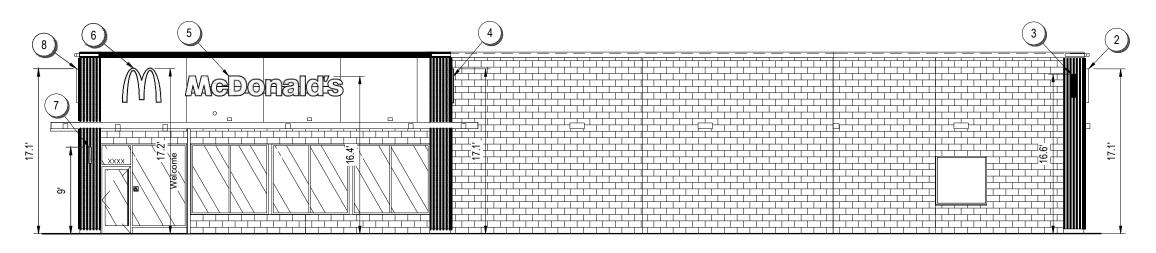
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SOUTHEAST ELEVATION

N.T.S.



NORTHEAST ELEVATION

N.T.S.

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PROP MCDONALD'S RESTAURANT
710 BROADWAY
BROOKLYN, NY 11206
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PROPOSED LANDSCAPE PLAN

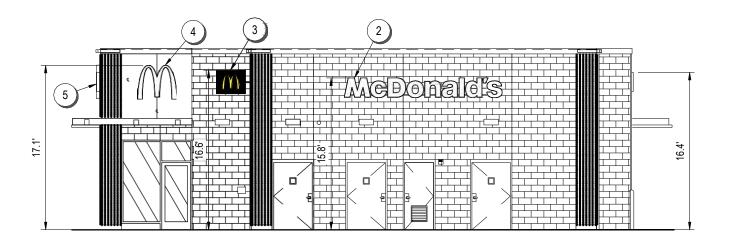


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SOUTHWEST ELEVATION

N.T.S.



NORTHWEST ELEVATION

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PROPOSED LANDSCAPE PLAN



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DWG No:		
CHK BY:	DPC	
DRAWING BY:	JK/DC	
PROJECT No:	NYC220001.00	
DATE:	1/6/2025	

Illumination: LED

42" 106.68 cm

121.92 cm

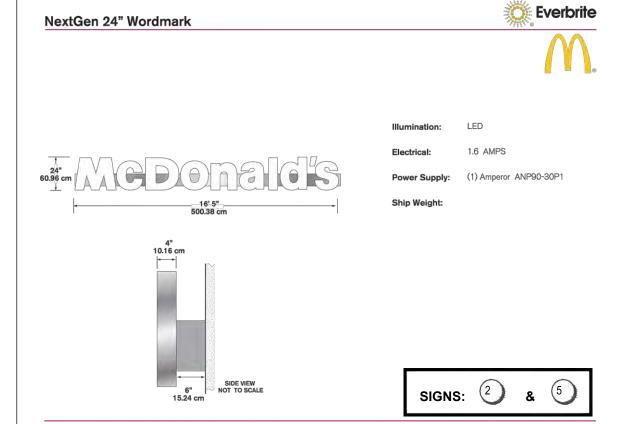
Side View

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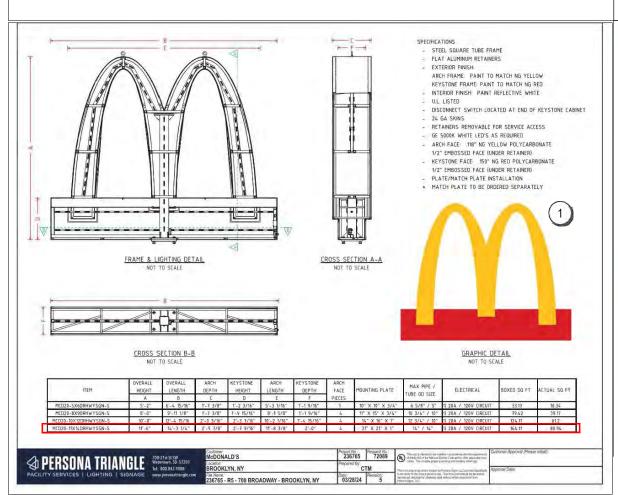
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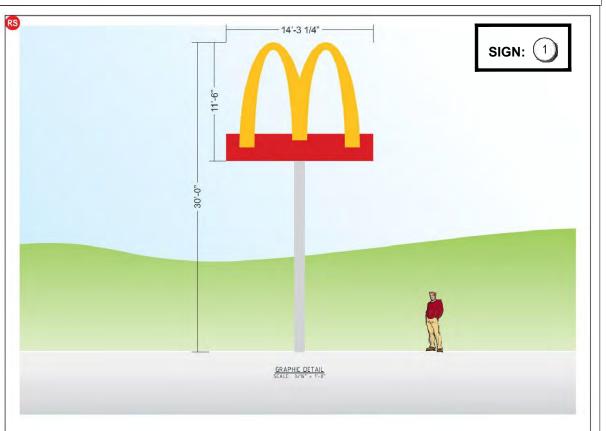
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APPROVALS

