



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

REVISED

September 12, 2025

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

PUBLIC HEARING

ROLL CALL

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

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

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

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

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

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

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

7. **LIQUOR LICENSES**

NEW

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

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

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

SIDEWALK CAFÉ – ROAD SITTING

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

RENEWAL

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

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

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

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

8. CANNABIS LICENSES:

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

BOARD MEETING

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

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

APPROVAL OF THE AGENDA- Chair Fuller requested approval of the agenda. Motion made by Mr. Bruzaitis and seconded by Ms. Kaminski. The agenda was approved by all the members present.

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

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

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

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

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

Alyssa Arnold: Spoke about public safety incidents in the neighborhood

Michael Murtla: Spoke about drug use in the neighborhood

Peter Storm: Presented his new business in the neighborhood

COMMITTEE REPORTS

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

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

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

Motion Carried.

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

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

Motion Carried.

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

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

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

Motion Carried.

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

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

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

Motion Carried.

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

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

Motion Carried.

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

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

Motion Carried.

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

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

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

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

Motion Carried.

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

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

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

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

Motion Carried.

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

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

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

Motion Carried.

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

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

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

Motion Carried.

CHAIRPERSON’S REPORT – As written.

DISTRICT MANAGER’S REPORT – As written.

PARKS DEPARTMENT MINUTE – No report was submitted.

ANNOUNCEMENTS: ELECTED OFFICIALS

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

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

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

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

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

OLD BUSINESS- No old business

NEW BUSINESS:

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

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

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

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

Motion Carried.

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

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

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

Motion Carried.

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

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

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

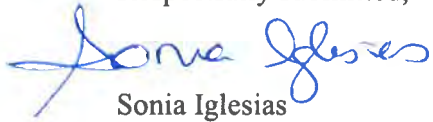
Motion Carried.

ADJOURNMENT

ADJOURNMENT

The meeting was adjourned at 9:05 pm.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Sonia Iglesias", is written over the printed name.

Sonia Iglesias
Recording Secretary



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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Website: www.nyc.gov/brooklyn1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

REVISED

September 5, 2025

COMBINED PUBLIC HEARING AND BOARD MEETING NOTICE

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

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

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

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

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

PUBLIC HEARING

AGENDA

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

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

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

NEW

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

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

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

SIDEWALK CAFÉ – ROAD SITTING

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

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

RENEWAL

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

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

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

8. CANNABIS LICENSES:

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

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

BOARD MEETING

MOMENT OF SILENCE

ROLL CALL

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES – Combined Public Hearing and Board Meeting of June 10, 2025

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

COMMITTEE REPORTS

CHAIRPERSON'S REPORT – As written.

DISTRICT MANAGER'S REPORT – As written.

PARKS REPORT – As written

ANNOUNCEMENTS: ELECTED OFFICIALS

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

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



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



ATTENDANCE SHEET

(26 Members Constitute a Quorum for the Board Meeting & Public Hearing)
DATE: 09-09-2025

BOARD MEETING AND PUBLIC HEARING

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

DATE: SEPTEMBER 9, 2025

COMBINED BOARD MEETING

	NAME	ROLL CALL 1ST	ROLL CALL 2ND	ROLL CALL 3RD	ROLL CALL 4TH	ROLL CALL 5TH
1	KARINA AGUILAR	✓	✓			
2	BOGDAN BACHOROWSKI	✓	✓			
3	LISA BAMONTE	✓	✓			
4	GINA BARROS					
5	TEON BROOKS	✓	✓			
6	ERIC BRUZAITIS	✓	✓			
7	IRIS CABRERA	✓	✓			
8	PHILIP CAPONEGRO	✓	✓			
9	FRANK CARBONE		✓			
10	STEPHEN CHESLER	✓	✓			
11	GIOVANNI D'AMATO					
12	WARD DENNIS	✓	✓			
13	ERIN DRINKWATER		✓			
14	MIGUELINA DURAN	✓	✓			
15	ARTHUR DYBANOWSKI	✓	✓			
16	ROSEMARY ESPINAL	✓	✓			
17	LLOYD FENG		✓			
18	JULIA AMANDA FOSTER	✓	✓			
19	RIFKA FRIEDMAN					
20	DEALICE FULLER	✓	✓			
21	JOEL GOLDSTEIN					
22	JOEL GROSS		✓			
23	DAVID HEIMLICH	✓	✓			
24	LARISSA HO	✓	✓			
25	KATIE DENNY HOROWITZ	✓	✓			
26	SONIA IGLESIAS	✓	✓			
27	MOISHE INDIG					
28	MATTHEW ISAACS	✓	✓			
29	JACOB ITZKOWITZ		✓			
30	ROBERT JEFFERY					
31	BOZENA KAMINSKI	✓	✓			
32	CAITLIN KAWAGUCHI	✓	✓			
33	PAUL KELTERBORN					
34	WILLIAM KLAGSBALD		✓			
35	MERYL LABORDE	✓	✓			
36	MARIE LEANZA	✓	✓			
37	YAMILLETTE LEBRON					
38	JODIE LOVE	✓	✓			
39	MICHAL MROWIEC	✓	✓			
40	RABBI DAVID NIEDERMAN					
41	JANICE PETERSON		✓			
42	AUSTIN PFERD	✓	✓			
43	BELLA SABEL	✓	✓			
44	ISAAC SOFER		✓			
45	SAMEER TALATI		✓			
46	DEL TEAGUE	✓	✓			
47	ALBERTO VALENTIN	✓	✓			
48	RAFFAELLO VAN COUTEN	✓	✓			
49	WILLIAM VEGA	✓	✓			
50	SIMON WEISER	✓				
	TOTAL:	32	40			
	TIME:	6:09	7:47			



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



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

Motion made by: Mr. Bruzaitis

Seconded by: Ms. Teague

DATE: 9/9/2025

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

TIME: 8:06

TALLY: 33 YES 2 NO 4 ABS 0 RECUSAL



COMMUNITY BOARD NO. 1
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SLA REVIEW AND DCA COMMITTEE MOTION: To approve report as written

Motion made by: Ms. Cabrera

Seconded by: Ms. Kaminski

DATE: 9/9/2025

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

TIME: 8:11

TALLY: 39 YES 0 NO 0 ABS 0 RECUSAL



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Website: www.nyc.gov/brooklyn1



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

Motion made by: Ms. LaBorde

Seconded by: Mr. Brooks

DATE: 9/9/2025

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

TIME: 8:20

TALLY: 37 YES 0 NO 0 ABS 0 RECUSAL



COMMUNITY BOARD NO. 1
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LAND USE, ULURP COMMITTEE MOTION: to postpone the application BSA CAL # 2025-15BZ, 710 BROADWAY to the next scheduled committee meeting on October 16, 2025, for the following purposes:

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

Motion made by: Mr. Dybanowski

Seconded by: Ms. Aguilar

DATE: 9/9/2025

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

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



COMMUNITY BOARD NO. 1
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Website: www.nyc.gov/brooklyn1



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

Motion made by: Ms. Horowitz

Seconded by: Mr. Chesler

DATE: 9/9/2025

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

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



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

Motion made by: Mr. Dybanowski

Seconded by: Mr. VanCouten

DATE: 9/9/2025

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

TIME: 8:32

TALLY: 37 YES 0 NO 0 ABS 0 RECUSAL



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



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

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

DATE: 9/9/2025

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

TIME: _____ TALLY: 37 YES 0 NO 0 ABS 0 RECUSAL



COMMUNITY BOARD NO. 1
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CANNABIS COMMITTEE MOTION: to approve approved the request from Mr. William Vega, Chair – Cannabis Review committee of sending his report from June to OCM before the Board Meeting due the comment period being over by the Board Meeting.

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

DATE: 9/9/2025

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

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



COMMUNITY BOARD NO. 1
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CANNABIS COMMITTEE MOTION: To approve send a letter to OCM: Confirmation of Brooklyn Community Board 1
Cannabis Review Committee Approval for Salt City Naturals LLC OCMCAURDP-2024-00013261 North 11 St.
Brooklyn, NY 11249

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

DATE: 9/9/2025

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

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



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CANNABIS COMMITTEE MOTION: To approve report as written

Motion made by: Mr. Caponegro.

Seconded by: Mr. Dennis

DATE: 9/9/2025

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

TIME: 8:45pm

TALLY: 35 YES 0 NO 1 ABS 0 RECUSAL



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

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

DATE: 9/9/2025

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

TIME: 9:03 TALLY: 36 YES 0 NO 0 ABS 0 RECUSAL



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



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

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

DATE: 9/9/2025

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

TIME: 9:01 TALLY: 36 YES 0 NO 0 ABS 0 RECUSAL



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



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

Motion made by: Ms. Cabrera

Seconded by: Mr. Bruzaitis

DATE: 9/9/2025

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

TIME: 9:02

TALLY: 36 YES 0 NO 0 ABS 0 RECUSAL

Marcy Av, Borinquen Pl to Broadway

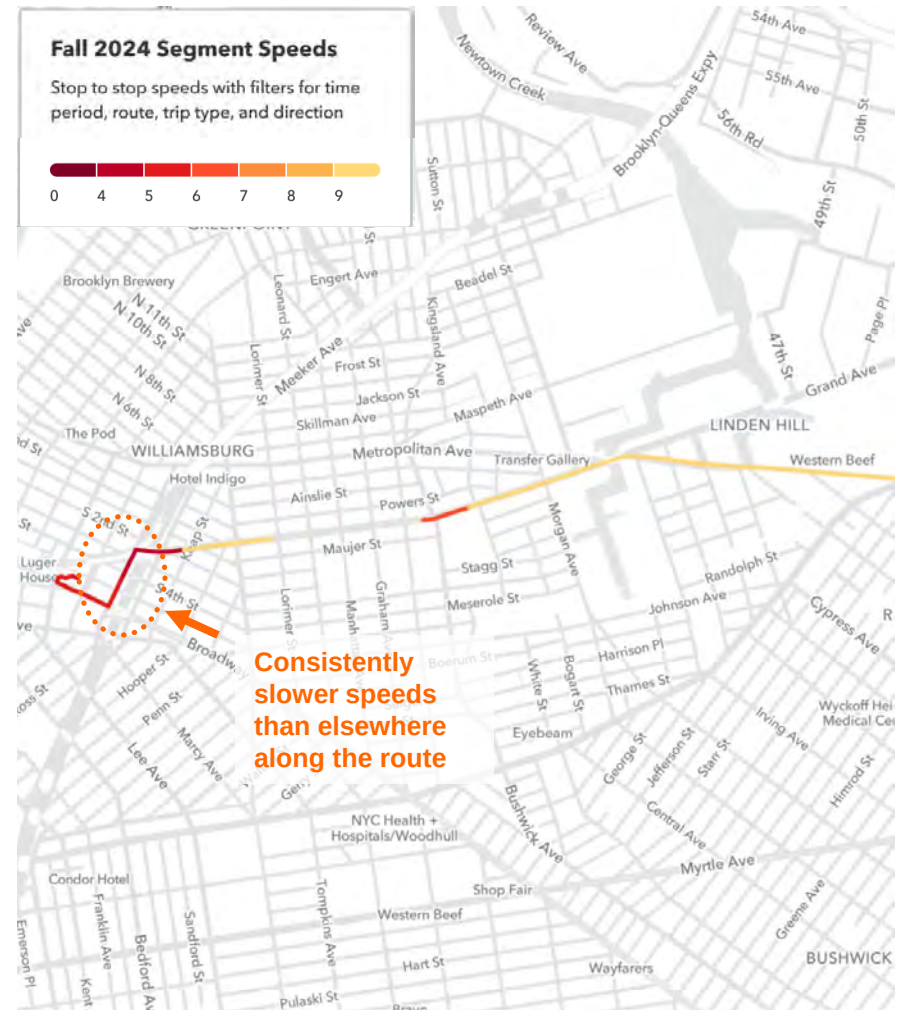
Bus Priority Street Improvement Project (SIP ID: 12263)

**CB1 Full Board
Project Proposal
September 2025**



Marcy Av, Borinquen Pl to Broadway

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



Average Bus Speeds, Q54, Westbound

Marcy Av, Borinquen Pl to Broadway – Traffic Congestion

Congestion at S 4th St



Congestion at S 5th St

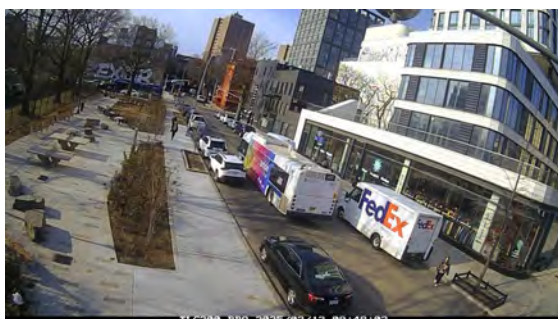
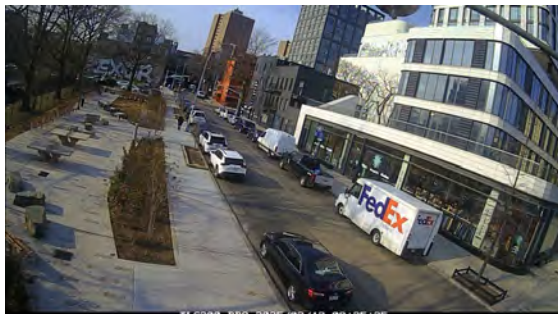


Bus stuck in traffic approaching Broadway



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

Marcy Av & S 4th St – Loading Zone Demand



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

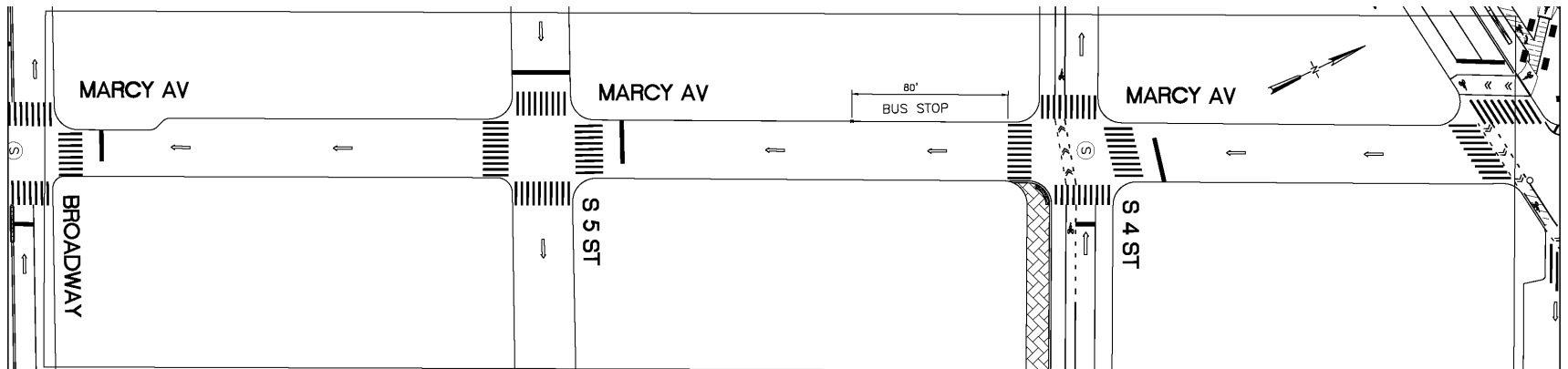
Marcy Av & Broadway – Difficult Right Turns



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

Pavement Markings

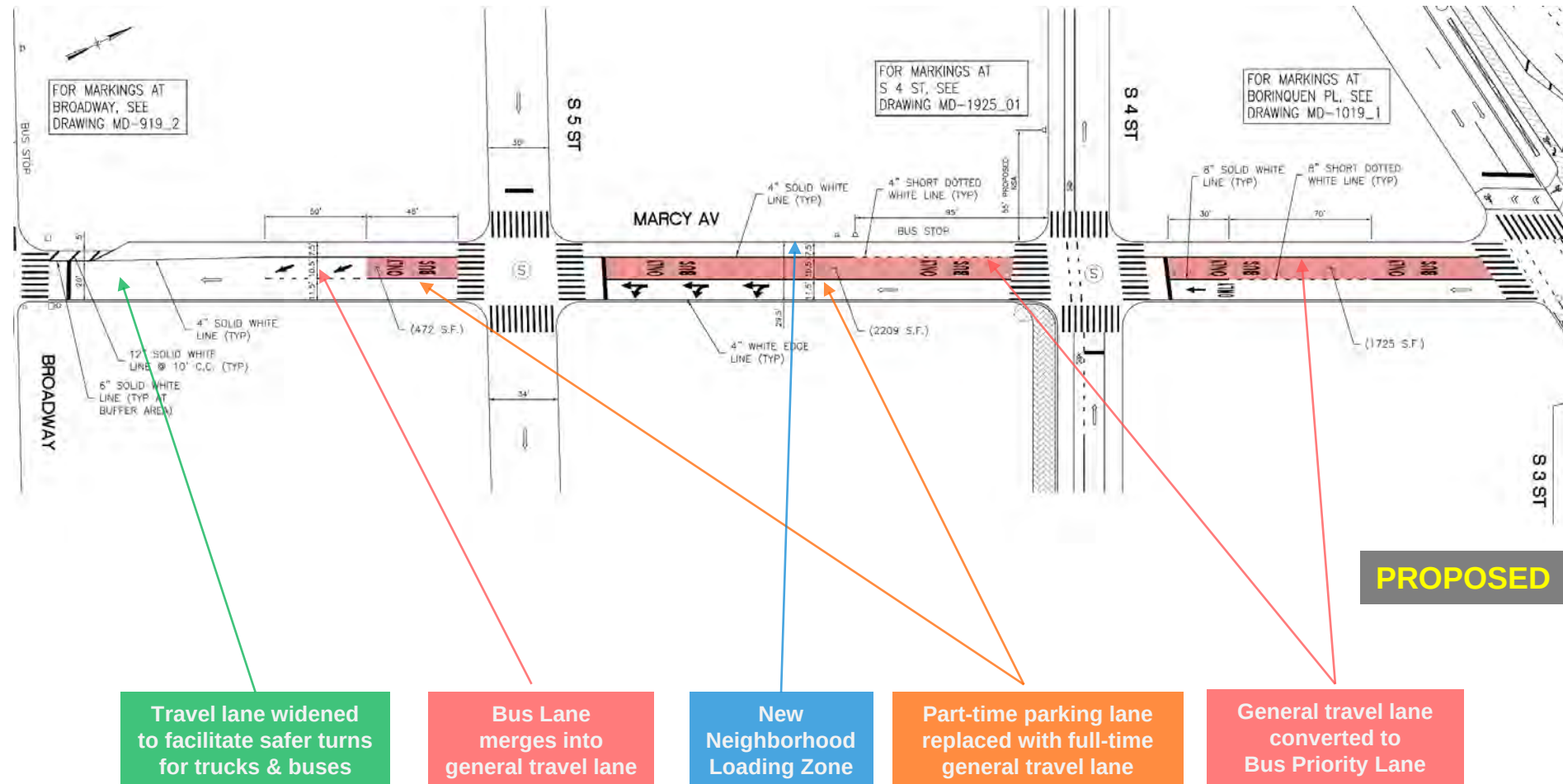
Marcy Av, Borinquen Pl to Broadway



EXISTING

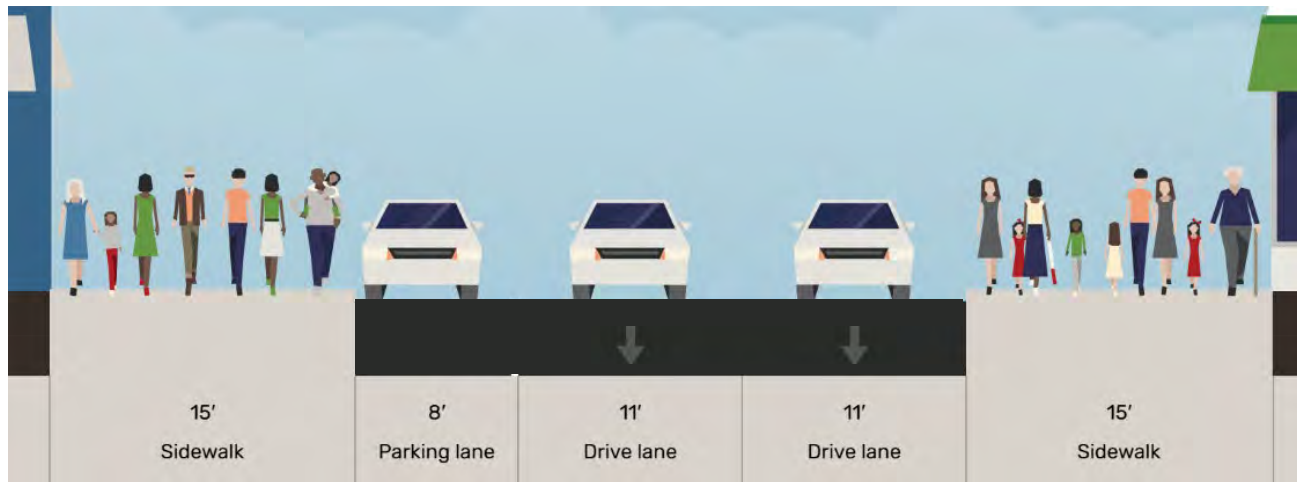
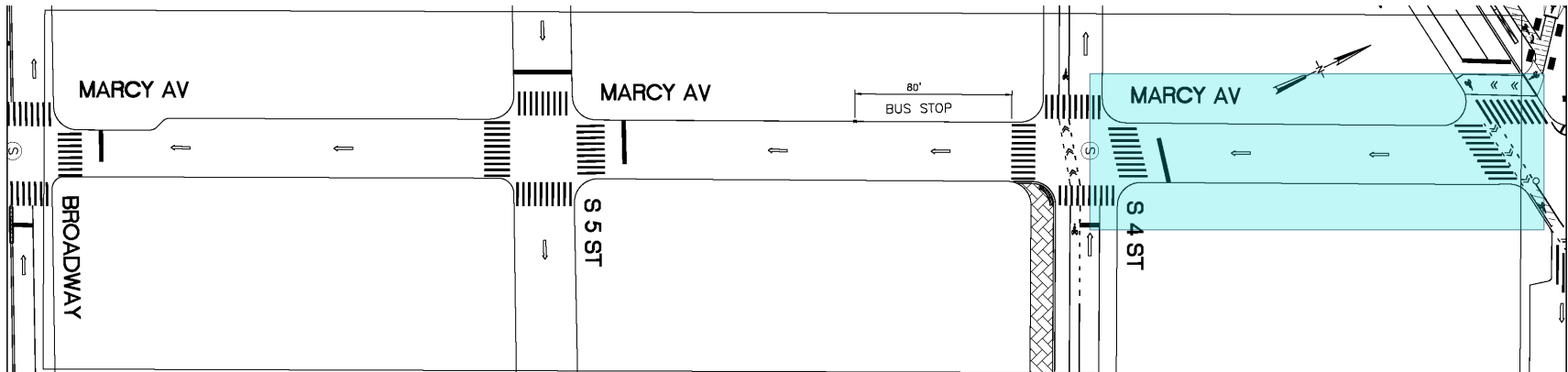
Pavement Markings

Marcy Av, Borinquen Pl to Broadway



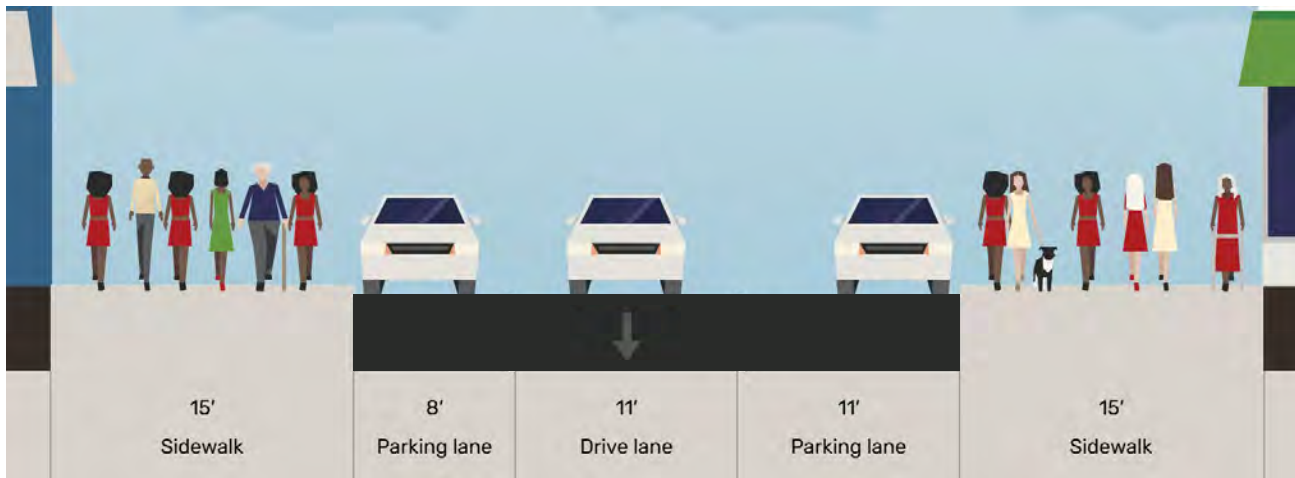
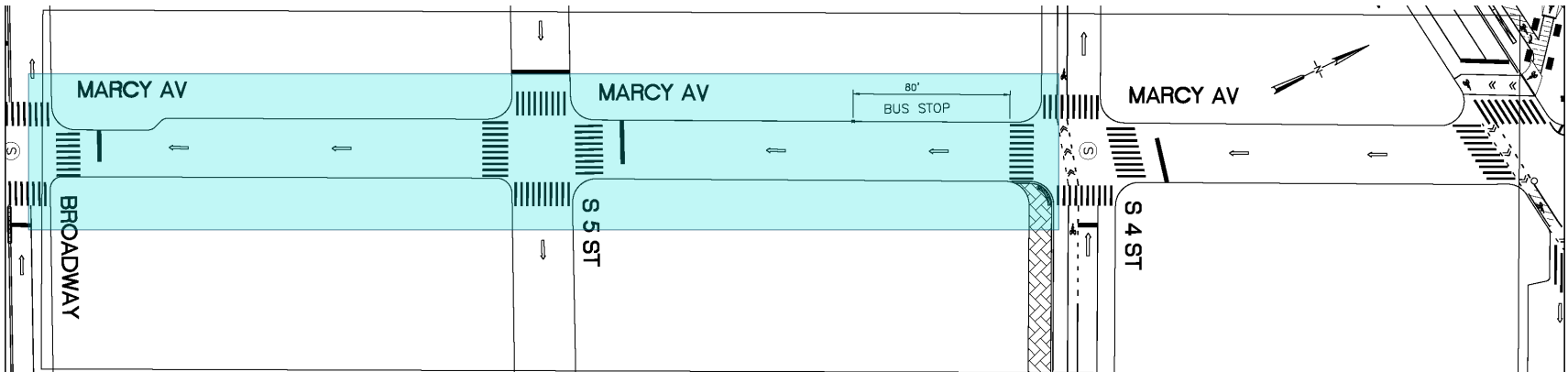
Cross-Sections: Existing

