



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

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SONIA IGLESIAS
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PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

REVISED

November 26, 2025

COMBINED PUBLIC HEARING
AND BOARD MEETING
211 AINSLIE STREET
NOVEMBER 18, 2025

PUBLIC HEARING

ROLL CALL

The meeting was called to order at 6:06 PM by Chair Fuller. There were 28 members who answered the call.

1. **PRESENTATION COMMUNITY ENGAGEMENT BUREAU NYCEM:** NYCEM team is presenting about Winter Weather and Notify NYC. This session will cover potential hazards and preparedness measures for the NYC winter season. NYCEM will also discuss how to stay informed about winter weather events and other local emergencies through the Notify NYC program. Presenters: Ms. Lisa Maurer & Ms. Laura Guigui. **15 Minutes.**
2. **PRESENTATION AND DISCUSSION NO FURTHER ACTION PROPOSAL FOR DEC BROWNFIELD SITE 1036 MANHATTAN AVE/170 FREEMAN STREET:** Agency will present support for this proposed designation and that contaminated groundwater and/or vapor has not migrated offsite during and after the site remediation, and did not contribute to reports of vapor intrusion from residents living on the block of Freeman Street between Manhattan Avenue and McGuinness Boulevard, and beyond. NYC DEP will be on hand to discuss potential contamination that was and/or is present in the sewer system on the same block contributing to these intrusion reports. Presenter: Jane H. O'Connell, P.G. Regional Remediation Engineer, Division of Environmental Remediation, New York State Department of Environmental Conservation. Santosh Mahat and Rodney Rivera. **20 Minutes.**
3. **PRESENTATION PROJECT LPC-26-01803 LANDMARKED BUILDING AT 144 GREENPOINT AVENUE:** This is a Land Use application. The project is a completely

new design to the previously approved commercial project at this location. The project has new ownership and is now a multifamily residential project with 55 dwelling units, 20% of which will be affordable. The intent of the design is a standalone building, with a brick façade and regular cadence of windows recalling the historic tenement housing along Greenpoint avenue. Street wall height will be similar to the existing residential street wall on the avenue, and a projecting cornice will reduce sightlines of the set back upper floors. On a volumetric basis the proposed residential building is 30% smaller at 257,008 cubic feet from the previously approved commercial project which was 366,564 cubic feet. Our floor area has increased from the previously approved with the conversion and change to residential zoning but is still about 15% less than the allowable on the site. The lot coverage is also reduced with our full open rear yard to improve the interior of the block. Presenter, Building Studio Architect, John Field, AIA. **20 Minutes.**

4. **PRESENTATION NYC DEPARTMENT OF CITY PLANNING ABOUT NYC INDUSTRIAL PLAN DRAFT REPORT:** The Department of City Planning, Small Business Services, and the Economic Development Corporation released the NYC Industrial Plan draft report, a major step toward establishing a comprehensive framework to support the growth and success of a modern, sustainable industrial economy with good-paying jobs. A full version of the draft plan, an accompanying Industrial Plan Explorer with interactive data, and a digital opportunity for feedback. Presenter: Senior Borough Planner, Lucia Marquez Reagan. **20 Minutes.**
5. **PRESENTATION EAST WILLIAMSBURG COLLABORATIVE:** The Grand Street BID and Graham Avenue BID have recently been awarded a 3-year neighborhood revitalization grant from the NYC Department of Small Business Services (SBS), a sizable public investment in local revitalization, which will furnish us and our partners with critical research and programmatic capacity. Among the core aims of this initiative are to engage the community on a rigorous study, in order to foster a vibrant, mixed-use East Williamsburg neighborhood where people can live, do business, work, shop, and play. Presenter: program Manager, Ki-Sang Yi. **15 Minutes.**
6. **PROPOSED CALENDAR FOR 2026 – 2027 COMBINED PUBLIC HEARING AND BOARD MEETING**

- Chair Fuller requested a motion: to approve proposed calendar for 2026 – 2027 Combined Public Hearing & Board Meeting.
A motion was made by Mr. Dennis and seconded by Ms. Cabrera.

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

Motion Carried.

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

1. Dashi Okume, 50 Norman Ave. App # 20250824030001

2. Fortunato Bros Café & Bakery, 289 Manhattan Ave. App # 20251024030001
3. The Charleston, 174 Bedford Ave. App # 20251028030001
4. X-Golf Brooklyn, 105 North 13 St. App # 20251010030001
5. X-Golf Brooklyn, 105 North 13 St. App # 20251010030001

8. **LIQUOR LICENSES**

NEW

1. 17 Meadow LLC, DBA Brooklyn Meadows, 17 Meadow Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Rock bands)
2. 211 Reserve LLC, DBA Lovebirds, 211 Nassau Avenue, (Class Change, Wine, Beer & Cider, Bar/Tavern,)
3. 23 Meadow LLC, DBA Brooklyn Monarch, 23 Meadow Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Rock bands)
4. 544 Union Cafe LLC, 544 Union Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
5. 639 Lorimer Cafe LLC, 639 Lorimer Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
6. Arthur NYC LLC, DBA Arthur, 132 Franklin Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Garden/Grounds)
7. Alejandro Mateo, DBA Abba Bar and Grill, 492 Grand Street, (All Night Permit)
8. Atium, LLC, DBA Refuge, 55 Meadow Street, (All Night Permit)
9. Aura Cocina & Bar Ind, DBA Aura, 315 Meserole Street, (All Night Permit)
10. Bark Barbecue Corp., 25 Thames Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Live Music: Merengue Tipico Bands)
11. Bird Circle, LLC, DBA Acre, 64 Meserole Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
12. Damien del Rio; Entity to be Formed, 85 South 6th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
13. Eris Evolution, LLC, 167 Graham Avenue, (All Night Permit)
14. Fluke Moon LLC, DBA Ugly Baby, 364 Grand Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Private Parties (12 times a year)
15. Four Seasons Joyful NY Inc., DBA Four Seasons Joyful, 55 Driggs Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
16. Frost 64 LLC, DBA "Animal" Bar, 64 Frost St/307 Meeker Avenue, (All Night Permit)
17. Hua Yuan 6 Inc., DBA Sakura 6, 837 Manhattan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
18. Jaam Brooklyn, LLC, DBA Here Bushwick, 198 Randolph Street, (All Night Permit)
19. Just More Fun LLC, DBA Scrappleland, 1150 Manhattan Avenue, (All Night Permit)
20. Kinda Nice, LLC, 168 Borinquen Place, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)

21. Kokomo Restaurant LLC, 65 Kent Avenue, (Alteration, Liquor, Wine, Beer & Cider, Rest, Live Music: Acoustic, Patron Dancing)
22. La Luz Del Puente Restaurant Inc, 241 South 4th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Live Music: Acoustic)
23. Mister Blue LLC, DBA The Exley, 7 Jackson Street a/k/a 1 Jackson Street, (Alteration, Liquor, Wine, Beer & Cider, Bar/Tavern)
24. Motek Williamsburg LLC, 168-170 Wythe Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
25. Mr Jimbo Corporation, DBA El Santo Taqueria, 1053 Flushing Avenue, (All Night Permit)
26. Saunalounge LLC, DBA Pending, 45 South 3rd Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic, Jazz, Patron Dancing)
27. Savoi, LLC, 107 S 6th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Live Music: Non Amplified Acoustic, Patron Dancing)
28. SILO Brooklyn, 90 Scott Avenue, (All Night Permit)
29. Vivae Corp, DBA Mistico Fusion Cuisine, 1059 Flushing Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)

SIDEWALK CAFÉ

1. Esse Taco Williamsburg LLC, DBA Esse Taco, 142 N 5th Street.

RENEWALS

1. 184 Kent Avenue Inc, DBA La Nonna Ristorante Bar Enoteca, 184 Kent Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
2. 292 N8 Owner LLC and Real Hospitality Group, Inc., DBA elNico Restaurant, 292 N 8th Street, 11th Floor, (Renewal, Liquor, Wine, Beer & Cider, Rest)
3. 292 N8 Owner LLC and Real Hospitality Group, Inc., DBA Penny Williamsburg, 292 N 8th Street, (Renewal, Wine, Beer & Cider, Hotel)
4. 451 Graham Avenue Corp, DBA The Richardson, 451 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
5. 4th Floor Project LLC, DBA Otis, 18 Harrison Place, (Renewal, Liquor, Wine, Beer & Cider, Rest)
6. Brooklyn Ball Factory, Inc., DBA Brooklyn Ball Factory, 95 Montrose Avenue, (Renewal, Wine, Beer & Cider, Rest)
7. Ebie Corp, DBA Mad for Chicken, 617 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
8. El Submarino Inc, DBA Mariscos El Submarino, 222 Franklin Street, (Renewal, Liquor, Wine, Beer & Cider, Rest, Backyard)

9. F&M Industrie Corp, DBA L'Industrie Pizza, 254 South 2nd Street, (Renewal, Wine, Beer & Cider, Rest)
10. Fana Works Inc., DBA Sunshine Laundromat and Cleaners, 860 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Tavern/Pinball/Laundromat, Live Music: varies)
11. Ferox Athletics LLC, DBA Ferox, 72 Noble Street, (Renewal, Wine, Beer & Cider, Recreation Facility, Entertainment Center – Trampoline)
12. Forever Thai Inc, 1031 Flushing Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
13. Graham Restaurant LLC, DBA Sage, 299-301 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
14. Medusa Brooklyn LLC, DBA Medusa, 618 Grand Street, Ground Floor, (Renewal, Liquor, Wine, Beer & Cider, Rest, Backyard)
15. MFK Gentleman Inc., 66 South 2nd Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
16. Nassau Kyoto Japanese Sushi Inc., DBA Kyoto Sushi, 161 Nassau Avenue, (Renewal, Wine, Beer & Cider, Rest)
17. Nealtican Deli Grocery Corp, 1225 Flushing Avenue, (Renewal, Wine, Beer & Cider, Rest)
18. Norwinds, Inc., DBA Norwinds, 1043 Flushing Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
19. Sea Thai Hospitality Inc., 114 N 6th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
20. Tasso Restaurant LLC, DBA Baco & Abbracci, 204 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
21. Terere Corporation, DBA Tabare Restaurant, 221 South 1st Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
22. Tim Chung, DBA Syndicated Bar Theater Kitchen, 40 Bogart St., (Renewal, Liquor, Wine & Beer, Rest)
23. TVC15 LLC, DBA Gabriela, 90 Wythe Ave., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
24. Vabeh First LLC, DBA Have & Meyer, 103 Havemeyer St., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
25. Vanessas Dumpling House Inc, DBA Vanessa Dumpling House, 310 Bedford Avenue, (Renewal, Wine, Beer & Cider, Rest)
26. Veracruz on Bedford Ave. Corp, DBA Veracruz on Bedford Ave., 195 Bedford Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
27. Woodfire Collision LLC, DBA Lilia Restaurant, 567-575 Union Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)

7. CANNABIS LICENSES:

1. Hye Yon Kang, DBA Balanced Wellness Inc., 146 Havemeyer Street, (Retail Dispensary)
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BOARD MEETING

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

ROLL CALL – Chair Fuller requested a roll call 36 Members answered the call at 8:56 pm.

APPROVAL OF THE PROPOSED CALENDAR FOR 2026 – 2027 COMBINED PUBLIC HEARING AND BOARD MEETING- Chair Fuller requested approval of the Proposed Calendar for 2026 – 2027 Combined Public Hearing and Board Meeting. Motion made by Mr. Dennis and seconded by Ms. Cabrera. The calendar was approved by all the members present.

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

APPROVAL OF THE MINUTES –Vice-Chair Weiser requested approval of the minutes from October 21, 2025. Motion made by Ms. Cabrera. and seconded by Mr. Bruzaitis. The Minutes of September 9, 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.

Leah Archibald: From Evergreen spoke against City Planning NYC Industrial Plan Report Draft.

Stephen Fabian: From evergreen, spoke against City Planning NYC Industrial Plan Report Draft.

Martina Salisbury: From Twoseven Inc, spoke against City Planning NYC Industrial Plan Report Draft.

Holden Grupp: Spoke against City Planning NYC Industrial Plan Report Draft.

Fritz Kewerliny: Spoke against City Planning NYC Industrial Plan Report Draft.

Jason Fishnind: No show.

Jana Chams: Spoke against The Woods Restaurant located at 48 South 4th St. Noise Complaint.

Eric Saunders: Spoke against SLA Applicant Lovebirds located at 211 Nassau Ave.

Devin Solevy: No show.

Angelina Smith: Spoke in favor of City council bill 1162-2025.

Camille Croce: Representing NYC Organization of Public Service Retirees, Spoke in favor of letter of support for intro 1096.

Justin Warren: Spoke about food delivery drivers public nuisance, 250 Metropolitan Condo Board.

COMMITTEE REPORTS

SLA REVIEW COMMITTEE – Mr. Bogdan Bachorowski, Committee Co-Chair, report as written.

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

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

Motion Carried.

ENVIRONMENTAL PROTECTION COMMITTEE:- Mr. Stephen Chesler Environmental Committee Chair, report as written.

- Mr. Chesler requested a motion: to recommend the board issue a letter of acknowledgment and deep concern regarding the vapor intrusion incident at that occurred at the Continental Haven Homeless Shelter, located at 83 Apollo Street, and the conditions that contributed to this error, requesting strong oversight going forward and requesting future vapor test data from this property, to NYC OER, Langan, Breaking Ground, NYC Department of Social Services, copying NYSDEC, EPA, MAPCAG and elected officials.
A motion was made by Mr. Bruzaitis and seconded by Ms. Espinal.

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

Motion Carried.

- Mr. Chesler requested a motion: to recommend the board issue a letter to Wavecrest, NYCHA, HUD, MDG, DOB, DEP, NYCDOHMH, to demand swift and immediate action be taken to resolve long ongoing wastewater and drinking water problems in many apartment units with the Williamsburg Houses, copying elected officials.
A motion was made by Mr. Bruzaitis and seconded by Ms. Espinal.

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

Motion Carried.

- Mr. Chesler requested a motion: to recommend the board issue a letter to OER and DEC requesting certification that all outdoor soil at the Williamsburg Houses was inspected and remediated upon renovation of complex’s buildings, and to remediate the soil there if and investigation and remediation has not been certified to have occurred, copying elected officials and relevant WH entities.
A motion was made by Mr. Bruzaitis and seconded by Ms. Espinal.

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

Motion Carried.

- Mr. Chesler requested a motion: to refer the matter of apartment ramp doors being manually operated and instead of being automated to the Housing & Public Housing and Public Safety Committee.
A motion was made by Mr. Bruzaitis and seconded by Ms. Espinal.

The vote was 32 “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 report as written.
A motion was made by Mr. Dennis and seconded by Ms. Cabrera.

The vote was 32 “Yes”, 0 “No”, 0 “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 approve the application C260063PCY NEWTOWN CREEK COMBINED SEWER OVERFLOW (CSO) STORAGE TUNNEL PROJECT CEQR # 24DEP053Y with the following conditions: 1) DEP and DCAS will give

proper notice to all property owners affected by easements and acquisitions. 2) DEP and DCAS will negotiate property value and economic hardship as part of the evaluation process. 3) The contractors MUST BE REQUIRED to utilize barging for traffic mitigation. 4) DEP and DCAS will continue to explore ways to increase the discharge volume from 70% to 90%. 5) The city will construct green infrastructure where possible. 6) Construction pollution controls should be beyond the required minimum. 7) DEP and DCAS will diligently explore avenues of noise mitigation. A motion was made by Mr. Vega and seconded by Mr. Bruzaitis.

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

Motion Carried.

- Ms. Teague requested a motion: to approve the application to approve the application 20 BERRY STREET, APPLICATION # C240273ZSK, CEQR # 24DCP038K with the following conditions:
 - 1) In the event there is roof access for the restaurant, amplified sound or music is prohibited.
 - 2) The applicant will provide public restrooms during business hours.
- A motion was made by Ms. LaBorde and seconded by Mr. Bruzaitis.

The vote was 31 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

- Ms. Teague requested a motion (Friendly amendment): to approve the variance # 2025-31-BZ, 2025-32-A, 2025-33-A, 99 SUTTON STREET with the condition that the applicant shows 1) that EPA testing for the Meeker Avenue Plume has been done or has been scheduled, and 2) what the applicant has done to prevent flood risk.
- A motion was made by Ms. LaBorde and seconded by Mr. Bruzaitis.

The vote was 31 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

- Ms. Teague requested a motion: To approve the Land Use or Landmarks Committee Instructions to Applicants for Posting Public Notice of their Land Use, Landmarks, and BSA Applications.
- A motion was made by Mr. Vega and seconded by Mr. Isaacs.

The vote was 30 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

- Ms. Teague requested a motion (Friendly amendment): to recommend the following requests of DCP:
 - 1) Take down the map and preserve our M zones and our two IBZ's, as is.
 - 2) Do not approve the proposed map until there is a comprehensive dialogue with CB1 with the data that was promised but not yet provided.
 - 3) Allow Evergreen to complete its study on the Greenpoint/Williamsburg IBZ.
 A motion was made by Mr. Bruzaitis and seconded by Ms. Espinal.

The vote was 29 "Yes", 1 "No", 0 "ABSTENTIONS"; 0 "RECUSALS".

Motion Carried.

PUBLIC SAFETY & HUMAN SERVICES COMMITTEE – Mr. Lloyd Feng, Committee Chair, report as written

- Mr. Feng requested a motion: CB1 to send a letter to the MTA and NYPD recommending that the agencies provide a comprehensive assessment of the utility of the Help Points (panicboxes/blue-light emergency phones available on each subway platform) and to consider developing a new system for the public to use to seek immediate assistance and yield much more frequent public use. Our committee is concerned that the Help Points may not be the most effective method of enabling the public to contact first responders for help, esp. amid the widespread proliferation of smartphones and a general lack of familiarity with the Help Points system. Our committee is also curious about the following:
 - a. What are the usage rates of such blue-light emergency phones? b. Which Help Points are most frequently used (for legitimate purposes, discounting mischief calls and equipment checks)? Which ones within CB1? c. How frequently does the MTA expect them to be utilized by the public? d. How much does it cost for the MTA to continue operating and maintaining them? e. Of the legitimate calls made, what are the reasons for the calls? How many are urgent requests for immediate assistance for the caller or for someone else? f. How has the MTA responded to the specific issues and recommendations made in the MTA Office of the Inspector General's report from November 2024?

A motion was made by Ms. Cabrera and seconded by Ms. Bamonte.

The vote was 29 "Yes", 0 "No", 0 "ABSTENTIONS"; 1 "RECUSALS".

Motion Carried.

- Mr. Feng requested a motion: CB1 to send a letter to the MTA and NYPD recommending that the agencies develop a public education campaign aimed at teaching people how to report a crime or unsafe activity. We also recommend that our elected officials consider passing legislation requiring that the MTA and NYPD implement a public education campaign of this nature. We recommend that the agencies provide engaging and in-depth explainers utilizing digital and paper ads on

subway cars and platforms and in other formats demonstrating: **a.** The step-by-step process by which a person can file a complaint via the MTA complaint portal and/or the NYC 311 portal including the specific types of information that would be critical/helpful for the public to share with law enforcement (subway car number, description of the individual/perpetrator, subway direction, time and date, etc.) **b.** Which types of offenses/crimes/violations/unsafe behaviors the MTA and NYPD would like to encourage people to report instead of being discouraged and staying silent (sexual harassment, menacing or threats, mentally disturbed behavior, any forms of violent behavior, bias-motivated or hateful behavior, public urination/defecation, etc.) **c.** What the value of reporting something via the formal complaint channel is. **d.** What a person can expect in terms of next steps after reporting and how a person can follow up for more information on any progress made or results.

A motion was made by Ms. Cabrera and seconded by Ms. Bamonte.

The vote was 29 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 1 “RECUSALS”.

Motion Carried.

- Mr. Feng requested a motion: CB1 to send a letter to the MTA recommending that the agency post highly visible signage reminding the public about the presence of cameras in order to deter criminal behavior as well as to contribute to passengers’ sense of safety. We recommend that such signage be posted in subway cars and on platforms where cameras are present and active. We also recommend that our elected officials consider passing legislation requiring that such signage be posted.

A motion was made by Ms. Cabrera and seconded by Ms. Bamonte.

The vote was 29 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 1 “RECUSALS”.

Motion Carried.

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

- Mr. Bruzaitis requested a motion: Community Board 1 to write a letter to DOT requesting a study of the intersection of Bushwick Place and Johnson Avenue to assess possible safety measures which could be implemented at this location.

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

The vote was 30 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

- Mr. Bruzaitis requested a motion: Community Board 1 to write our standard fatality inquiry letter to NYPD Highway Patrol, 90th Precinct, Council Member Gutierrez &

Brooklyn District Attorney Gonzalez regarding the incident on September 27, 2025.
On Meserole St. and Leonard St. Alexandra Huggins.
A motion was made by Mr. Weiser and seconded by Mr. Dennis.

The vote was 30 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

BY LAWS COMMITTEE – Mr. Austin Pferd, Committee Chair, report as written

- Mr. Pferd requested a motion: To approve Amendment D. Non-Board members shall be subject to a yearly term expiring upon a date set by the board chair. Upon completion of a term, a non-board member must reapply to serve a subsequent one-year term.
A motion was made by Mr. Bruzaitis and seconded by Ms. Teague.

The vote was 29 “Yes”, 2 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

- Mr. Pferd requested a motion: To approve Amendment B. Non-Board members shall be subject to a yearly term expiring in April. Upon completion of a term, a non-board member may reapply for a subsequent one-year term. Non-board members are term-limited to 4 terms.
A motion was made by Mr. Heimlich and seconded by Mr. Weiser.

The vote was 3 “Yes”, 28 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Failed.

WOMEN’S ISSUES COMMITTEE – MS. Janice Peterson, Committee Chair, report as written

- Ms. Peterson requested a motion: CB1 to send a letter to the Parks and Recreation, Mayors Office, Human Rights and all elected officials requesting reason for pool closure, time line and steps for its reopening, what happens to the staff during this closing and 2.) we want to know that when its opens will women have their 10 hours of women inclusive swim time.
A motion was made by Mr. Dennis and seconded by Ms. Teague.

The vote was 30 “Yes”, 0 “No”, 0 “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.

Senator District 59, Hon. Kristen Gonzalez: Provided and update.

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

OLD BUSINESS- No old business

NEW BUSINESS: No new business

ADJOURNMENT

The meeting was adjourned at 10:27 pm.

Respectfully submitted by

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

Dealice Fuller
Chairperson



COMMUNITY BOARD No. 1

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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

REVISED

November 10, 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 --- NOVEMBER 18, 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 COMMUNITY ENGAGEMENT BUREAU NYCEM:** NYCEM team is presenting about Winter Weather and Notify NYC. This session will cover potential hazards and preparedness measures for the NYC winter season. NYCEM will also discuss

how to stay informed about winter weather events and other local emergencies through the Notify NYC program. Presenters: **Ms. Lisa Maurer & Ms. Laura Guigui. 15 Minutes.**

2. **PRESENTATION AND DISCUSSION NO FURTHER ACTION PROPOSAL FOR DEC BROWNFIELD SITE 1036 MANHATTAN AVE/170 FREEMAN STREET:** Agency will present support for this proposed designation and that contaminated groundwater and/or vapor has not migrated offsite during and after the site remediation, and did not contribute to reports of vapor intrusion from residents living on the block of Freeman Street between Manhattan Avenue and McGuinness Boulevard, and beyond. NYC DEP will be on hand to discuss potential contamination that was and/or is present in the sewer system on the same block contributing to these intrusion reports. Presenter: Jane H. O'Connell, P.G. Regional Remediation Engineer, Division of Environmental Remediation, New York State Department of Environmental Conservation. Santosh Mahat and Rodney Rivera. **20 Minutes.**
3. **PRESENTATION PROJECT LPC-26-01803 LANDMARKED BUILDING AT 144 GREENPOINT AVENUE:** This is a Land Use application. The project is a completely new design to the previously approved commercial project at this location. The project has new ownership and is now a multifamily residential project with 55 dwelling units, 20% of which will be affordable. The intent of the design is a standalone building, with a brick façade and regular cadence of windows recalling the historic tenement housing along Greenpoint avenue. Street wall height will be similar to the existing residential street wall on the avenue, and a projecting cornice will reduce sightlines of the set back upper floors. On a volumetric basis the proposed residential building is 30% smaller at 257,008 cubic feet from the previously approved commercial project which was 366,564 cubic feet. Our floor area has increased from the previously approved with the conversion and change to residential zoning but is still about 15% less than the allowable on the site. The lot coverage is also reduced with our full open rear yard to improve the interior of the block. Presenter, Building Studio Architect, John Field, AIA. **20 Minutes.**
4. **PRESENTATION NYC DEPARTMENT OF CITY PLANNING ABOUT NYC INDUSTRIAL PLAN DRAFT REPORT:** The Department of City Planning, Small Business Services, and the Economic Development Corporation released the NYC Industrial Plan draft report, a major step toward establishing a comprehensive framework to support the growth and success of a modern, sustainable industrial economy with good-paying jobs. A full version of the draft plan, an accompanying Industrial Plan Explorer with interactive data, and a digital opportunity for feedback. Presenter: Senior Borough Planner, Lucia Marquez Reagan. **20 Minutes.**
5. **PRESENTATION EAST WILLIAMSBURG COLLABORATIVE:** The Grand Street BID and Graham Avenue BID have recently been awarded a 3-year neighborhood revitalization grant from the NYC Department of Small Business Services (SBS), a sizable public investment in local revitalization, which will furnish us and our partners with critical research and programmatic capacity. Among the core aims of this initiative are to engage the community on a rigorous study, in order to foster a vibrant, mixed-use East

Williamsburg neighborhood where people can live, do business, work, shop, and play.
Presenter: program Manager, Ki-Sang Yi. **15 Minutes.**

6. PROPOSED CALENDAR FOR 2026 – 2027 COMBINED PUBLIC HEARING AND BOARD MEETING

7. DOT DINING OUT NYC PERMIT APPLICATIONS

1. Dashi Okume, 50 Norman Ave. App # 20250824030001
2. Fortunato Bros Café & Bakery, 289 Manhattan Ave. App # 20251024030001
3. The Charleston, 174 Bedford Ave. App # 20251028030001
4. X-Golf Brooklyn, 105 North 13 St. App # 20251010030001
5. X-Golf Brooklyn, 105 North 13 St. App # 20251010030001

8. LIQUOR LICENSES

NEW

1. 17 Meadow LLC, DBA Brooklyn Meadows, 17 Meadow Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Rock bands)
2. 211 Reserve LLC, DBA Lovebirds, 211 Nassau Avenue, (Class Change, Wine, Beer & Cider, Bar/Tavern,)
3. 23 Meadow LLC, DBA Brooklyn Monarch, 23 Meadow Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Rock bands)
4. 544 Union Café LLC, 544 Union Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
5. 639 Lorimer Cafe LLC, 639 Lorimer Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
6. Arthur NYC LLC, DBA Arthur, 132 Franklin Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Garden/Grounds)
7. Alejandro Mateo, DBA Abba Bar and Grill, 492 Grand Street, (All Night Permit)
8. Atium, LLC, DBA Refuge, 55 Meadow Street, (All Night Permit)
9. Aura Cocina & Bar Ind, DBA Aura, 315 Meserole Street, (All Night Permit)
10. Bark Barbecue Corp., 25 Thames Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Live Music: Merengue Tipico Bands)
11. Bird Circle, LLC, DBA Acre, 64 Meserole Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
12. Damien del Rio; Entity to be Formed, 85 South 6th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
13. Eris Evolution, LLC, 167 Graham Avenue, (All Night Permit)
14. Fluke Moon LLC, DBA Ugly Baby, 364 Grand Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Private Parties (12 times a year)

15. Four Seasons Joyful NY Inc., DBA Four Seasons Joyful, 55 Driggs Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
16. Frost 64 LLC, DBA "Animal" Bar, 64 Frost St/307 Meeker Avenue, (All Night Permit)
17. Hua Yuan 6 Inc., DBA Sakura 6, 837 Manhattan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
18. Jaam Brooklyn, LLC, DBA Here Bushwick, 198 Randolph Street, (All Night Permit)
19. Just More Fun LLC, DBA Scrappleland, 1150 Manhattan Avenue, (All Night Permit)
20. Kinda Nice, LLC, 168 Borinquen Place, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
21. Kokomo Restaurant LLC, 65 Kent Avenue, (Alteration, Liquor, Wine, Beer & Cider, Rest, Live Music: Acoustic, Patron Dancing)
22. La Luz Del Puente Restaurant Inc, 241 South 4th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Live Music: Acoustic)
23. Mister Blue LLC, DBA The Exley, 7 Jackson Street a/k/a 1 Jackson Street, (Alteration, Liquor, Wine, Beer & Cider, Bar/Tavern)
24. Motek Williamsburg LLC, 168-170 Wythe Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
25. Mr Jimbo Corporation, DBA El Santo Taqueria, 1053 Flushing Avenue, (All Night Permit)
26. Saunalounge LLC, DBA Pending, 45 South 3rd Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic, Jazz, Patron Dancing)
27. Savoi, LLC, 107 S 6th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Live Music: Non Amplified Acoustic, Patron Dancing)
28. SILO Brooklyn, 90 Scott Avenue, (All Night Permit)
29. Vivae Corp, DBA Mistico Fusion Cuisine, 1059 Flushing Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)

SIDEWALK CAFÉ

1. Esse Taco Williamsburg LLC, DBA Esse Taco, 142 N 5th Street.

RENEWALS

1. 184 Kent Avenue Inc, DBA La Nonna Ristorante Bar Enoteca, 184 Kent Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
2. 292 N8 Owner LLC and Real Hospitality Group, Inc., DBA elNico Restaurant, 292 N 8th Street, 11th Floor, (Renewal, Liquor, Wine, Beer & Cider, Rest)
3. 292 N8 Owner LLC and Real Hospitality Group, Inc., DBA Penny Williamsburg, 292 N 8th Street, (Renewal, Wine, Beer & Cider, Hotel)
4. 451 Graham Avenue Corp, DBA The Richardson, 451 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)

5. 4th Floor Project LLC, DBA Otis, 18 Harrison Place, (Renewal, Liquor, Wine, Beer & Cider, Rest)
6. Brooklyn Ball Factory, Inc., DBA Brooklyn Ball Factory, 95 Montrose Avenue, (Renewal, Wine, Beer & Cider, Rest)
7. Ebie Corp, DBA Mad for Chicken, 617 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
8. El Submarino Inc, DBA Mariscos El Submarino, 222 Franklin Street, (Renewal, Liquor, Wine, Beer & Cider, Rest, Backyard)
9. F&M Industrie Corp, DBA L'Industrie Pizza, 254 South 2nd Street, (Renewal, Wine, Beer & Cider, Rest)
10. Fana Works Inc., DBA Sunshine Laundromat and Cleaners, 860 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Tavern/Pinball/Laundromat, Live Music: varies)
11. Ferox Athletics LLC, DBA Ferox, 72 Noble Street, (Renewal, Wine, Beer & Cider, Recreation Facility, Entertainment Center – Trampoline)
12. Forever Thai Inc, 1031 Flushing Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
13. Graham Restaurant LLC, DBA Sage, 299-301 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
14. Medusa Brooklyn LLC, DBA Medusa, 618 Grand Street, Ground Floor, (Renewal, Liquor, Wine, Beer & Cider, Rest, Backyard)
15. MFK Gentleman Inc., 66 South 2nd Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
16. Nassau Kyoto Japanese Sushi Inc., DBA Kyoto Sushi, 161 Nassau Avenue, (Renewal, Wine, Beer & Cider, Rest)
17. Nealtican Deli Grocery Corp, 1225 Flushing Avenue, (Renewal, Wine, Beer & Cider, Rest)
18. Norwinds, Inc., DBA Norwinds, 1043 Flushing Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
19. Sea Thai Hospitality Inc., 114 N 6th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
20. Tasso Restaurant LLC, DBA Baco & Abbracci, 204 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
21. Terere Corporation, DBA Tabare Restaurant, 221 South 1st Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
22. Tim Chung, DBA Syndicated Bar Theater Kitchen, 40 Bogart St., (Renewal, Liquor, Wine & Beer, Rest)
23. TVC15 LLC, DBA Gabriela, 90 Wythe Ave., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
24. Vabeh First LLC, DBA Have & Meyer, 103 Havemeyer St., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
25. Vanessas Dumpling House Inc, DBA Vanessa Dumpling House, 310 Bedford Avenue, (Renewal, Wine, Beer & Cider, Rest)

26. Veracruz on Bedford Ave. Corp, DBA Veracruz on Bedford Ave., 195 Bedford Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
27. Woodfire Collision LLC, DBA Lilia Restaurant, 567-575 Union Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)

7. CANNABIS LICENSES:

1. Hye Yon Kang, DBA Balanced Wellness Inc., 146 Havemeyer Street, (Retail Dispensary)

BOARD MEETING

MOMENT OF SILENCE

ROLL CALL

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES – Combined Public Hearing and Board Meeting of October 21, 2025

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

COMMITTEE REPORTS

CHAIRPERSON’S REPORT – As written.

VICE-FIRST CHAIR’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- 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
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

*** DRAFT ***

PROPOSED CALENDAR 2026-2027 FOR COMBINED PUBLIC HEARINGS & BOARD MEETINGS

2026

TUES. 01/13

TUES. 02/10

TUES. 03/10

TUES 04/14

TUES 05/12

TUES 06/09

TUES 07/14 (If needed)

TUES 08/11 (If needed)

TUES 09/08

TUES 10/13

TUES 11/10

TUES 12/15

2027

TUES 01/12

TUES 02/09

TUES 03/09



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ATTENDANCE SHEET

(26 Members Constitute a Quorum for the Board Meeting & Public Hearing)
DATE: 11-18-2025

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 <i>Moishe Indig</i>
LISA BAMONTE <i>Lisa Bamonte</i>	MATTHEW ISAACS <i>Matthew Isaacs</i>
GINA BARROS <i>Gina Barros</i>	JACOB ITZKOWITZ <i>Jacob Itzkowitz</i>
TEON BROOKS	ROBERT JEFFERY
ERIC BRUZAITIS <i>Eric Bruzaitis</i>	BOZENA KAMINSKI
IRIS CABRERA <i>Iris Cabrera</i>	CAITLIN KAWAGUCHI <i>Caitlin Kawaguchi</i>
PHILIP CAPONEGRO <i>Philip Caponegro</i>	PAUL KELTERBORN <i>Paul Kelterborn</i>
FRANK CARBONE <i>Frank Carbone</i>	WILLIAM KLAGSBALD <i>William Klagsbald</i>
STEPHEN CHESLER <i>Stephen Chesler</i>	MERYL LABORDE <i>Meryl Laborde</i>
GIOVANNI D'AMATO	MARIE LEANZA
WARD DENNIS <i>Ward Dennis</i>	YAMILLETTE LEBRON
ERIN DRINKWATER <i>Erin Drinkwater</i>	JODIE LOVE
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
DEALICE FULLER <i>Dealice Fuller</i>	SAMEER TALATI
JOEL GOLDSTEIN <i>Joel Goldstein</i>	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>

Council Member
Lincoln Restler

Council Member
Jennifer Gutierrez

DATE: NOVEMBER 18, 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:		25	36			
TIME:		6:06 PM	8:56			



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BY LAWS COMMITTEE MOTION: To approve Amendment B. Non-Board members shall be subject to a yearly term expiring in April. Upon completion of a term, a non-board member may reapply for a subsequent one year term. Non-board members are term-limited to 4 terms

Motion made by: Mr. Heimlich.

Seconded by: Mr. Weiser.

DATE: 11/18/2025

	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: 10:20 PM TALLY: 3 YES 28 NO 0 ABS 0 RECUSAL



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BY LAWS COMMITTEE MOTION: To approve Amendment D. Non-Board members shall be subject to a yearly term expiring upon a date set by the board chair. Upon completion of a term, a non-board member must reapply to serve a subsequent one year term

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

DATE: 11/18/2025

	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: 10:17PM TALLY: 29 YES 2 NO 0 ABS 0 RECUSAL



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CANNABIS REVIEW COMMITTEE MOTION: To approve report as written

Motion made by: Dennis Ward.
Seconded by: Iris Cabrera

DATE: 11/18/2025

	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: 9:21 TALLY: 32 YES 0 NO 0 ABS 0 RECUSAL



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



ENVIRONMENTAL PROTECTION COMMITTEE MOTION: to recommend the board issue a letter of acknowledgment and deep concern regarding the vapor intrusion incident at that occurred at the Continental Haven Homeless Shelter, located at 83 Apollo Street, and the conditions that contributed to this error, requesting strong oversight going forward and requesting future vapor test data from this property, to NYC OER, Langan, Breaking Ground, NYC Department of Social Services, copying NYSDEC, EPA, MAPCAG and elected officials

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

DATE: 11/18/2025

	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: 9:19 PM TALLY: 32 YES 0 NO 0 ABS 0 RECUSAL



COMMUNITY BOARD NO. 1
435 GRAHAM AVENUE – BROOKLYN, NY 11211
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ENVIRONMENTAL PROTECTION COMMITTEE MOTION: to recommend the board issue a letter to OER and DEC requesting certification that all outdoor soil at the Williamsburg Houses was inspected and remediated upon renovation of complex's buildings, and to remediate the soil there if and investigation and remediation has not been certified to have occurred, copying elected officials and relevant WH entities

Motion made by: Mr. Bruzaitis

Seconded by: Ms. Espinal

DATE: 11/18/2025

	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: 9:19 pm

TALLY: 32 YES 0 NO 0 ABS 0 RECUSAL



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ENVIRONMENTAL PROTECTION COMMITTEE MOTION: to recommend the board issue a letter to Wavecrest, NYCHA, HUD, MDG, DOB, DEP, NYCDOHMH, to demand swift and immediate action be taken to resolve long ongoing wastewater and drinking water problems in many apartment units with the Williamsburg Houses, copying elected officials

Motion made by: Mr. Bruzaitis.

Seconded by: Ms. Espinal.