JOB #: B00837185

STICKER

PROJECT MAP: 13B | BLK: 2275 | LOT: 11
PROP MCDONALD'S RESTAURANT 710 BROADWAY **BROOKLYN, NY 11206** BIN: 3807615

SIGNAGE DETAILS

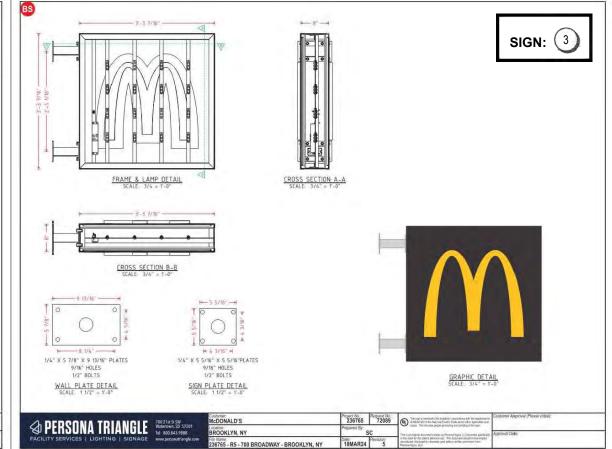


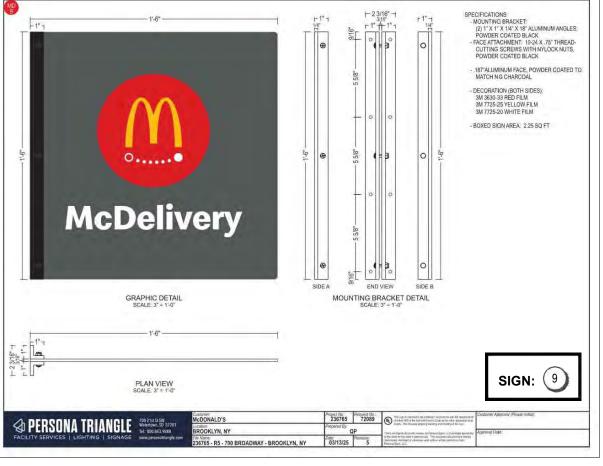
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NEW YORK, NY 10122

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Fax: (646) 661-6464

www.BohlerEngineering.com

NYC DOB

APPROVALS

JOB #: B00837185

STICKER

PROJECT MAP: 13B | BLK: 2275 | LOT: 11
PROP MCDONALD'S RESTAURANT
710 BROADWAY
BROOKLYN, NY 11206
BIN: 3807615

SIGNAGE DETAILS



DATE:	1/6/2025
PROJECT No:	NYC220001.00
DRAWING BY:	JK/DC
CHK BY:	DPC
DWG No:	

BSA-012.00

CAD FILE No:
NYC220001.00-BSAP-0c.dwg
OF



SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LAND SURVEYING
PROGRAM MANAGEMENT
LAND SURVEYING
PROGRAM MANAGEMENT
LAND SURVEYING
PROGRAM MANAGEMENT
TANDSCAFE ARCHITECTURE
SUSTAINED ESSIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
TRANSPORTATION SERVICES
TRANSPORTATION SERVICES

REVISIONS
REV DATE COMMENT GRAND BY

ISSUED FOR PERMIT

THIS DRAWING IS INTENDED FOR MUNICIPAL ANDIOR AGENCY REVI AND APPROVAL IT IS NOT INTENDED AS A CONSTRUCTION DOCUME UNLESS STAMPED APPROVED BY THE GOVERNING AGENCY.

THE EDUCATION LAW OF THE STATE OF NEW YORK PROMISTS PERSON ALTERING MATTHERS ON THESE DRAWINGS AMOOR IT ACCOMPANYING SEPERICHATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER SUCH ALTERIATION AND REMAIN LEW CONTROL OF THE STATE AND ALTERIATION OF THE DRAWINGS AMOOR IN THE SECIPICATION (NYS EDUCATION LAW SECTION 7209-2)

BOHLER //

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> NYC DOB APPROVALS

JOB #: B00837185 FILING: I1

STICKER

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710 BROADWAY
BROOKLYN, NY 11206
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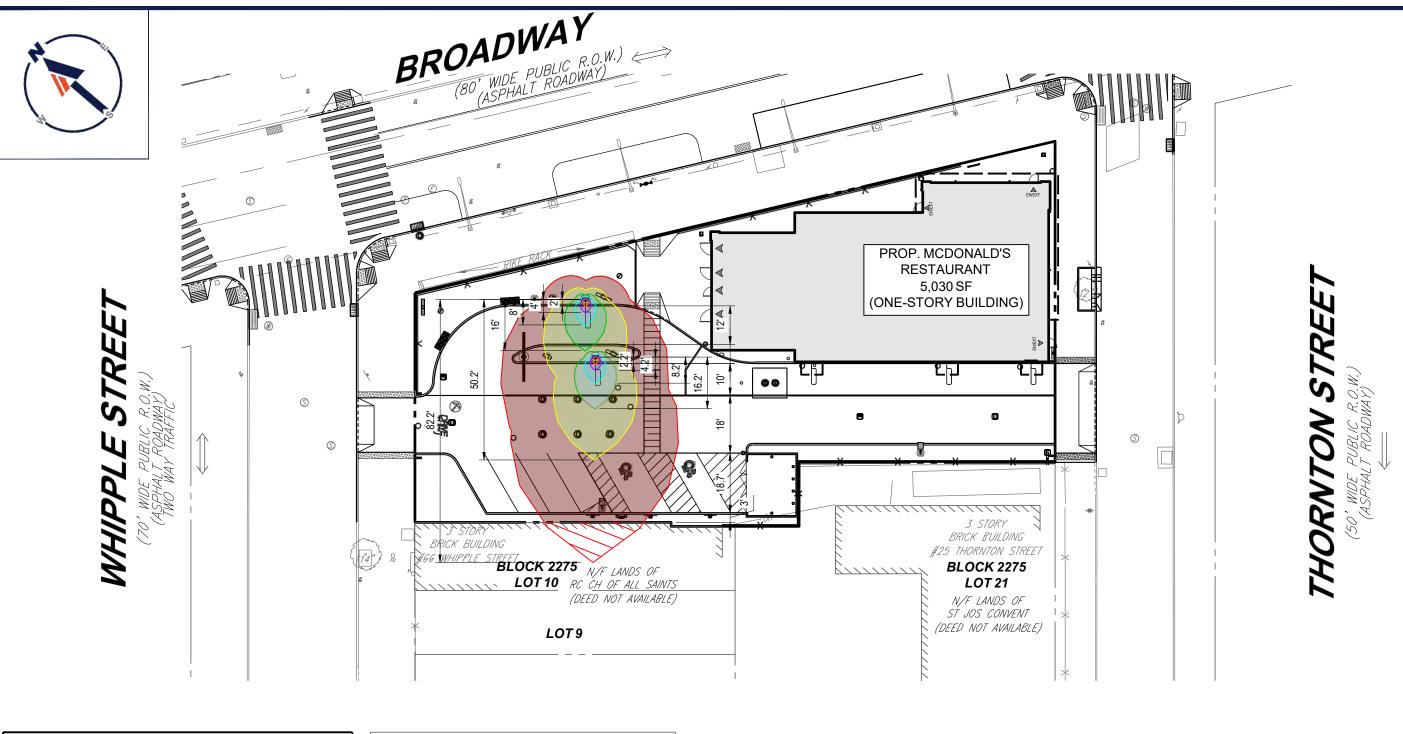
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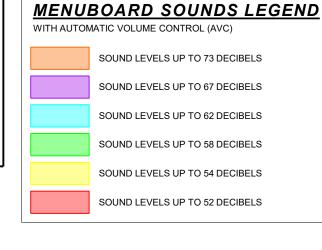
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DWG No:		
CHK BY:	DPC	
DRAWING BY:	JK/DC	
PROJECT No:	NYC220001.00	
DATE:	1/6/2025	