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



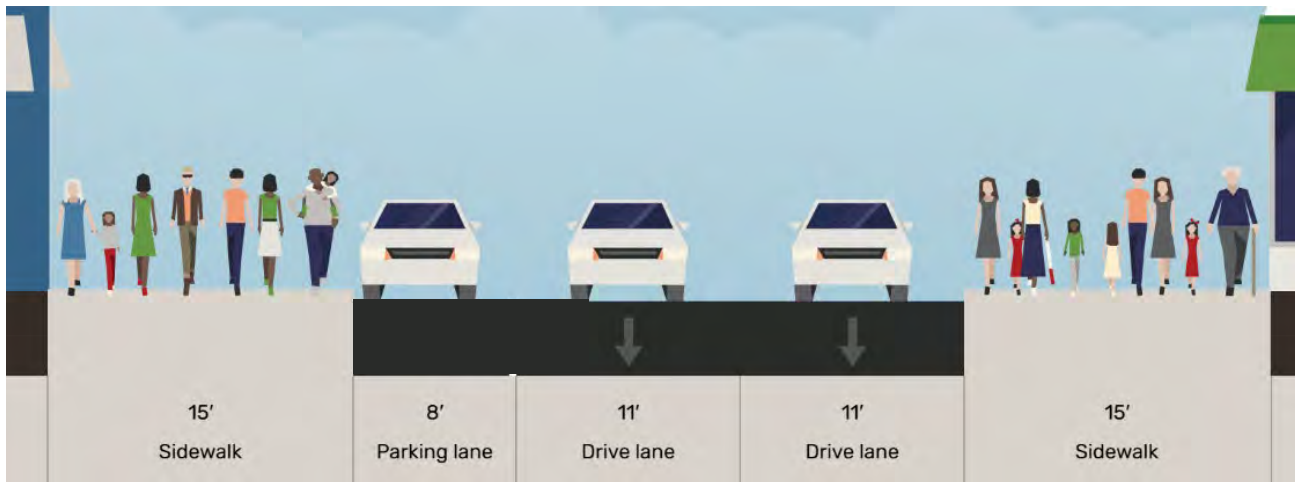
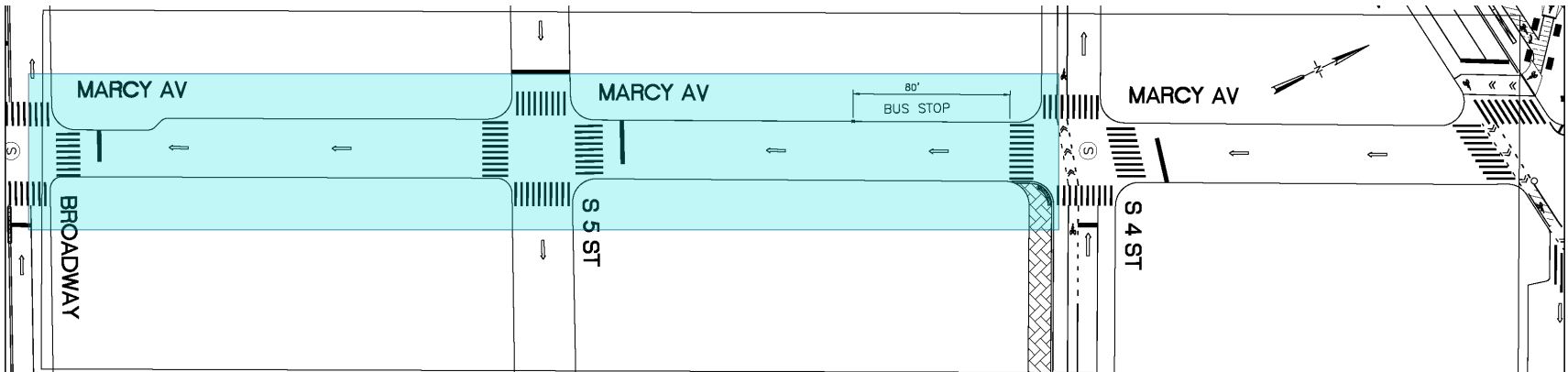
Cross-Sections: Existing

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



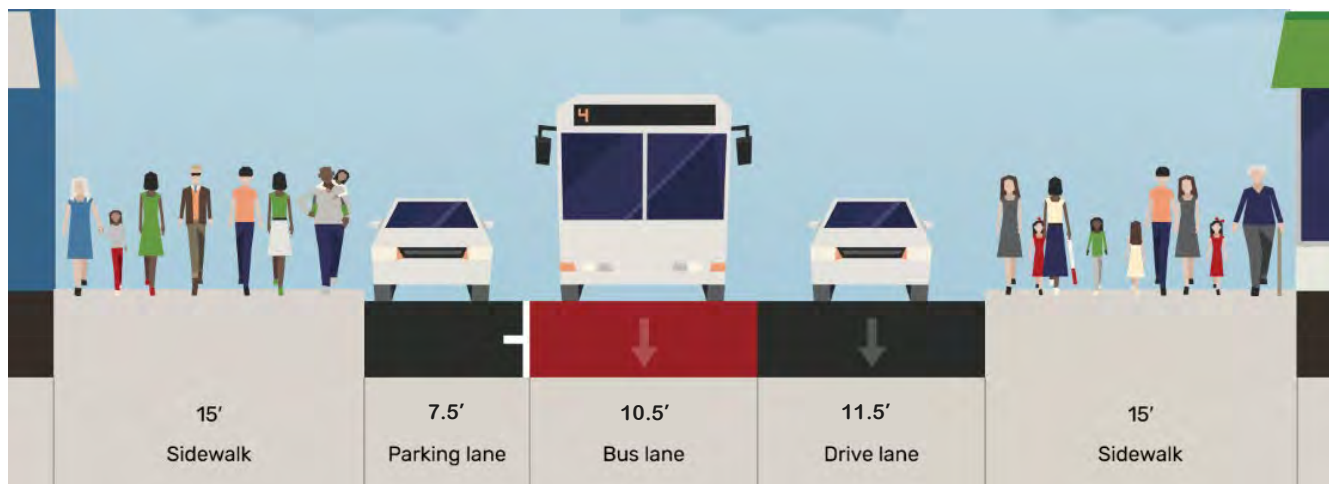
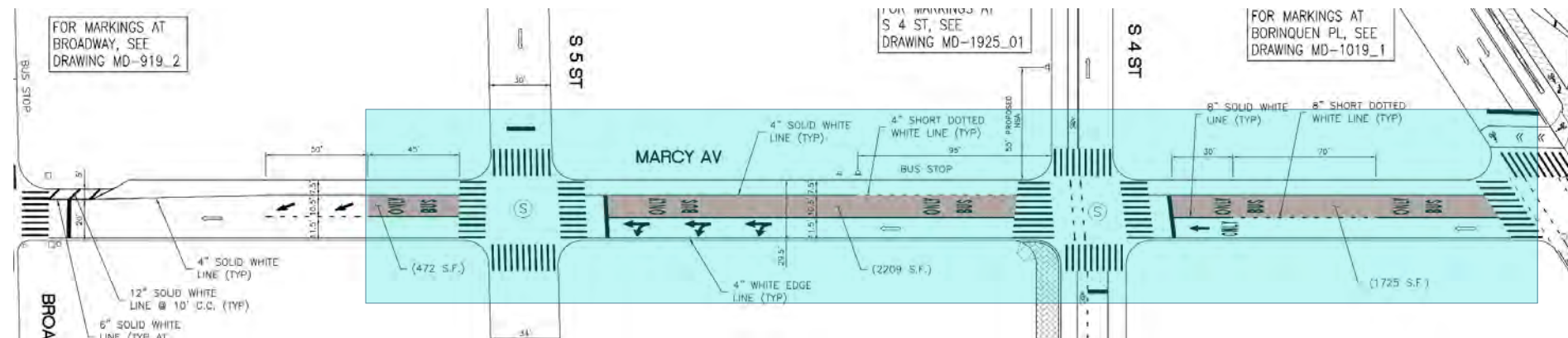
Cross-Sections: Existing

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



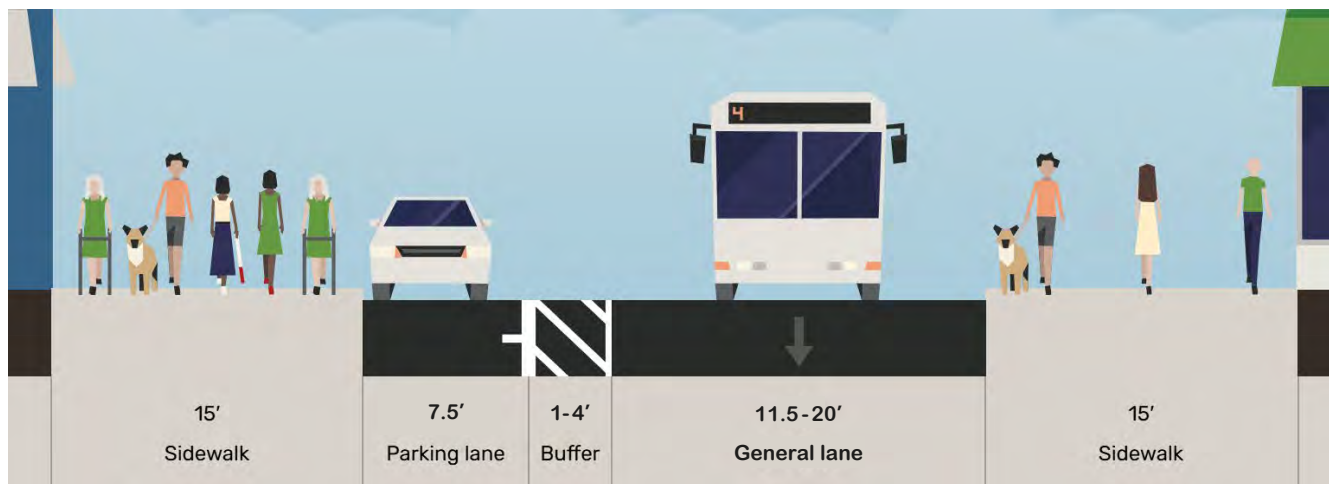
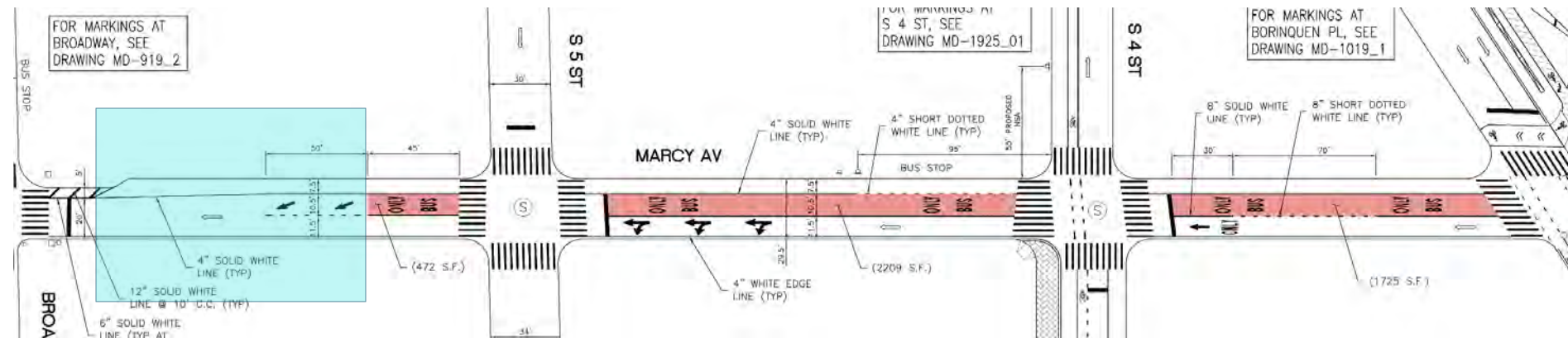
Cross-Sections: Proposed

Marcy Av, Borinquen Pl to Broadway
(All Hours)



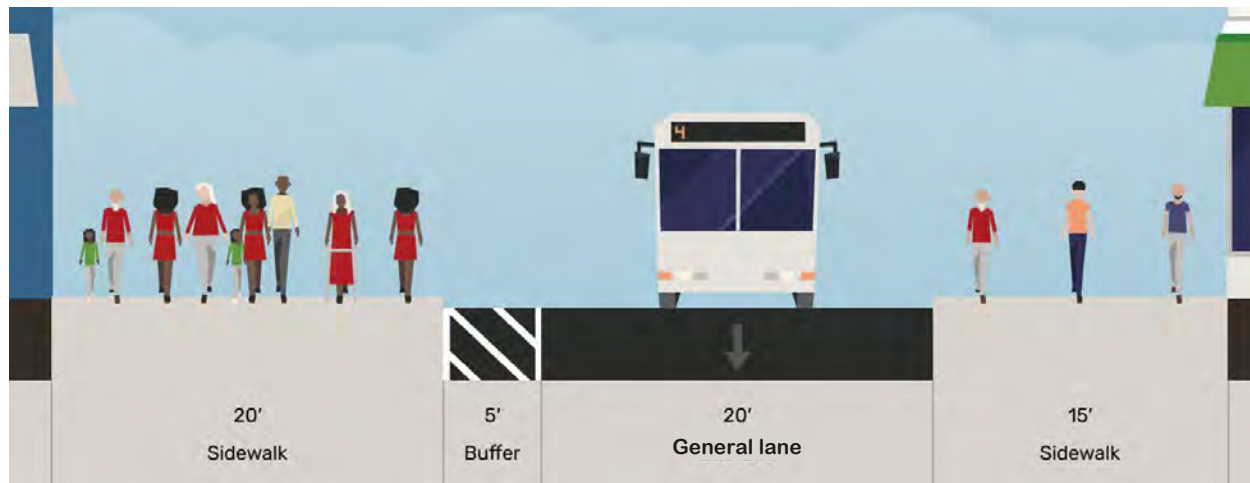
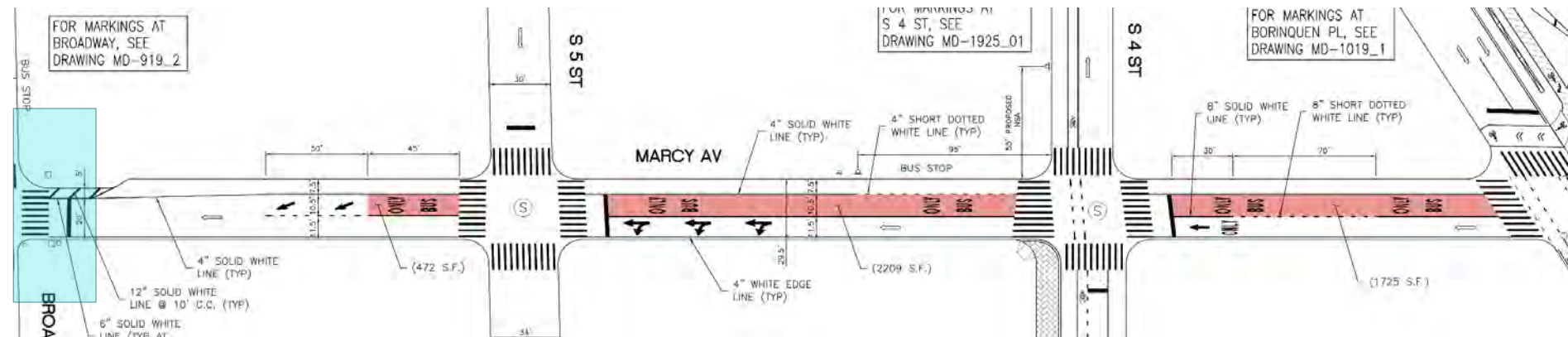
Cross-Sections: Proposed

Marcy Av, Borinquen Pl to Broadway (All Hours)



Cross-Sections: Proposed

Marcy Av, Borinquen Pl to Broadway (All Hours)



THANK YOU

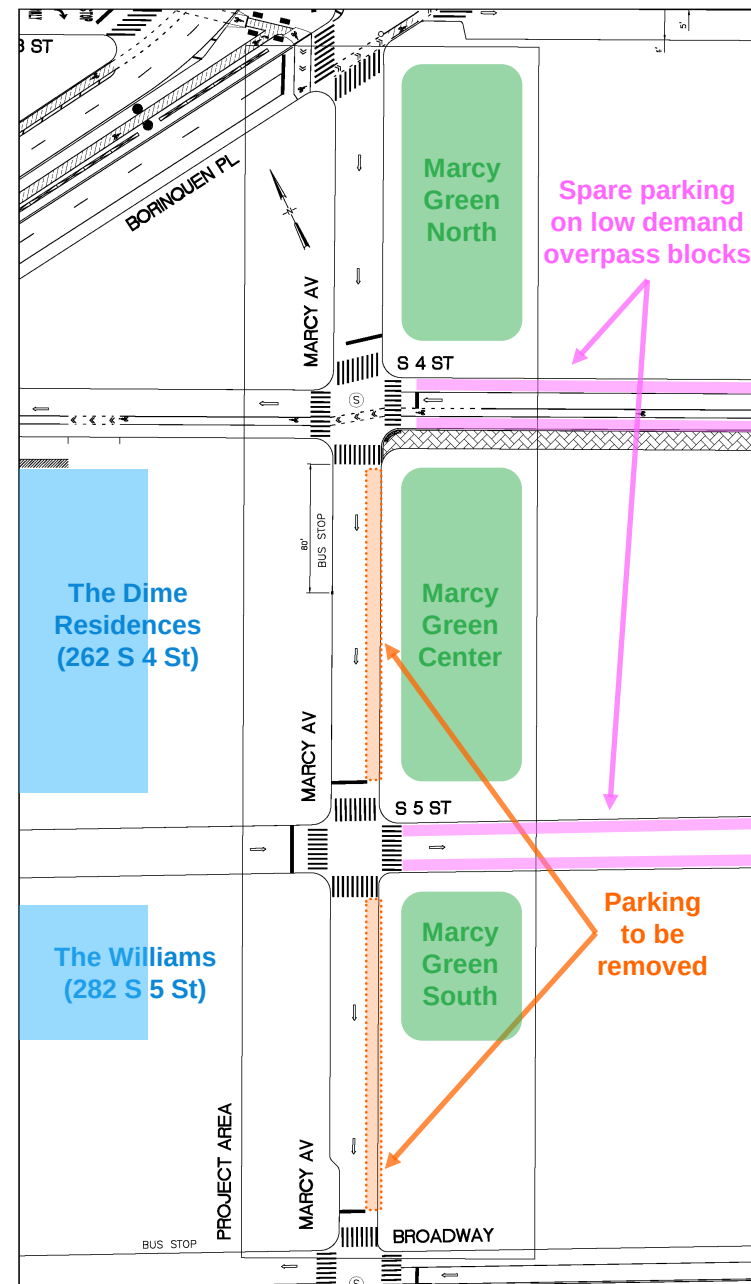


APPENDIX



Parking Impact

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

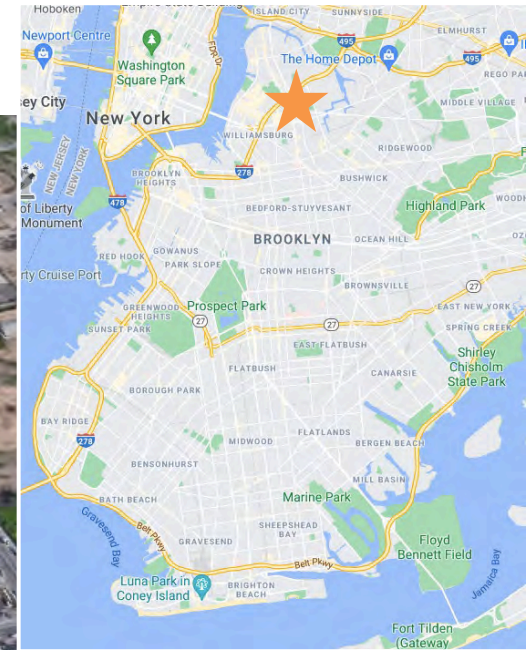
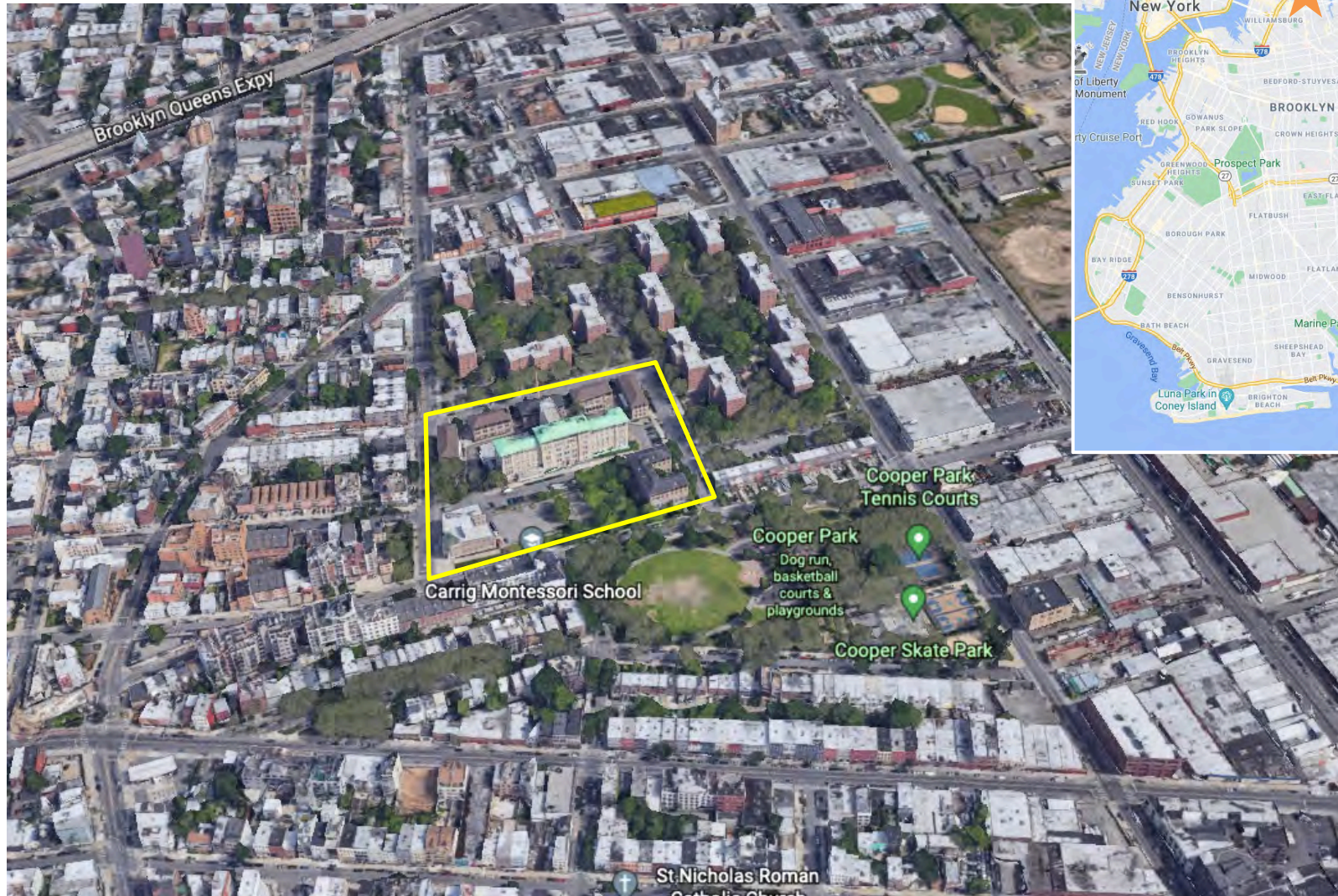


KINGSLAND COMMONS



BROOKLYN CB1 PUBLIC MEETING | 9.09.2025

LOCATION & CONTEXT



PROJECT OVERVIEW

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



PROJECT TEAM

St. Nicks Alliance

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

Hudson Companies

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

Project Renewal

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



PROJECT MISSION

Mission

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

Kingsland Commons Will:

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

SITE PLAN

Building 1

200-bed homeless shelter

Building 2

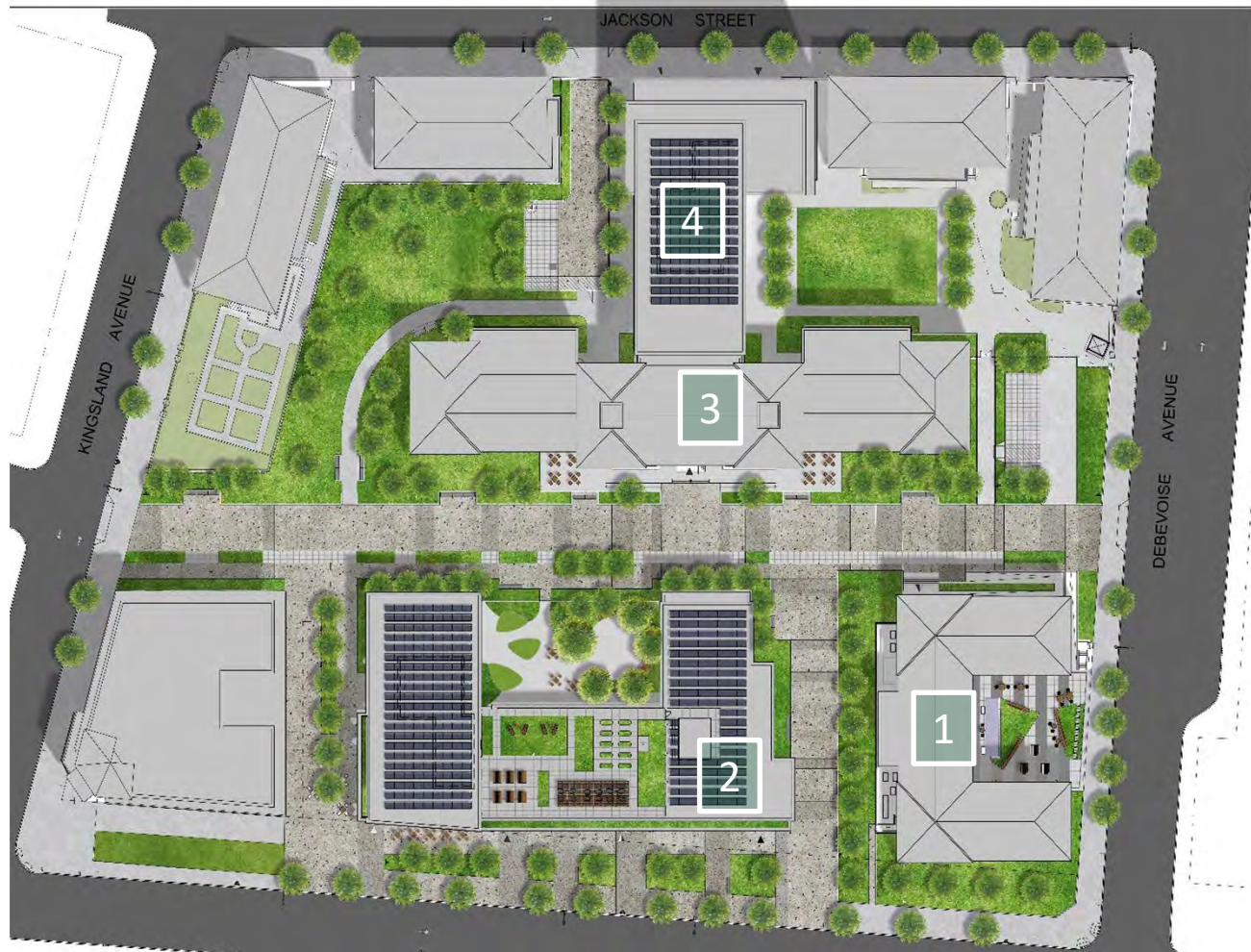
311 units affordable housing
Retail and community facility

Building 3

107 units senior aff. housing

Building 4

138 units affordable housing
Community facility



VIEW



Aerial view

VIEW



Aerial view

PHASE 1A - HOMELESS SHELTER

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

49,500 square foot, four story building contains

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



HOMELESS SHELTER – STAFF & PROGRAMMING

Social Services

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

Operations

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

Occupational Therapist

Medical (located in clinic)

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

Maintenance / Kitchen

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

Contracted Security

SHELTER SUPPORTS & SERVICES

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



Behavioral
Health



Case
Management



Employment
Services



Housing
Placement



Meal
Services



Occupational
Therapy



Primary
Care



Psychiatry

HOMELESS SHELTER TIMELINE

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



HOMELESS SHELTER RENOVATION IMAGES



PHASE 1B – MULTI-FAMILY

311 Units of multi-family rental housing

Mix of Incomes & Uses

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

Timeline

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



MULTI-FAMILY BLDG. RENOVATION IMAGES



VIEW



View looking northwest from Cooper Park

VIEW



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

VIEW



View looking west from Skillman Ave.