DATE: 11/18/2025

	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: 9:19

TALLY: 32 YES 0 NO 0 ABS 0 RECUSAL



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ENVIRONMENTAL PROTECTION COMMITTEE MOTION: to refer the matter of apartment ramp doors being manually operated and instead of being automated to the Housing & Public Housing and Public Safety Committee

Motion made by: Mr. Bruzaitis

Seconded by: Ms. Espinal

DATE: 11/18/2025

	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: 9:19 PM TALLY: 32 YES 0 NO 0 ABS 0 RECUSAL



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LAND USE, ULURP & LANDMARKS COMMITTEE MOTION: to approve the application to approve the application 20 BERRY STREET, APPLICATION # C240273ZSK, CEQR # 24DCP038K with the following conditions:
1) In the event there is roof access for the restaurant amplified sound or music is prohibited.
2) The applicant will provide public restrooms during business hours.

Motion made by:

Meryl

Seconded by:

Brozaitis

DATE:

11/18/2025

	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:

9:32

TALLY:

31

YES

0

NO

0

ABS

0

RECUSAL



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LAND USE, ULURP & LANDMARKS COMMITTEE MOTION: to approve the variance # 2025-31-BZ, 2025-32-A, 2025-33-A, 99 SUTTON STREET with the condition that the applicant shows 1) that EPA testing for the Meeker Avenue Plume has been done or has been scheduled, and 2) what the applicant has done to prevent flood risk.

Motion made by: Ms. Laborde .

Seconded by: Mr. Bruzaitis.

DATE: 11/18/2025

	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: 9:37 pm

TALLY: 31 YES 0 NO 0 ABS 0 RECUSAL



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LAND USE, ULURP & LANDMARKS COMMITTEE MOTION: to recommend the following requests of DCP:

- 1) Take down the map and preserve our M zones and our two IBZ's, as is.
- 2) Do not approve the proposed map until there is a comprehensive dialogue with CB1 with the data that was promised but not yet provided.
- 3) Allow Evergreen to complete its study on the Greenpoint/Williamsburg IBZ.

Motion made by: Mr. Bruzaitis

Seconded by: Ms. Espinal

DATE: 11/18/2025

	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: 9:52 PM

TALLY: 29 YES 1 NO 0 ABS 0 RECUSAL



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LAND USE, ULURP & LANDMARKS COMMITTEE MOTION: to approve the application C260063PCY NEWTOWN CREEK COMBINED SEWER OVERFLOW (CSO) STORAGE TUNNEL PROJECT CEQR # 24DEP053Y with the following conditions: 1) DEP and DCAS will give proper notice to all property owners affected by easements and acquisitions. 2) DEP and DCAS will negotiate property value and economic hardship as part of the evaluation process. 3) The contractors **MUST BE REQUIRED** to utilize barging for traffic mitigation. 4) DEP and DCAS will continue to explore ways to increase the discharge volume from 70% to 90%. 5) The city will construct green infrastructure where possible. 6) Construction pollution controls should be beyond the required minimum. 7) DEP and DCAS will diligently explore avenues of noise mitigation

Motion made by: Vega
Seconded by: Bruzaitis

DATE: 11/18/2025

	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: 9:27PM TALLY: 33 YES 0 NO 0 ABS 0 RECUSAL



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LAND USE, ULURP & LANDMARKS COMMITTEE MOTION: To approve the Land Use or Landmarks Committee Instructions to Applicants for Posting Public Notice of their Land Use, Landmarks, and BSA Applications

Motion made by: Mr. Vega.

Seconded by: Mr. Isaacs.

DATE: 11/18/2025

	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: 9:38

TALLY: 30 YES 0 NO 0 ABS 0 RECUSAL



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CB1 MOTION: To approve proposed calendar for 2026 - 2027 Combined Public Hearing and Board Meetings.

Motion made by: Mr. Dennis

Seconded by: Ms. Cabrera

DATE: 11/18/2025

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: 8:50 PM

TALLY: 35 YES 0 NO 0 ABS 0 RECUSAL



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PUBLIC SAFETY & HUMAN SERVICES COMMITTEE MOTION: 1.CB1 to send a letter to the MTA recommending that the agency post highly visible signage reminding the public about the presence of cameras in order to deter criminal behavior as well as to contribute to passengers' sense of safety. We recommend that such signage be posted in subway cars and on platforms where cameras are present and active. We also recommend that our elected officials consider passing legislation requiring that such signage be posted

Motion made by: 1213

Seconded by: Lisa Bamonte

DATE: 11/18/2025

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: 9:57

TALLY: 29 YES 0 NO 0 ABS 1 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



PUBLIC SAFETY COMMITTEE MOTION: CB1 to send a letter to the MTA and NYPD recommending that the agencies develop a public education campaign aimed at teaching people how to report a crime or unsafe activity. We also recommend that our elected officials consider passing legislation requiring that the MTA and NYPD implement a public education campaign of this nature. We recommend that the agencies provide engaging and in-depth explainers utilizing digital and paper ads on subway cars and platforms and in other formats demonstrating: a. The step-by-step process by which a person can file a complaint via the MTA complaint portal and/or the NYC 311 portal including the specific types of information that would be critical/helpful for the public to share with law enforcement (subway car number, description of the individual/perpetrator, subway direction, time and date, etc.) b. Which types of offenses/crimes/violations/unsafe behaviors the MTA and NYPD would like to encourage people to report instead of being discouraged and staying silent (sexual harassment, menacing or threats, mentally disturbed behavior, any forms of violent behavior, bias-motivated or hateful behavior, public urination/defecation, etc.) c. What the value of reporting something via the formal complaint channel is. d. What a person can expect in terms of next steps after reporting and how a person can follow up for more information on any progress made or results.

Motion made by: Iris Cabrera

Seconded by: Lisa Damonte

DATE: 11/18/2025

	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: 9:57 PM

TALLY: 29 YES 0 NO 0 ABS 1 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/brooklyncb1



PUBLIC SAFETY COMMITTEE MOTION: 3.CB1 to send a letter to the MTA and NYPD recommending that the agencies provide a comprehensive assessment of the utility of the Help Points (panicboxes/blue-light emergency phones available on each subway platform) and to consider developing a new system for the public to use to seek immediate assistance and yield much more frequent public use. Our committee is concerned that the Help Points may not be the most effective method of enabling the public to contact first responders for help, esp. amid the widespread proliferation of smartphones and a general lack of familiarity with the Help Points system. Our committee is also curious about the following:
a. What are the usage rates of such blue-light emergency phones? b. Which Help Points are most frequently used (for legitimate purposes, discounting mischief calls and equipment checks)? Which ones within CB1? c. How frequently does the MTA expect them to be utilized by the public? d. How much does it cost for the MTA to continue operating and maintaining them? e. Of the legitimate calls made, what are the reasons for the calls? How many are urgent requests for immediate assistance for the caller or for someone else? f. How has the MTA responded to the specific issues and recommendations made in the MTA Office of the Inspector General's report from November 2024?

Motion made by: Iris Cabrera .
Seconded by: Lisa Bamonte .

DATE: 11/18/2025

	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: 9:57 PM TALLY: 29 YES 0 NO 0 ABS 1 RECUSAL



COMMUNITY BOARD NO. 1
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PHONE: (718) 389-0009
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Website: www.nyc.gov/brooklyn1



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

Motion made by: Cabrera

Seconded by: Weiser

DATE: 11/18/2025

	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: 9:04

TALLY: 35 YES 0 NO 0 ABS 0 RECUSAL



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PHONE: (718) 389-0009
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TRANSPORTATION COMMITTEE MOTION: Community Board 1 to write our standard fatality inquiry letter to NYPD Highway Patrol, 90th Precinct, Council Member Gutierrez & Brooklyn District Attorney Gonzalez regarding the incident on September 27, 2025. On Meserole St. and Leonard St. Alexandra Huggins

Motion made by: _____

Seconded by: _____

DATE: 11/18/2025

	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: 9:59pm

TALLY: 30 YES 0 NO 0 ABS 0 RECUSAL



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TRANSPORTATION COMMITTEE MOTION: Community Board 1 to write a letter to DOT requesting a study of the intersection of Bushwick Place and Johnson Avenue to assess possible safety measures which could be implemented at this location

Motion made by: Simon Weiser

Seconded by: Ward Dennis

DATE: 11/18/2025

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: 9:39.

TALLY: 30 YES 0 NO 0 ABS 0 RECUSAL



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435 GRAHAM AVENUE – BROOKLYN, NY 11211
PHONE: (718) 389-0009
FAX: (718) 389-0098
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WOMEN'S ISSUES COMMITTEE MOTION: CB1 to send a letter to the Parks and Recreation, Mayors Office, Human Rights and all elected officials requesting reason for pool closure, time line and steps for its reopening, what happens to the staff during this closing and 2.) we want to know that when its opens will women have their 10 hours of women inclusive swim time.

Motion made by: Mr. Dennis

Seconded by: Ms. Teague

DATE: 11/18/2025

	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: 10:22 TALLY: 30 YES 0 NO 0 ABS 0 RECUSAL

ARE YOU

READY

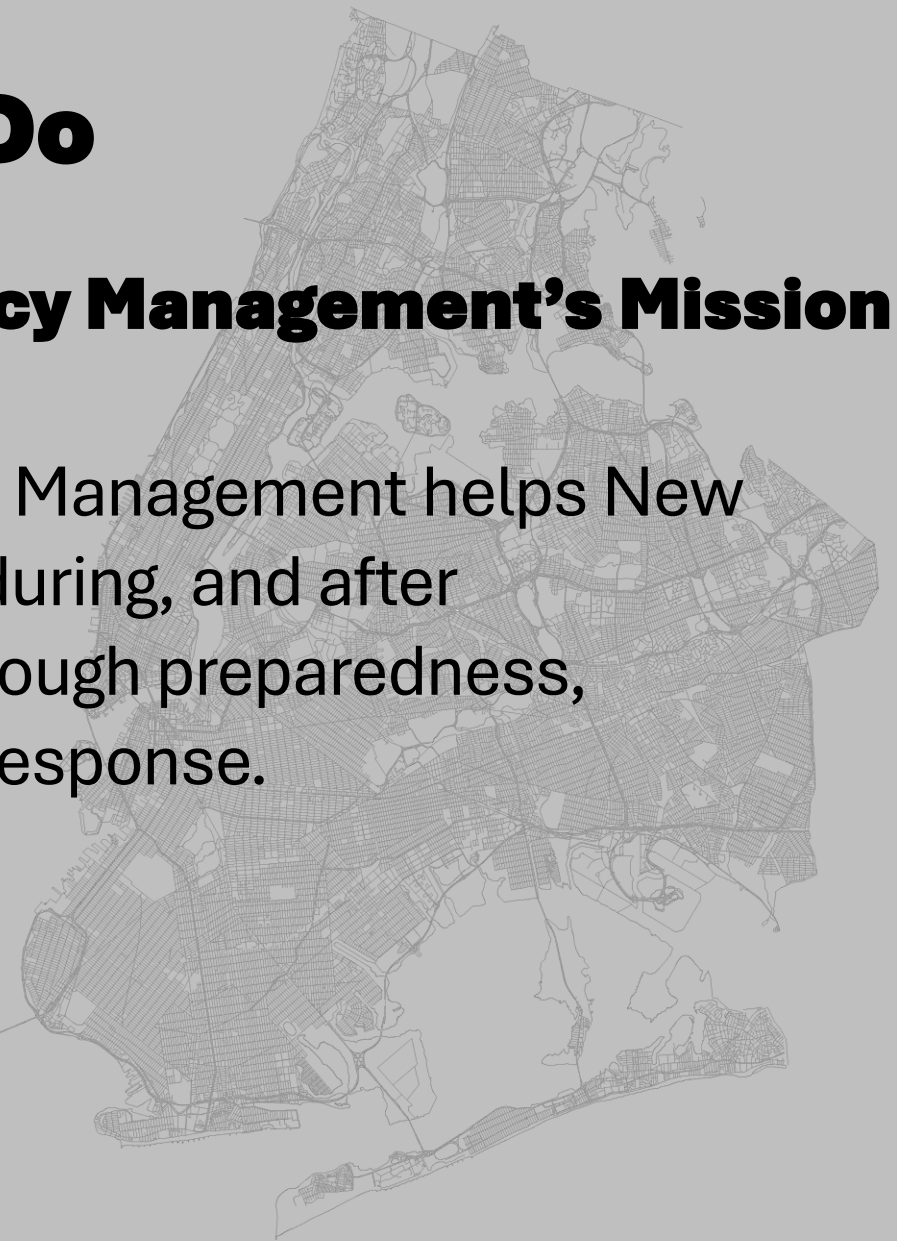
NEW YORK?



What We Do

NYC Emergency Management's Mission

NYC Emergency Management helps New Yorkers before, during, and after emergencies through preparedness, education, and response.



Personal Emergency Preparedness

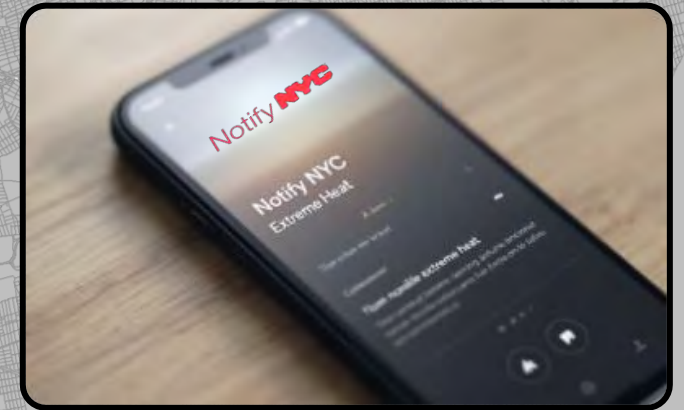
IT JUST TAKES THREE SIMPLE STEPS...



Make a Plan



Gather Supplies



Stay Informed

Make A Plan

- Create an emergency support network
- Write down important health and life-saving information
- Have a transportation plan in case the subway and buses are not running



READY NEW YORK



NYCEM
COMMUNITY
ENGAGEMENT

Make A Plan

- Include communication in your plan
- Know when and how to evacuate
- Shelters and service centers





Gather Supplies

- **Pack a Go Bag**
 - Who needs a go bag?
 - When to change out supplies?
- **Pets & Service Animals**
- **Additional considerations**

Gather Supplies

Put Together An Emergency Supply Kit



Stay Informed

- Stay Informed with Emergency Alerts!
- Text **NOTIFYNYC** to **692-692** to get citywide emergency updates straight to your phone.
- Reply with your ZIP code when prompted to receive local alerts for your community.
- You can also download the app.

Google Play :



Apple App Store:



NYCEM
COMMUNITY
ENGAGEMENT



READY NEW YORK

Winter Preparedness



NYCEM
COMMUNITY
ENGAGEMENT



Why Prepare for Winter Weather?


- New York City winters, which often bring extreme cold, heavy snow, ice, sleet, and freezing rain, can cause disruptions in our daily lives:
- Utility disruptions
- Transit disruptions
- Downed trees
- Health risks
- Flooding
- Increase in fires and carbon monoxide poisoning



Prepare for Winter Weather:

- Have a plan.
- Be prepared to ***shelter in place*** and ***heed travel bans***.
- Know how to get information.
Sign up for **Notify NYC**.





Winterize Your Supplies:



- Add blanket, warm socks, and gloves to your Go Bag.
- Make sure your stay-at-home supply kit is stocked to sustain you for up to 7 days without power. Include extra blankets, warm clothing, and a battery-operated radio to monitor weather conditions during a storm.

During a winter storm or extreme cold

- Call 311 to report dangerous conditions, downed trees, electricity or heat loss, or if you see someone in need of assistance.
- Check on your neighbors.
- Clear snow and dangling ice from roofs, curb cuts, and hydrants.

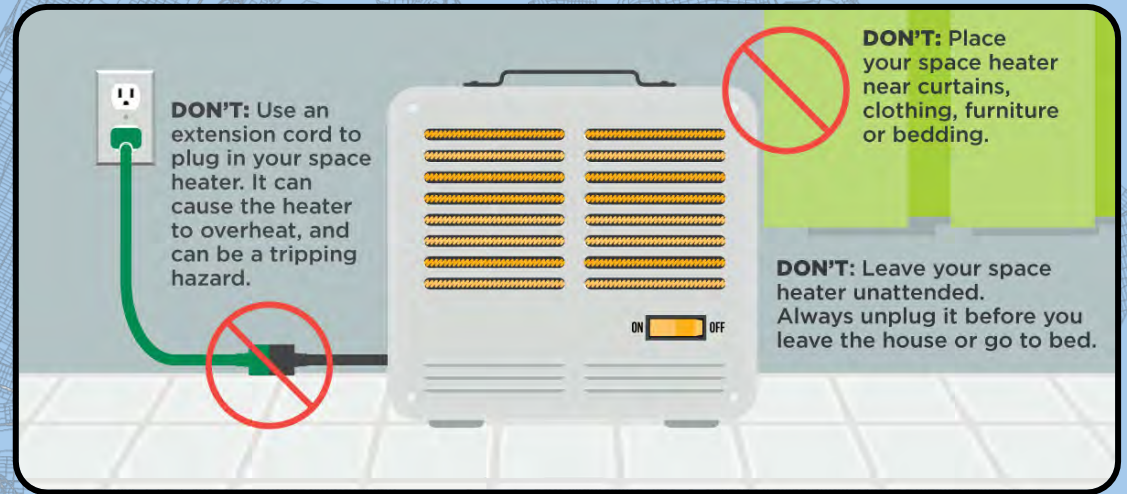
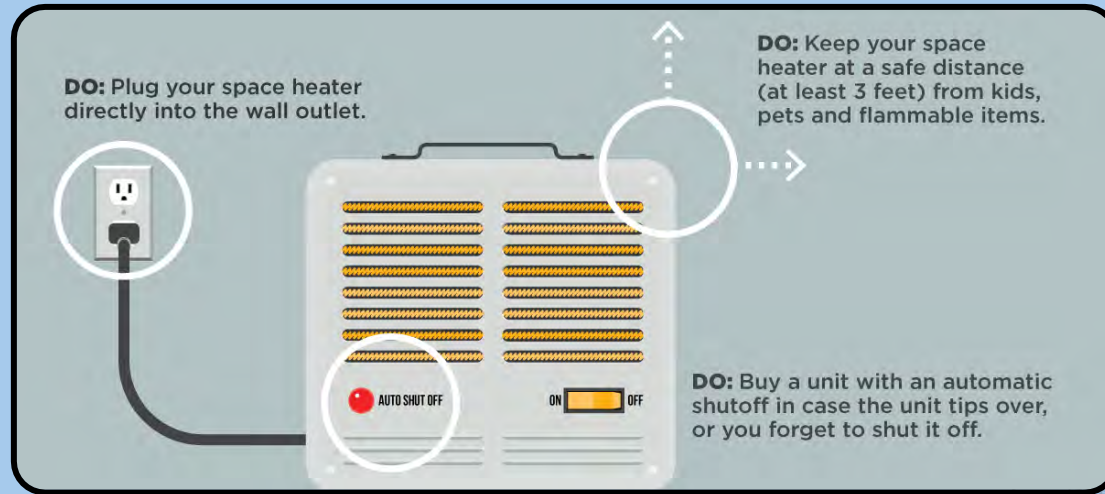




Snow Removal: Who Cleans What?

- **NYC Sanitation:** streets, crosswalks, and bus stops without shelters
- **Parks:** sidewalks and crosswalks near and in parks
- **Department of Transportation:** bridges and overpasses
- **JCDecaux**, a franchisee of Department of Transportation: bus shelters
- **MTA:** entrances to subways
- **New Yorkers:** sidewalks and driveways in front of private properties

Safety First



- Use only portable heating equipment that is approved for indoor use.
- Keep furniture, drapes, and carpeting at least three feet away from the heat source. **never** drape clothes over a space heater to dry.
- Always keep an eye on heating equipment. Never leave children alone in the room where a space heater is running. Turn it off when you are unable to closely monitor it.
- Be careful not to overload electrical circuits.
- Make sure you have a working smoke alarm in every room. Check and change batteries often.

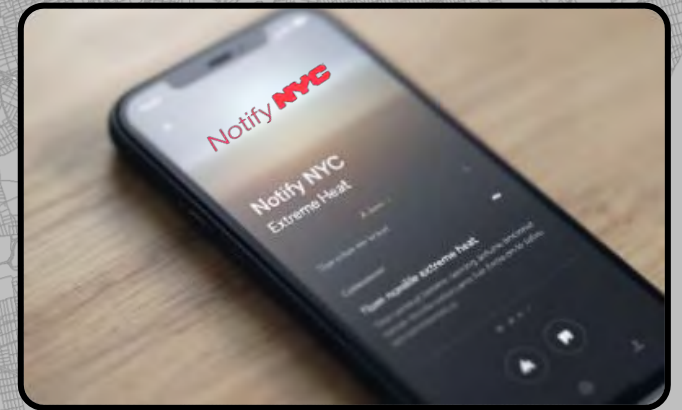
NEXT STEPS & RESOURCES



Make a Plan



Gather Supplies



Stay Informed

QUESTIONS?





Department of
Environmental
Conservation

1036 Manhattan Ave BCP Site (C224315)

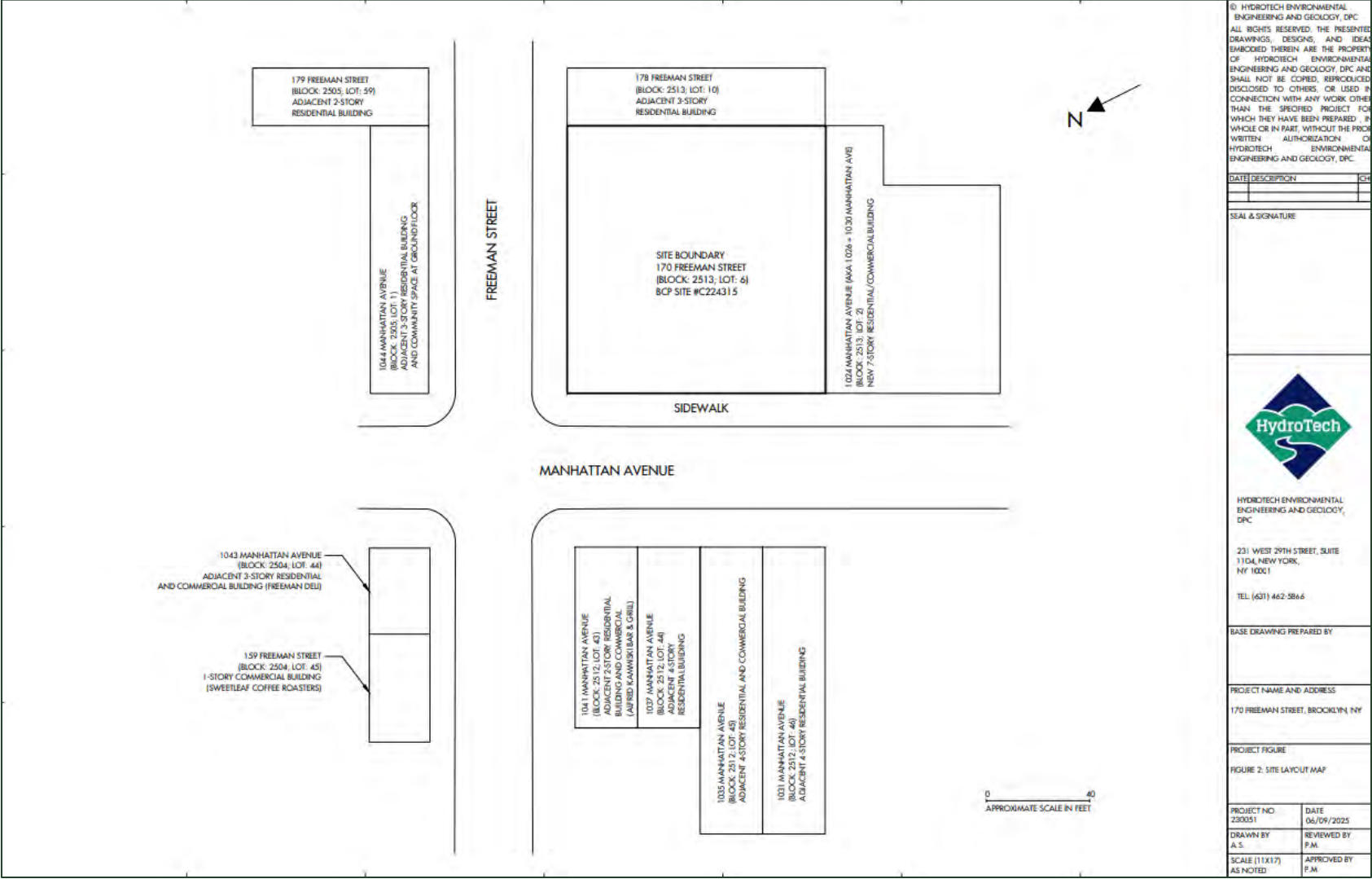
Presentation to Brooklyn Community Board 1

November 18, 2025

Outline

- **Completed Work Activities**
- **Current Status**
- **NYSDEC Process, Timing and Next Steps**

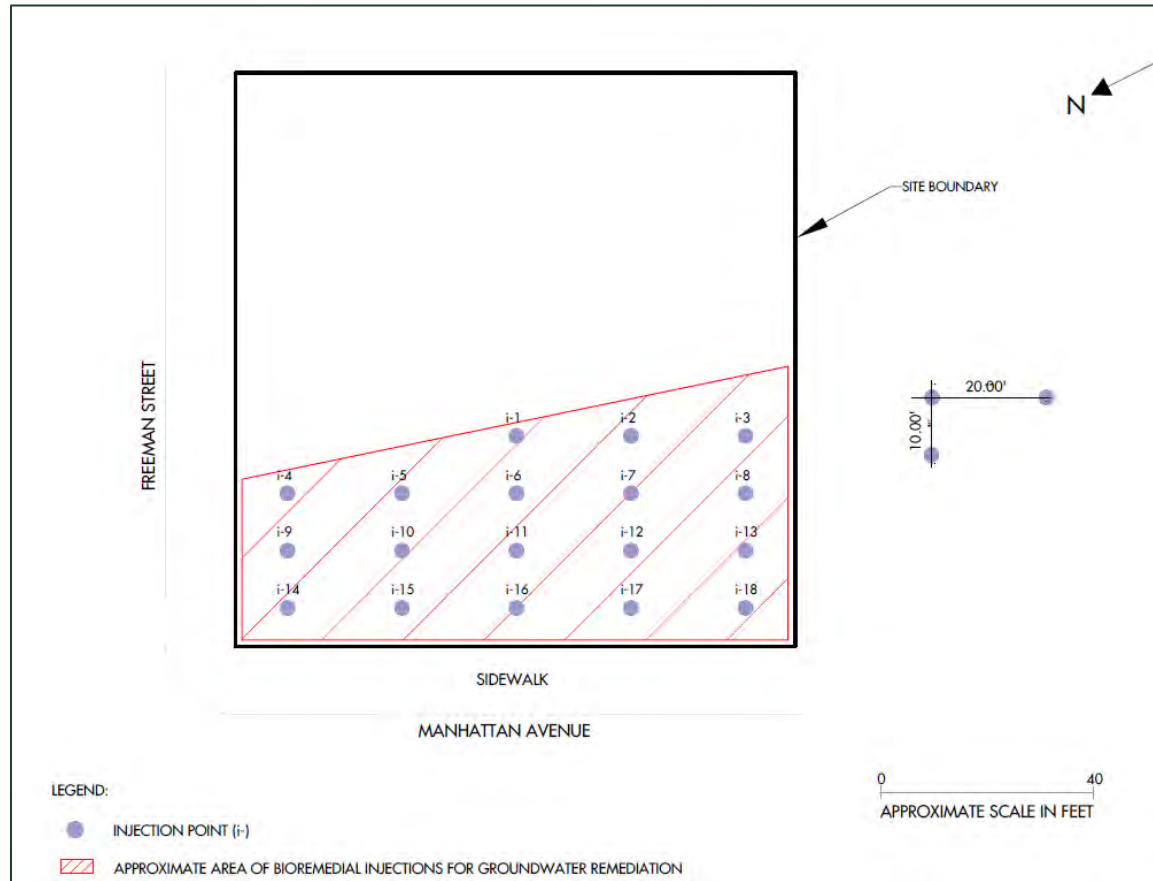
Site Location



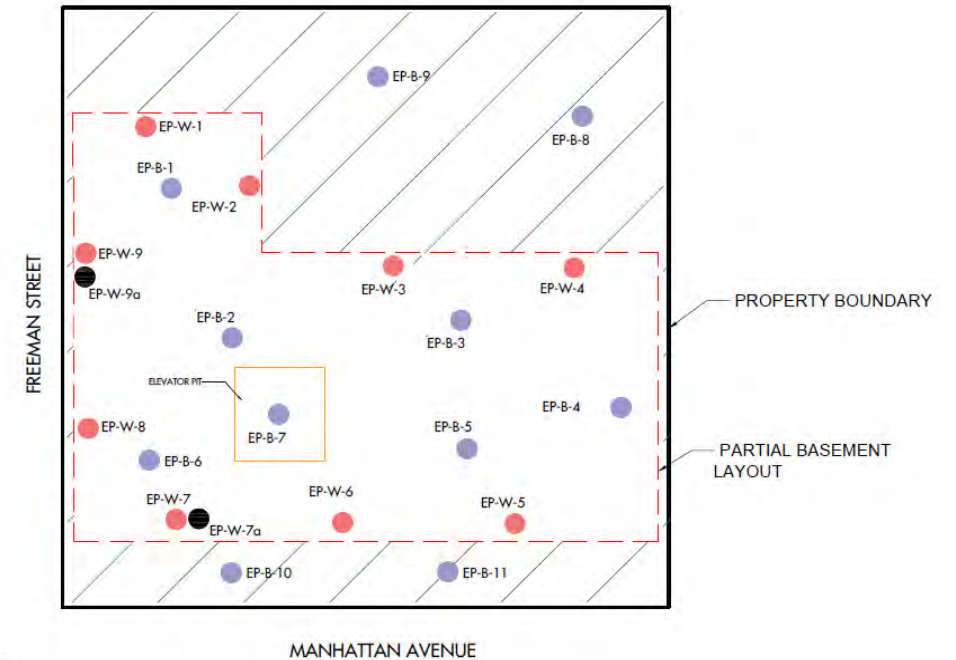


Cleanup Activities Completed Under the Interim Remedial Measure (IRM)

Groundwater Treatment



Excavation and Endpoint Sampling Location Map



LEGEND:

REMEDIAL EXCAVATION TO TRACK 2 AND TRACK 4 CLEANUP:

EXCAVATION MEETING TRACK 4 CLEANUP

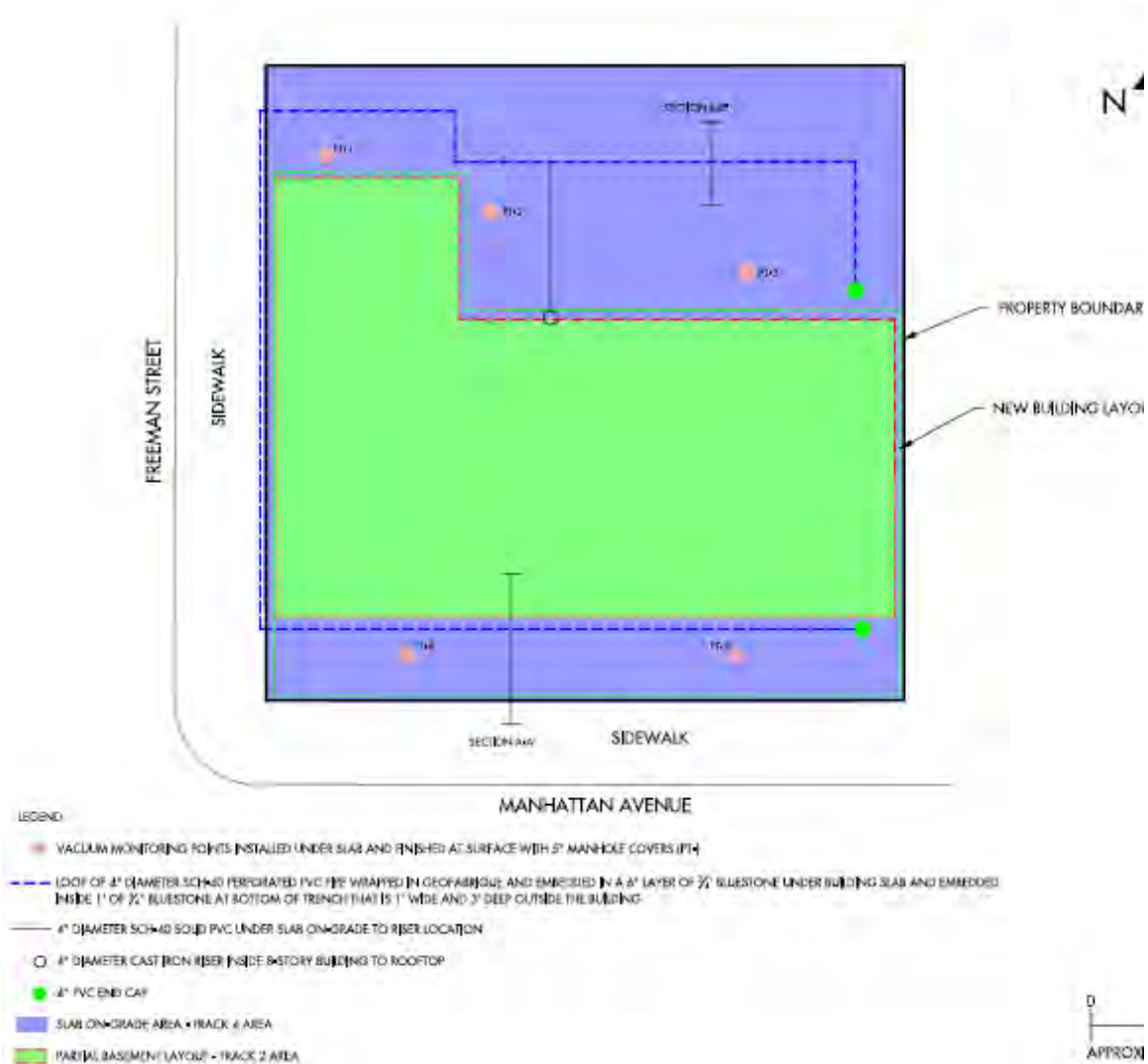
EXCAVATION MEETING TRACK 2 CLEANUP

SIDEWALL END POINT SAMPLE (EP-W-)

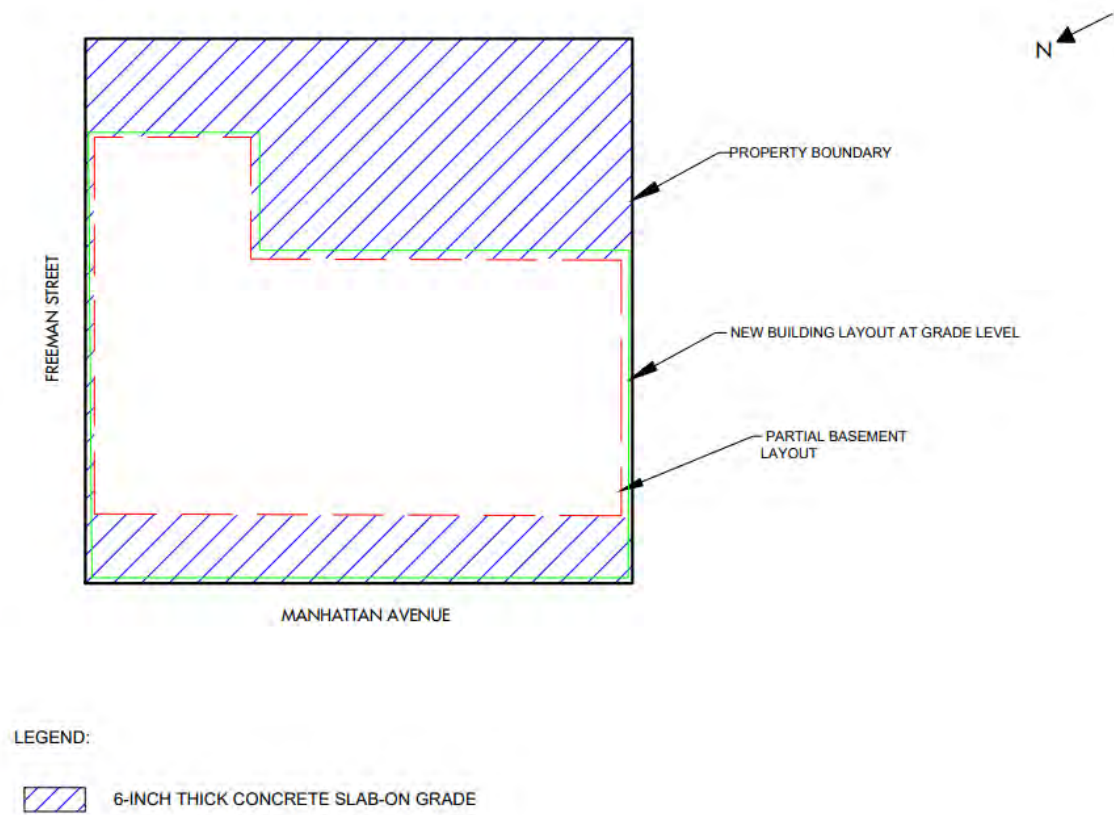
BOTTOM END POINT SAMPLE (EP-B-)

RE-COLLECTED SIDEWALL ENDPOINT SAMPLE (EP-W--a)

Vapor Mitigation System (Sub-slab Depressurization System)



Cover System





Off-Site Soil Vapor Intrusion Sampling

Off-site Soil Vapor Sampling Results

- Solicited neighboring properties to the east, west, north, and south of Site for soil vapor intrusion analysis
- Results indicated that there were no impacts to off-site properties that required mitigation
- Vapors associated with chlorinated solvents have been addressed by the site remedy (source removal, groundwater treatment)