BSA-013.00

BSA CAL. NO: ZONE: C4-3



DECIBEL COMPARISON CHART		
SOUND OF BREATHING AT 1'	25 DBA	
WHISPER IN A QUIET LIBRARY AT 6'	30 DBA	
AVERAGE RESIDENCE OR NORMAL PRIVATE OFFICE	40 DBA	
NOISE OF NORMAL LIVING OR RADIO IN BACKGROUND	45 DBA	
REFRIGERATOR AT 3' OR BIRD TWITTER OUTSIDE AT 45'	50 DBA	
LOW VOLUME RADIO OR TV AT 3'	55 DBA	
NORMAL CONVERSATION AT 3'	60-65 DBA	
CITY TRAFFIC (INSIDE CAR)	85 DBA	



MENUBOARD SOUND NOTES

- SOUND OUTPUT PROVIDED BY THE MANUFACTURER (HME) ON "ENGINEERING DEPARTMENT WHITE PAPER" DATED 07/31/2020 (REV. 2.1).
- SOUND OUTPUT MEASUREMENTS TAKEN AT ELEVATION APPROXIMATELY 1.5' ABOVE GRADE.
 SPEAKER SYSTEM IS DESIGNED TO PROJECT 14 dBA FOR AMBIENT LEVELS BELOW 60 dBA, AND LESS THAN 14 dBA FOR LEVELS ABOVE 60 dBA (PER THE MANUFACTURER).
- SOUND DATA PROVIDED FROM MANUFACTURER ASSUMES AN OPEN PARKING LOT WITH NO OBSTRUCTIONS.
- 5. SOUND LEVELS ARE REDUCED AT A RATE OF 6 DB FROM DOUBLING OF THE DISTANCE FROM THE SOURCE
- PER NY CEQR TECHNICAL MANUAL CHAPTER 19 NOISE, TABLE 19-2, THE ACCEPTABLE GENERAL EXTERNAL EXPOSURE FOR RESIDENCES IS A MAXIMUM 65 DB FROM 7 AM TO 10 PM AND 55 DB FROM 10 PM TO 7 AM.

ACV TO BE ON AT ALL TIMES

"ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB"

BSA CAL. NO: ZONE: C4-3

> JOB #: B00837185 FILING: I1

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NYC DOB

APPROVALS

STICKER

PROJECT MAP: 13B | BLK: 2275 | LOT:11
PROP MCDONALD'S RESTAURANT
710 BROADWAY
BROOKLYN, NY 11206
BIN: 3807615

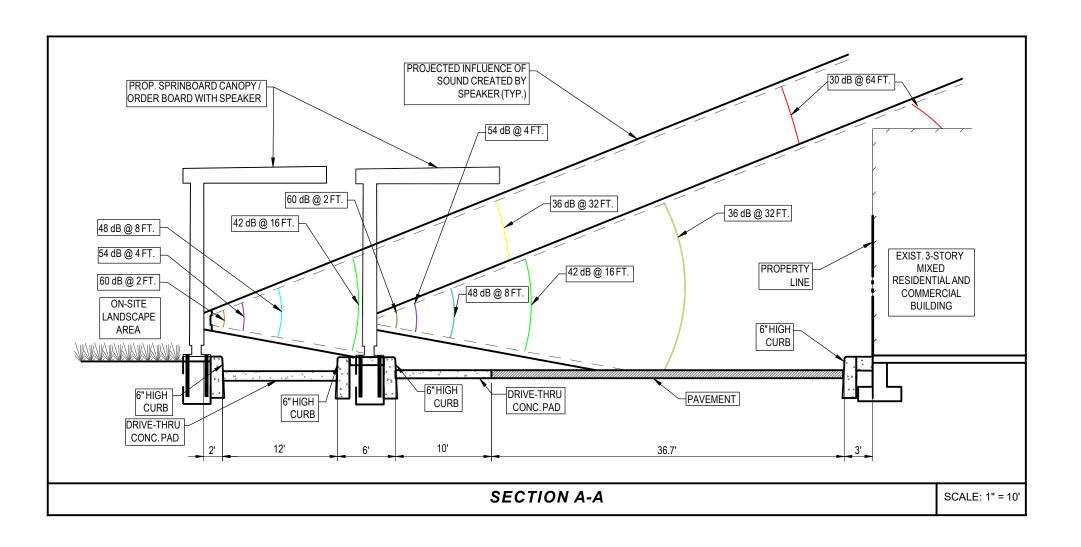
MENU BOARD SOUND EXHIBIT

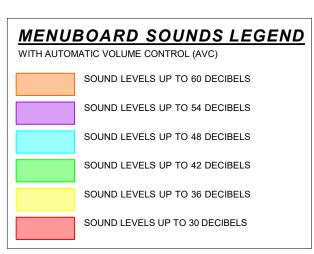


H	I AVC)	
	DATE:	1/6/2025
	PROJECT No:	NYC220001.00
	DRAWING BY:	JK/DC
	CHK BY:	DPC
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BSA-014.00

