



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

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

February 26, 2026

**COMBINED PUBLIC HEARING
AND BOARD MEETING
211 AINSLIE STREET
FEBRUARY 10, 2026**

PUBLIC HEARING

ROLL CALL

The meeting was called to order at 6:08 PM by Chair Fuller. There were 28 members who answered the call.

1. **PRESENTATION NYC DEPARTMENT OF CONSUMER AND WORKER PROTECTION (DCWP):** The NYC Department of Consumer Protection (DCWP) Starting in January the NYC Free Tax prep Campaign begins, DCWP will present on the benefits and accessibility of using the free program NYC has to offer. Presenter: NYC DCWP Community Affairs Associate Jonathan Novella. **10 Minutes.**
2. **PRESENTATION SAUNALOUNGE LLC:** 45 South 3rd Street. Brooklyn, NY 11222 (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic, Jazz, Patron Dancing) This venue will have a capacity of more than 200 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee, Presenter: Attorney Robert Romano, NYS ABC Law Consulting Group. **20 Minutes.**
3. **PRESENTATION NEW YORK CITY INDEPENDENT BUDGET OFFICE:** IBO Outreach Team is presenting the independent analysis of the November Financial Plan, examining the City's most recent budget and its implications for New York City's financial health. Presenter: NYC IBO Communications Director Taina Guarda, Press Secretary Malek Al-Shammary. **20 Minutes.**
4. **DOT DINING OUT NYC PERMIT APPLICATIONS**

1. Mugs Ale House / Rick & Pete's, 125 Bedford Ave. App # 20251114030001

5. **LIQUOR LICENSES**

NEW

1. 151 Burger Bar Inc, 151 Meserole Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
2. 18 Frank LLC, DBA TBD, 18 Franklin Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Security Personnel, Patio or Deck, Balcony)
3. 19 Bogart Inc., DBA Maki, 19 Bogart Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
4. 211 Reserve LLC, DBA Lovebirds, 211 Nassau Avenue, (Class Change, Wine, Beer & Cider, Bar/Tavern, DOT Roadway Seating)
5. 4P'S New York LLC, 38 Norman Avenue, Unit-C, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
6. AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC) as mgr, DBA TBD, 111 Gardner Avenue & 140 Stewart Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Cabaret (musical or other entertainment with 600 or more patron capacity), Live Music: All Types, Patron Dancing, Third Party Promoters, Security Personnel, Patio or Deck, Freestanding Structures and Open Area Spaces Within)
7. Cafe Biba Inc., DBA Senior's Bar, 101 Kent Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
8. Entity TBD formed by Mike Puma, DBA Gotham Burger Social Club, 216 Grand Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
9. FSMJ One Inc, DBA Johnny's, 642 Lorimer Street, (Method of Operation, Liquor, Wine, Beer & Cider, Rest)
10. Juicerie IV LLC, DBA The Butchers Daughter, 271 Metropolitan Avenue, (Alteration, Liquor, Wine, Beer & Cider, Rest, Sidewalk Café)
11. Kanahashi Japanese House Inc, DBA Kanahashi, 981 Manhattan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
12. Malavita Worldwide LLC, DBA Malavita, 614 Manhattan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Rear Yard)
13. Momoya 7 Inc., DBA TBD, 320 Wythe Avenue aka 316 Wythe Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
14. 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, Third Party Promoters, Security Personnel, Bathhouse / NYS Licensed Security

Will Be Hired as Needed, Courtyard) **Amendment:** Added Bathhouse – Previously Listed for Public Hearing & Board Meeting 1/13/26 – Presenting at PH & BD MTG 2/10/26

15. Serious Face Ventures LLC, DBA TBD, 153 Morgan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Night Club, Live Music, Patron Dancing, Security Personnel, Rooftop)
16. WVH Restaurant LLC, 107 North 12th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Patio or Deck)
17. Xefe LLC, DBA TBD, 571 Lorimer Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, 2nd Floor Terrace)

SIDEWALK CAFÉ & ROADWAY CAFÉ:

1. Threefold Holdings LLC, DBA Threes Brewing, 113 Franklin Street

AMENDED NOTICES PREVIOUSLY APPROVED

1. 852 Club LLC, DBA The Collectors Bar, 305 Grand Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern) Previously Approved. **Amendment:** Changed DBA from “The Collectors” to “The Collectors Bar”

RENEWALS

1. 110 Bedford Rest Corp., DBA The Bedford, 110 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
2. 160 Havemeyer Street Corp., DBA Blue Collar, 704 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Bar/Tavern)
3. 161 Grand St Rest Inc., DBA Fresh Kills Bar, 161 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
4. 4th Ave Operating Corp. Inc, DBA East River, 97 South 6th Street, (Renewal, Liquor, Wine, Beer & Cider, Tavern, Patio or Deck)
5. 90 Wythe LLC, DBA Cafe Balearica, 44 Berry Street, Retail 3, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
6. Bogart House LLC, DBA Bogart House, 230 Bogart Street, 2nd Floor, 3rd Floor & Rooftop, (Renewal, Liquor, Wine, Beer & Cider, Catering Facility (Private Events Only), Live Music, Catering Hall)
7. Brooklyn Flea LLC, 90 Kent Avenue, #1210 East River State Park, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
8. Bushwick Ice House LLC., 35 Ingraham Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Outside Front Yard Building Line)
9. Cafe Mogador LLC, DBA Cafe Mogador, 133 Wythe Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)

10. Casa Ora LLC, 148 Meserole Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
11. D & J Grocery Spanish Food Inc, 927 Grand Street, (Renewal, Beer & Cider, Rest)
12. DLS Events LLC, 261-267 Driggs Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Rock, Acoustic, Jazz, Outdoor Storage Area for Alcohol. No Outdoor)
13. Dutch Concorde Inc., DBA St. Mazie, 345 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
14. Gran Morelos Corp, DBA Gran Morelos, 727 Grand Street, (Renewal, Wine, Beer & Cider, Rest)
15. Land Restaurant Corp, DBA Madeline's, 113 Franklin Street, Retail D, (Renewal, Liquor, Wine, Beer & Cider, Bar/Rest)
16. LFG Pizza LLC, DBA Fini Pizza, 305 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
17. Listening Bar LLC, DBA Eavesdrop, 674 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Backyard)
18. M Noodle, LLC., DBA M Shanghai, 549 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
19. Matteo & Vida Inc, DBA Scalino GP, 659 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
20. Mugatu Inc, DBA Bar Bruno, 560 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
21. Ployperm Corp, DBA Nora Thai, 176 North 9th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
22. Quadrum BK LLC & Quadrum Hospitality Group LLC, DBA Arlo Williamsburg, 96 Wythe Avenue, (Renewal, Liquor, Wine, Beer & Cider, Hotel, Live Music: Wedding Bands and Other Special Events, Patron Dancing, Security Personnel, Rooftop, Lobby Café, 2nd Floor Terrace, Water Tower)
23. Tabemen Inc, DBA Wanpaku, 621 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
24. Tasty Taiwan 2 LLC, DBA Wenwen, 1025 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
25. The Esters NYC LLC, DBA The Esters, 192 Nassau Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
26. Wild Ginger Vegan BJQ Inc, DBA Wild Ginger, 182 North 10th Street, (Renewal, Wine, Beer & Cider, Rest)

6. **CANNABIS LICENSES: NO LICENSES**

BOARD MEETING

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

ROLL CALL – Chair Fuller requested a roll call 34 Members answered the call at 7:35 pm.

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

APPROVAL OF THE MINUTES –Chair Fuller requested approval of the minutes from January 13, 2026.

Motion made by Ms. LaBorde and seconded by Mr. Bruzaitis. The Minutes of January 13, 2026, 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.

Erik Weese: Against 211 Reserve LLC, DBA Lovebirds, 211 Nassau Avenue.

Keith Pulitano: In Support of Malavita Worldwide LLC, DBA Malavita, 614 Manhattan Avenue.

Brett Harman: Against AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC) as mgr, DBA TBD, 111 Gardner Avenue & 140 Stewart Avenue.

Maisha Morales: In Support of Monitor Point.

Dewey Thompson: Against Monitor Point.

Mario Vitolo: In Support of Monitor Point.

Patrick Byrne: In Support of Monitor Point.

Robert Brunotte: In Support of Monitor Point.

Katherine Thompson: Against Monitor Point.

Erwin Denny: In Support of Monitor Point.

Chris Dunn: In Support of Monitor Point.

Donato D’Agosto: In Support of Monitor Point.

Janice Lauletta-Weinmann: In Support of Monitor Point.

Zoe Skoric: Against Monitor Point.

Scott Fraser: Against Monitor Point.

Darius Davis: In Support of Monitor Point.

Kyron Banks: In Support of Monitor Point.

Derrick Jones: In Support of Monitor Point.

Rishi Chattoo: In Support of Monitor Point.
Eddie Burgos: In Support of Monitor Point.
Andy McDowell: Against Monitor Point.
Erik Nilsen: In Support of Monitor Point.
Lana Irons: In Support of Monitor Point.
Cory Kantin: Against Monitor Point.
Francisco Zarate: In Support of Monitor Point.
Jerson Azcona: In Support of Monitor Point.
Cecilia Payseur: Against Monitor Point.
Roland Nimis: In Support of Monitor Point.
Adrienne Vega: In Support of Monitor Point.
Ismael Rodriguez: In Support of Monitor Point.
Rafael Perez: In Support of Monitor Point.
Gabriel Dougherty: In Support of Monitor Point.
Rolando Guzman: In Support of Monitor Point.
Veronica Zapasnik: Against Monitor Point.
Juan Ramos: In Support of Monitor Point.

COMMITTEE REPORTS

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

- Ms. Teague requested a motion: LAND USE, ULURP, COMMITTEE MOTION (FRIENDLY AMENDMENT): To deny application MONITOR POINT: APPLICATION # C260105ZMK, CEQR 25DCP068K Applications related: N260106ZRK, C260107ZSK, N260108ZCK, C260109ZSK, C250326MMK. unless the following conditions are met: 1) The anticipated \$300,000 yearly payments for Bushwick Inlet Park maintenance should be increased to \$600,000 with annual increases equal to the consumer price index, with payments commencing at the start of construction. 2) The portion of affordable units must be increased to a healthy majority. 3) A special provision should be made with this publicly owned property to give this district a 50% local preference for the affordable units. 4) Water-borne transportation for construction items must be used where possible. 5) There must be a transparent process for the affordable lottery. 6) In order to relieve some of the anticipated burden on transportation, there must be an increase in the number of cars on the G line. 7) In line with the statistics showing that CB1 built more than its fair share of affordable housing units, there should be an equitable city-wide upzoning. 8) The public access areas and esplanade at 40 and 56 Quay Street must be completed

before applicant receives its TCO for any of the residential units. 9) The applicant's TCO must be conditioned on the creation of the Monitor Museum. 10) Before receiving a TCO for the MTA facility at Meadow Street and after the transfer of the ERU facility, the applicant must perform the demolition of the surface structures and pave the lot at the 65 Commercial Street section of the future Box Street Park. 11) The applicant shall fully fund and construct a robust, fully-grade-separated Brooklyn Waterfront Greenway segment along Quay Street physically separated from vehicular traffic. 12) The applicant will maintain the bike lanes unimpeded by trucks during construction. 13) The waterfront public green area should remain 40 feet in its entirety. Additional Conditions: 1. Gotham Org shall build two publicly accessible restrooms and a maintenance space inside the monitor point building complex facing upland connector or the motiva section of Bushwick Inlet Park, before receiving their TCO for monitor Point. 2. Affordable and market-rate apartment units must be integrated through both towers of the western building.

A motion was made by Mr. Pferd and seconded by Ms. LaBorde.

The vote was 12 "Yes", 20 "No", 0 "ABSTENTIONS"; 3 "RECUSALS".

Motion Failed.

- Ms. Teague requested a motion: To approve application MONITOR POINT: APPLICATION # C260105ZMK, CEQR 25DCP068K Applications related: N260106ZRK, C260107ZSK, N260108ZCK, C260109ZSK, C250326MMK. with allconditions including the friendly amendment raised in the prior vote: 1)The anticipated \$300,000 yearly payments for Bushwick Inlet Park maintenance should be increased to \$600,000 with annual increases equal to the consumer price index, with payments commencing at the start of construction. 2)The portion of affordable units must be increased to a healthy majority. 3)A special provision should be made with this publicly owned property to give this district a 50% local preference for the affordable units. 4) Water-born transportation for construction items must be used where possible. 5) There must be a transparent process for the affordable lottery. 6) In order to relieve some of the anticipated burden on transportation, there must be an increase in the number of cars on the G line. 7) In line with the statistics showing that CB1 built more than its fair share of affordable housing units, there should be an equitable city-wide upzoning. 8) The public access areas and esplanade at 40 and 56 Quay Street must be completed before applicant receives its TCO for any of the residential units. 9) The applicant's TCO must be conditioned on the creation of the Monitor Museum. 10) Before receiving a TCO for the MTA facility at Meadow Street and after the transfer of the ERU facility, the applicant must perform the demolition of the surface structures and pave the lot at the 65 Commercial Street section of the future Box Street Park. 11) The applicant shall fully fund and construct a robust, fully grade-separated Brooklyn Waterfront Greenway segment along Quay Street physically separated from vehicular traffic. 12) The applicant will maintain the bike lanes unimpeded by trucks during construction. 13) The waterfront public green area should remain 40 feet in its entirety.

Additional Conditions: 1. Gotham Org shall build two publicly accessible restrooms and a maintenance space inside the monitor point building complex facing upland connector or the motiva section of Bushwick Inlet Park, before receiving their TCO for monitor Point. 2. Affordable and market rate apartment units must be integrated through both towers of the western building.

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

The vote was 24 “Yes”, 9 “No”, 0 “ABSTENTIONS”; 3 “RECUSALS”.

Motion Carried.

- Ms. Teague requested a motion: To deny application 56 QUAY DEMAPPING: APPLICATION # 250326MMK, CEQR 25DCP068K. and to express our continued support for the Greenpoint Monitor Museum and our hope that it is completed as soon as possible.

A motion was made by Mr. Bruzaitis and seconded by Mr. Brooks.

The vote was 30 “Yes”, 1 “No”, 0 “ABSTENTIONS”; 2 “RECUSALS”.

Motion Carried.

- Ms. Teague requested a motion: To censure Chairperson Fuller for directing issuance of an Amended Notice that attempted to add a Land Use committee meeting to the January 20, 2026 Monitor Point public hearing in violation of the notice requirements of our By-laws.

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

The vote was 9 “Yes”, 18 “No”, 6 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Failed.

ENVIRONMENTAL PROTECTION COMMITTEE – Mr. Stephen Chesler, Committee Chair, report as written.

- Mr. Chesler requested a motion: to recommend a resolution in support of PREA to the Brooklyn Community Board (see attached). The resolution highlights the benefits of PREA, including reduced waste, increased recycling rates, and cost savings for taxpayers and calls for the New York State legislature to pass and the governor to sign PREA into law.

A motion was made by Mr. Brooks and seconded by Mr. Isaacs.

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

Motion Carried.

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

- Mr. Dybanowski requested a motion: to approve report as written.
A motion was made by Mr. Bruzaitis and seconded by Mr. Dennis.

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

Motion Carried.

CANNABIS REVIEW COMMITTEE – Mr. Raffaello VanCouten, Committee Co-Chair, report as written.

- Mr. VanCouten requested a motion: to approve report as written.
A motion was made by Mr. Bruzaitis and seconded by Ms. LaBorde.

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

Motion Carried.

- Mr. VanCouten requested a motion: To approve committee's protocol and the items our district office needs to request from the applicant: -Proof the license fee payment, -roof of the submitted notice to the municipality form, -Proof in detail of the community impact plan (including goals and intended impact), -Proof of a valid labor peace agreement, -Proof of a security (if third a party agreement exists) contract and its terms, -Proof via date/time stamp photos showing store's windows are blocked, sign of store's operating hours and no inappropriate signage exists.

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

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

Motion Carried.

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

- Mr. Bruzaitis requested a motion: Community Board 1 to draft a letter to Council Member Jennifer Gutierrez in support of co-naming the Southeast Corner of Bedford Avenue and Broadway in honor of Mr. Billy Jones.

A motion was made by Mr. Caponegro and seconded by Ms. Teague.

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

Motion Carried.

- Mr. Bruzaitis requested a motion: Community Board 1 to draft a letter to Council Member Jennifer Gutierrez in support of co-naming the Corner of Ainslie Street and Graham Avenue in honor of Mrs. Rose Cassara.
A motion was made by Mr. Caponegro and seconded by Ms. Teague.

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

Motion Carried.

- Mr. Bruzaitis requested a motion: Community Board 1 to draft its standard inquiry letter to NYPD Highway Patrol, 90th Precinct, Council Member Gutierrez & DA Gonzalez regarding the following incidents: Fatality Victim: Tamara Jacobowitz Date: December 9, 2025, Time: 9:38 AM. Location: Hooper St & Wythe Avenue. Critical Injury: Victim: Margaret Duffy, Date: November 25, 2025. Time: 9:38 AM. Location: Manhattan Avenue BTW Maujer Street and Grand Ave.
A motion was made by Mr. Caponegro and seconded by Ms. Teague.

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

Motion Carried.

CHAIRPERSON’S REPORT – As written.

FIRST VICE-CHAIR’S REPORT – As written.

DISTRICT MANAGER’S REPORT – As written.

PARKS DEPARTMENT MINUTE – As written.

ANNOUNCEMENTS: ELECTED OFFICIALS

Councilmember Lincoln Restler: Provided an update

Bruno Daniel from Brooklyn Borough President’s Office: Provided an update.

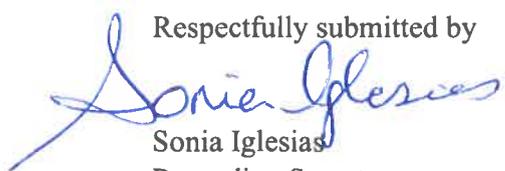
OLD BUSINESS- No old business

NEW BUSINESS: Mr. Chesler announced a joint meeting of the Parks & Waterfront, Environmental Protection and Land Use Committees, regarding River street scheduled for March 4, 2026

ADJOURNMENT

The meeting was adjourned at 10:15 pm.

Respectfully submitted by

A handwritten signature in blue ink that reads "Sonia Iglesias". The signature is fluid and cursive, with a long horizontal stroke at the end.

Sonia Iglesias
Recording Secretary



COMMUNITY BOARD No. 1

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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

REVISED

January 30, 2026

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
(25 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 --- FEBRUARY 10, 2026
TIME: *** 6:00 PM ***
WHERE: SWINGING SIXTIES SENIOR CENTER
211 AINSLIE STREET
BROOKLYN, NY 11211
(CORNER OF MANHATTAN AVENUE)

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

PUBLIC HEARING

AGENDA

1. **PRESENTATION NYC DEPARTMENT OF CONSUMER AND WORKER PROTECTION (DCWP):** The NYC Department of Consumer Protection (DCWP) Starting in January the NYC Free Tax prep Campaign begins, DCWP will present on the

benefits and accessibility of using the free program NYC has to offer. Presenter: NYC DCWP Community Affairs Associate Jonathan Novella. **10 Minutes.**

2. **PRESENTATION SAUNALOUNGE LLC:** 45 South 3rd Street. Brooklyn, NY 11222 (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic, Jazz, Patron Dancing) This venue will have a capacity of more than 200 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee, Presenter: Attorney Robert Romano, NYS ABC Law Consulting Group. **20 Minutes.**
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4. DOT DINING OUT NYC PERMIT APPLICATIONS

1. Mugs Ale House / Rick & Pete's, 125 Bedford Ave. App # 20251114030001

5. LIQUOR LICENSES

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SIDEWALK CAFÉ & ROADWAY CAFÉ:

1. Threefold Holdings LLC, DBA Threes Brewing, 113 Franklin Street

AMENDED NOTICES PREVIOUSLY APPROVED

1. 852 Club LLC, DBA The Collectors Bar, 305 Grand Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern) Previously Approved. **Amendment:** Changed DBA from “The Collectors” to “The Collectors Bar”

RENEWALS

1. 110 Bedford Rest Corp., DBA The Bedford, 110 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
2. 160 Havemeyer Street Corp., DBA Blue Collar, 704 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Bar/Tavern)

3. 161 Grand St Rest Inc., DBA Fresh Kills Bar, 161 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
4. 4th Ave Operating Corp. Inc, DBA East River, 97 South 6th Street, (Renewal, Liquor, Wine, Beer & Cider, Tavern, Patio or Deck)
5. 90 Wythe LLC, DBA Cafe Balearica, 44 Berry Street, Retail 3, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
6. Bogart House LLC, DBA Bogart House, 230 Bogart Street, 2nd Floor, 3rd Floor & Rooftop, (Renewal, Liquor, Wine, Beer & Cider, Catering Facility (Private Events Only), Live Music, Catering Hall)
7. Brooklyn Flea LLC, 90 Kent Avenue, #1210 East River State Park, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
8. Bushwick Ice House LLC., 35 Ingraham Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Outside Front Yard Building Line)
9. Cafe Mogador LLC, DBA Cafe Mogador, 133 Wythe Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
10. Casa Ora LLC, 148 Meserole Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
11. D & J Grocery Spanish Food Inc, 927 Grand Street, (Renewal, Beer & Cider, Rest)
12. DLS Events LLC, 261-267 Driggs Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Rock, Acoustic, Jazz, Outdoor Storage Area for Alcohol. No Outdoor)
13. Dutch Concorde Inc., DBA St. Mazie, 345 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
14. Gran Morelos Corp, DBA Gran Morelos, 727 Grand Street, (Renewal, Wine, Beer & Cider, Rest)
15. Land Restaurant Corp, DBA Madeline's, 113 Franklin Street, Retail D, (Renewal, Liquor, Wine, Beer & Cider, Bar/Rest)
16. LFG Pizza LLC, DBA Fini Pizza, 305 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
17. Listening Bar LLC, DBA Eavesdrop, 674 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Backyard)
18. M Noodle, LLC., DBA M Shanghai, 549 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
19. Matteo & Vida Inc, DBA Scalino GP, 659 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
20. Mugatu Inc, DBA Bar Bruno, 560 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
21. Ployperm Corp, DBA Nora Thai, 176 North 9th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
22. Quadrum BK LLC & Quadrum Hospitality Group LLC, DBA Arlo Williamsburg, 96 Wythe Avenue, (Renewal, Liquor, Wine, Beer & Cider, Hotel, Live Music: Wedding)

- Bands and Other Special Events, Patron Dancing, Security Personnel, Rooftop, Lobby Café, 2nd Floor Terrace, Water Tower)
23. Tabemen Inc, DBA Wanpaku, 621 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
 24. Tasty Taiwan 2 LLC, DBA Wenwen, 1025 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
 25. The Esters NYC LLC, DBA The Esters, 192 Nassau Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
 26. Wild Ginger Vegan BJQ Inc, DBA Wild Ginger, 182 North 10th Street, (Renewal, Wine, Beer & Cider, Rest)

6. **CANNABIS LICENSES: NO LICENSES**

BOARD MEETING

MOMENT OF SILENCE

ROLL CALL

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES – Combined Public Hearing and Board Meeting of January 13, 2026

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

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ATTENDANCE SHEET

(25 Members Constitute a Quorum for the Board Meeting & Public Hearing)

DATE: 02-10-2026

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 <i>Teon Brooks</i>	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
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 <i>Giovanni D'Amato</i>	MARIE LEANZA <i>Marie Leanza</i>
WARD DENNIS <i>Ward Dennis</i>	JODIE LOVE <i>Jodie Love</i>
ERIN DRINKWATER <i>Erin Drinkwater</i>	MICHAL MROWIEC <i>Michal Mrowiec</i>
MIGUELINA DURAN <i>Miguelina Duran</i>	RABBI DAVID NIEDERMAN
ARTHUR DYBANOWSKI <i>Arthur Dybanowski</i>	JANICE PETERSON <i>Janice Peterson</i>
ROSEMARY ESPINAL <i>Rosemary Espinal</i>	AUSTIN PFERD <i>Austin Pferd</i>
LLOYD FENG	BELLA SABEL
JULIA AMANDA FOSTER <i>Julia A. Foster</i>	ISAAC SOFER <i>Isaac Sofer</i>
RIFKA FRIEDMAN	SAMEER TALATI
DEALICE FULLER <i>Dealice Fuller</i>	DEL TEAGUE <i>Del Teague</i>
JOEL GOLDSTEIN	ALBERTO VALENTIN <i>Alberto Valentín</i>
JOEL GROSS <i>Joel Gross</i>	RAFFAELLO VANCOUTEN <i>Raffaello Vancouten</i>
DAVID HEIMLICH	WILLIAM VEGA <i>William Vega</i>
LARISSA HO <i>Larissa Ho</i>	SIMON WEISER <i>Simon Weiser</i>
KATIE DENNY HOROWITZ <i>Katie Denny Horowitz</i>	

Council Member
Lincoln Restler

Council Member
Jennifer Gutierrez

DATE: FEBRUARY 10, 2026

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	JODIE LOVE	✓	✓			
38	MICHAL MROWIEC	✓	✓			
39	RABBI DAVID NIEDERMAN					
40	JANICE PETERSON		✓			
41	AUSTIN PFERD	✓	✓			
42	BELLA SABEL					
43	ISAAC SOFER		✓			
44	SAMEER TALATI					
45	DEL TEAGUE	✓	✓			
46	ALBERTO VALENTIN	✓	✓			
47	RAFFAELLO VAN COUTEN	✓	✓			
48	WILLIAM VEGA	✓	✓			
49	SIMON WEISER	✓	✓			
50						
	TOTAL:	28	34			
	TIME:	6:07 PM	7:06			



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LAND USE, ULURP, COMMITTEE MOTION (FRIENDLY AMENDMENT): To deny application MONITOR POINT: APPLICATION # C260105ZMK, CEQR 25DCP068K Applications related: N260106ZRK, C260107ZSK, N260108ZCK, C260109ZSK, C250326MMK. unless the following conditions are met: 1)The anticipated \$300,000 yearly payments for Bushwick Inlet Park maintenance should be increased to \$600,000 with annual increases equal to the consumer price index, with payments commencing at the start of construction. 2)The portion of affordable units must be increased to a healthy majority. 3)A special provision should be made with this publicly owned property to give this district a 50% local preference for the affordable units. 4) Water-borne transportation for construction items must be used where possible. 5) There must be a transparent process for the affordable lottery. 6) In order to relieve some of the anticipated burden on transportation, there must be an increase in the number of cars on the G line. 7) In line with the statistics showing that CB1 built more than its fair share of affordable housing units, there should be an equitable city-wide upzoning. 8) The public access areas and esplanade at 40 and 56 Quay Street must be completed before applicant receives its TCO for any of the residential units. 9) The applicant's TCO must be conditioned on the creation of the Monitor Museum. 10) Before receiving a TCO for the MTA facility at Meadow Street and after the transfer of the ERU facility, the applicant must perform the demolition of the surface structures and pave the lot at the 85 Commercial Street section of the future Box Street Park. 11) The applicant shall fully fund and construct a robust, fully grade-separated Brooklyn Waterfront Greenway segment along Quay Street physically separated from vehicular traffic. 12) The applicant will maintain the bike lanes unimpeded by trucks during construction. 13) The waterfront public green area should remain 40 feet in its entirety. **Additional Conditions:** 1. Gotham Org shall build two publicly accessible restrooms and a maintenance space inside the monitor point building complex facing upland connector or the motiva section of Bushwick Inlet Park, before receiving their TCO for monitor Point. 2. Affordable and market rate apartment units must be integrated through both towers of the western building.