- NOTES:
1. NYSDOH SOIL VAPOR/ INDOOR AIR DECISION MATRICES FROM MAY 2017 UPDATE
 2. MATRIX A COMPOUNDS: CARBON TETRACHLORIDE; 1,1-DICHLOROETHENE; CIS-1,2-DICHLOROETHENE; AND TRICHLOROETHENE.
 3. MATRIX B COMPOUNDS: METHYLENE CHLORIDE; TETRACHLOROETHENE; AND 1,1,1-TRICHLOROETHANE.
 4. MATRIX C COMPOUNDS: VINYL CHLORIDE.
 5. SHADED INDICATES EXCEEDANCE OF THE MONITOR/MITIGATE VALUE OF THE APPLICABLE NYSDOH MATRIX.
 6. ND = NOT DETECTED
 7. D = RESULT IS FROM AN ANALYSIS THAT REQUIRED A DILUTION
 8. SOIL VAPOR AND INDOOR/OUTDOOR AIR RESULTS OBTAINED FROM S.E.T MAY 2020 REMEDIAL INVESTIGATION REPORT.
 9. INDOOR AIR DATA FROM FORMER LOT 8 BUILDINGS HAVE BEEN DEMOLISHED AND DO NOT CURRENTLY EXIST.
 10. SOIL VAPOR RESULTS OBTAINED FROM S.E.T MAY 2020 REMEDIAL INVESTIGATION REPORT

SV-16	
Analyte	9/14/2021
Chlorinated VOCs	µg/m ³
1,1,1-Trichloroethane	2.50 D
1,2-Dichloroethane	4.70 D
Carbon tetrachloride	0.51 D
Chloroform	3 D
cis-1,2-Dichloroethylene	8.90 D
Methylene chloride	57 D
Tetrachloroethylene	110 D
trans-1,2-Dichloroethylene	7.100 D
Trichloroethylene	5.20 D
Gasoline VOCs	µg/m ³
1,2,4-Trimethylbenzene	58 D
1,3,5-Trimethylbenzene	16 D
Benzene	19 D
Ethyl Benzene	53 D
n-Heptane	39 D
n-Hexane	33 D
o-Xylene	62 D
p- & m- Xylenes	190 D
Toluene	180 D
Miscellaneous VOCs	µg/m ³
2-Butanone	1,500 D
2-Hexanone	180 D
4-Methyl-2-pentanone	1,80 D
Acetone	1,100 D
Carbon disulfide	3.10 D
Cyclohexane	7.10 D
Dichlorodifluoromethane	3.20 D
Isopropanol	33 D
p-Ethyltoluene	65 D
Propylene	55 D
Trichlorofluoromethane	53 D

OA-3	
Analyte	9/14/2021
Chlorinated VOCs	µg/m ³
Carbon tetrachloride	0.28 D
Methylene chloride	1.60 D
Tetrachloroethylene	0.61 J
Gasoline VOCs	µg/m ³
Benzene	1.10 D
Ethyl Benzene	0.47 D
n-Heptane	0.44 D
n-Hexane	0.82 D
o-Xylene	0.39 D
p- & m- Xylenes	1 D
Toluene	2 D
Miscellaneous VOCs	µg/m ³
2-Butanone	1 D
Acetone	19 D
Chloromethane	1.10 D
Dichlorodifluoromethane	2.40 D
Isopropanol	8 D
Methyl Methacrylate	0.37 J
p-Ethyltoluene	0.440 U
Propylene	1.40 D
Tetrahydrofuran	0.76 D
Trichlorofluoromethane	1.90 D

LEGEND:

- SITE BOUNDARY
- SOIL VAPOR SAMPLING POINT (SV-) INSTALLED BY HYDROTECH DURING SEPTEMBER 2021
- SOIL VAPOR SAMPLING POINT (SV-) INSTALLED BY HYDROTECH DURING DECEMBER 2022
- SOIL VAPOR (SV-) INSTALLED BY ENVIRONMENTAL BUSINESS CONSULTANTS (E.B.C) DURING OCTOBER 2017
- OUTDOOR AIR SAMPLING INSTALLED BY STRUCTURAL ENGINEERING TECHNOLOGIES P.C. (S.E.T) DURING JULY 2019
- OUTDOOR AIR SAMPLING INSTALLED BY HYDROTECH DURING DECEMBER 2022

0 20 40
APPROXIMATE SCALE
IN FEET

OA-2	
Analyte	9/14/2021
Chlorinated VOCs	µg/m ³
Carbon tetrachloride	0.28 D
Methylene chloride	0.99 D
Gasoline VOCs	µg/m ³
1,2,4-Trimethylbenzene	0.44 J
Benzene	1.20 D
Ethyl Benzene	0.66 D
n-Heptane	0.44 D
n-Hexane	0.78 D
o-Xylene	0.62 D
p- & m- Xylenes	1.70 D
Toluene	2.40 D
Miscellaneous VOCs	µg/m ³
1,3-Butadiene	0.59 J
2-Butanone	0.550 D
Acetone	5.30 D
Chloromethane	1.10 D
Cyclohexane	0.31 J
Dichlorodifluoromethane	2.40 D
Isopropanol	1.70 D
p-Ethyltoluene	0.44 D
Propylene	1.40 D
Tetrahydrofuran	0.60 D
Trichlorofluoromethane	1.60 D

OA	
Analyte	7/2/2019
Chlorinated VOCs	µg/m ³
Carbon tetrachloride	0.44 D
Methylene chloride	7.50 D
Gasoline VOCs	µg/m ³
1,2,4-Trimethylbenzene	0.79 D
Benzene	0.74 D
Ethyl Benzene	0.57 D
o-Xylene	0.65 D
p- & m- Xylenes	1.70 D
Toluene	3.10 D
n-Heptane	0.70 D
n-Hexane	0.71 D
Miscellaneous VOCs	µg/m ³
Acetone	11 D
Dichlorodifluoromethane	1.40 D
2-Butanone	1.40 D
p-Ethyltoluene	0.69 D

SV-17	
Analyte	9/14/2021
Chlorinated VOCs	µg/m ³
1,2-Dichloroethane	3 D
Methylene chloride	15 D
Tetrachloroethylene	69 D
Gasoline VOCs	µg/m ³
1,2,4-Trimethylbenzene	47 D
1,3,5-Trimethylbenzene	11 D
Benzene	10 D
Ethyl Benzene	37 D
n-Heptane	20 D
n-Hexane	17 D
o-Xylene	45 D
p- & m- Xylenes	140 D
Toluene	120 D
Miscellaneous VOCs	µg/m ³
2-Butanone	410 D
2-Hexanone	33 D
Acetone	380 D
Carbon disulfide	5.30 D
Cyclohexane	3.90 D
Isopropanol	14 D
p-Ethyltoluene	50 D
Propylene	21 D
Trichlorofluoromethane	39 D

SV-21	
Analyte	9/14/2021
Chlorinated VOCs	µg/m ³
1,1,1-Trichloroethane	3.50 D
Chloroform	72 D
Methylene chloride	1.20 J
Gasoline VOCs	µg/m ³
Benzene	0.90 D
n-Heptane	0.72 J
n-Hexane	0.87 D
o-Xylene	0.76 J
p- & m- Xylenes	1.50 J
Toluene	2.60 D
Miscellaneous VOCs	µg/m ³
2-Butanone	36 D
Acetone	55 D
Chloromethane	0.36 J
Dichlorodifluoromethane	2.40 D
Isopropanol	57 D
Tetrahydrofuran	83 D
Trichlorofluoromethane	1.20 D

OA-4	
Analyte	9/14/2021
Chlorinated VOCs	µg/m ³
Carbon tetrachloride	0.30 D
Methylene chloride	1.40 D
Tetrachloroethylene	0.71 D
Gasoline VOCs	µg/m ³
Benzene	0.80 D
Ethyl Benzene	0.46 D
n-Heptane	0.50 D
n-Hexane	0.88 D
o-Xylene	0.39 D
p- & m- Xylenes	1.20 D
Toluene	9.20 D
Miscellaneous VOCs	µg/m ³
2-Butanone	0.64 D
Acetone	13 D
Chloromethane	1.20 D
Cyclohexane	0.28 J
Dichlorodifluoromethane	2.60 D
Isopropanol	8.60 D
Methyl Methacrylate	0.40 D
p-Ethyltoluene	0.400 U
Propylene	1.20 D
Tetrahydrofuran	0.55 D
Trichlorofluoromethane	1.50 D

SV-19	
Analyte	9/14/2021
Chlorinated VOCs	µg/m ³
Methylene chloride	1.40 D
Tetrachloroethylene	1.30 J
Gasoline VOCs	µg/m ³
1,2,4-Trimethylbenzene	62 D
1,3,5-Trimethylbenzene	23 D
Benzene	2.60 D
Ethyl Benzene	23 D
n-Heptane	3.10 D
n-Hexane	3.30 D
o-Xylene	14 D
p- & m- Xylenes	21 D
Toluene	7.40 D
Miscellaneous VOCs	µg/m ³
1,3-Butadiene	1.20 J
2-Butanone	32 D
Acetone	49 D
Carbon disulfide	3.50 D
Chloromethane	0.38 D
Cyclohexane	7.70 D
Dichlorodifluoromethane	2.60 D
Isopropanol	32 D
p-Ethyltoluene	12 D
Styrene	0.79 J
Tetrahydrofuran	92 D
Trichlorofluoromethane	1.50 D

SV-18	
Analyte	9/14/2021
Chlorinated VOCs	µg/m ³
1,2-Dichloroethane	2.80 D
Methylene chloride	16 D
Tetrachloroethylene	170 D
Trichloroethylene	0.370 D
Gasoline VOCs	µg/m ³
1,2,4-Trimethylbenzene	50 D
1,3,5-Trimethylbenzene	13 D
Benzene	14 D
Ethyl Benzene	39 D
n-Heptane	24 D
n-Hexane	20 D
o-Xylene	47 D
p- & m- Xylenes	140 D
Toluene	130 D
Miscellaneous VOCs	µg/m ³
2-Butanone	510 D
2-Hexanone	120 D
4-Methyl-2-pentanone	1,100 D
Acetone	360 D
Carbon disulfide	4 D
Chloromethane	0.75 D
Cyclohexane	4.50 D
Dichlorodifluoromethane	1.90 D
Isopropanol	13 D
p-Ethyltoluene	53 D
Propylene	27 D
Trichlorofluoromethane	2.20 D

IA-1	
Analyte	12/9/2022
Chlorinated VOCs	µg/m ³
Methylene chloride	1.50 D
Tetrachloroethylene	0.95 D
Gasoline VOCs	µg/m ³
1,2,4-Trimethylbenzene	0.88 D
1,3,5-Trimethylbenzene	0.460 U
Benzene	0.75 D
Ethyl Benzene	1.30 D
n-Heptane	6.10 D
n-Hexane	1.30 D
o-Xylene	1.70 D
p- & m- Xylenes	5.40 D
Toluene	31 D
Miscellaneous VOCs	µg/m ³
2-Butanone	4.60 D
Acetone	19.00 D
Chloromethane	1.10 D
Cyclohexane	0.32 J
Dichlorodifluoromethane	2.40 D
Isopropanol	5.30 D
p-Ethyltoluene	0.74 D
Propylene	1.50 D
Trichlorofluoromethane	1.70 D

SSB-1	
Analyte	12/9/2022
Chlorinated VOCs	µg/m ³
Chloroform	5.10 D
Methylene chloride	2 J
Tetrachloroethylene	21 D
Trichloroethylene	2 D
Gasoline VOCs	µg/m ³
1,2,4-Trimethylbenzene	3.30 D
1,3,5-Trimethylbenzene	1.40 J
Benzene	1.50 D
Ethyl Benzene	4.30 D
n-Heptane	4 D
n-Hexane	2.80 D
o-Xylene	5.40 D
p- & m- Xylenes	14 D
Toluene	300 D
Miscellaneous VOCs	µg/m ³
2-Butanone	4.50 D
2-Hexanone	2.30 J
Acetone	67 D
Chloromethane	1.10 D
Cyclohexane	0.98 J
Dichlorodifluoromethane	2.80 D
Isopropanol	2.70 D
p-Ethyltoluene	2.20 D
Propylene	2.30 D
Trichlorofluoromethane	1.60 D

OA-1	
Analyte	#####
Chlorinated VOCs	µg/m ³
cis-1,2-Dichloroethylene	0.60 D
Methylene chloride	1.10 D
Tetrachloroethylene	2.80 D
Gasoline VOCs	µg/m ³
1,2,4-Trimethylbenzene	1.80 D
1,3,5-Trimethylbenzene	0.74 J
Benzene	1.30 D
Ethyl Benzene	0.910 D
n-Heptane	0.86 D
n-Hexane	1.30 D
o-Xylene	1.20 D
p- & m- Xylenes	2.70 D
Toluene	4.50 D
Miscellaneous VOCs	µg/m ³
2-Butanone	19 D
Acetone	22 D
Chloromethane	1.20 D
Dichlorodifluoromethane	2.50 D
Isopropanol	18 D
p-Ethyltoluene	1.30 D
Propylene	0.98 D
Styrene	0.64 J
Tetrahydrofuran	55 D
Trichlorofluoromethane	1.40 D

SV-3	
Analyte	10/30/2017
Chlorinated VOCs	µg/m ³
Carbon tetrachloride	0.31
Chloroform	1.18
Tetrachloroethylene	2.72
Gasoline VOCs	µg/m ³
1,2,4-Trimethylbenzene	9.09
1,3,5-Trimethylbenzene	2.81
Benzene	1.66
Ethyl Benzene	5.47
n-Heptane	1.45
n-Hexane	1.42
o-Xylene	11.5
p- & m- Xylenes	19.5
Toluene	15.5
Miscellaneous VOCs	µg/m ³
2-Butanone	5.75
4-Methyl-2-pentanone	3.33
Acetone	40.1
Carbon disulfide	2.08
Dichlorodifluoromethane	2.21
Propylene	1.26
Tetrahydrofuran	1.66
Trichlorofluoromethane	2.22

SV-1	
Analyte	10/30/2017
Chlorinated VOCs	µg/m ³
Carbon tetrachloride	0.44
cis-1,2-Dichloroethylene	0.23
Tetrachloroethylene	1.74
Trichloroethylene	0.34
Gasoline VOCs	µg/m ³
1,2,4-Trimethylbenzene	9.92
1,3,5-Trimethylbenzene	3.11
Benzene	2.35
Ethyl Benzene	5.77
n-Heptane	2.02
n-Hexane	2.26
o-Xylene	12.6
p- & m- Xylenes	21.3
Toluene	15.9
Miscellaneous VOCs	µg/m ³
2-Butanone	7.63
2-Hexanone	2.42
4-Methyl-2-pentanone	4.67
Acetone	33
Carbon disulfide	39.5
Cyclohexane	1.31
Dichlorodifluoromethane	2.5
Ethyl acetate	1.15
Propylene	3.04
Tetrahydrofuran	2.56
Trichlorofluoromethane	1.34

SV-2	
Analyte	10/30/2017
Chlorinated VOCs	µg/m ³
Carbon tetrachloride	0.44
Tetrachloroethylene	1.71
Gasoline VOCs	µg/m ³
1,2,4-Trimethylbenzene	11.4
1,3,5-Trimethylbenzene	3.54
Benzene	2.3
Ethyl Benzene	6.68
n-Heptane	2.46
n-Hexane	2.09
o-Xylene	14.3
p- & m- Xylenes	25
Toluene	21.8
Miscellaneous VOCs	µg/m ³
2-Butanone	5.33
4-Methyl-2-pentanone	4.42
Acetone	23.7
Cyclohexane	1.11
Dichlorodifluoromethane	2.47
Propylene	1.04
Tetrahydrofuran	2.2
Trichlorofluoromethane	1.38

LEGEND (CONT):

- SUB-SLAB SAMPLING POINT (SSB-) INSTALLED BY HYDROTECH DURING DECEMBER 2022
- INDOOR AIR SAMPLE (IA-) COLLECTED BY HYDROTECH DURING DECEMBER 2022

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DATE	DESCRIPTION	CHK

SEAL & SIGNATURE



HYDROTECH ENVIRONMENTAL ENGINEERING AND GEOLOGY, DPC

231 WEST 29TH STREET, SUITE 1104, NEW YORK, NY 10001

TEL: (631) 462-5866

BASE DRAWING PREPARED BY

PROJECT NAME AND ADDRESS

170 FREEMAN STREET, BROOKLYN, NY

PROJECT FIGURE

FIGURE 17: MAP OF VOCs IN OFF-SITE SOIL VAPORS

PROJECT NO. 210010 DATE 1/18/2023

DRAWN BY N.P. REVIEWED BY P.M.

SCALE (11X17) AS NOTED APPROVED BY P.M.

Current Status

- Based on the results of the remedial investigations, and the IRM that has been performed, a No Further Action remedy has been selected.
- On October 22, 2025, the No Further Action Remedial Action Work Plan (NFA RAWP) was approved and NYSDEC issued a Decision Document summarizing the approved remedy
- The on-site building was completed in mid-September 2025
- The Final Engineering Report was submitted and is under review.
- This site is on track to received a Certificate of Completion by December 31, 2025

NYSDEC Process, Timing, and Next Steps

- The No Further Action remedy includes continued operation of the remedial systems and the implementation of institutional controls/engineering controls (ICs/ECs)
 - Continue post-treatment groundwater monitoring under the Site Management Plan
 - Recording of an Environmental Easement to limit site use and to ensure compliance with the Site Management Plan
 - Approve Final Engineering Report
 - Issue Certificate of Completion anticipated for December 2025
- Access the RAWP, FER and other project documents online through DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224315/>



Department of Environmental Conservation

CB-01 LANDMARKS COMMITTEE PREVIEW

RESIDENTIAL MULTIFAMILY BUILDING

144 GREENPOINT AVENUE, BROOKLYN, NY 11222

LPC DOCKET: LPC-26-01803

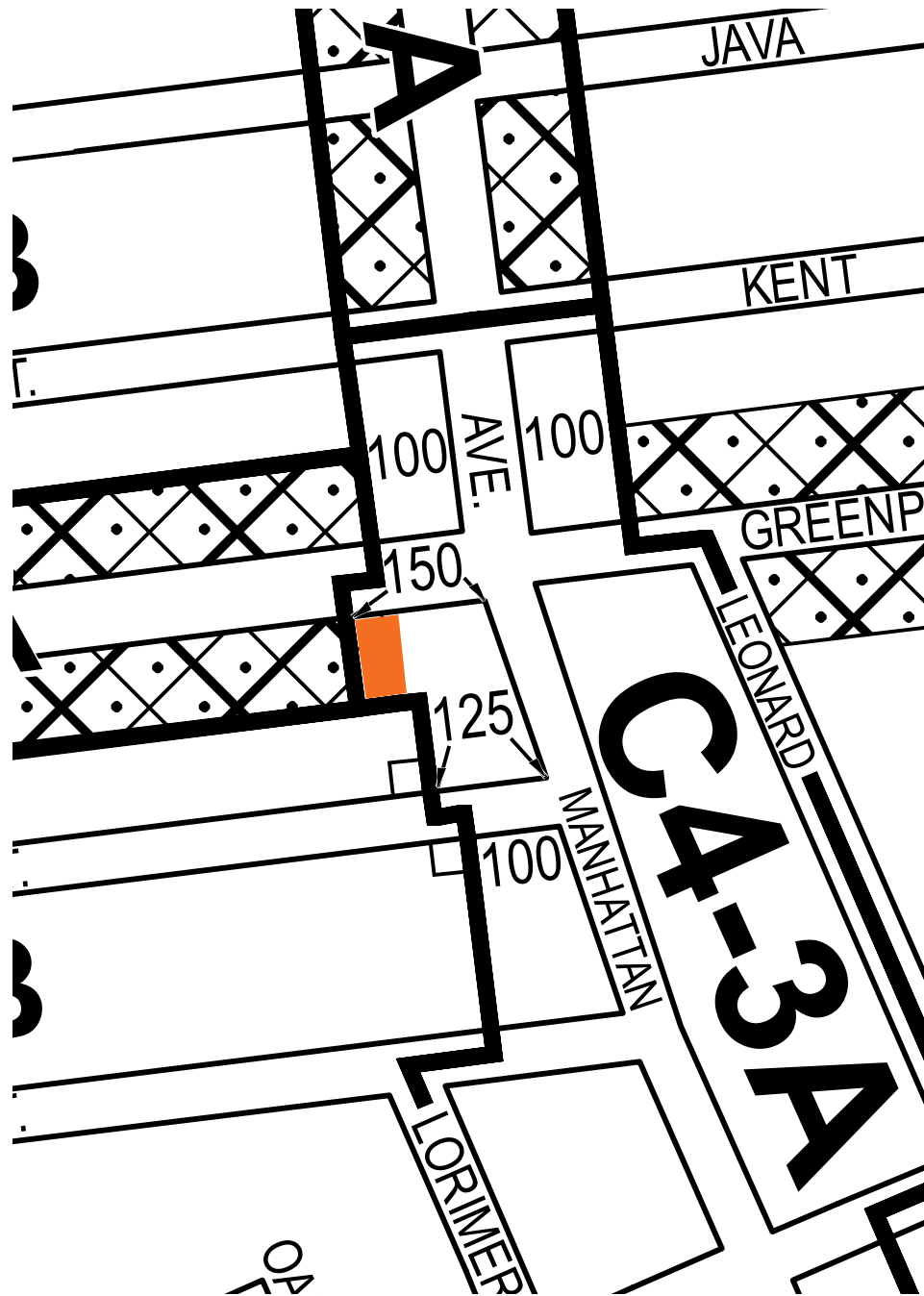
DISTRICT INFORMATION

BOROUGH: BROOKLYN

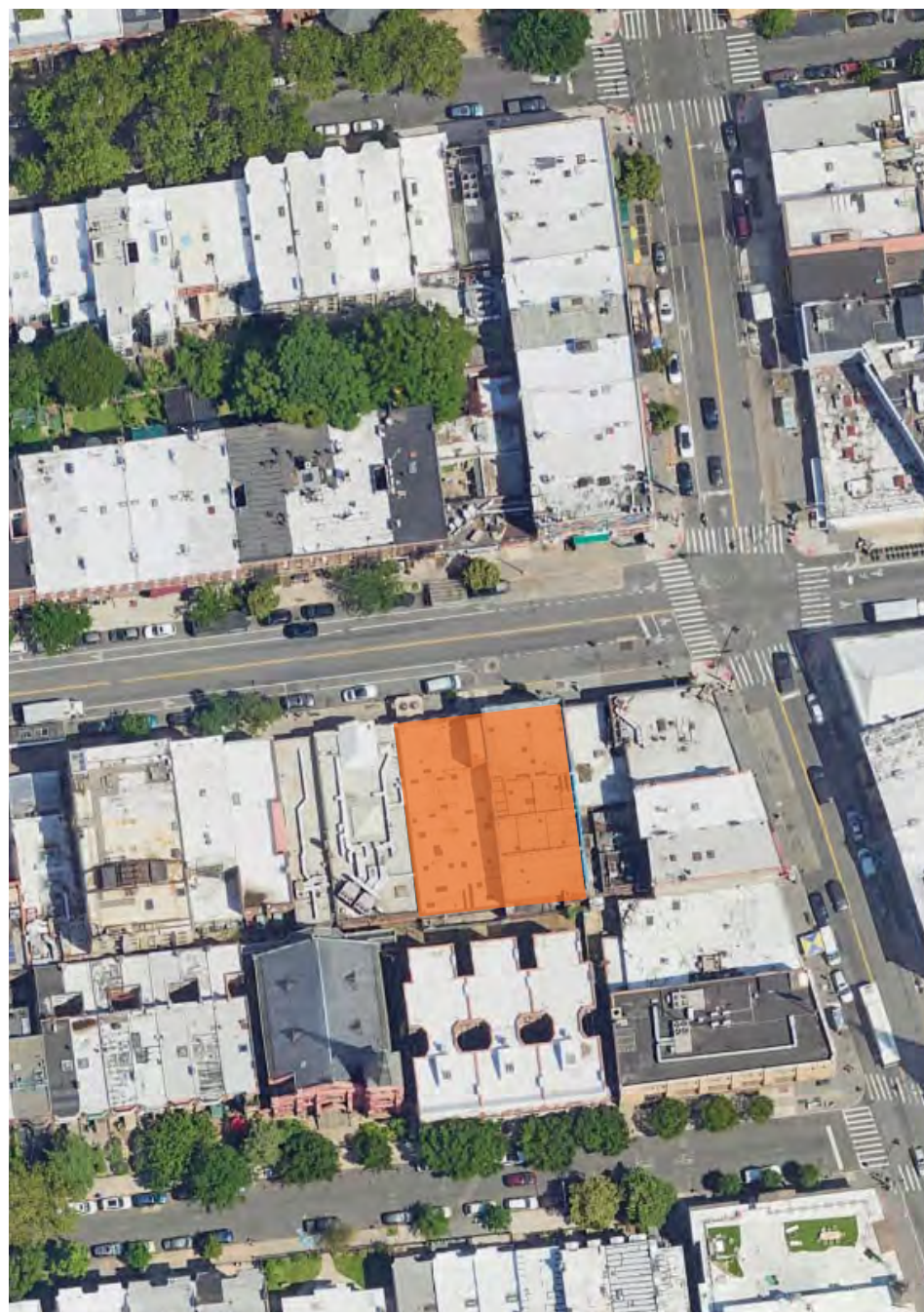
BLOCK: 2563

TAX LOT: 37

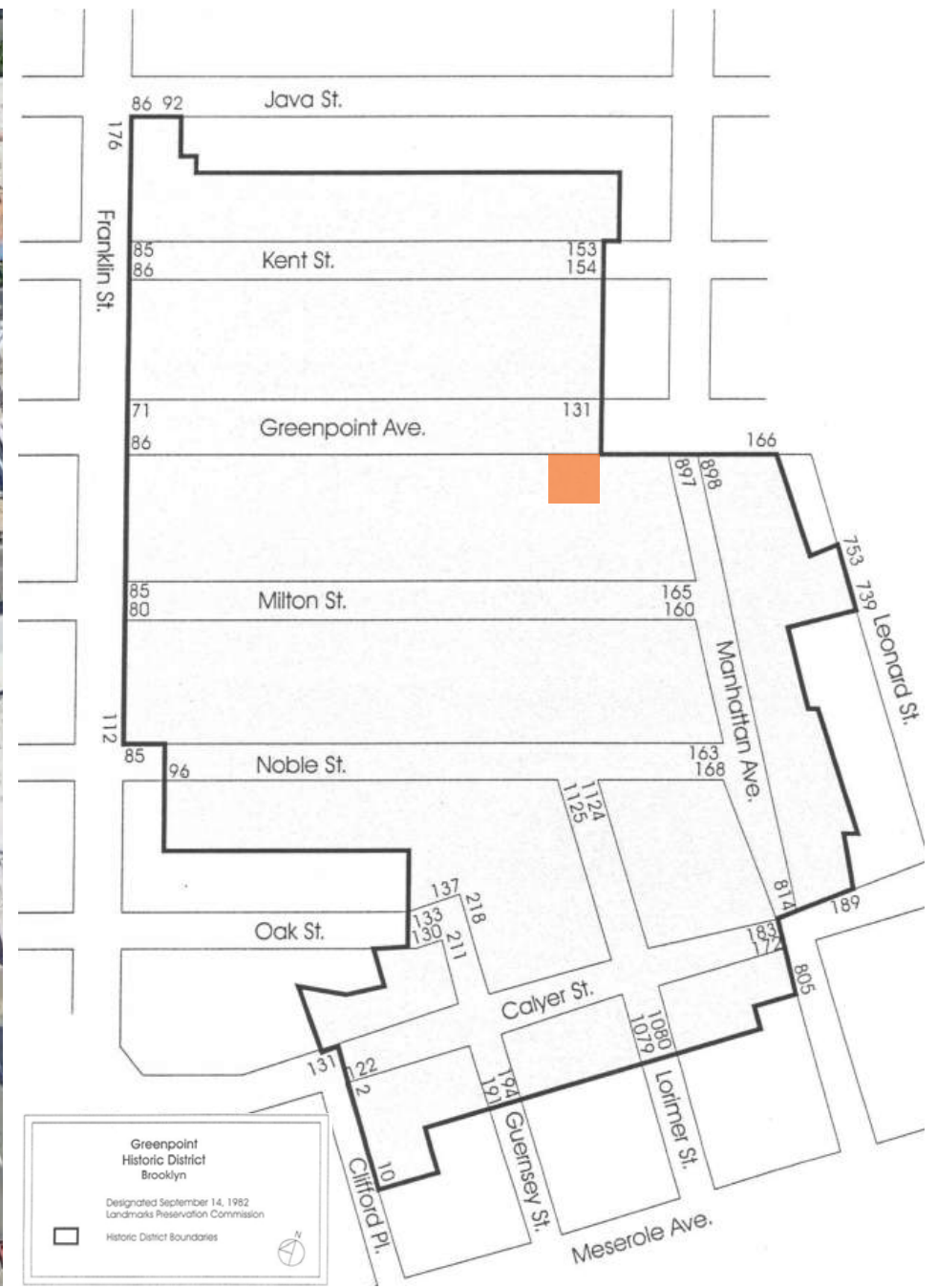
ZONING DISTRICT: C4-3A (R6A Equivalent)



ZONING MAP

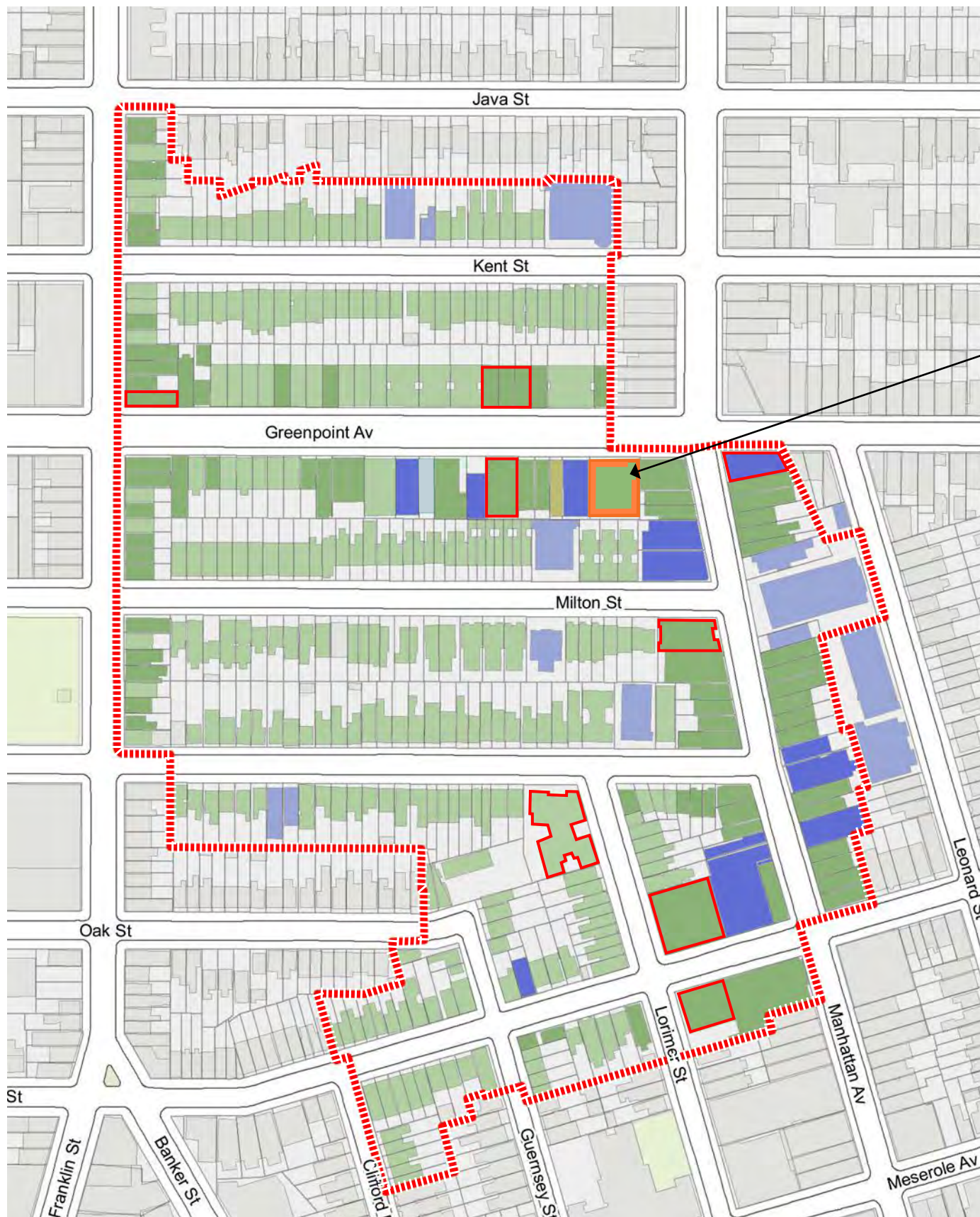


AERIAL VIEW OF SITE



GREENPOINT HISTORIC DISTRICT BROOKLYN

DISTRICT INFORMATION
 BOROUGH: BROOKLYN
 BLOCK: 2563
 TAX LOT: 37
 ZONING DISTRICT: C4-3A (R6A Equivalent)
 LANDMARK STATUS: L - LANDMARK



The project is a completely new design to the previously approved commercial project at this location.

The project has new ownership and is now a multifamily residential project with 55 dwelling units, 20% of which will be affordable.

The intent of the design is a standalone building, with a brick façade and regular cadence of windows recalling the historic tenement housing along Greenpoint avenue.

Street wall height will be similar to the existing residential street wall on the avenue, and a projecting cornice will reduce sightlines of the set back upper floors.

On a volumetric basis the proposed residential building is 30% smaller at 257,008 cubic feet from the previously approved commercial project which was 366,564 cubic feet.

Our floor area has increased from the previously approved with the conversion and change to residential zoning but is still about 15% less than the allowable on the site. The lot coverage is also reduced with our full open rear yard to improve the interior of the block.