VIEW



View looking southeast from Jackson Street

QUESTIONS



113 NOBLE STREET, BROOKLYN, NY 11222

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

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

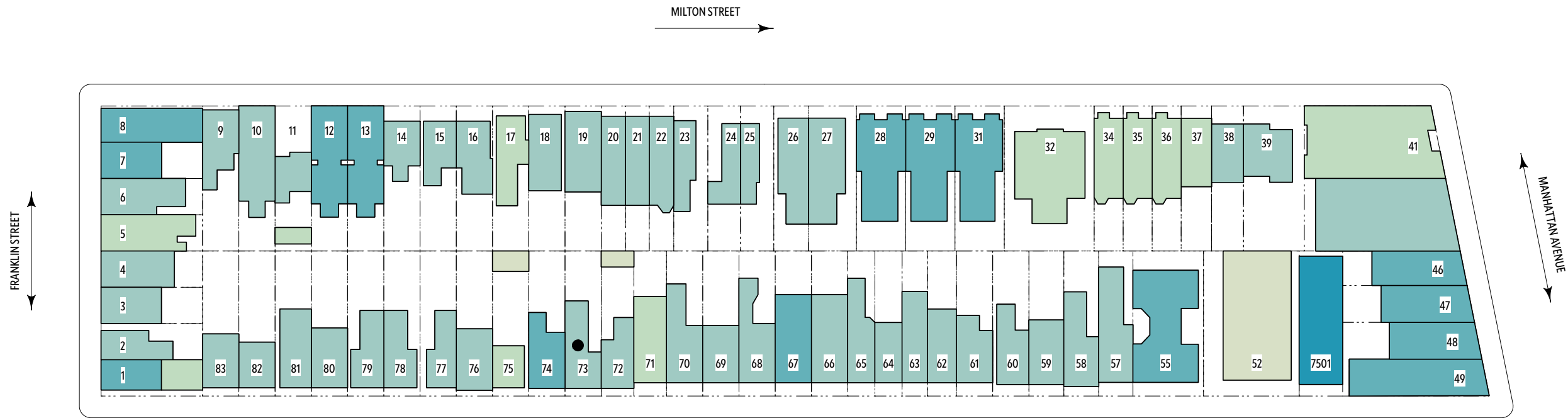
REPLACEMENT OF FRONT FACADE WINDOWS;
REPLACEMENT OF FRONT FACADE SIDING;
REPLACEMENT OF 1ST FLOOR FRONT ENTRY DOOR;
REFURBISHMENT OF FRONT FACADE ORIGINAL CORNICE & DOOR SURROUND;
REPLACEMENT OF FRONT STOOP;
IMPROVEMENTS TO FRONT AREAWAY;
INSTALLATION OF NEW IRONWORK AT FRONT FACADE STOOP.

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



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

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



#113 NOBLE STREET

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

THE BROOKLYN STUDIO

45 Main Street, Studio 824
Brooklyn, NY 11201
718 624 1700
brooklyn.studio

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

BLOCK PLAN

LPC-102.00



113 NOBLE STREET, 1940s TAX PHOTO



113 NOBLE STREET, 1980s TAX PHOTO

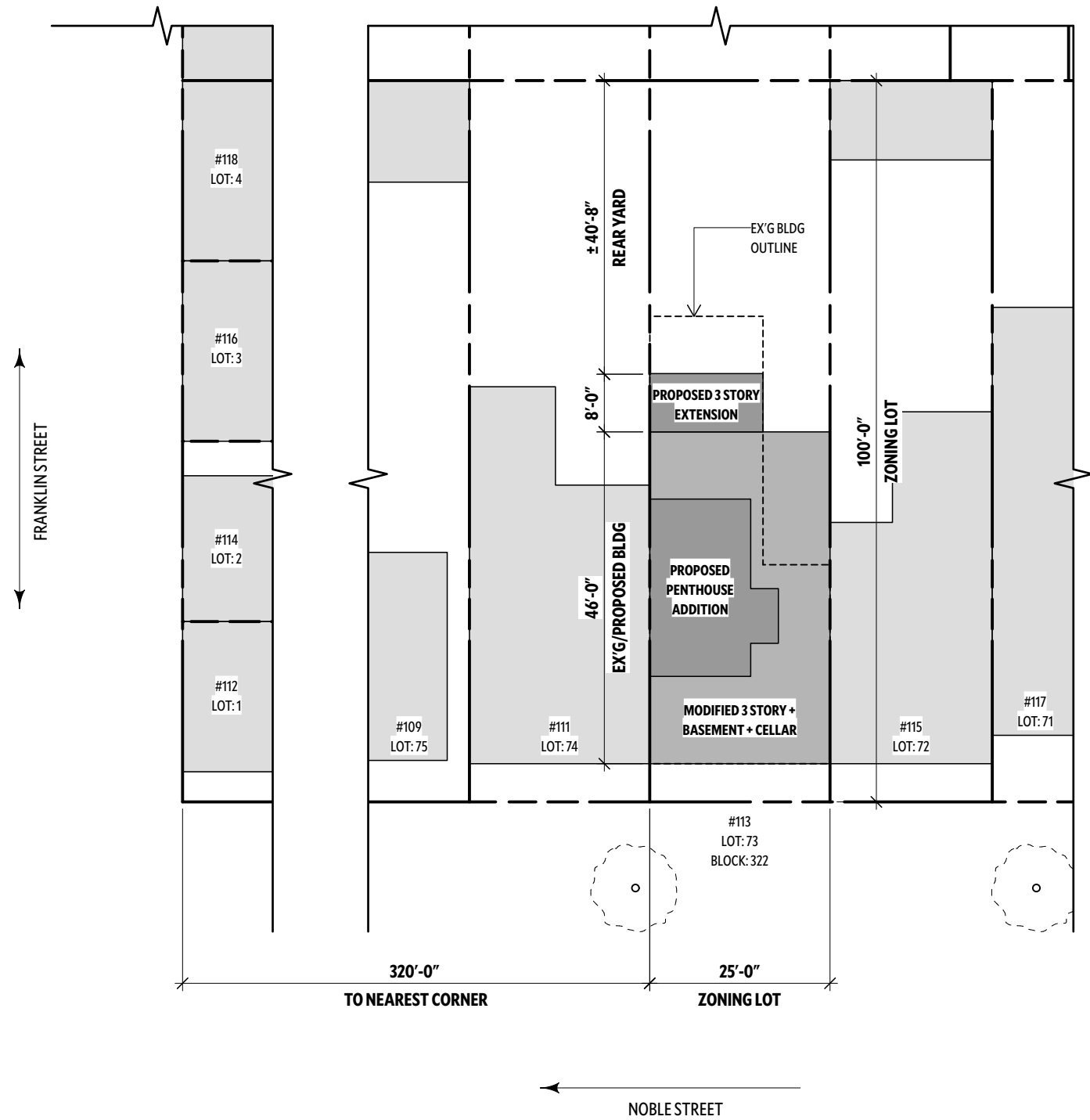
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Brooklyn, NY 11201
718 624 1700
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113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 09/09/2025

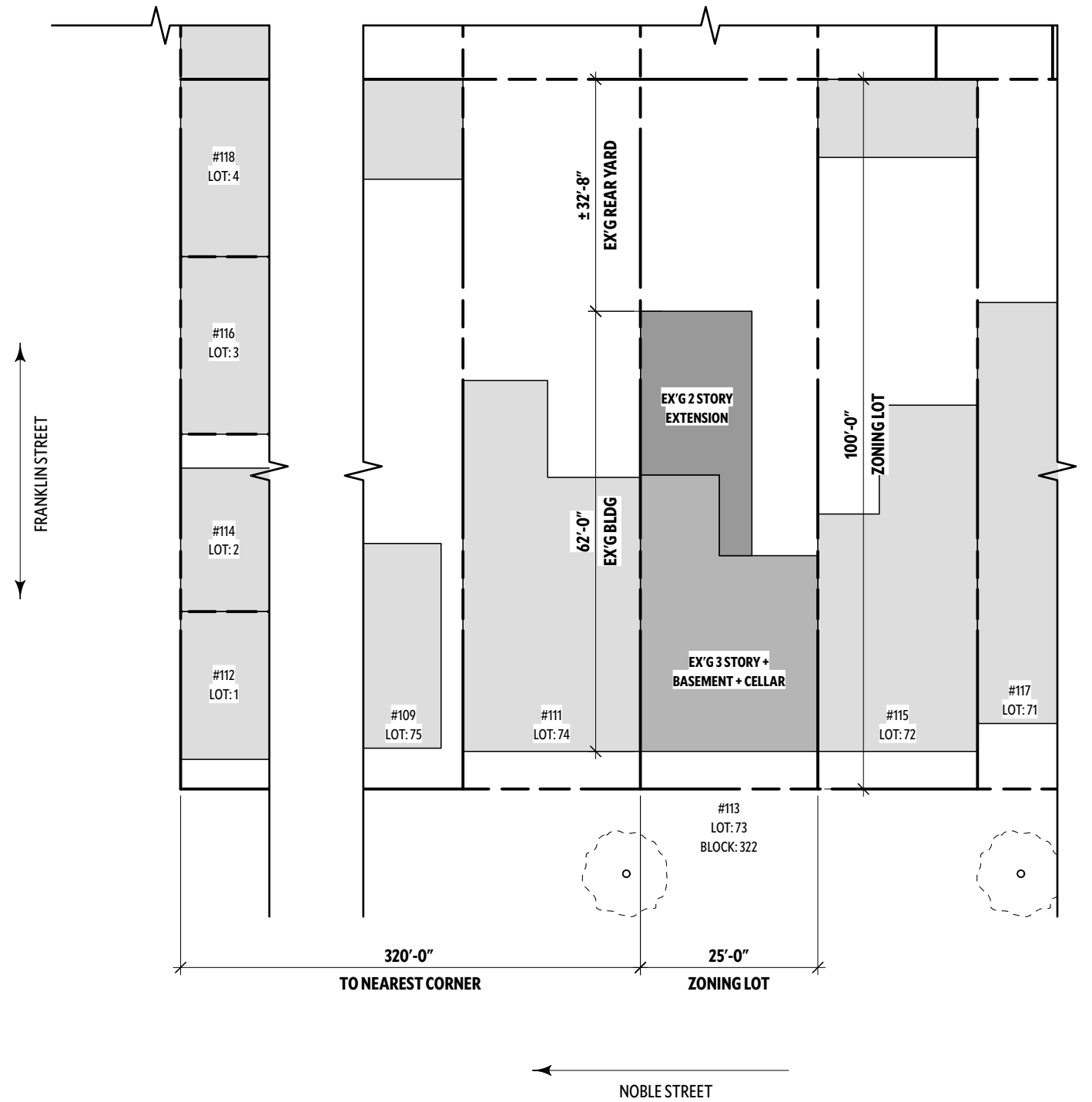
TAX PHOTOS

LPC-103.00



PROPOSED PLOT PLAN
NTS

2



EXISTING PLOT PLAN
NTS

1

THE BROOKLYN STUDIO

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Brooklyn, NY 11201
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113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 09/09/2025

EXISTING/PROPOSED
PLOT PLAN

LPC-104.00



#105

#107

#109

#111

#113

#115

NOBLE STREET

THE BROOKLYN STUDIO

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Brooklyn, NY 11201
718 624 1700
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113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 09/09/2025

NEIGHBORING
PROPERTIES

LPC-105.00



113 NOBLE STREET, EXISTING FRONT FACADE



113 NOBLE STREET, EXISTING FRONT FACADE LOOKING EAST

THE BROOKLYN STUDIO

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

EXISTING FRONT FACADE

LPC-106.00



113 NOBLE STREET, EXISTING STOOP & FRONT DOOR



113 NOBLE STREET, EXISTING FRONT CORNICE



113 NOBLE STREET, EXISTING FRONT DOOR SURROUND



113 NOBLE STREET, EXISTING FRONT CORNICE



113 NOBLE STREET, EXISTING FRONT DOOR SURROUND

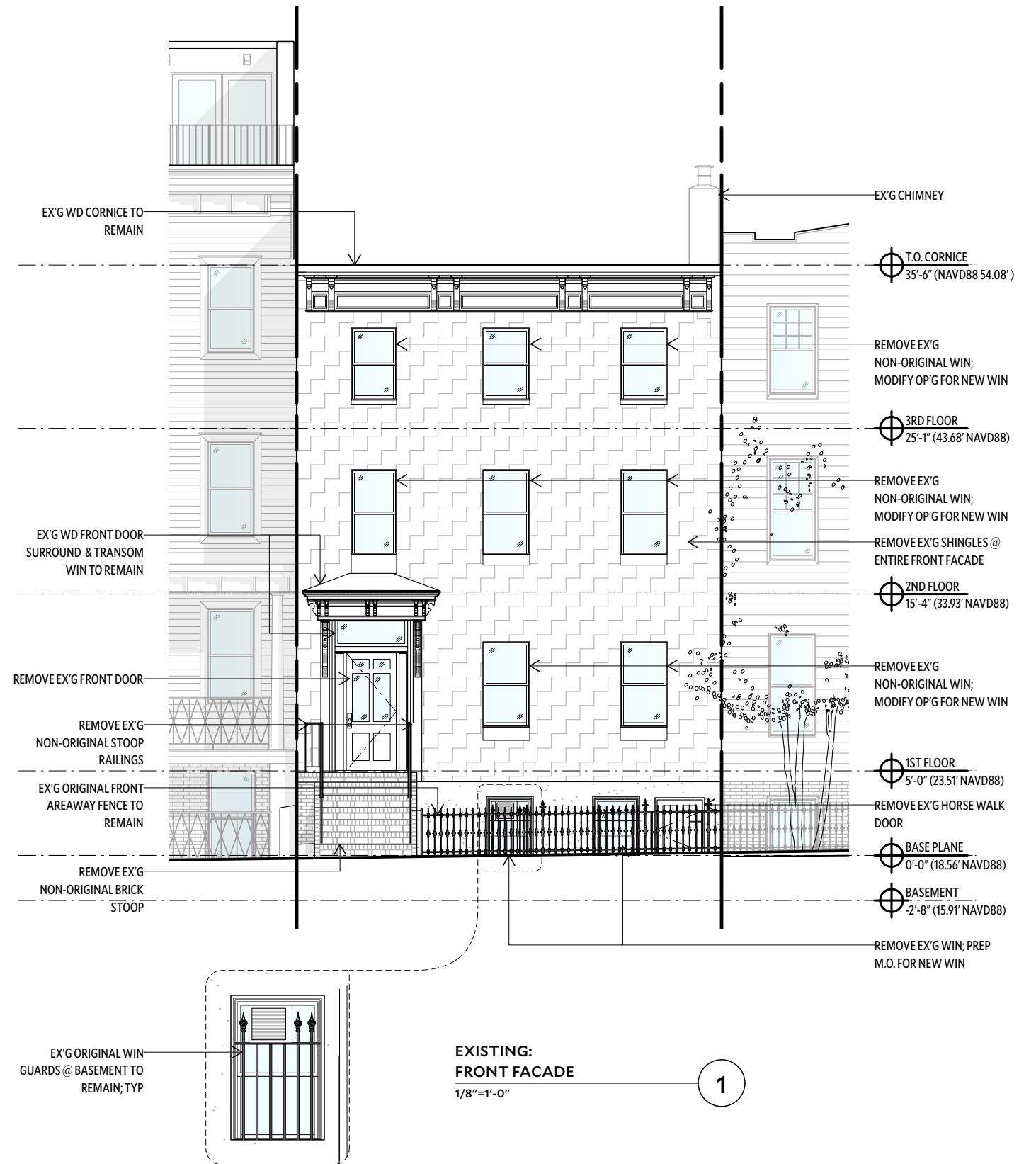
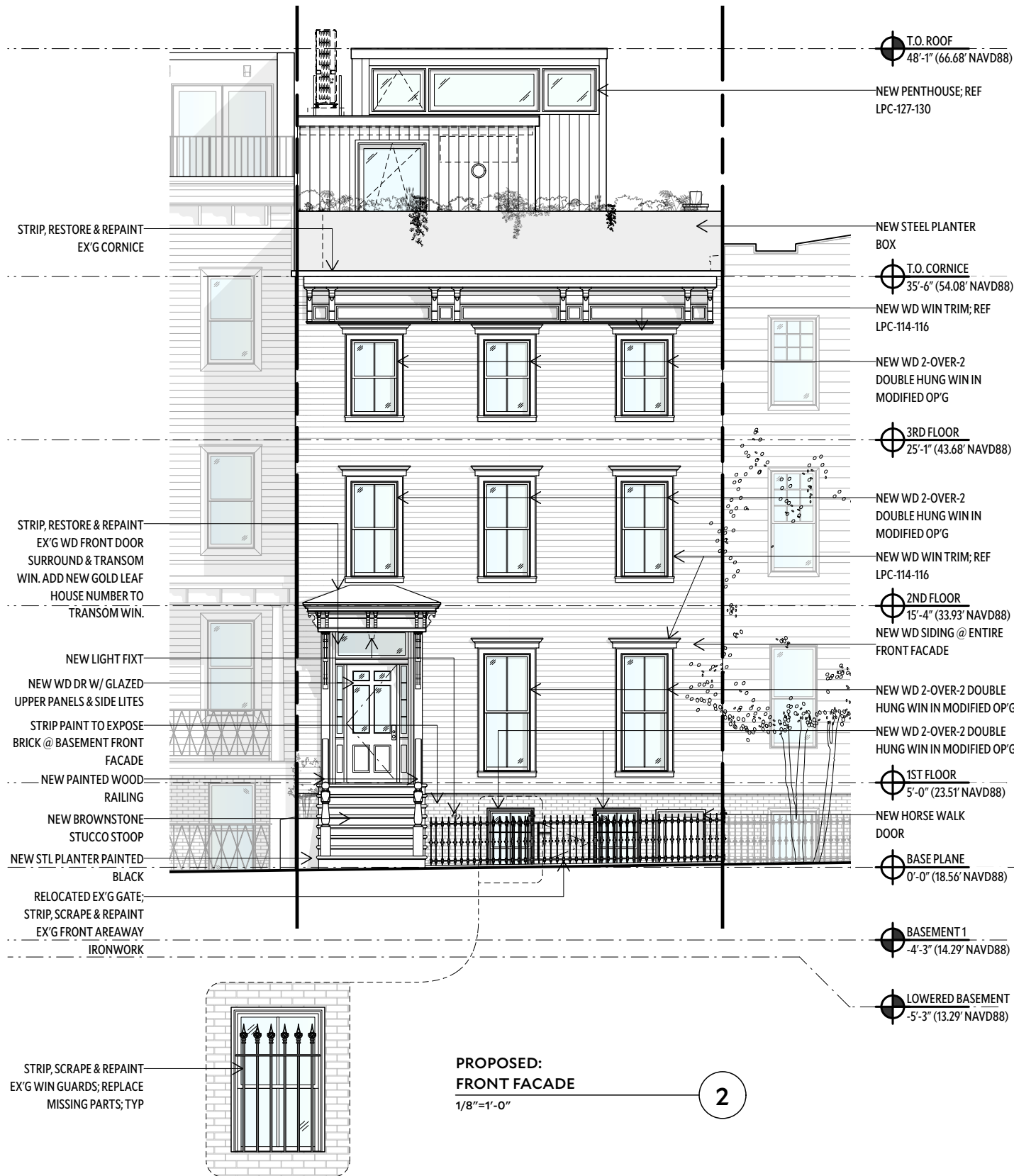
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113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 09/09/2025

EXISTING FRONT FACADE

LPC-107.00



THE BROOKLYN STUDIO

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

EXISTING/
PROPOSED FRONT
ELEVATIONS

LPC-108.00



113 NOBLE STREET, EXISTING FRONT AREAWAY



113 NOBLE STREET, EXISTING FRONT AREAWAY



113 NOBLE STREET, EXISTING FRONT AREAWAY UNDERSTOOP DOOR



113 NOBLE STREET, EXISTING FRONT AREAWAY

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

EXISTING FRONT
AREAWAY

LPC-109.00



105 NOBLE STREET, FRONT AREAWAY



107 NOBLE STREET, FRONT AREAWAY



109 NOBLE STREET, FRONT AREAWAY

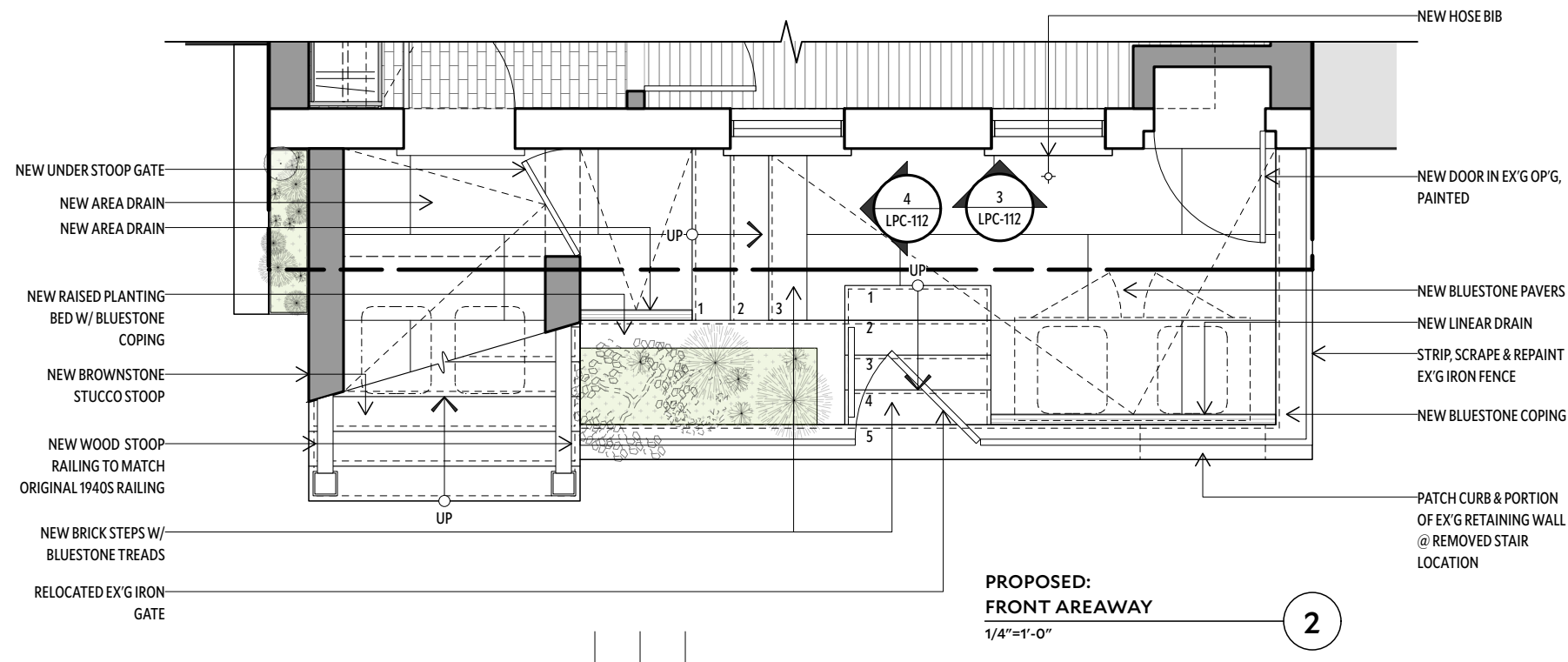
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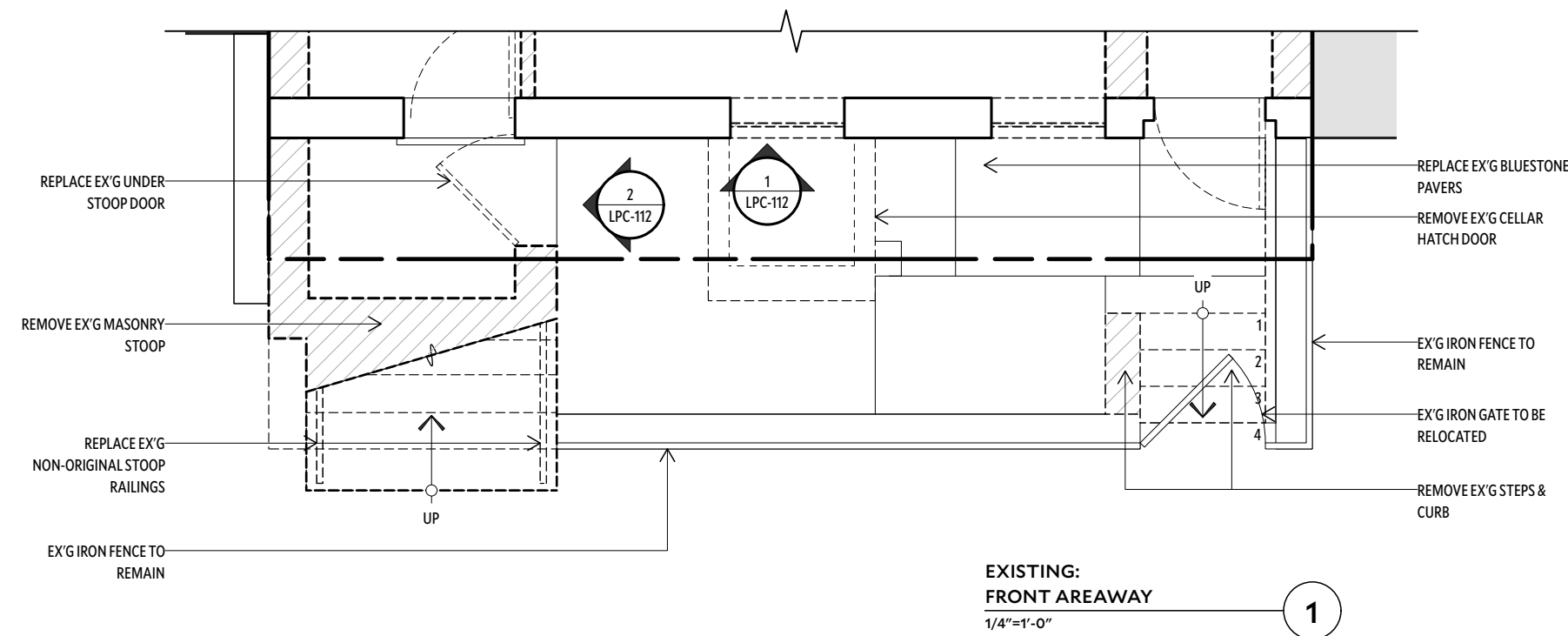
113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 09/09/2025