AD FILE No: C220001.00-BSAP-0c.dwg





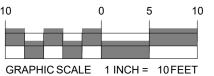
DECIBEL COMPARISON CHART		
SOUND OF BREATHING AT 1'	25 DBA	
WHISPER IN A QUIET LIBRARY AT 6'	30 DBA	
AVERAGE RESIDENCE OR NORMAL PRIVATE OFFICE	40 DBA	
NOISE OF NORMAL LIVING OR RADIO IN BACKGROUND	45 DBA	
REFRIGERATOR AT 3' OR BIRD TWITTER OUTSIDE AT 45'	50 DBA	
LOW VOLUME RADIO OR TV AT 3'	55 DBA	
NORMAL CONVERSATION AT 3'	60-65 DBA	
CITY TRAFFIC (INSIDE CAR)	85 DBA	

MENUBOARD SOUND NOTES

- SOUND PROPAGATING THROUGH ACOUSTIFENCE AFFIXED TO THE PROPOSED FENCE IS 26 dB (MAX) SOUND PROPAGATING UP & OVER ACOUSTIFENCE AFFIXED TO THE PROPOSED FENCE IS 21 dB (MIN)
- 3. EXHIBIT BASED ON MEASUREMENTS TAKEN AT ELEVATION APPROXIMATELY 1.5' ABOVE GRADE
- 4. AMBIENT SOUND LEVEL ASSUME TO BE 45dB

AT ALL TIMES

"ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB"



BSA CAL. NO: ZONE: C4-3

ACV TO BE ON

PROP MCDONALD'S RESTAURANT 710 BROADWAY **BROOKLYN, NY 11206** BIN: 3807615

SECTION A-A



	DATE:	1/6/2025
	PROJECT No:	NYC220001.00
	DRAWING BY:	JK/DC
	CHK BY:	DPC
N	DWG No:	
/	BSA	-015.00

CAD FILE No:

Phone: (646) 661-4200
Fax: (646) 661-6464
www.BohlerEngineering.com NYC DOB **APPROVALS**

BOHLER

225 W 34TH STREET, SUITE 1118 NEW YORK, NY 10122

REVISIONS

ISSUED FOR PERMIT

REV DATE COMMENT

JOB #: B00837185

STICKER

ERIC PALATNIK, P.C.

ATTORNEY AT LAW 32 BROADWAY, SUITE 1811 NEW YORK, NEW YORK 10004

(212) 425-4343 FAX (212) 968-7129 E-MAIL ERIC@ERICPALATNIKPC.COM

October 14, 2025

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

Re: BSA Cal. No. 2025-15-BZ

710 Broadway Block 2275, Lot 11

Brooklyn, New York (the "Premises")

Dear Chairperson Dealice Fuller and Members of the Board:

Our office represents the McDonalds at 710 Broadway in Brooklyn Community District 1. We are writing to respond to your comments at the September 9, 2025, land use committee meeting.

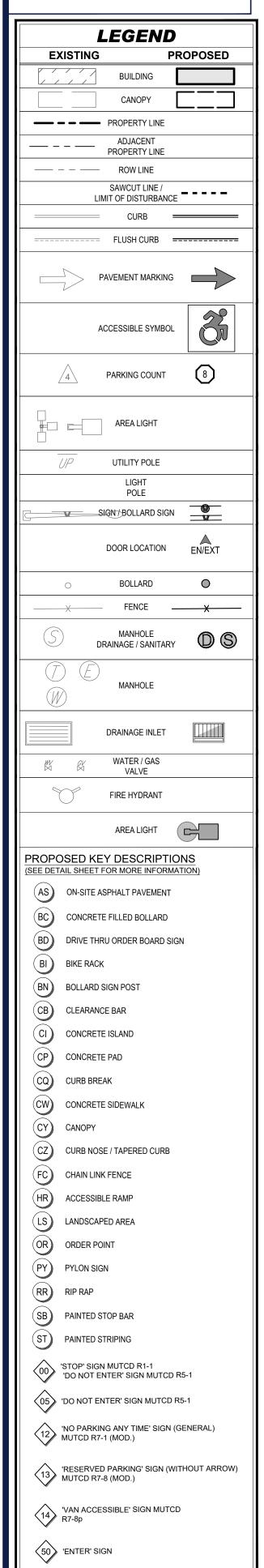
Attached please find an updated plan, which now provides for seven bike racks at the front of the site to accommodate fourteen delivery bikes. The previous plan provided one bike rack. There will also be one parking space (out of six) reserved for mobile pickup orders with a sign.

We thank you for your review. Please feel free to reach out to our office with any questions.

Respectfully Submitted,

Eric Palatnik, Esq.