- ||||| HISTORIC DISTRICT BOUNDARY
- REFERENCES
- RESIDENTIAL BUILDING
- MIXED USE BUILDING - COMMERCIAL + RESIDENTIAL
- COMMERCIAL + OFFICE
- CHURCH, SYNAGOGUE, CHAPEL
- INDUSTRIAL + MANUFACTURING
- MUSEUM/INSTITUTE



1940 TAX PHOTO



EXISTING



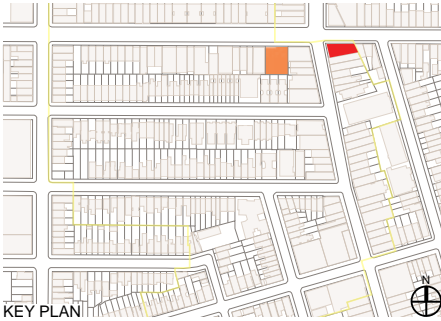
PREVIOUSLY APPROVED



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



894 MANHATTAN AVE, CORNER VIEW

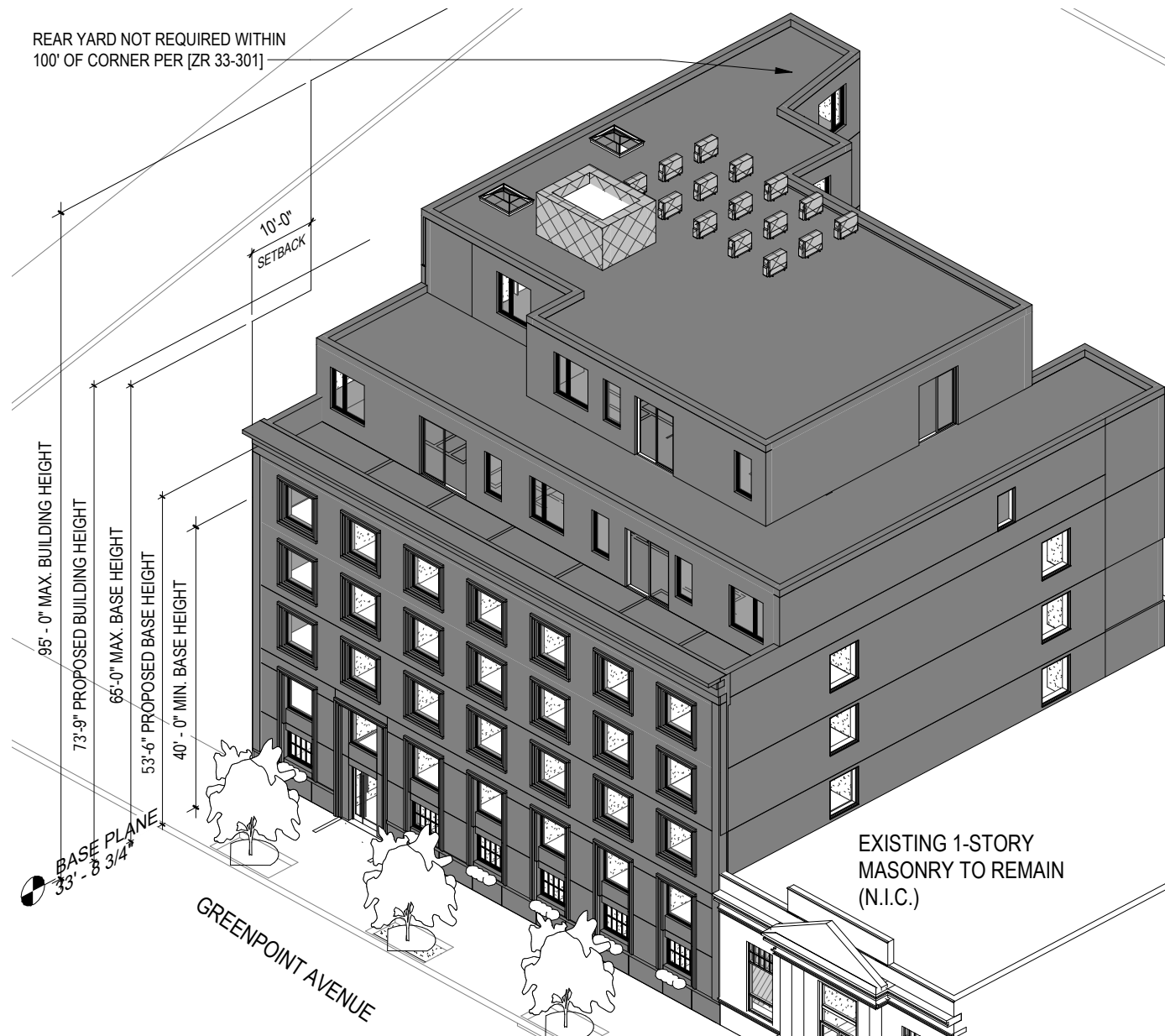


PROPOSED: RESIDENTIAL, 20% AFFORDABLE

COMMERCIAL FLOOR AREA TO RESIDENTIAL CONVERSION: [ZR 15-11] 11,163 SF
ALLOWABLE NEW F.A.R.: ZR23-22: 3.90 [ZR 23-22] x 7,600 SF = 29,640.00 SF
MAX ALLOWABLE FLOOR AREA: [ZR - 15-11] 40,803 SF
PROPOSED ZONING FLOOR AREA: [ZR23-22, 15-11] 34,351 SF
STORIES: 7
BUILDING HEIGHT: 73'-9"
BASE HEIGHT: 53'-6"
FRONT SETBACK: 10'
REAR YARD: 20'
TOTAL STREET FRONTAGE: 80'
DWELLING UNITS: 55

PREVIOUSLY APPROVED: COMMERCIAL

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

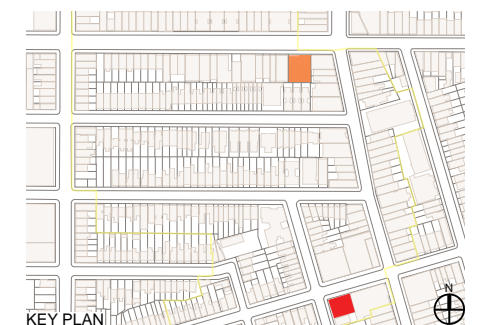




807 MANHATTAN AVE, CORNER VIEW



807 MANHATTAN AVE, WEST VIEW

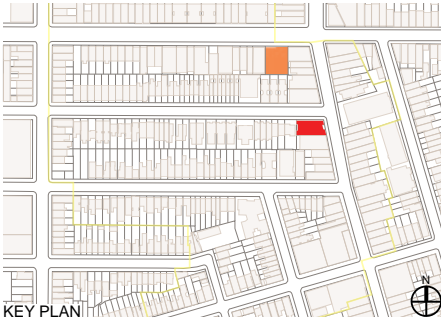




863 MANHATTAN AVE, EAST VIEW



863 MANHATTAN AVE, CORNER VIEW

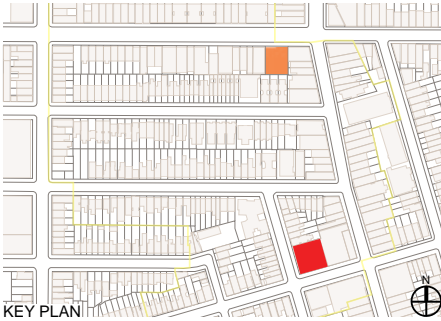




171 CALYER ST, CORNER VIEW



171 CALYER ST, SOUTH VIEW, RENDERING

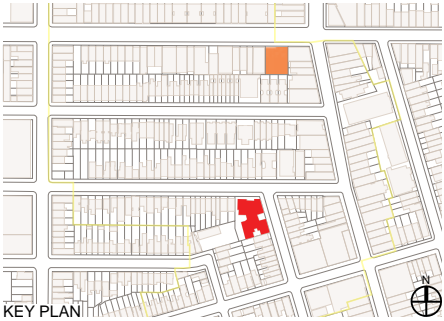




1125 LORIMER, CORNER VIEW



1125 LORIMER, NORTH VIEW





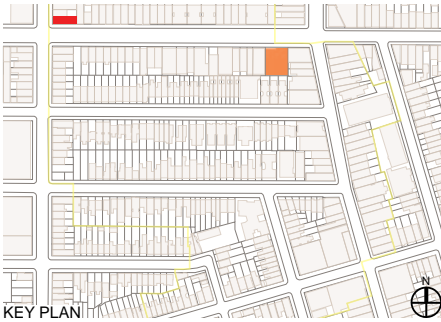
CORNER VIEW



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



SOUTH VIEW



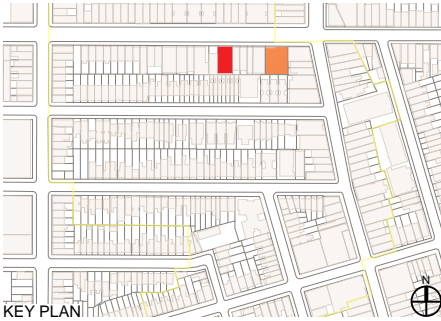
KEY PLAN



130 GREENPOINT AVE, SOUTH VIEW



130 GREENPOINT AVE, CORNER VIEW

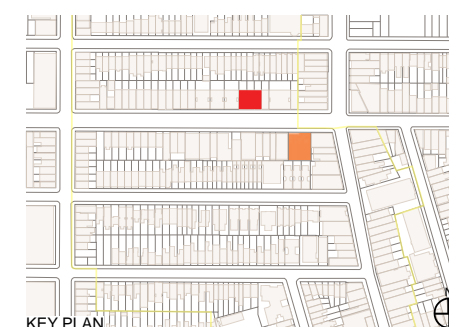




117 + 119 GREENPOINT AVE



119 + 121 GREENPOINT AVE





PREVIOUSLY APPROVED STREET ELEVATION



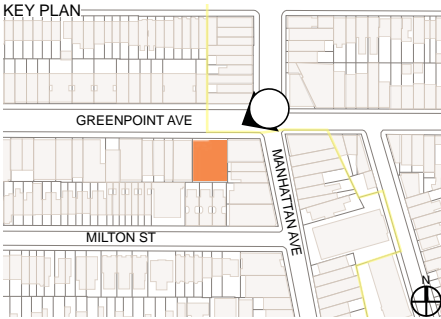
PROPOSED STREET ELEVATION



PREVIOUSLY APPROVED



PROPOSED



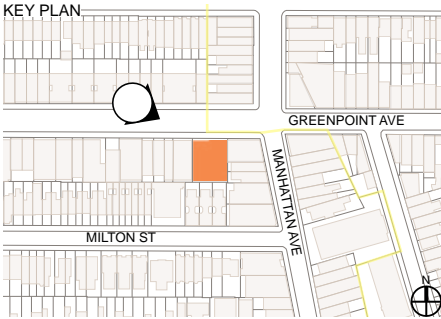


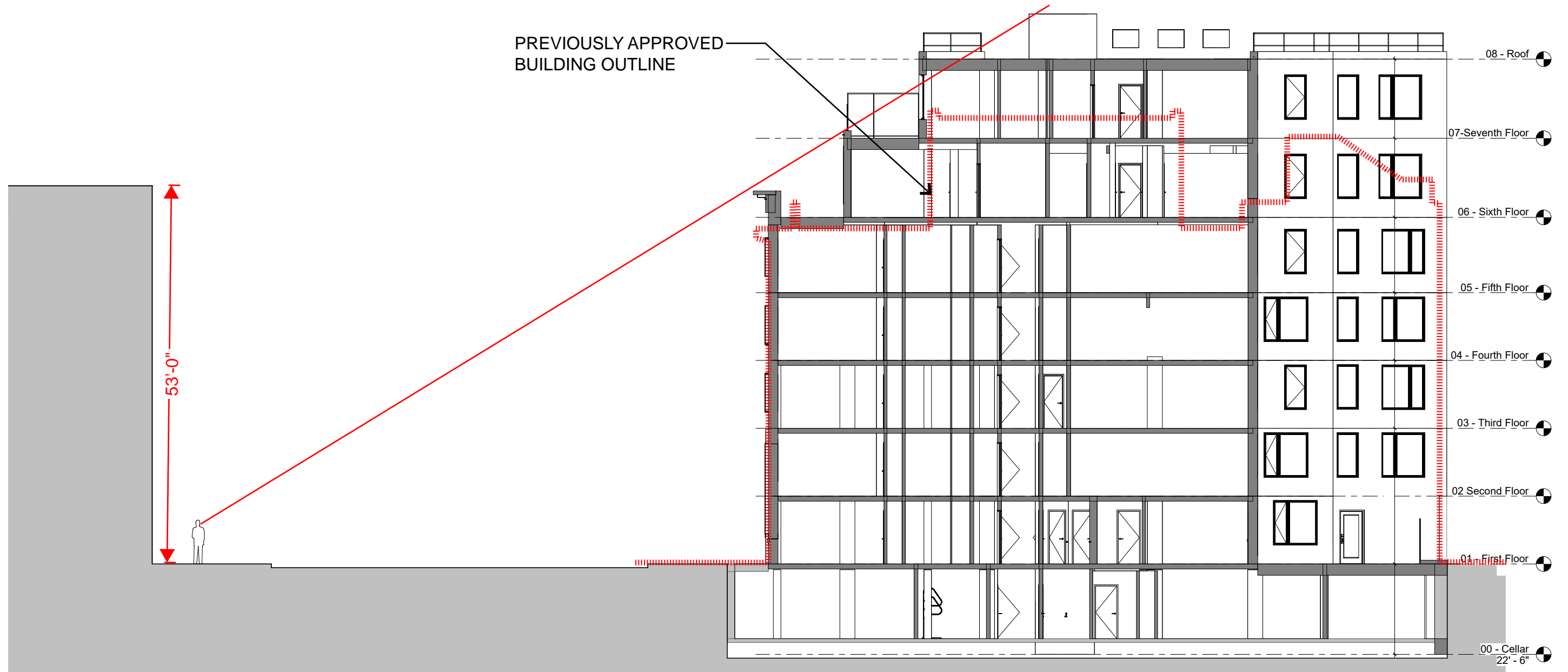


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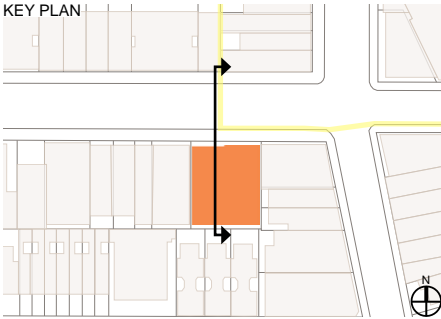


PROPOSED



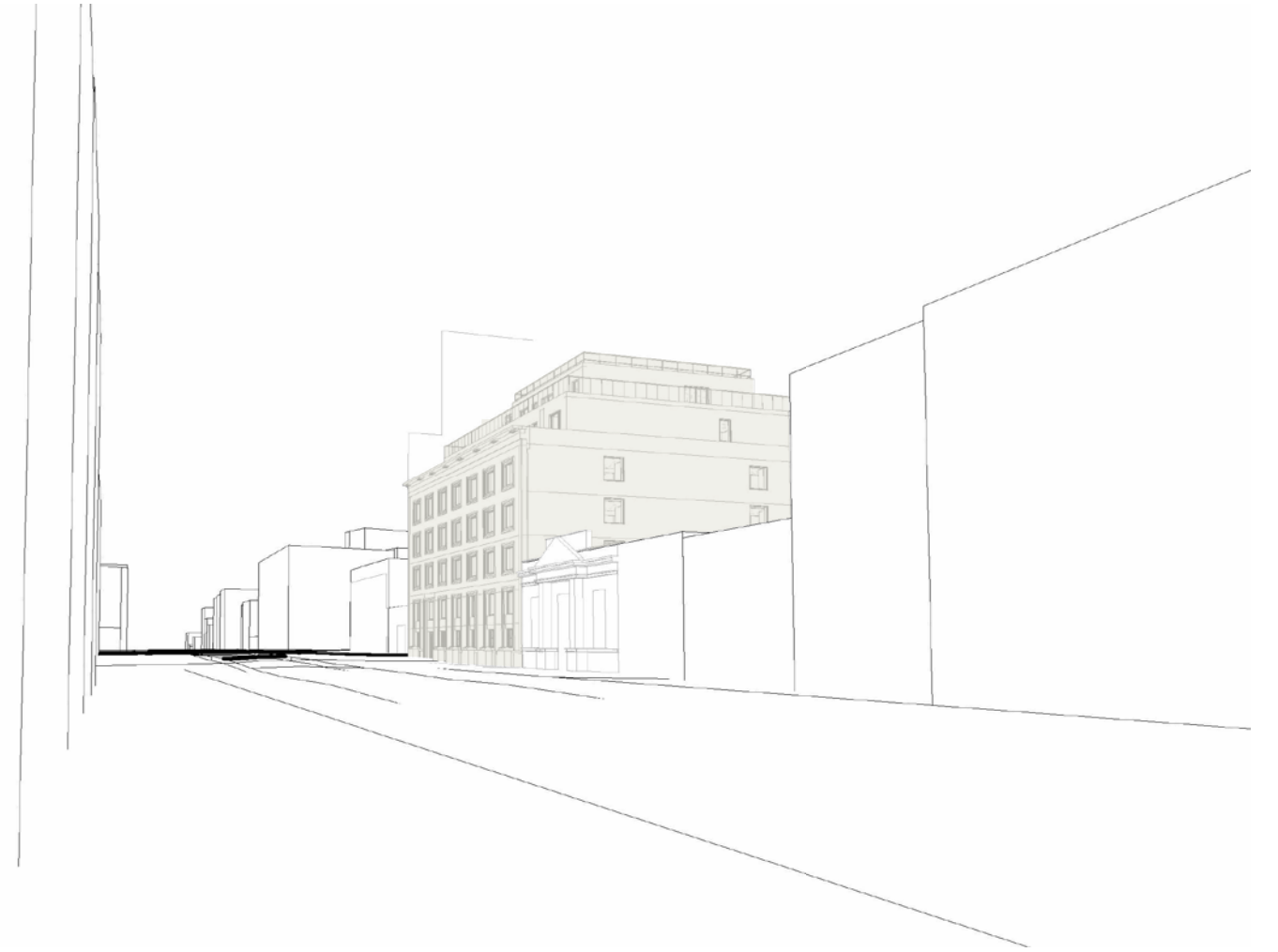


PROPOSED SITE LINE SECTION

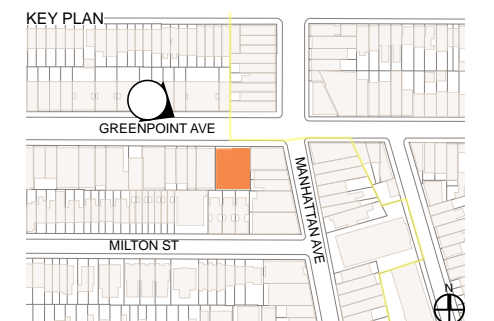




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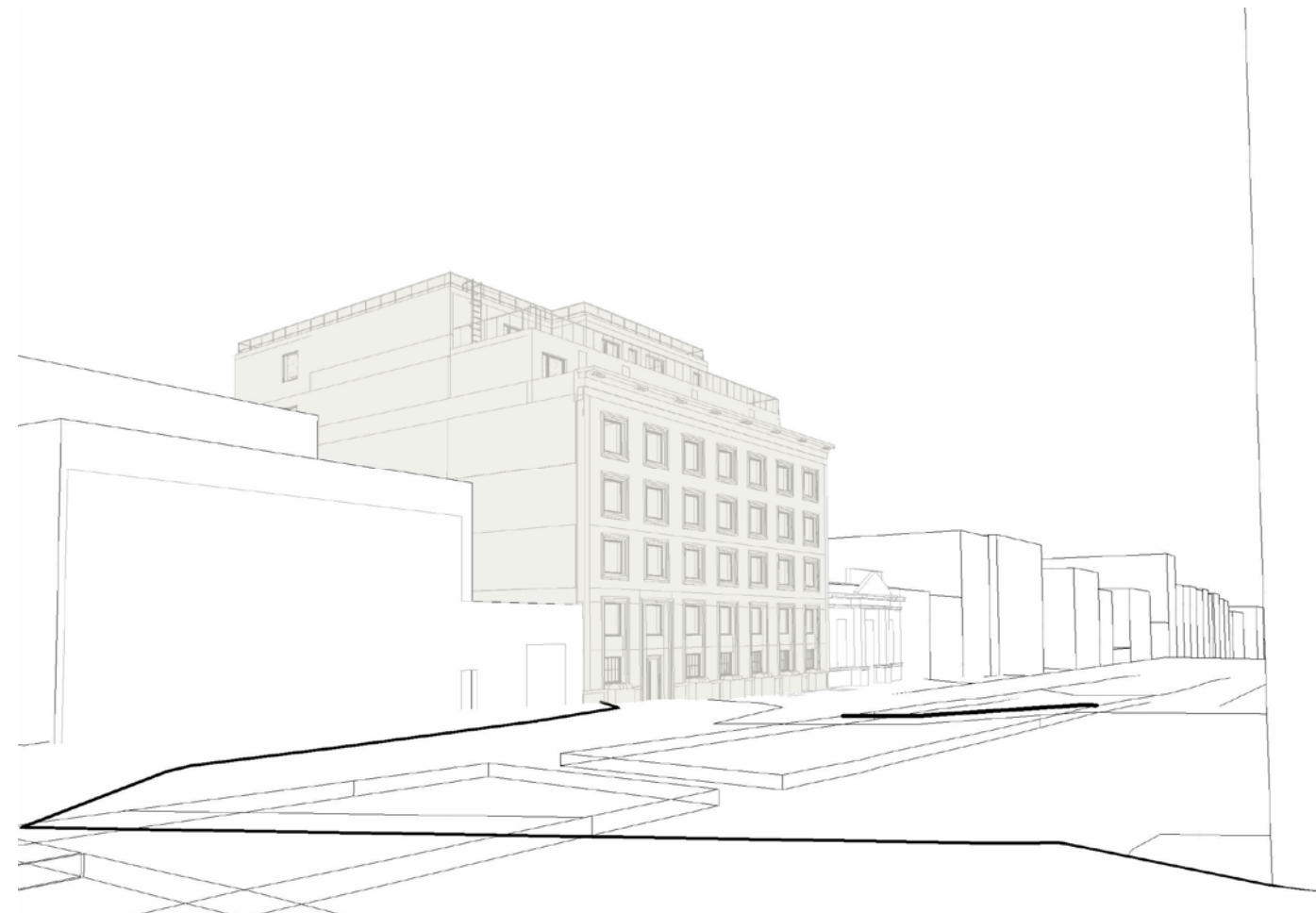


PROPOSED





PREVIOUSLY APPROVED

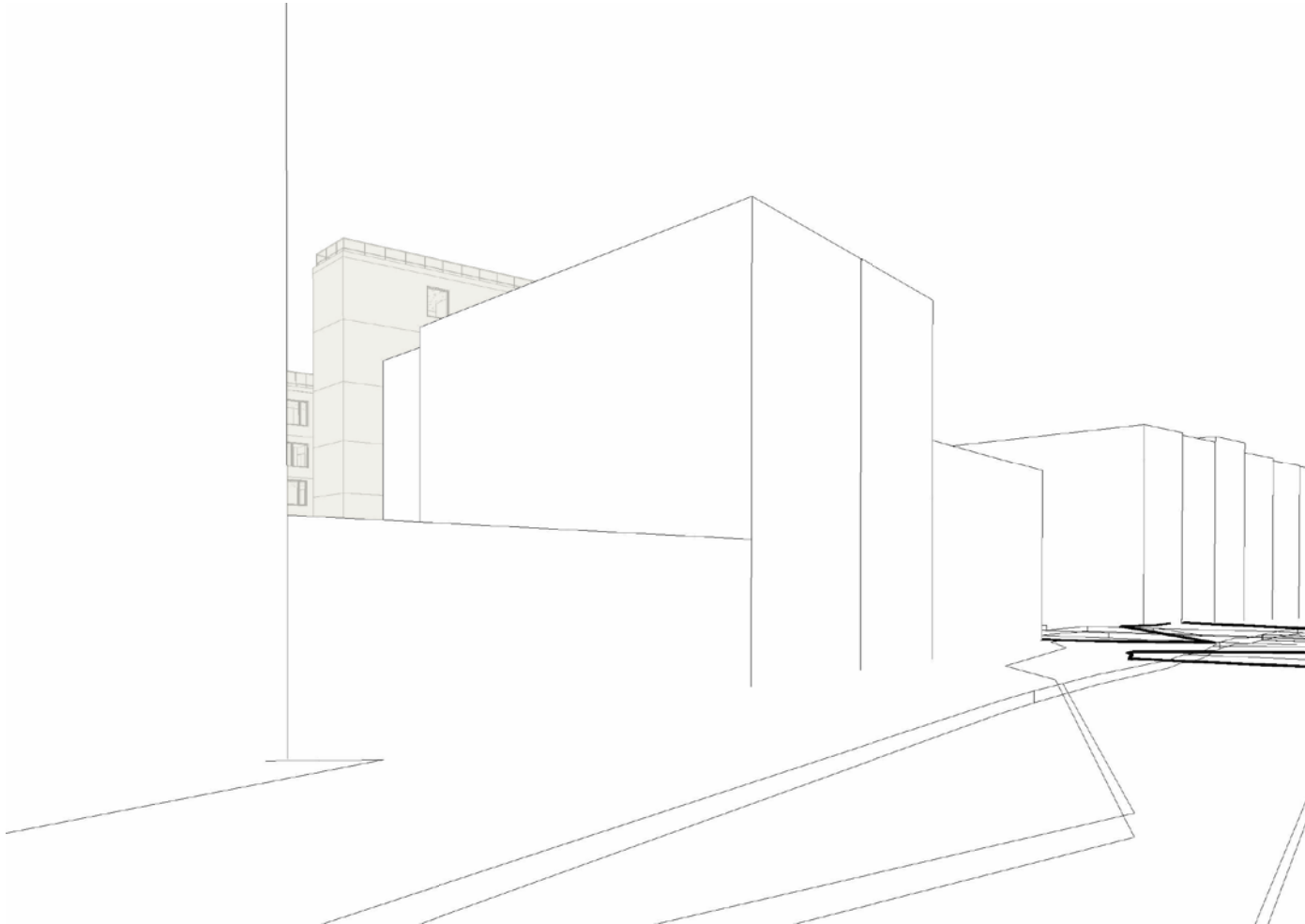


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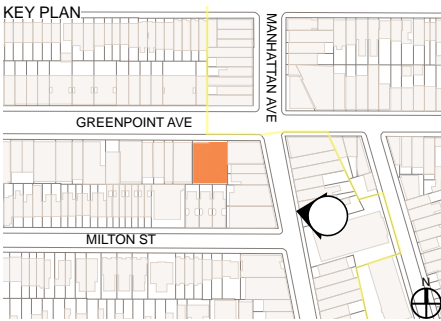




PREVIOUSLY APPROVED

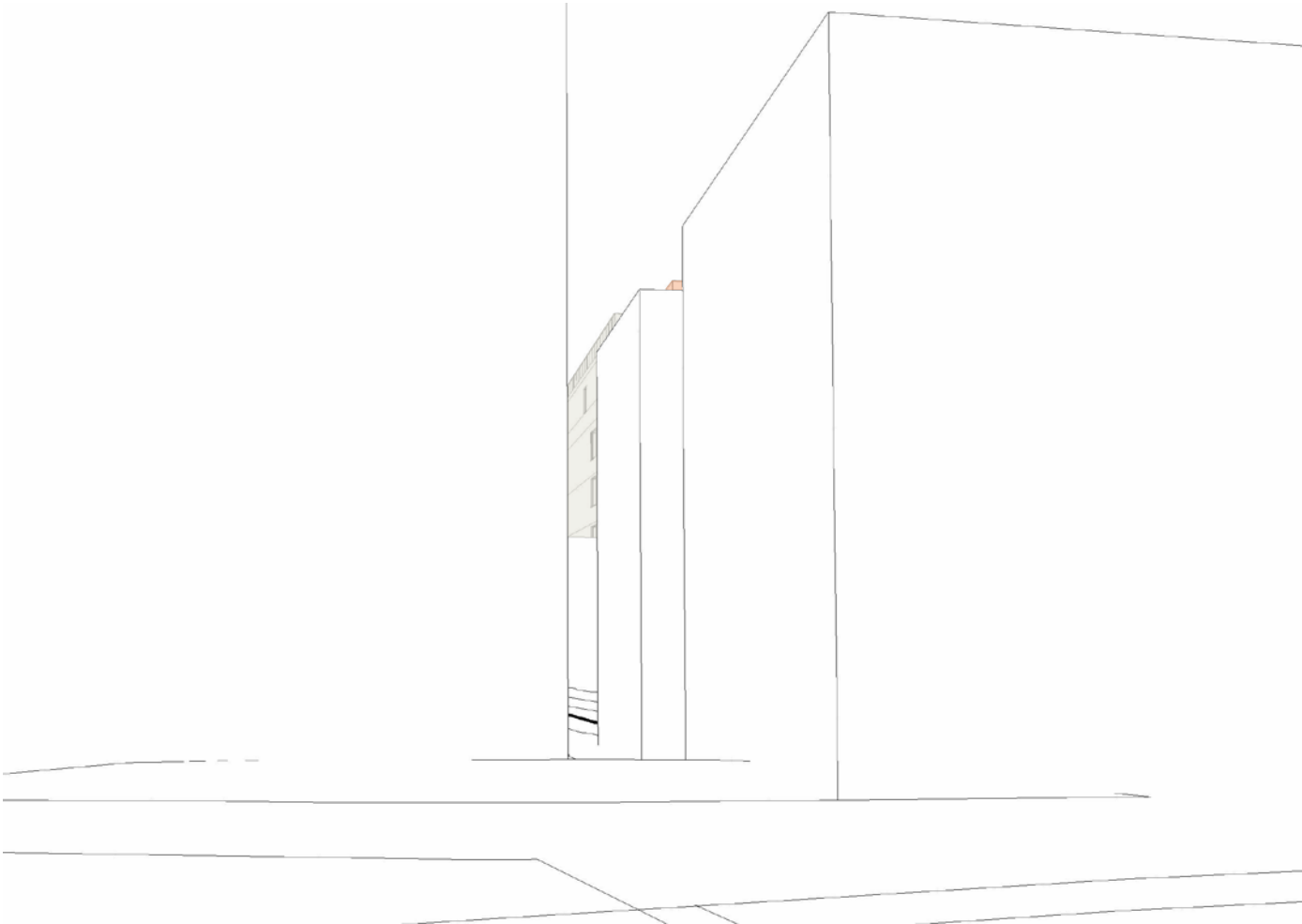


PROPOSED

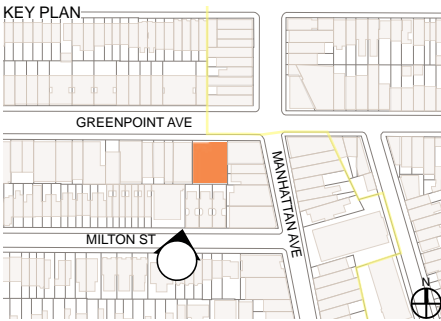




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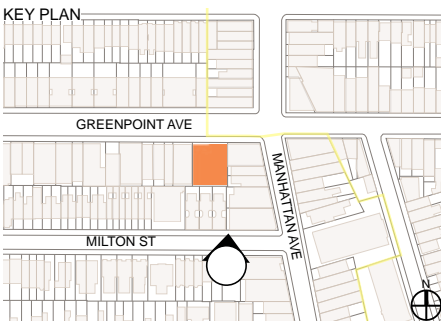




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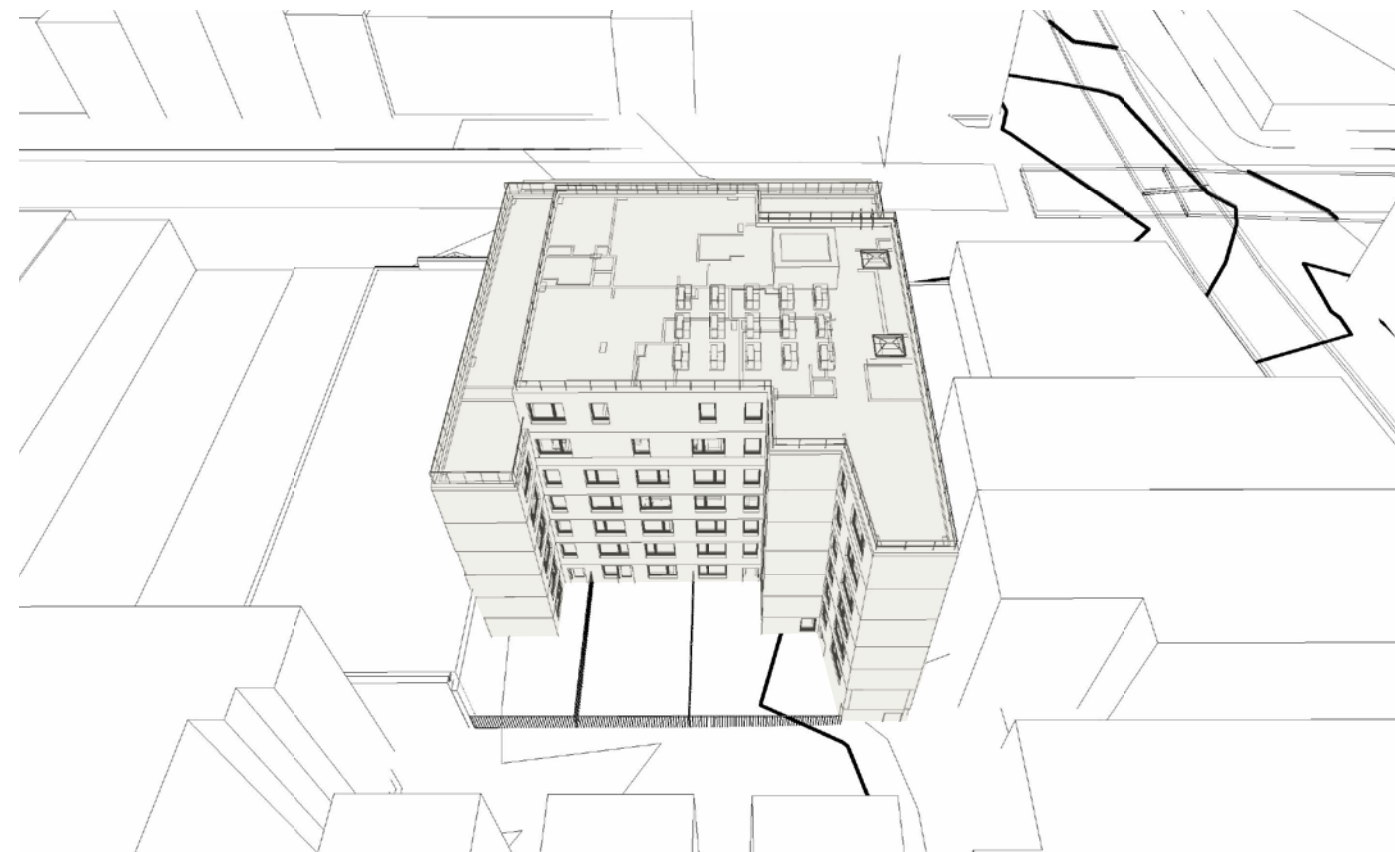


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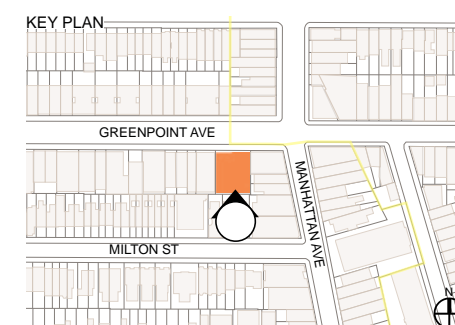




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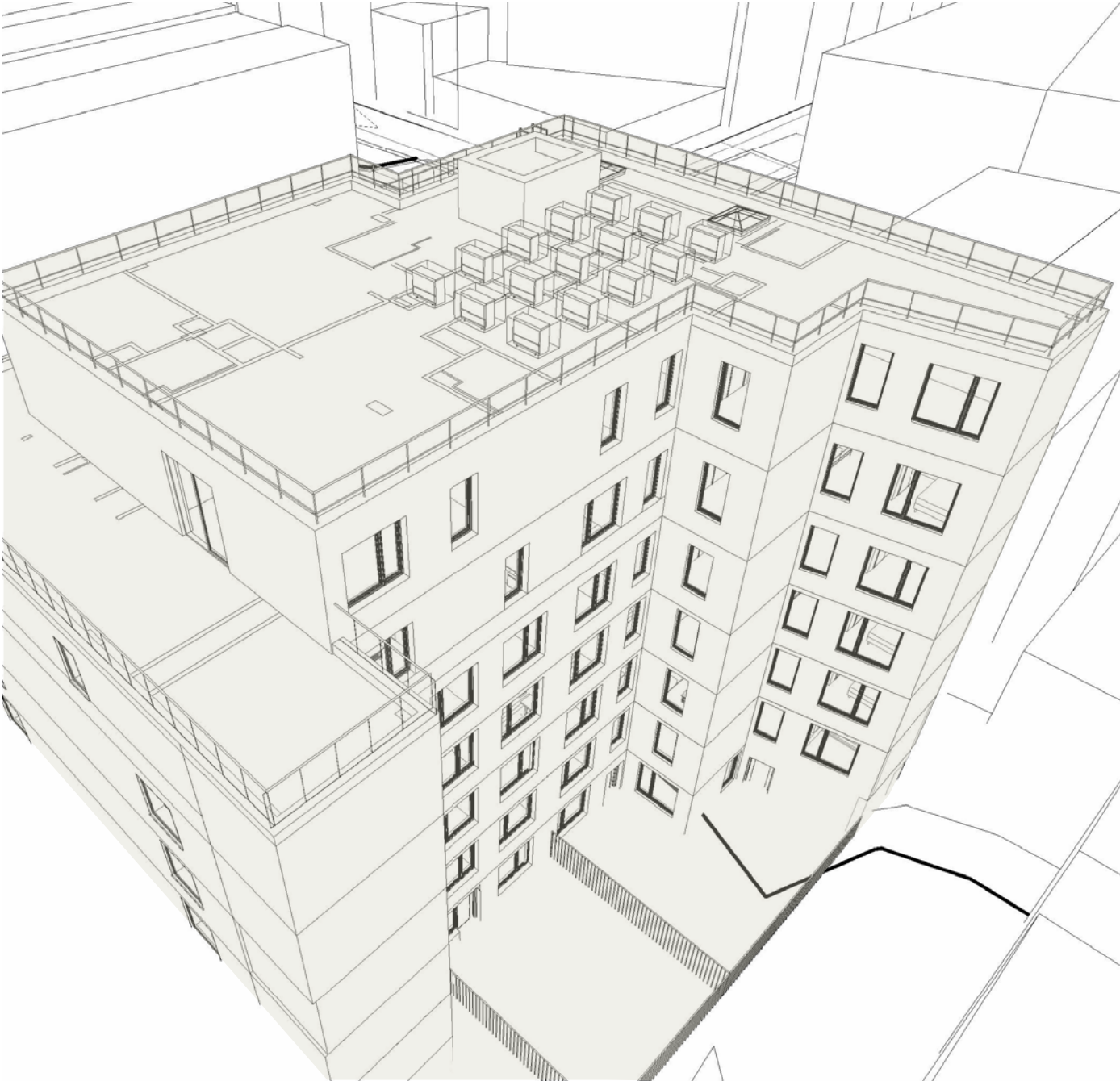


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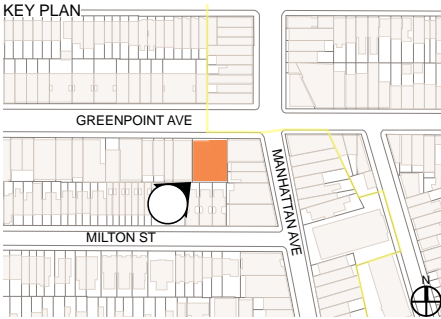