Motion made by: Austin Pferd

Seconded by: Meryl Laborde

DATE: 2/10/2026

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

TIME: 9:04 pm TALLY: 12 YES 20 NO 0 ABS 3 RECUSAL



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LAND USE, ULURP, COMMITTEE MOTION: To approve application MONITOR POINT: APPLICATION # C260105ZMK, CEQR 25DCP068K Applications related: N260106ZRK, C260107ZSK, N260108ZCK, C260109ZSK, C250326MMK. with all conditions including the friendly amendment raised in the prior vote: 1) The anticipated \$300,000 yearly payments for Bushwick Inlet Park maintenance should be increased to \$600,000 with annual increases equal to the consumer price index, with payments commencing at the start of construction. 2) The portion of affordable units must be increased to a **healthy majority**. 3) A special provision should be made with this publicly owned property to give this district a 50% local preference for the affordable units. 4) Water-borne transportation for construction items must be used where possible. 5) There must be a transparent process for the affordable lottery. 6) In order to relieve some of the anticipated burden on transportation, there must be an increase in the number of cars on the G line. 7) In line with the statistics showing that CB1 built more than its fair share of affordable housing units, there should be an equitable city-wide upzoning. 8) The public access areas and esplanade at 40 and 56 Quay Street must be completed before applicant receives its TCO for any of the residential units. 9) The applicant's TCO must be conditioned on the creation of the Monitor Museum. 10) Before receiving a TCO for the MTA facility at Meadow Street and after the transfer of the ERU facility, the applicant must perform the demolition of the surface structures and pave the lot at the 65 Commercial Street section of the future Box Street Park. 11) The applicant shall fully fund and construct a robust, fully grade-separated Brooklyn Waterfront Greenway segment along Quay Street physically separated from vehicular traffic. 12) The applicant will maintain the bike lanes unimpeded by trucks during construction. 13) The waterfront public green area should remain 40 feet in its entirety. **Additional Conditions:** 1. Gotham Org shall build two publicly accessible restrooms and a maintenance space inside the monitor point building complex facing upland connector or the motiva section of Bushwick Inlet Park, before receiving their TCO for monitor Point. 2. Affordable and market rate apartment units must be integrated through both towers of the western building.

Motion made by: Iris Cabrera
 Seconded by: Erin Drinkwater

DATE: **2/10/2026**

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

TIME: 9:10 PM TALLY: 24 YES 9 NO 0 ABS 3 RECUSAL



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LAND USE, ULURP COMMITTEE MOTION: To deny application 56 QUAY DEMAPPING: APPLICATION # 250326MMK, CEQR 25DCP068K. and to express our continued support for the Greenpoint Monitor Museum and our hope that it is completed as soon as possible.

Motion made by: Eric Bruzaitis

Seconded by: Teon Brooks

DATE: 2/10/2026

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

TIME: 9:19 PM TALLY: 30 YES 1 NO 0 ABS 2 RECUSAL



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LAND USE, ULURP COMMITTEE MOTION: To censure Chairperson Fuller for directing issuance of an Amended Notice that attempted to add a Land Use committee meeting to the January 20, 2026 Monitor Point public hearing in violation of the notice requirements of our Bylaws.

Motion made by: Stephen Chesler
 Seconded by: Austin Pherd

DATE: 2/10/2026

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

TIME: 9:33PM TALLY: 9 YES 18 NO 6 ABS 0 RECUSAL



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ENVIRONMENTAL PROTECTION COMMITTEE MOTION: to recommend a resolution in support of PREA to the Brooklyn Community Board (see attached). The resolution highlights the benefits of PREA, including reduced waste, increased recycling rates, and cost savings for taxpayers and calls for the New York State legislature to pass and the governor to sign PREA into law.

Motion made by: Teon Brooks

Seconded by: Matthew Isaacs

DATE: 2/10/2026

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

TIME: 9:40pm TALLY: 31 YES 0 NO 0 ABS 0 RECUSAL



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 PHONE: (718) 389-0009
 FAX: (718) 389-0098
 Email: bk01@cb.nyc.gov
 Website: www.nyc.gov/brooklyn1



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

Motion made by: Eric Bruzaitis

Seconded by: WARD Dennis

DATE: 2/10/2026

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

TIME: 9:44PM

TALLY: 31 YES 0 NO 0 ABS 0 RECUSAL



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



CANNABIS REVIEW COMMITTEE MOTION: To approve report as written

Motion made by: Eric Bruzaitis

Seconded by: Meryl Laborde

DATE: 2/10/2026

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

TIME: 9:50 PM TALLY: 33 YES NO ABS 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



CANNABIS REVIEW COMMITTEE MOTION: To approve committee's protocol and the items our district office needs to request from the applicant: -Proof the license fee payment, -Proof of the submitted notice to the municipality form, -Proof in detail of the community impact plan (including goals and intended impact), -Proof of a valid labor peace agreement, -Proof of a security (if third party agreement exists) contract and its terms, -Proof via date/time stamp photos showing store's windows are blocked, sign of store's operating hours and no inappropriate signage exists.

Motion made by: Eric Bruzaitis
 Seconded by: Iris Cabrera

DATE: 2/10/2026

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

TIME: 9:48 PM TALLY: 33 YES 0 NO 0 ABS 0 RECUSAL



COMMUNITY BOARD NO. 1
 435 GRAHAM AVENUE – BROOKLYN, NY 11211
 PHONE: (718) 389-0009
 FAX: (718) 389-0098
 Email: bk01@cb.nyc.gov
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TRANSPORTATION COMMITTEE MOTION: Community Board 1 to draft a letter to Council Member Jennifer Gutierrez in support of co-naming the Corner of Ainslie Street and Graham Avenue in honor of Mrs. Rose Cassara.

Motion made by: Phil Caponegro
 Seconded by: Del Teague

DATE: 2/10/2026

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

TIME: 10:02 PM TALLY: 31 YES 0 NO 0 ABS 0 RECUSAL



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



TRANSPORTATION COMMITTEE MOTION: Community Board 1 to draft a letter to Council Member Jennifer Gutierrez in support of co-naming the South East Corner of Bedford Avenue and Broadway in honor of Mr. Billy Jones .

Motion made by: Phil Caponegro
 Seconded by: Del Teague
 DATE: 2/10/2026

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

TIME: 10:02 PM TALLY: 31 YES 0 NO 0 ABS 0 RECUSAL



COMMUNITY BOARD NO. 1
 435 GRAHAM AVENUE – BROOKLYN, NY 11211
 PHONE: (718) 389-0009
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TRANSPORTATION COMMITTEE MOTION: Community Board 1 to draft its standard inquiry letter to NYPD Highway Patrol, 90th Precinct, Council Member Gutierrez & DA Gonzalez regarding the following incidents: Fatality Victim: Tamara Jacobowitz Date: December 9, 2025, Time: 9:38 AM. Location: Hooper St & Wythe Avenue. Critical Injury: Victim: Margaret Duffy, Date: November 25, 2025. Time: 9:38 AM. Location: Manhattan Avenue BTW Maujer Street and Grand Ave .

Motion made by: Phil Caponegro

Seconded by: Del Teague

DATE: 2/10/2026

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

TIME: 10:02^{PM}

TALLY: 31 YES 0 NO 0 ABS 0 RECUSAL

Overview of NYC Free Tax Prep and NYC Financial Empowerment Centers

Community Affairs Associate: Jonathan Novella

DCWP Mission Statement

The **NYC Department of Consumer and Worker Protection (DCWP)** protects and enhances the daily economic lives of New Yorkers to create thriving communities. DCWP serves all New Yorkers regardless of immigration status.



Use NYC Free Tax Prep to file for free and keep your whole refund.

For families with dependents and/or qualifying children

- *Income of \$97,000 or less*

For single filers

- *Income of \$68,000 or less*

Choose How You Want to File



- 1 In-Person Tax Prep Sit down with a volunteer preparer.
- 2 Drop-off Service Drop off your tax documents and pick up the completed return later.
- 3 Virtual Tax Prep* It's In-Person Tax Prep but online!
- 4 Assisted Self-Preparation* Do your own taxes online using free filing software but phone or email a volunteer for help.

*Online services are safe and reliable.

Get Your Documents Ready

- Photo ID (includes IDNYC)
- Tax ID for you, your spouse, and your dependents (Social Security Number or Individual Taxpayer Identification Number*)
- Proof of income (includes Forms W-2, 1098, 1099, or income and expense records if you are self-employed)
- Childcare expenses (if applicable), including provider information and Tax ID number
- Bank Account and routing numbers for direct deposit of your refund
- Signatures of both spouses if you file a joint return

*Some NYC Free Tax Prep sites offer ITIN CAA application assistance.

For a list of additional documents, visit nyc.gov/TaxPrep

Choose Your Language:

-  English
-  Español (Spanish)
-  العربية (Arabic)
-  বাংলা (Bengali)
-  中文 (Chinese)
-  Français (French)
-  kreyòl ayisyen (Haitian Creole)

-  עברית (Hebrew)
-  한국어 (Korean)
-  Język Polski (Polish)
-  Русский (Russian)
-  اردو (Urdu)
-  יידיש (Yiddish)

Year-Round Service for the Self-Employed!

Access free year-round resources, including:

- **In-Person Specialized Tax Prep***

- Get help completing federal and New York State quarterly estimated filings.
- Receive assistance filing an accurate annual tax return during tax season.

- **One-on-One Consultations and Group Sessions**

- Get personalized assistance and tools specific to your business.

- ***Must earn \$97,000 or less (families) or \$68,000 or less (single filers) with business expenses of \$250,000 or less***

- **Look for in-person sites that offer Self-Employed/Schedule C assistance.*

Year-Round Service for the Self-Employed!

- **Workshops**

- Learn the basics of tax filing and recordkeeping best practices.

- **Toolkits + More**

- Get recordkeeping templates and tips. Also, get connected to free City services and resources to help you build assets and grow your business.

No income limits apply!



Find an NYC Free Tax Prep Site



There are more than 130 sites in all five boroughs. To find a site near you with preparers that speak your language:

- **Call 311** and ask for “Tax Preparation”

OR

- **Visit:** nyc.gov/taxprep

Consumer Rights When Using Paid Tax Preparers

You have the right to receive:

- A copy of your tax return
- An itemized receipt
- Your personal papers returned to you upon request

It is illegal for a tax preparer to:

- Charge a fee based on the amount of tax you owe or refund amount.

Beware of Refund Anticipation Loans / Refund Advance Loans (RALs)

- A RAL is not an “instant refund”. Tax preparers cannot hide the fact that it is a loan you will have to repay and it is optional cannot be required.

Things to Review on Your Tax Paperwork

- Make sure all information is accurate, including name, mailing address, and bank account information



Financial Empowerment

NYC Financial Empowerment Centers offer free one-on-one professional financial counseling in person or by phone.

Available:

- to anyone over 18 who lives or works in NYC,
- With no income or immigration status restrictions, and
- at more than 30 in-person sites

Financial Empowerment Centers

Work with our **NYC Financial Empowerment Center** counselors to :

- Create a spending plan
- Establish or improve credit
- Open a safe and affordable bank account
- Save for your future
- Contact lenders about debt, including student loans
- Separate personal and business finances
- And much more



Contact us:

 **Call:** 212-436-0186

 **Email:** CommunityAffairs@dcwp.nyc.gov

 **Mail:** 42 Broadway | New York, NY 10004

 **Visit:** nyc.gov/DCWP

 **Follow us:** [@helloDCWP](https://twitter.com/helloDCWP)

New Wellness Lounge Concept
@ 45 South 3rd Street, Brooklyn, New York

Community Board 1: Hearing Materials & Information Packet

Applicant: Saunalounge LLC

Primary Contact: jake@studiomgmt.co

Date: Feb 10, 2026

Why?

As digital burnout and stress rise, our communities are prioritizing healthier living to reclaim peace and mental energy.

But while lifestyle habits are evolving, traditional social venues like bars and nightclubs are lagging behind, failing to meet the growing demand for healthier ways to gather.

Our Mission

We want to offer a new type of neighborhood space where gathering together is good for you

Our Concept

So we're creating the "sauna lounge": half bathhouse, half social gathering space - fully centered around healthfulness

Founder Team

Jacob Rosenthal — Co-Founder & Managing Partner

- 15+ years operating licensed venues in CB1
- Founder & operator of Elsewhere, since 2017

Johnny Hwin & Alap Shah — Co-Founders

- Wellness, food, and technology entrepreneurs

Project Team

Eugene Colberg (Colberg Architecture) — *Architect*

- Designed Bathhouse brand locations in Williamsburg & Flatiron
- Leading designer of spa and sauna facilities

Diana Fedorkova (J. King Consulting) — *Project Management*

- Built Remedy Place SoHo & Boston
- Leading expert in managing wellness construction projects

Christopher Madden - *Sound Design*

- Long-time sound & acoustics adviser to Elsewhere
- Expert in sound design, treatment, soundproofing, and noise mitigation

Operating History & Track Record

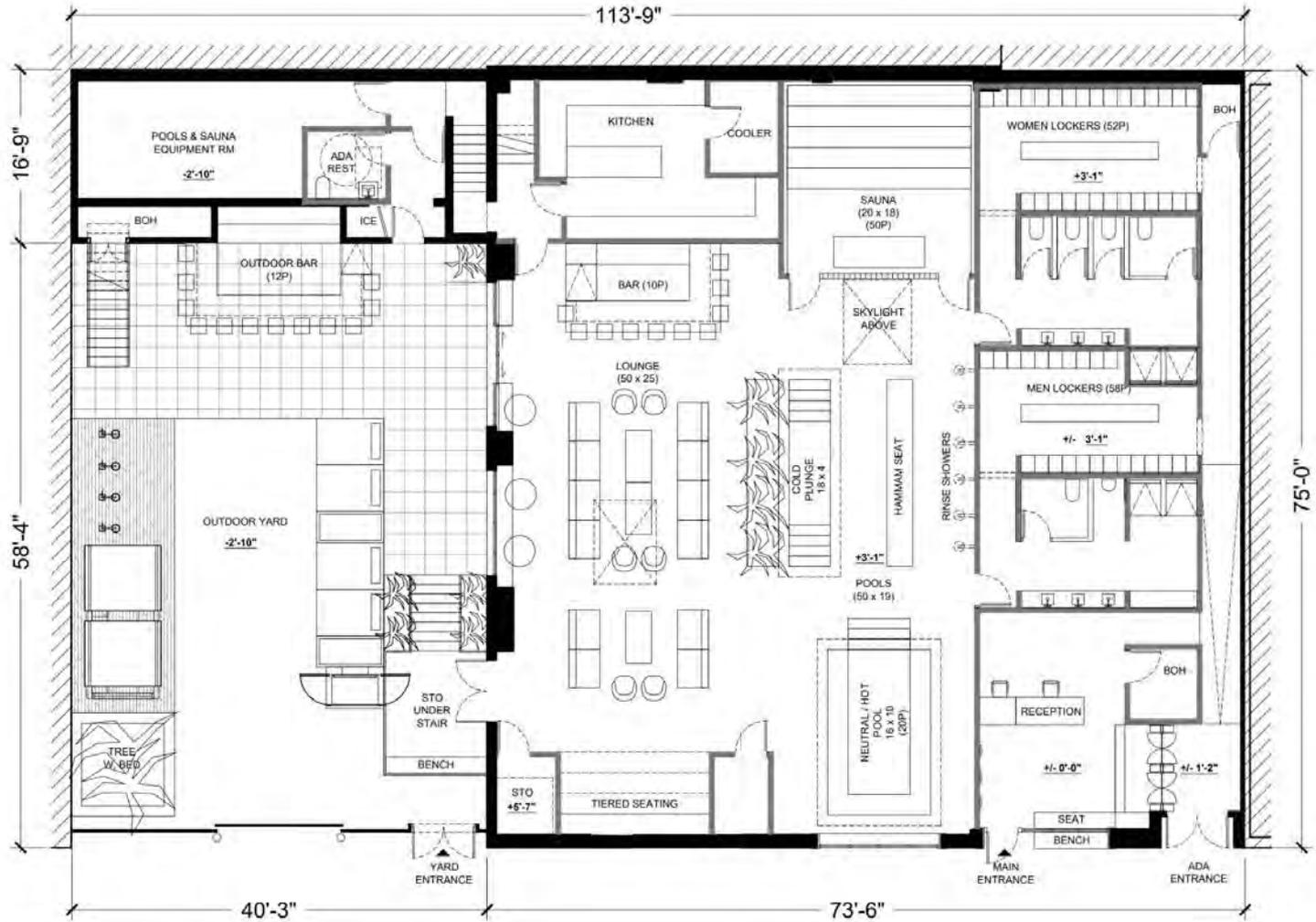
- 15 years operating licensed venues in CB1
- Excellent SLA compliance record
- Track record of strong community reputation and relationships
- History of responsive communication with CB1 and neighbors

The Physical Space

The venue is divided into three main areas:

- Entry sequence: reception & locker rooms
- Integrated bathhouse and lounge environment
- “Zen Garden” courtyard

Floor Plan



MOODBOARD: INDOORS



MOODBOARD: "ZEN GARDEN" (COURTYARD)



Guest Experience

An elevated “social club”-inspired experience, designed for mindful visits, not impulsive drop-ins

We aim to create a culture of healthful socializing, where ***alcohol is not at the center of the experience***

Safety & Compliance

Our experience prepares us to integrate rigorous safety and compliance plans into every aspect of the facility:

- Operations (security, street management, alcohol service)
- Design (safety-first materials, sound mitigation)
- Sanitation

Crowd Control

As experienced operators, we recognize that sidewalk activity requires a proactive mitigation plan to minimize neighborhood impact:

- Significantly lower occupancy than previous tenant
- Business model that limits queues
- Expert pro-active crowd management

Alcohol & Food Program Philosophy

Our health-forward menu prioritizes fresh ingredients and non-alcoholic options, positioning alcohol as a secondary offering

Music & Sound Philosophy

Designed primarily for focus and relaxation, our sound program maintains a strictly controlled environment where audio levels are actively monitored to ensure compliance - even during social hours.

Community Benefit

- Offers healthier social alternative to bars & nightclubs
- 30+ local jobs
- Long-term economic activity commitment
- Responsible management sensitive to community feedback

We thank you for your consideration

Applicant: Saunalounge LLC

Primary Contact: Jake Rosenthal, jake@studiomgmt.co

Date: Feb 10, 2026

THE NEW YORK CITY BUDGET

FEBRUARY 10, 2026

New York City
Independent
Budget Office



TEAM IBO



Taina Guarda

Chief Outreach and
Engagement Officer

✉ tguarda@ibo.nyc.gov



Malek Al-Shammary

Press Secretary

✉ malshammary@ibo.nyc.gov

WHAT IS IBO?



The **Independent Budget Office** is a **nonpartisan City agency that provides data driven fiscal and policy insights** into how New York City government and services operate.

KEY BUDGET ACTORS

Mayor



City Comptroller



- **NYC's Chief Financial Officer**, oversees: Audit and Procurement and Pensions
- Co-Owner of Financial Management System.

NY State Financial Control Board

- Created in September 1975 by the State Legislature in response to the NYC Fiscal Crisis.
- Oversees City's fiscal management when appropriate.

City Council



Made up of **51 members** representing individual council districts, with **committees** that oversee NYC government.

- Questions city agencies about spending and priorities.
- Holds public hearings to collect community input.
- Negotiates the budget with the Mayor, proposes and passes legislation.

New York City
Independent
Budget Office



IBO

Provides budget transparency through independent analysis and community outreach.

IBO'S WORK



3 legally required reports analyzing the City's budget

IBO publishes an independent analysis of the **November**, Preliminary, and Executive budget financial plans, which include independent **economic projections** and a review of the **City's fiscal position**.



Year-round public policy reports

IBO publishes reports on **education, housing, healthcare, city staffing and more**. IBO research is requested by the City Council, members of the public, and other external stakeholders.



Government testimony

IBO testifies at City and State hearings on issues ranging from the budget, education, healthcare, social services and more. IBO recently **testified** to the State Assembly on the Adult Protective Services program.