NEIGHBORING
FRONT AREAWAYS

LPC-110.00



113 NOBLE STREET, EXISTING FRONT AREAWAY IRONWORK



113 NOBLE STREET, EXISTING FRONT AREAWAY IRONWORK

THE BROOKLYN STUDIO

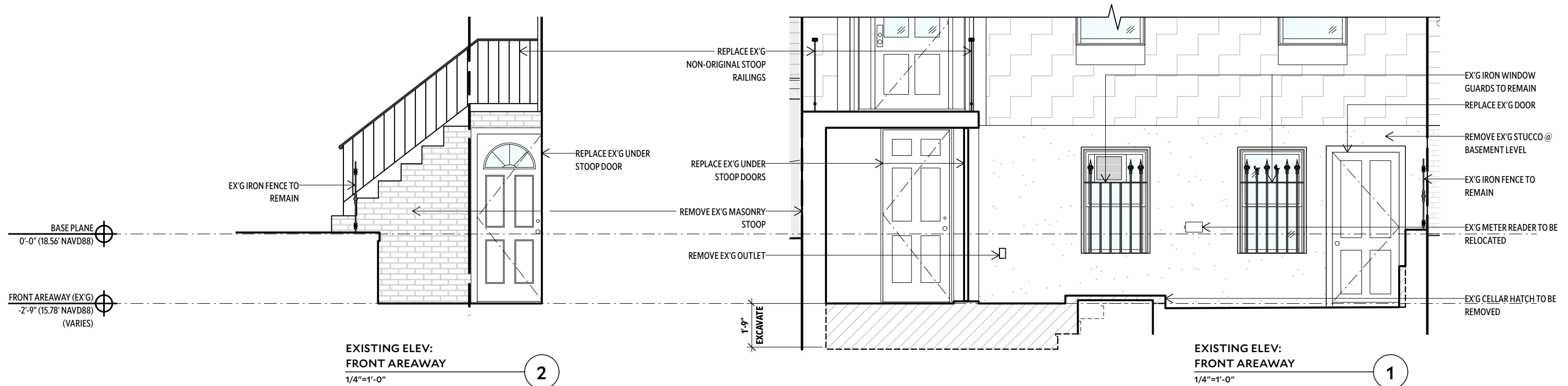
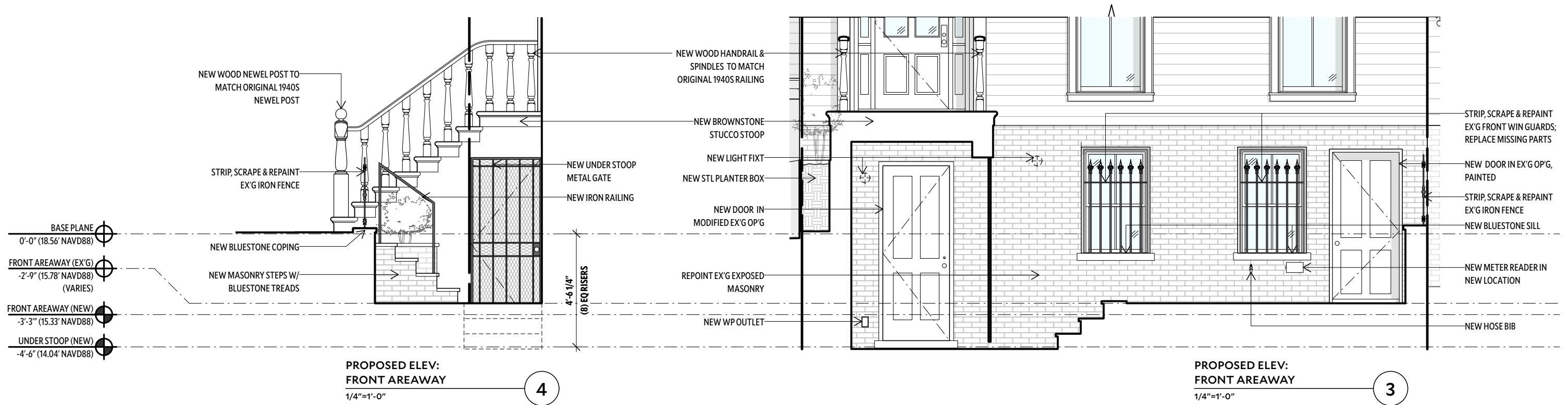
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BROOKLYN, NY 11222
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EXISTING/
PROPOSED FRONT
AREAWAY

LPC-111.00



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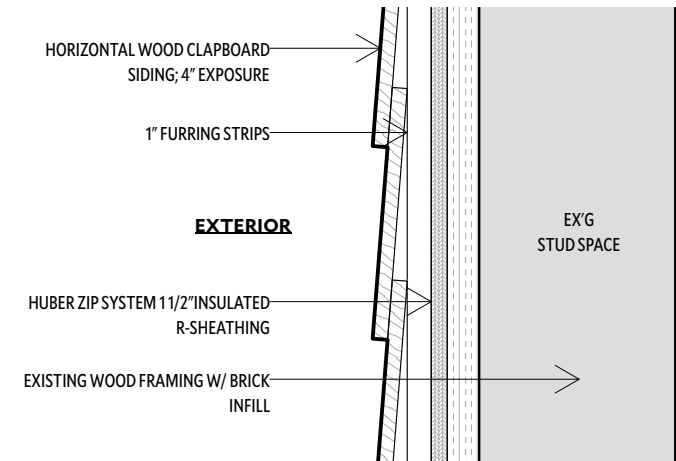
113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 09/09/2025

EXISTING/
PROPOSED FRONT
AREAWAY

LPC-112.00



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

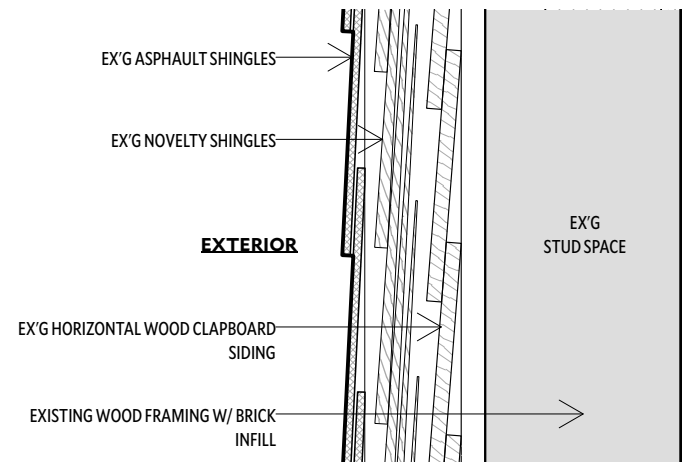


WALL SECTION: PROPOSED FRONT FACADE ASSEMBLY
2"=1'-0"

2



113 NOBLE STREET, EXISTING CLAPBOARD & NOVELTY SHINGLE LAYERS



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

1

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EXISTING/PROPOSED
FRONT WALL ASSEMBLY

LPC-113.00



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BROOKLYN, NY 11222
DATE: 09/09/2025

PROPOSED FRONT
FACADE MATERIALS

LPC-114.00



EXISTING FRONT AXONOMETRIC DIAGRAM



PROPOSED FRONT AXONOMETRIC DIAGRAM

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 113 NOBLE STREET,
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EXISTING/PROPOSED
 FRONT AXONOMETRIC
 DIAGRAMS

LPC-115.00



115 NOBLE STREET, REAR FACADE



113 NOBLE STREET, REAR FACADE



113 NOBLE STREET, REAR FACADE

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BROOKLYN, NY 11222
DATE: 09/09/2025

EXISTING REAR FACADE

LPC-116.00



113 NOBLE STREET, REAR EXTENSION



113 NOBLE STREET, REAR BASEMENT ENTRY



113 NOBLE STREET, REAR BASEMENT ENTRY



113 NOBLE STREET, REAR EXTENSION



113 NOBLE STREET, REAR



113 NOBLE STREET, REAR

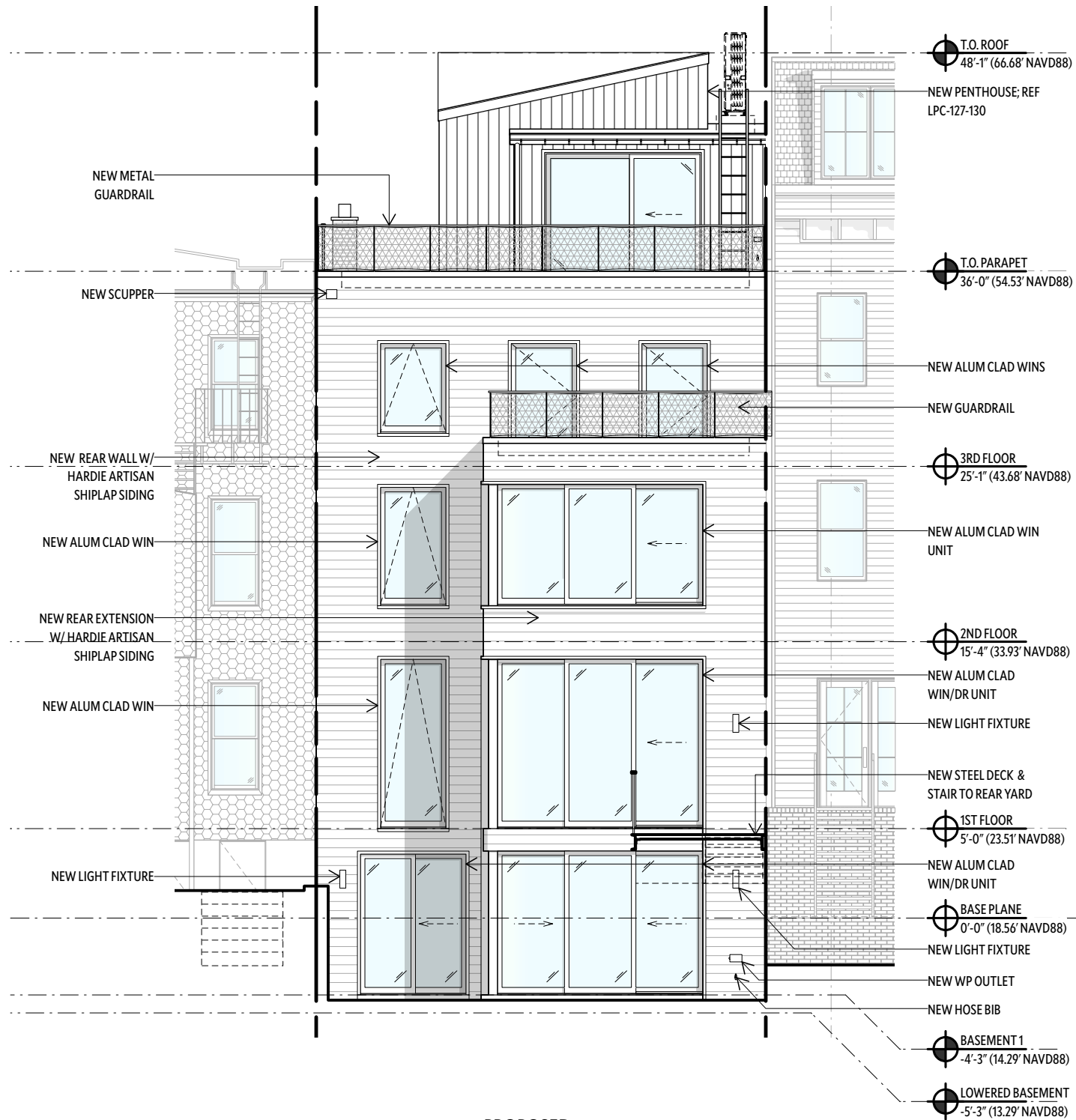
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BROOKLYN, NY 11222
DATE: 09/09/2025

EXISTING REAR FACADE

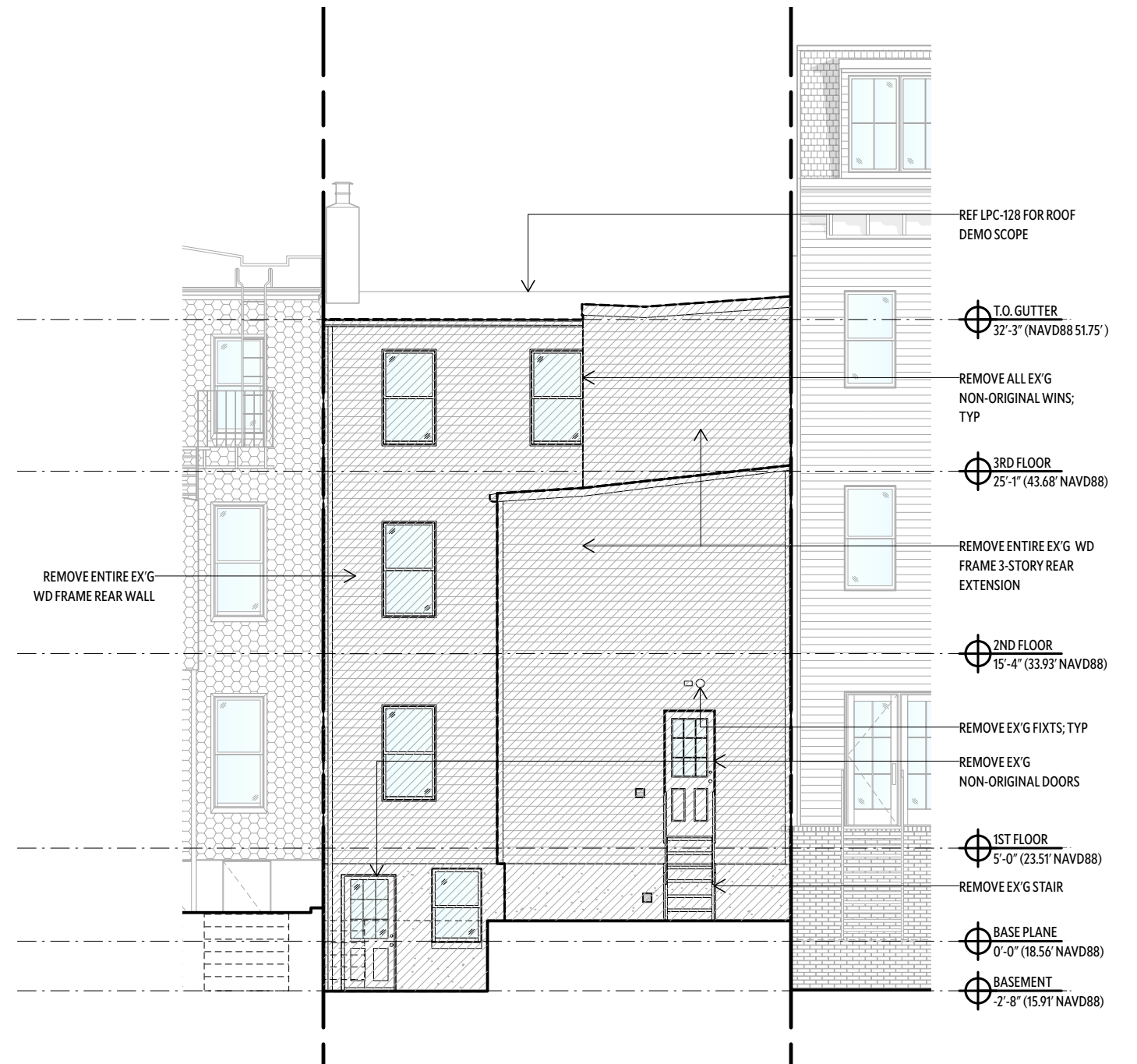
LPC-117.00



PROPOSED:
REAR FACADE

1/8"=1'-0"

2



EXISTING:
REAR FACADE

1/8"=1'-0"

1

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BROOKLYN, NY 11225
DATE: 09/09/2025

EXISTING/PROPOSED
REAR ELEVATIONS

LPC-118.00



113 NOBLE STREET, REAR YARD



113 NOBLE STREET, REAR YARD

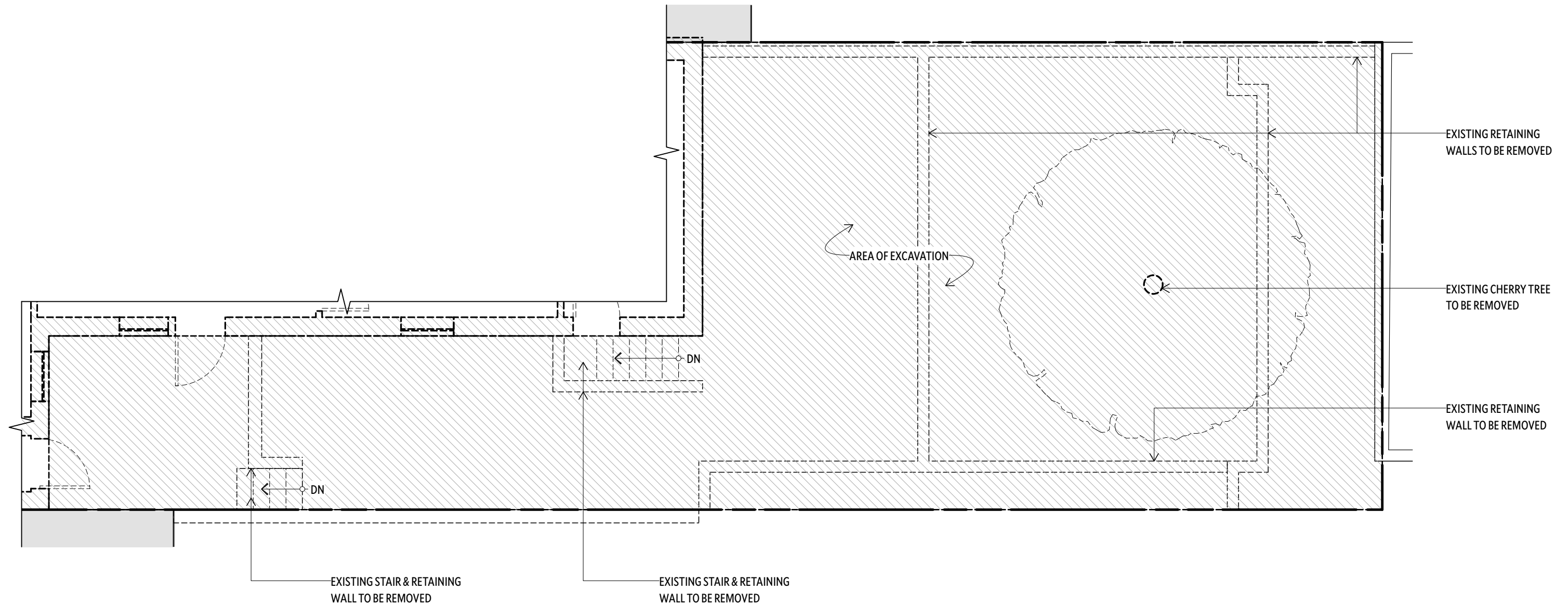
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113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 09/09/2025

EXISTING REAR YARD

LPC-119.00



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

1

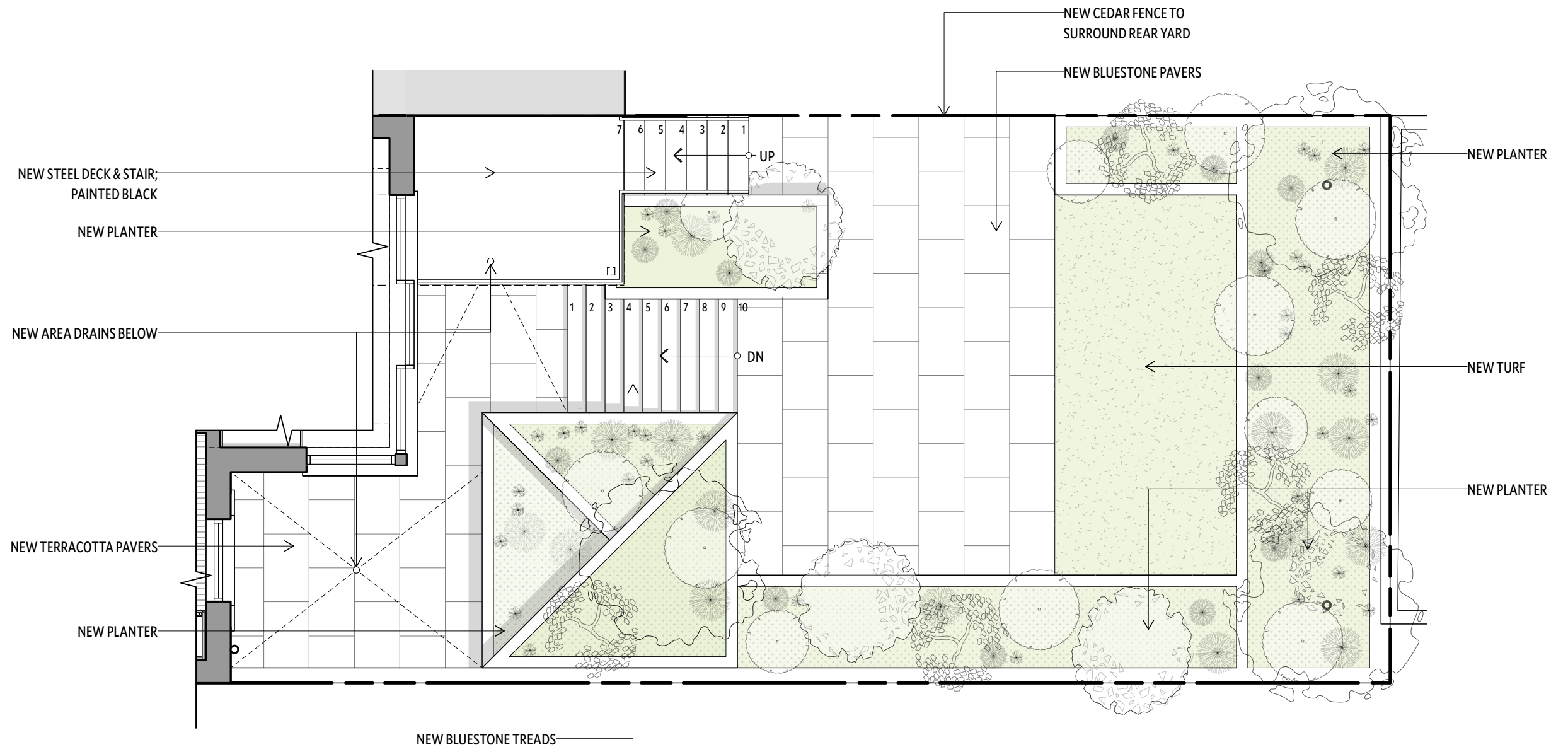
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113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 09/09/2025

EXISTING REAR YARD
PLAN

LPC-120.00

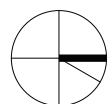


PROPOSED:
REAR YARD
1/4"=1'-0"

1

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PROJECT NORTH

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

PROPOSED REAR YARD
PLAN

LPC-121.00



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

PROPOSED REAR FACADE
MATERIALS

LPC-122.00



EXISTING REAR AXONOMETRIC DIAGRAM



PROPOSED REAR AXONOMETRIC DIAGRAM

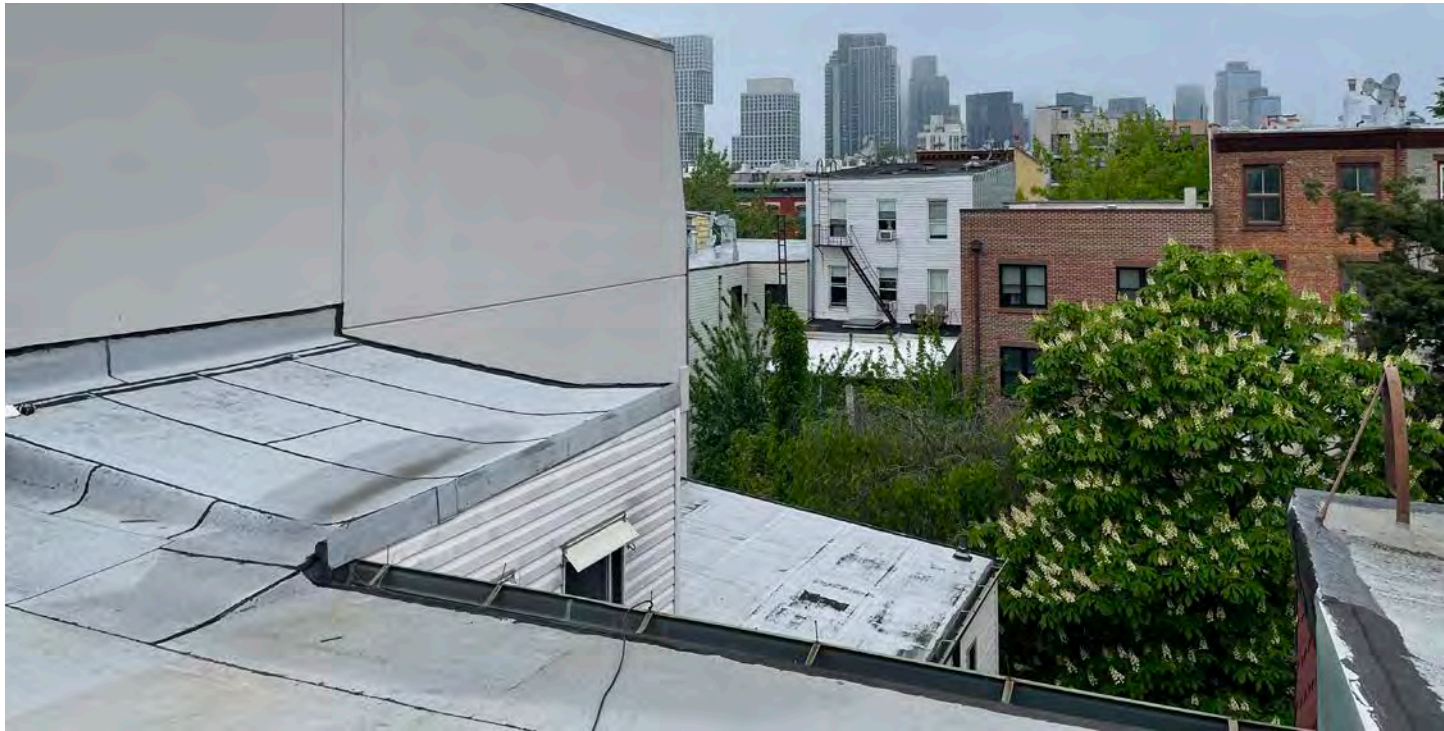
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113 NOBLE STREET,
BROOKLYN, NY 11222
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EXISTING/PROPOSED
REAR AXONOMETRIC
DIAGRAMS

LPC-123.00



113 NOBLE STREET, ROOF LOOKING NORTH



113 NOBLE STREET, ROOF LOOKING EAST



113 NOBLE STREET, ROOF LOOKING SOUTH



113 NOBLE STREET, ROOF LOOKING WEST

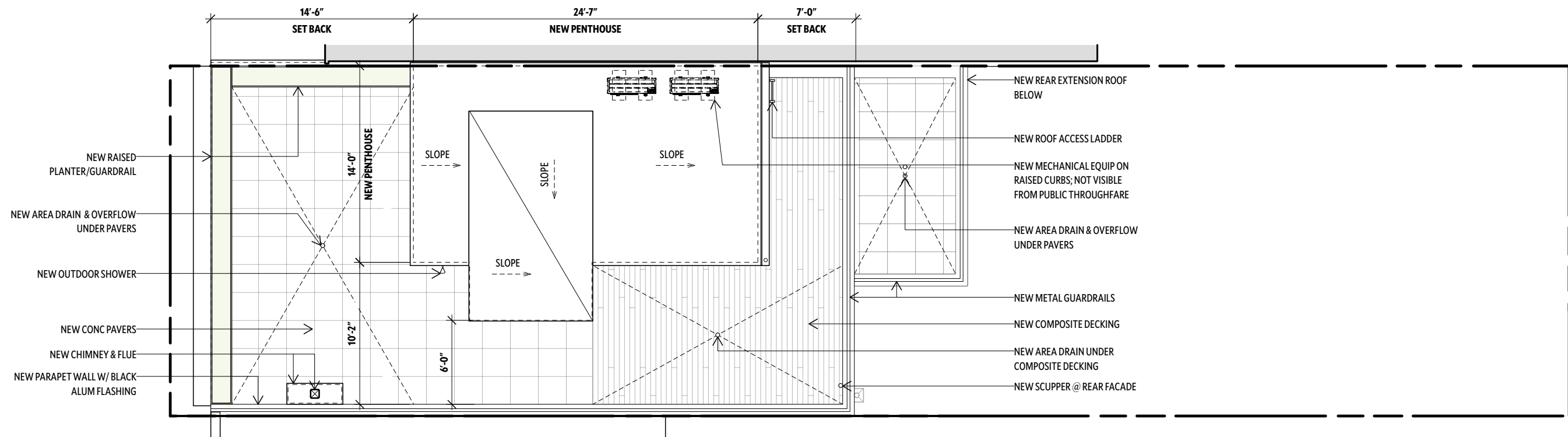
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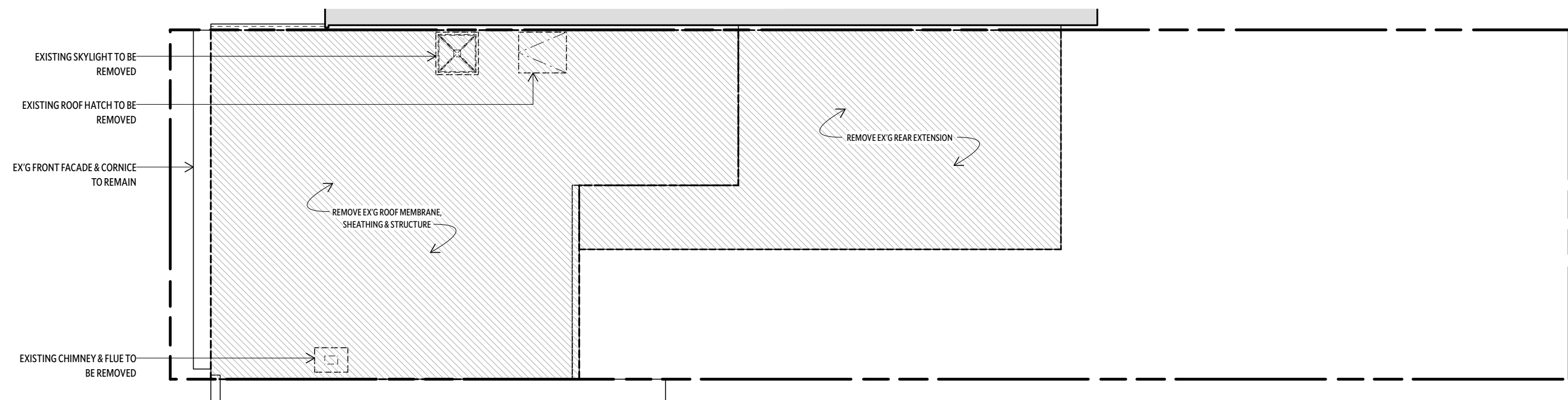
EXISTING ROOF