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PROPOSED





● 138 GREENPOINT AVE



● 144 FRANKLIN ST



● 894 MANHATTAN AVE



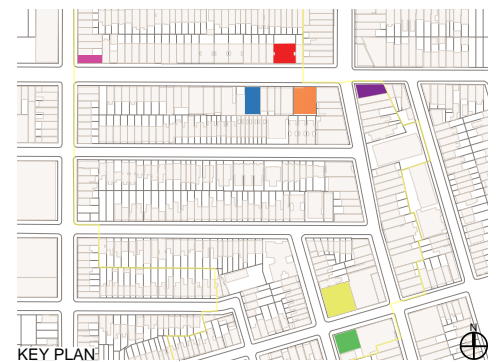
● 130 GREENPOINT AVE

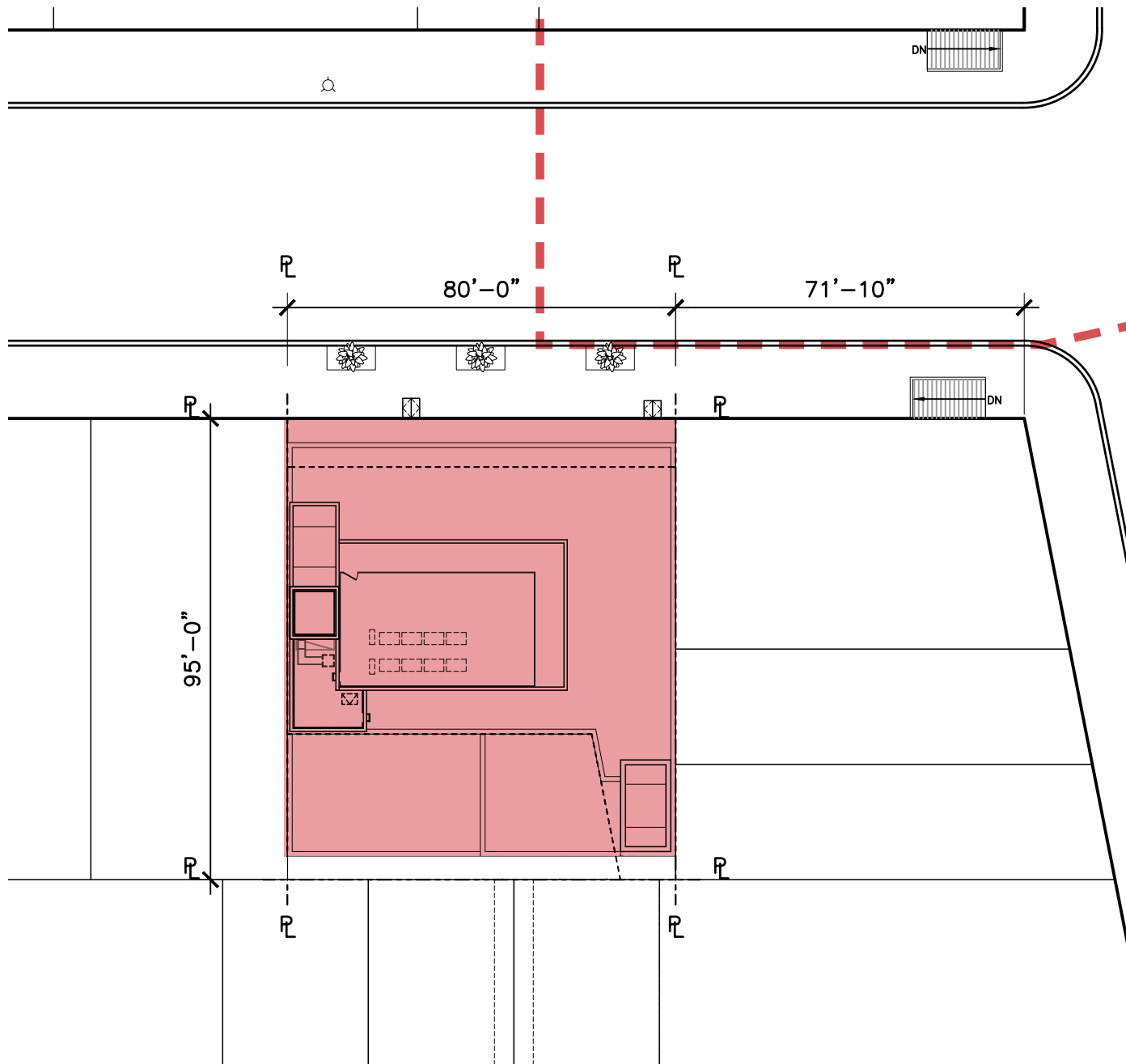


● 171 CALYER ST



● 807 MANHATTAN AVE

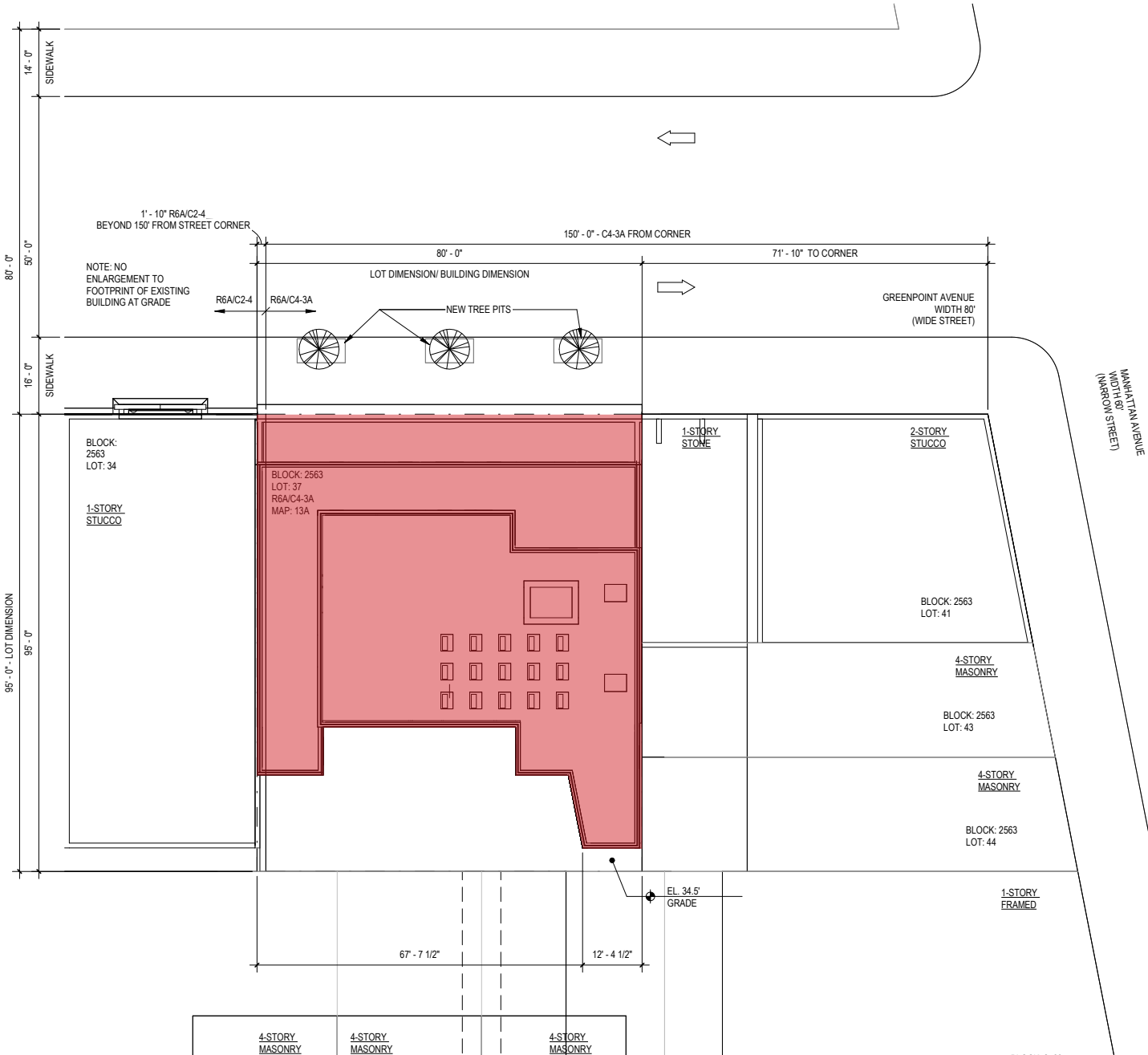




PREVIOUSLY APPROVED

PREVIOUSLY APPROVED: COMMERCIAL

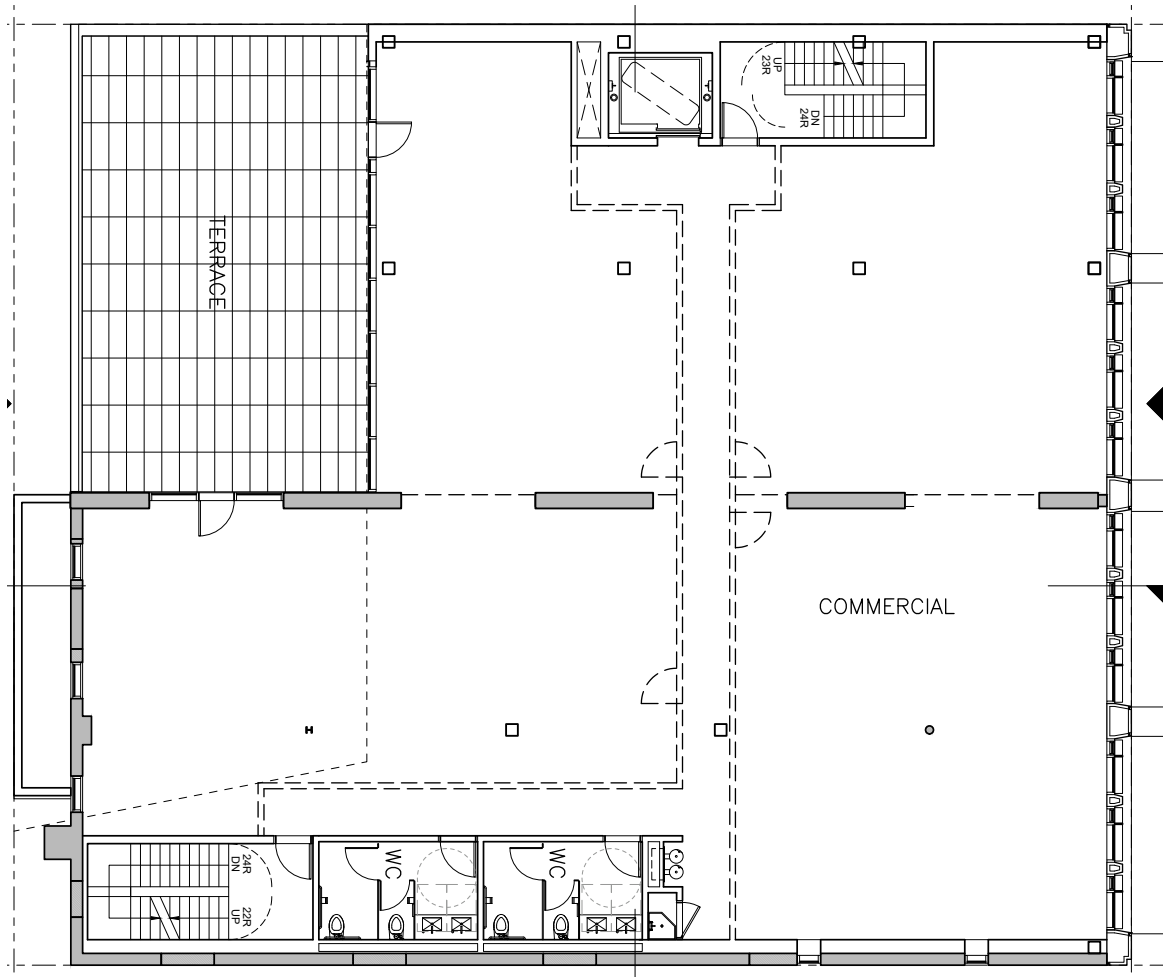
PROPOSED ZONING FLOOR AREA: **20,959.21 SF**
 STORIES: **4**
 BUILDING HEIGHT: **58'-8"**
 BASE HEIGHT: **45'-4"**
 FRONT SETBACK: **10'**
 REAR YARD: **NONE**
 TOTAL STREET FRONTAGE: **80'**
 DWELLING UNITS: **NONE**



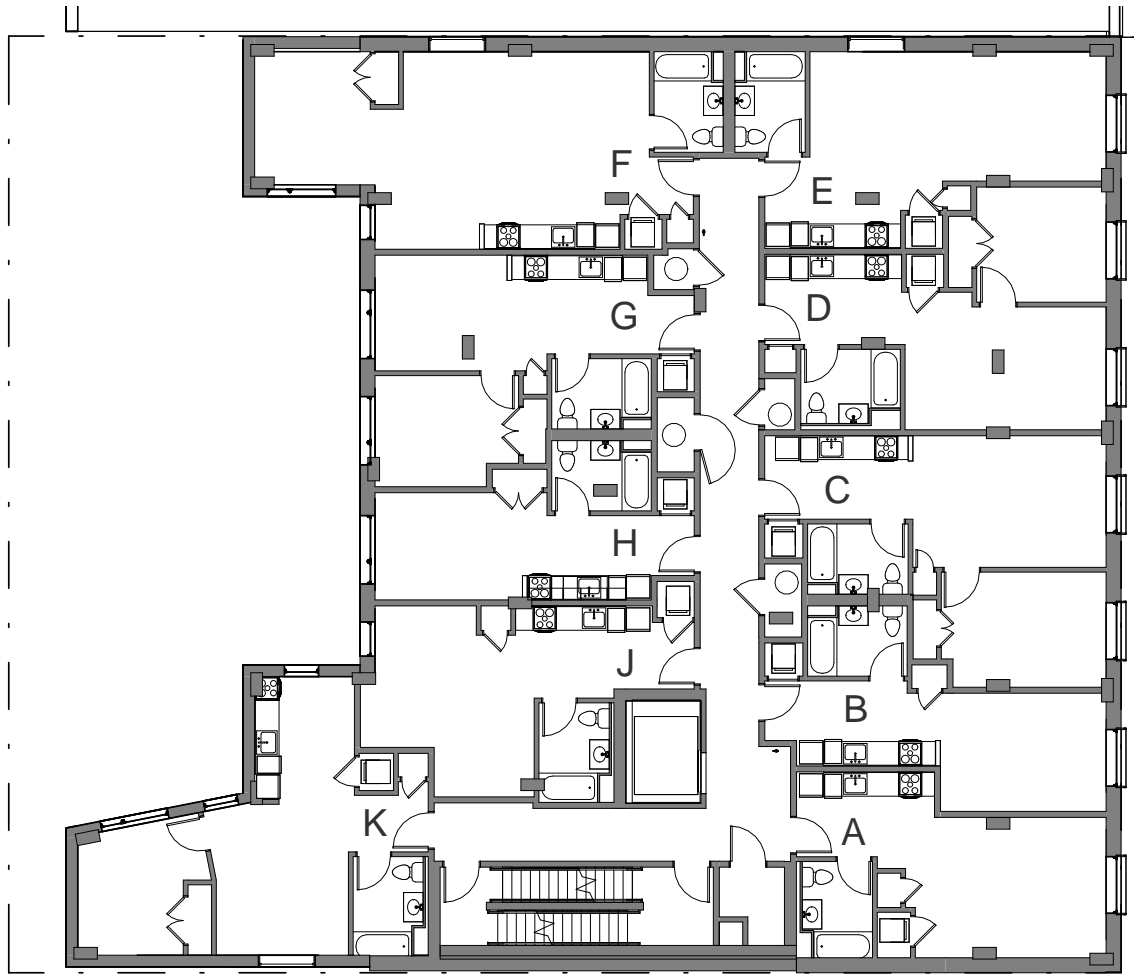
PROPOSED

PROPOSED: RESIDENTIAL, 20% AFFORDABLE

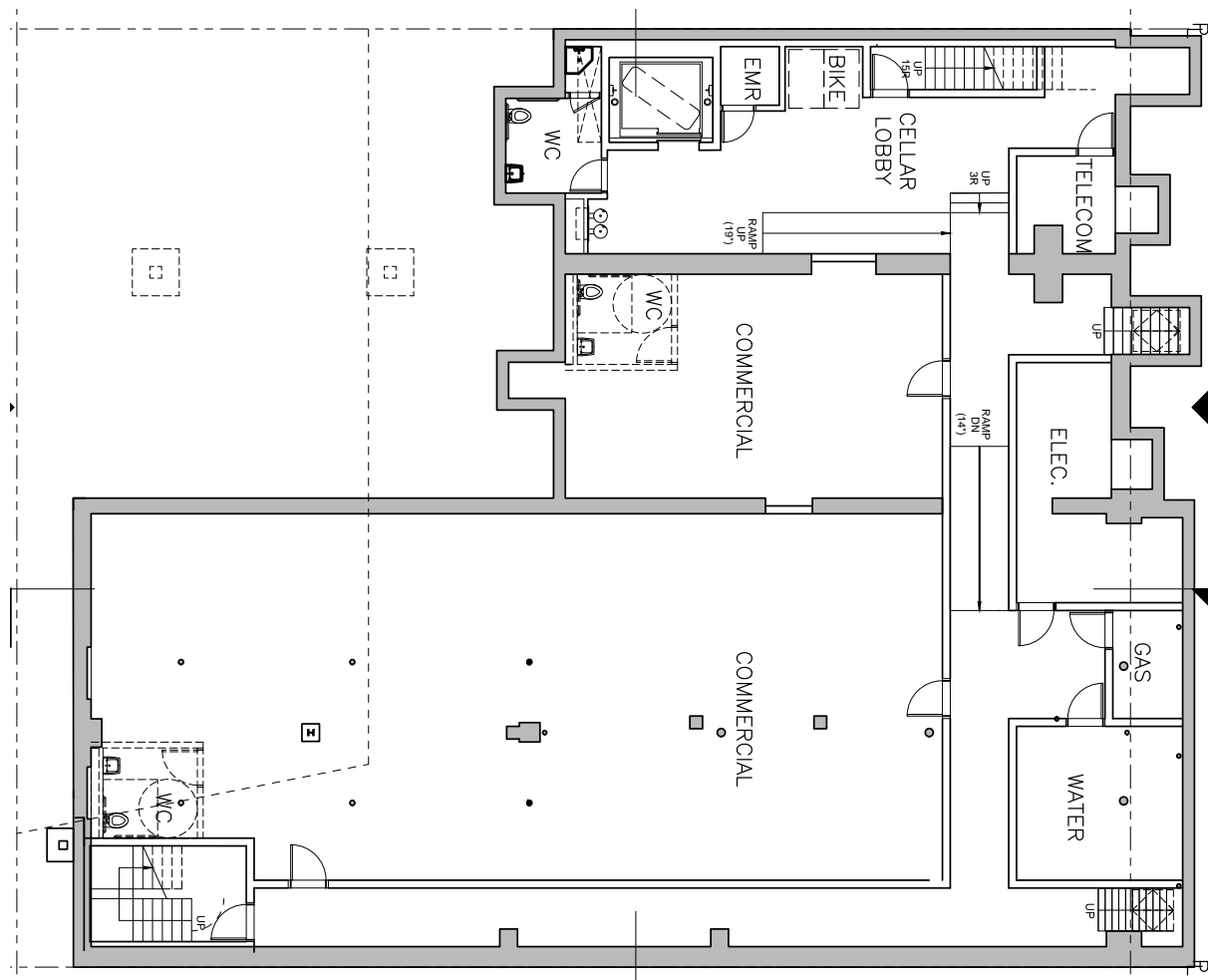
COMMERCIAL FLOOR AREA TO RESIDENTIAL CONVERSION: **[ZR 15-11] 11,163 SF**
 ALLOWABLE NEW F.A.R.: ZR23-22: **3.90 [ZR 23-22] x 7,600 SF = 29,640.00 SF**
 MAX ALLOWABLE FLOOR AREA: **[ZR - 15-11] 40,803 SF**
 PROPOSED ZONING FLOOR AREA: **[ZR23-22, 15-11] 34,351 SF**
 STORIES: **7**
 BUILDING HEIGHT: **73'-9"**
 BASE HEIGHT: **53'-6"**
 FRONT SETBACK: **10'**
 REAR YARD: **20'**
 TOTAL STREET FRONTAGE: **80'**
 DWELLING UNITS: **55**



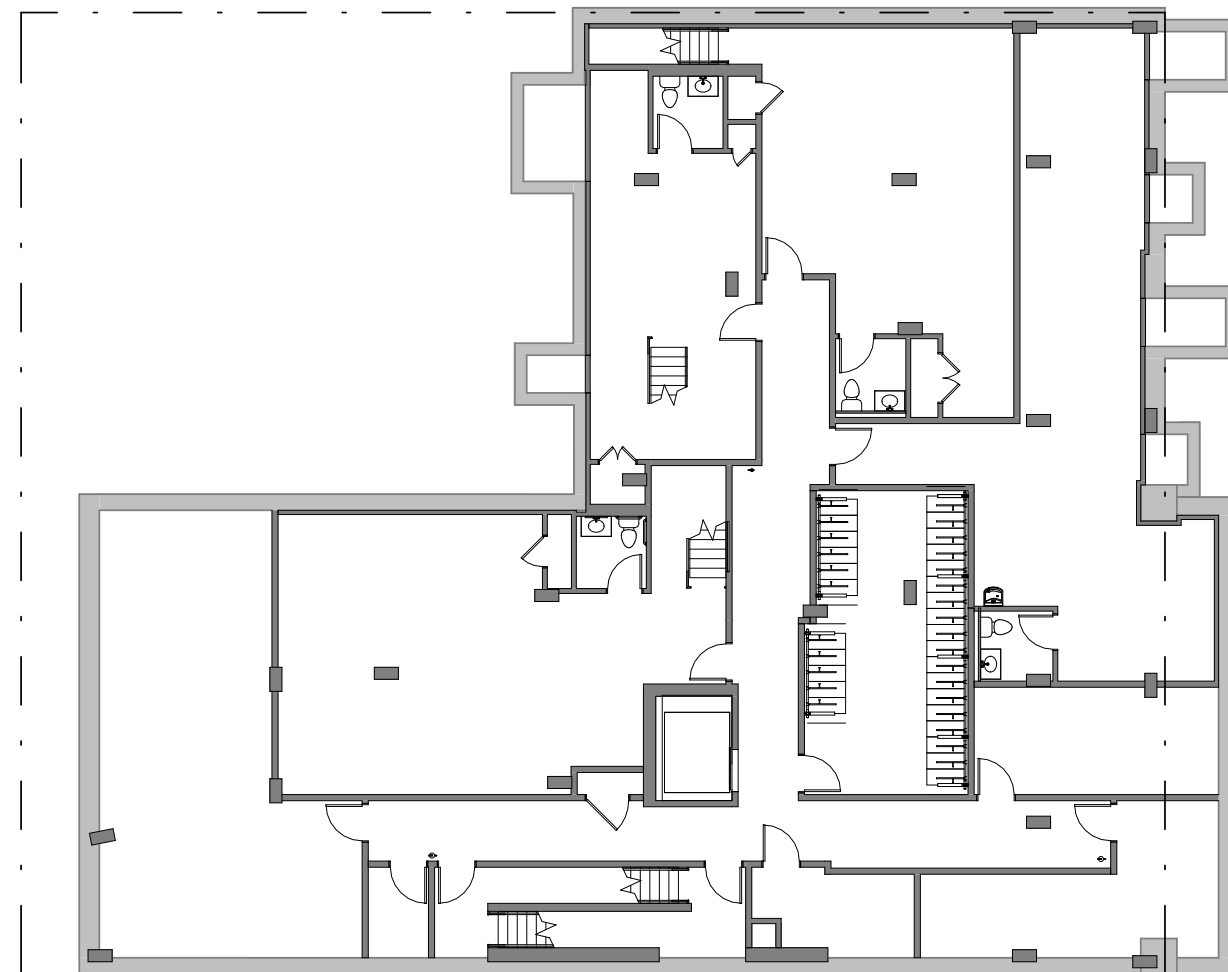
PREVIOUSLY APPROVED SECOND FLOOR PLAN COMMERCIAL