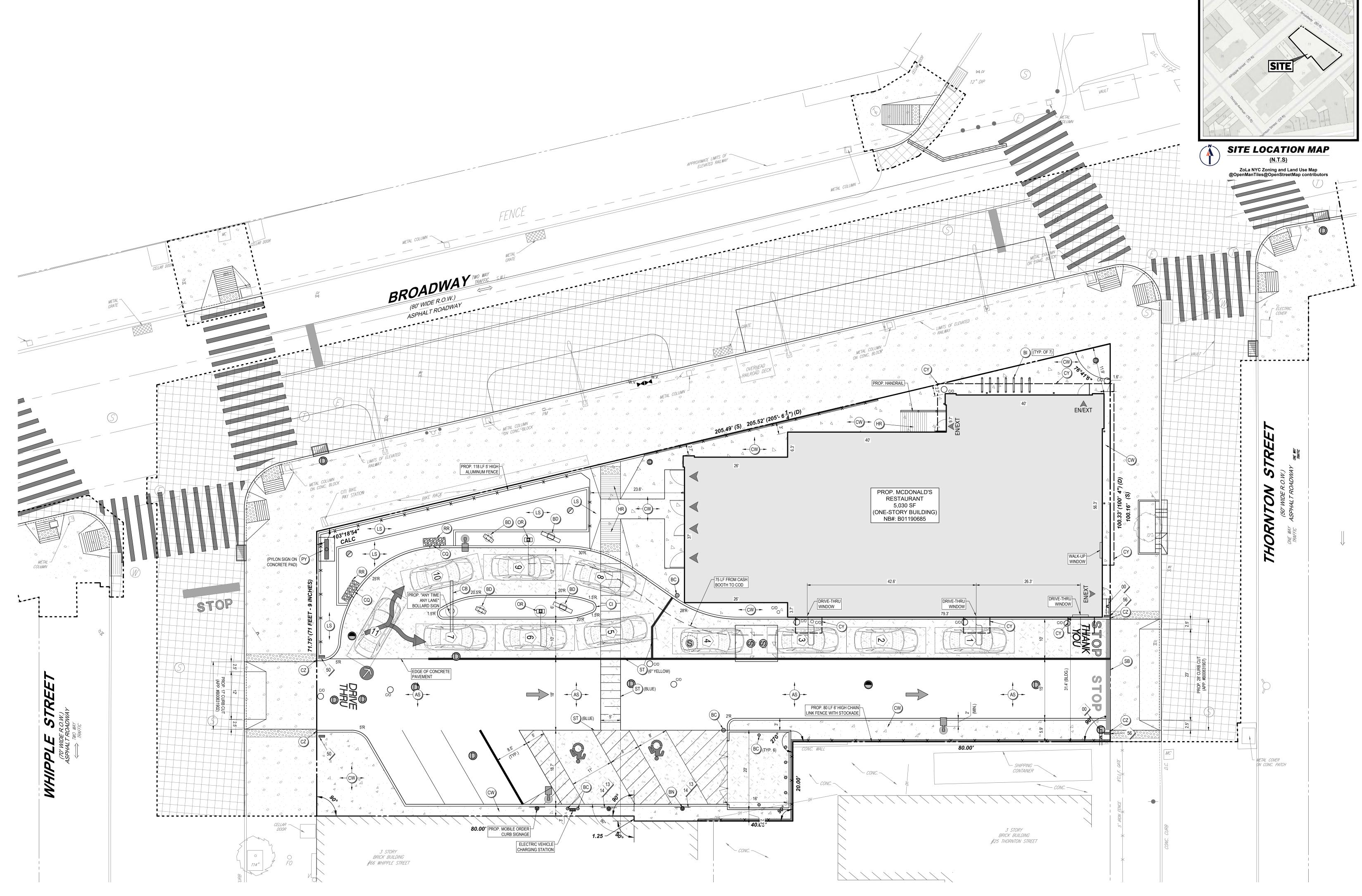


HATCH LEGEND

HATCH	DESCRIPTION
	PROP. CONCRETE WALK
	PROP. REINFORCED CONCRETE PAVEMENT
0. 0	PROP. CONCRETE PAVEMENT IN THE RIGHT-OF-WAY
	PROP. ASPHALT PAVEMENT IN THE RIGHT-OF-WAY

10 0 5 10

GRAPHIC SCALE 1 INCH = 10 FEET



1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS'

SITE LAYOUT NOTES

10. THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

SPECIFIC NOTES.

2. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.

ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
 THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
 ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY

LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.

6. WHEN APPLICABLE, OWNER/ OPERATOR MUST FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED TIMEFRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER NYSDEC REQUIREMENTS). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED)

ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).

7. ALL WEATHERED/EXPOSED CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

8. THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.

9. BUILDING AND FREESTANDING IDENTIFICATION SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS.

THE PROPERTY IS NOT LOCATED IN A NYSDEC TIDAL WETLANDS.
 THE CONTRACTOR IS RESPONSIBLE TO RETAIN AN INTERNATIONAL SOCIETY OF ARBORICULTURE LICENSED ARBORIST TO OBTAIN ALL REQUIRED NYC DEPARTMENT OF PARKS PERMITS.
 THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED NYC DEPARTMENT OF TRANSPORTATION (NYCDOT) PERMITS ASSOCIATED WITH THE WORK IN THE RIGHT OF WAY.

WORK WITHIN THE RIGHT-OF-WAY OF (BROADWAY, WHIPPLE & THORNTON STREET) MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE NEW YORK CITY DEPARTMENT OF TRANSPORTATION. PLEASE REFER TO BUILDERS PAVEMENT PLAN AND CURB CUT PLANS FOR DETAILS.
 WORK WITHIN THE RIGHT-OF-WAY OF (BROADWAY, WHIPPLE & THORNTON STREET) MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE NEW YORK (NYCDOT)

MAP: 13B | BLK: 2275 | LOT: 11

MCDONALD'S RESTAURANT L/C: 31-0482

710 BROADWAY

BROOKLYN, NY 11206

BIN:3430147

REVISIONS

2 09/25/2023 REV. PER PRE-BID MEETING

3 03/05/2025 REV. PER UPDATED BUILDING

NEW YORK CITY & LONG ISLAND YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.