LPC-124.00



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

2

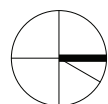


EXISTING ROOF PLAN
 1/4"=1'-0"

1

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PROJECT NORTH

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 113 NOBLE STREET,
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EXISTING/PROPOSED
 ROOF PLANS

LPC-125.00

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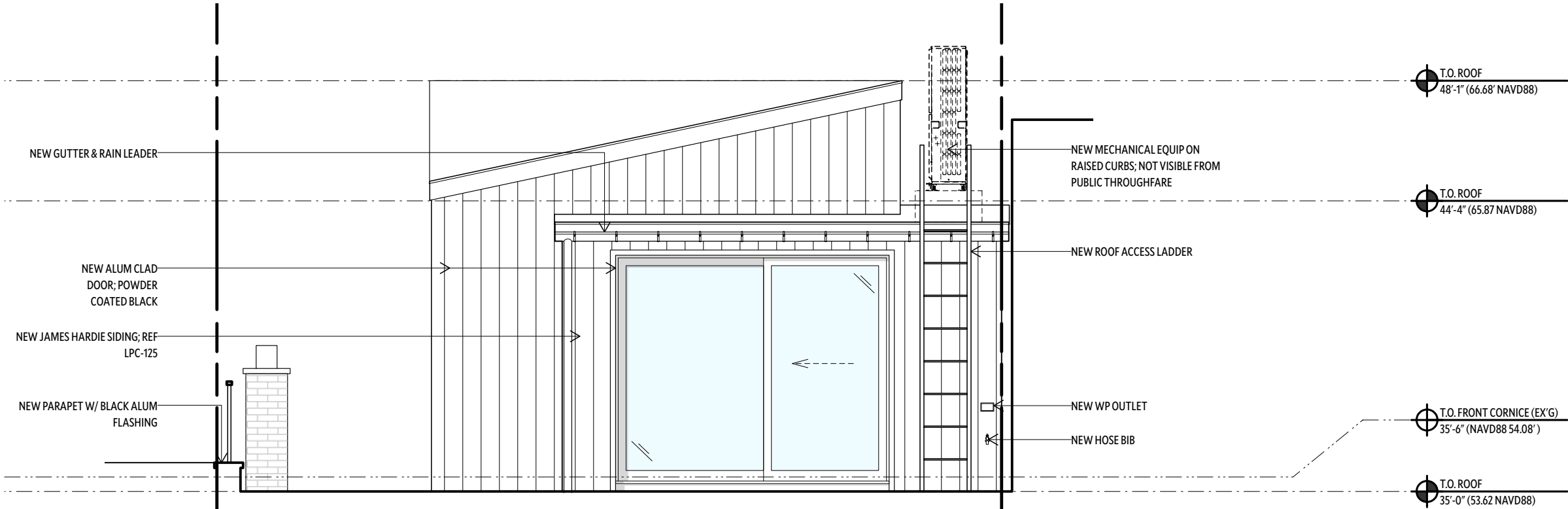
113 NOBLE ST RESIDENCE
113 NOBLE STREET,
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DATE: 09/09/2025

PROPOSED PENTHOUSE
ELEVATIONS

LPC-126.00

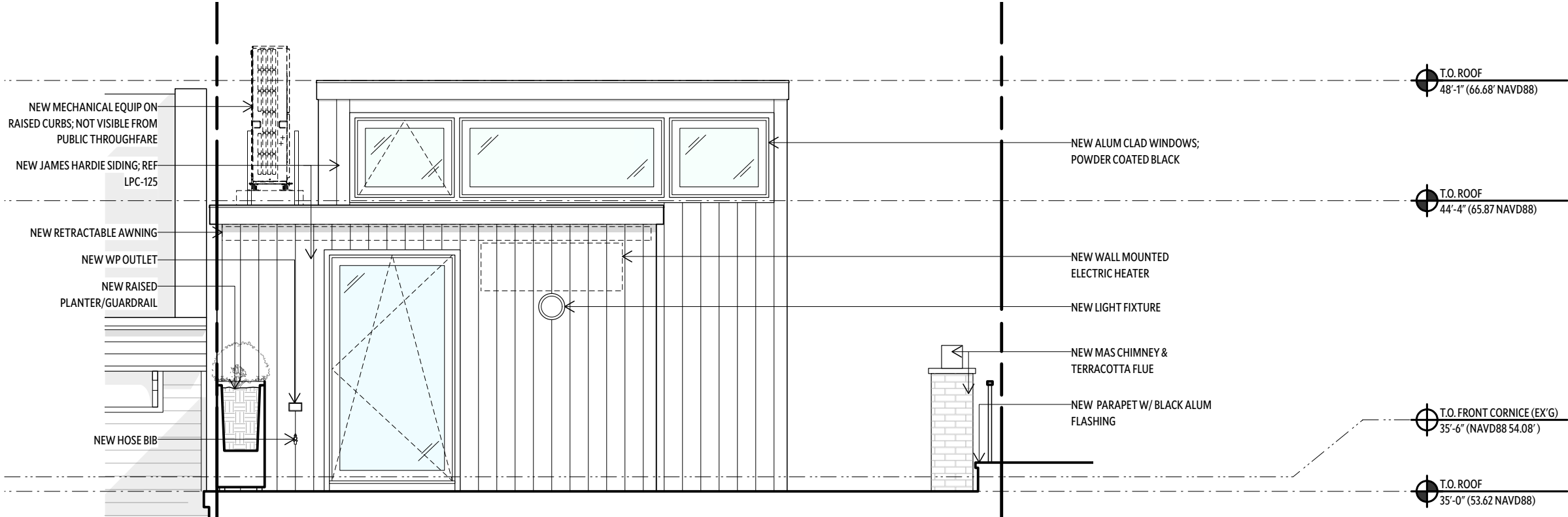
PROPOSED:
PENTHOUSE REAR FACADE
1/4"=1'-0"

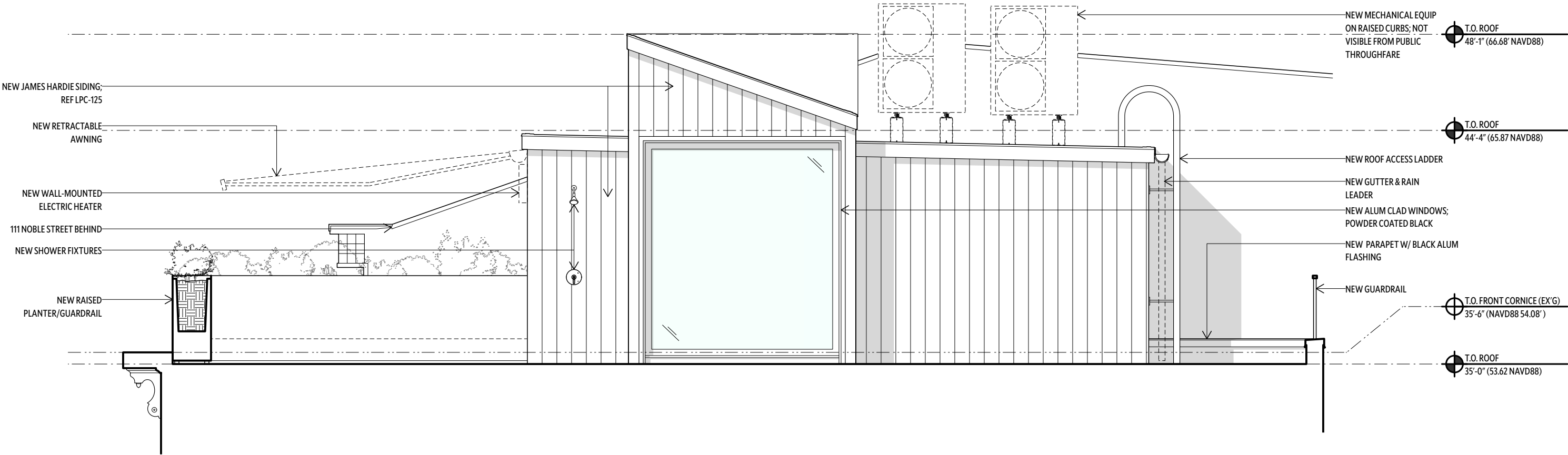
2



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

1





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

1

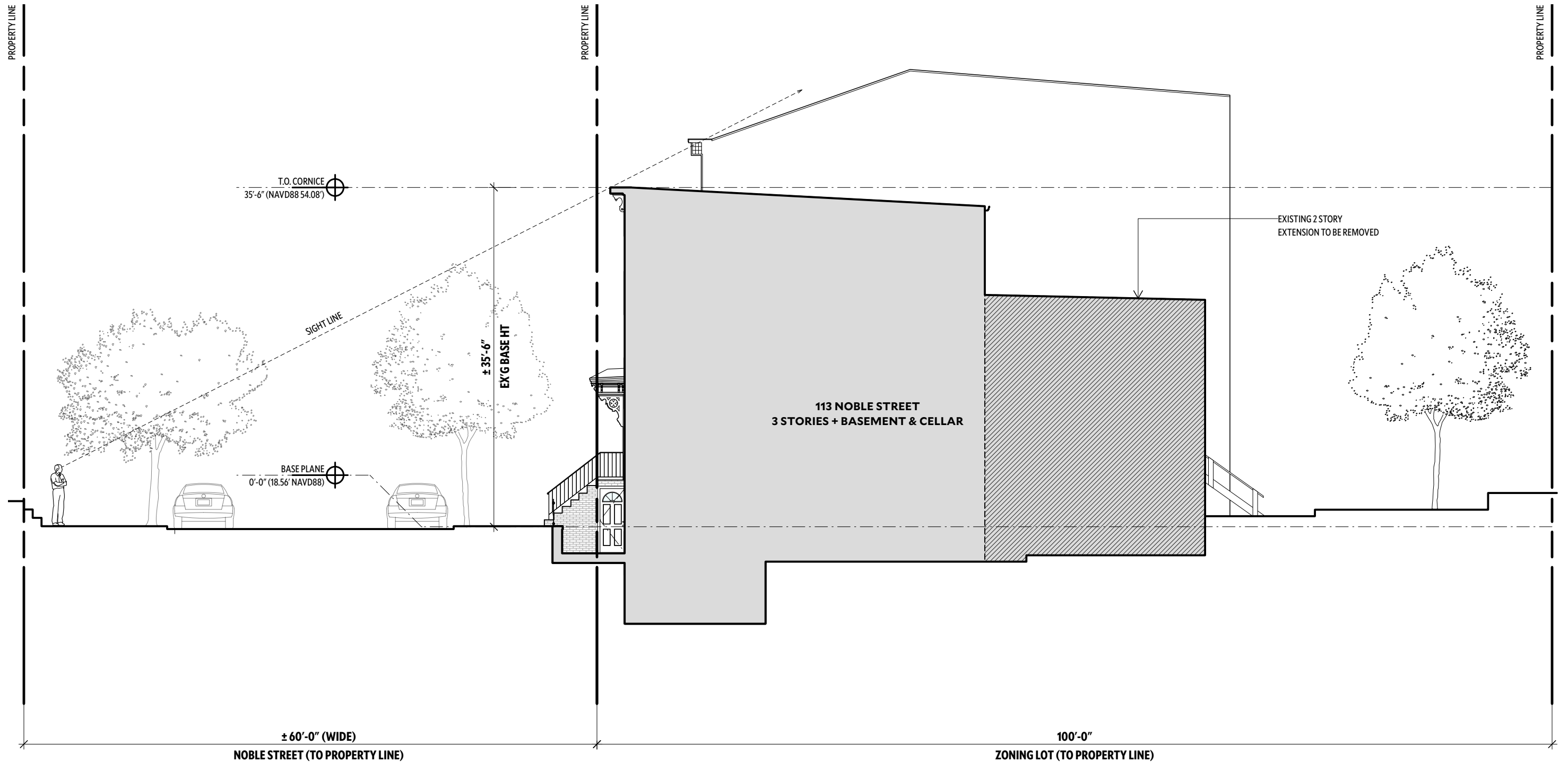
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BROOKLYN, NY 11222
DATE: 09/09/2025

PROPOSED PENTHOUSE
ELEVATIONS

LPC-127.00



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

1

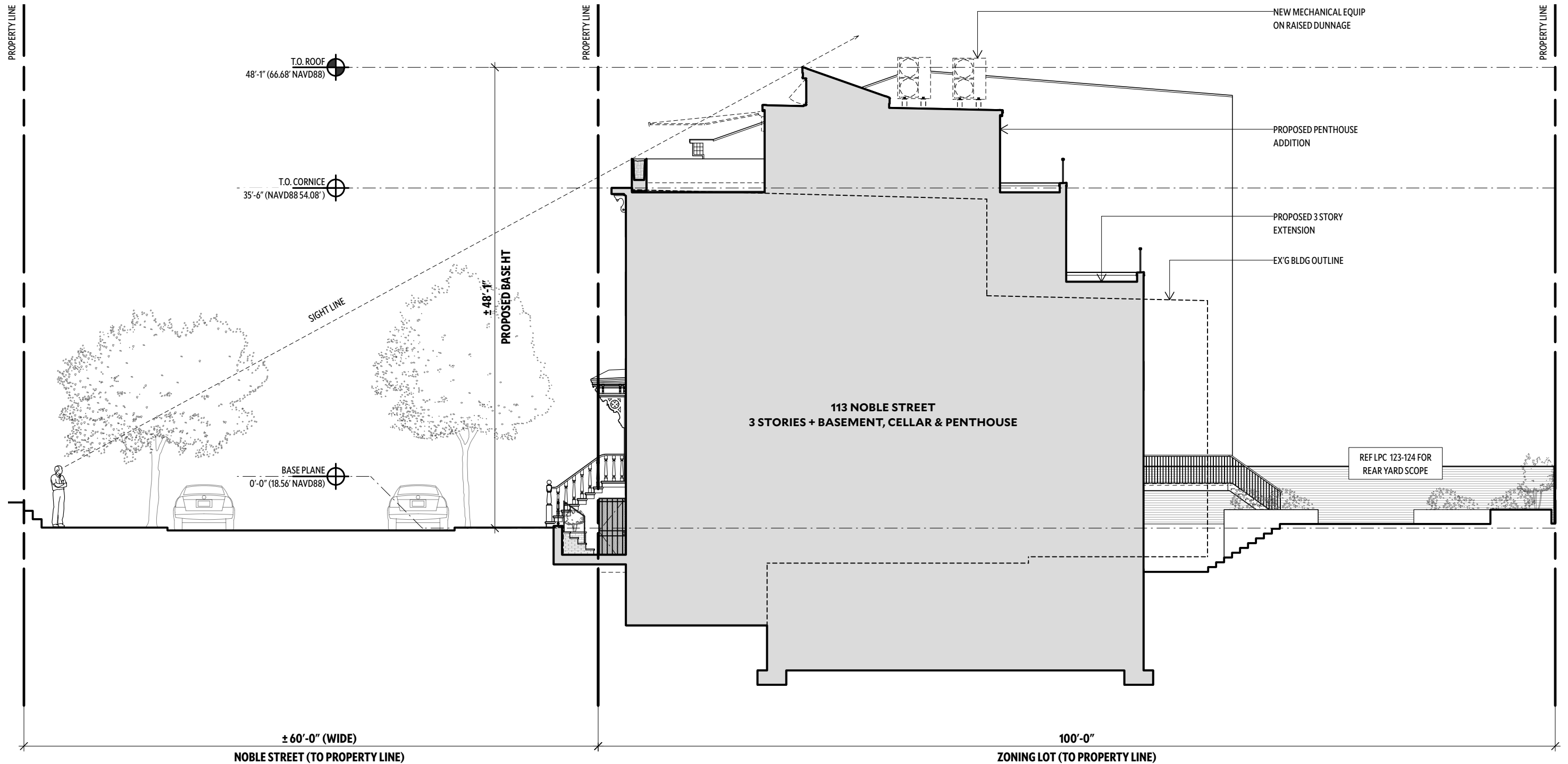
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BROOKLYN, NY 11222
DATE: 09/09/2025

EXISTING SIGHT-LINE
DIAGRAM

LPC-128.00



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

1

THE BROOKLYN STUDIO

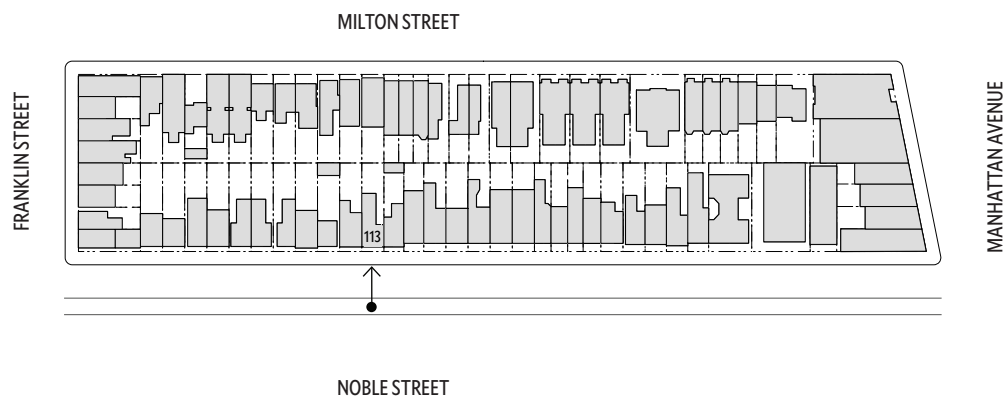
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PROPOSED SIGHT-LINE
DIAGRAM

LPC-129.00

VIEW 1 POSITION



VIEW 1 OF PLANTER AND PENTHOUSE MOCKUP

THE BROOKLYN STUDIO

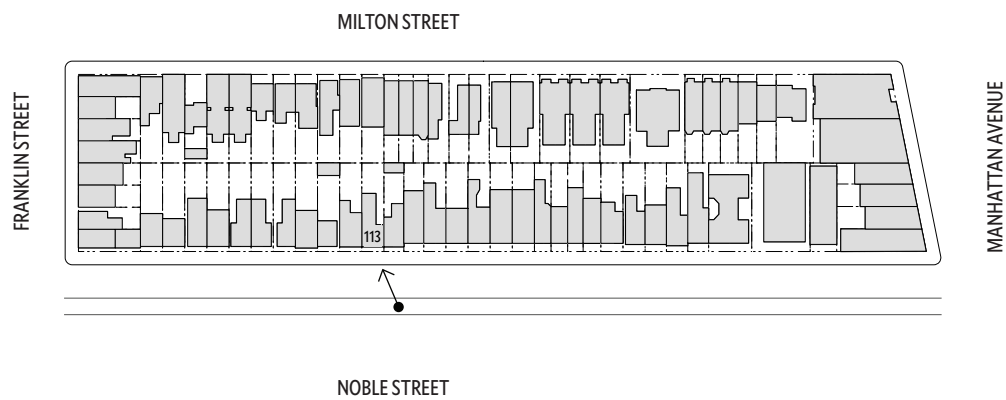
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PLANTER & PENTHOUSE
MOCKUP

LPC-130.00

VIEW 2 POSITION



VIEW 2 OF PLANTER AND PENTHOUSE MOCKUP

THE BROOKLYN STUDIO

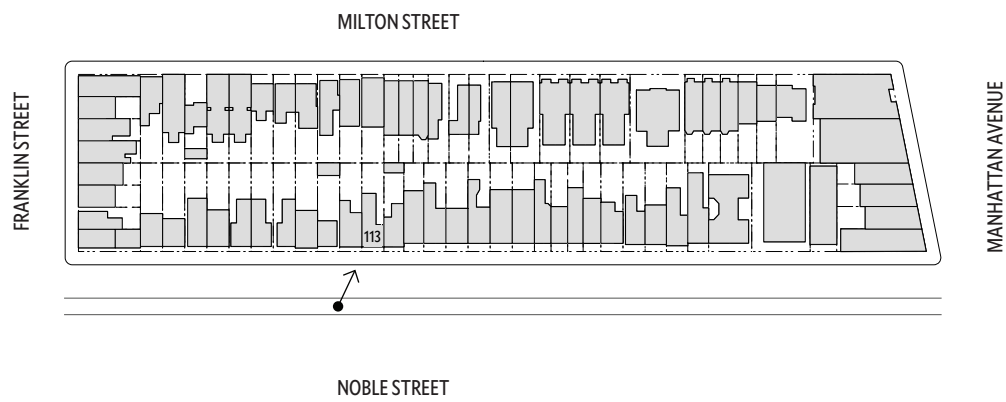
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113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 09/09/2025

PLANTER & PENTHOUSE
MOCKUP

LPC-131.00

VIEW 3 POSITION



VIEW 3 OF PLANTER AND PENTHOUSE MOCKUP

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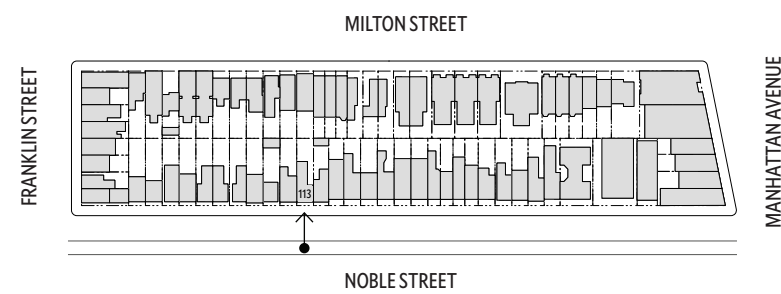
113 NOBLE ST RESIDENCE
113 NOBLE STREET,
BROOKLYN, NY 11222
DATE: 09/09/2025

PLANTER & PENTHOUSE
MOCKUP

LPC-132.00



VIEW 4 POSITION



VIEW 4 - 113 NOBLE STREET, EXISTING

VIEW 4 - 113 NOBLE STREET, PROPOSED

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

PLANTER & PENTHOUSE
MOCKUP

LPC-133.00



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

September 9, 2025

COMMITTEE REPORT

SLA REVIEW AND DCA COMMITTEE

TO: Chairperson Dealice Fuller
And CB#1 Board Members

FROM: Arthur Dybanowski, Chair
SLA Review & DCA Committee

RE: Committee Meeting June 16, 2025

The SLA Review & DCA Committee met at Polish & Slavic Center, 176 Java St. (Auditorium) at 6:30 pm on June 16, 2025, Representatives of the Community Board and other Community Board members participated in the discussion and review of the applications. Applicants were advised that the meeting was to end at 9:00 pm and those applications not reached would be postponed to the next Committee meeting. Prior to the meeting, the List of New and Renewal applications that had been posted at the Public Hearing was provided to the 90 and 94 Precincts of the NYPD for their review.

ATTENDANCE:

Present: Dybanowski; Bachorowski; Bruzaitis; Sofer; Talati; VanCouten; Cohen*
Absent: Foster; Weiser (+).

The quorum was achieved.

LIQUOR LICENSES

NEW

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

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

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

SIDEWALK CAFÉ – ROAD SITTING

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

RENEWAL

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

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

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

ITEMS PREVIOUSLY POSTPONED

1. 852 Club LLC, DBA The Collectors, 305 Grand St., (New Application and Temporary Retail Permit, Wine, Beer & Cider) **Committee recommended APPROVAL.**

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

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

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



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

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DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

September 10, 2025

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

RE: Dining Out Application Taqueria Ramirez, 94 Franklin Street

Dear Commissioner Bray:

Dear Commissioner Bray:

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

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

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

Working for Safer Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller
Chairperson



Eric Adams
Mayor

Ydanis Rodriguez
Commissioner

COMMUNITY BOARD FEEDBACK PACKAGE

Please review this application and provide the required feedback.