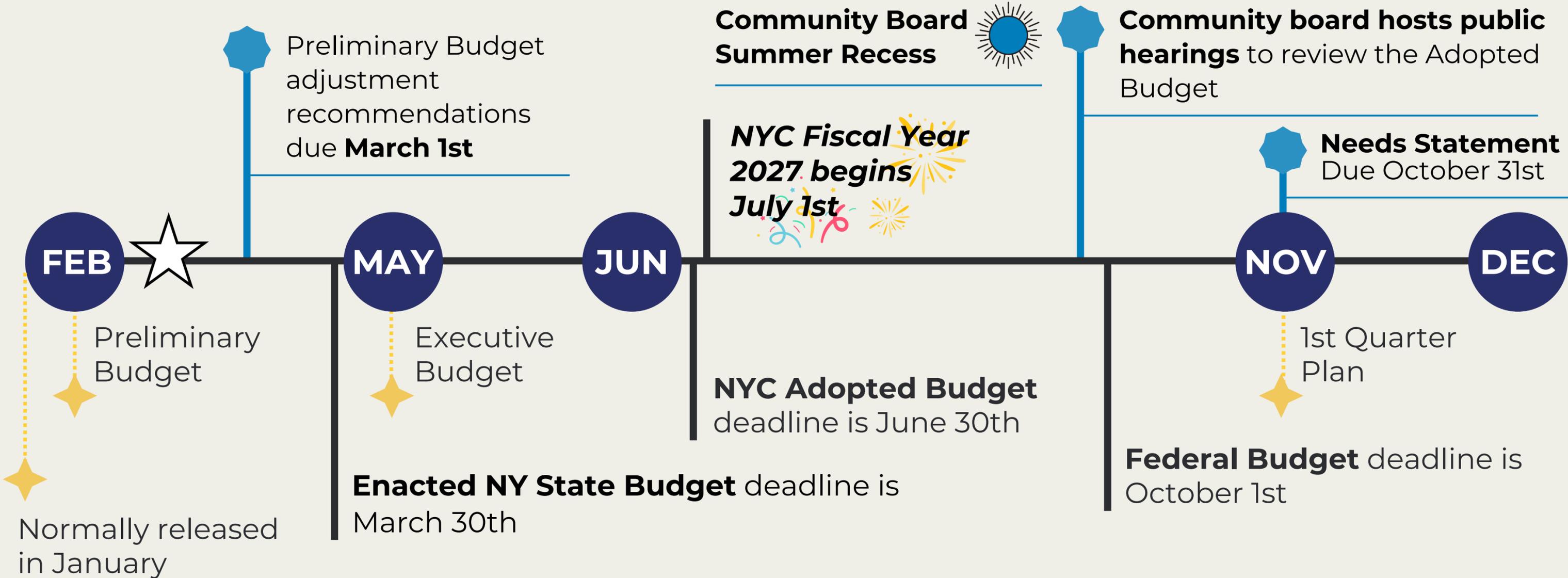


Presentations & general resources

Includes Budget 101 presentations for community boards and other organizations, a video series on **Demystifying the School Budget** and NYC Budget Basics classes for High School students.



THE CITY BUDGET TIMELINE (FISCAL YEAR 2027)





IBO'S NOVEMBER PLAN ANALYSIS

- Risks to the NYC Budget
- Key Takeaway - the budget is tight!
- Looking ahead



KEY TAKEAWAYS

IBO Estimates a Deficit for 2026 and 2027

- **Spending of the surplus:** The City's surplus has declined every year since Fiscal Year 2022.
- **Current year deficit:** IBO estimates a **\$380 million** operating deficit (about 0.5% of revenue).
- **2027 and beyond:** Projected budget deficits of \$6.5B (FY2027), \$8.4B (FY2028), and \$8.2B (FY2029).

Cost drivers include

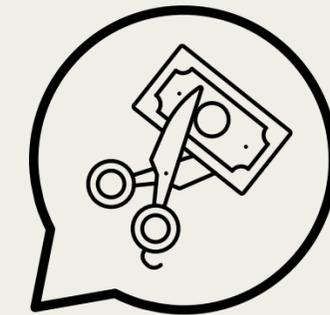
- **Underbudgeted uniformed personnel costs:** **\$678 million** in FY 2026, largely driven by overtime spending in the Police, Fire, Correction, and Sanitation Departments.
- **Social services underbudgeting:** Underfunding of programs, such as Cash Assistance, CityFHEPS, and homeless shelters.
- **Education underbudgeting:** More funding needed to meet **State class size mandates**, growing due process case costs, and for Summer Rising and Learn to Work programming.

RISKS TO THE NYC BUDGET

Areas **vulnerable** to loss of federal funding, which would require NYC or NY State to backfill funding or change their fiscal priorities.

Federal funding in the City's budget

- 6% of the **Department of Education's** budget (\$2.1 billion) is federally funded
- 13% of the **Department of Social Services'** budget (\$1.6 billion) is federally funded
- 59% of the **Department of Housing Preservation and Development** (\$1.1 billion) is federally funded



How will the State respond to changes in federal funding?

In the November Plan, the **Adams administration budgeted \$19.6 billion in State dollars for fiscal year 2026**. Reductions in federal aid to New York State may put pressure on the State's budget.

Whether New York State decides to backfill the loss of federal funding or shift costs to the City will have major implications for the Mamdani administration's first budget.

COMING UP IN THE NYC BUDGET PROCESS



November Plan

Reflects budget changes made since the July 1st, 2025, Adopted Budget.

JAN 1: Mamdani Administration is sworn in



Preliminary Budget

FEB 17: Reflects changes to the FY 2026 budget and balances the FY 2027 budget.

MAR 25: IBO publishes independent

What IBO reports/ presentations would you like to see?

Past examples include...

NYC's Budget in \$100

Federal Changes, Local Impact

Progress in First Years Towards Class Size Compliance

Citi Bike: Lessons for the Future of New York City's Bike Share

Adult Protective Services: Higher Demand and Fewer Staff

Cooling Centers: How NYC Beats the Heat!

The Expansion of New York City's Right to Counsel Program

Thank you!



**Stay
informed:**
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February 10, 2026

COMMITTEE REPORT
Environmental Protection Committee

TO: Chairperson Dealice Fuller and CB1 Board Members
FROM: Mr. Stephen Chesler, Environmental Protection Committee Chair
RE: Committee Report from January 15, 2026

The Committee met on the evening of January 15, 2026, at 6:15 PM at the Swinging Sixties Senior Center, 211 Ainslie Street, Brooklyn, NY.

Members of the Environmental Protection Committee

Chesler, Chair; Vega, Co-Chair; Bruzaitis; Espinal; Peterson; Hofmann*; Holowacz*; Torres*(*)
Non board committee member.

(5 Members constitutes a quorum for this committee)

Present: Chair Chesler; Bruzaitis; Espinal; Hofmann*; Torres*; .

Absent: Co-Chair Vega, Peterson; Costa*, Holowacz*; .

5 members were present. A quorum was achieved.

Board member Karina Aguilar was present.

MEETING

1) NATIONAL GRID LONG TERM PLAN: Presentation and discussion of their energy plan that was approved by the NYS Public Service Commission, and district-relevant issues. Participation in this meeting is a part of a Community Board meeting [compliance plan](#) from an order issued by the NYS Public Service Commission through [Case #24-G-0248](#).

The presentation (file attached) was made by MaryBeth Carroll, National Grid (NG) Long Term Plan Project Manager. Also on hand was Eileen Ciffone, National Grid, Director, External Affairs - NYC. Numerous members of Sane Energy (SE) attended: Executive Director, Kim Fraczek; Margot Spindelman; Steph Fox; Michael Davis; JK Canepa and others.

The presentation focused on National Grid's long-term plan for natural gas in New York, emphasizing the role of natural gas in energy supply, particularly for heating and electricity generation. The plan includes triennial updates, with the next due in 2028. The discussion highlighted the challenges of gas demand, the impact of weather, and the need for energy efficiency and electrification programs. The Greenpoint LNG facility's safety concerns and community engagement were also addressed, with a commitment to improve communication and address local issues. The meeting concluded with a commitment to file reports and continue community engagement.

Role of Natural Gas in New York

Natural gas supports half of New York's energy needs, particularly for heating and electric generation. The gas network delivers more than 50% of New York's natural gas to residential customers. There are challenges of gas network capacity in downstate New York, especially during cold weather.

Demand Projections and Legislative Impact

There is uncertainty in gas demand projections, taking into consideration the impact of policies and legislative actions. The demand trajectory remains positive based on current policies, but there are wide fluctuations year on year. There is a challenge modulating the balance between gas capacity contracts and the risk of under-planning.

Gas Delivery and Infrastructure

Most of the gas is sourced from the Marcellus Shale in Pennsylvania and Canada. The role of LNG plants in Holtsville and Green Point provide pressure support and peak supply.

LNG Plants and Pressure Support

The Holtsville LNG plant provides critical pressure support for Long Island customers. The Green Point facility has two tanks that can hold significant amounts of gas. The phenomenon of boil-off gas and its redistribution to customers is discussed.

Gas Demand and Electric Generation

Economic development and large projects depend on gas for electricity generation. The rise in gas demand for electric generation is noted, with a 37% increase last winter.

Design Day and Forecasting

The design day is used to ensure sufficient gas supply for a sustained period of cold weather.

Concern was raised about the accuracy of the design day, citing issues with the PA Consulting report. Ms. Carroll acknowledged the need for adjusting the design day to reflect current conditions.

Demand Side Management Programs

Energy efficiency programs are funded by NYSERDA and include measures like insulation and weather sealing. Electrification programs are administered by electric distribution companies and offer incentives for customers. Gas demand response programs incentivize customers to reduce gas usage during peak demand periods.

Non-Pipeline Alternatives and Customer Engagement

The importance of customer engagement and willingness to adopt non-pipeline alternatives is emphasized. Attendee suggests involving the community in discussions about non-pipeline alternatives. Ms. Ciffone commits to working with the community to identify opportunities for non-pipeline alternatives.

Safety and Reliability Strategy

Attendees raised concerns about the safety of the Greenpoint LNG facility and previous incidents. Ms. Carrol acknowledged the need for thorough investigations and improvements in communication with the community.

Future Plans and Community Engagement

Chair Chesler emphasized the importance of community engagement and addressing concerns about the Greenpoint LNG facility. Ms. Carroll committed to filing reports and incorporating community feedback into future plans, and stressed the need for ongoing dialogue and collaboration with community boards and civic associations. Attendees highlighted the long-term issues with the Greenpoint facility and the need for a comprehensive plan that reflects community needs.

More About Gas Delivery and Infrastructure

Gas is delivered to New York City and Long Island via a few major interstate pipelines, namely a Texas Eastern or TEDCO, that feeds into Manhattan and into Staten Island. The Transco pipeline feeds into Manhattan, as well as two places on Long Island, down at Floyd Bennett field and at Long Beach. The Iroquois pipeline, that is a major connection that delivers gas into South Comac on the North Shore of Long Island. It also has a spur that runs west to east Chester in the Bronx. Con Edison is connected to a Tennessee gas pipeline. The reason why Con Ed is especially relevant is because NG operates under the New York facility system. Many years ago there were separate LDCs, Con Ed, Wilco and Brooklyn Union. There is value in sharing assets for reliability, diversity and it limits build out of transmission pipelines. This arrangement has existed for a long time and will continue and result in more efficiencies.

SE: Where is the gas sourced from? NG: Most of the gas NG is buying is sourced from the Marcellus Shale, which is in northern Pennsylvania. They take in gas from Canada, some of it

from Western Canada and some of it from the Ontario basin. A lot of that gas is actually Marcellus shale gas coming north from the US Midwest, up into Canada, and then coming back around down through New York State. The Iroquois pipeline runs from upstate New York all the way down. The Holtsville LNG plant in Long Island provides critical pressure support and peaking supply for our Long Island customers, and the Greenpoint facility, where they have two tanks. Those two tanks provide pressure support and peaking supply for our Brooklyn Union Gas customers, and all of the hydraulics and planning around these facilities involves joint modeling exercises with Con Ed. This relationship minimizes infrastructure expansion. It also helps Con Ed to minimize their expansion as well, and they derive benefits from these facilities more.

SE: Where are the generating stations in your territory that you're sending gas to for electricity?

NG: A power plant in Northport. At Port Jefferson. There's power plants by the Transco Interconnection on Long Beach. In Oceanside, there's another plant. Arthur Kill on Staten Island and others in South Brooklyn. They're scattered throughout.

Steve Chesler: Is there any correlation between these kinds of record demand days and the massive housing development that's taken place in the city over the last two decades? NG: The Bloomberg administration passed a law to get customers off heavy fuel oil, and which has continued to be a driver of gas demand historically. But, at this point in time NG is no longer seeing a huge market for conversions from oil to gas. NG does not use the term market. They don't market supply at all, or our service at all. This was a requirement imposed on National Grid after they did use rate payer funds to market gas? In New York State, no gas utility is able to market gas service.

SE: About dual fuel in schools, I think there were two explosions and sometime in the last maybe five years in schools, one for sure, an explosion that cost \$700,000 worth of damage when they needed to switch without proper maintenance having happened. Do you have information about that? NG: no.

SE: I am getting all these emails about how clean and how great gas is and how I should stay on gas. What's that about? NG: We don't actively market to know customers.

SE: Not to get in the weeds about this, but I believe that PA Consulting, who was the consultant, was paid like a million dollars to talk about the long term plan. I have real issues with the formulas that you were using to determine design day, and actually suggested that you should change the process for that because it was so inaccurate. The first version of that long term plan said that we would experience a shortage, 2027, 2028 and by the time we got to the end of the plan, National Grid had revised that prediction to a shortage in 2041?: NG; We are so on the edge of needing more supply in our long term plan, we've been operating right on the razor's

edge for many years, small deviations make a big difference. They get amplified, and that's the phenomenon that we observed, and why things got pushed out till 2040, 41.

SE: I just don't understand the characterization of razor's edge with, forecasts that keep changing and driving the predictions down about how much gas we're going to use, and also full tanks of LNG, it just doesn't add up for me. How close have you ever gotten to actually draining the tank? NG; We've used the full inventory. I can't tell you exactly when I just know that we have. Then what happened? We refill it.

What is meant by the pressure support?

Gas pipelines rely on two fundamental means of physics for delivery to customers. The need to ensure there is enough gas, which means that the pipe is full and that there are the molecules of gas available for customers, but it also has to be flowing at sufficient pressures to continue to move throughout the pipelines and through customers piping in their homes and facilities. It's a delicate balance, because one must be careful not to deliver gas at too high a pressure that can be quite dangerous. Appliances all have regulators. On a very, very cold day, you get a very high draw of the pipeline, and which means the loss of molecules. A bigger issue is if the system runs out of pressure, the force needed to move those molecules through the pipeline is negatively impacted. Turning on the LNG plants acts almost like a pump to reinforce and boost that pressure.

In Brooklyn (Greenpoint), one tank holds 600 million standard cubic feet, and the other holds 1 billion standard cubic feet. These are quite large in the realm of NG customers requirements.

What percentage of gas was used in each winter season: low numbers, 10%, there's plenty of gas in the tanks.

Safety

The first thing we do to ensure safety and reliability, this is for our customers, for our communities, and for our employees, is prevention. We have robust pipeline safety programs that we participate in and develop and ensure are followed. We have gas compliance so we have regulations that we have to comply with, and evidence produced to show that we are in fact complying with those programs. And then we have safety leadership and focus days. So National Grid, I can tell you, as an employee who does not work in the field, takes us very, very seriously. We want to make sure that everybody who is a customer stays safe, and that everybody who is living in the communities around our customers stays safe. It's just something that we are uncompromising on.

SE: About the explosion at the Greenpoint LNG facility in 2022 that knocked a worker unconscious. We didn't hear anything about it in the media or from National Grid at the community board here, and it seems like it was an open and closed case, and you paid \$1.7 million or something like that for safety training. These gasses are explosive, and it's not safe, and so if there's workers getting knocked unconscious from it, what do you say to that?: NG: I'm aware of that incident. I don't know the details of that incident. Whenever something like that happens, we pause, and we want to make sure that there's no follow up where more people are going to get harmed, and then we do a very, very thorough investigation into what caused it and how to make sure it never happens again. Was there a problem with equipment? Was there a problem with how people were operating equipment, or something else? What were the factors that contributed? We work very closely with the PSC (Public Service Commission). We work with PHMSA (Pipeline and Hazardous Materials Safety Administration) or DOT to the extent that those agencies are required to be brought in, and we do our very best to make sure that things like that never happen again.

SE: The community found out about the incident because I came across it by accident and was looking at different proceedings. We met (Chair) Steve Chesler at our community board and were never alerted to the fact that this happened, and we were also in the middle of a rate case at the time. So that would have been the perfect opportunity to talk to all of us who were involved in the 2023 and 2019 rate cases, and there was no communication with the community at all. So and then National Grid went as far as to blame the worker for not being trained appropriately. So it's a problem, we need to know when there's incidents and not get covered up, like the school explosions. NG: Stephen (Chesler), the Newtown Creek (Waster to Gas System), we have a regular cadence on letting him know if the facility is not working. So we have gotten better.

SE: Many of us here have been involved in the proceedings at the rate case and the long term plan proceeding. So we didn't get a lot of answers there. We were ignored, a lot of our interrogatories were not answered fully. We didn't get a lot of accountability from the regulators. That's why we're really anxious to have you visiting community boards, not just community board one, but every community board across your territory and civic associations, because we don't want gas in the 21st Century.

The PSC Order Compliance

We have four levers or pillars to reduce demand on our system. The first is through energy efficiency programs. Those programs have shifted and they're funded by NYSERDA. Although NYSERDA is funding them from customer funds and setting parameters for those programs with the staff and the Commission and the energy efficiency programs now must all be for strategic programs.

Through them, you choose from a list of contractors, and those contractors can help you out in whatever strategic measures that make sense for building owners, in some cases, renters do have the ability to do this so that can include insulation, windows, weather sealing, new doors, things like that. They have to be meaningful in terms of reductions of energy. This no longer covers more efficient gas boilers, which it did for a long time. Those are no longer covered at all. We have an electrification program, which, of course, gets complicated here in Brooklyn, but also out on Long Island, because National Grid is only the provider of gas and electricity. We don't market gas. What we do market is electrification, which is funny. So if you call our call center and ask to become a customer, the first thing we tell you is, have you talked to Con Ed? Have you talked to PSEG Long Island? Because that should be your first step in meeting your energy needs, for your home, your business, whatever. These programs, while they have strong incentives, come down to customer adoption, and it becomes the customer's choice whether or not they move forward with something like electrification. Contact either your gas LDC (Local Distribution Company) or your electric distribution company.

SE: the programs are not national granted programs? NG: No, they are run through the EDCs, the electric distribution companies, such as Con Ed. Con Ed gets funding from the state and a piece of Long Island gets funding from the state to administer these programs. We refer customers over to them. What we're trying to do is really improve this process, make it a little more seamless for customers.

SE: This is a referral system. It's not a robust internal commitment to these programs, right? Like National Grid is not running programs specifically to do this stuff or to help with this stuff, right? It's being farmed out. NG: we're helping the process. There's not much we can do as the gas LDC, if customers are coming to us, we still have an obligation to serve and we refer them. We try to talk them out of it. But if they still insist on becoming gas customers, we have to serve them. We have a lot of subscriptions already in Brooklyn, particularly, and that's not a huge opportunity for growth in this market.

SE: National Grid programs for non pipeline alternatives? NG: For non pipeline alternatives, we have three different categories that we look at. The first is for main extension. A gas main is the main pipe that runs through the street. We have service lines that come off that pipe that would go to each individual meter. We encourage customers that are requesting a connection to the gas system to adopt the alternative instead. So that's what we were just talking about with the electric referral. We also have leak prone pipe replacement. There's certain areas of our network that are built using very old pipe that is prone to leakage. It's not actively leaking. At the time we would fix something that was actively leaking, but we know that it's got a limited service life. And being that it's 2026, and we understand that our communities want to be moving away from natural gas. We look at this as an opportunity. Instead of replacing a piece of old pipe with a new

pipe, can we aggregate those customers, get them together and have them agree as a group to electrify together.

2) PACKAGING REDUCTION AND RECYCLING INFRASTRUCTURE ACT:

Presentation (file attached) by Carol Smolenski, volunteer with Beyond Plastics, an organization working to eliminate the use of single-use plastics. The law ([Assembly Bill 1749](#)) would reduce plastic packaging by 30% gradually over 12 years, save tax dollars and prohibit 17 toxic chemicals in packaging and help create other benefits.

Plastic Pollution Advocacy Meeting

Carol Smolenski (CS), a volunteer with Beyond Plastics, spoke to the Community Board about the New York State Packaging Reduction and Recycling Infrastructure Act (PREA). The bill, which has passed the state senate, aims to reduce plastic packaging by 30% over 12 years and increase recycling rates to 75% by 2052. New York City generates 17 million tons of solid waste annually, with 3.8 million tons being packaging, 30% of which is plastic. The bill would save taxpayers \$100 million annually and ban 17 toxic chemicals in packaging. The board unanimously passed a resolution supporting the bill.

CS: Recommend the Packaging Reduction and Recycling Infrastructure Act resolution and present it to the full Brooklyn Community Board One at the next board meeting (second Tuesday in February) for approval. Forward copies of the approved resolution and send a letter supporting the Packaging Reduction and Recycling Infrastructure Act to Governor Kathy Hochul, New York Assembly Speaker Carl Heastie, New York State Assembly Majority Leader Andrea Stewart-Cousins, the local assembly member, the state senator, and other relevant officials listed in the resolution.

Ask constituents and community contacts to contact their assembly members and request that Assembly Speaker Carl Heastie prioritize and bring the Packaging Reduction and Recycling Infrastructure Act to a floor vote.

Carol shared her personal experience of becoming aware of plastic pollution while walking near the Gowanus Canal during COVID-19. She recounted various personal anecdotes about plastic waste, including receiving items wrapped in unnecessary plastic.

Details of the Packaging Reduction and Recycling Infrastructure Act (PREA): A requirement for companies to reduce plastic packaging by 30% over 12 years. The bill contains provisions for

increasing recycling rates and banning toxic chemicals in packaging. It will establish an Office of Inspector General and the requirement for companies to pay fees if they fail to meet recycling targets. Benefits of PREA include cost savings for taxpayers and reduced emissions. There is widespread support for PREA among New Yorkers, with 73% supporting it in a recent poll.

There is opposition from packaging companies and chemical companies, which have lobbied against the bill. Carol emphasized the importance of community support and the need for assembly members to prioritize PREA. She calls for action from community members to encourage their assembly members to support the bill. The bill is long and complex covering a myriad of details.

Discussion on Plastic Reduction and Alternative Packaging

Carol and other participants discuss the need for companies to adopt alternative packaging materials. They mention the potential of natural materials like bamboo and tree-based products as viable alternatives to plastic. Carol shares her experience of seeing natural materials used in packaging at a design research center in Berlin. Participants express the need for more research and development in alternative packaging solutions.

Community Board's Resolution in Support of PREA

A motion is made to recommend a resolution in support of PREA to the Brooklyn Community Board (see attached). The resolution highlights the benefits of PREA, including reduced waste, increased recycling rates, and cost savings for taxpayers and calls for the New York State legislature to pass and the governor to sign PREA into law.

RESOLUTION: Support for the New York State Assembly and Senate to Pass a Strong Packaging Reduction and Recycling Infrastructure Act (Senate Bill 1464/Assembly Bill 1749)

WHEREAS, packaging makes up approximately 40% of the waste in New York state, and;

WHEREAS, managing waste costs New York taxpayers hundreds of millions of dollars annually, and;

WHEREAS, most plastic packaging is not recyclable, and reusable and refillable packaging systems are not widely available, and;

WHEREAS, plastic causes serious pollution, including litter and use of toxic chemicals, and;

WHEREAS, companies that produce packaging should be responsible for the costs of managing packaging waste, not just taxpayers, and;

WHEREAS, enacting the Packaging Reduction and Recycling Infrastructure Act, pending in the New York Assembly and the New York Senate, would reduce waste, increase recycling rates, create jobs, reduce toxicity in packaging, provide millions of dollars in savings for local governments and taxpayers, and lower greenhouse gas emissions, and;

BE IT RESOLVED, that Brooklyn Community Board 1 urges the New York state legislature to pass and Governor Kathy Hochul to sign into law a strong and effective Packaging Reduction and Recycling Infrastructure Act, Senate Bill 1464/Assembly Bill 1749, and;

RESOLVED, further, that Brooklyn Community Board 1 shall forward copies of this resolution to Governor Kathy Hochul, New York Assembly Speaker Carl Heastie, and New York State Senate Majority Leader Andrea Stewart-Cousins, the local state assemblymember, the local state senator, and all others deemed necessary and proper.

A motion was made to recommend the board submit the resolution urging the New York state legislature to pass and Governor Kathy Hochul to sign into law a strong and effective Packaging Reduction and Recycling Infrastructure Act, Senate Bill 1464/Assembly Bill 1749, copying Governor Kathy Hochul, New York Assembly Speaker Carl Heastie, and New York State Senate Majority Leader Andrea Stewart-Cousins, the local state assemblymember, the local state senator, and all others deemed necessary and proper.