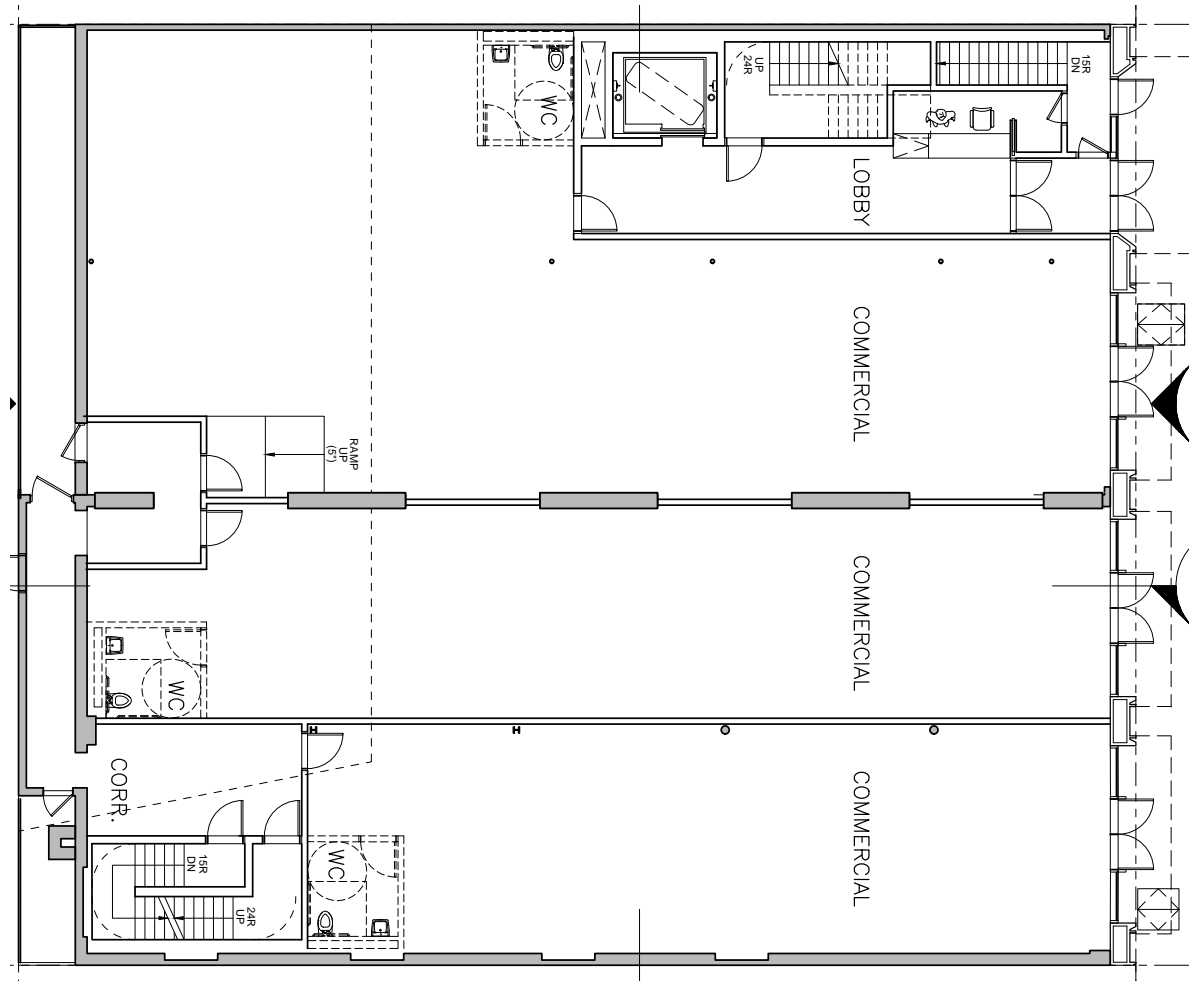
TYPICAL FLOOR PLAN RESIDENTIAL



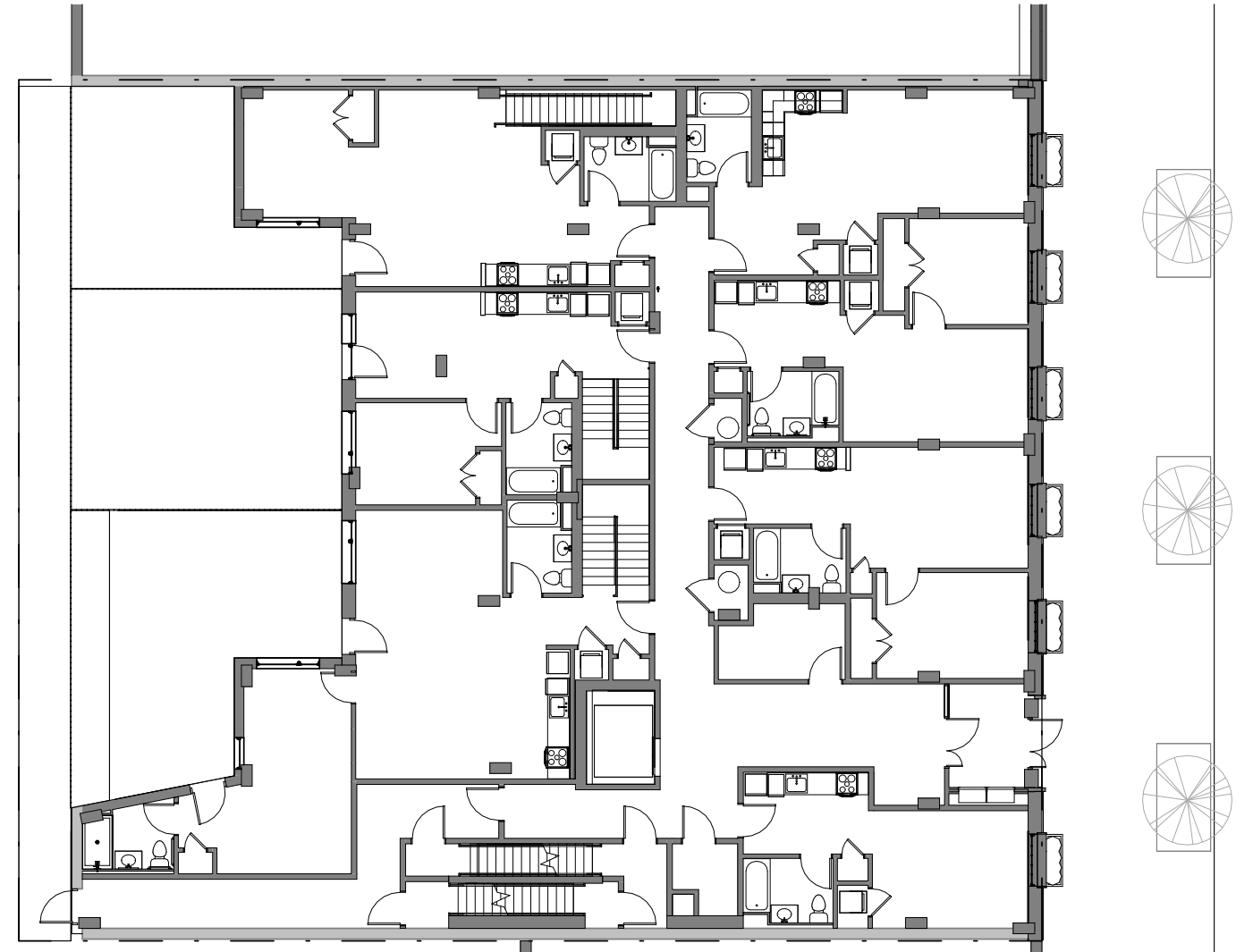
PREVIOUSLY APPROVED CELLAR PLAN



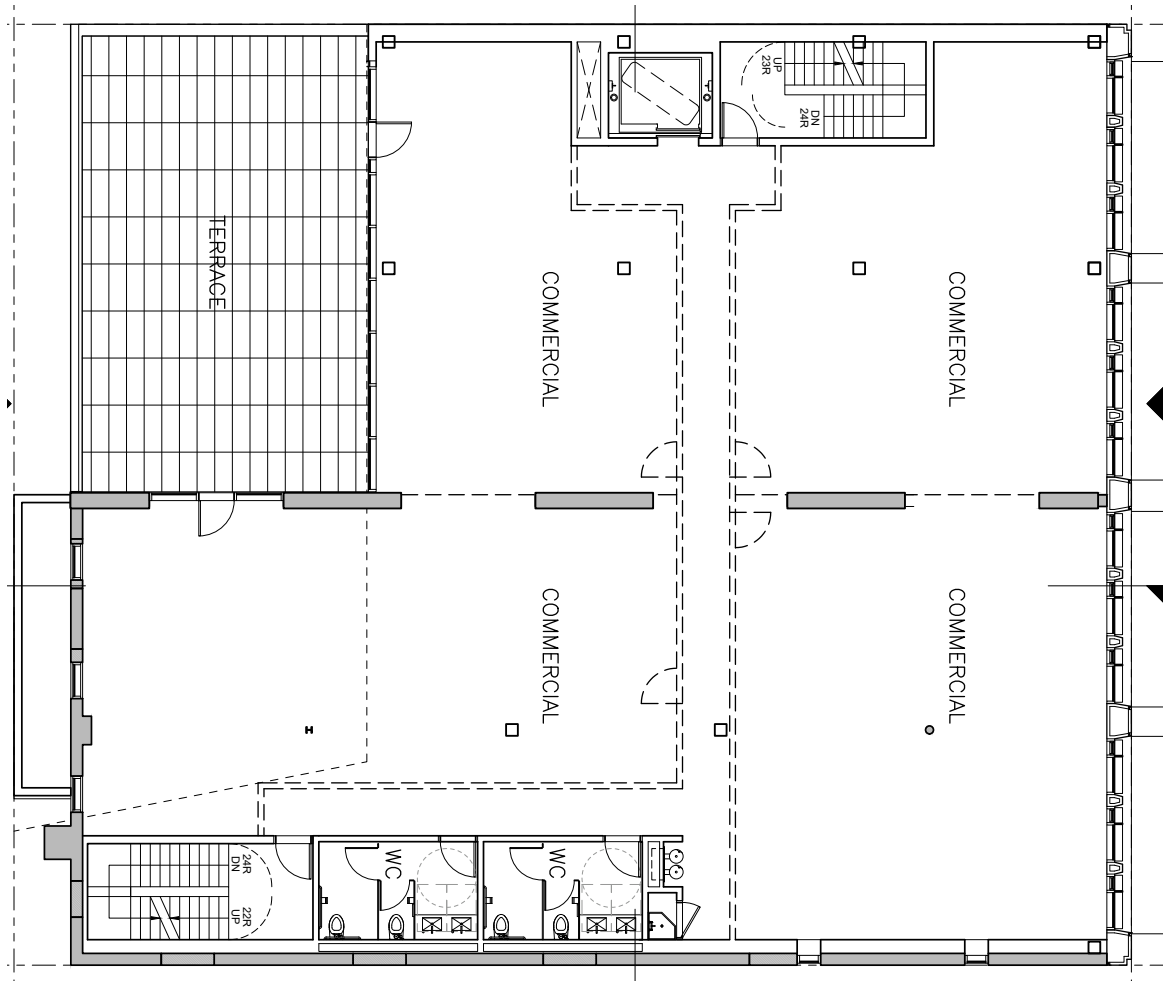
PROPOSED CELLAR PLAN



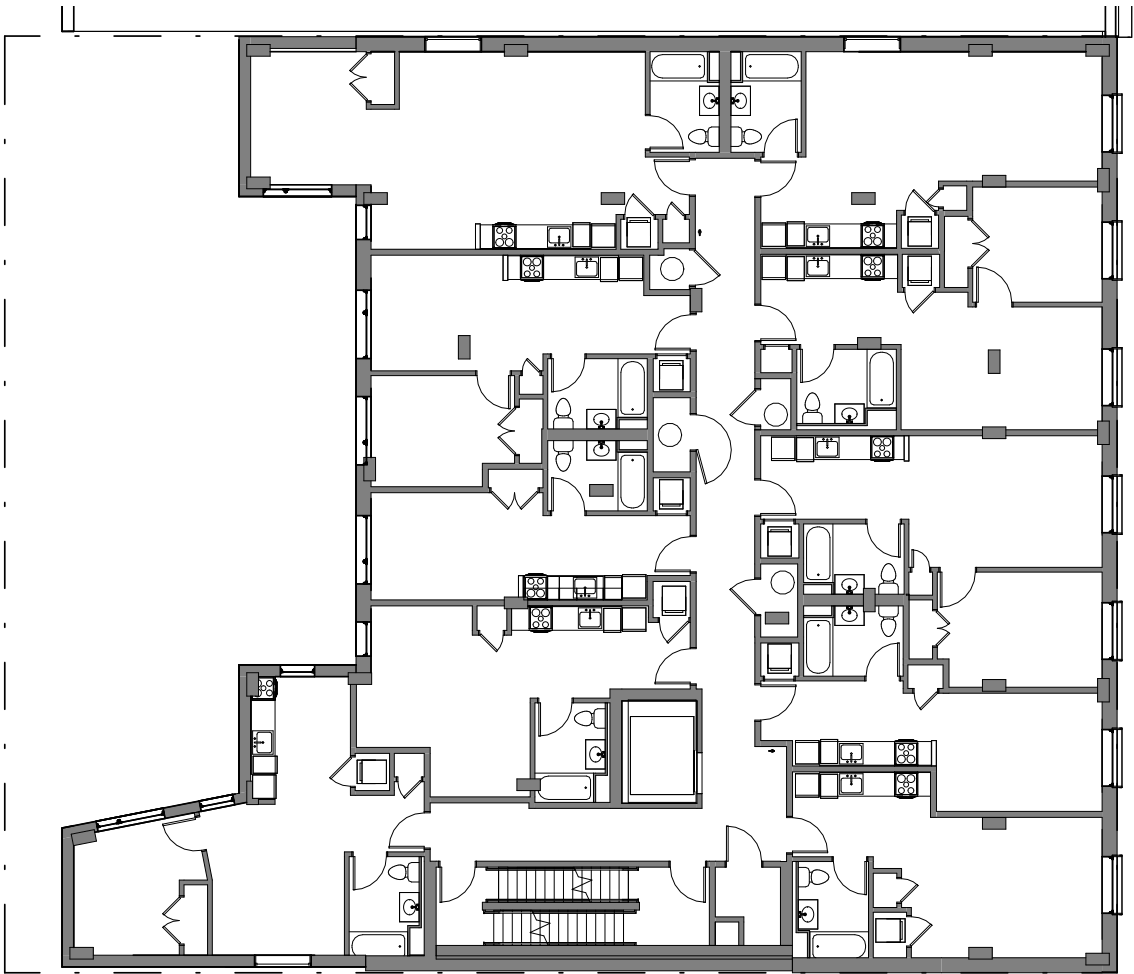
PREVIOUSLY APPROVED FIRST FLOOR PLAN



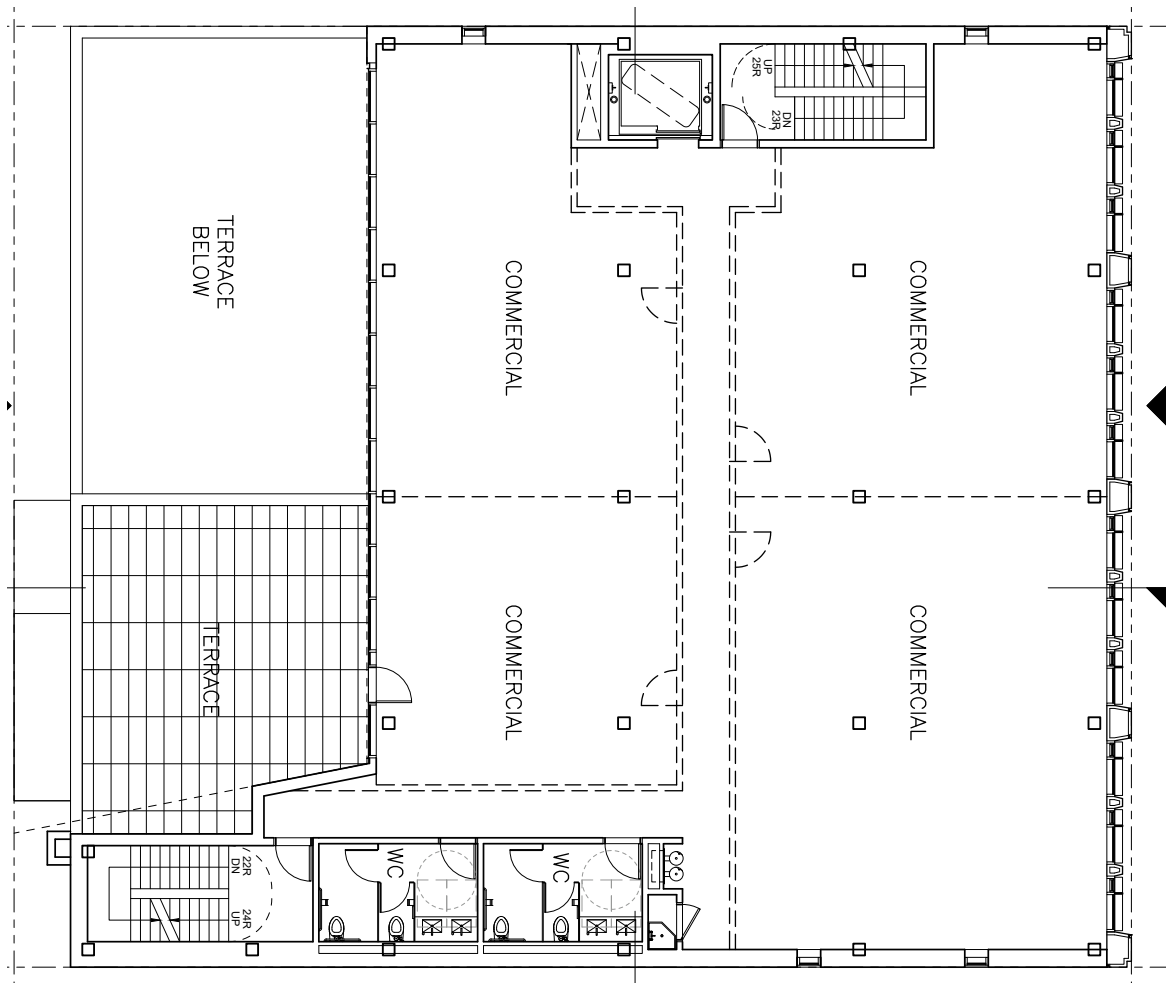
PROPOSED FIRST FLOOR PLAN



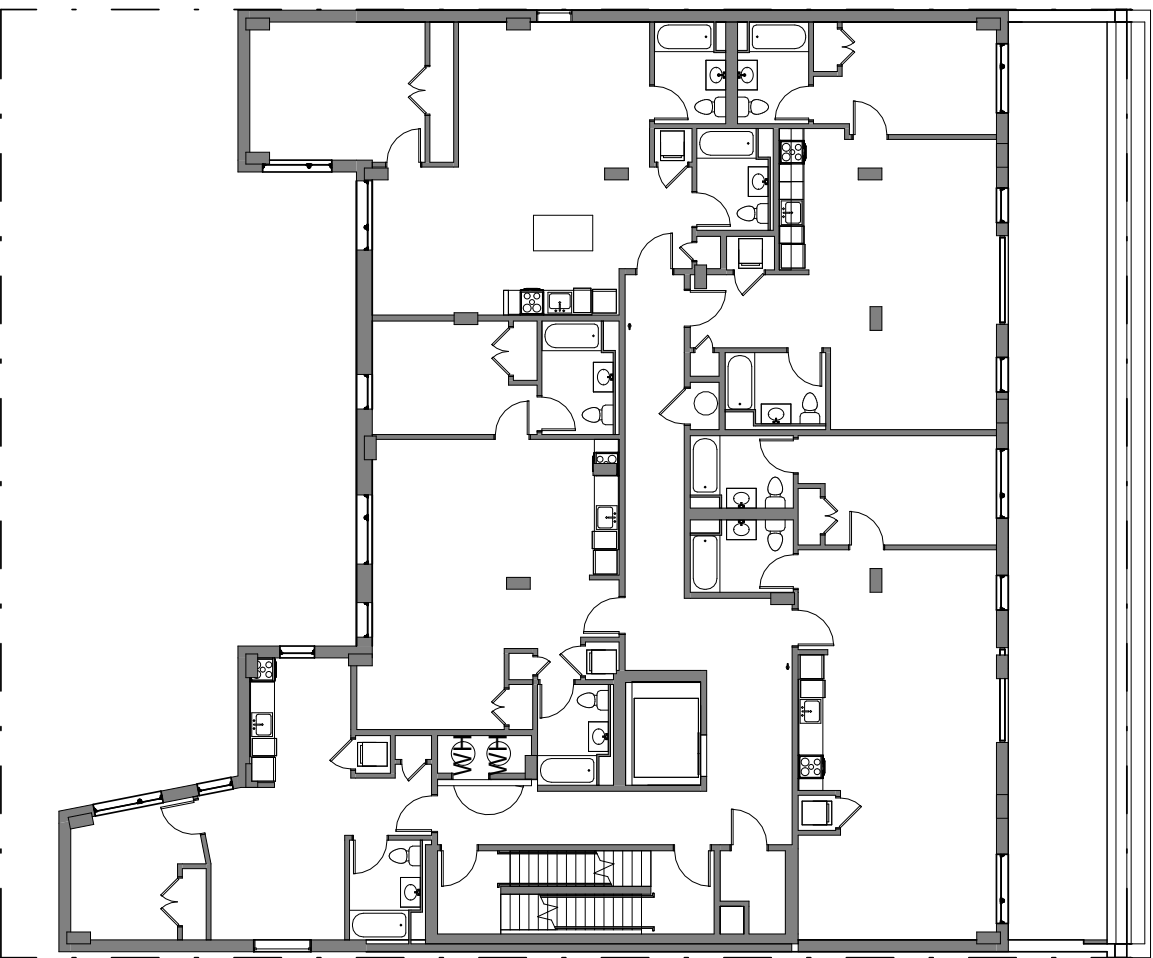
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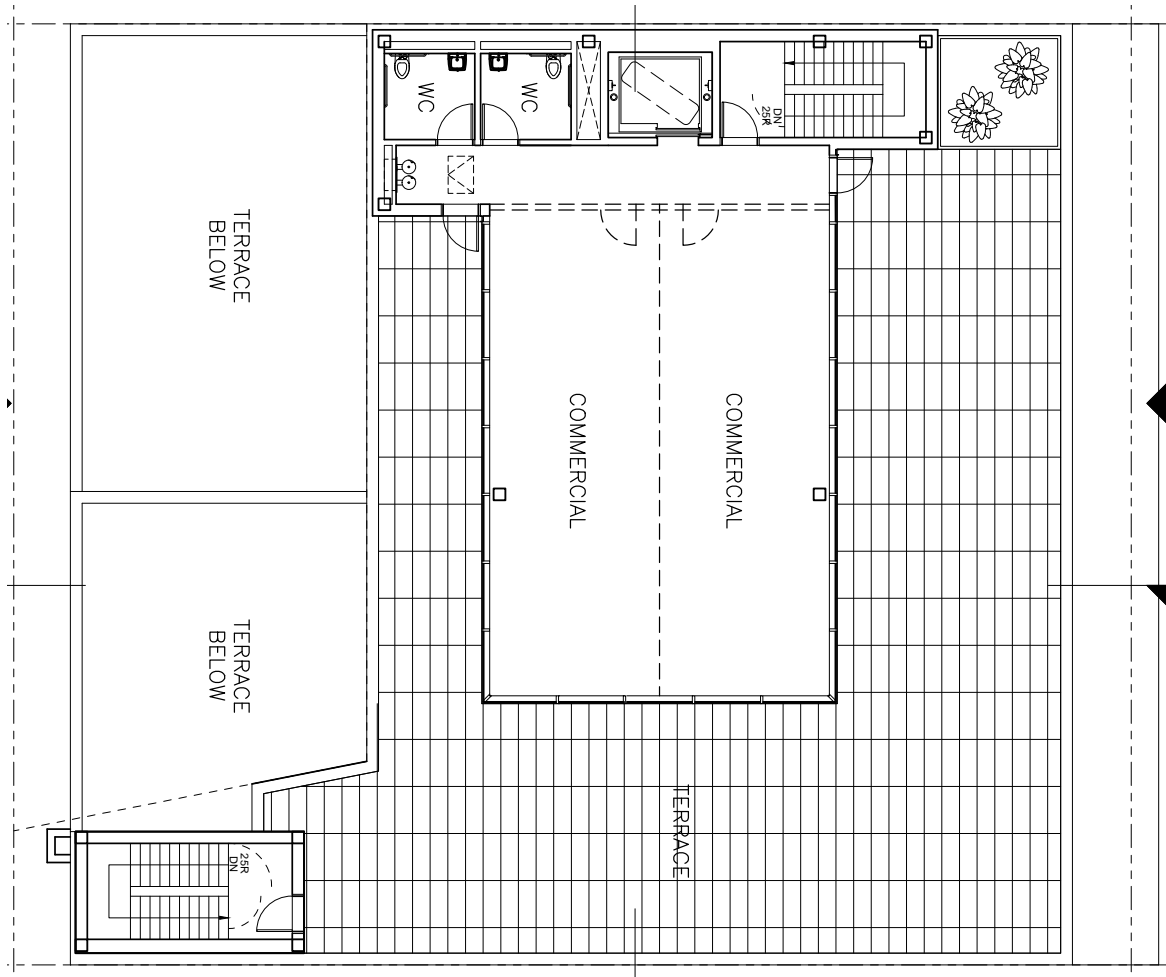
TYPICAL FLOOR PLAN



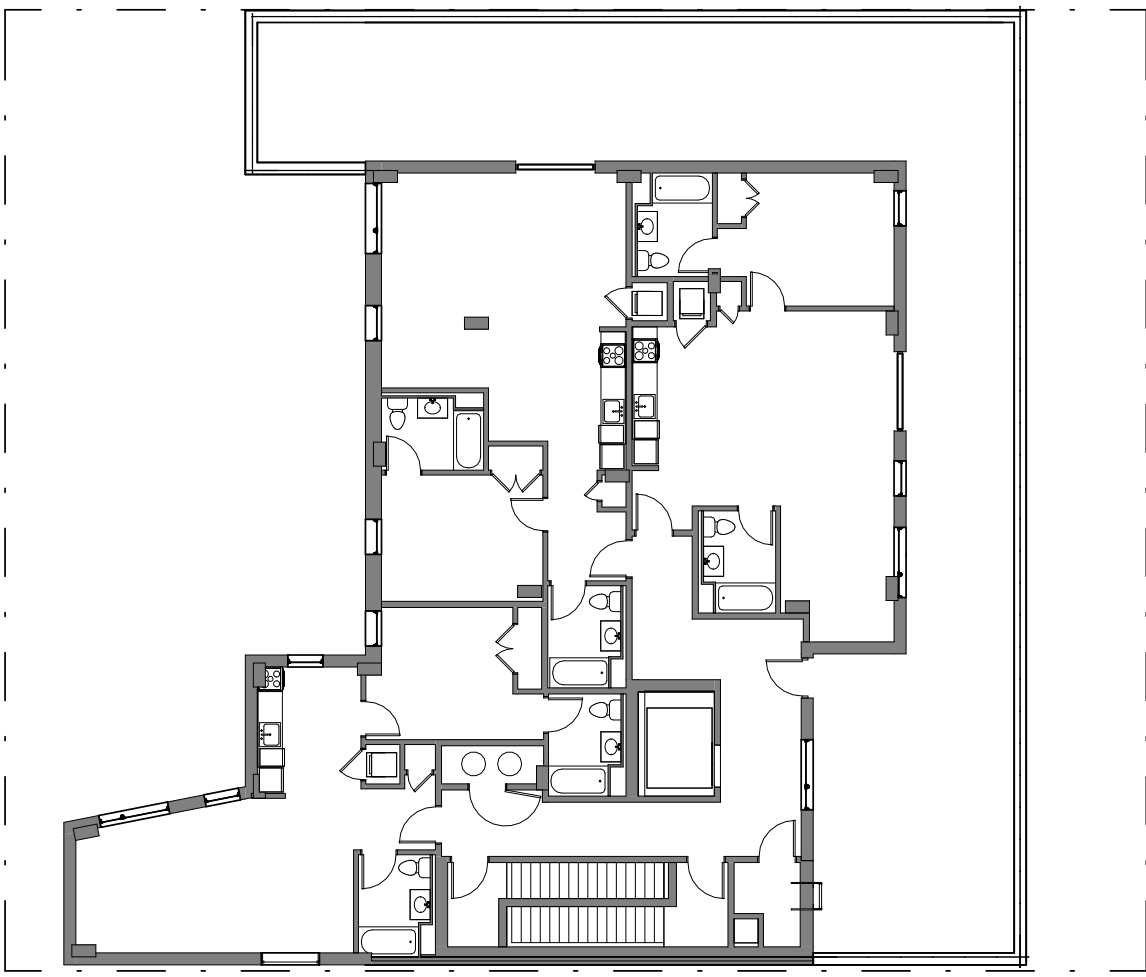
PREVIOUSLY APPROVED THIRD FLOOR PLAN



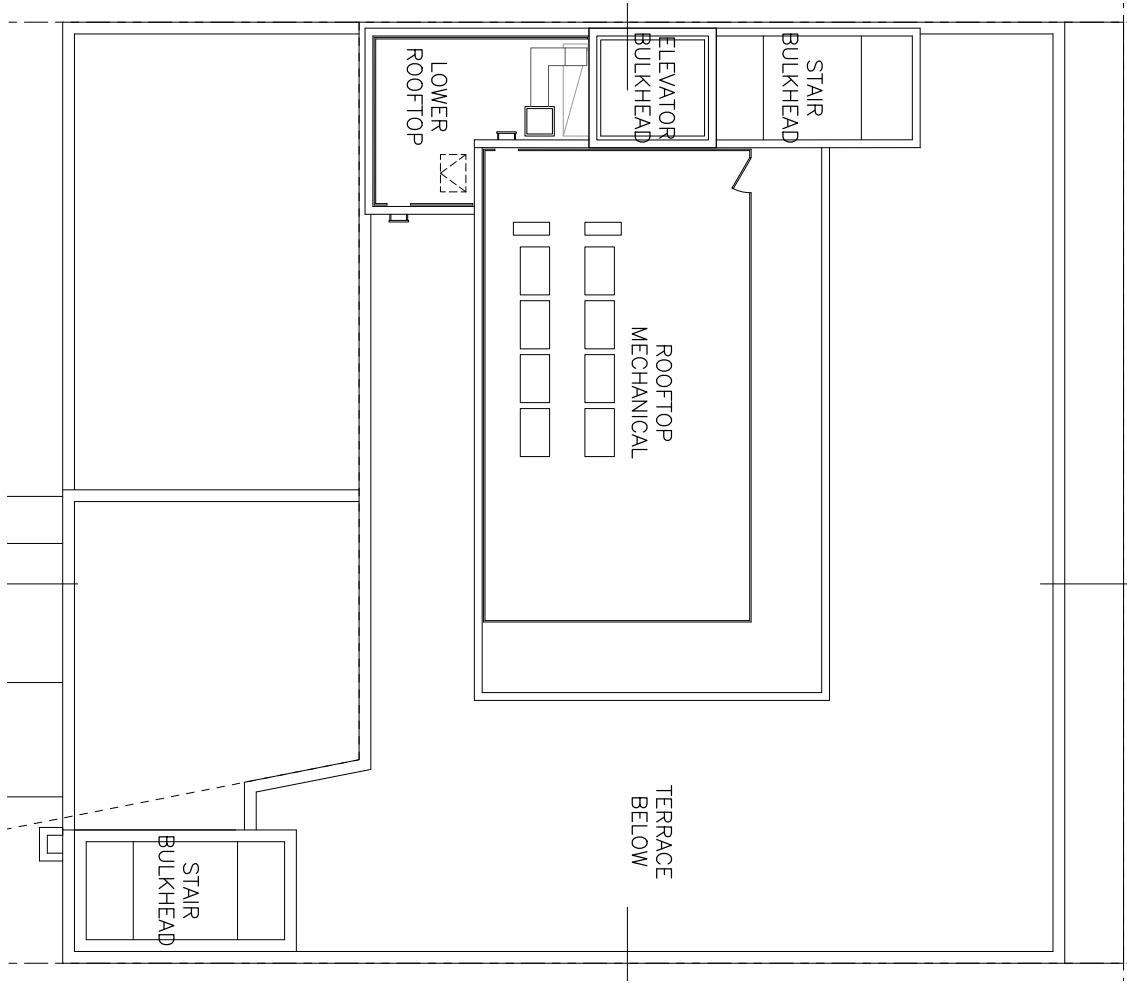
PROPOSED SIXTH FLOOR PLAN



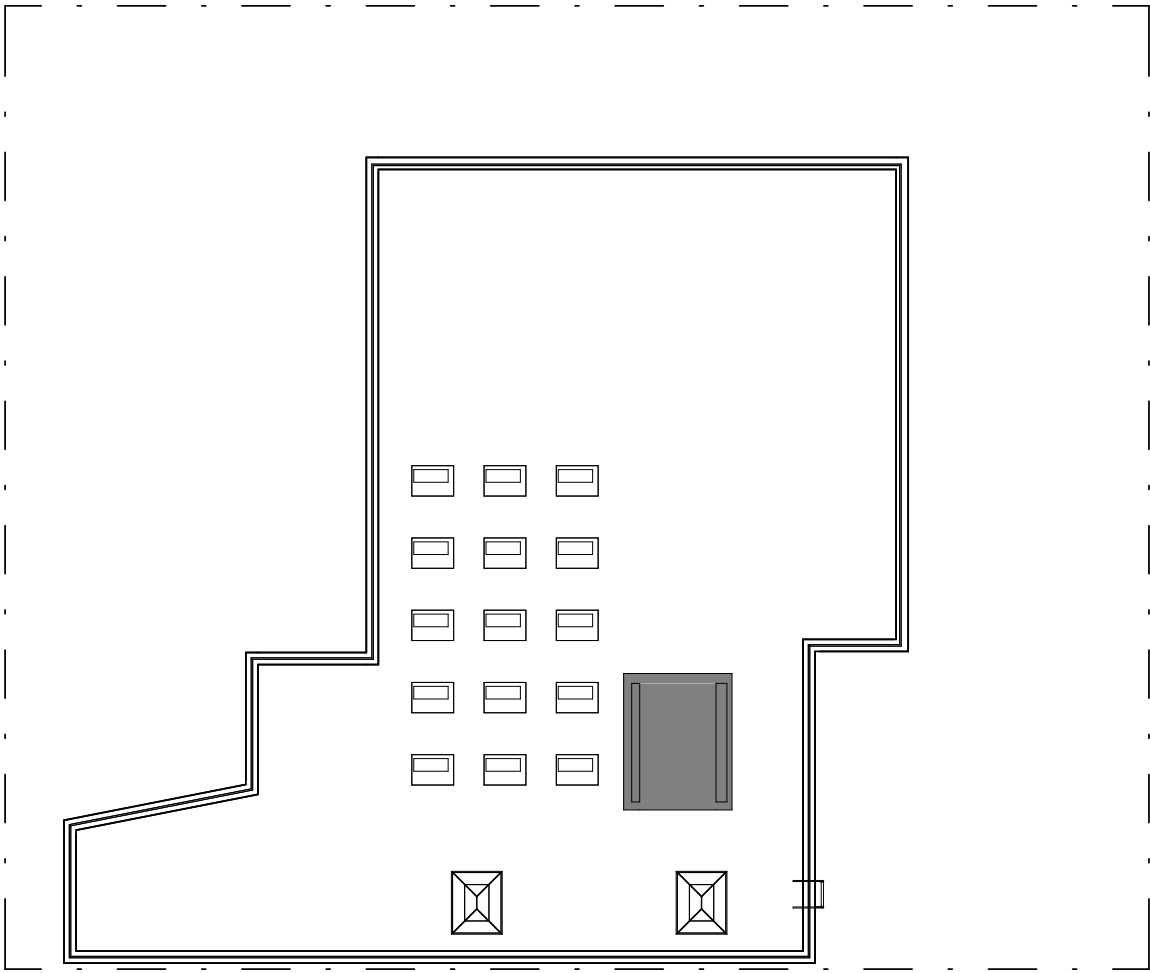
PREVIOUSLY APPROVED FOURTH FLOOR PLAN



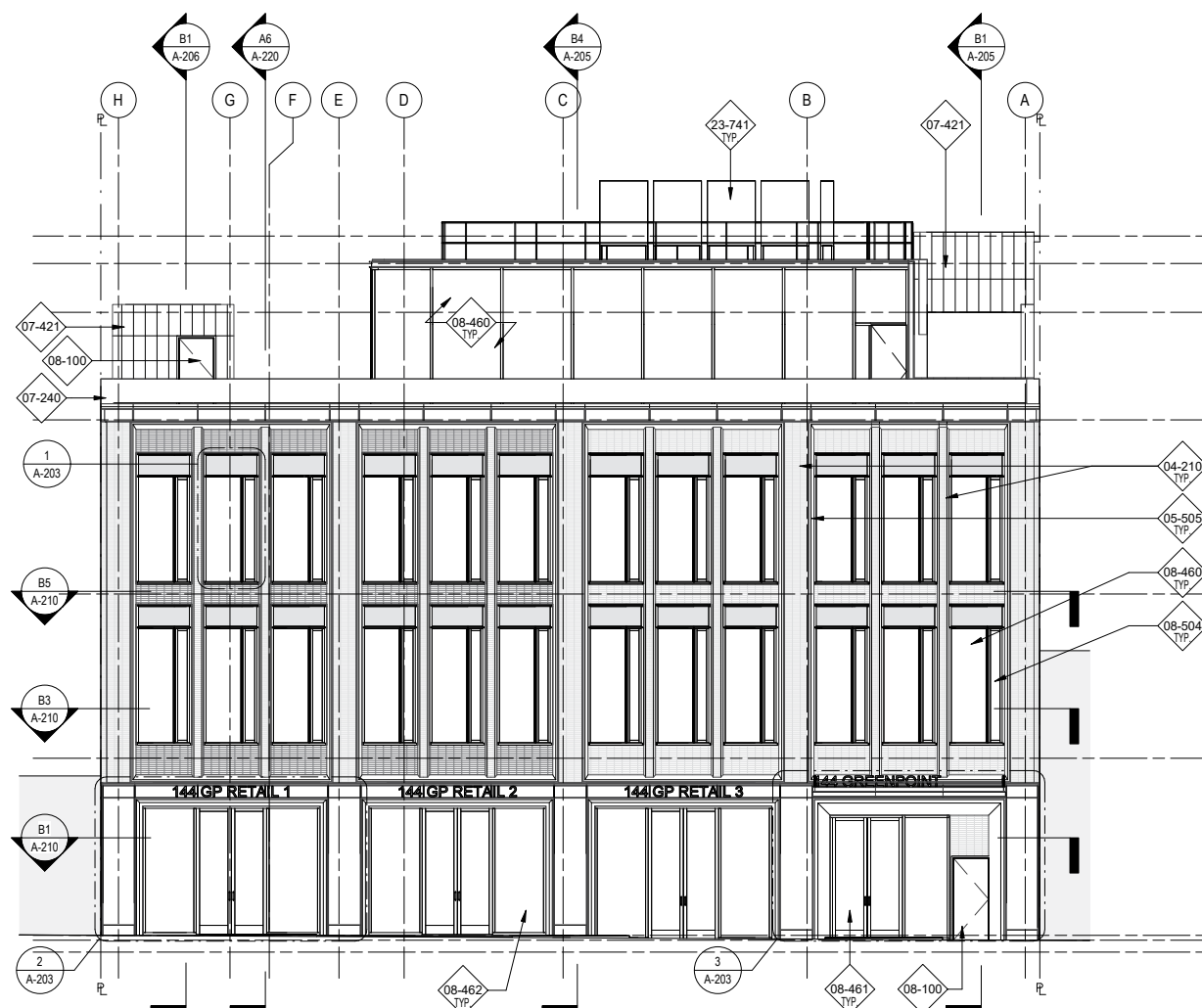
PROPOSED SEVENTH FLOOR



PREVIOUSLY APPROVED ROOF PLAN



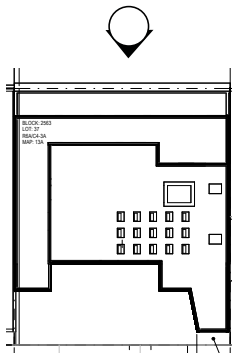
ROOF PLAN

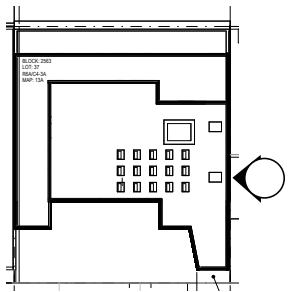
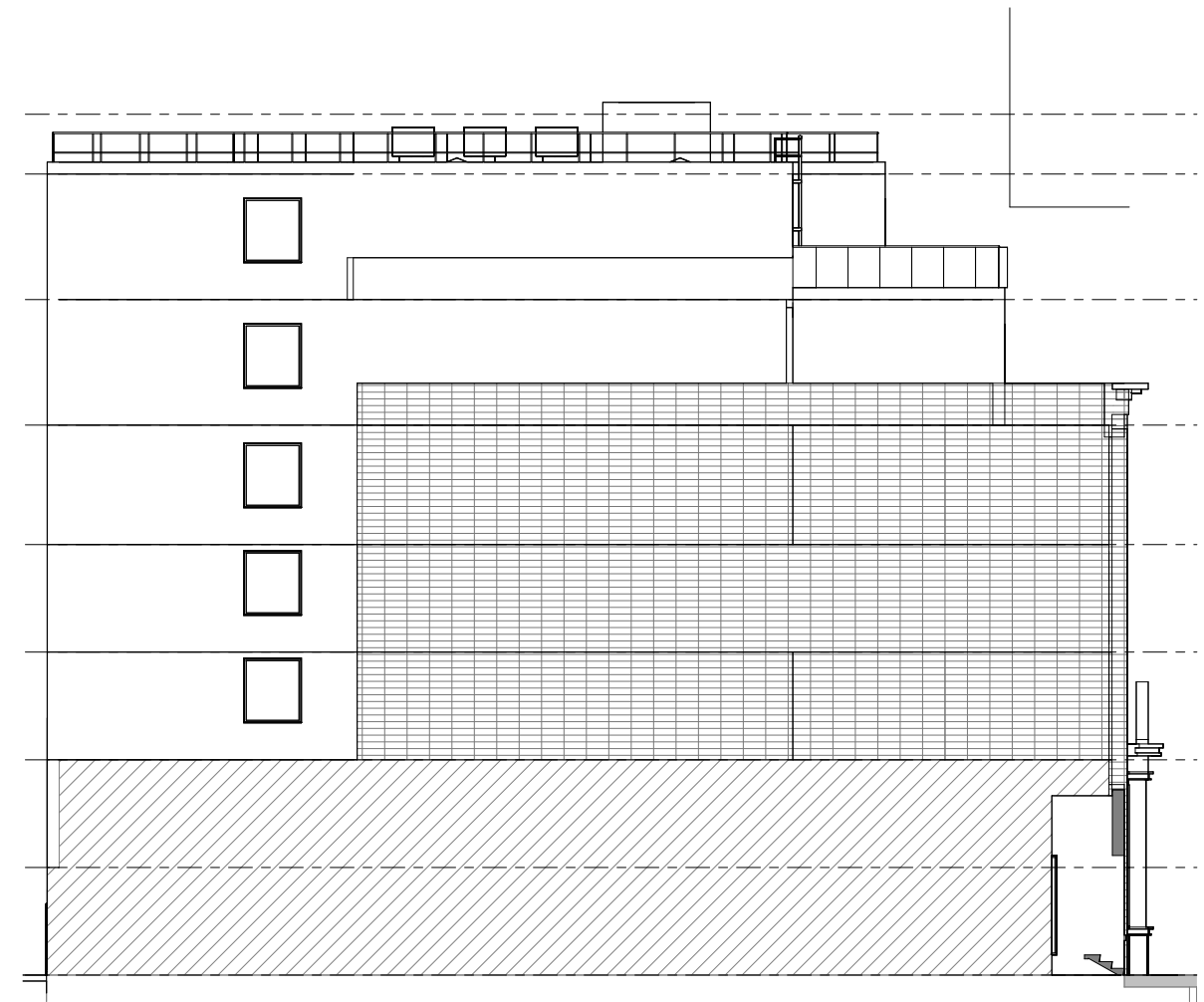
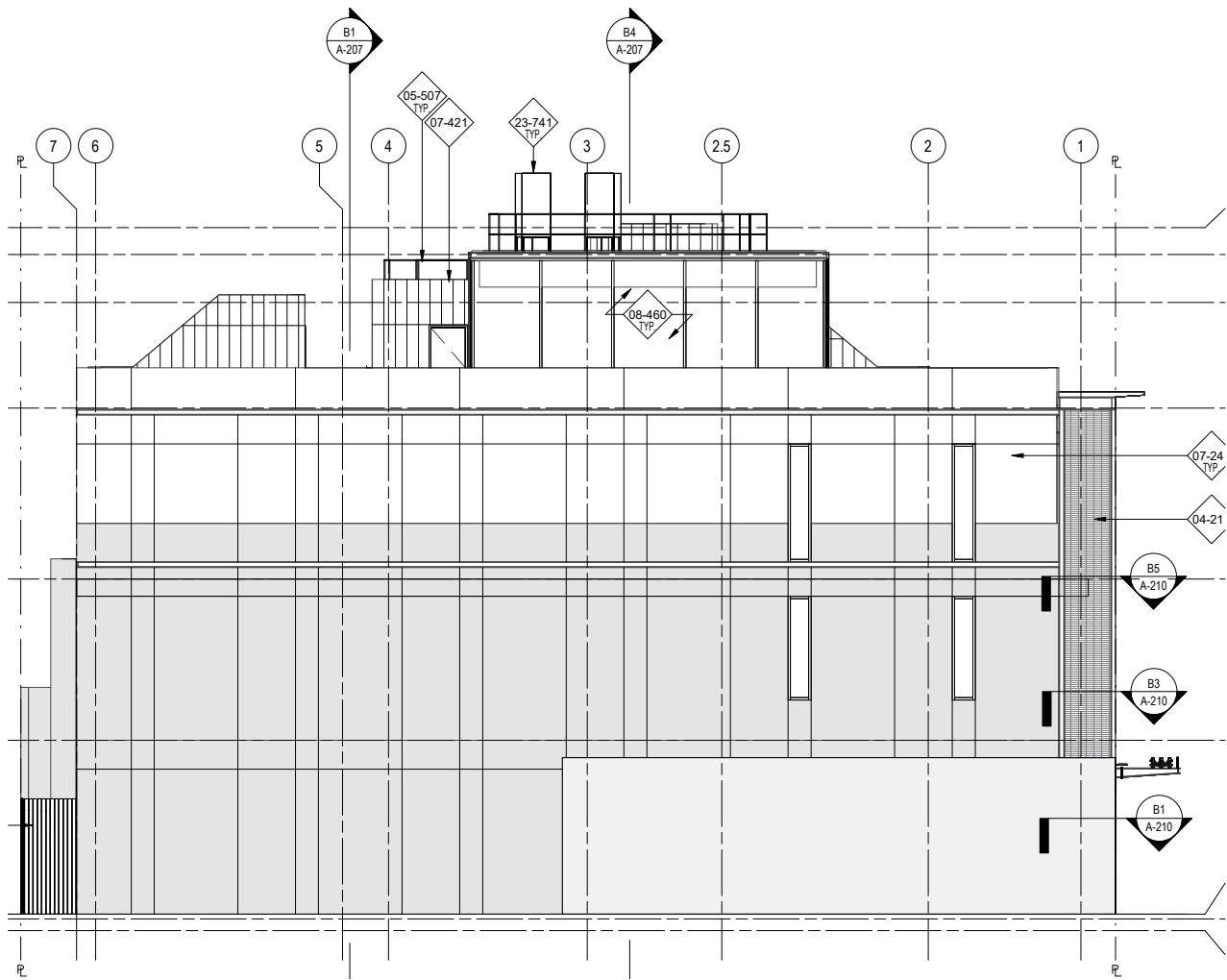


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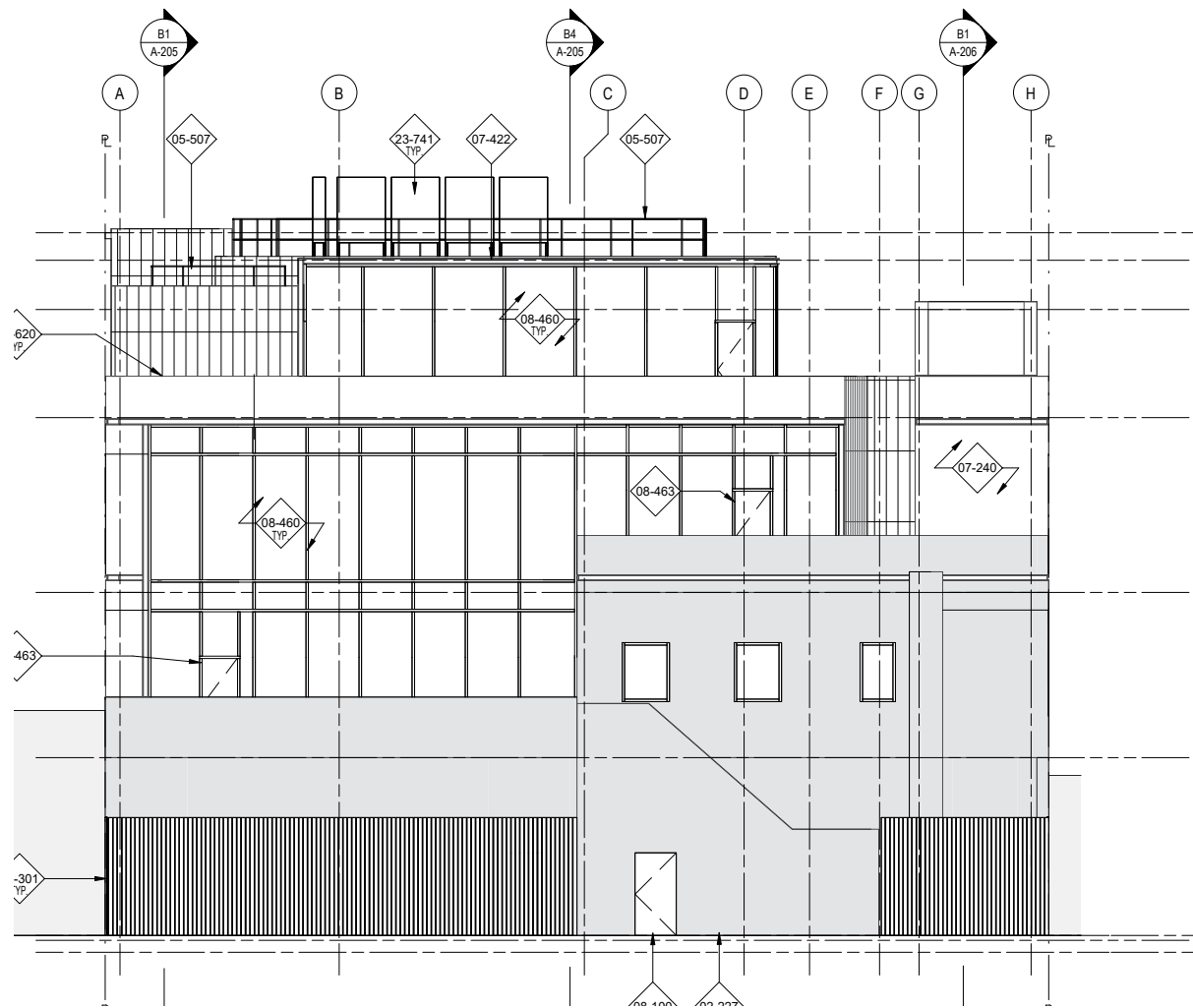
PROPOSED