DINING OUT NYC**COMMUNITY BOARD RECOMMENDATION FORM**

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

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

NYCDOT Internal Use Only

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

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

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

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

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

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

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

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

IDEALICE FULLER

Community Board Authorizing Name


Community Board Authorizing Signature

9/10/25

Date

RESTAURANT DETAILS

Food Service Establishment Permit(FSEP)

FSEP#: 50110456

Expiration Date: 04/30/2026

DOHMH Status: CURRENT

Business Legal Name: TAQUERIA RAMIREZ LLC

Assumed Name: TAQUERIA RAMIREZ

Business Address: 94 FRANKLIN STREET, BROOKLYN, NY 11222

Venue Type: Restaurant (no bar)

Last updated from DOHMH: 06/16/2025

Restaurant Information

Entity Type: Limited Liability Corporation (LLC)

Phone: (212) 219-1193

Email Address:

DOS Information

DOS ID#: 5968981

Process Name: TAQUERIA RAMIREZ LLC

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

NYS Liquor Authority Information

Establishment serves alcohol : No

Business hours

Sun:

-

Mon:

12:00 PM- 10:00 PM

Tues:

12:00 PM- 10:00 PM

Wed:

12:00 PM- 10:00 PM

Thurs:

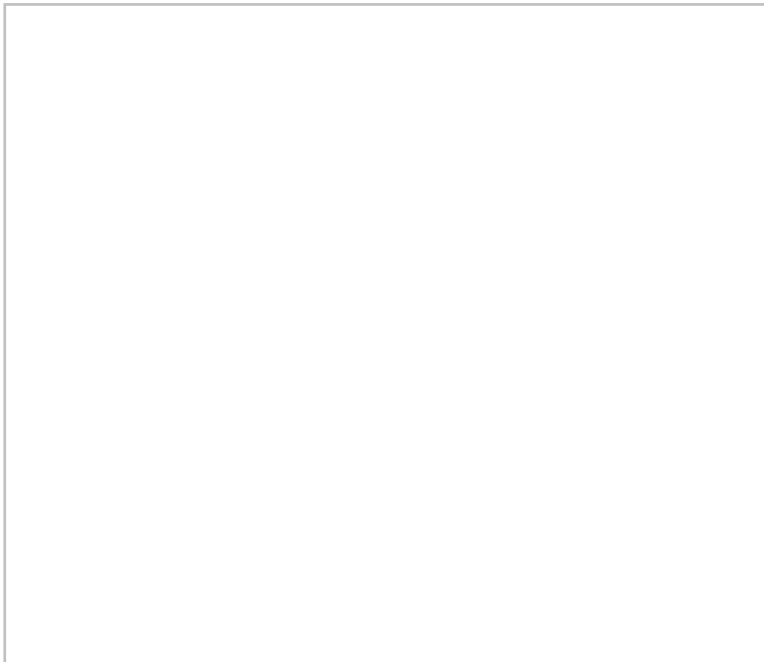
12:00 PM- 10:00 PM

Fri:

12:00 PM- 10:00 PM

Sat:

12:00 PM- 10:00 PM



SECTION 1: Site Plan

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

Identify Clear Path Requirements:

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

C1- Global Corridor (12 feet Clear Path)

C2- Regional Corridor (10 feet Clear Path)

C3- Neighborhood Corridor (8 feet Clear Path)

C4- Community Connector (8 feet Clear Path)

C5- Baseline Street (8 feet Clear Path)

Setup Area Identification :

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

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

Sidewalk Cafe
Site Plan Form

Applicant Name:

Taqueria Ramirez LLC

Restaurant Name:

Taqueria Ramirez

FSEP Number:

50110456

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

RESTAURANT
TAQUERIA RAMIREZ

COUNTER BAR

COUNTER BAR

STOOLS

STEP

62"

40"

13"

12"

76"

PREP ROOM

STORAGE

BENCHES

24"

47,5"

12"

BENCHES

12"

34.75'

8.8'

60"

56"

TREE PIT

OAK ST

Length of sidewalk cafe: 6'4" & 6' feet

Width of sidewalk cafe: 6 feet

Drawing Requirements

Food service establishment frontage shown by:

- Line representing space occupied in building
- Labels

Street names:

- Labels on each street

Sidewalk shown as:

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

Primary building entrance shown as:

- Label
- Distance from proposed setup

Cafe perimeter shown as:

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

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

- Lines or symbols at approximate location within setup

Sidewalk elements or objects shown as:

- Lines or symbols
- Labels
- Distance from cafe perimeter

Utility coverings shown as:

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

MANHOLE COVER

UTILITY COVERING

1

SECTION 2: Required Clearances

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

Elements with minimum 15 feet clearance from sidewalk cafe:

☐ S01- Subway Stair: Open End _____ feet

Elements with minimum 10 feet clearance from sidewalk cafe:

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

Elements with minimum 8 feet clearance from sidewalk cafe:

☒ S06- Street Tree Bed 9 1/2 feet ☐ S13- Newsstand _____ feet
☐ S07- Mailbox _____ feet ☐ S14- Streetlight _____ feet
☐ S08- LinkNYC Kiosk _____ feet ☐ S15- Bus Stop Pole _____ feet
☐ S09- Wayfinding Kiosk _____ feet ☐ S16- Fire Hydrant _____ feet
☐ S10- E-charging Station _____ feet ☐ S17- Bus Stop Shelter _____ feet
☐ S11- Parking Meter _____ feet ☐ S18- Traffic Signal _____ feet
☐ S12- Select Bus Service Fare Machine _____ feet

Elements with minimum 5 feet clearance from sidewalk cafe:

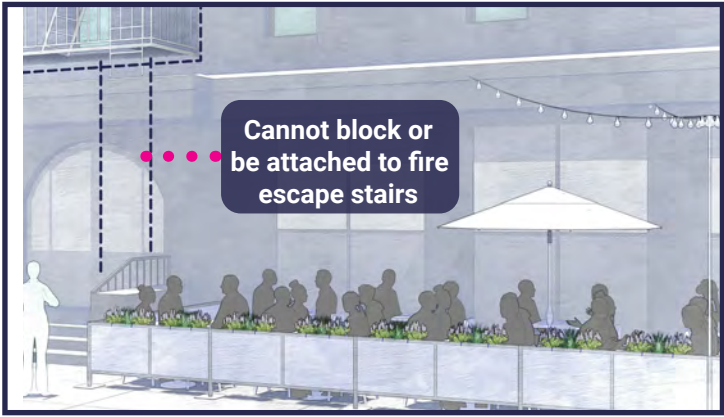
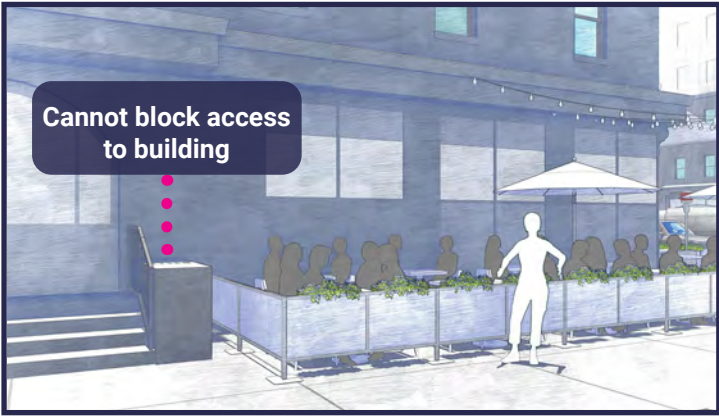
☐ S19- CitiBike/Bike Share Station _____ feet ☐ S24- Emergency Exit Hatch _____ feet
☐ S20- Bike Corral _____ feet ☐ S25- Subway Stair: Closed End _____ feet
☐ S21- Micromobility Station _____ feet ☐ S26- Subway Elevator: Non-Entry _____ feet
☐ S22- Primary Building Entrance _____ feet ☐ S27- Siamese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

Elements with minimum 3 feet clearance from sidewalk cafe:

☐ S28- Elevated Train Infrastructure _____ feet
☐ S29- Transformer Vault _____ feet

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

☐ S30- Vent Infrastructure _____ inches



SECTION 3: Material Requirements

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

Materials Checklist:

Required

☒ **Perimeter Demarcation**

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

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

☐ **Furnishings**

- ☐ Lightweight and easily movable.
- ☐ Not affixed to the sidewalk.

☐ **Awnings (Physically attached to the building)**

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

☐ **Overhead Coverings/ Umbrellas**

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

☐ **Lighting and Electrical Connections**

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

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

Monday, September 8, 2025

To whom it may concern,

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

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

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

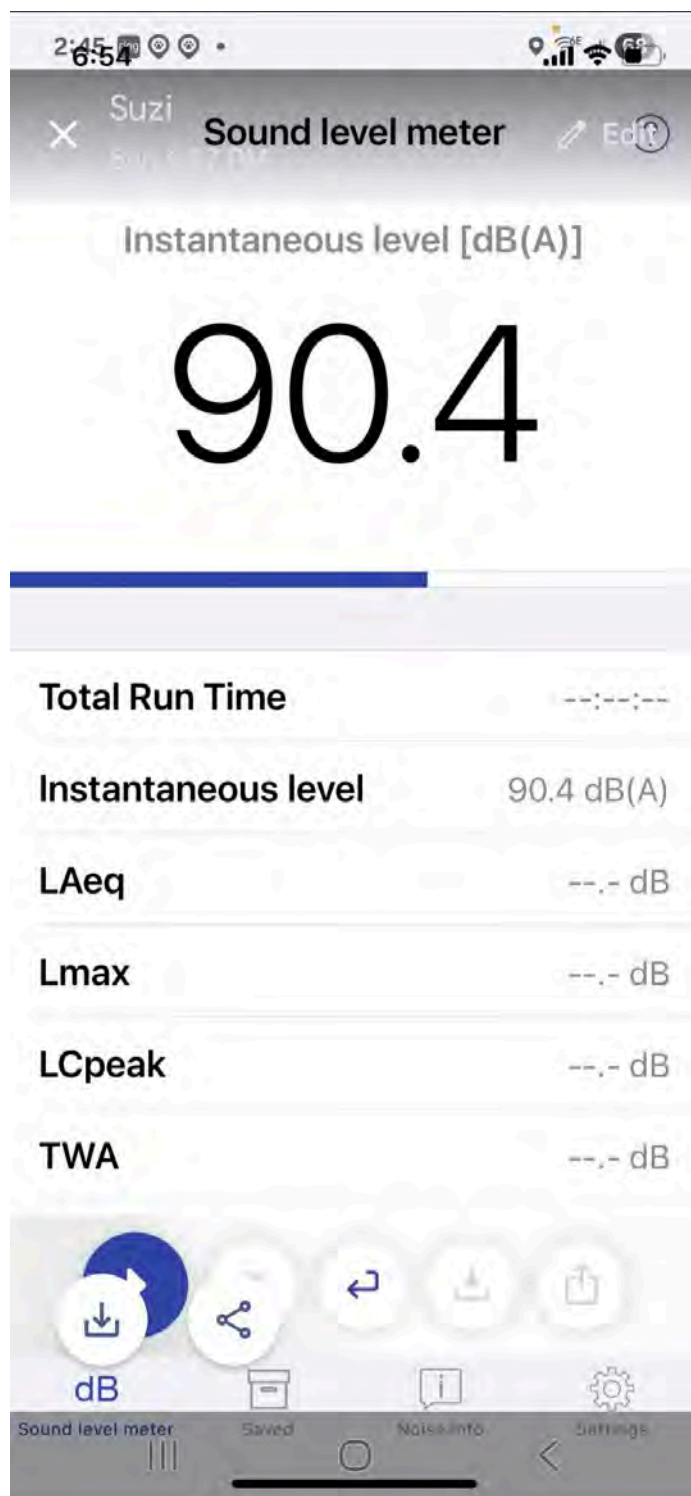
If the sidewalk was very wide, there might be room for a wait line, waiting for the order to be completed and for people to eat their meal. However, the sidewalk is very narrow. At one point it is only five feet wide and this space is further reduced to about 3.5 feet when someone is seated on the benches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

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

John Anderson
102 Oak St
Brooklyn, NY 11222



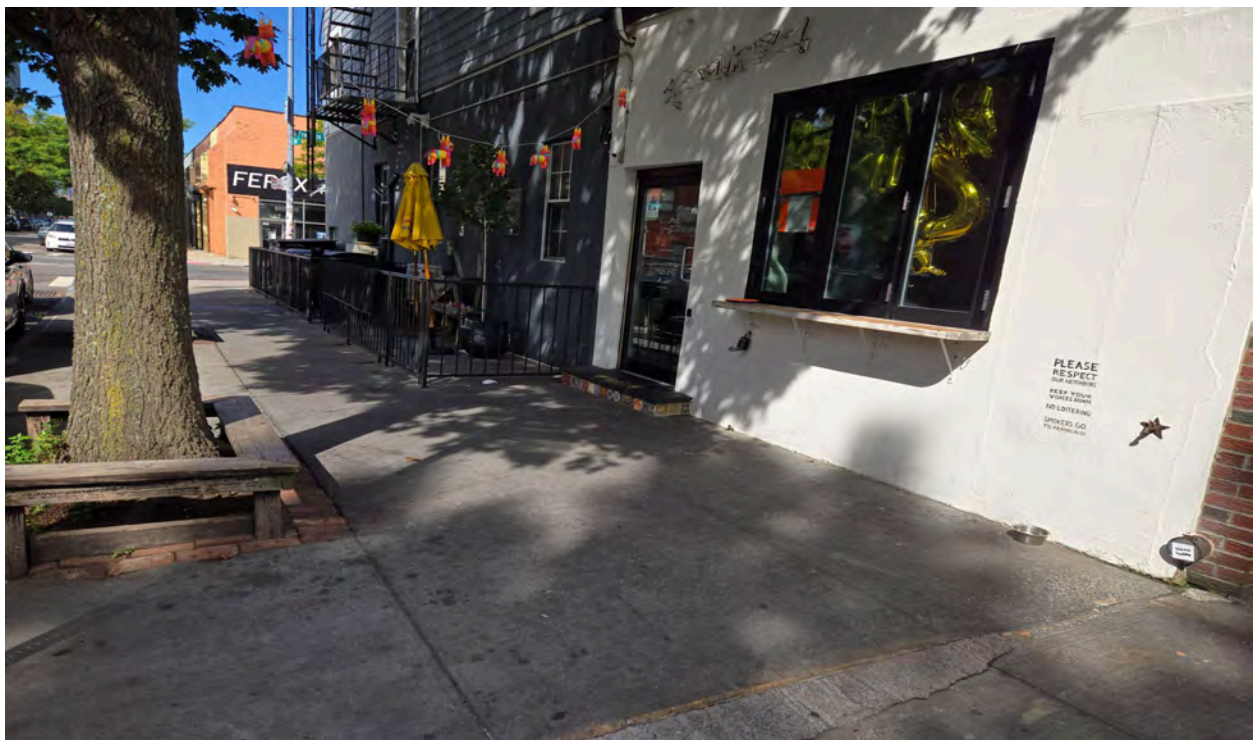
Sidewalk congestion



Yesterday's sound level from across the street



Narrow sidewalk 5 feet before seating



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



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

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

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

September 8, 2025

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

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

Dear Chairperson Fuller:

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

In summary:

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

More details below:

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

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

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

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

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

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

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

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

Photos below showing the issues described above:

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

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



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



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



Only 4 feet of sidewalk on Oak Street



Patrons instructed to dine in only



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



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



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



Customers sitting on the sidewalk eating “dine in” tacos



Trash left behind by customers eating in the street



Sidewalk fully blocked by winter dining shed



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



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/brooklyn1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

SLA Application Review Form

September 15, 2025

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

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

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

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

Next SLA Review & DCA Committee Meeting:

Date: Monday, September 29, 2025

Time: 6:30 PM

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

Submitted by:

Dealice Fuller
Chairperson



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



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

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SONIA IGLESIAS
RECORDING SECRETARY

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DEALICE FULLER
CHAIRPERSON

JOHANA FULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

SLA Application Review Form

September 15, 2025

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

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on September 9, 2025, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The Board Members voted to **POSTPONE (Applicant requested postponement)** the following Application:

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

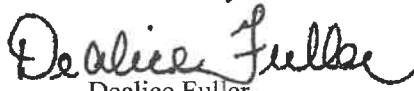
Next SLA Review & DCA Committee Meeting:

Date: Monday, September 29, 2025

Time: 6:30 PM

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

Submitted by:


Dealice Fuller
Chairperson



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

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BROOKLYN BOROUGH PRESIDENT



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Dear Chair Fan,

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

Next SLA Review & DCA Committee Meeting:

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

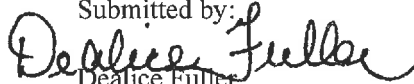
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Establishment Name	Address	License Type	Board Vote
An Entity to be Formed by Alexander Middelmann, DBA TBD	96-98 North 6th Street	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Club	39 YES; 0 NO; 0 Abstentions

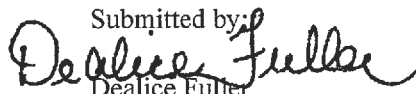
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Establishment Name	Address	License Type	Board Vote
Artisan Orchestra, Inc., DBA Café O'te By House Brooklyn	38 Norman Avenue, Unit-A	New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Renotification, change DBA	39 YES; 0 NO; 0 Abstentions

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

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

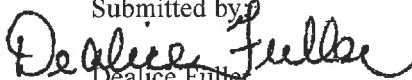
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Establishment Name	Address	License Type	Board Vote
Isla & Co Williamsburg LLC, DBA Isla & Co	55 Wythe Avenue	Removal, Liquor, Wine, Beer & Cider, Rest	39 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Monday, September 29, 2025

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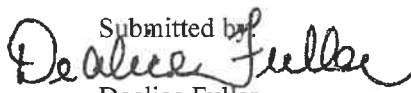
Establishment Name	Address	License Type	Board Vote
Malavita Worldwide LLC, DBA Malavita	614 Manhattan Avenue	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Renotification	39 YES; 0 NO; 0 Abstentions

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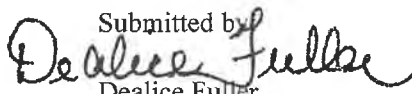
Establishment Name	Address	License Type	Board Vote
Meet and Meat Williamsburg Inc.	361 Graham Avenue Unit 1L	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Renotification, Change from LLC to Inc	39 YES; 0 NO; 0 Abstentions

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

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

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

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JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

SLA Application Review Form

September 15, 2025

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

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on September 9, 2025, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The Board Members voted to **APPROVE** the following Application:

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

Next SLA Review & DCA Committee Meeting:

Date: Monday, September 29, 2025

Time: 6:30 PM

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

Submitted by:

Dealice Fuller
Chairperson



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

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HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
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SLA Application Review Form

September 15, 2025

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

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

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

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

Next SLA Review & DCA Committee Meeting:

Date: Monday, September 29, 2025

Time: 6:30 PM

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

Submitted by:

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September 15, 2025

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

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

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

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

Next SLA Review & DCA Committee Meeting:

Date: Monday, September 29, 2025

Time: 6:30 PM

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

Submitted by:

Dealice Fuller
Chairperson



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SLA Application Review Form

September 15, 2025

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

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on September 9, 2025, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The Board Members voted to **POSTPONE (Applicant requested postponement)** the following Application:

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

Next SLA Review & DCA Committee Meeting:

Date: Monday, September 29, 2025

Time: 6:30 PM

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

Submitted by:

Dealice Fuller
Chairperson



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SLA Application Review Form

September 15, 2025

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

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on September 9, 2025, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The Board Members voted to **APPROVE** the following Application:

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

Next SLA Review & DCA Committee Meeting:

Date: Monday, September 29, 2025

Time: 6:30 PM

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

Submitted by

Dealice Fuller
Chairperson



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September 15, 2025

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

RE: Liquor Licenses RENEWALS

Dear Chair Fan:

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

LIQUOR LICENSES:

RENEWAL

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

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

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

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

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

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

Working for a Better Williamsburg-Greenpoint.

Sincerely,

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

Dealice Fuller
Chairperson



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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

September 15, 2025

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

RE: SIDEWALK CAFÉ & ROAD SITTING

Dear Chair Fan:

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

SIDEWALK CAFÉ – ROAD SITTING

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

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

Sidewalk Café applications were posted at the Public Hearing of the Community Board and all members were encouraged to review the list and report any issues or concerns to the SLA Review Committee. The list was also provided to both the 90 and 94 Precincts of the NYPD.

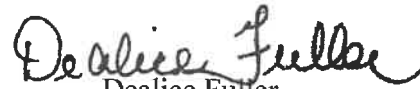
The Vote was: 39 "YES"; 0 "NO"; 0 "Abstentions".

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

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

Working for a Better Williamsburg-Greenpoint.

Sincerely,

A handwritten signature in black ink, reading "Dealice Fuller". The signature is written in a cursive, flowing style. The first name "Dealice" is written in a larger, more prominent script, and the last name "Fuller" follows it in a similar but slightly smaller script. The ink is dark and the background is white.

Dealice Fuller
Chairperson

September 9, 2025

TRANSPORTATION COMMITTEE
REPORT

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

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

ATTENDANCE:

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

A QUORUM WAS NOT MET

AGENDA

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

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

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

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

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

Mr. LaCherra expressed support for this effort

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

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

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

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

Presentation attached.

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

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

Mr. Bruzaitis commended the group for their work

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

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

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

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

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

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

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

2. Discussion: District Needs Statement Amendments to Transportation Section

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

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

3. Old Business

Ms. Breitner raised three items:

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

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

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

Mr. Rozmus asked for cleaner streets and plazas.

4. New Business

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

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

SECOND: Mr. Pferd

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

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

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

9:24 MEETING ADJOURNED

M O T I O N S

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

SECOND: Mr. Pferd

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

September 9, 2025

TRANSPORTATION COMMITTEE
REPORT

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

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

A quorum was NOT met.

ATTENDANCE:

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

AGENDA

1. PRESENTATION: NYC DOT:

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

Presentation by Mr. Alexander Altskan.

Presentation attached.

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

2. Old Business

No Old Business

3. New Business

No New Business



COMMUNITY BOARD No. 1

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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

September 26, 2025

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

RE: City Administrative Code 19-101.2

Dear Mayor Adams:

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

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

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

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson



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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

September 26, 2025

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

RE: City Administrative Code 19-101.2

Dear Commissioner Rodriguez:

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

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

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

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson



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COUNCILMEMBER, 34th CD

September 9, 2025

COMMITTEE REPORT

Land Use, ULURP, and Landmarks (Subcommittee) Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

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

RE: Land Use Committee Report from September 3, 2025

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

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

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

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

11 members present. A quorum was achieved.

AGENDA:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COMMITTEE AGENDA :

A quota of 12 members was present.

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

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

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

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

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

Vote: 11 yes, 1 no, 0 recusals

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

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

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

Nick Williams presented.

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

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

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

Susi Yu and Travis Feehan presented

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

Meeting Adjourned



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

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BROOKLYN BOROUGH PRESIDENT



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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

September 10, 2025

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

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

Dear Chair Chanda and Members of the Board:

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

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

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

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

Working for Safer Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller
Chairperson

Eagle Street City Map Amendment

Brooklyn Community Board 1

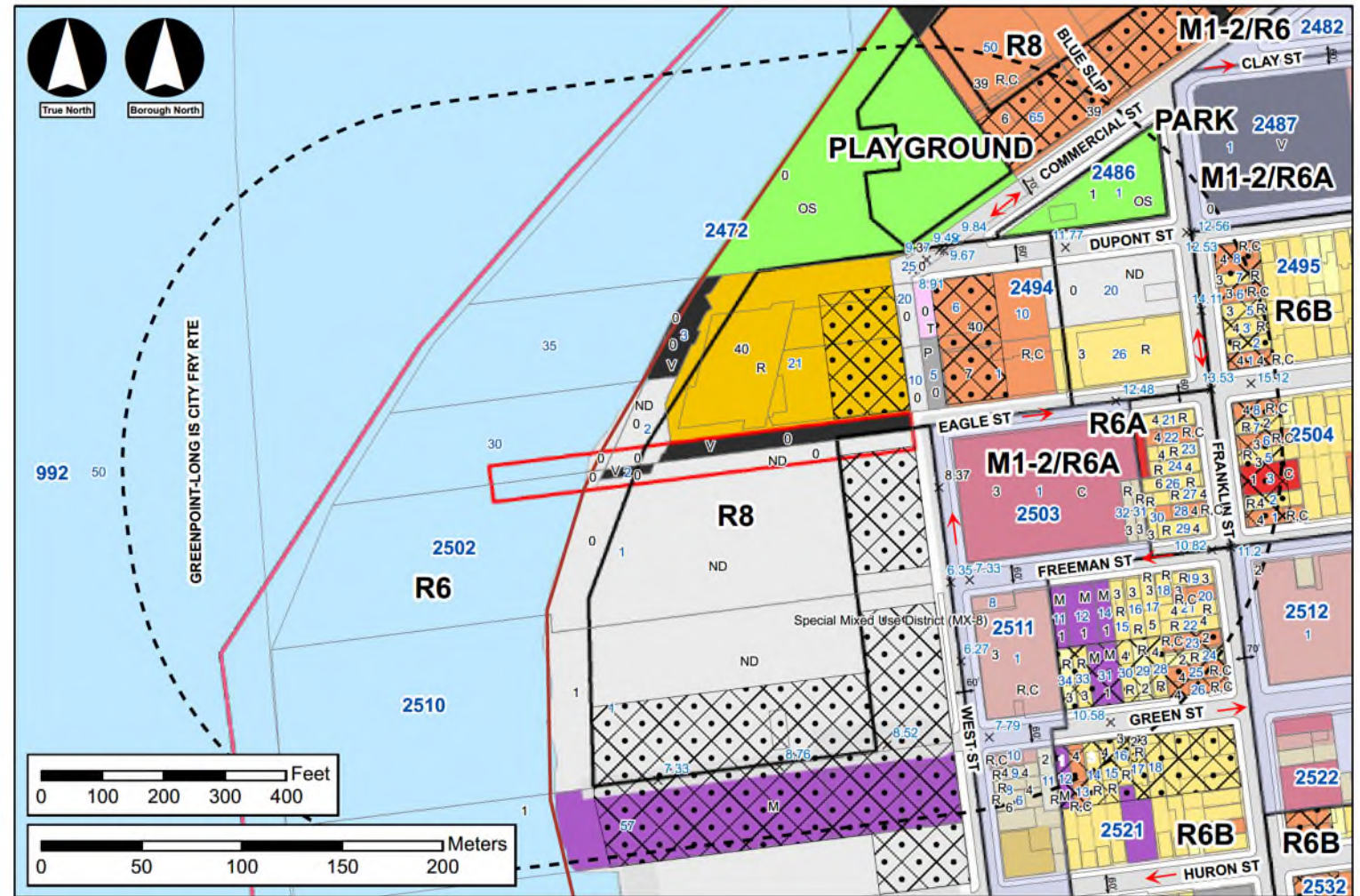
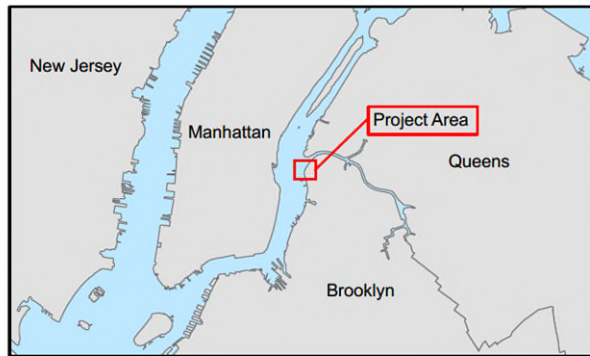
Land Use, ULURP and Landmarks Committee

September 3, 2025

Project Area

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

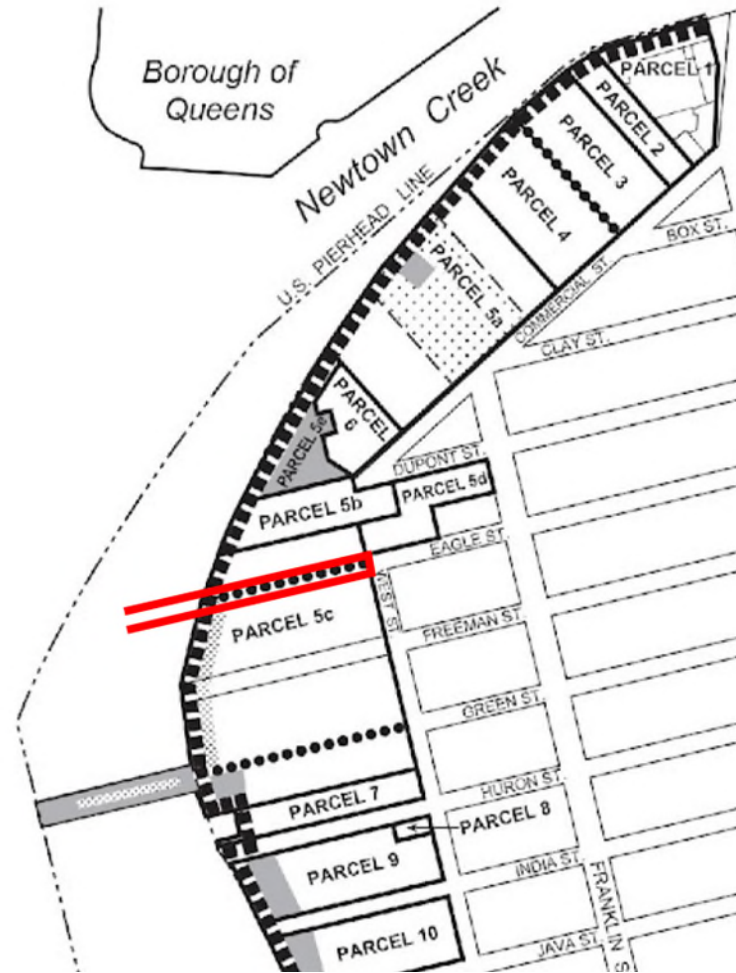
Brooklyn Block 2502, Lots 1
(partial), 2, 5, 7 & 50 (partial)



Waterfront Access Plan

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

- Parcel Line
- ■ ■ ■ Shore Public Walkway/ Waterfront Yard
- ■ ■ ■ Shore Public Walkway in Park
- □ □ □ Upland Connection (Within Flexible Location Zone)
- ● ● ● Upland Connection (Designated Location)
- Supplemental Public Access Area (Designated Location)
- Supplemental Public Access Area (Alternate Location)