By Rosemary Espinal

Second: Laura Hofmann

Yes votes 5 (3 board members, 2 non-board members)

No votes 0

Abstentions 0

Motion carried

Old Business:

1 - Williamsburg Houses

WH Resident Association President Lucas Greer wrote to the board indicating that sewer and wastewater problems still exist.

Chair Steve Chesler along with District Manager Pulgarin will follow up with DEC and DOB regarding violation status.

New Business

Lincoln Plaza - Karen Aguilar reported similar problems from the Resident Association Vice Chair at this NYCHA housing complex. Laura Hofmann urged residents to file 311 complaints. Steve Chesler suggested they contact the board office, along with elected officials.

1086 Manhattan Ave - Laura Hofmann reported potentially dangerous and illegal asbestos (eg. no permits) removal practices occurring at this location. She has filed 311 complaints and contacted the local council member.

District Needs - Steve Chesler suggested the committee get a jump on the FY 2027 statement.

Meeting adjourned.

Motion 1

Environmental Protection Committee Motion #1

Full Board Meeting

December 9, 2025

To recommend the board submit a comment to SCA and OER regarding the Volunteer Cleanup Program Remedial Action Work Plan for 257 Franklin Street urging SCA perform due diligence and beyond regarding dust mitigation, water control, adherence to stated truck routes and safe staging requirements, and monitoring the impact on Greenpoint Playground.

Motion 2

Environmental Protection Committee Motion #2

Full Board Meeting

December 9, 2025

To recommend the board submit a letter to DEC and National Grid expressing frustration and deep concern regarding the lack of information and communication being made available to the public regarding the contamination investigation and its remediation of Nation Grid's Greenpoint Energy Center campus at 287 Maspeth Ave.

Letter #1 OER/SCA

December 11, 2025

Mr. Zachariah Schreiber
Assistant Director
NYC Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, NY 10038

Mr. Christopher Rooney
Project Manager
NYC Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, NY 10038

Re: 257 Franklin Street (New School Site) Volunteer Cleanup Program Site# 26CVCP002K

Dear Mr. Schreiber and Mr. Rooney,

On December 9, 2025 Brooklyn Community Board #1 voted unanimously to submit this comment to NYC OER, based on a recommendation from its Environmental Protection Committee:

Brooklyn Community Board #1 is grateful that you both participated in the Environmental Protection Committee meeting held on December 4, 2025 during the presentation by the School Construction Authority (SCA) and discussion relating to 257 Franklin Street (New School Site) Volunteer Cleanup Program Site# 26CVCP002K.

The board acknowledges based on testimony provided at previous committee meetings by SCA and DEC and in documentation submitted to the board from both entities, that the 257 Franklin Street site has not and does not contain detectable amounts of the contaminants of concern that were remediated from the State Superfund site adjacent to it located at 65 Dupont Street. A 25' deep barrier was installed adjacent to 257 Franklin Street as an extra precaution to prevent migration of the phthalates plume in the street onto the future school site. Groundwater is located approximately 12' feet below grade. Monitoring wells located in the sidewalk adjacent to the site will have samples drawn and contaminated groundwater removed on a periodic basis.

The board further acknowledges though 257 Franklin Street has an E-designation remediation requirement, the SCA has entered in OER's more robust Volunteer Cleanup Program (VCP). SCA's Phase II Environmental Site Investigation (ESI) determined that groundwater, soil (historic fill) and soil vapor contained levels of contamination slightly above or near state limits

warranting remedial action. SCA therefore as a part of their site remediation will be removing almost 6,000 tons of soil at a depth of 4', 10' at hot spots, installing a vapor barrier and a sub-slab depressurization system (SSDS).

Based on these baseline facts the board urges the OER and SCA to heed the following concerns and requests:

- Perform due diligence and beyond with regard to:
 - Taking special care and caution with remediation and construction practices with the knowledge that Greenpoint Playground is located across the street from the site.
 - Dust mitigation and control during remediation and construction phases.
 - Onsite water control with awareness that Greenpoint Playground experiences severe ponding during rain events. Assurances should be made to prevent onsite water from mixing with surface rainwater that collects at the playground.
 - Trucks being washed off onsite.
 - Truck entry and exit routes and staging adhering to the routes and locations noted in project documents.
 - Strict enforcement of CAMP protocols.
 - Planning for future flooding from estimated increasingly severe storm surges, increasingly severe rain events and rising groundwater levels. Brooklyn Community Board #1 continues to be very concerned about this threat as it relates to the design of the school. Different flood maps show various levels of encroachment and non-encroachment of storm surge water onto the school property. Prepare for the worst case scenario.

Brooklyn Community Board #1 takes the safety and well being of its community members very seriously, especially its children.

Cc: Congresswoman Nydia Velazquez
Senator Kristen Gonzalez
Assembly Member Emily Gallagher
Brooklyn Borough President Antonio Reynoso
NYC Council Member Lincoln Restler
Mr. Shawminder Chawla, NYCOER
Ms. Andrea Bender, SCA
Mr. Michael Sherwood, SCA
Ms. Tamar Smith, SCA
Ms. Yvette Knight, SCA

Letter #2 DEC/NG

December 12, 2025

Commissioner Amanda Lefton
NYS Department of Environmental Conservation
625 Broadway
Albany, NY 12233

Mr. Philip A. DeCicco
Vice President and Deputy General Counsel
National Grid
One Metro Tech Center
Brooklyn, New York 11201

Dear Commissioner Lefton and Mr. DeCicco,

Re: Contaminated State of 287 Maspeth Avenue National Grid Campus

Dear Commissioner Lefton,

On December 9, 2025 Brooklyn Community Board #1 voted unanimously to send this letter, based on a recommendation from its Environmental Protection Committee:

As reported by Environmental Protection Committee Chair, Steve Chesler, who is a member of both the Newtown Creek (Superfund) Community Advisory Group and the Meeker Avenue Plume CAG (Superfund), for years both CAGs have been anxious to know the true state of the contamination existing and the remedial action work plan development at the National Grid Greenpoint Energy Center located at 287 Maspeth Avenue in the Greenpoint section of Brooklyn, which lies within Brooklyn Community District #1.

It is known that this site is an ongoing source of contamination for Newtown Creek, but the detailed extent of this is unknown. Recently EPA and National Grid presented the latter's plans to construct a new saltwater pump house atop a platform over the creek. Some well samples provided a small picture of the contamination in the creek bed underneath the platform, but full details of the entire property remain elusive continuing to trouble CAG members and our board, as it may bog down an already arduous and incredibly time-consuming process for planning the creek's remediation.

Secondly, the current estimated border of the Meeker Avenue Plume Superfund contamination area ends adjacent to 287 Maspeth Avenue. This demarcation is concerning to this CAG's

members and the board's Environmental Protection Committee members. Both are anxious to know how contamination at the Nation Grid site might be affecting the plume area, and visa versa. This site borders both business and especially residences. It contains former youth baseball fields that were forced into abandonment due to discovered contamination there. Across the street from 287 Maspeth Avenue at the former site of the Equity Gas Works, radioactivity was discovered within coal tar contamination. This situation raises even more concern about the chemical state of the National Grid campus site. Nearby residents, workers and business owners have a right to know about the state of the 287 Maspeth Avenue property and how it may be affecting their properties and National Grid's plan to clean up the contamination.

Last July a coalition of elected officials submitted a letter to DEC with a similar inquiry. To date the board is not aware of the requests made there being fulfilled. Meanwhile, the site investigation and remediation process has eclipsed a 20-year timeline and counting.

Therefore, Brooklyn Community Board #1 requests that the remedial investigation and subsequent work plan for remediating 287 Maspeth Avenue be expedited immediately. The very slow process so far is inhibiting critical planning for remediating the extensive contamination of the Newtown Creek and Meeker Avenue Superfund sites, and the addressing of the safety of nearby residents and workers. Additionally, the results of the remedial investigation and future plans should be shared by DEC and National Grid directly with our board on a regular basis and what was previously requested by the coalition, creation of a project website. The lack of communication regarding this process breeds distrust.

Brooklyn Community Board #1 takes the safety and well being of its community members very seriously.

Cc: Congresswoman Nydia Velazquez
Senator Julia Salazar
Assembly Member Maritza Davila
Assembly Member Emily Gallagher
Brooklyn Borough President Antonio Reynoso
NYC Council Member Jennifer Gutierrez
NYC Council Member Lincoln Restler
Antonia Pereira, NYS DEC
Patrick Foster, NYS DEC
Jane O'Connell, NYS DEC
Greta White, NYS DEC
Heide-Marie Dudek, NYS DEC
Rodney Rivera, NYS DEC
Bryan Grimaldi, National Grid

Eileen Cifone, National Grid
Stephanie Vaughn, US EPA
John Brennan, US EPA

National Grid NY Long-Term Gas System Plan

Community Board 1
January 15, 2026

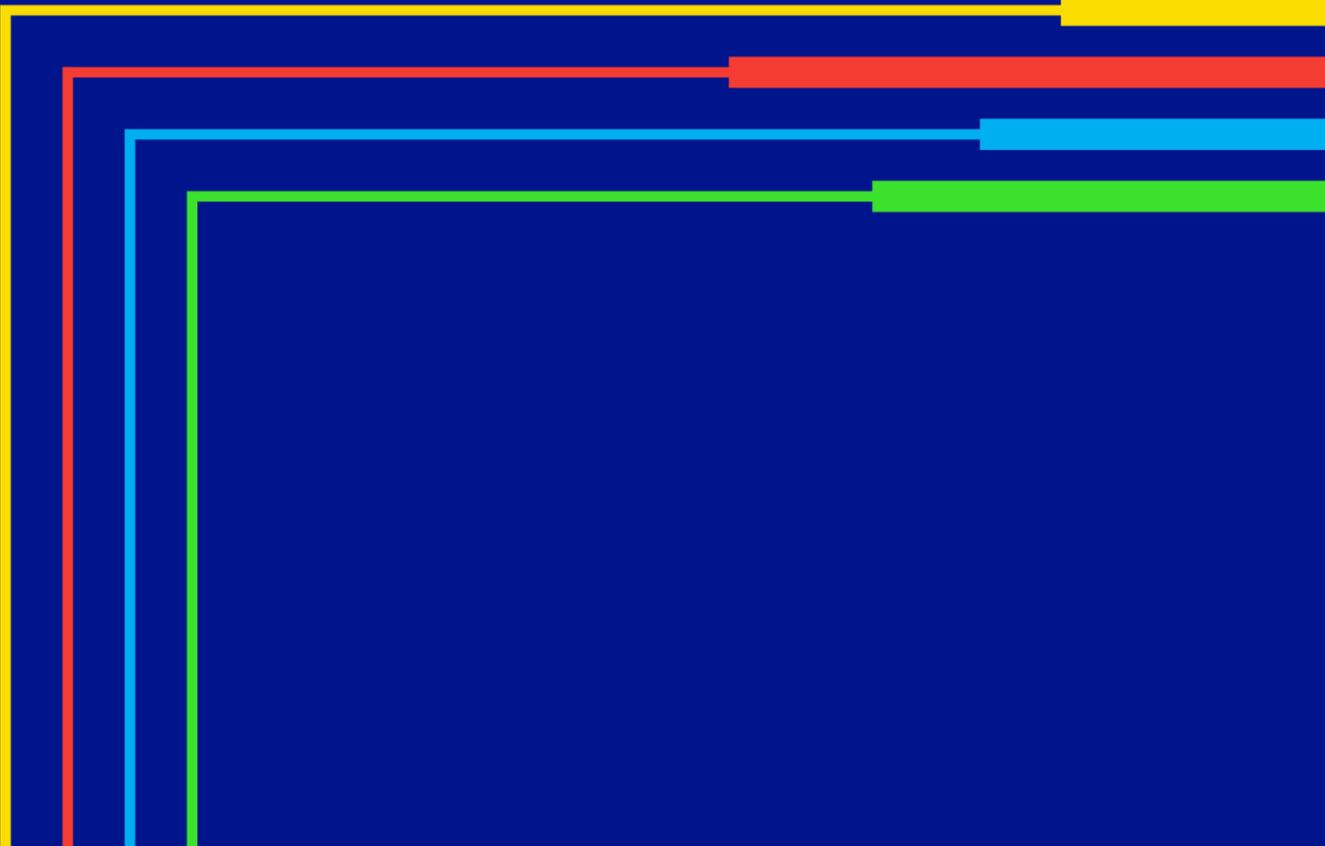
nationalgrid



Tonight's Agenda

- 1. Welcome & Purpose of Tonight's Meeting**
A brief overview of why we're here and what the PSC requires.
- 2. Natural Gas in New York**
Explanation of the role of natural gas in NYS.
- 3. Downstate NY's Network**
What it does, how it's used, and how it supports reliability.
- 4. Energy Demand**
How we plan for reliability for our customers.
- 5. Asset Strategy**
How we maintain our network to ensure reliable service.
- 6. Demand-side Management Programs and Non-Pipeline Alternatives**
Our focus on decarbonization.
- 7. Questions & Discussion**
Open forum for community questions.

Natural Gas In New York



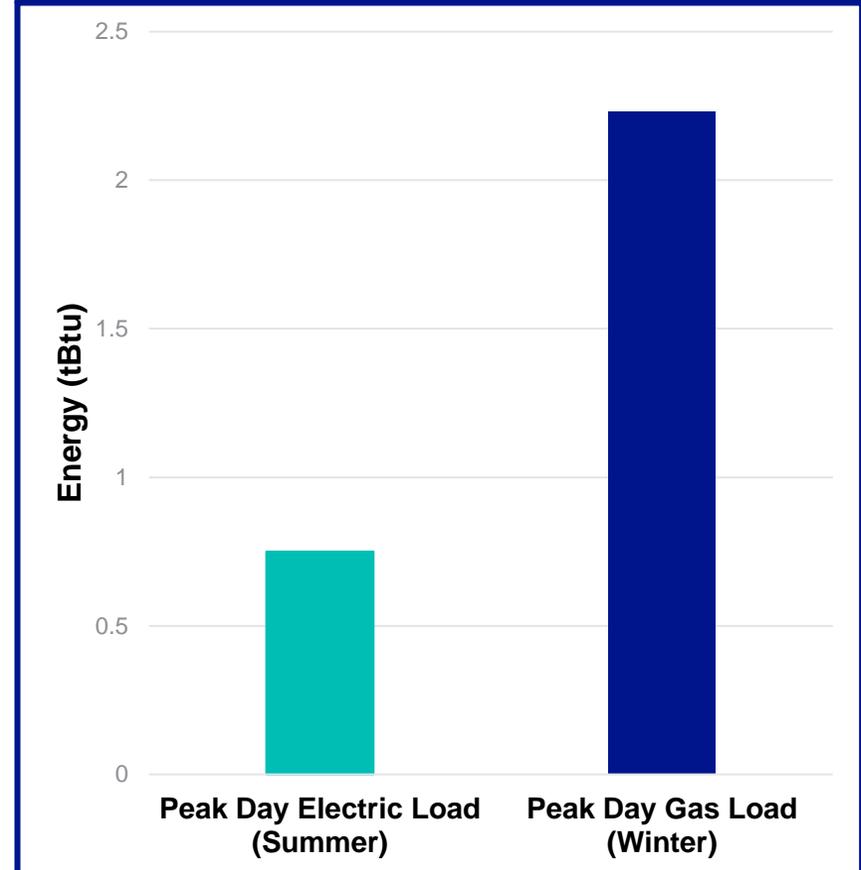
Natural Gas Plays A Vital Role in NY's Energy Economy

Today, the natural gas network is essential for our customers' lives and livelihoods, especially on the coldest days when customer gas demand is at its peak.

Natural gas provides more than **70%** of New York's heat energy, which is the largest segment of our energy economy, accounting for approximately as much total energy as the electricity and transportation segments combined.

Sources: <https://www.eia.gov/state/seds/seds-data-complete.php>
<https://www.nyc.gov/assets/sustainability/downloads/pdf/publications/Carbon-Neutral-NYC.pdf>

On a peak day in the winter, New York City's natural gas system delivers triple the amount of energy as the electric system on its peak day in the summer.



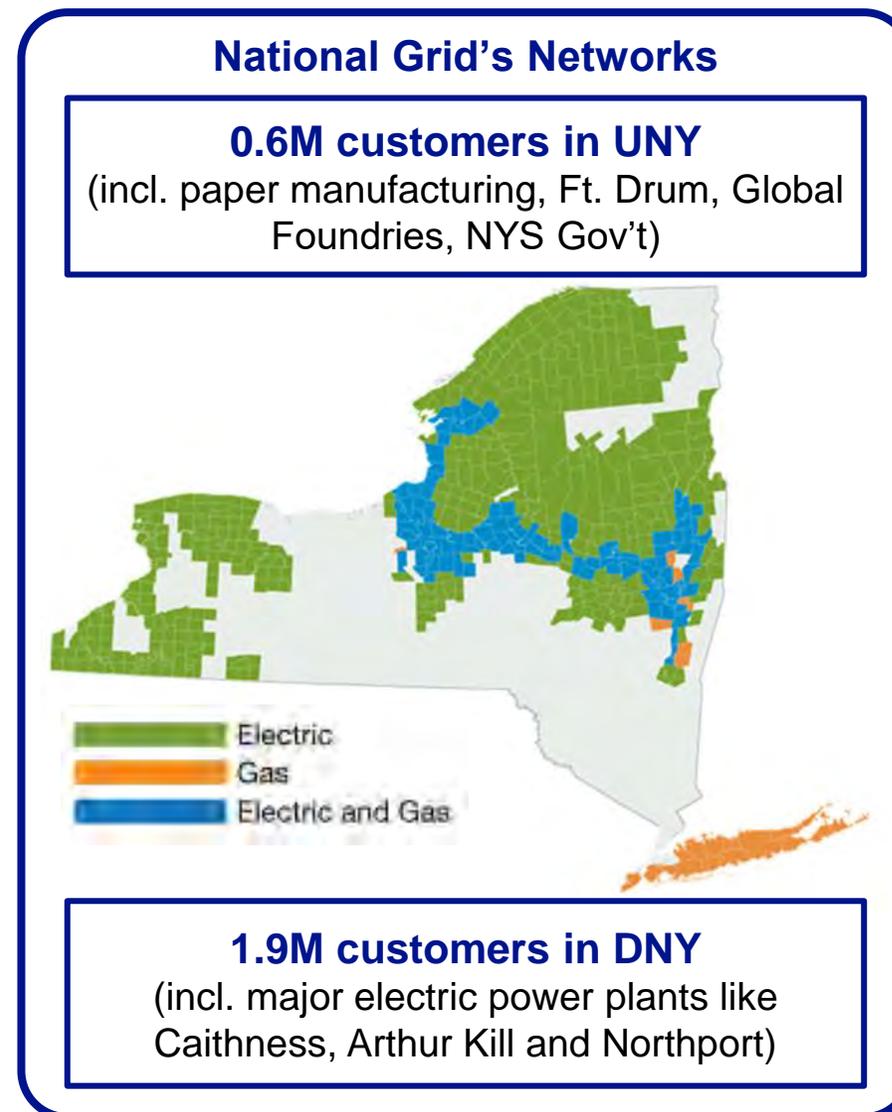
Natural gas directly supports half of NY's energy needs

Natural gas provides ~50% of total energy in NY State¹, primarily for heating, electricity generation, and manufacturing

- Supplies more than 68% of New York's heating needs
- On peak winter days, NYC's gas system delivers three times more energy than the electric grid does on peak summer days
- National Grid's gas networks delivered more than 50% of New York's natural gas to residential customers in 2023³

Gas networks in downstate NY are at capacity. In very cold weather, there isn't enough interstate pipeline capacity for all who want it. This causes gas shortages and price spikes, felt most acutely by gas-powered electricity generators.

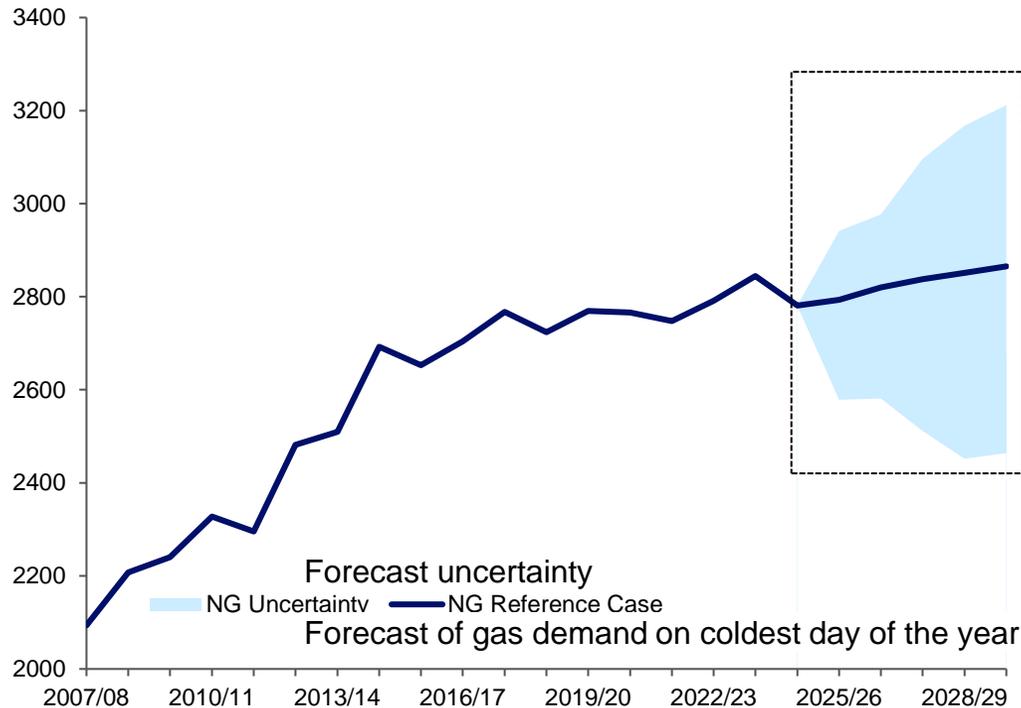
- Adding capacity to the region has been difficult, demonstrated by the abandonment of Transco NESE 1.0 and Iroquois' ExC Project delays



If we don't invest now, we may not have enough supply later

Gas demand and uncertainty

Downstate NY, MDth



Source: Preliminary DNY Firm Design Day Forecast

Forecast based on Moody's economic outlook, and adjusted for recent developments

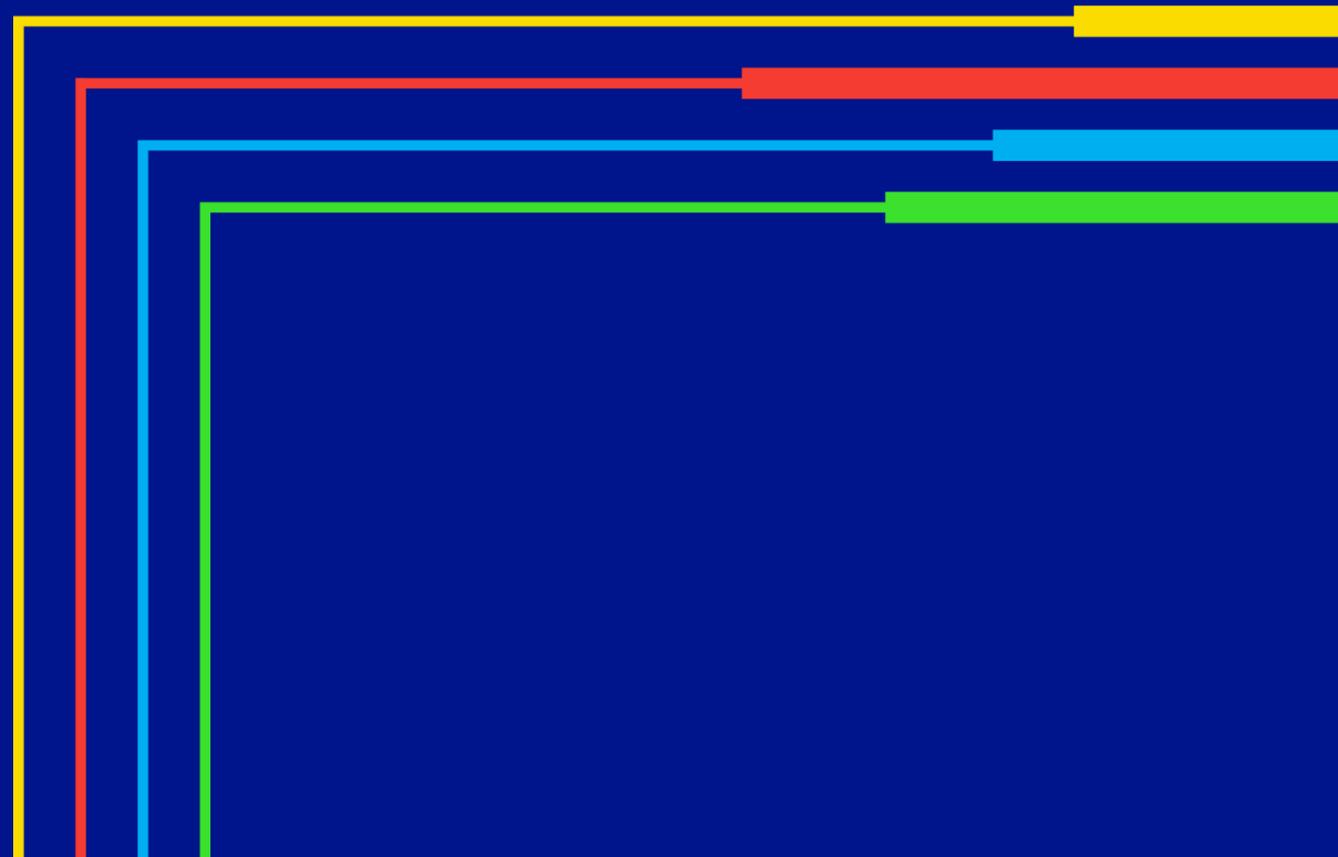
Forecasts show growing gas demand, increasing uncertainty...