1-800-272-4480 www.newyork-811.com

ISSUED FOR

CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS STAMPED APPROVED BY THE GOVERNING AGENCY.

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIB

SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEE MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

225 W 34TH STREET, SUITE 1118

NEW YORK, NY 10122

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NYC DOB

APPROVALS

JOB #: B00831866

STICKER

PROJECT No: NYC220001.00

FILING #: 11

SITE LAYOUT PLAN

DOMENICK CIARDULLO

PROFESSIONAL ENGINEER: C-301.00

PROFESSIONAL ENGINEER

NEW YORK LICENSE No. 108030

CAD FILE No:

NYC220001.00-SPPD-3c.dwg

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

CB-01 LANDMARKS COMMITTEE PREVIEW

RESIDENTIAL MULTIFAMILY BUILDING

144 GREENPOINT AVENUE, BROOKLYN, NY 11222

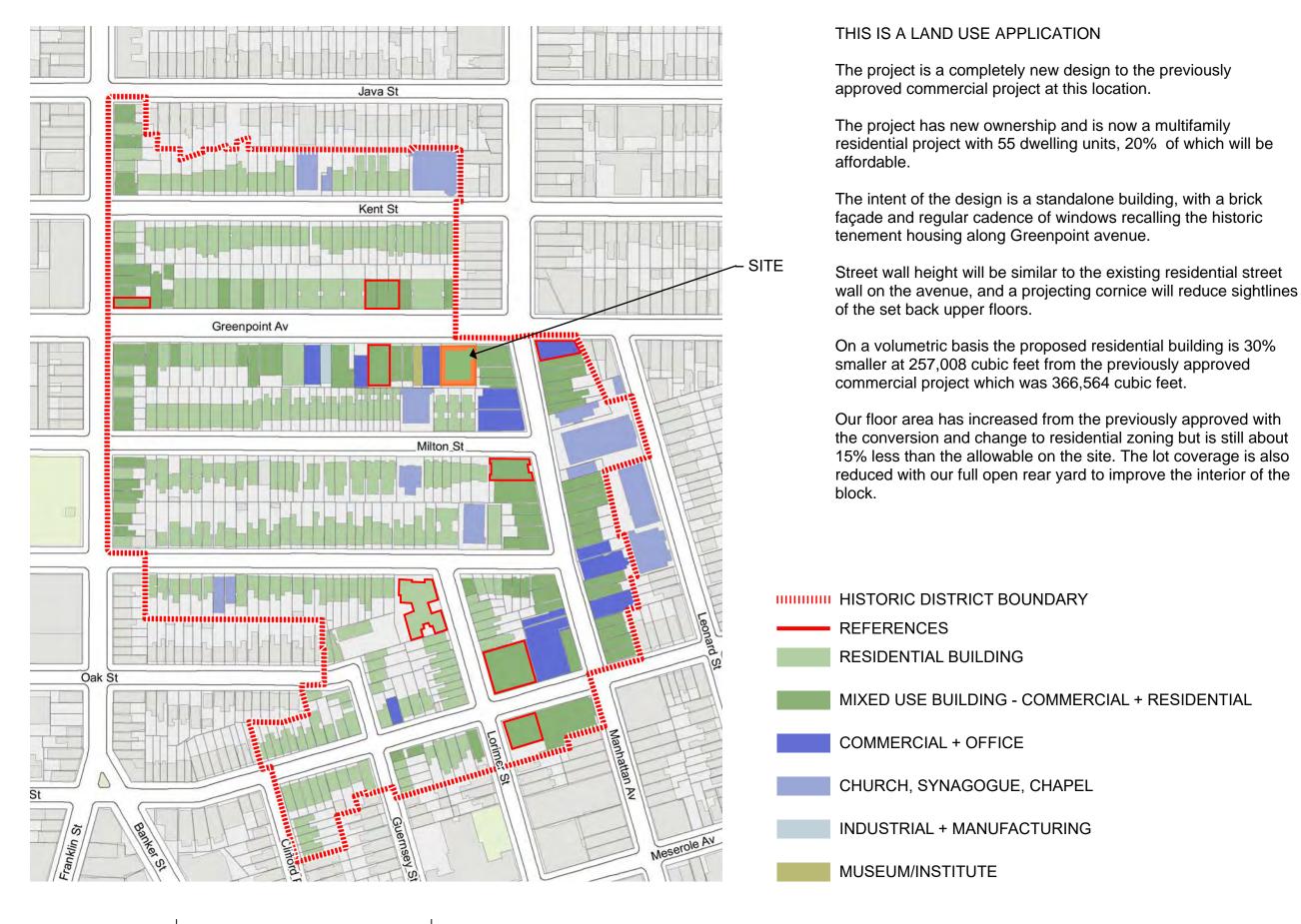
LPC DOCKET: LPC-26-01803

DISTRICT INFORMATION

BOROUGH: BROOKLYN

BLOCK: 2563 TAX LOT: 37

ZONING DISTRICT: C4-3A (R6A Equivalent)