Eagle + West Project

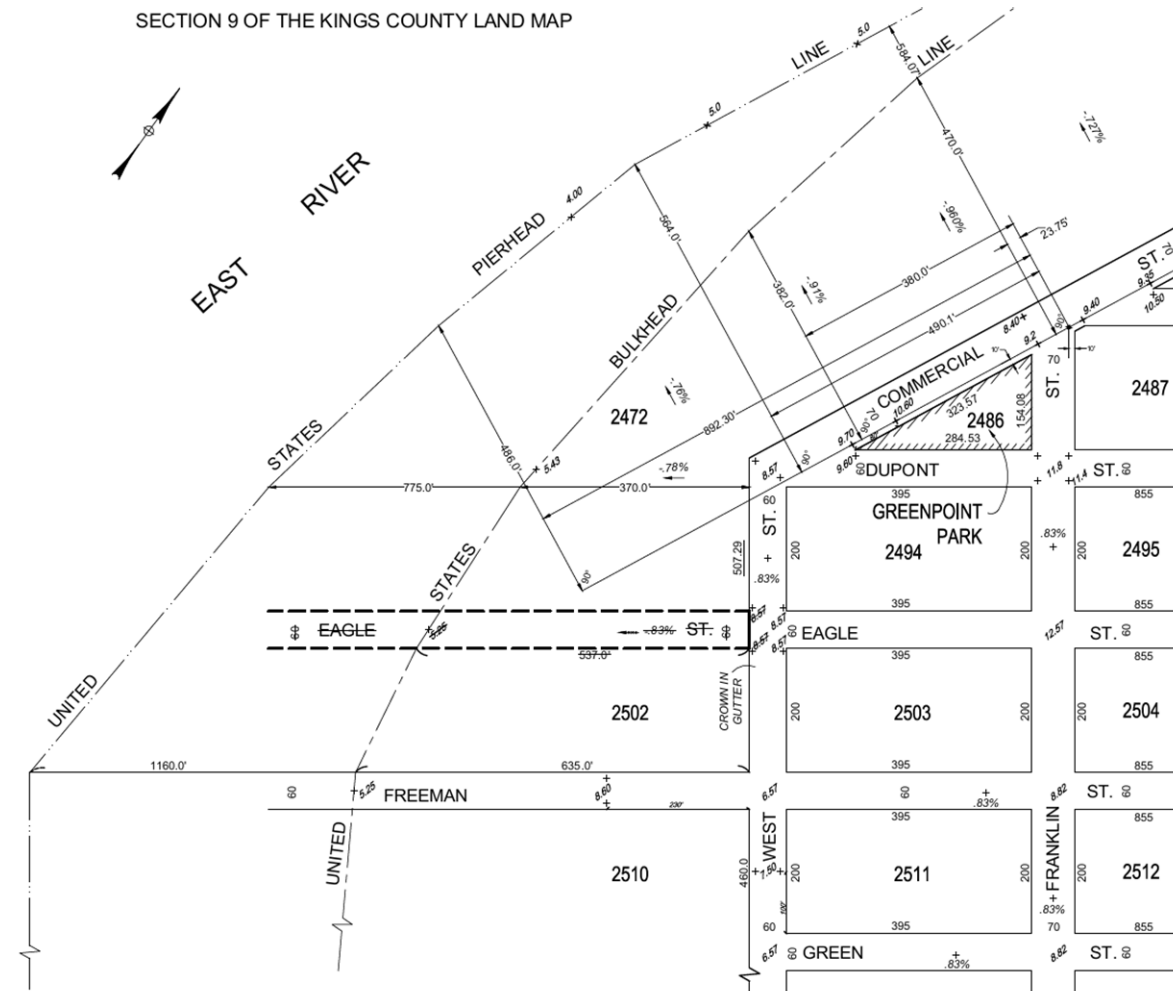
- 3 buildings
- 745 total rental units
- 224 affordable units
- 49,542 SF public open space



[illegible]

Proposed City Map Amendment

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



Thank you



ULURP, CALENDAR OR REFERENCE # C250033MMK

APPLICANT: BOP Greenpoint D LLC

LOCATION: 1 Eagle Street, Brooklyn, New York

REQUEST: City Map Amendment

COMMUNITY BOARD NO. 1 QUESTIONNAIRE FOR LAND USE ITEMS

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

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

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

If you have any questions or require additional information

PROPOSED ACTION: What is the proposed ULURP, or BSA action (i.e. an amendment to the zoning map, a siting of a city facility, a zoning variance, etc.)? Amendment of City Map to remove the portion of Eagle Street mapped west of West Street

1. For Ownership:

a) Who are the owners? BOP Greenpoint D LLC

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

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

2. For Developers:

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

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

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

3. Financing:

d) What is the cost of the project? N/A

e) How is it financed? N/A

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

3. Land

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

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

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

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

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

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

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

5. Construction:

a) What type of construction will be used (i.e. rehab/new) and methods (i.e. pre-form cast concrete, brick) N/A (no work proposed)

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

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

6. Project Information:

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

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

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

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

- e) Who is the lender? N/A

7. Marketing:

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

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

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

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

8. Project Characteristics:

- a) Will the project be consistent with the surrounding buildings (i.e. height, FAR/Floor Area Ratio, conforming)? N/A (no work proposed)

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

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

9. Open Space/Parking Amenities:

- a) Will there be open space provided with the project? What type (i.e. rear yard, park, and waterfront)?
Will there be public access? The subject property includes waterfront public access area in accordance with the Waterfront Access Plan for Greenpoint-Williamsburg; the northern portion has been constructed.
- b) Will there be landscaping? Fencing? Street tree planting? See prior response.
- c) Will parking be provided for (indoor, outdoor, on-street)? Will a waiver be requested? N/A
- d) What amenities, if any, will be incorporated with the project? How were they developed and with who (i.e. tenants, residents, community group)? N/A

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

N/A (no work proposed)

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

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

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

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

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

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

PREPARED BY: Nick Williams

TITLE: Associate

SIGNATURE: 

DATE: 9/2/25

CONTACT#(212) 859-8184

FAX#()

EMAIL: nick.williams@friedfrank.com

Community Board #1

Supplemental Land Use Application Information

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

A. Project size

Commercial: (sq ft)	<u>N/A (no work proposed)</u>
Manufacturing (sq ft)	<u>N/A</u>
Residential (sq ft)	<u>N/A</u>
Total (sq ft)	<u>N/A</u>
Height (feet)	<u>N/A</u>
Height (stories)	<u>N/A</u>

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

8. Residential projects

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

Market-rate units

Rental or condo?

Estimated cost/rent psf

(market rate units only)

Affordable units

Rental or condo?

Distribution of affordability by% of AMI

C. Open space

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

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

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

N/A

D. Parking

Parking - number of spots, number required by zoning

	required	proposed
# of spaces	N/A (no work proposed)	_____

E. Environmental

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

N/A (no work proposed)

F. Additional information

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



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



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

Motion made by: Ms. Horowitz

Seconded by: Mr. Chesler

DATE: 9/9/2025

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

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

BROOKLYN COMMUNITY BOARD 1 RECOMMENDATION:

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



COMMUNITY BOARD 1

242 SEIGEL STREET

BUNGALOW PROJECTS
COOKFOX ARCHITECTS

SEPTEMBER, 2025

BUNGALOW PROJECTS

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

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

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

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

MANAGEMENT TEAM - PRIOR NYC PROJECTS



TERMINAL WAREHOUSE



BARCLAYS CENTER / PACIFIC PARK



799 BROADWAY



8 SPRUCE / NEW YORK BY GEHRY

FILM & TV INDUSTRY ECONOMIC IMPACT ON NYC & THE NEIGHBORHOOD

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

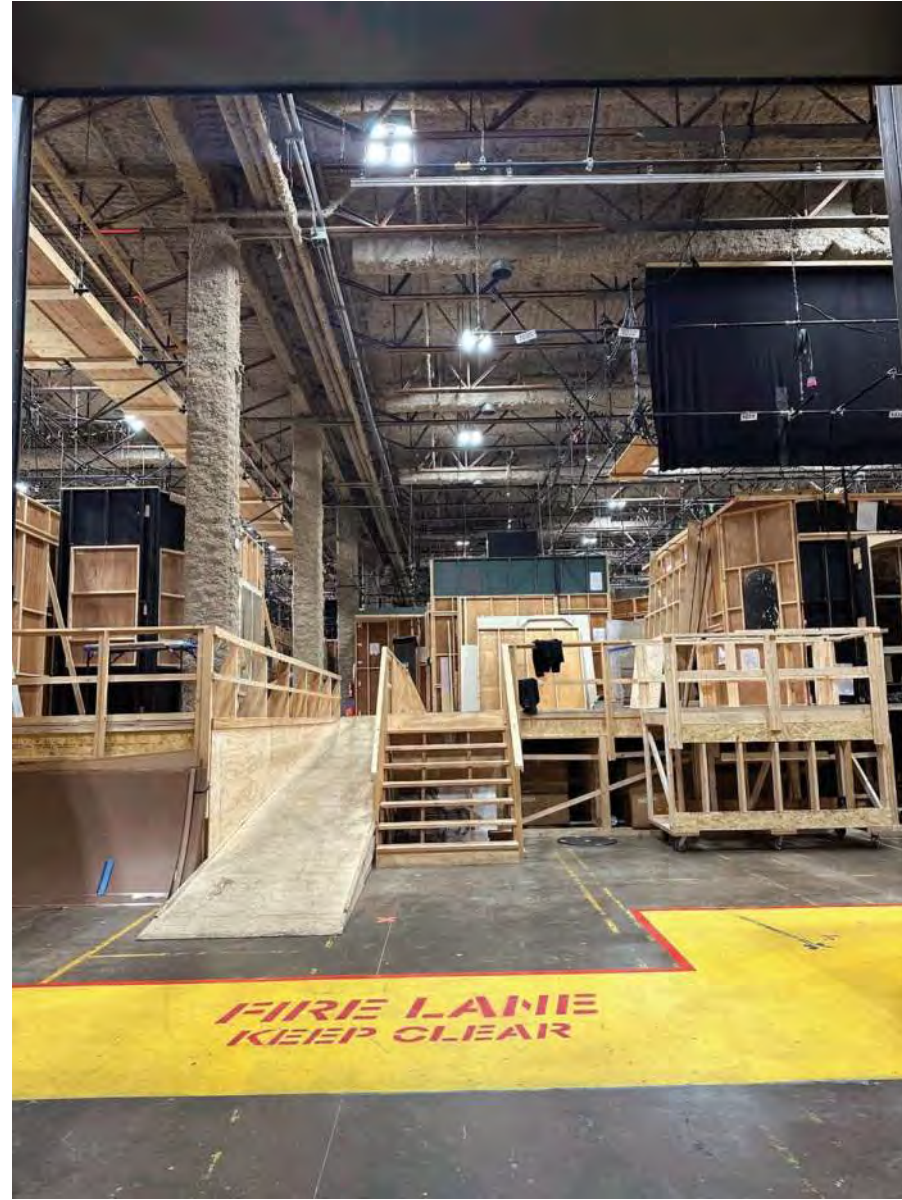


CREDIT: DBOX

SOUNDSTAGE INTERIOR RENDERING



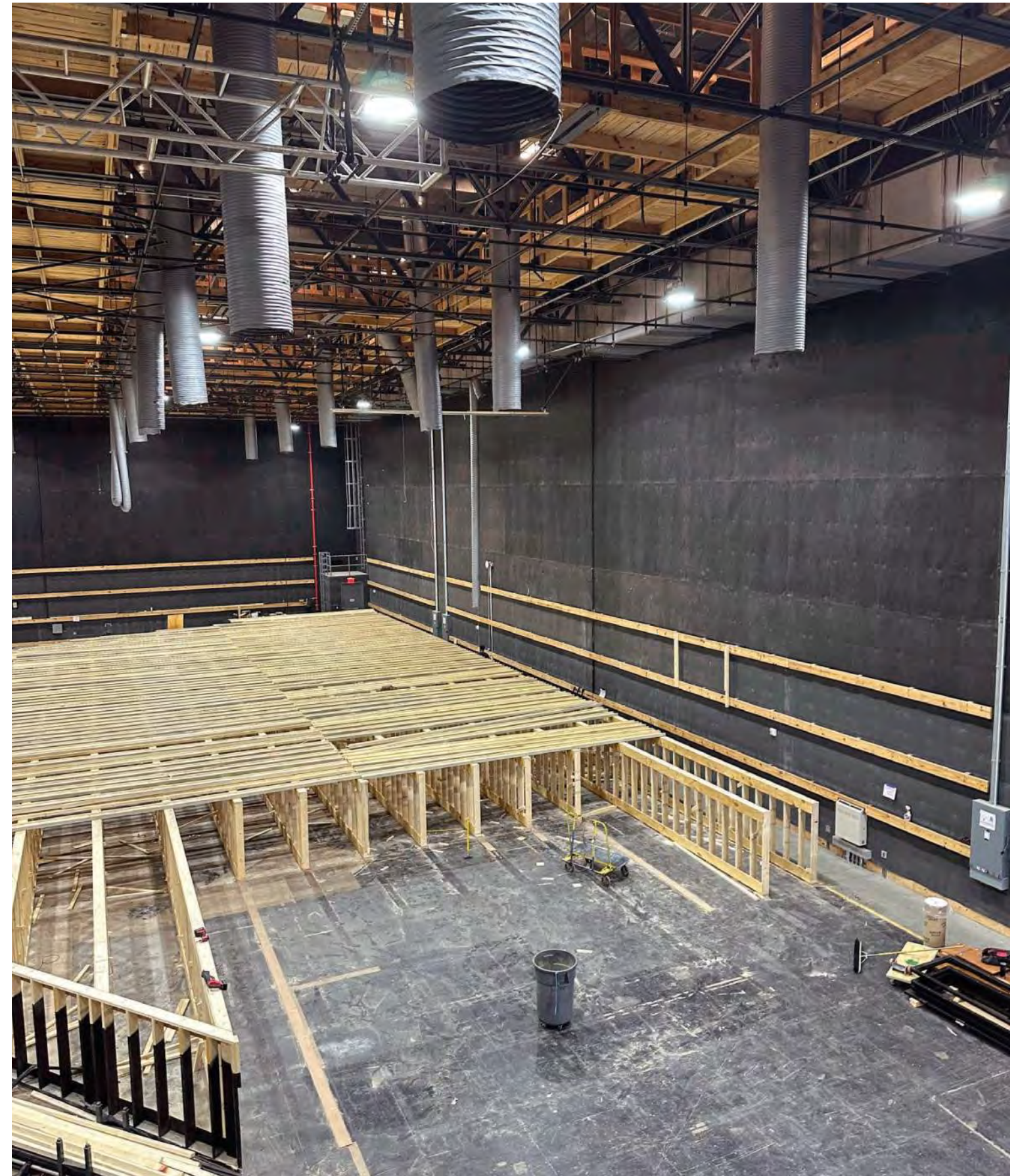
SOUNDSTAGE INTERIOR RENDERING



EXAMPLES OF SETS

BUNGALOW PROJECTS | COOKFOX ARCHITECTS: 242 SEIGEL STREET

SEPTEMBER, 2025



EXAMPLES OF STAGE UNDER SET CONSTRUCTION



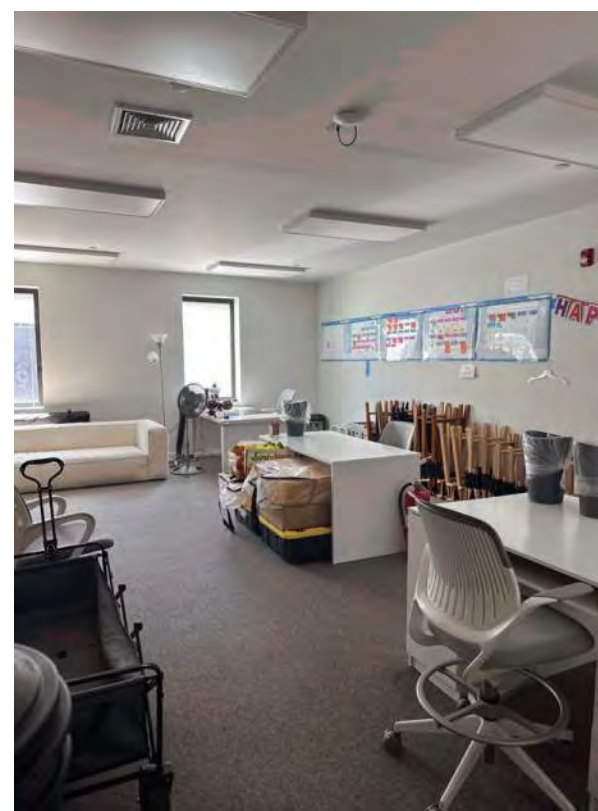
WARDROBE



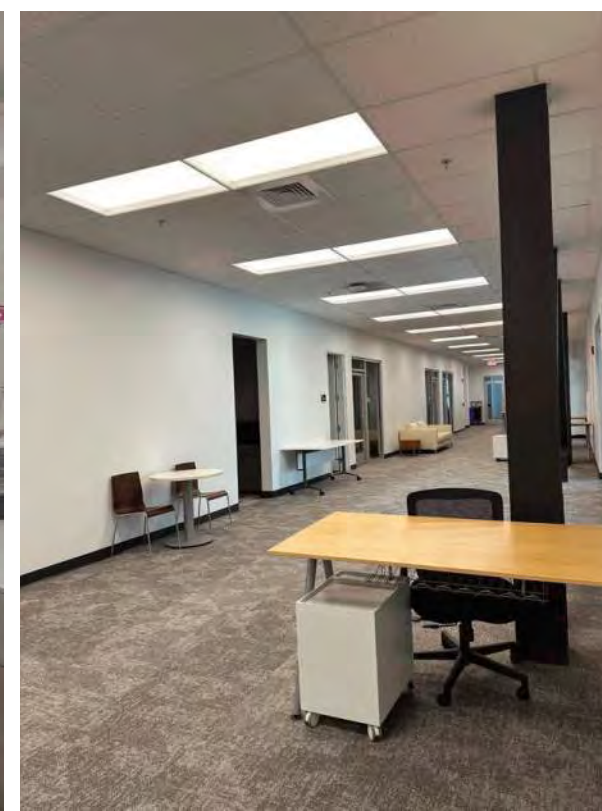
HAIR + MAKE-UP



DRESSING ROOM

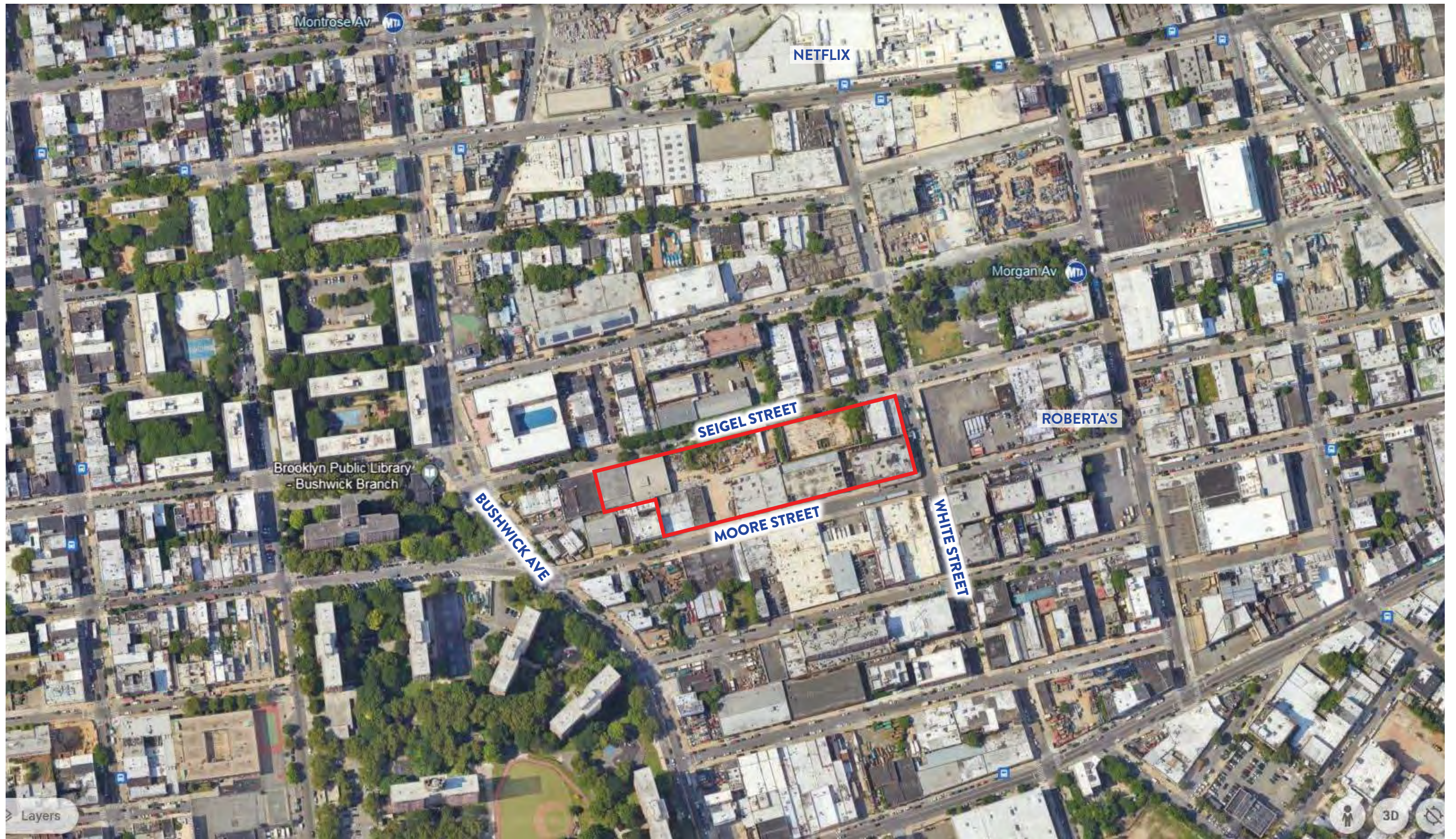


LOCATION DEPT.