- **Potentially wide fluctuations** caused by events like COVID-19, tariffs, natural disasters
- Timing and impact of **new technologies** (e.g., advanced manufacturing, electrification) is uncertain and depends heavily on **customer behavior**
- Gas network 'design day' plans does not include **gas generators** without firm fuel supply contracts

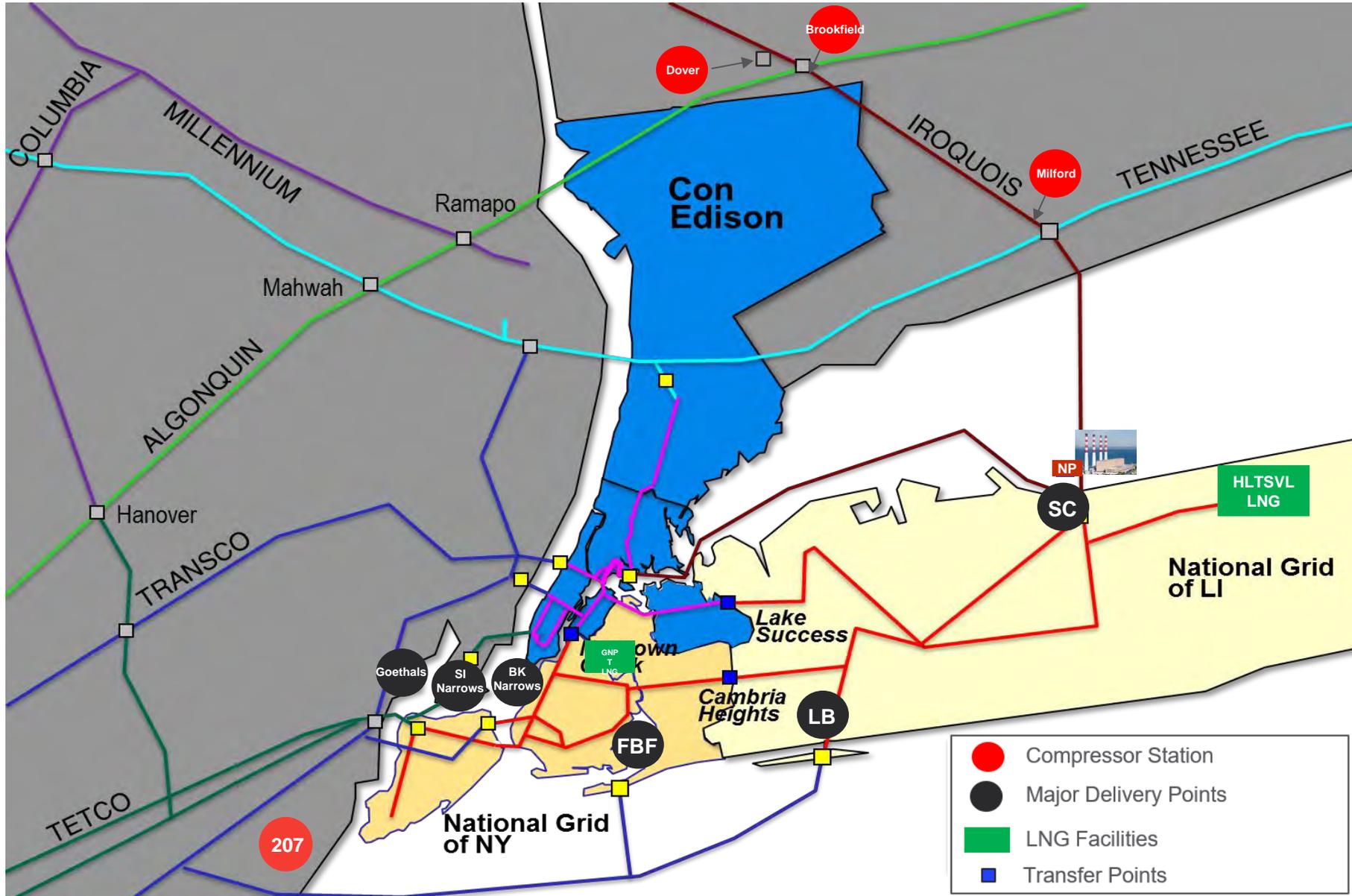
... indicate need for prudent planning

- Forecasts can be off in either direction, but under-planning poses greater risks because the gas system already runs with **little margin** or backup
- Infrastructure projects and major demand reductions **take years to deliver**—they can't be effectively paused and restarted based on short-term forecast swings

Downstate NY Network Overview



KEDNY, KEDLI, and Con Edison form the NY Facilities System



Liquified Natural Gas (LNG) Sites

National Grid's Downstate NY LNG Sites have Liquefaction and Peak Shaving Vaporization Capabilities as well as Boil-Off Management Systems.

The double wall LNG tanks have carbon steel outer shells with a 9% nickel steel inner tank. The annular space is filled with perlite insulation.

LNG provides an efficient way to store gas, as the volume of natural gas in its liquid state is about 600 times smaller than its volume in a gaseous state in a natural gas pipeline. LNG Sites provide on system localized storage, which are typically filled during off-peak season, and allow for a high hourly vaporization rate.

Ensures reliable supply during peak demand or supply constraints, mitigating risks associated with upstream supply issues (e.g., Winter Storm Elliot, December 2022).

Greenpoint, Brooklyn	Holtsville, Long Island
<ul style="list-style-type: none">▪ Total Storage of 1.6 BCF<ul style="list-style-type: none">○ Tank #1 - 600 MMSCF○ Tank #2 - 1 BCF▪ Liquefaction Design rate of 8,500 dth per day▪ Maximum Vaporization rate of ~ 280,000 dth per day▪ Dual turbo-expander open end system design	<ul style="list-style-type: none">▪ Total Storage of 600 MMSCF▪ Liquefaction Design rate of 6,300 dth per day▪ Maximum Vaporization rate of ~ 100,000 dth per day▪ Nitrogen Componder-expander System Design



Greenpoint, Brooklyn



Holtsville, Long Island

Constrained gas networks play a critical role in Downstate NY

The gas network remains a critical energy delivery system for Downstate NY

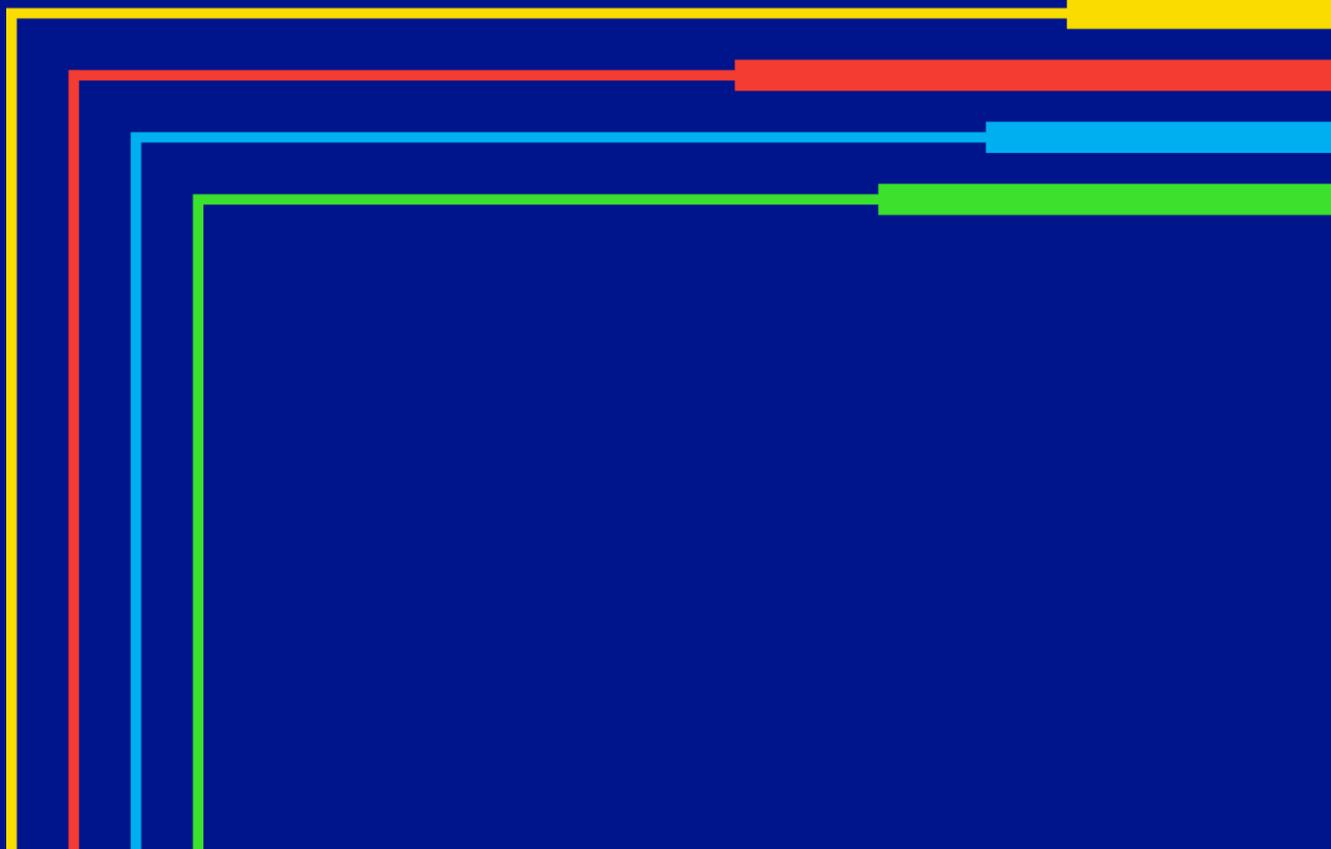
- Three of the ten highest days of NYC gas throughput happened during last winter driven by strong demand by gas fired generation as well as heating customers
- 90% of the electric generation in NYC and LI is fueled by natural gas
- Gas-fired generators consumed 37% more natural gas in DNY last winter vs. 2019
- Many economic development and other large projects are depending on gas to move forward

Downstate NY's gas networks are at capacity

- Under design conditions and/or if pipeline capacity is constrained for any reason during very low temperatures, NYC and LI customers will have to rely on multiple shifts of CNG trucks to maintain service¹
- Adding capacity has been difficult in recent years, demonstrated by the previous abandonment of Transco's NESE and Iroquois' ExC Project delays

Energy Demand

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Historically, demand in the gas industry is driven by weather with higher demand in the winter due to colder temperatures.

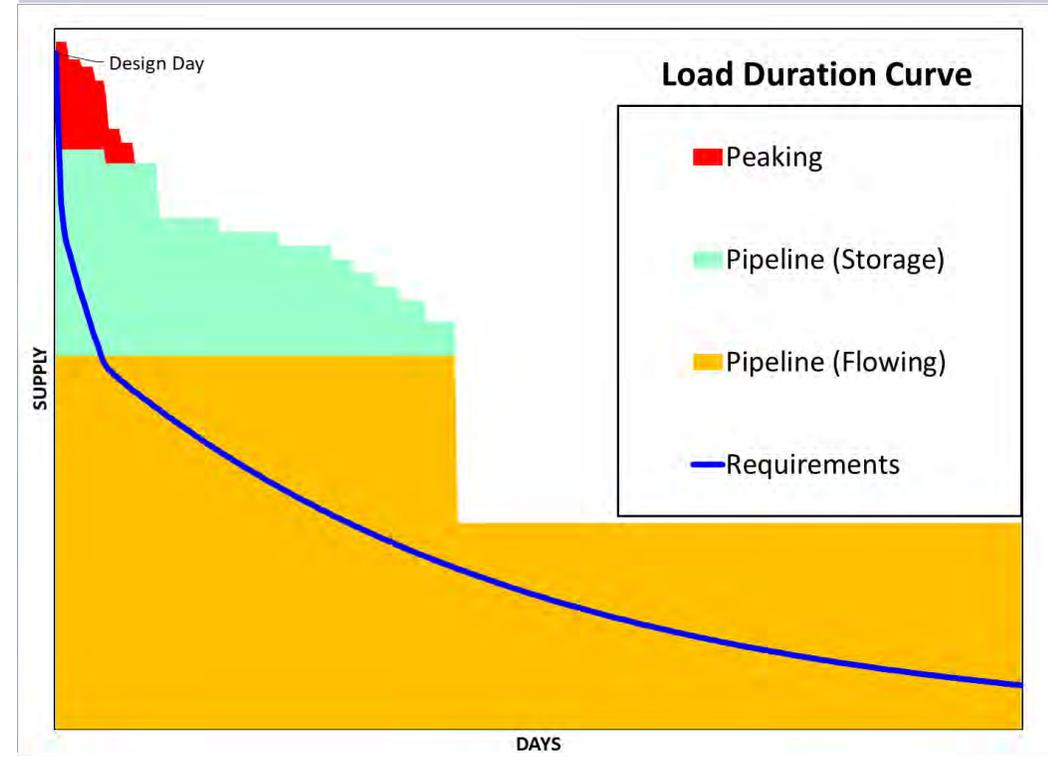
Forecast	Description	Design Standard
Retail Forecast	<ul style="list-style-type: none"> Monthly Sales and customer counts (at meter level) Used for ratemaking 	<p>Normal year = Average of historical weather</p> <p>The Company observes annual average temperature trending upward. Normal Year revised periodically to reflect the most recent values.</p>
Wholesale Forecast	<ul style="list-style-type: none"> Daily wholesale sendout at city gate level Used to ensure adequate seasonable supplies 	<p>Normal year (rate making)</p> <p>Design year (adequate supply) = coldest annual weather for which the Company plans. Periodically updated to reflect recent trends.</p>
Design Day	<ul style="list-style-type: none"> Wholesale sendout on coldest day for which the Company plans. Used to ensure adequate capacity to maintain integrity of distribution system. 	<p>Based on extremely cold observed day:</p> <p>Upstate NY: -10°F = 75 HDD (experienced on 26 Jan 1994)</p> <p>Downstate NY: 0°F = 65 HDD (experienced on 9 Feb 1934)</p> <p>While the annual climate trend is warming, there is no conclusive evidence that cold spells cannot still occur. Therefore, the Company continues to maintain its Design Day standard for events such as Winter Storm Uri in 2021. In a 24-hour period, the Company has less operational flexibility.</p>
Design Hour	<ul style="list-style-type: none"> Wholesale sendout on highest hour of Design Day Used to establish maximum hourly flow to maintain integrity of distribution system 	<p>Highest hourly demand on Design Day</p>

Design Year / Season / Day / Hour Planning Overview

	KEDNY, KEDLI	NMPC
Design Year & Design Season	Contracts and on-system assets sized to meet forecasted requirements for firm and non-firm demand response (NFDR) customers	Contracts and on-system assets sized to meet forecasted requirements for firm and SC-8 D1 customers
Design Day	Contracts and on-system assets sized to meet forecasted requirements for firm customers only	Contracts and on-system assets sized to meet forecasted requirements for firm and SC-8 D1 customers
Design Hour	Ensure contracts and on-system assets can flow the maximum hourly volume needed to serve a design day	

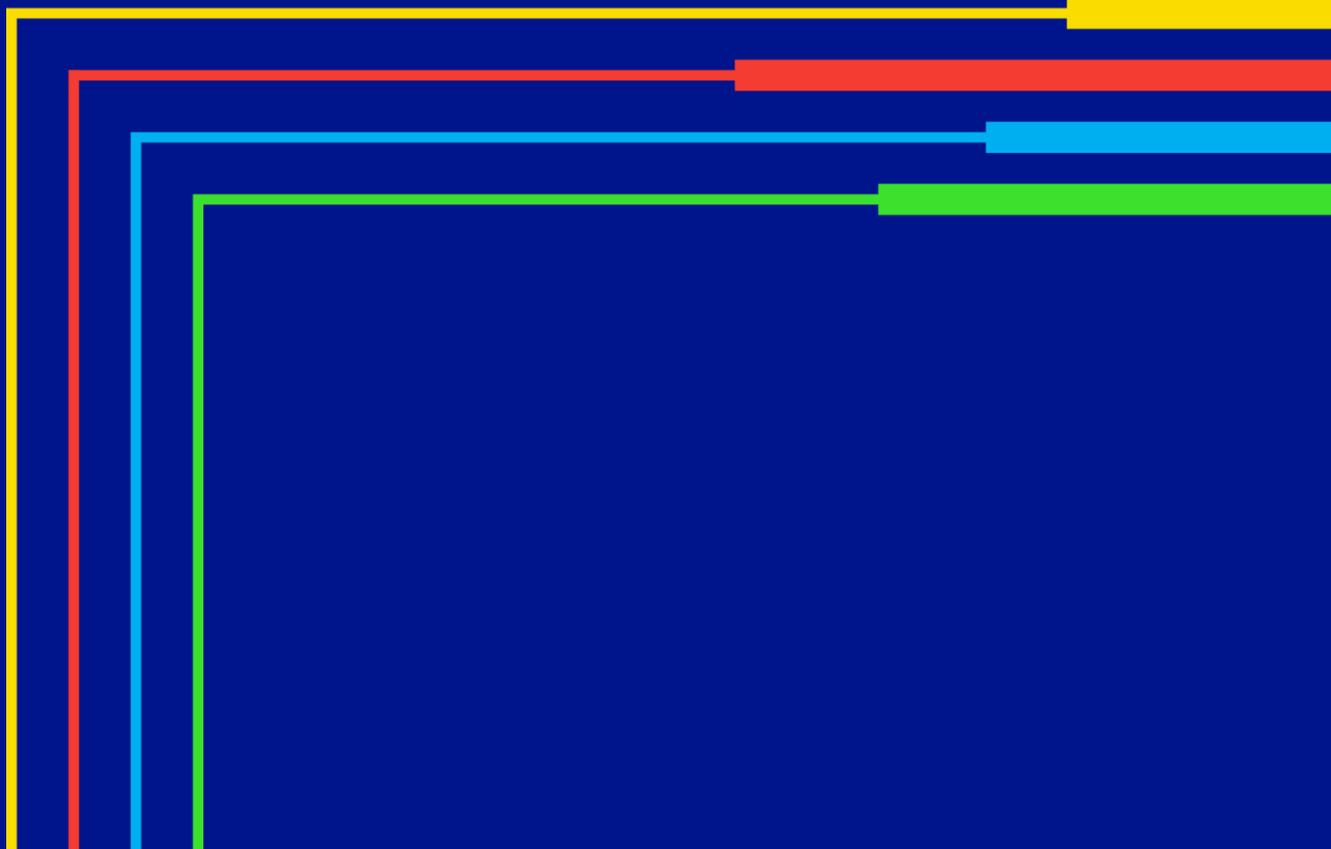
Load Duration Curves Filed Annually

Ensure supply portfolio can meet a severe winter season and design day.



Asset Strategy

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Our Safety and Reliability Strategy



Prevention

- Gas Pipeline Safety Management System
- Gas Compliance Oversight
- Safety Leadership/ Focus Days



Detection

- Leak Surveys
- Leak Detection
- Service Line Inspections



Response

- Leak Response
- Leak Repairs
- First Responder Training

Capital investments are the cornerstone of our commitment to safety and reliability.

- ❑ **National Grid is focused on infrastructure upgrades to ensure our networks are capable of meeting customers' energy needs and compliance with all safety requirements and other mandated work.**
- ❑ **Weather events such as Winter Storm Elliott (December 2022) highlight the need for reinforcement and resiliency projects to ensure the continued provision of safe and reliable service to customers.**

Mandated projects significantly reduce system emissions through the retirement of leak prone pipe and the repair of high-emitting leaks. These projects also allow us to assess the condition of our system to minimize the risk of an adverse event.

- **Leak Prone Pipe Retirement**
- **Transmission System and Station Integrity (PHMSA)**
- **Service Replacement and Main Replacement/Upgrades**

Reliability projects improve system performance, create a more resilient gas network and ensure gas supply for peak days.

- **Smart Residential Methane Detectors/Advanced Communication Infrastructure**
- **Regulator Station Replacement/Upgrades**
- **Reinforcement**
- **Storm Hardening efforts**

National Grid Operates in Supply-Constrained Regions

- Our operations are conducted in areas with limited gas supply infrastructure and capacity.
- The existing infrastructure are not sufficient to meet the growing demand for gas.
- Factors such as population growth, industrial expansion, and changing energy needs contribute to this demand.

Challenges

- Limited capacity to meet peak demand periods, leading to potential supply shortages.
- Difficulty in maintaining consistent gas pressure and flow rates during high-demand periods.
- Increased risk of service disruptions and interruptions due to system strain.

What does a gas outage look like?

A gas outage occurs when there is a disruption in the supply of natural gas to customers. In the rare event of a gas outage, customers may experience a sudden loss of gas service. This means that gas appliances, such as heaters, stoves, and water heaters, will not function.

Assess and Secure

- Once a gas outage is reported, utility crews are dispatched to assess the situation and identify the cause of the disruption. They will secure service to impacted customers to ensure safety.

Repair

- Utility crews will work to repair any damaged infrastructure or address the issue causing the outage.

Safety Check

- Before restoring gas service, utility crews perform thorough safety checks to ensure that the gas system is stable and there are no risks of leaks or other hazards. This involves inspecting pipelines, appliances, and conducting necessary tests.

Restore Service

- The utility company will restore gas service to affected customers. This involves re-establishing the gas supply and ensuring that gas appliances are functioning properly. Depending on the scale of the outage, restoration time can vary significantly, which can have a substantial impact on customers in cold winter months.

Customer Communication

Throughout the restoration process, utility companies aim to keep customers informed about the progress and expected timelines for service restoration. They may provide updates through various communication channels, such as phone calls, text messages, or online platforms.