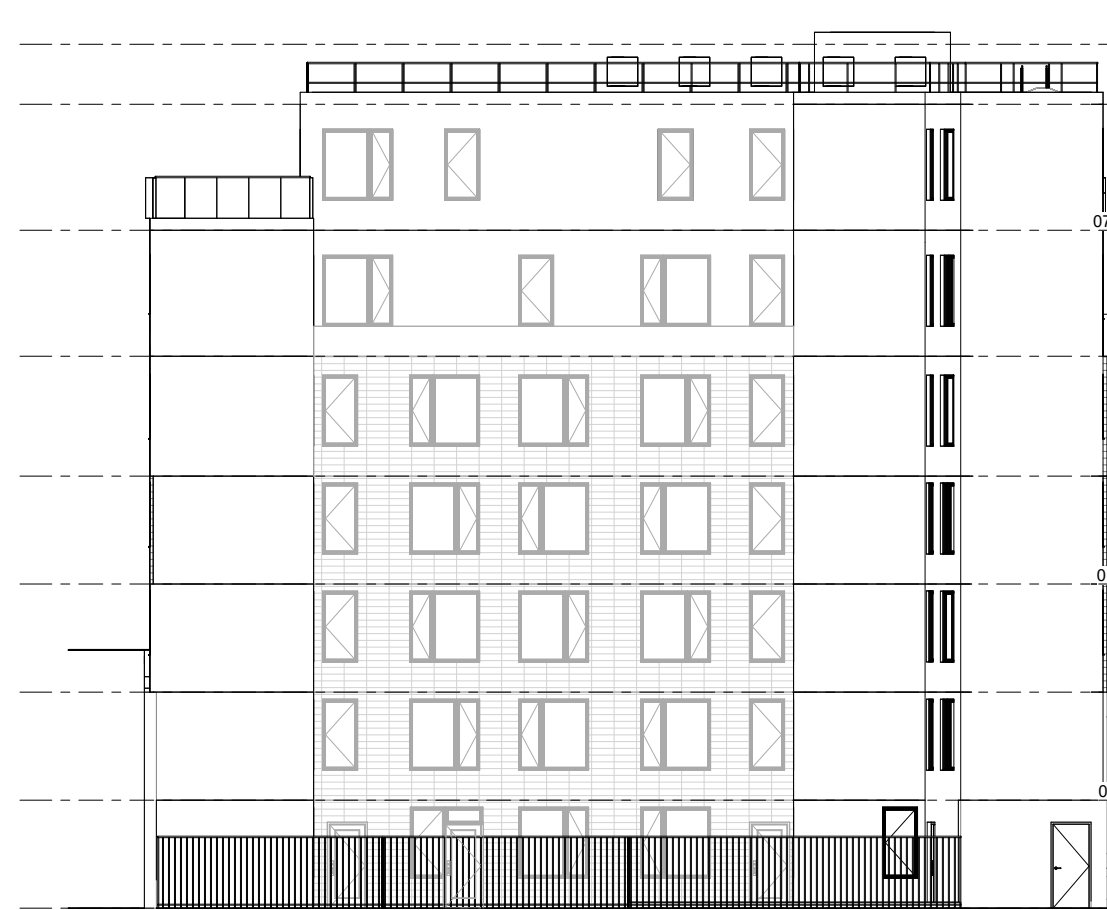


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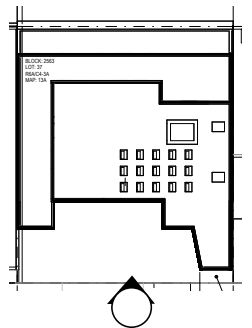
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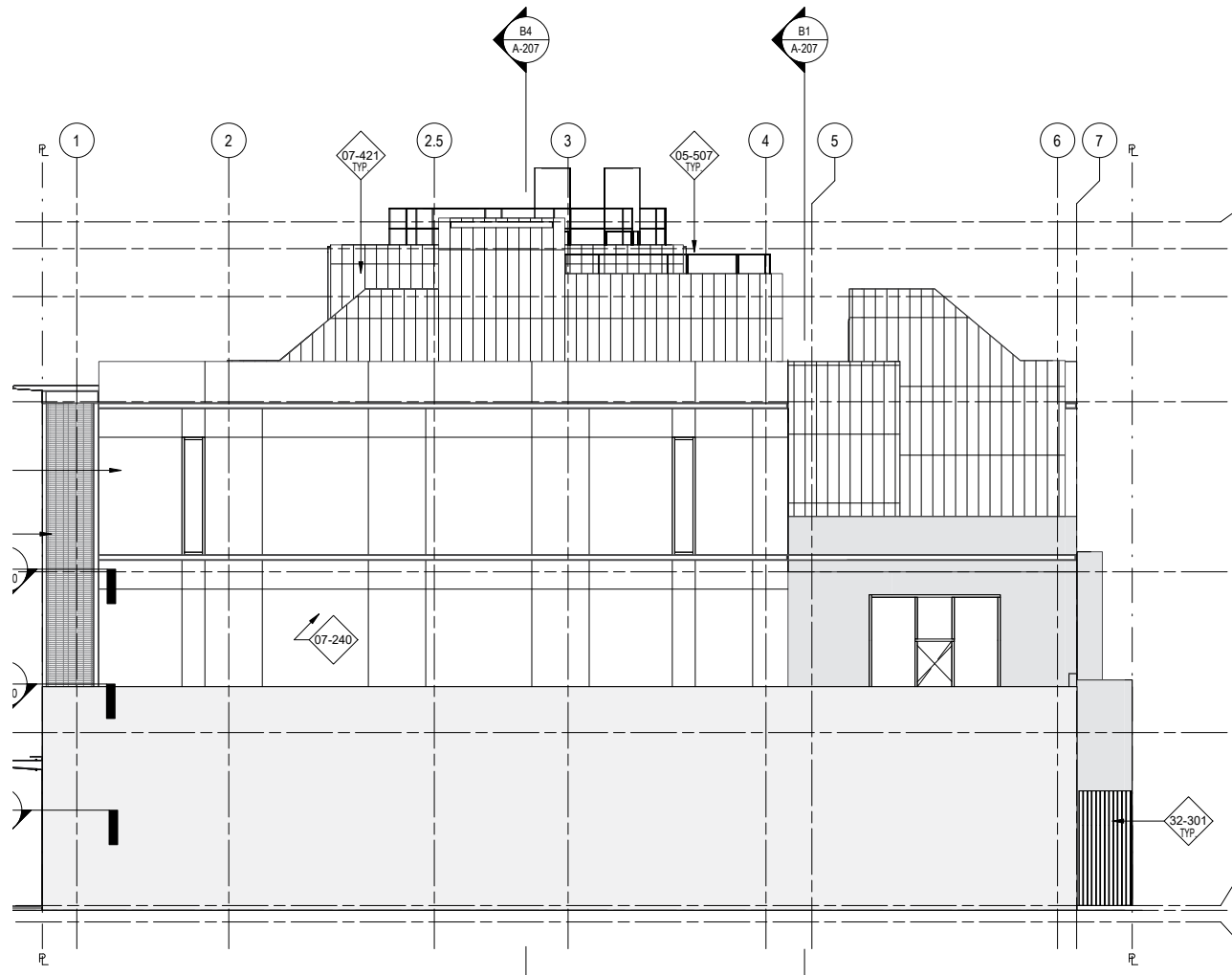


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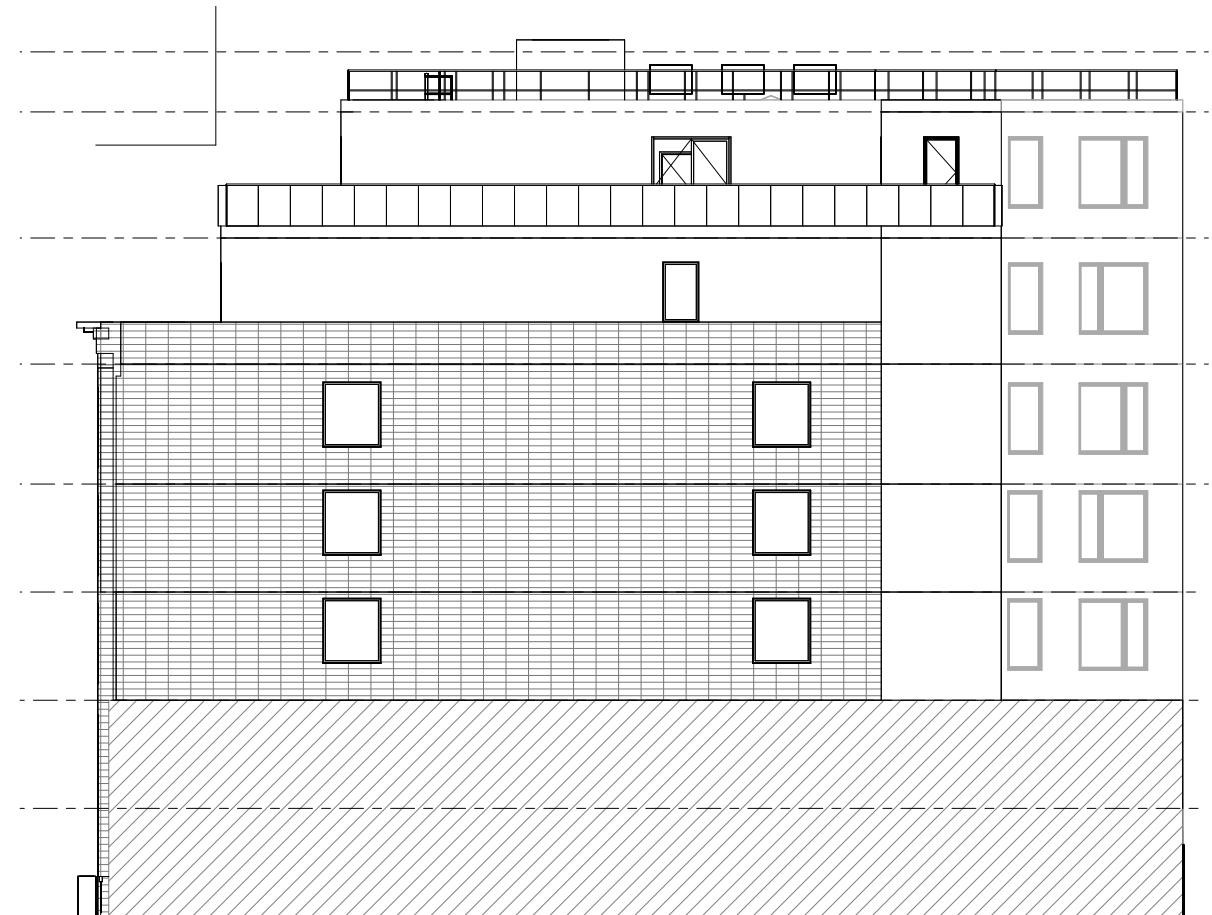


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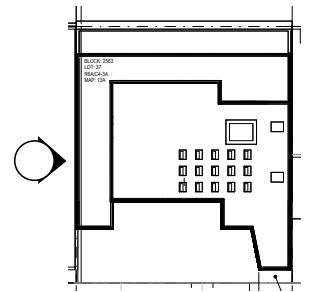




PREVIOUSLY APPROVED



PROPOSED





EXISTING



PREVIOUSLY APPROVED



PROPOSED

NYC Industrial Plan

Brooklyn Community Board 1 – November 2025

ULURP, CALENDAR OR REFERENCE # _____
APPLICANT: _____
LOCATION: _____
REQUEST: _____

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.)? _____

This is an as of right application for a building located in the Greenpoint Historic District _____

1. For Ownership:

a) Who are the owners? 144 Greenpoint Ave LLC

b) If a corporation, who are the principles? _____

c) What kind of a corporation? _____

2. For Developers:

a) Who is the developer if it is different than the owner? _____

b) What is their experience with this type of development? Completed multiple housing projects of larger or similar scale in CB1

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

3. Financing:

d) What is the cost of the project? _____

e) How is it financed? _____

f) Will there be tax abatements? Subsidies

485x affordable housing

3. Land

a) What information can be provided about the land? Who owns the land? 144 Greenpoint Ave LLC

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

c) Has there been an environmental assessment or scope of an impact statement prepared for the proposed action? _____

d) Will the land be purchased? What is the cost of the land? _____
When was the property purchased? 1/23/25 What was the cost? _____

e) Will demolition be needed to clear the land? Partial demolition

f) Is the project in a special district? Historic District? Is it in an Urban Renewal Area? _____
Greenpoint Historic District

g) Will unused development rights be utilized or sold (i.e. air rights)? _____

5. Construction:

a) What type of construction will be used (i.e. rehab/new) and methods (i.e. pre-form cast concrete, brick) Reinforced concrete structure

b) What is the time frame of the work (i.e. begin/end, etc.)? January of 2026 - July 2027

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

6. Project Information:

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

- 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? 55 residential units 27 studio apartments & 28 1-bedroom apartments
-
-

- 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? _____
-
-

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

- e) Who is the lender? _____
-
-

7. Marketing:

- a) How will the project be marketed? Advertised? _____
-
-

- b) If newspaper, which ones? _____
-
-

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

- d) What will be the outreach? _____
-
-

8. Project Characteristics:

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

- b) Will the project be handicap accessible? Explain specifics: Yes. The building will be in full compliance of all relevant ADA codes.
-
-

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

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? There will be a rear yard and rooftop terrace. There is no public access

b) Will there be landscaping? Fencing? Street tree planting? There will be planters by the front facade of the building and a fence enclosing the rear yards

c) Will parking be provided for (indoor, outdoor, on-street)? Will a waiver be requested? _____
There is no on-site parking in accordance with as of right zoning codes.

d) What amenities, if any, will be incorporated with the project? How were they developed and with who (i.e. tenants, residents, community group)? There will be bicycle parking, workout gym, rooftop recreation space.

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

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

No

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

a) List previous industrial uses and processes: _____

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

c) List Hazardous Waste Disposal permits for prior operators: _____

d) List any proposed remediation: _____

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

PREPARED BY: Jason Giller TITLE: Head of Development

SIGNATURE: *Jason Giller* DATE: 11/18/2025

CONTACT#(516) 695-7864 FAX#() _____

EMAIL: JASON@DURENY.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)	-
Manufacturing (sq ft)	-
Residential (sq ft)	<u>43,302.06</u>
Total (sq ft)	<u><u>43,302.06</u></u>
Height (feet)	
Height (stories)	<u>7</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>27</u>	<u> </u>
1 bedroom	<u>28</u>	<u> </u>
2 bedroom	<u> </u>	<u> </u>
3 bedroom	<u> </u>	<u> </u>
4 bedroom	<u>-</u>	<u>-</u>
Total units	<u>55</u>	<u> </u>

Market-rate units

Rental or condo? rental

Estimated cost/rent psf

(market rate units only)

Affordable units

Rental or condo? rental

Distribution of affordability by% of **AMI**

C. Open space

	required	proposed
Total area	<u>1,030.53</u>	<u>1,705.58</u>
Publicly accessible	<u>0</u>	<u>0</u>

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

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

D. Parking

Parking - number of spots, number required by zoning

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

E. Environmental

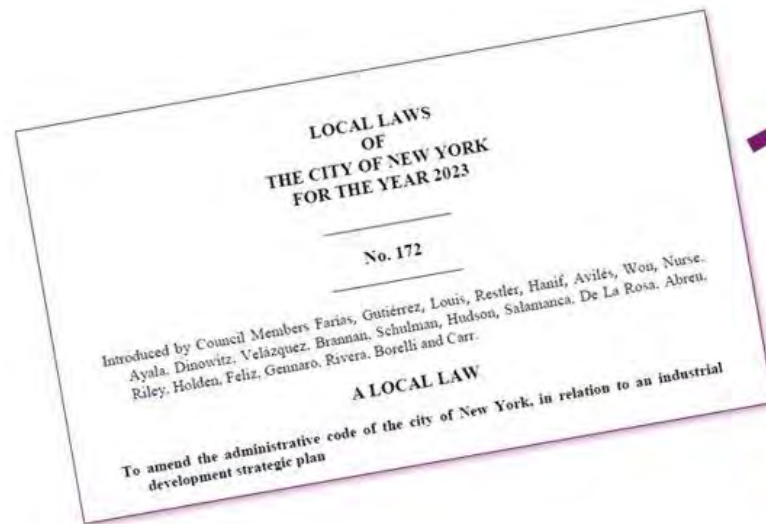
List all environmental issues identified, environmental designations (Little 'E', HAZMAT, brownfield, Super Fund, etc.) and all remediation required _____

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)

What is the NYC Industrial Plan?

Required by Local Law 172 passed by the City Council in 2023, the NYC Strategic Industrial Development Plan will offer a comprehensive look at the city's *industrial jobs* and *lands* inclusive of:



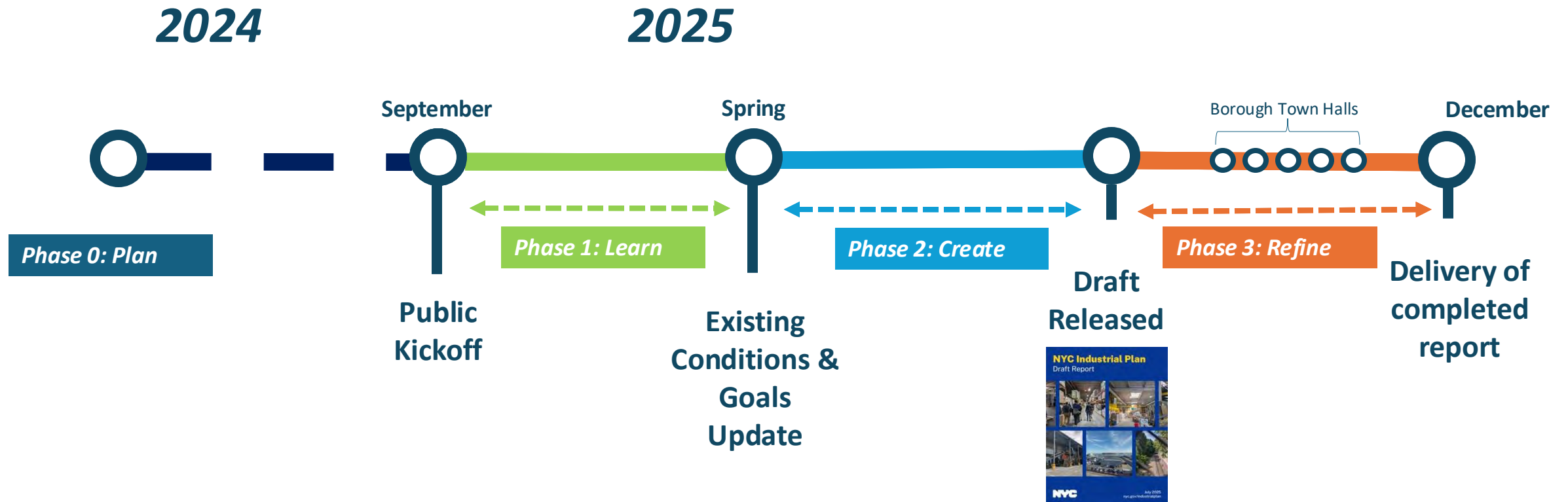
- **Research** on conditions, trends and patterns
- **Feedback** from industrial business stakeholders
- Identification of **Primary Industrial Areas**, as a new legislative way to classify predominately industrial areas of the city
- **Recommendations** on incentives, programs, policies and other land use tools

Who is working on the NYC Industrial Plan?

This plan is an interagency effort led by City Planning, EDC and SBS that draws on a wide range of expertise and resources of government agencies:



Where we are in developing the plan



Industrial Plan engagement to date

600+ Industrial
Survey
responses

50+
Stakeholder
meetings



8 Panel
discussions,
workshops &
info sessions



10 Walking
tours



Image sources: NYC Planning

The Draft Industrial Plan contents



www.nyc.gov/industrialplan

Industry 101

History, overview, and survey results



Key Challenges, Strategies & Recommendations

Evolving Industry

Demand for Space

Congestion and Trucks

Public Realm Quality

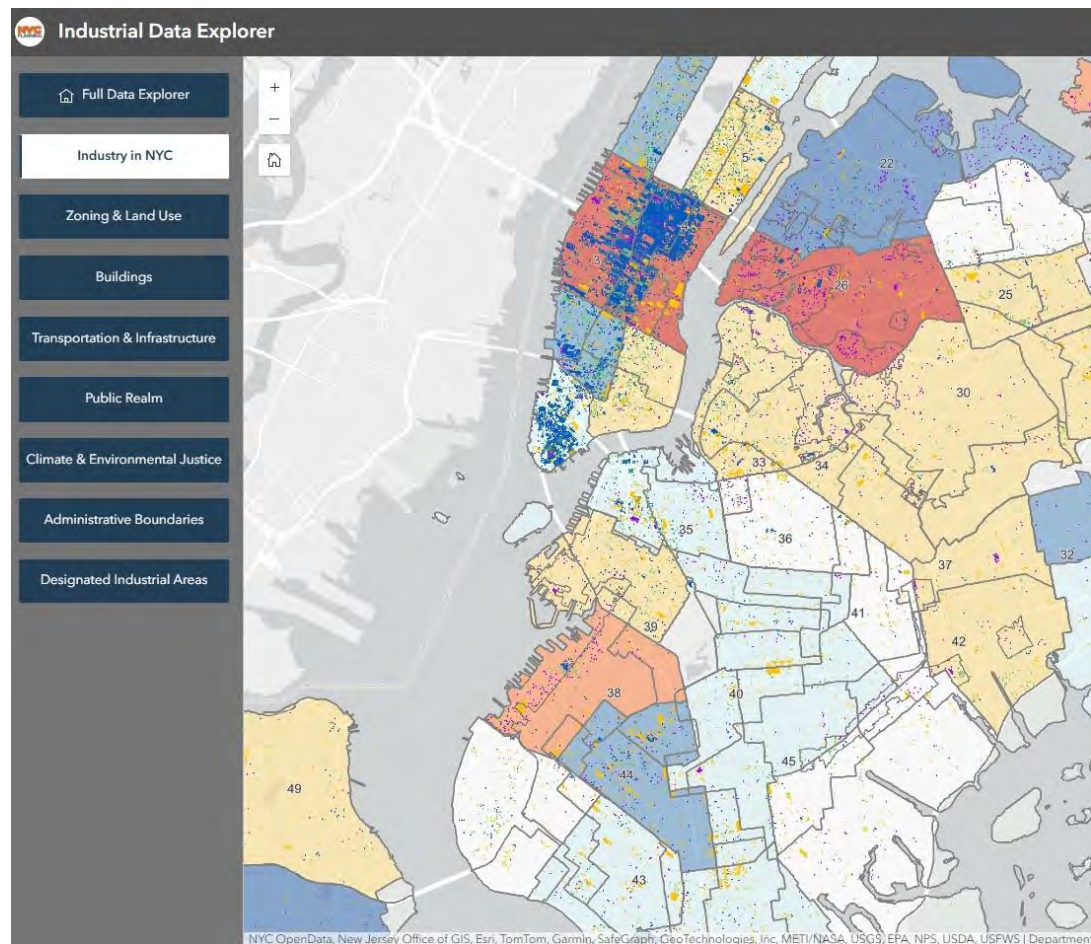
Climate Threats



Maps of designated Industrial Areas

Companion elements

Industrial Data Explorer



Industrial Plan Feedback Form

NYC
PLANNING

NYC / **EDC**

NYC
Small Business
Services

careers
businesses
neighborhoods

Industrial Plan Feedback Form

Thank you for your interest in the NYC Industrial Plan. Your feedback will help us understand the challenges and opportunities in the industrial sector. By sharing your thoughts, you'll help shape the Industrial Plan that NYC is working to create, and guide future planning and policies.

You can learn more about the plan here - [NYC Industrial Plan](#).

[Sign in to Google](#) to save your progress. [Learn more](#)

* Indicates required question

Please describe your relationship to NYC Industry *

☐ I operate a business in an industrial area

☐ I own property in an industrial area

☐ I work in an industrial area

☐ I live in or near an industrial area

☐ Other: _____

Please share your feedback here: *

Your answer

An aerial photograph of an industrial yard. In the foreground, there are large stacks of white pipes. In the background, a city skyline is visible under a hazy, orange-tinted sky. The title 'INDUSTRY 101' is overlaid in large, bold, yellow letters.

INDUSTRY 101

- Today's Industrial economy = 550k jobs in 47k businesses
- Industrial businesses represent 15% of all NYC jobs – much less than a generation ago, but more extensive than most U.S. metros
- NYC's Industrial Economy has businesses engaged in a wide range of making, moving and maintaining
- As a result, exist all over the city, in traditional industrial areas, office districts, and even residential areas
- Zoning rules govern whether, and what kinds of industrial businesses, can newly locate in the city, with many new rules in place as a result of City of Yes.

What do industrial businesses do?

Moving



249k jobs
19k businesses

Making



258k jobs
24k businesses

Maintaining

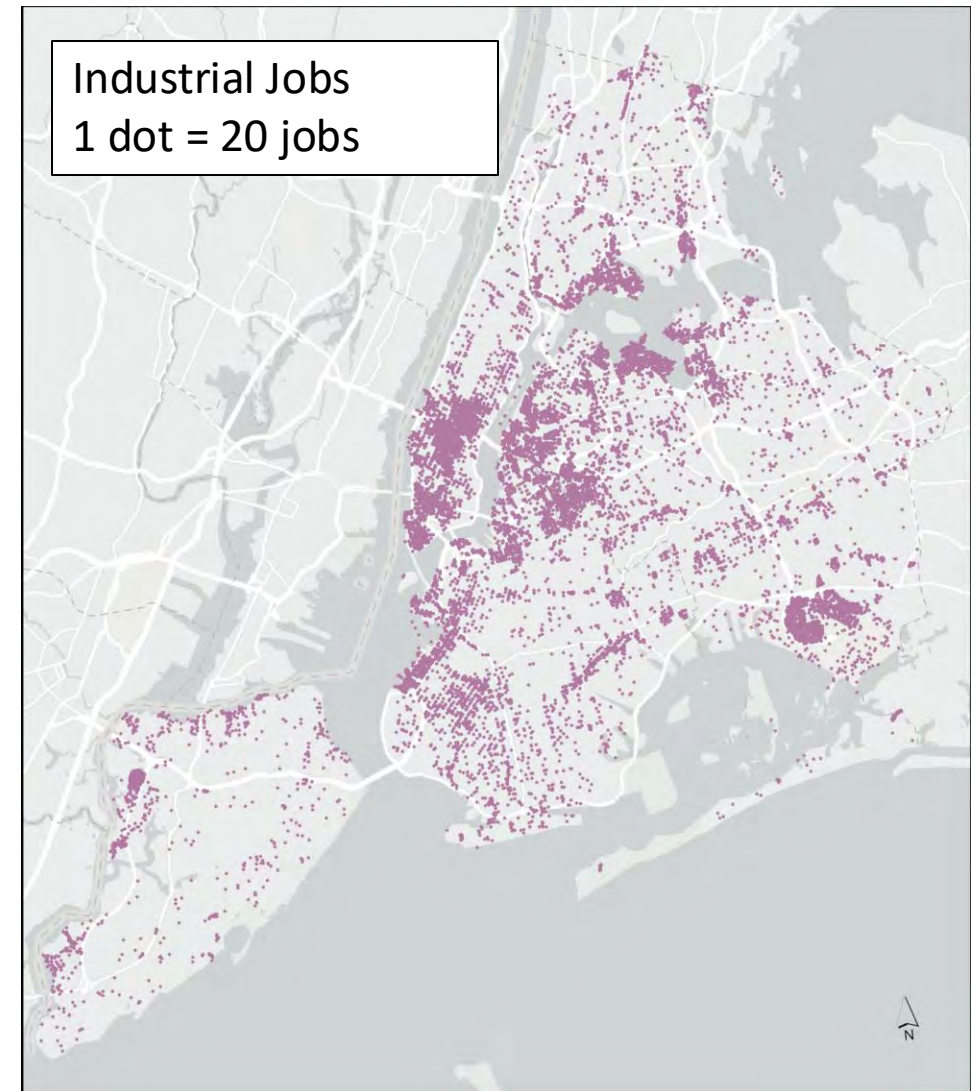
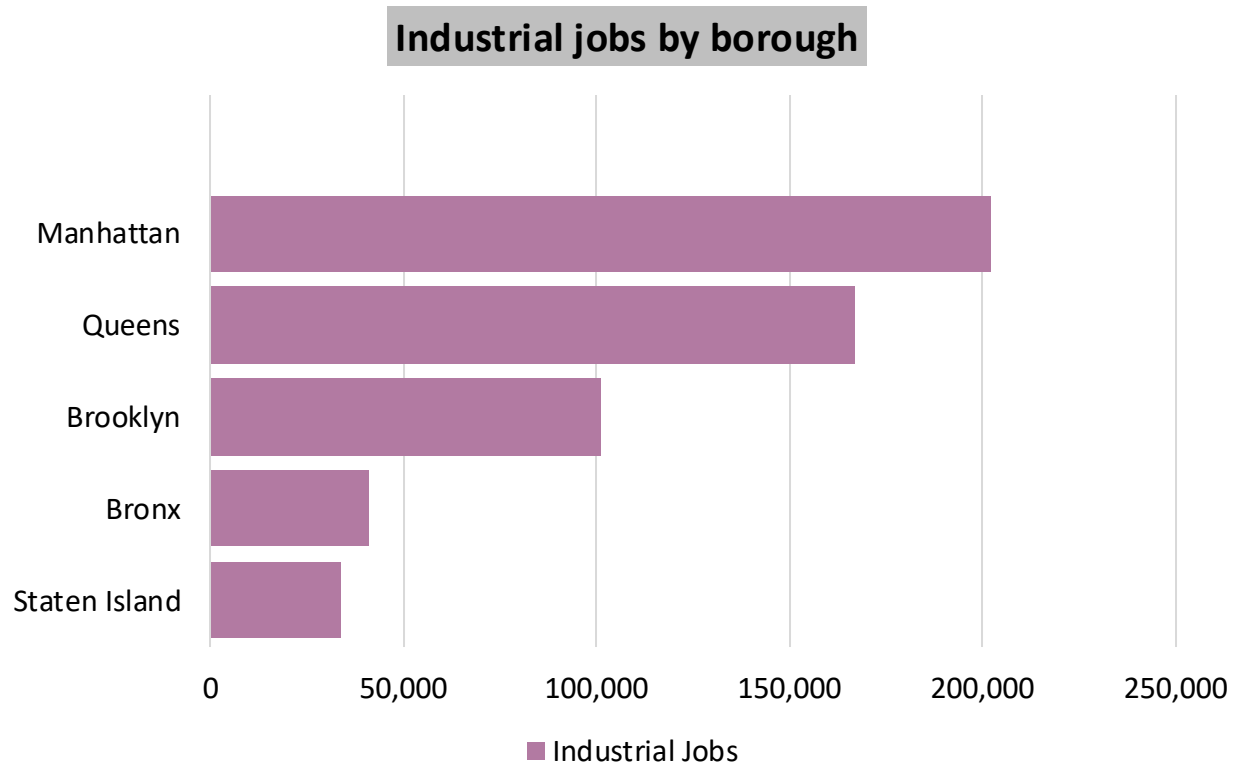


37k jobs
4k businesses

Source: NYC Planning analysis of NYS DOL QCEW, private sector, Q3 2024 (preliminary).

Where are industrial businesses?

All 5 boroughs – both in “traditional” industrial spaces and more traditional business centers, and even at small scales in residential areas.



Source: NYC Planning analysis of NYS DOL QCEW, private sector, Q3 2024 (preliminary).

1

Evolving Industry

Our 21st century industrial economy is robust and thriving. It has evolved from a global manufacturing capital into a diverse cluster of creative, logistical and support sectors, increasingly equipped to support the city's transition to a green economy.

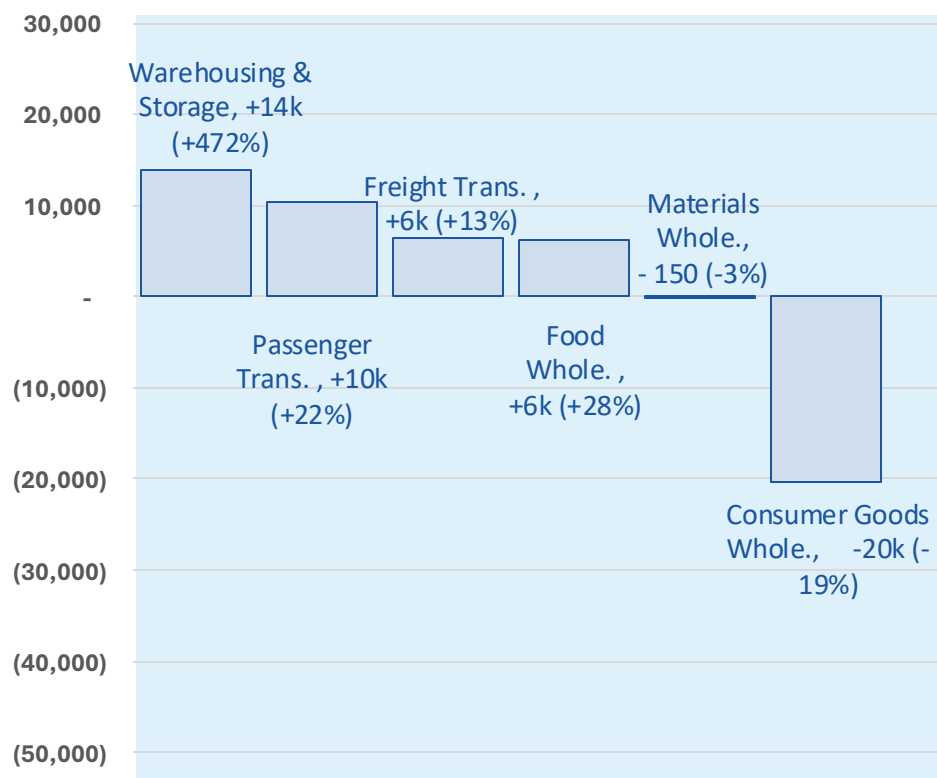
What's going on?

- NYC's relationship to the industrial economy has changed
- NYC's economy has grown over the last 70 years and become less reliant on industry
- Industrial sector has stabilized as NYC experienced dramatic employment growth
- NYC Metro Region is second largest industrial economy in nation
- Certain sectors like distribution and construction are robust and growing
- The industrial economy is crucial to NYC's green transition

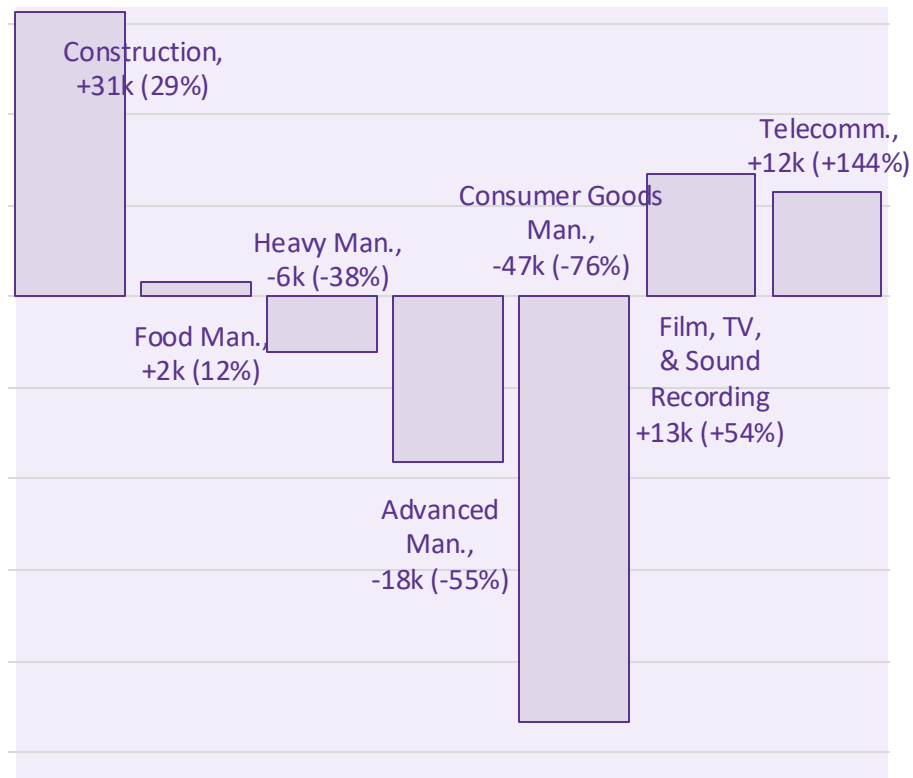
Certain sectors of the Industrial economy are robust and growing

Industrial Employment Change, 2003 to 2023

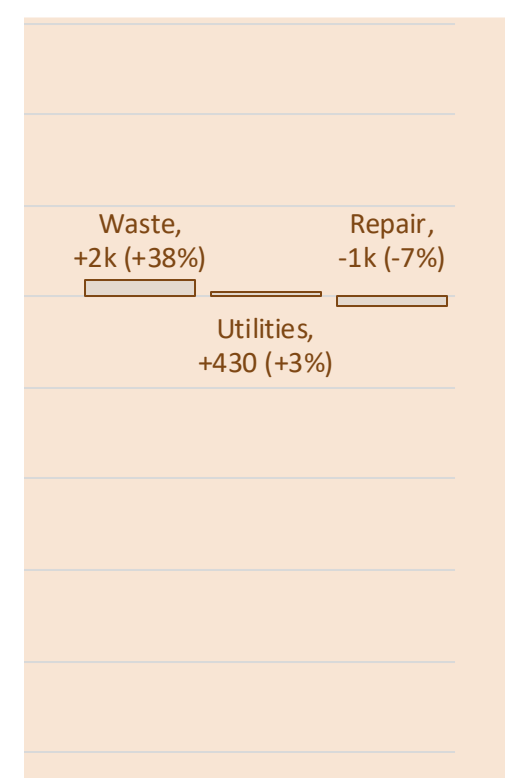
Moving +16k (+7%)



Making, -13k (-5%)



Maintaining, +1k (+3%)



Source: NYC Planning analysis of NYS DOL QCEW, private sector, annual averages 2003 and 2023.