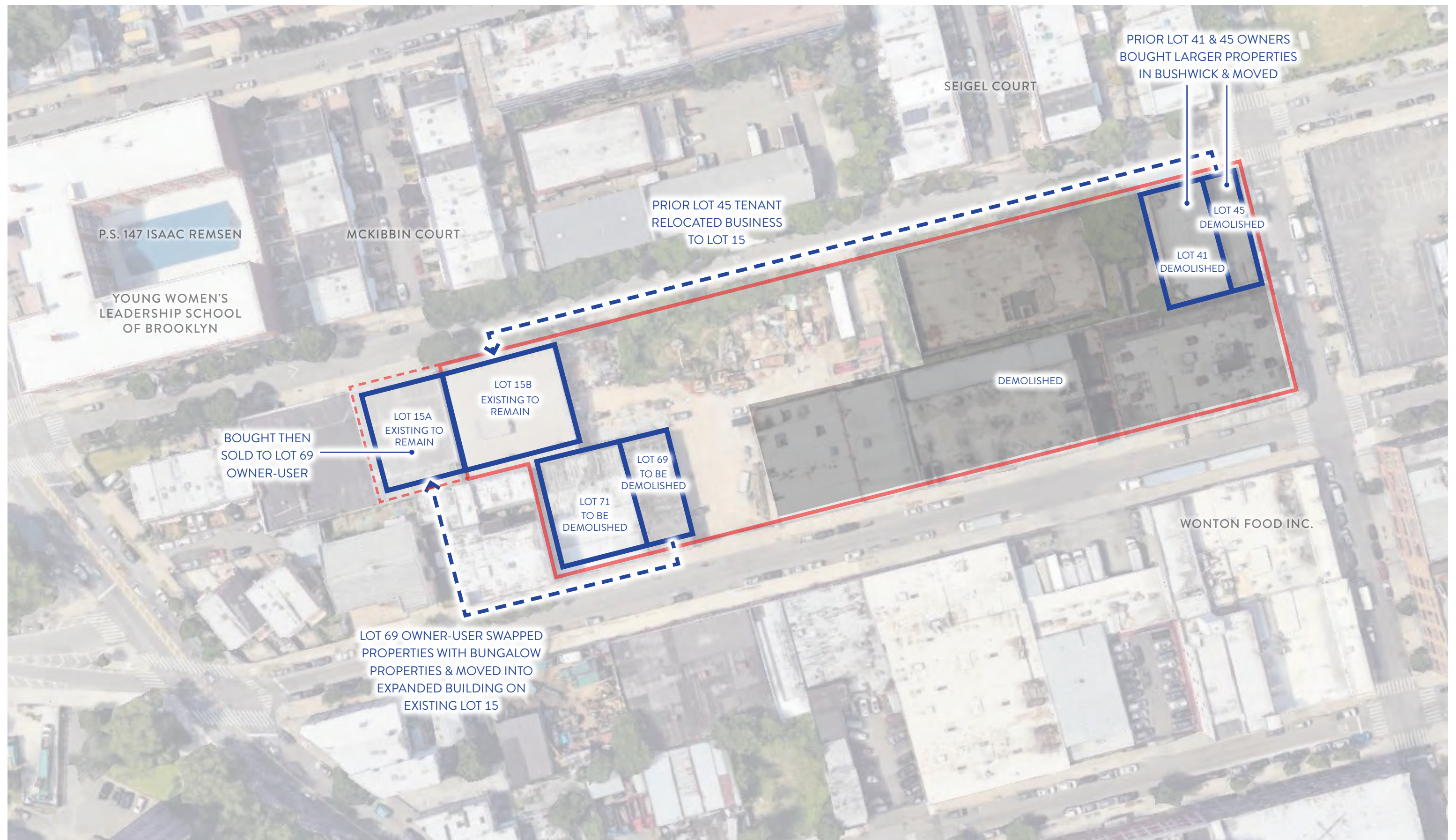


PRODUCTION OFFICE

EXAMPLES OF ANCILLARY PRODUCTION SUPPORT SPACES



AERIAL NEIGHBORHOOD PHOTO



SITE CONFIGURATION



NEIGHBORHOOD FABRIC - VIEW NORTHWEST



NEIGHBORHOOD FABRIC - VIEW SOUTHWEST

SEIGEL STREET - NORTHERN SIDE



SEIGEL STREET - SOUTHERN SIDE



SITE CONTEXT - SEIGEL STREET

WHITE STREET - EASTERN SIDE



WHITE STREET - WESTERN SIDE



SITE CONTEXT - WHITE STREET

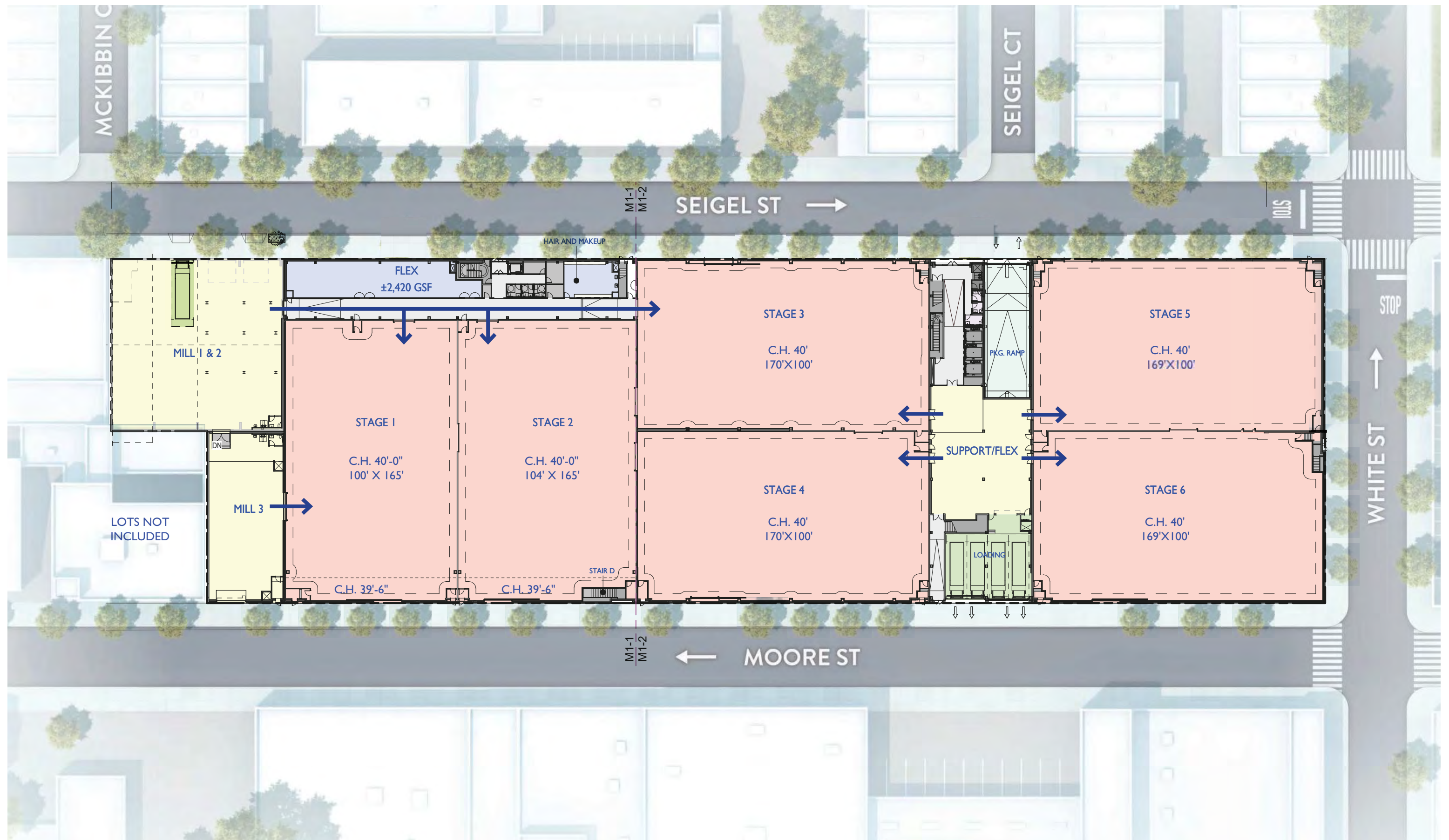
MOORE STREET - SOUTHERN SIDE



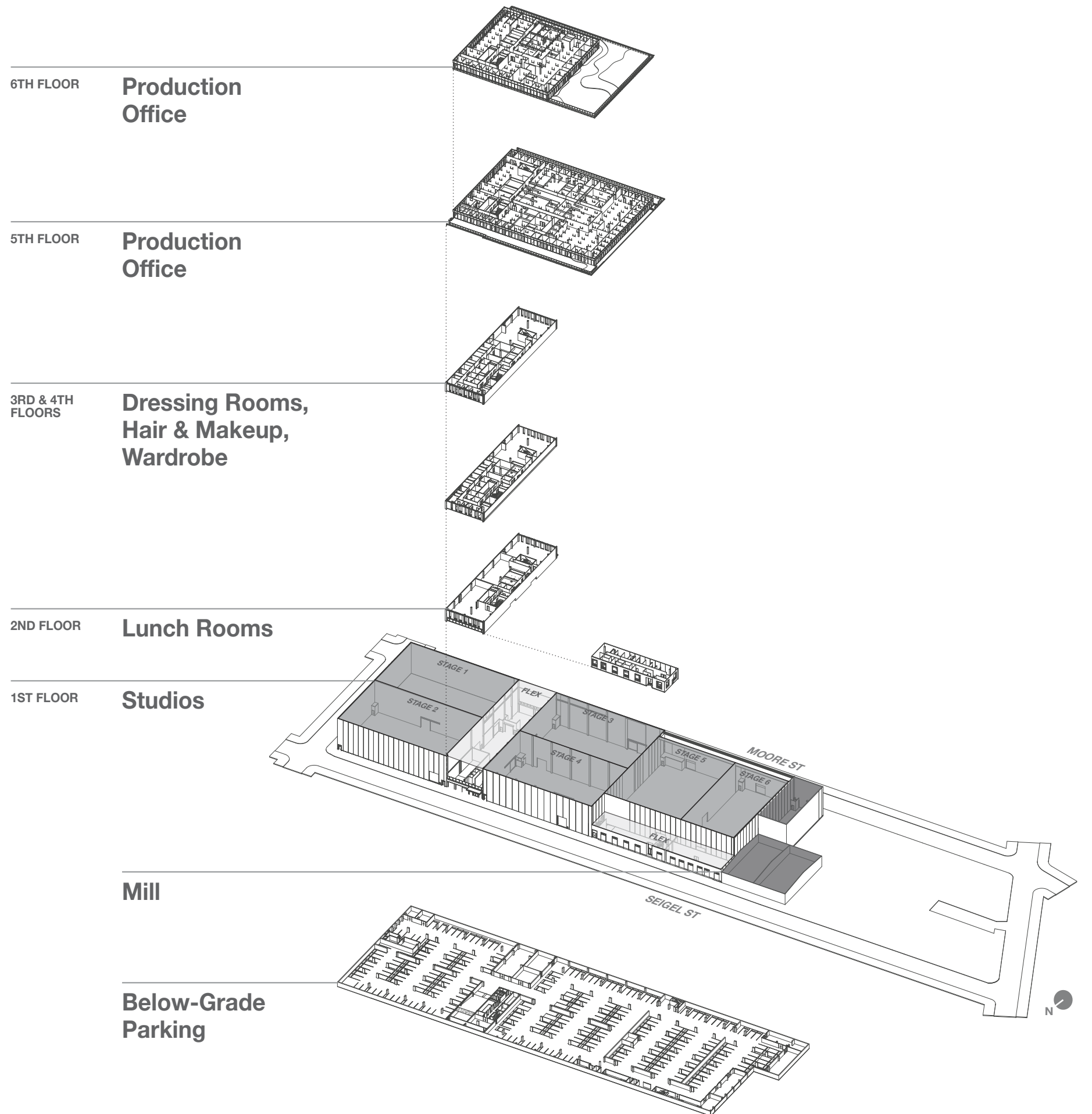
MOORE STREET - NORTHERN SIDE



SITE CONTEXT - MOORE STREET



GROUND FLOOR PLAN



PROGRAM AXONOMETRIC

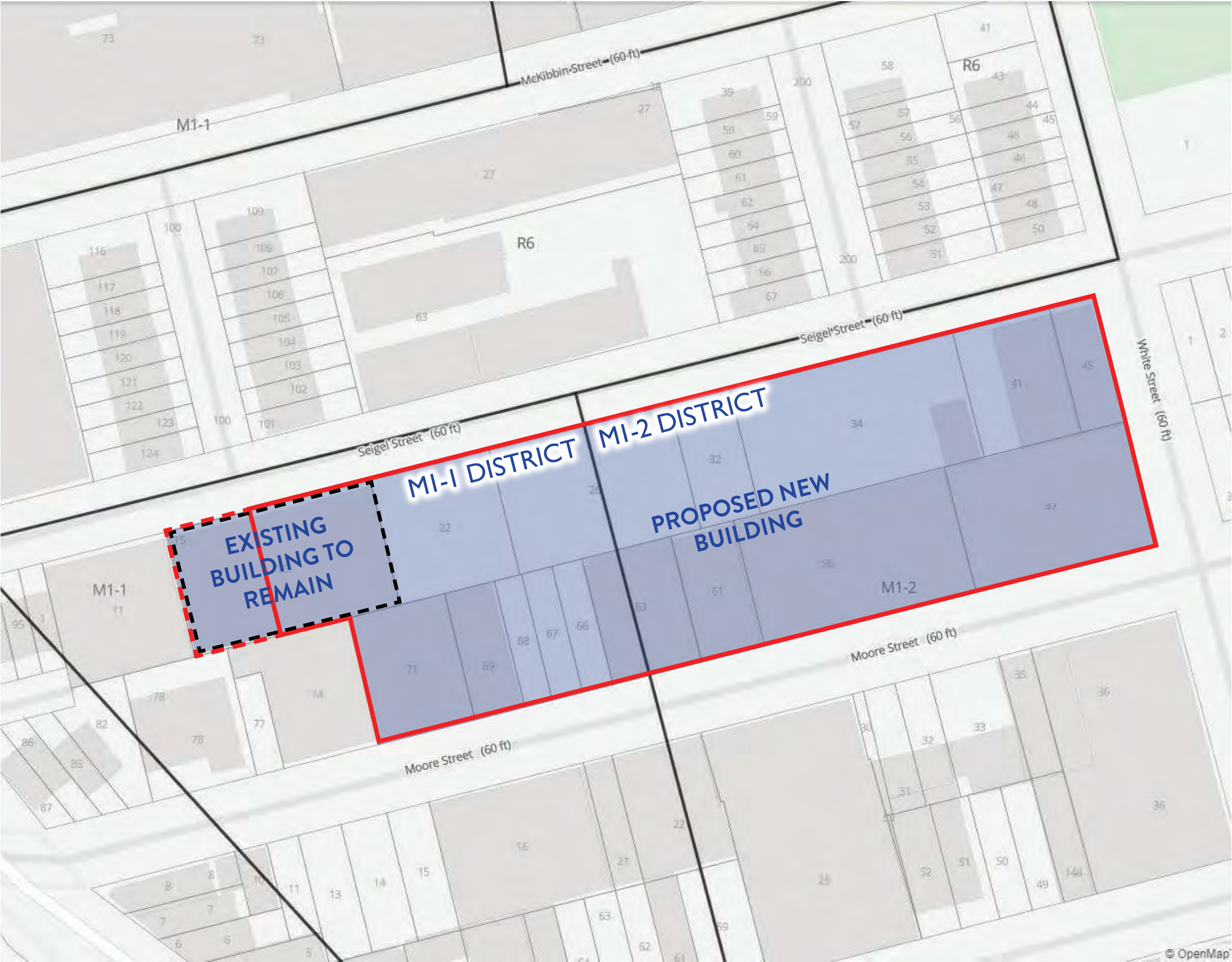
BLOCK
3100

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

ZONING REGULATIONS

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

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

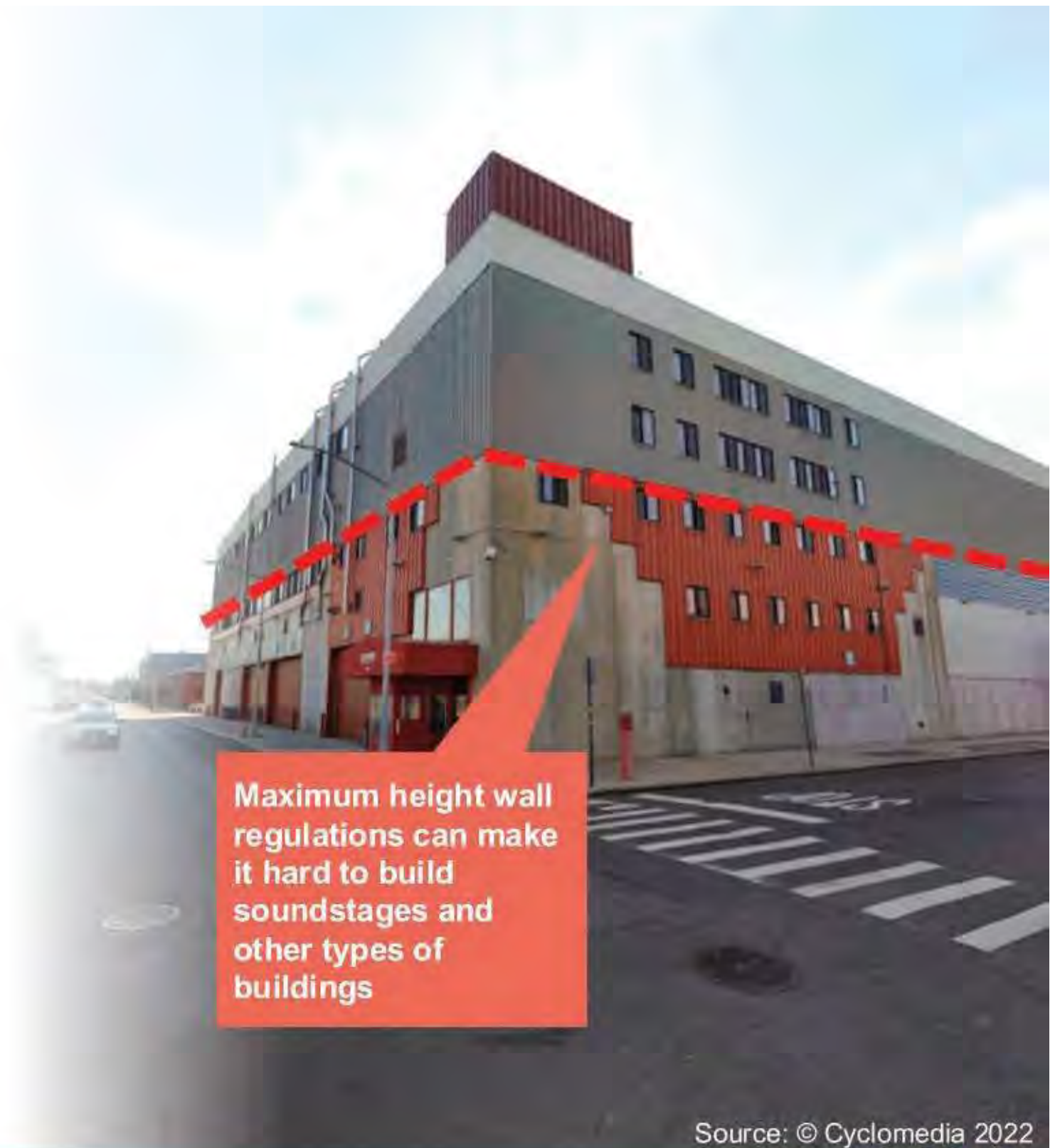


ZONING BACKGROUND

Component 17

Rationalize waiver process for business adaptation and growth

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

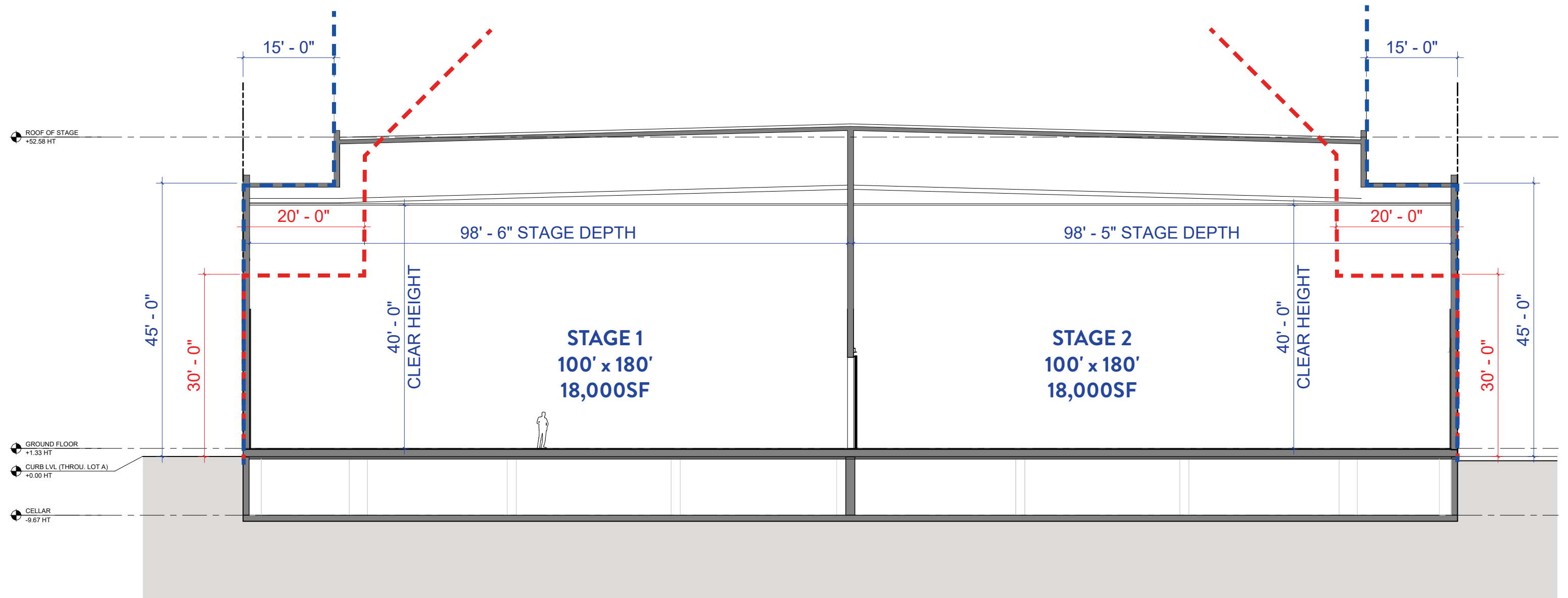
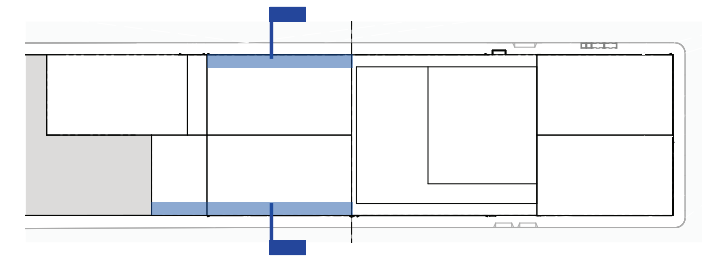


city of yes

60

NYC
PLANNING

PRESENTATION FOR CITY OF YES FOR ECONOMIC OPPORTUNITY ZONING TEXT AMENDMENT

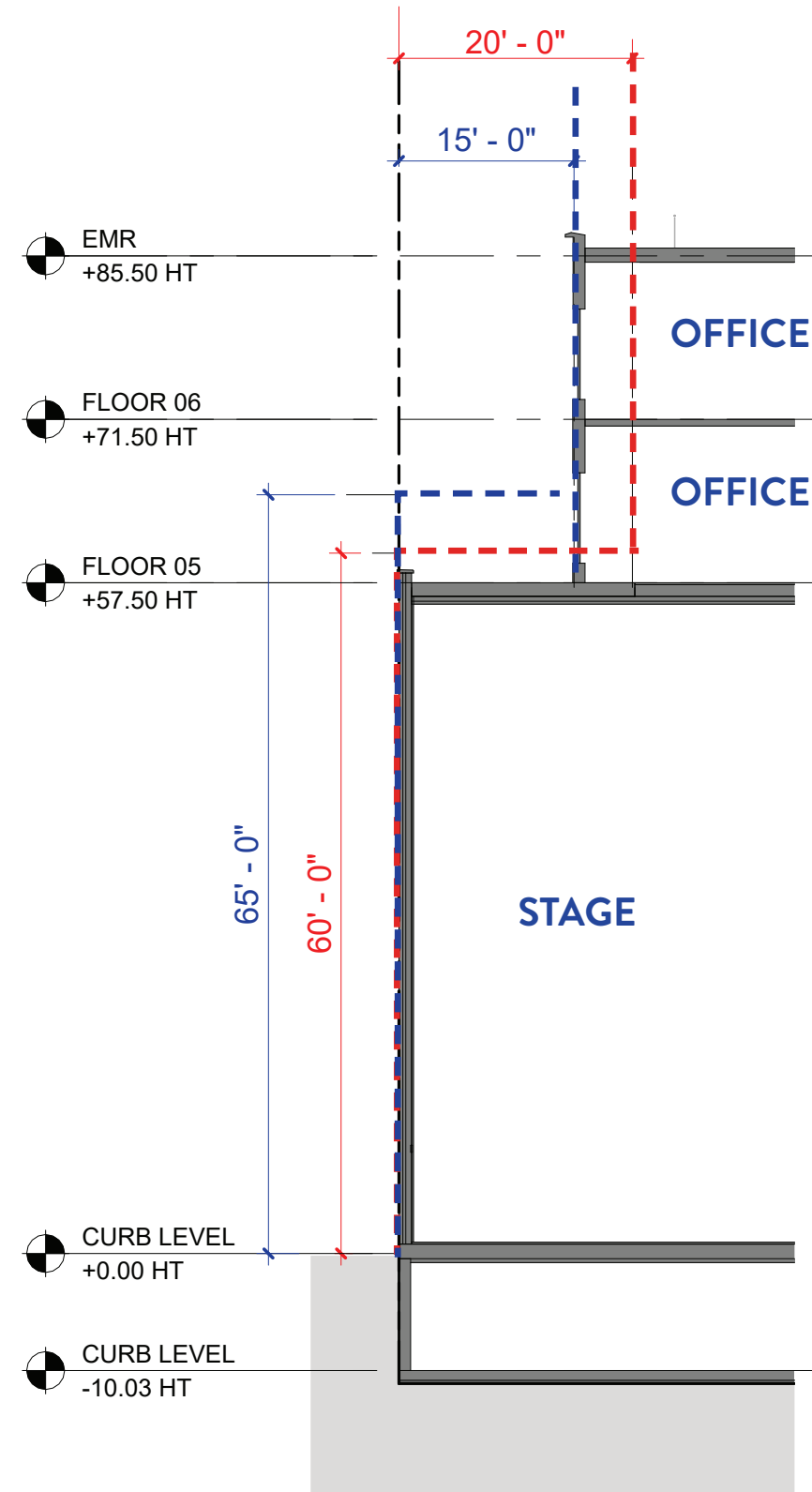
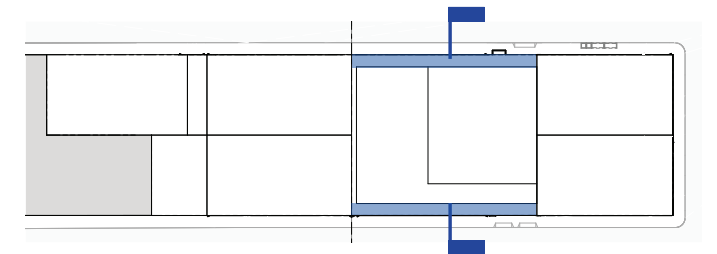


Note: Requested waiver modification
to bulk massing consistent with
requirements of C7-1 district

--- C6Y REQUESTED
ZONING WAIVER

--- AS OF RIGHT

(1) M1-1 PROPOSED MODIFICATION REQUEST

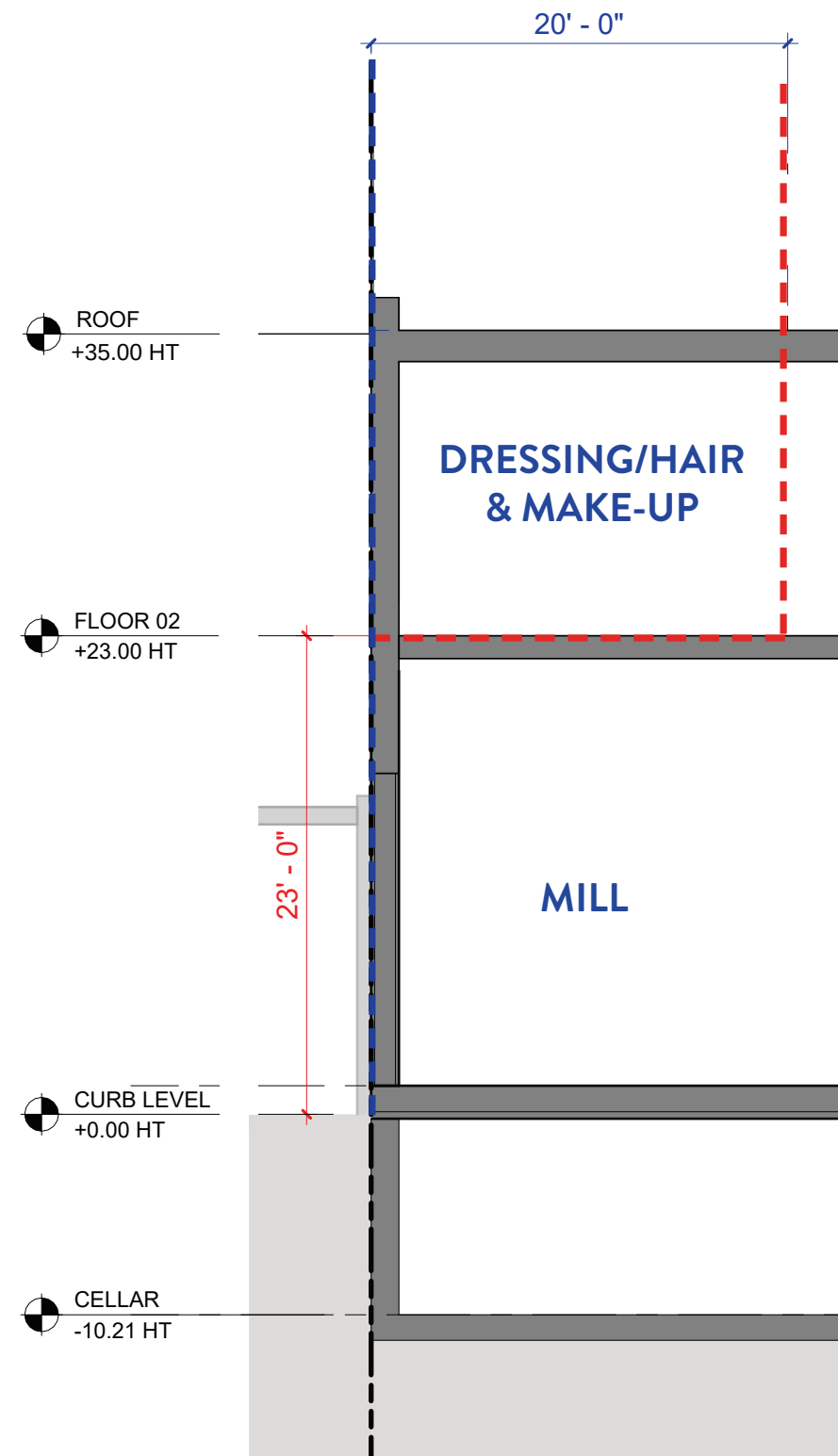
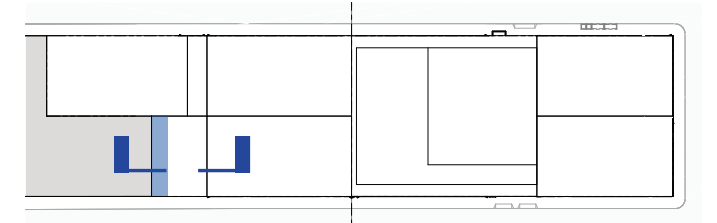


Note: Requested waiver modification to bulk massing consistent with requirements of C7-2 district

--- CoY REQUESTED ZONING WAIVER

--- AS OF RIGHT

(2) M1-2 PROPOSED MODIFICATION REQUEST



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

--- C6Y REQUESTED
ZONING WAIVER

--- AS OF RIGHT

(3) REAR YARD EQUIVALENT PROPOSED MODIFICATION REQUEST

AUTHORIZATION ACTION (ZR SEC. 75-21)

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

REQUIRED FINDINGS

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



NEIGHBORHOOD FABRIC - VIEW NORTHWEST



CREDIT: DBOX

PROPOSED PROJECT RENDERING

BUNGALOW PROJECTS | COOKFOX ARCHITECTS: 242 SEIGEL STREET

SEPTEMBER, 2025



COMMUNITY BOARD 1

242 SEIGEL STREET

THANK YOU

BUNGALOW PROJECTS
COOKFOX ARCHITECTS

SEPTEMBER, 2025

ULURP, CALENDAR OR REFERENCE #: N 250271 ZAK

APPLICANT: NYM 215 Moore, LLC

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

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

COMMUNITY BOARD NO. 1 QUESTIONNAIRE FOR LAND USE ITEMS

Please complete this questionnaire and return to District Manager Johanna Pulgarin at CB #1's Headquarters, 435 Graham Avenue, Brooklyn, New York 11211

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

If you have any questions or require additional Information

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

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

1. For Ownership:

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

2. For Developers:

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

3. Financing:

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

4. Land

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

5. Construction:

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

6. Project Information:

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

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

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

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

N/A

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

N/A

- d. Will there be financing for the units? What are the terms?

N/A

- e. Who is the lender?

Private Debt.

7. Marketing:

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

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

- b. If newspaper, which ones?

N/A

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

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

- d. What will be the outreach?

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

8. Project Characteristics:

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

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

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

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

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

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

N/A

9. Open Space/Parking Amenities:

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

The project does not have designated open space.

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

The project will provide street trees in compliance with zoning.

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

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

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

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

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

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

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

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

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

Not a BSA action, not applicable.

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

PREPARED BY: Aaron Kahen

TITLE: Associate

SIGNATURE:

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

DATE: August 27, 2025

CONTACT: (212) 859-8608

EMAIL: Aaron.Kahen@FriedFrank.com

Community Board #1

Supplemental Land Use Application Information

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

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

A. Project size

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

B. Residential projects

0 residential units provided

C. Open space

No designated open space provided

D. Parking

230 parking spaces provided

E. Environmental

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

F. Additional Information

For all projects, please provide the following information:

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

Provided, see Schedule A attached.

Schedule A
Project Team and Contact Information

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

Susi Yu
(917) 816-8171
syu@bungalowre.com

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

Zachary Bernstein
(212) 859-8239
Zachary.Bernstein@FriedFrank.com

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

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



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



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

Motion made by: Mr. Dybanowski

Seconded by: Mr. VanCouten

DATE: 9/9/2025

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

TIME: 8:32

TALLY: 37 YES 0 NO 0 ABS 0 RECUSAL

BROOKLYN COMMUNITY BOARD 1 RECOMMENDATION:

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