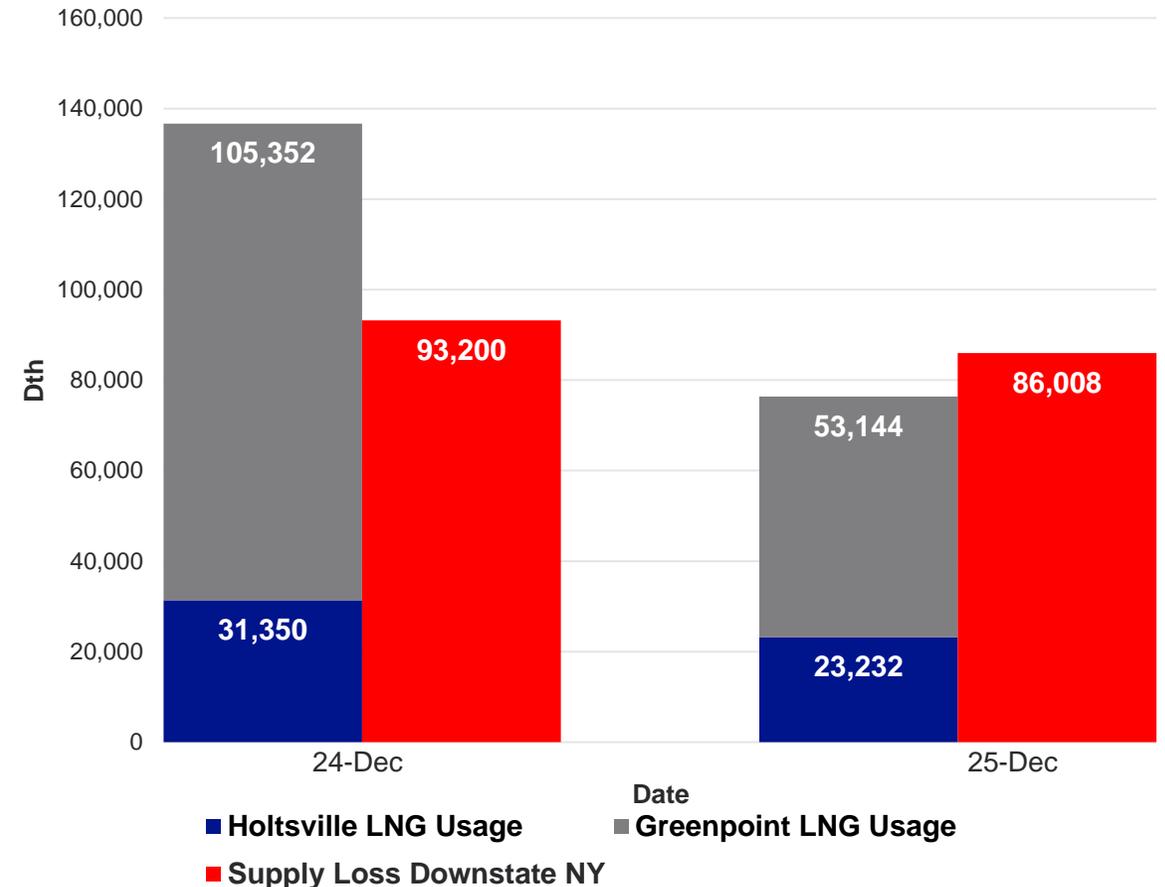
Inadequate gas capacity downstate creates reliability challenges



Case study: Winter Storm Elliott

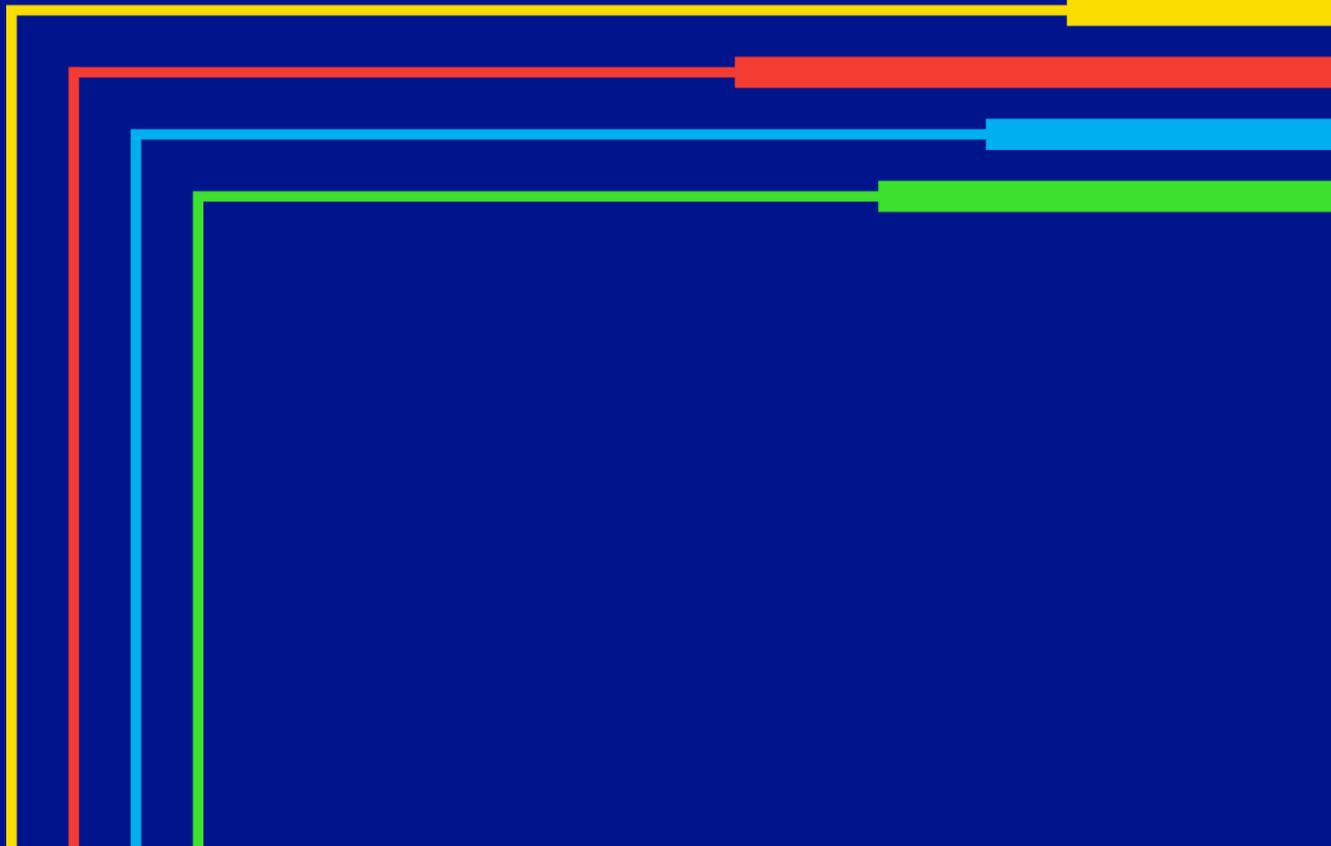
- Downstate New York is served directly by three gas pipelines and **all lost a portion of supply during the storm**
- Overall, NG was affected by **ten upstream compressor outages** over a three-day period (Dec. 23-25, 2022)
- **LNG provided backup, especially during peak hours** until pipeline pressure was restored, **preventing system failure** and loss of gas to firm customers
- If the storm had hit during extreme cold, LNG might have already been in use — **could have caused power outages, frozen pipes, and even deaths**
- National Grid **narrowly avoided removing 29,000 gas customers proactively**, which would have required **weeks to restore**

2022 Winter Storm Elliott Supply Loss and LNG Usage in Downstate NY



Demand-Side Management and Decarbonization Programs

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Demand-Side Management Programs: Four Primary Pillars

National Grid's portfolio of demand-side management (DSM) programs are critical to ensuring reliability and reducing demand for natural gas on the coldest days of the year.



1. Energy Efficiency

- Programs for residential customers
- Programs for commercial and industrial customers
- Programs for low-to-moderate income (LMI) customers



2. Electrification

- UNY: Incentives via the statewide Clean Heat program for ground- and air-source heat pumps for space and water heating
- DNY: referrals to Con Edison and PSEG-LI



3. Gas Demand Response

- Commercial, industrial, and multifamily: Load-shedding and load-shifting programs
- Residential: Bring Your Own Thermostat (BYOT) and behavioral programs
- NYC hybrid heating pilot, co-funded by the Department of Energy



4. Non-Pipeline Alternatives (NPAs)

Considered for:

- Main extensions
- Leak prone pipe (LPP) replacements
- Peak gas demand reduction

National Grid is committed to evolving our NPA program to increase opportunities and customer adoption across New York

We are incorporating feedback and lessons learned from customers, regulators, stakeholders, and peer utilities.



➤ Three categories of Non-Pipeline Alternatives (NPAs)

- Main Extensions
 - Encouraging customers requesting a connection to the gas system to adopt an alternative instead
- LPP Replacement
 - Encouraging customers who already have a gas connection to disconnect from the gas system
- Peak Gas Demand Reduction
 - Encouraging customers who already have a gas connection to reduce gas usage or to disconnect from the gas system



➤ NPAs are not possible without customer adoption

- NPAs are not a technology. Instead, they are a source of incentives for existing tech (e.g. heat pumps)
- Recent KEDNY/KEDLI Joint Proposal outlined our proposed changes to outreach to increase customer awareness, education, and, hopefully, adoption



- NPA website
- Emails
- Postcards/Letters
- Community Events
- Door Knocking
- Contractor Education

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BEYOND PLASTICS

Pass the Packaging Reduction and Recycling Infrastructure Act S1464/A1749

Carol Smolenski, volunteer









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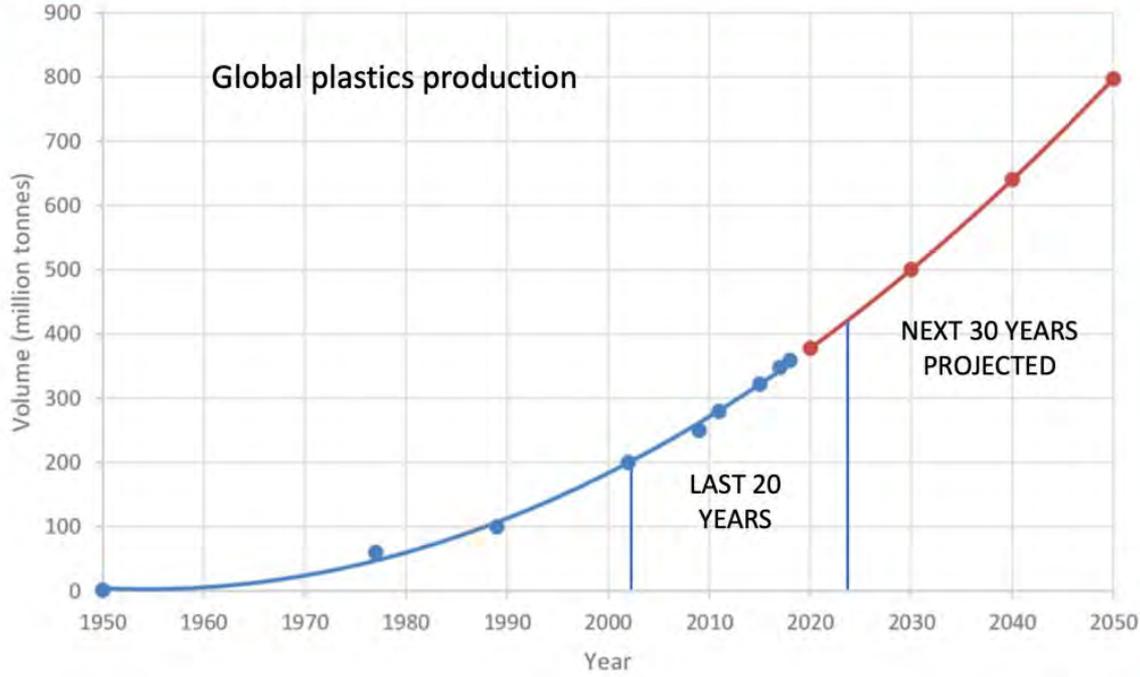
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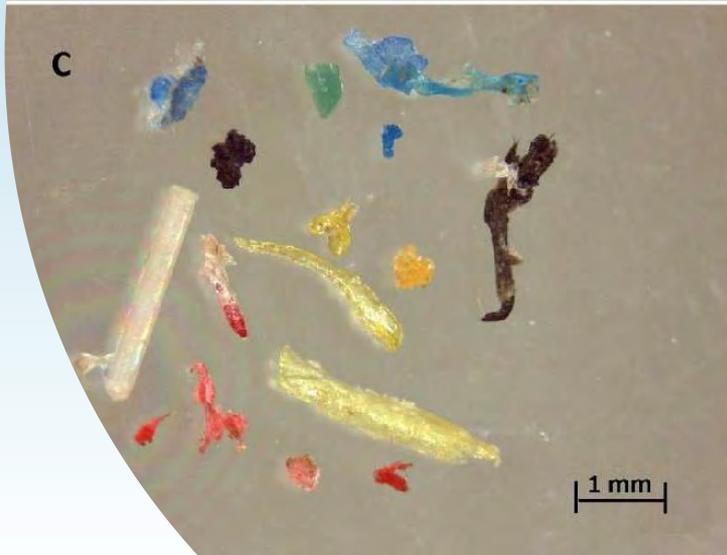
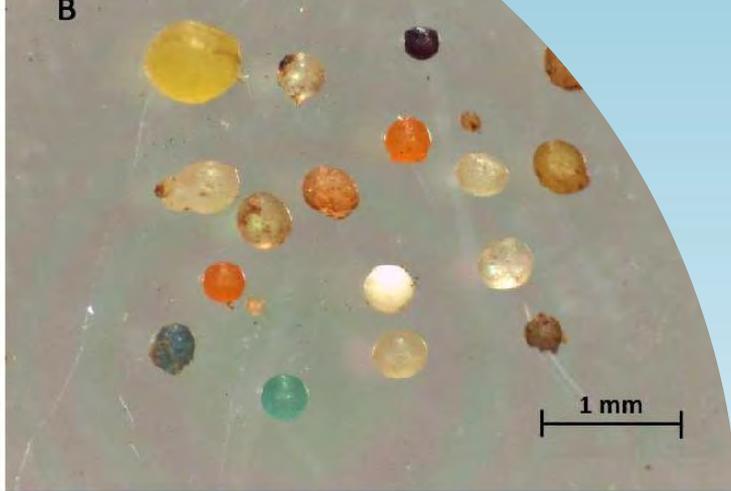
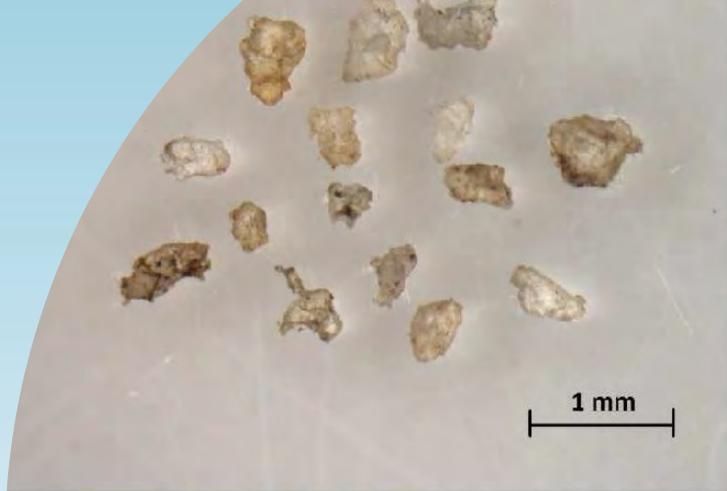
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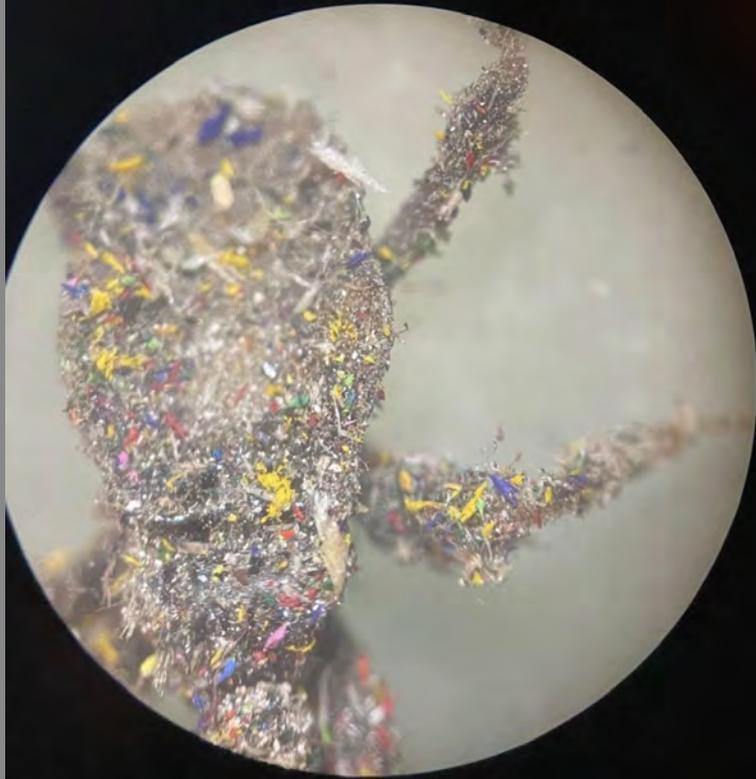


Source: Koyuncuoğlu, Pelin, and Gülbin Erden, *Environmental Monitoring and Assessment* 193.4 (2021)



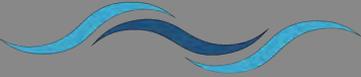
Microplastic filament on a snowflake





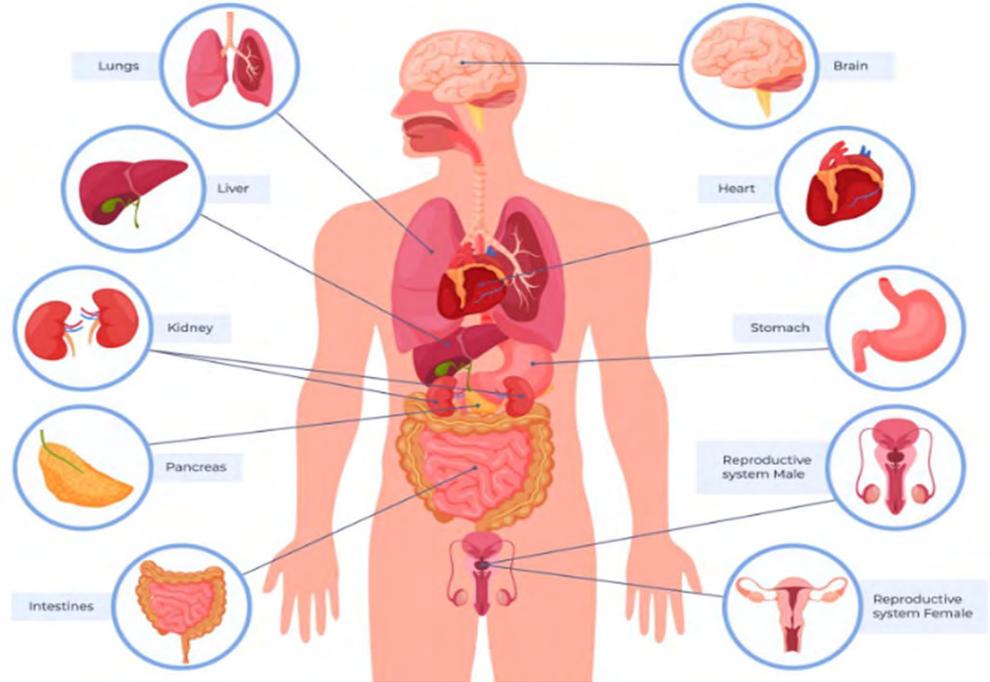
Photos:
Robert and Heather Bolster

**Microplastics on the body of an insect.
Adirondack State Park, January, 2023**



BEYOND PLASTICS

- Lung - May 2021
- Meconium - June 2021
- Sputum - Jan 2022
- Blood - May 2022
- Breast Milk - June 2022
- Liver - Aug 2022
- Urine - Dec 2022 Veins - Feb 2023
- Testes/Semen - March 2023
- Heart Tissue - Aug 2023
- Kidney - Feb 2024
- Carotid plaque - March 2024
- Brain - May 2024
- Olfactory Bulb - Sept 2024
- Brain reconfirmed - Feb 2025



PRRIA Would:

- Cut Plastic Packaging by 30%
- Save Tax Dollars
- Protect Our Health
- Protect Environmental Justice Communities
- Slow Climate Change

2025 Polling by Oceana:

-
- 81% of U.S. voters support reducing the amount of plastic that is produced.
- 78% of U.S. voters support **national** policies that reduce single-use plastic foam.
- 85% of U.S. voters support increasing the use of reusable packaging and foodware.

73% of New Yorkers Support Assembly Bill 1749

According to a Siena Poll in March 2025

NY: IT'S TIME TO CUT PACKAGING WASTE

Pass the Packaging Reduction and Recycling Infrastructure Act
(S1464 - Harckham / A1749 - Glick)



WHY WE NEED TO PASS THIS LAW NOW:

- **Waste crisis.** New York produces 6.8 million tons of packaging waste each year, accounting for a whopping 40% of the total waste stream.
- **Pollution crisis.** Most of this waste is buried in landfills or burned in incinerators; the rest ends up polluting our streets, parks, streams, lakes, beaches, and ocean.
- **Health crisis.** Plastic packaging includes as many as 16,000 chemicals, thousands of which are harmful to human health. Landfills and incinerators harm the health of residents living in environmental justice communities near the facilities.
- **Climate crisis.** This law is a key to reaching the climate action goals in the state's landmark Climate Leadership & Community Protection Act.

THE PACKAGING REDUCTION & RECYCLING INFRASTRUCTURE ACT WILL:

- **Save tax dollars** by shifting the cost of dealing with packaging waste from taxpayers to the companies responsible for creating it in the first place.
- **Protect our health** by banning 17 of the most harmful chemicals currently used in packaging, including all PFAS chemicals, lead, mercury, cadmium, vinyl chloride, formaldehyde, toluene, benzene, bisphenols, phthalates, and more.
- **Reduce plastic packaging by 30%** over the next 12 years and require 75% of the remaining packaging to be reused or recycled by 2052.
- **Protect environmental justice communities** throughout the state by significantly reducing the amount of waste going to incinerators, landfills, and transfer stations.
- **Slow climate change** by reducing GHG emissions from creating, transporting, and managing packaging's end of life.
- **Support municipal recycling efforts** with funding from new fees on packaging.

WHAT YOU CAN DO TO HELP:

- Urge your State Legislators to co-sponsor and vote "YES" on this critical bill.
- Visit <https://bit.ly/prria-2025> or scan the QR code to **email them both now**.
- Learn more at: <https://www.beyondplastics.org/nys-packaging-reduction>





COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 13, 2026

The Honorable Kathy Hochul
Governor of New York State
NYS State Capitol Building
Albany, NY 12224

Re: **Brooklyn Community Board 1's Resolution in Support of PREA**

Dear Governor Hochul:

Carol Smolenski (CS), a volunteer with Beyond Plastics, spoke to the Community Board about the New York State Packaging Reduction and Recycling Infrastructure Act (PREA). The bill, which has passed the state senate, aims to reduce plastic packaging by 30% over 12 years and increase recycling rates to 75% by 2052. New York City generates 17 million tons of solid waste annually, with 3.8 million tons being packaged, 30% of which is plastic. The bill would save taxpayers \$100 million annually and ban 17 toxic chemicals in packaging.

A motion was made to recommend a resolution in support of PREA to the Brooklyn Community Board 1 (see attached). The resolution highlights the benefits of PREA, including reduced waste, increased recycling rates, and cost savings for taxpayers and calls for the New York State legislature to pass and the governor to sign PREA into law.

Please advise that at the regular meeting of Brooklyn Community Board No. 1, held the evening of February 10, 2026, the Board Members voted unanimously to support the following resolution regarding the PREA benefits:

RESOLUTION: Support for the New York State Assembly and Senate to Pass a Strong Packaging Reduction and Recycling Infrastructure Act (Senate Bill 1464/Assembly Bill 1749)

WHEREAS, packaging makes up approximately 40% of the waste in New York state, and;

WHEREAS, managing waste costs New York taxpayers hundreds of millions of dollars annually, and;

WHEREAS, most plastic packaging is not recyclable, and reusable and refillable packaging systems are not widely available, and;

WHEREAS, plastic causes serious pollution, including litter and use of toxic chemicals, and;

WHEREAS, companies that produce packaging should be responsible for the costs of managing packaging waste, not just taxpayers, and;

WHEREAS, enacting the Packaging Reduction and Recycling Infrastructure Act, pending in the New York Assembly and the New York Senate, would reduce waste, increase recycling rates, create jobs, reduce toxicity in packaging, provide millions of dollars in savings for local governments and taxpayers, and lower greenhouse gas emissions, and;

BE IT RESOLVED, that Brooklyn Community Board 1 urges the New York state legislature to pass and Governor Kathy Hochul to sign into law a strong and effective Packaging Reduction and Recycling Infrastructure Act, Senate Bill 1464/Assembly Bill 1749, and;

RESOLVED, further, that Brooklyn Community Board 1 shall forward copies of this resolution to Governor Kathy Hochul, New York Assembly Speaker Carl Heastie, and New York State Senate Majority Leader Andrea Stewart-Cousins, the local state assemblymember, the local state senator, and all others deemed necessary and proper.