1940 TAX PHOTO



EXISTING



PREVIOUSLY APPROVED

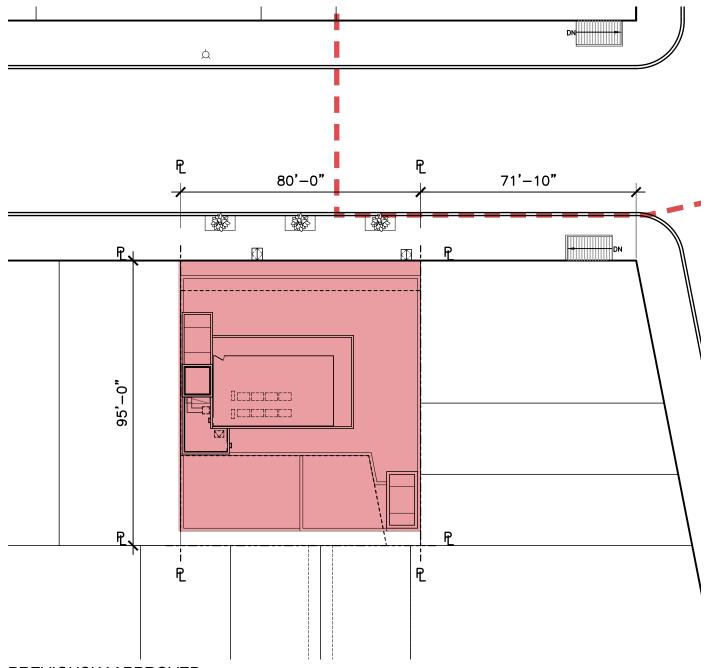


1906 PHOTO OF UNION BANK AT 894 MANHATTAN AVE, CORNER VIEW



894 MANHATTAN AVE, CORNER VIEW

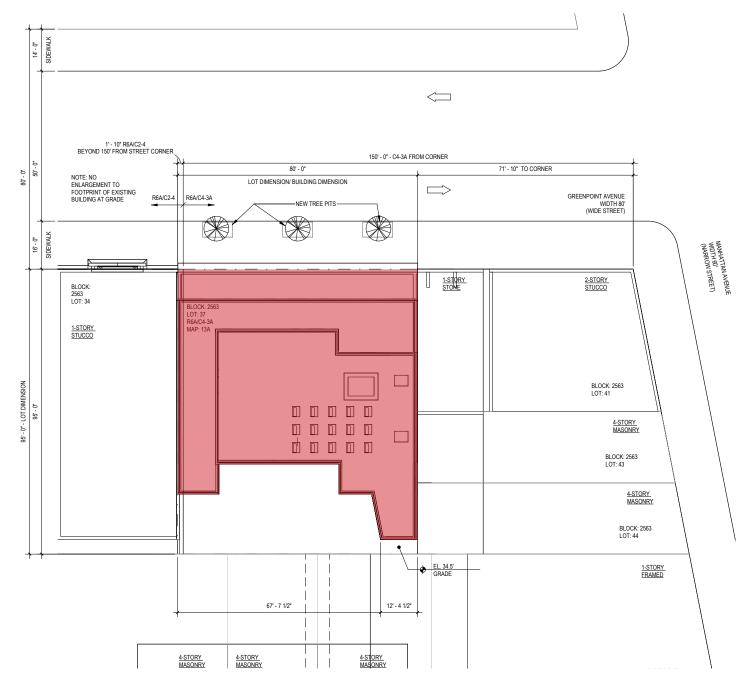




PREVIOUSLY APPROVED

PREVIOUSLY APPROVED: COMMERCIAL

PROPOSED ZONING FLOOR AREA: 20,959.21 SF STORIES: 4 BUILDING HEIGHT: 58'-8" BASE HEIGHT: 45'-4" FRONT SETBACK: 10' REAR YARD: NONE TOTAL STREET FRONTAGE: 80' DWELLING UNITS: NONE