Goal 1: Enable industrial businesses to evolve, innovate, and transition to green technologies

Potential strategies:

- ✓ Improve city government's ability to help industrial businesses navigate regulatory and resource challenges
- ✓ Activate industrial sites in support of the green transition
- ✓ Use City-owned sites to incubate and grow industrial businesses
- ✓ Optimize resources available to industrial businesses that seek to grow or transition
- ✓ Ensure workforce development programs support business recruitment needs and prepare workers for jobs in industrial sectors



5 Strategies and 21 Recommendations to Enable industrial businesses to evolve, innovate, and transition to green technologies:

Improve city government's ability to help industrial businesses navigate regulatory and resource challenges

1. Improve Local Law 97 compliance supports for hard-to-electrify industrial businesses
2. Explore the creation of alternative Local Law 97 compliance pathways that accommodate industrial businesses who are unable to electrify
3. Improve and streamline regulatory processes that impact industrial businesses through efforts to cut red tape
4. Optimize industrial business supports offered through SBS
5. Support local industrial businesses in entering the green economy through investment and technical assistance

Activate industrial sites in support of the green transition

6. Maintain GEAP commitment to utilize NYC Industrial Development Agency (IDA) tax incentives to activate battery storage capacity and support other green economy uses
7. Convene circular economy stakeholders and facilitate resource recovery within and across industrial sectors
8. Develop resources that encourage more energy storage systems to be sited in industrial areas
9. Promote the development of clean energy infrastructure on privately owned industrial sites
10. Support the development of district thermal heating systems in industrial areas
11. Install climate infrastructure on all viable city-owned property by 2035
12. Explore opportunities to activate industrial sites for community solar
13. Continue to advance NYCEDC's Circular Design and Construction Guidelines across the public and private sectors to reduce embodied carbon and waste in NYC's built environment

Use city-owned sites to incubate and grow industrial businesses

14. Evaluate portfolio of city-owned land to improve efficiency and maximize opportunities for industrial siting
15. Utilize publicly-owned industrial campuses to support the piloting of innovative climate technologies and modern industrial practices
16. Build a high-quality campus experience at City-owned industrial assets through sustained investment in facility infrastructure and amenities that serve businesses, workers, and local communities

Optimize resources available to industrial businesses that seek to grow or transition

17. Continue to support the New York State Film Tax Credit Program
18. Explore potential improvements to existing tax credits for industrial businesses
19. Advance the adoption of new climate technologies in the industrial sector through NYCEDC's Mass Timber Studio and Resilient Energy Studio

Expand workforce development programs

20. Support workforce development and community hiring at publicly-owned industrial assets
21. Support M/WBE and diverse entrepreneurship in industrial sectors

2

Demand for Space

NYC has the largest reservoir of urban industrial land in the country, but our industrial stock is old. New construction is expensive and difficult, leading to competition between uses. Businesses want to invest in NYC, but the lack of affordable space is a headwind.

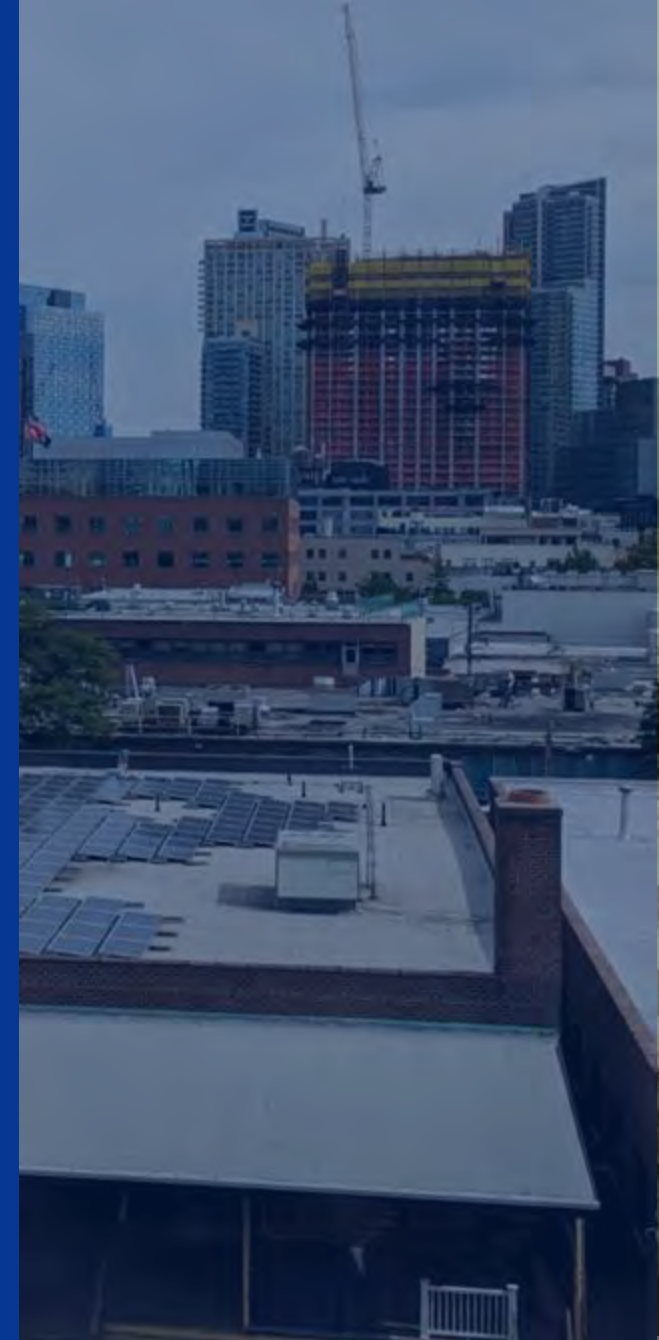
What's going on?

- NYC has over 227M square feet of industrial space
- Most industrial buildings are small, but most industrial space is within large buildings
- Industrial rents are generally lower than other kinds of space in same areas
- Rents are rising, especially for newer space
- Restrictive and outdated zoning laws have made it more difficult to build new industrial space
- Many essential municipal service operations are concentrated in industrial areas
- Industrial jobs are shifting to outer boroughs
- Some industrial uses cannot safely locate near to non-industrial users

Goal 2: Advance a balanced & coherent land and real estate strategy

Potential Strategies include:

- ✓ Strengthen “primary” industrial areas
- ✓ Make it easier to build industrial space and catalyze investment in industrial areas
- ✓ Leverage mixed-use space for industrial uses
- ✓ Update city processes to make it easier to site industrial operations



4 Strategies and 12 Recommendations to Advance a balanced & coherent land and real estate strategy :

Strengthen Primary Industrial Areas

- 22. Establish a new land use framework to guide development and investment in manufacturing zones
- 23. Explore potential targeted changes to the current BSA special permit discretionary process for permitting schools within M zones to address conflicts with industrial activities

Make it easier to build new industrial space & catalyze investment in industrial areas

- 24. Help businesses take advantage of City of Yes for Economic Opportunity changes
- 25. Adopt ongoing Neighborhood Plans
- 26. Study parking and loading zoning requirements to identify impediments to new development
- 27. Identify priority areas for new industrial neighborhood studies
- 28. Streamline the process for development on unbuilt and private streets to make it easier to develop industrial sites

Leverage mixed-use space for industrial uses

- 29. Launch a study to develop an economically feasible and environmentally safe model for vertically integrated mixed industrial-residential development
- 30. Target marketing of IDA incentives to encourage industrial space within mixed-use buildings

Update city processes to make it easier to site industrial operations

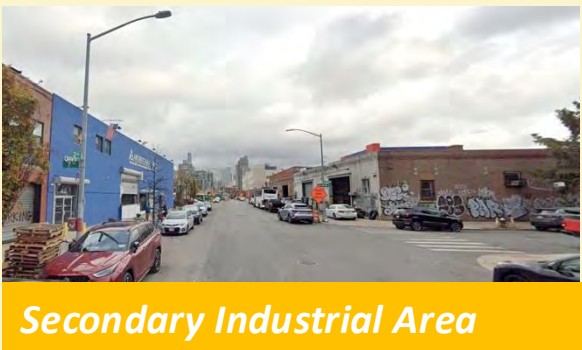
- 31. Use City reporting and tracking tools to enhance the efficiency and transparency of facility siting
- 32. Identify ways to streamline the City's approval processes to make it easier to find suitable locations for critical, "hard-to-site" city operations
- 33. Explore changes to the environmental review process to allow for higher scrutiny of industrial business displacement within Primary Industrial Areas

A new industrial land use framework



Primary Industrial Area

Near highways/rail/ports, predominantly industrial today and intended to be preserved as mostly industrial in the future



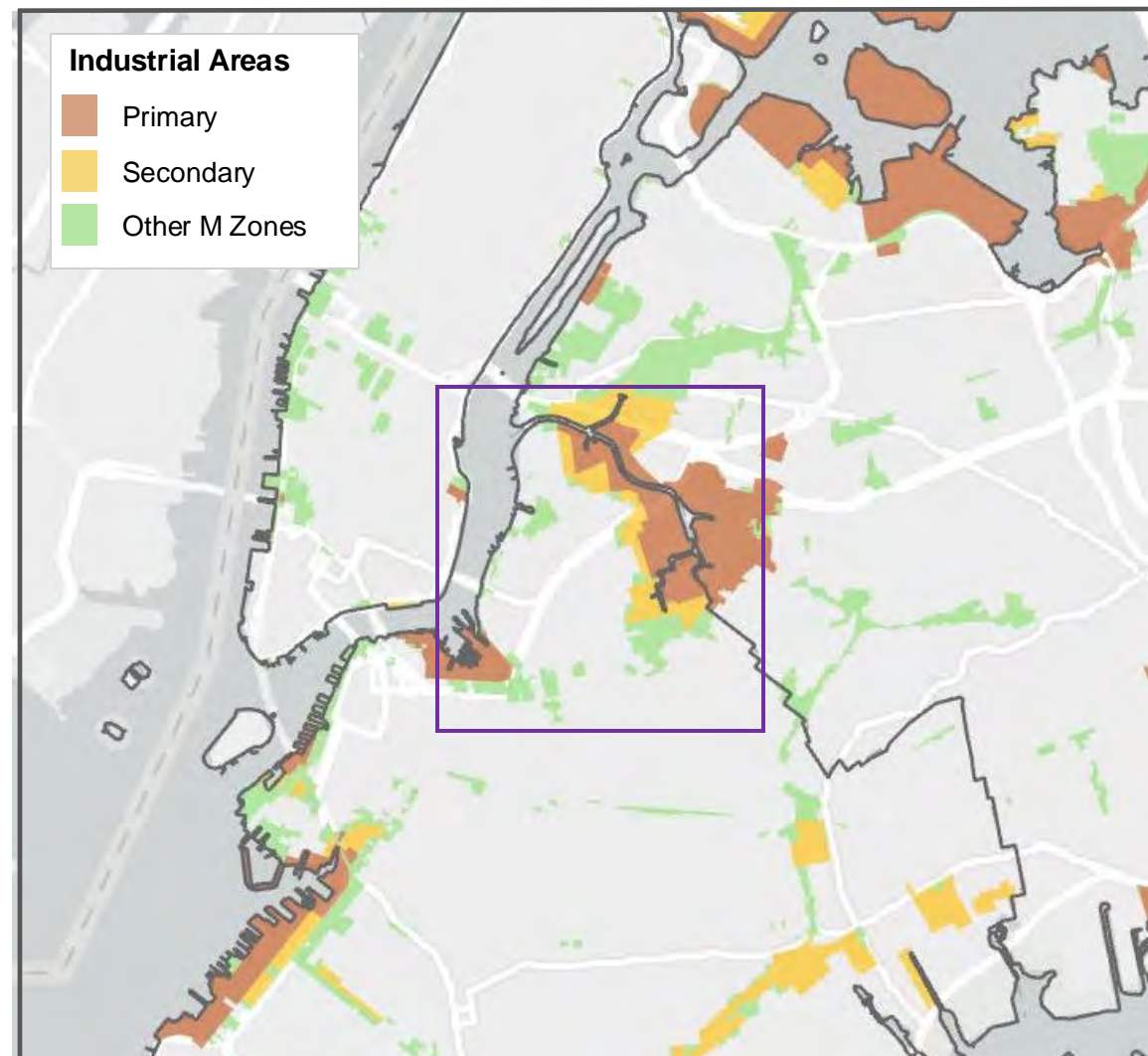
Secondary Industrial Area

Mixed tenancy and closer to residences, intended as mixed industrial and commercial (non-residential) job centers

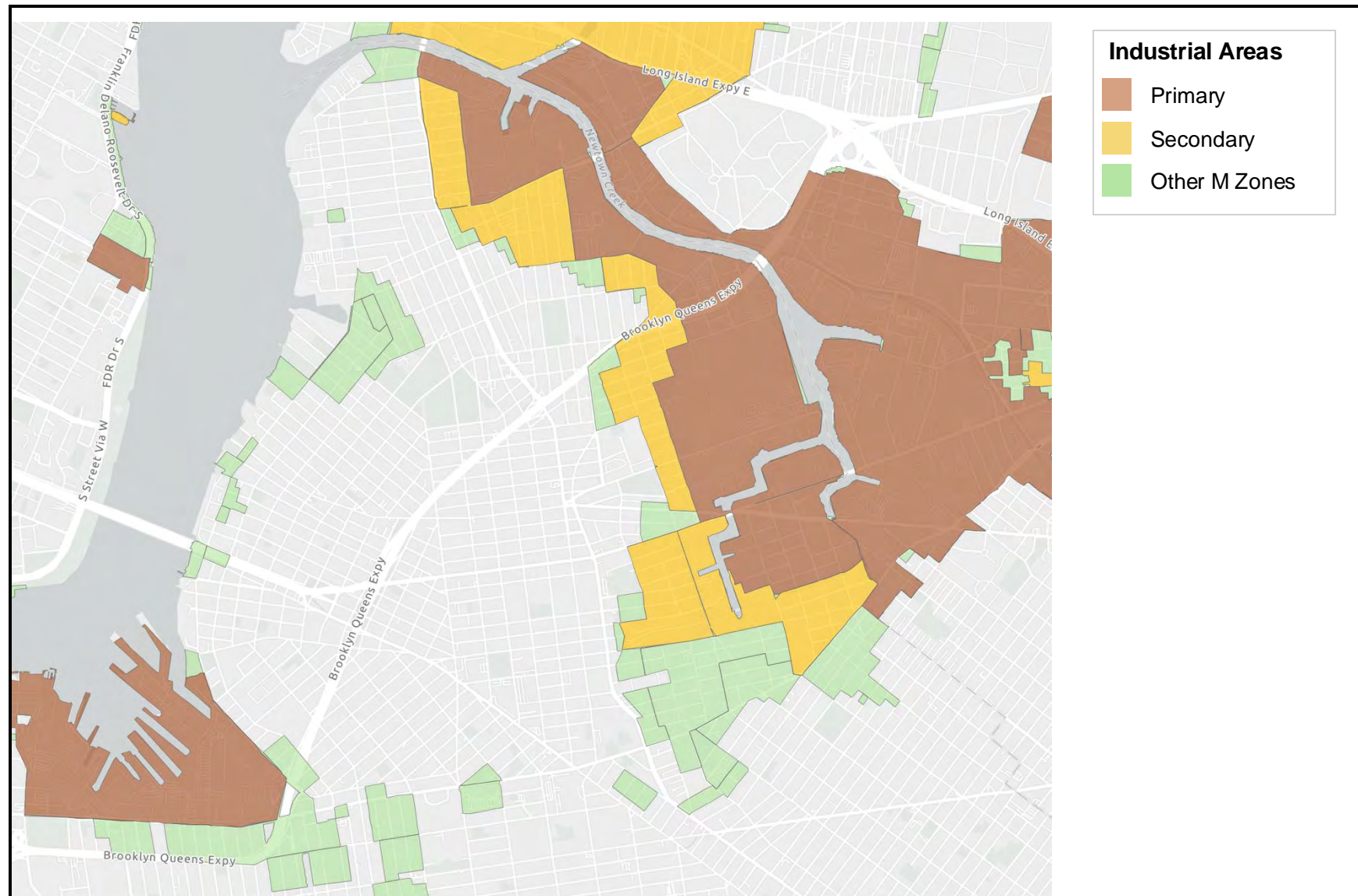
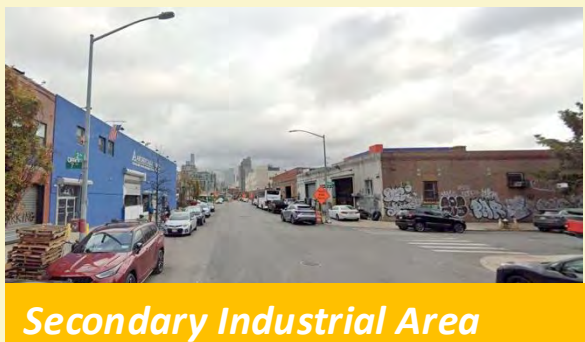


Other M-Zones

Most mixed and closest to residences and transit – appropriate to accommodate industrial within an urban mixed context



A new industrial land use framework



3

Congestion and Trucks

NYC moves its freight by truck on a limited number of heavily used routes. This reliance on trucks and certain routes drives concerns among industrial businesses about traffic and road conditions.

What's going on?

- NYC has a vast freight transportation network
- 96% of freight is moved by truck and heavily concentrated on select bridges and routes
- 91% of businesses surveyed cited traffic & road conditions as major infrastructure challenges
- The rate of traffic crashes is highest along truck routes
- Last mile deliveries create challenges in local neighborhoods
- NYC has an ambitious agenda to address a range of transportation challenges

Goal 3 : Support modern and efficient freight movements

Potential Strategies include:

- ✓ Support the expansion of the maritime freight network
- ✓ Support the expansion of the rail freight network
- ✓ Facilitate and encourage the adoption of micromobility for cargo
- ✓ Maximize the efficiency of truck traffic operations
- ✓ Invest in the decarbonization of truck fleets and other freight vehicles



Image Source: NYC Planning

5 Strategies and 14 Recommendations to Support Modern and Efficient Freight Movements

Goal 3: Support Modern and Efficient Freight Movements

Support the expansion of the maritime freight network

- 34. Implement Blue Highways initiative
- 35. Ensure future development can incorporate maritime access
- 36. Encourage the maritime mode shift of freight through strategic activation of Blue Highways landings at publicly owned assets
- 37. Assess opportunities for future maritime freight network expansion and explore potential measures to preserve strategic sites for future activation

Support the expansion of the rail freight network

- 38. Maintain state of good repair on City-owned rail infrastructure currently keeping trucks off the road
- 39. Assess opportunities for future freight rail network expansion and explore potential measures to preserve strategic sites for future activation

Facilitate and encourage the adoption of micromobility for cargo

- 40. Maintain rule changes that establish new curb regulations and allow the use of pedal-assist electric cargo bikes
- 41. Explore new infrastructure and amenity investments to support micro-distribution

Maximize the efficiency of truck traffic operations

- 42. Prioritize Street Improvement Projects (SIPs) along Truck Routes
- 43. Explore expansion of DOT Overnight Truck Parking Pilot to all Primary Industrial Areas
- 44. Implement changes to the Truck Route Network
- 45. Implement enhanced signage, enforcement planning, data collection, and other programmatic recommendations identified through the DOT Truck Route Network Redesign

Invest in the decarbonization of truck fleets and other freight vehicles

- 46. Increase participation in the Clean Trucks Program
- 47. Explore ways to encourage medium- and heavy-duty vehicle (MHDV) charging infrastructure in industrial areas

4

Public Realm Quality

NYC's industrial areas struggle with a range of quality-of-life challenges as verified through data collection and survey engagement. These issues add difficulty to industrial operations and reduce appeal.

What's going on?

- Industrial areas have a wide range of users
- Complaints about industrial public realm issues are rising
- Industrial buildings can cause problems on surrounding streets and sidewalks
- Other quality of life and public realm challenges result from maintenance and enforcement challenges
- Public realm issues often result from design conflicts between industrial users and pedestrians
- Conflicts are more common when industrial operations abut other uses

Goal 4: Promote clean and safe industrial areas

Potential Strategies include:

- ✓ Develop industrial area design toolkit to manage public realm conflicts
- ✓ Enhance the appearance & cleanliness of the public realm
- ✓ Improve environmental protections in industrial areas



Source: NYC Planning

3 Strategies and 15 Recommendations to Promote clean and safe industrial areas :

Goal 4: Promote Clean and Safe Industrial Areas

Develop industrial area design toolkit to better manage public realm conflicts

- 48. Implement Street Improvement Projects (SIPs) for industrial areas
- 49. Incorporate new strategies for freight-inclusive street design in the Street Design Manual
- 50. Explore enhancements to zoning design standards within M zones to enhance the appearance of industrial areas

Enhance the appearance and cleanliness of the public realm

- 51. Support containerization of commercial waste
- 52. Invest in Public realm activations at City-owned industrial campuses to establish strong connections to residential neighborhoods

Improve environmental protections in industrial areas

- 53. Establish an interagency working group to develop a program of public realm improvements to address safety, sanitation, and quality of life issues
- 54. Explore opportunities to develop partnerships with local organizations to support marketing, public improvements, public safety, and supplemental sanitation services in industrial neighborhoods
- 55. Complete Superfund site remediations
- 56. Continue to support brownfield cleanup
- 57. Support emergency planning for industrial businesses to mitigate hazardous material risks in flood zones
- 58. Complete EJNYC Plan
- 59. Advance implementation of the Last-Mile special permit and Indirect Source Rule
- 60. Study updates to zoning performance standards and enclosure rules
- 61. Identify clusters of non-conforming residences in manufacturing districts that should be studied for rezoning to allow new investment
- 62. Explore opportunities to relocate flood-vulnerable residences in M zones within MOCEJ's "resilient acquisition framework"

5

Climate Threats

NYC's industrial districts are near waterways and have little green space and cooling infrastructure. These areas are at risk of coastal flooding and hotter than other parts of the city.

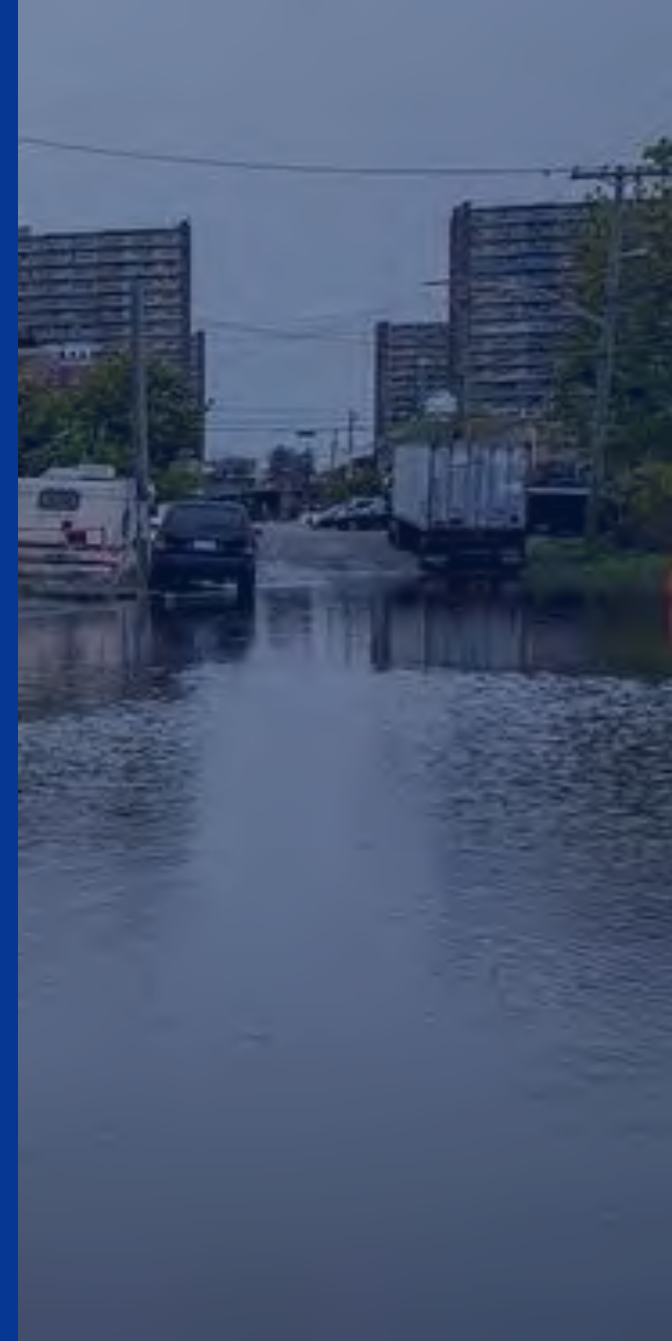
What's going on?

- Industrial areas are typically hotter than other parts of the city, with hardscape, emissions from energy intensive uses, lack of trees contributing to urban heat island effect
- Industrial areas are particularly vulnerable to coastal and stormwater flooding

Goal 5: Prepare industrial areas for climate threats

Potential Strategies include:

- ✓ Promote better stormwater management and enhance the flood resiliency of the industrial public realm
- ✓ Enhance flood resiliency of industrial businesses and critical infrastructure
- ✓ Address the urban heat island effect



3 Strategies and 10 Recommendations to Prepare industrial areas for climate threats

Goal 5: Prepare Industrial Areas for Climate Threats

Promote better stormwater management in and enhance the flood resiliency of the industrial public realm

63. Revamp design guidelines for public realm planting in industrial areas

64. Assess the feasibility of installing green infrastructure and implementing other flood risk mitigation interventions along industrial rights-of-way

Enhance flood resiliency of industrial businesses and critical infrastructure

65. Implement planned coastal flood risk mitigation projects that would protect waterfront industrial sites & areas

66. Use updated zoning to support flood resilient construction on privately-owned industrial sites

67. Continue to advance efforts to manage stormwater in industrial areas

68. Use Climate Resiliency Design Guidelines to mitigate flood risk for critical infrastructure and municipal services

69. Continue to promote City programs that support flood resiliency upgrades for industrial businesses

Address the urban heat island effect

70. Support cool or green roofs

71. Identify opportunities for additional tree planting and stewardship in industrial areas through the Urban Forest Plan

72. Evaluate potential changes to street tree planting requirements that would enable these rules to apply to more industrial projects

Engagement: Town Halls

Five Town Halls were held one in each borough:

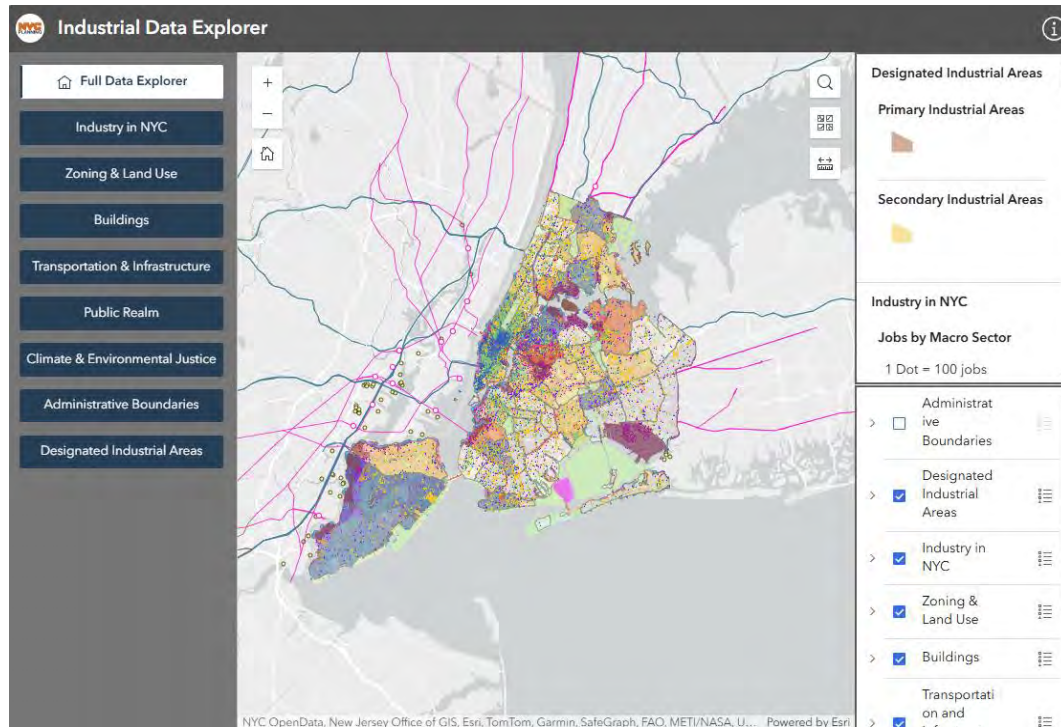
- **Manhattan** – BMCC – 10/9
- **Brooklyn** – St. Francis College – 10/16
- **Queens** – CUNY School of Law – 10/23
- **Staten Island** – Staten Island Joan & Alan Berkinow JCC – 10/28
- **Bronx** – Borough Hall – 11/6



Engagement: How to get involved

Explore the Data:

Check out our Industrial Data Explorer to explore data related to Industry in NYC:



Digital Feedback Form



We want to hear from you! Fill in the NYC Industrial Plan feedback form to share how you think we can better plan for the city's industrial businesses and areas.

nyc.gov/IndustrialPlan

industrialplan@planning.nyc.gov

Questions?

East Williamsburg *Revitalization*

East Williamsburg Collaborative

Ki-Sang Yi, AvenueNYC Program Manager

Francesca Bruce, Grand Street BID ED

Alberto Valentin, Graham Avenue BID ED



Hello!

11.18.2025



Ki-Sang Yi

*Program Manager,
East Williamsburg
Collaborative*

kisang@grandstreetbk.org



Francesca Bruce

*Executive Director,
Grand St BID*



Alberto Valentin

*Executive Director,
Graham Ave BID*



01

What is a BID?

Business Improvement Districts

11.18.2025



A BID, or “Business Improvement District,” is a 501c(3) organization made up of:

- Property owners
- Commercial tenants
- Residents



grandstreetbk.org

Business Improvement Districts

11.18.2025



...use property tax assessments to support businesses and their neighborhoods with supplemental services such as:

- Sanitation, greening, maintenance
- Marketing, events, programs
- Capital improvements, beautification
- Advocacy



grandstreetbk.org

02

AvenueNYC Revitalization Program

AvenueNYC Revitalization Program

11.18.2025

Purpose

3-year grant program awarded to:

Build organizational **capacity**

Foster **partnerships** across the community

Develop revitalization **projects** for commercial corridors



AvenueNYC Area

The BIDs collaborated to study and serve the wider neighborhood, focusing on “Main Streets” through the AvenueNYC Program.

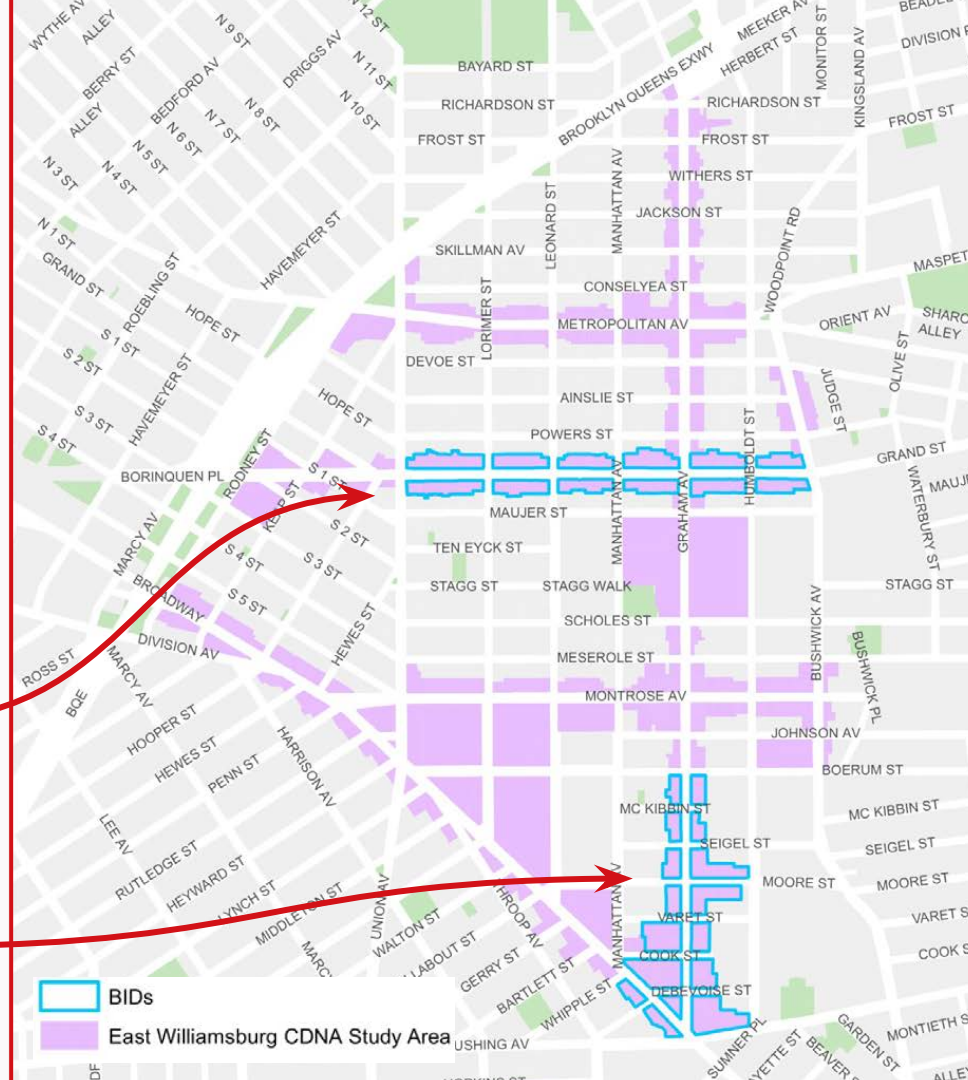
Study area boundaries (per NYC SBS):

NW: BQE

E: Bushwick Av

S: Flushing Av

SW: Broadway



Program Timeline

11.18.2025

Year 1: August 2025-2026



Needs Assessment

- Physical and built environment (public space, streetscapes, storefronts)
- Community interviews and surveys

Years 2 & 3



Project implementations

- Mainstreet activation
- Re-scoping, re-planning
- Ongoing community engagement

“

CDNA

Commercial District
Needs Assessment

”

Community District Needs Assessment

Year 1:



The CDNA is designed to serve as *the data-driven map* for Years 2 and 3.



And to act on these findings by developing community-based programs and partnerships with support from the City.



03

*Opportunity:
Downtown Revitalization Initiative*

New York State Downtown Revitalization Initiative

“NYS DRI” Program: \$20 Million

11.18.2025



*Program Goals**

Attractive Downtown

Public Space

Quality of Life Amenities

Resiliency



Target Communities

Large, dense, walkable

Multi-modal transportation

Tourist + employment center



Timeline

Application: Oct 3 - Nov 7

Award Decision: March 2026

**Post-Award Community Strategic
Planning: 2026-2027**

New York State DRI

> Application Submitted

Co-Applicant:

Brooklyn Borough President

To lead the application and potential award process

Co-Applicant:

East Williamsburg Collaborative

To facilitate the work of other local organizations.

Applicant Partners and Stakeholders:

- St. Nicks Alliance
- El Puente
- RiseBoro
- Southside United Housing Development Fund Corporation | Los Sures
- Evergreen Exchange
- Brooklyn Chamber of Commerce
- Van Alen Institute
- The Horticulture Society of New York
- Big Reuse
- Brooklyn Public Library | Leonard Branch
- Friends of Cooper Park
- North Brooklyn Parks Alliance
- North Brooklyn Angels
- Boricua College
- Woodhull Hospital
- NYC Department of Education District 14
- Lyons Community School
- Williamsburg High School of Art & Technology
- Williamsburg Houses Residents' Association

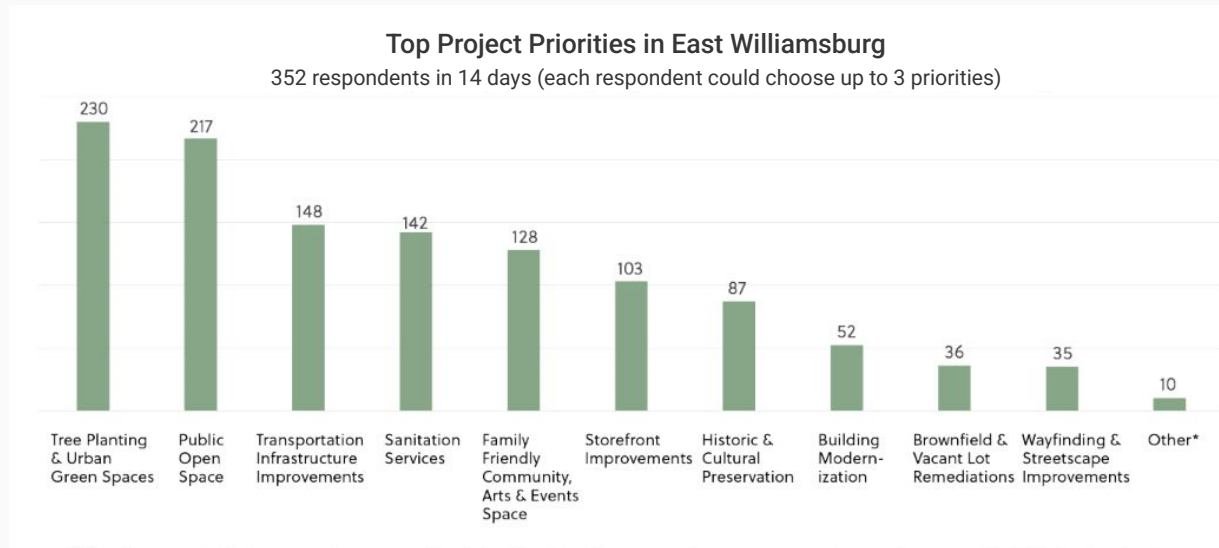


Just the Beginning...

11.18.2025

Guiding Priorities:

- Inclusive Public Spaces
- Community Identity
- Economic Opportunity
including affordability & food justice



*Other includes affordable housing, entrepreneurship, and mental health programming.

Next Steps...

11.18.2025

Community Survey



Merchant Survey



Property Owner Survey





Thank you

Please feel free to contact the program manager at
kisang@grandstreetbk.org