The vote was as follows: 31 “YES”; 0 “NO”; 0 “ABSTENTIONS”.

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson

CC: The Honorable Carl E. Heastie, NYS Assembly Speaker
The Honorable Andrea Stewart-Cousins, NYS Senate Majority Leader
The Honorable Antonio Reynoso, Brooklyn Borough President

The Honorable Lincoln Restler, Councilmember, NYC Council District 33
The Honorable Jennifer Gutierrez, Councilmember, NYC Council District 34
The Honorable Julia Salazar, Senator, NYS Senate District 18
The Honorable Kristen Gonzalez, Senator, NYS Senate District 59
The Honorable Emily Gallagher, Assemblymember, NYS Assembly District 50
The Honorable Maritza Davila, Assemblymember, NYS Assembly District 53



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February 13, 2026

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NYS Senate Majority Leader
Legislative Office Building, Room 907
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Dear Assembly Speaker Heastie:

Carol Smolenski (CS), a volunteer with Beyond Plastics, spoke to the Community Board about the New York State Packaging Reduction and Recycling Infrastructure Act (PREA). The bill, which has passed the state senate, aims to reduce plastic packaging by 30% over 12 years and increase recycling rates to 75% by 2052. New York City generates 17 million tons of solid waste annually, with 3.8 million tons being packaged, 30% of which is plastic. The bill would save taxpayers \$100 million annually and ban 17 toxic chemicals in packaging.

A motion was made to recommend a resolution in support of PREA to the Brooklyn Community Board 1 (see attached). The resolution highlights the benefits of PREA, including reduced waste, increased recycling rates, and cost savings for taxpayers and calls for the New York State legislature to pass and the governor to sign PREA into law.

Please advise that at the regular meeting of Brooklyn Community Board No. 1, held the evening of February 10, 2026, the Board Members voted unanimously to support the following resolution regarding the PREA benefits:

RESOLUTION: Support for the New York State Assembly and Senate to Pass a Strong Packaging Reduction and Recycling Infrastructure Act (Senate Bill 1464/Assembly Bill 1749)

WHEREAS, packaging makes up approximately 40% of the waste in New York state, and;

WHEREAS, managing waste costs New York taxpayers hundreds of millions of dollars annually, and;

WHEREAS, most plastic packaging is not recyclable, and reusable and refillable packaging systems are not widely available, and;

WHEREAS, plastic causes serious pollution, including litter and use of toxic chemicals, and;

WHEREAS, companies that produce packaging should be responsible for the costs of managing packaging waste, not just taxpayers, and;

WHEREAS, enacting the Packaging Reduction and Recycling Infrastructure Act, pending in the New York Assembly and the New York Senate, would reduce waste, increase recycling rates, create jobs, reduce toxicity in packaging, provide millions of dollars in savings for local governments and taxpayers, and lower greenhouse gas emissions, and;

BE IT RESOLVED, that Brooklyn Community Board 1 urges the New York state legislature to pass and Governor Kathy Hochul to sign into law a strong and effective Packaging Reduction and Recycling Infrastructure Act, Senate Bill 1464/Assembly Bill 1749, and;

RESOLVED, further, that Brooklyn Community Board 1 shall forward copies of this resolution to Governor Kathy Hochul, New York Assembly Speaker Carl Heastie, and New York State Senate Majority Leader Andrea Stewart-Cousins, the local state assemblymember, the local state senator, and all others deemed necessary and proper.

The vote was as follows: 31 “YES”; 0 “NO”; 0 “ABSTENTIONS”.

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson

CC: The Honorable Kathy Hochul, NYS Governor
The Honorable Andrea Stewart-Cousins, NYS Senate Majority Leader
The Honorable Antonio Reynoso, Brooklyn Borough President

The Honorable Lincoln Restler, Councilmember, NYC Council District 33
The Honorable Jennifer Gutierrez, Councilmember, NYC Council District 34
The Honorable Julia Salazar, Senator, NYS Senate District 18
The Honorable Kristen Gonzalez, Senator, NYS Senate District 59
The Honorable Emily Gallagher, Assemblymember, NYS Assembly District 50
The Honorable Maritza Davila, Assemblymember, NYS Assembly District 53



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

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DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 10, 2026

COMMITTEE REPORT

Transportation Committee

TO: Chairperson Dealice Fuller and CB1 Board Members
FROM: Mr. Eric Bruzaitis, Committee Chair
Mr. Paul Kelterborn, Committee Co-Chair
RE: Transportation Committee Report from January 28, 2026

The Transportation Committee met Wednesday, January 28, 2026 (CALLED TO ORDER: 6:39 PM; ADJOURNED: 9:24 PM) at Community Board 1 Office, 435 Graham Ave, Brooklyn.

ATTENDANCE:

Present: Bruzaitis, Chair; Kelterborn, Co-Chair; Drinkwater; Espinal; LaBorde; Pferd; Vega; Breitner*; Radezky* (*) *Non-Board Member*

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

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

AGENDA

1. Street Co-Naming: Corner of Ainslie Street and Graham Avenue in honor of Mrs.

Rose Cassara:

Presentation by Ms. Marianne Cerillo about the rich and impactful life of her mother, Rose Cassara. The committee agreed that the co-naming would be a fitting tribute to her legacy.

MOTION: (Ms. LaBorde) Community Board 1 to draft a letter to Council Member Jennifer Gutierrez in support of co-naming the Corner of Ainslie Street and Graham Avenue in honor of Mrs. Rose Cassara.

SECOND: Mr. Vega.

Passed unanimously without abstentions.

2. Street Co-Naming: South East Corner of Bedford Avenue and Broadway in honor of Mr. Billy Jones:

Presentation by Ms. Carrie Hill about the contributions of Billy Jones whose vision for the venue Baby's All Right helped foster the careers of countless emerging musical artists and shape the cultural landscape of Williamsburg:

MOTION: (Ms. Breitner) Community Board 1 to draft a letter to Council Member Jennifer Gutierrez in support of co-naming the South East Corner of Bedford Avenue and Broadway in honor of Mr. Billy Jones

SECOND: Mr. Vega.

Passed unanimously without abstentions.

3. Presentation: Low Traffic Neighborhoods (LTNs): Open Plans to provide an informational overview about LTNs in advance of NYC DOT policy initiatives:

Presenter Emily Chingay from Open Plans educated the committee about an innovative way of designing streets to manage traffic and improve street safety (presentation attached). It involves strategic placement of interventions like diverters and planters to calm traffic, directional adjustments to guide traffic away from quiet residential streets to boundary streets and other tactics to filter out local traffic from cut-through traffic in residential neighborhoods. This was an informational presentation to familiarize the committee with some of the latest thinking from transportation experts in a number of different cities, including London, Barcelona, and Bogota. The committee engaged in a robust discussion about the possible benefits and how an LTN could work in a hypothetical CB1 residential neighborhood. LTNs are already widely used in London and other places. In New York, the DOT has experimented with certain LTN tools like traffic diverters and bike

boulevards, which are characteristic of LTNs. The committee expects to continue to learn more and engage in future discussions about the applicability of LTNs to CB1.

4. Follow Up Discussion: Greenpoint Avenue Safety Improvements: At the direction of NYC DOT, Committee will discuss corridor intersections from Provost Street to Kingsland Avenue:

The committee continued discussing the need for a comprehensive study and redesign of Greenpoint Avenue. Its dangers are well-known by members of the committee and area residents. Mr. Steve Chesler who was in attendance for this meeting explained that the Environmental Committee has also dedicated time to discussing the need for better street safety, particularly in the eastern section of Greenpoint Avenue. He also directed the committee to study the DEIS for Monitor Point which calls out impacts on Greenpoint Avenue related to the proposed new buildings and increase in population. It was the sense of the committee that we should continue to wait for the DOT to respond to our 12/2025 letter asking for a safety study. The Committee also discussed the need for improvements to the Kent Avenue Greenway, the 5th busiest bikeway in the city, to coincide with the proposed development of Monitor Point.

5. Old Business:

Ms. Breitner referenced the letter from DOT (received 1/20/2026) in response to the committee's request for daylighting at intersections throughout CB1. The committee agreed that the boilerplate response was inadequate and underwhelming, especially in light of how much committee time and work was spent to develop consensus around the list of priority intersections, and the professed support for universal daylighting that we have heard from the Mamdani administration and Commissioner Flynn. Chair Bruzaitis tasked Ms. Breitner and Mr. Pferd with writing a response letter to DOT, to be reviewed at the February TC meeting.

Mr. John Rozmus, member of the public, reiterated his call for the DSNY to do a better job clearing snow and cleaning public plazas throughout the district. Chair Bruzaitis encouraged him to attend the CB1 Public Safety committee meetings to voice his concerns. He also wished the committee a Happy Valentine's Day.

The committee discussed the growing list of open items which we have asked DOT to address and our frustration with the lack of response and transparency from the agency. The committee will work on compiling all the open DOT items into a document which DM Pulgarin will forward to the DOT requesting their attention. The committee agreed that the lack of engagement from DOT on the issues important to our district is a growing concern and a hindrance to our ability to effectively advocate for the community.

6. New Business:

Chair Bruzaitis reported his concerns following a virtual meeting between Brooklyn DOT Commissioner Keith Bray and his deputies LeRoy Branch and Maria Cruz and Chairperson Fuller, DM Pulgarin and himself. The meeting was requested by Chairperson Fuller at Mr. Bruzaitis' request to address Brooklyn DOT's failure to appear at a presentation involving DOT oversight, and Mr. Branch's email stating that DOT will not be attending Transportation Committee meetings. Mr. Bruzaitis expressed his concerns that with the many open DOT items pending in District 1, it is important that DOT be present when requested by the committee chair. He also expressed his disappointment that Ms. Cruz has made no appearance to introduce herself to the committee or the board.

Mr. Pferd and Ms. LaBorde provided details for a fatality and a critical injury in CB1. The first was the death of Tamara Jacobowitz on 12-9-2025 at Hooper and Wythe, an exit from the BQE and a well-known dangerous intersection. The second, on 11-25-2025 involved an impatient car driver who inexplicably mounted the curb on Manhattan Avenue between Maujer and Grand and sped down the sidewalk, hitting a pedestrian bystander, Margaret Duffy. He severed her leg which had to be amputated as a result. The committee will request that the board send out our typical inquiry letter to the relevant agencies.

Mr. Pferd asked about next steps for a presentation to the full board about LTNs. Mr. Kelterborn to follow up with Open Plans to have a qualified expert present at a future Community Board public hearing.

Mr. La Cherra took issue with the statement from public member of the committee who denied that traffic safety is of concern in his neighborhood in Greenpoint.

Ms. Breitner asked DM Pulgarin to investigate the whereabouts of the bike racks that disappeared from North 7th and Driggs, where they had been installed.

Chair Bruzaitis provided meeting dates for the rest of the calendar year:

February 19

March 26

April 23

May 27

June 25

September 24

October 22

November 17

MOTIONS

MOTION: (Ms. LaBorde) Community Board 1 to draft a letter to Council Member Jennifer Gutierrez in support of co-naming the Corner of Ainslie Street and Graham Avenue in honor of Mrs. Rose Cassara.

SECOND: Mr. Vega.

Passed unanimously without abstentions.

MOTION: (Ms. Breitner) Community Board 1 to draft a letter to Council Member Jennifer Gutierrez in support of co-naming the South East Corner of Bedford Avenue and Broadway in honor of Mr. Billy Jones

SECOND: Mr. Vega.

Passed unanimously without abstentions.

Requested Motion not voted at Committee

Community Board 1 to draft its standard inquiry letter to NYPD Highway Patrol, 90th Precinct, Council Member Gutierrez & DA Gonzalez regarding the following incidents:

Fatality

Victim: Tamara Jacobowitz

Date: December 9, 2025

Time: 9:38 AM

Location: Hooper St & Wythe Avenue

Critical Injury

Victim: Margaret Duffy

Date: November 25, 2025

Time: 9:38 AM

Location: Manhattan Avenue BTW Maujer Street and Grand Ave

cc: CB#1 Board Members

Board Meeting notices can be found at:

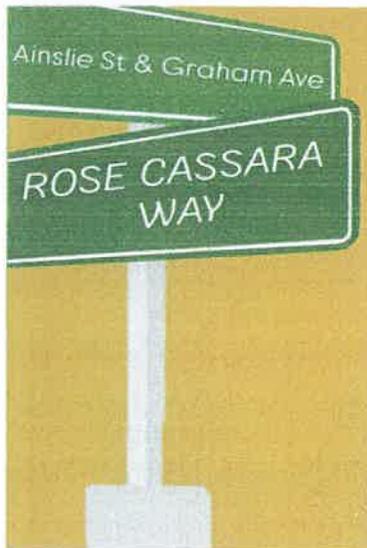
<https://www1.nyc.gov/site/brooklyncb1/meetings/agendas.page>

(Note: For further information on accessibility or to make a request for accommodations, 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.)

Main Points for Rose Street Co-Naming

- **Longtime Educator (25 Years):**
Dedicated teacher for over 25 years, shaping and guiding generations of children in the community.
- **Deep Community Roots on Ainslie Street:**
Lived, worked, taught, and raised her family on **Ainslie Street** for many years, making her presence a constant and meaningful part of the block.
- **Service to Children Beyond the Classroom:**
Served as both a mother and a teacher at a daycare, providing care, education, and stability to young children and working families.
- **Community Leadership & Trust:**
Hired by the **Conselyea Block Association**, reflecting the trust, respect, and value the community placed in her work and character.
- **Faith-Based Volunteerism:**
Volunteered countless hours at **St. Mary & Divine Mercy Church**, supporting parish activities and community outreach.
- **Family Legacy:**
A devoted mother and grandmother, whose values of service, education, and compassion continue through her family and the many lives she touched.
- **Lasting Impact:**
Her contributions helped shape the social, educational, and spiritual fabric of the neighborhood, leaving a legacy worthy of permanent recognition.
- **Appropriateness of Co-Naming Location:**
Street co-naming on or near **Ainslie Street** is especially meaningful, as it reflects the place where she lived and served the community for decades.
- **Lasting Impact on Individuals:** Rose's influence extended well beyond the classroom. She taught Carmine, who went on to establish Carmine's Pizzeria, a business that became a beloved institution and contributed to the local economy. She also taught Mario Salerno, among many others, who credit her guidance and encouragement as formative in their lives.
- **Legacy Worthy of Permanent Recognition:** Rose helped shape the lives of individuals who went on to strengthen the neighborhood culturally and economically. Her decades of service make her legacy deserving of permanent recognition through a street co-naming.

The Story of Rose Cassara (235 Ainslie Street) Street Co-Name on Ainslie St & Graham Ave



Teacher for 25 years at Small World Daycare





Street Co-Naming for Rose Cassara

On Corner of Ainslie St & Graham Ave

Rose Cassara

- Born on August 21st 1928 and lived 96 years until September 2nd, 2024 - almost a centurion
- Lived on 235 Ainslie Street her whole life
- She was a Teacher for 25 years at Small World Daycare
- Above and beyond teaching - comforting a toddler to sleep, washing and feeding 3 year olds, taught 4 and kindergarten curriculum, afterschool programs
- Acting teacher as required and lesson preparation. Artistic bulletin boards for seasons and holidays for Small World Day Care in and outside the classroom. Taught children in centers that taught Science, Music, fine motor skills, hand eye coordination, gross motor skills, circle time, taught discipline.
- Taught many and made a difference in many people's lives teaching English, babysitting, supporting teachers as they studied for the Masters or when they became a Director.
- Respected teacher for many years her students still remember her

Her community service and involvement spanned over 60 years:

- Helped many immigrant families and friends acclimate to new neighborhood with her support and help with English language
- Specifically assisted Mario Salerno and his parents navigate to St. Mary's School
- Family from Ghana that attended Small World assisted family to acclimate, babysit and became Confirmation Sponsor
- Supported two other moms that lost their children at a young like herself.
- Provided her baked cookies to events

Proud supporter of local businesses on Graham Ave and small business by her patronage. (See attached signatures)

- Specifically Carmines, Sage, LaLocanda, Ctown, 99cents store, CityChemist, Emily's Porkstore, Anthony & Sons, Bamontes, Tivoli, Zollo's Fish Market, Fortunata's and Settepane
- Supported local doctors like Dr. Melisso, Dr. Hinz, Sal the barber
- Supported small business owners such as those that made jewelry, chocolate, floral and balloon arrangements, Shebakes.

- Taught Carmine Gangone at Small World Day Care Center and supported his business Carmines Pizzeria over the years as a patron.

Volunteered 20 plus years at Holy Trinity St. Mary's School and Catholic Church donated and assisted in fundraising events, participated in the Adult choir, Divine Mercy donations for St Anthony memorials and attended and supported Our Lady of Mount Carmel feast.

- Giglio Brothers
- Participated in the first Block Party on Ainslie Street
- Neighborly and supporting to her next store neighbors the Jewish Synagogue Rabbi Brannam - assisted with turning on lights on their Sabbath and building of the sukkahs hut in the yard during their holy days in 1960s and 1970s, the St. Cono Society and Williamsburg church.

- Supportive of the Swinging Sixties and St. Nick's Alliance Services



DISTRICT OFFICE
244 UNION AVENUE
BROOKLYN, NY 11211
TEL: (718) 963-3141
FAX: (347) 223-0347

CITY HALL OFFICE
250 BROADWAY, SUITE 1740
NEW YORK, NY 10007
TEL: (212) 788-7095
E-MAIL: jgutierrez@council.nyc.gov

THE COUNCIL
OF
THE CITY OF NEW YORK

JENNIFER GUTIÉRREZ

CHAIR
TECHNOLOGY

COMMITTEE
ECONOMIC DEVELOPMENT
EDUCATION
ENVIRONMENTAL PROTECTION
HOSPITALS
STATE AND FEDERAL LEGISLATION
WOMEN AND GENDER EQUITY

Gutierrez Letter of Support for Rose Cassara Co-Naming

January 12, 2021

Dear Community Board 1 Chair Fuller and Transportation Chair Bruzaitis,

I am writing to express support for the proposed co-naming of the corner of Graham Avenue and Ainslie Street in memory of Rose Cassara.

Ms. Cassara was one of Ainslie Streets longest-term residents at 96 years, and was actively involved in the neighborhood. The proposed co-naming is intended to recognize her long-standing presence and contributions to the community.

More than 100 residents and local business owners have signed a letter of support of this request and have shared personal accounts of her impact. In addition to her community involvement, Ms. Cassara worked as an assistant teacher at Small World Daycare Center from its founding and remained there for 25 years. During that time, she was the longest-serving staff member at the center.

Ms. Cassara also volunteered at St. Mary Church and the Swinging Sixties Senior Center. She participated in the Conselyea Street Block Association during the 1970s, helping foster connections among residents of different ages. The co-naming proposal has received support from community board members, including Jan Peterson and Marie Lanza.

We respectfully ask that this request be considered for presentation at the Transportation Committee meeting. Please let us know if any additional information or documentation is required. Thank you for your time and consideration.

Respectfully,

Jennifer Gutierrez
District 34 - Council Member

CONSELYEA STREET BLOCK ASSOCIATION

211 AINSLIE STREET BROOKLYN, N.Y. 11211 (718) 963-3793

Swinging Sixties
Senior Citizens Center
(718) 963-3793

Small World
Day Care Center
(718) 963-0330

January 15, 2026

The Conselyea Street Block Association was founded in 1974, it was created to oversee the operations of the Swinging 60's Senior Center and the Small World Day Care Center. Rose Cassara had an important connection to all three. She was a Board member on the Conselyea Street Block Association; she taught for 25 years at Small World. After she retired, she became a member of the Swinging 60's community, where she helped to bring new members into the center and used her teaching experience to help those who were new to the community.

The Conselyea Street Block Association fully supports a Street Renaming for ROSE CASSARA, it is extremely appropriate for a woman who gave so much of her life to this community.

Philip Caponegro
Philip Caponegro



↘ Mario Salerno

Dear Committee,

My name is Mario Salerno, and I am writing in strong support of the street co-naming in honor of Rose Cassara.

I have known Rose since I was in grammar school. When my family and I first came to the United States from Italy, Rose was one of the first people to help us. She guided my family as we learned how to navigate the neighborhood and assisted us as we learned the English language. During a very challenging time in our lives, her kindness and guidance made a lasting difference.

Rose was not only supportive of my family, but she dedicated herself to helping many people in the community. She was a teacher, a mentor, and a source of encouragement to countless families. Her generosity, patience, and commitment to helping others left a positive impact that is still felt today.

On a personal level, Rose inspired me to believe in myself and to aspire to become a business owner. Her encouragement and example taught me the value of hard work, education, and community support.

For all these reasons, I respectfully request that Rose Cassara be honored with a street co-naming. It would be a fitting tribute to a woman who gave so much of herself to this neighborhood and helped shape the lives of so many.

Thank you for your time and consideration.

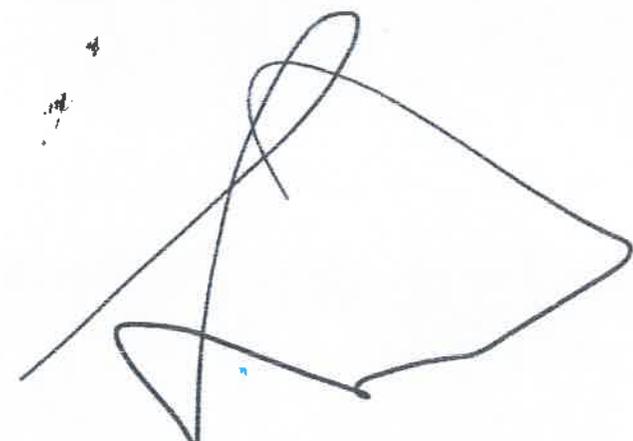
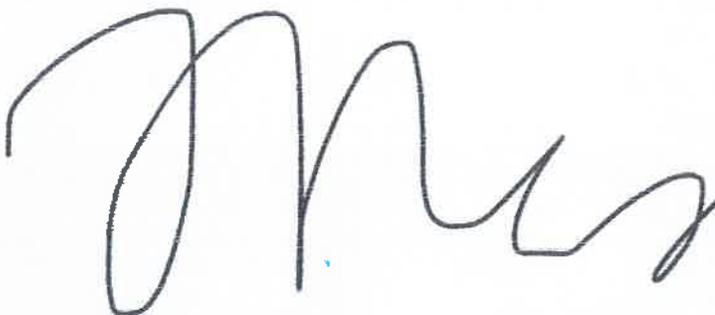
Sincerely,
Mario Salerno



Salerno Service Station
* Since 1959

Sal & Mario
Tel.: (718) 384-4880
Fax: (718) 302-1789

451 Lorimer St. www.SalernoServiceStation.com
Brooklyn, NY 11206 SalernoSS1959@gmail.com



To Whom It May Concern,

I am writing this letter in strong support of the street co-naming in honor of Rose Cassara.

My name is Carmine, and I had the privilege of knowing Rose both personally and through the community. She taught me at Small World Day Care, where she showed kindness, patience, and genuine care for every child. Those early lessons stayed with me and many others whose lives she touched.