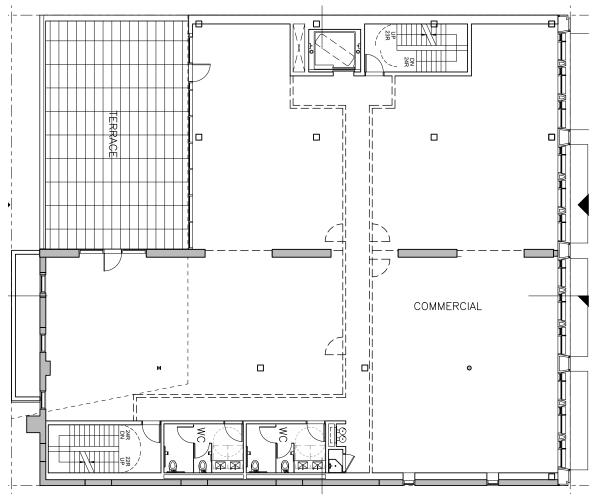


PROPOSED

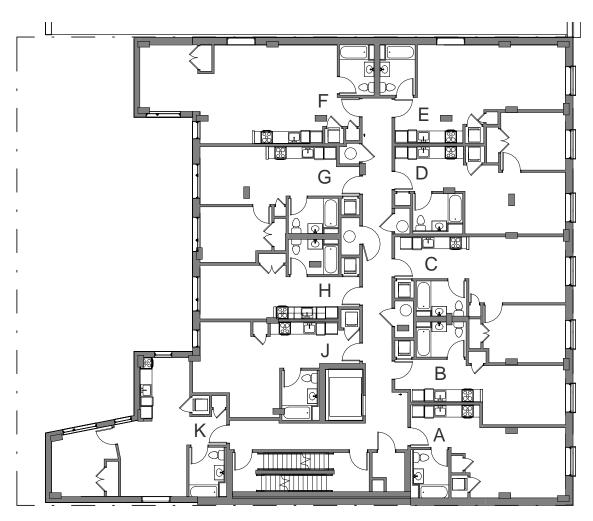
PROPOSED: RESIDENTIAL, 20% AFFORDABLE

DWELLING UNITS: 55

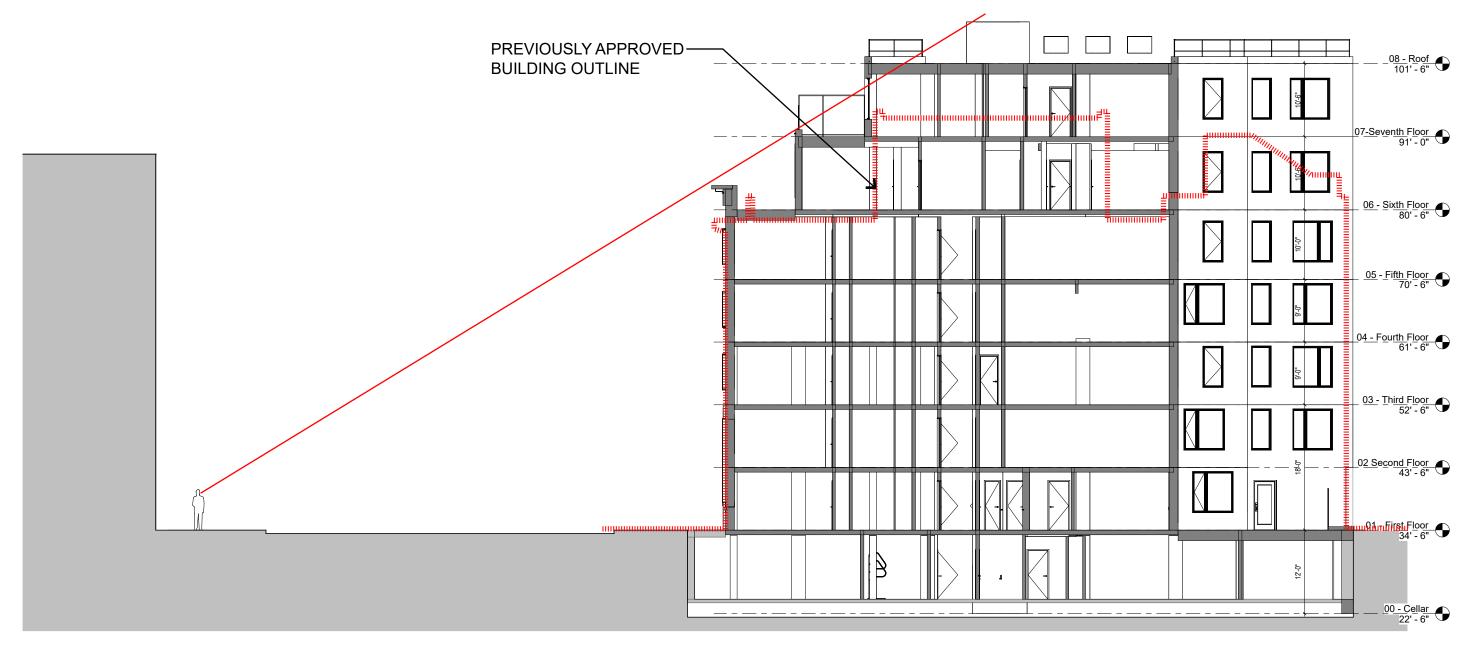
COMMERCIAL FLOOR AREA TO RESIDENTIAL CONVERSION: [ZR 15-11] 11,163 SF ALLOWABLE NEW F.A.R.: ZR23-22: 3.90 [ZR 23-22] x 7,600 SF = 29,640.00 SF MAX ALLOWABLE FLOOR AREA: [ZR - 15-11] 40,803 SF PROPOSED ZONING FLOOR AREA: [ZR23-22, 15-11] 34,351 SF STORIES: 7 BUILDING HEIGHT: 73'-9" BASE HEIGHT: 53'-6" FRONT SETBACK: 10' REAR YARD: 20' TOTAL STREET FRONTAGE: 80'



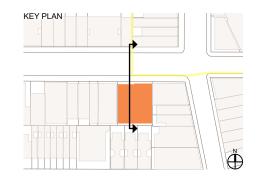
PREVIOUSLY APPROVED SECOND FLOOR PLAN COMMERCIAL



TYPICAL FLOOR PLAN RESIDENTIAL



PROPOSED SITE LINE SECTION





PROPOSED

PREVIOUSLY APPROVED



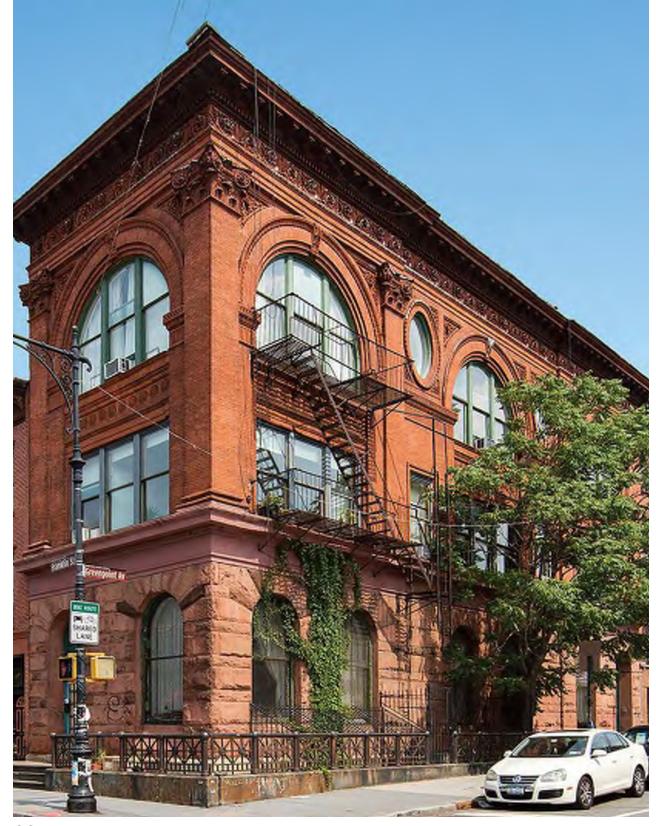


117 + 119 GREENPOINT AVE



119 + 121 GREENPOINT AVE





1982 MECHANIC'S AND TRADER'S BANK, SOUTH VIEW



SOUTH VIEW



CORNER VIEW