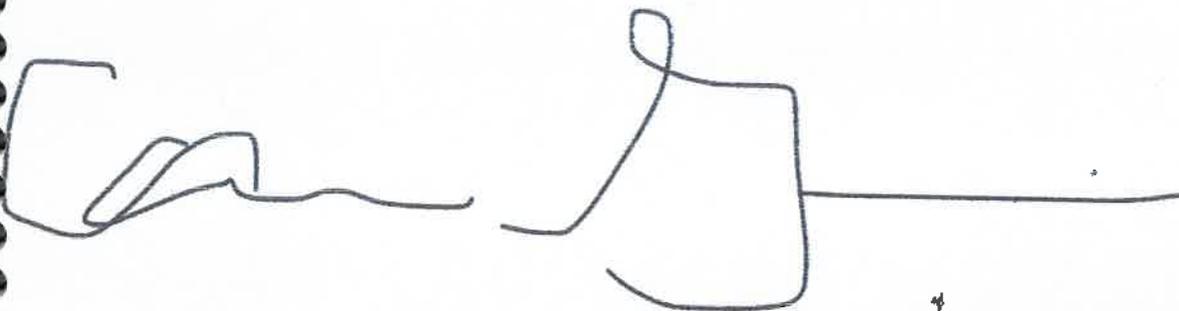
Beyond her work with children, Rose was a pillar of the neighborhood. She supported local businesses for many years by being a loyal patron and a good neighbor, always encouraging and uplifting those around her. Her presence strengthened the community and helped local businesses thrive.

Rose was also a good and supportive neighbor to the St. Cono Association. She consistently showed respect, generosity, and a true sense of community spirit toward the Association and its members.

Rose Cassara's dedication to children, neighbors, businesses, and community organizations reflects the values that make a neighborhood strong and united. Co-naming a street in her honor would be a fitting tribute to her lasting impact and the many lives she positively influenced.

Thank you for your time and consideration.

Sincerely,
Carmine



To Whom It May Concern,

The Giglio Boys Association proudly offers its full support for the street co-naming in honor of Rose Cassara.

Rose Cassara was a lifelong supporter of the community and exemplified what it means to be a good neighbor. She consistently showed kindness, generosity, and respect to those around her, and her presence was felt throughout the neighborhood for many years.

Rose was deeply supportive of local businesses and community organizations, always contributing as a patron, friend, and neighbor. Her positive relationship with community groups, including the St. Cono Association, reflected her genuine commitment to unity and goodwill.

The Giglio Boys Association recognizes Rose Cassara as someone who made a meaningful and lasting impact on the neighborhood. Honoring her through a street co-naming would be a well-deserved tribute to her dedication, compassion, and community spirit.

We strongly support this request and thank you for considering this honor.

Respectfully,

Giglio Boys Association

Joseph Nunziata
Giglio Boys Club
556 Lorimer St.

My Concern.

Wishing to express my strong support for the co-naming of a street in honor of Rose.

I have known Rose for many years, and during that time I have witnessed her unwavering commitment to service, education, and helping others. Rose volunteered countless hours at Mary's and St. Francis, always giving her time, energy, and compassion without expecting recognition. Her dedication to these communities touched the lives of many and reflected her deep sense of responsibility to serve those around her.

In addition to her volunteer work, Rose had a profound impact as an educator and mentor. She helped many people, including myself, by offering guidance, encouragement, and access to opportunities through her professional connections. Her support helped me enter the teaching profession, a path that shaped my life and allowed me to give back to others in meaningful ways.

Co-naming a street for Rose would not only honor her years of service and generosity, but it would also stand as an inspiration for future generations. Recognizing a teacher in this way sends a powerful message about the value of education, mentorship, and community involvement. It encourages young people to see teaching and service as honorable, impactful, and life-changing work.

Rose's legacy is one of kindness, dedication, and quiet leadership. A street co-naming in her honor would be a fitting tribute to a woman who devoted her life to uplifting others and strengthening the community.

Thank you for your time and consideration.

San Cono Society
231 Ainslie street
B'klyn NY 11211

I am submitting this nomination to honor Rose Cassara through the naming of a street in recognition of her lifelong dedication to children, families, and the immigrant community.

Rose Cassara was not only a respected educator but also a mentor who changed lives. When I arrived in this country from Italy, Rose helped me learn English and supported me as I adjusted to a new culture. Her patience, kindness, and belief in me gave me the confidence to succeed.

I worked alongside Rose for many years at Small World Daycare, where she demonstrated exceptional leadership, compassion, and commitment to early childhood education. Through her guidance and mentorship, I grew professionally and was ultimately able to become the Director of Small World Daycare. This achievement would not have been possible without her encouragement and example.

Rose Cassara's impact extends far beyond one individual. She dedicated her career to nurturing children, supporting families, and uplifting those who needed guidance and opportunity. Naming a street in her honor would be a lasting tribute to her legacy of service, mentorship, and community leadership.

Agnes Di Guccio
(Former Director of
Small World Daycare)

Rose Cassara - Teacher at Small World Day Care



To Whom it may Concern,

Rose Cassara was a lifelong pillar of her community and a devoted educator who dedicated over 25 years to teaching and caring for children. Her impact extended far beyond the classroom. She lived on this block for many decades, becoming a trusted and familiar presence to generations of residents.

As a teacher, Rose Cassara was deeply committed to her students' success, providing guidance, compassion, and stability for countless young people over the course of her career. Many of her former students continued to speak of her influence long after leaving her classroom.

Equally important was her dedication to her neighborhood. For 25 years, she worked directly on her block, always looking out for the well-being of others. She was known for helping anyone in need, regardless of background or circumstance. Rose offered support and kindness to many individuals, including Mario Salerno and members of the Ghanaian community, reflecting her belief in unity, generosity, and respect for all.

Living to the age of 96, Rose Cassara witnessed and contributed to decades of positive change in the neighborhood. Her life exemplified service, compassion, and community involvement. Co-naming a street in her honor would serve as a lasting tribute to her extraordinary contributions and ensure that her legacy of education, kindness, and neighborhood pride continues to inspire future generations.

Thank you,

Dana

A handwritten signature in cursive script that reads "Dana Rose Cesillo". The signature is written in dark ink and is positioned below the typed name "Dana".

To Whom It May Concern,

I am writing this letter in strong support of the co-naming of Rose Street in honor of Rose.

I have known Rose for 42 years, and throughout that time she has been a constant source of guidance, generosity, and encouragement, not only to me but to countless others in our community. One of the most meaningful ways she impacted my life was by helping me secure a job in the teaching field. Through her professional contacts, her willingness to advocate for me, and her belief in my potential, she opened doors that changed the direction of my career and my life.

Rose has always understood the power of education and opportunity. She never hesitated to use her connections to uplift others, especially those seeking to grow, learn, and serve. Her actions were never about recognition, but about making sure people had a fair chance to succeed. That kind of selfless support leaves a lasting legacy.

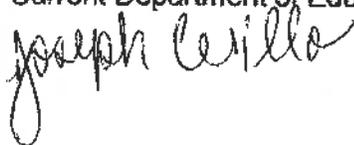
For more than four decades, I have witnessed Rose's dedication to people, her integrity, and her commitment to helping others move forward. Co-naming Rose Street would be a fitting and meaningful tribute to someone whose influence has shaped lives and strengthened the community in ways that may never fully be seen, but are deeply felt.

Thank you for considering this letter and for honoring a woman whose impact truly deserves recognition.

Sincerely,

Joe

Current Department of Education Teacher



Conselyea Street Block Association, Inc.
Small World Day Care Center
211 Ainslie Street
Brooklyn, N. Y. 11211
963-0330 ..

April 2, 1975

Dear Rose Cassara:

I would like to take this opportunity to welcome you to the staff of Small World Day Care Center.

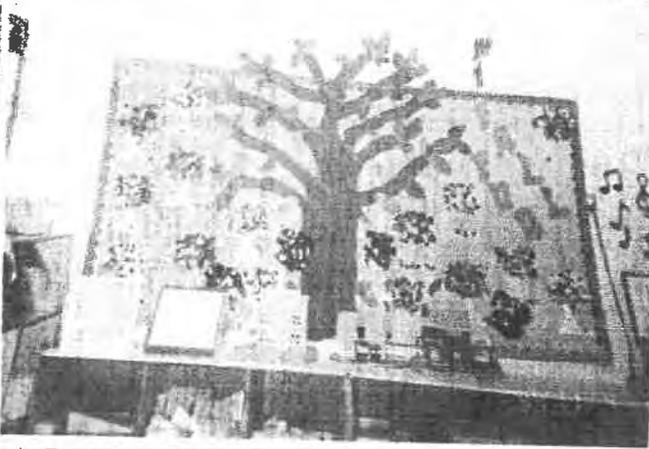
Please report to work at 9:00AM on April 21, 1975. It is necessary that you bring a doctors note stating that you are in good health and the results of your Tine test (or other form of tuberculin test), if you have not already done so.

Happy to have you on our staff.

Yours truly,

Josephine Soriano

Josephine Soriano
Director



Signatures :

Street co-naming = Rose Cassara (Ainslie Street)	
Name :	Address :
1. ^{Mr} Frank Louis Cillo	235 Ainslie Street Apt 2
2. Dore Cillo	235 Ainslie St Apt 2
3. Adam Ventura (CTOWN)	330 Graham Ave. (CTOWN)
4. Anthony	303 GRAHAM AVE (Graham Wine Co)
5. John	319 GRAHAM AVE (Leif)
6. VINCENT LI	301 GRAHAM AVE (SAGE)
7. ETHEL DANNIGAN	299 GRAHAM AVE
8. SAL SPATOLA	305. Graham Ave.
9. Haji HIRSHAIN	325 GRAHAM
10. PENEY WOOD	327 Graham ave
11. ABC Discount	340 Graham Ave.
12. Abdul	352 Graham ave
13. VINCENT GANCONÉ	360 GRAMM AVE
14. SALERNO SYROGIONE	//
15. GRAMM	//
16. Joy Desai	384 Graham Ave Graham NY 11211
17. Angel Ribot	405 Graham Ave
18. Art	405 Graham Ave
19. GENNARO ALPERTI (EMILY'S POLKSTORE)	426 GRAMM AVE.
20. Arthur Luc. A.S.	433 GRAMM AVE
21. Julia Norman	421 Graham Ave

Name:

Address:

22. Angela Federico	208 Ainslie St.
23. Paul Sereno	355 Graham Ave
24. Alisa Harvey	351 Graham Ave
25. Ruba Mattia	710 Metro on City chemist.
26. Marano Ciallo	235 Ainslie St
27. Raffaele Federico	208 Ainslie St.
28. Gaetano Livernese	204 Ainslie St.
29. Ray Kaiyap	232 Ainslie St
30. Richard Clement	145 POWERS ST
31. Cian Gunn	80 POWERS ST
32. Terese Agneso	80 POWERS ST
33. Carmi Penn	148 SKILLMAN AVENUE
34. Maria Forgione	23 Devoe St.
35. Joe Forgione	23 Devoe St.
36. Dylan Forgione	23 Devoe St.
37. Jordan Forgione	23 Devoe St.
38. Rosanna Forgione	23 Devoe St.
39. Antonette Bergamini	134 Skillman Ave
40. Lucille DeLeo	84-10 6th St. Hunter Grsch
41. Denise Paluso	339 Leonard St.
42. Hilogenia Leni	66 Powers St.
43. V. Nista	66 Powers St
44. Chiara Resai	66 Powers St
45. Rita Scungwa	259 Devoe St Brooklyn

6. Dommit Scarpula 259 Devoe St
7. Carra Scarpula 259 Devoe St
8. Granna Scarpula 259 Devoe St
9. Foco Scarpula 259 Devoe St
10. Jenny Baldassarre 280 Devoe St
11. Joe Baldassarre 280 Devoe St.
12. Nanco Reni 66 Powers St
13. Charles Reni 66 Powers St
14. 108 Skillman Ave
15. ~~Marc~~
16. Carmine Mangore 108 Skillman Ave
148 Skillman Ave
17. Soc Celli 73 Devoe St
18. Anthony Allo 196 Withers St.
19. Paul MASTRAPANE 83 Powers Street
20. Severino NAPOLITANO 75 11 JUNIPER VALLEY RD
21. CAROL NAPOLITANO 75-11 JUNIPER VALLEY RD
22. Joseph Spigil 23 Devoe St
23. ~~John~~ 235 Ainslie St.
24. Joseph Nunziata 162 Ainslie St
25. JAMES J. Quigley 187 Kingsland Ave.
26. Ravi Seechen 481 Lorimer St.
27. Madell Foh 235 Ainslie St
28. Nicolette Balce 235 Ainslie St.
29. Nicola Balce 235 Ainslie St
30. Kuk Foh 235 Ainslie St.

Name:

Address:

- | | | |
|-----|---------------------------------------|---------------------------|
| 71. | Teresa Adamo | 274 Ainslie St. |
| 72. | LINDA PASTENA | 193 Ainslie St |
| 73. | Samantha Robinson Robinson | 193 Ainslie St |
| 74. | JOSEPH SAVINO | 173 Ainslie St |
| 75. | Michele Savino | 173 Ainslie Street |
| 76. | Paula Marafino | 723 Metropolitan Ave |
| 77. | Michele Marafino | 723 Metropolitan Aveoklyn |
| 78. | Agnes Di Amoreo | 173 Ainslie St |
| 79. | Giuseppina Di Guccio | 175 Ainslie St |
| 80. | Michele Chincella | 145 Ainslie St |
| 81. | Asterne Pizzonia | 307 Graham Avenue |
| 82. | Amanda Pizzonia | 307 Graham Avenue |
| 83. | Angelica Pizzonia | 307 Graham Avenue |
| 84. | Rose Pizzonia | 307 Graham Avenue |
| 85. | MARYANN ARLIA | 622 MORGAN AVE |
| 86. | MARIO SALERNO | 451 LORIMER ST |
| 87. | SAMMY NAPOLITANO | 114 POWER ST |
| 88. | TOM SANTINO | 348 LEONARD ST |
| 89. | LOUIS JORDON | 73 MAUSER ST |
| 90. | Anthony SANTINO | 348 LEONARD ST |
| 91. | SUE TINGIRELLI | 720 - LORIMER ST |
| 92. | FRANK ROSE | 720 LORIMER ST |
| 93. | MAYN HYOK | 720 LORIMER ST |

Name :

Address :

94.	Giulio Crestino	133 AINSLIE ST BKLYN, N.Y. 11211
95.	Rosa Catalano	221 Ainslie St BKLYN NY 11211
96.	Joseph Scotti	223 AINSLIE ST BKLYN 11211
97.	Angela Scotti	223 Ainslie St BKLYN 11211
98.	Angela Fortino	289 Manhattan Ave BKLYN
99.	Anthony DeNare	109 Skillman Ave
100.	Nancy Fortunato	4115 46 th St
101.	Concetta DeNare	113 Skillman Ave
102.	Charmaine Mangano	151 Withers St.
103.	David Nathanson	261 Manhattan Ave
104.	Vera Tricomi	189 AINSLIE STREET
105.	Idio Ceramolo	316 Graham Ave
106.	Giuseppe Grossi	316 GRAMM AV BRK
107.	Walter Catalano	219 Ainslie St BKLYN
108.	Luigi Catalano	219 Ainslie St BKLYN
109.	Rocco Catalano	219 Ainslie St BKLYN
110.	Arnold Catalano	219 Ainslie St BKLYN
111.	Joseph LaBianco	136 DEVOCES TRK
112.	Kristen LaBianco	235 Ainslie St.
113.	Rose LaBianco	235 th Ainslie St.
114.	Enzo Carlo Romano	2TH AINSLIE
115.	Robert Colson	295 AINSLIE ST.
116.	Chris Prodaehl	235 Ainslie St

We would like to nominate Rose Cassara for a street co-naming on Ainslie Street and Graham Avenue. Rose lived for 96 years. She was a lifelong resident and currently the longest living resident on her block. She lived in her family house at 235 Ainslie Street for 96 years. She was born on August 21st 1928 and passed away September 2nd 2024.

Nearly reaching a century of life, she was a true pillar of the community, known for her warmth, wisdom, and unwavering presence. She loved her block and her neighborhood. Rose was a cherished mom, sister, grandma, aunt, friend, teacher, godmother, and cousin to many. Her father Michael Rubino immigrated from Nola Italy at the age of 16 with his uncle and was a tailor by trade. He purchased the home at 235 Ainslie Street in the 1900s but was killed when she was only two years old. Rose had five brothers and at a young age assumed responsibilities in the home with her mom always helping to cook, clean and work. She worked in a factory and a candy shop. She married Louis and had four children. Her firstborn son Frank died at nine years old of cancer. Her faith helped her through those difficult times as well as living in her family house with her mom, brother and relatives close by.

She raised her three daughters and volunteered at St Mary's Parish on Maujer Street. She volunteered at the school fundraisers and church events as well as giving donations. She sang in an adult choir and participated in plays. Rose enjoyed all her neighbors on Ainslie Street and when she sat on her stoop she would talk to all that passed by young and old. She developed lasting friendships in her community. She saw the building next store go from a Jewish synagogue to an Italian association, to the Oak Street church and she welcomed each new neighbor. She even had a visit from Whoopi Goldberg on the stoop when she sat outside one day. All enjoyed her friendly nature, smile and wave. In her daily life as she shopped on Graham Avenue, she supported all her local businesses such as Carmine's, Sage, C-Town, Fortunato's, Fish Market, 99 cents Stores, City Chemist. She even supported small businesses such as those that sold jewelry, chocolates, balloons or floral arrangements. One of the highlights of her summers was supporting the Our Lady of Mount Carmel feast which celebrated the town of Nola that her father immigrated from and her Italian American heritage. She continued family traditions by cooking Sunday dinners, baking cookies and sharing them with friends and for the community bake sales.

Unfortunately, her mother needed care after becoming blind from diabetes. Then, her eldest brother needed care as he developed pancreatic cancer. She bore her suffering and provided care to them as well as taking care of her family. The loss of her son was too much to bear alone for her and her husband so she needed to help the family financially. At the age of 45, she applied for a job at the Small World Day Care. She remembered when they broke ground on the building created from the Conselyea Street Block Association. A group of women who supported woman's rights in the neighborhood. She had to appear before the board and was hired as an assistant teacher due to her life experience as a mom. In its beginning stages, The Small World Daycare was for women who were single parents that needed to work and Rose provided care to so many children over her 25 year career at the daycare center. Many moms and children remembered her nurturing and artistic side. They felt their children were safe in her care. More than just a job, it was a calling; she dedicated herself to nurturing the children and families who were part of the community and her beloved neighborhood. She dedicated her career to helping children during their first years of school, guiding them with patience and care as a teacher. Her passion for education and nurturing young minds made a lasting impact on their lives. She enjoyed the educational curriculum based on centers for music, art and learning. She created lesson plans and bulletin boards with the children's work.

Rose helped a family from Ghana when they came to this country and became a sponsor for their child for Confirmation. She helped her co-workers who needed help speaking English or to do their schoolwork as they prepared to become teachers since she was good at writing. She wrote 2 poems in her high school yearbook. She enjoyed reading and learning well into her 90's. One of the women she taught recently told her family that Rose was a major reason for her being able to work at the Small World, but even more important she taught her "how to love."

During her retirement years she attended the Senior Citizens Center right downstairs from where she worked which enabled her to keep social and make new friendships. As Rose became homebound in her 90s, her daughters and grandchildren cared for her. Divine Mercy Parish and the St. Nick's Alliance missionaries visited her because of her involvement in the church. Swinging Sixties enabled her to get meals. Her life went full circle.

Rose was so proud of her block that she never wanted to move away and instilled in her grandchildren how much she loved her home which has passed through generations as now her grandson, daughter and family continue to live there continuing her wishes and legacy.

Throughout her life it was truly about family, faith and friends and her love of Ainslie Street in Brooklyn New York. She liked a t-shirt that read Brooklyn - there's no place like it. That is why her family and friends would like to have her be considered to have the street renamed in her honor. Rose left a lasting impact on her community through her countless acts of love and generosity. She was a humble, loving and friendly woman who was able to have a career right down the block from her home on the block she loved at a time when women were mostly domesticated. Co-Naming Ainslie Street after Rose Cassara would not only be an honor for being an exceptionally wise caring community individual, but also an inspiration for future generations to uphold similar values of care and commitment. It would continue her legacy and never let us forget her. What an honor it would be to give her the tribute co naming Ainslie Street- Rose Cassara way!

Grandma used to say I don't want any rewards, just a little recognition. This would be a little recognition for a life well lived! Remembering a woman that made a lasting impact on her block for almost a century!

Thank you,
Marianne and Family

Activity Makes color sense
Area - Science

Goal/Objective

Children will use small muscles in mixing Red and yellow paint to make color orange. Children will share change of colors to form another color.

Activity

Children will assist each other in mixing Red and yellow paint to form the color orange. Children will then use the color orange to paint on the card.

Materials

- Red paint
- Yellow paint
- Cups

#2 Activity Art
Area Fine Arts

Goal/Objective

Children will use their imagination and creativity in making facial features for Pumpkin "Jack-o-Lanterns".

Activity

Children will paint Paper Plate orange & let dry. After dried children will decorate the pumpkin plate with pieces of construction paper or fabric.

Materials

- Paper Plates
- Construction Paper
- Scrap materials

#3 Activity Art
Area Fine-Art/Construct

Goal/Objective

Children will be developing small muscle eye hand coordination in making Paper Plate masks.

Activity

Children will be given a large paper plate, tongue depressor or pop stick. Children will make face mask. Scissors, glue, markers, yellow, green, blue + green for hair. Cut out holes for eyes.

Materials

- Crayons
- Markers
- Scissors
- Glue
- Pop stick
- Yellow
- Green
- Blue

Rose Cassara's Lesson Plans

LESSON PLANS

Teacher.....

GRADE 8:00-9:15	GRADE 9:15-9:25	GRADE 9:30-10:30	GRADE 10:30-11:15
<p>SUBJECT AM Activities</p> <p>Greet children & Parents</p> <p>Health check</p> <p>Breakfast, children serving themselves</p> <p>Quiet Games</p>	<p>SUBJECT Circle Time</p> <p>Weather Calendar</p> <p>Assign Helpers</p> <p>Attendance</p> <p>Sing "Oh I wish I were a Jack o' Lantern"</p> <p>"Spooky Days in a row"</p>	<p>SUBJECT Play/work period</p> <p>Science</p> <p>Making color orange</p> <p>children will observe & help in the mixing of Red & yellow paint to make the color orange</p>	<p>SUBJECT Gross motor</p> <p>children will play "Witches Witches when is your bro"</p>
	<p>Weather Calendar</p> <p>Attendance</p> <p>Assign Helpers</p> <p>Roll finger play "fure"</p> <p>Little Pumpkin</p>	<p>Art Five mats</p> <p>Children will be given a turn to paint with orange at easel. for Halloween Pumpkin</p>	<p>Children will exercise to record "The Pumpkin Jells"</p>
	<p>Weather Calendar</p> <p>Attendance</p> <p>Assign Helpers</p> <p>Talk about Halloween & Safety in "Jack o' Lantern"</p> <p>Sing "Hello Halloween"</p>	<p>Art - Small masks</p> <p>children will paint a paper plate orange. using creativity & imagination will decorate with scraps of construction paper</p>	<p>Children will follow direct to record "Stand Sit Down", use large mass accordingly.</p>
	<p>Weather Calendar</p> <p>Attendance</p> <p>Assign Helpers</p> <p>Children will use "Leaves, Leaves in turning yellowed & brown"</p> <p>Recite "open shut them"</p>	<p>Art - Eye and Conduct</p> <p>Paper Plate masks</p> <p>Children will be given large paper plate, tongue depressor</p> <p>Children will make face using crayons buttons, gum.</p>	<p>With use of Instrument children "March around Room to "Mi Mouse Run"</p>
	<p>Weather Calendar</p> <p>Attendance</p> <p>Assign Helpers</p> <p>Sing "Everybody has their hands"</p>	<p>Art</p> <p>finish up projects "Jack o' Lantern"</p> <p>Pumpkin fun Bulletin Board</p>	<p>"Jack be Nie"</p> <p>children will jump over candlestick</p>

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

WEDNESDAY 28

Breakfast
games
r paint,

Circle Time

my Good Morning
am a friendly ghost.
ave A Happy Halloween
umpkin, feet - o-boo!

exercise - weather
lendar - Take

Attendance.
of n Hunt;
physical
ing games

Wak & Play.

Art Activity
at Mask

children will
for a paper plate
n using a black
arkers, child will
aw an outline around
eyes, then draw n
luskas + eyelashes
color in the nose &
no.

clean up &

THURSDAY 29

Breakfast
Free Play

Circle Time

Greet children
"Have a Happy
Halloween"

"Oh I wish I were a Jack
Lantern"

Take Attendance

Discuss - weather, Calendar
Roof or Hunt.

children & teachers are involved in
physical activities (crawling, jumping
climbing, exercise, playing games

Wak & Play
Art Activity

Paper Bag
children will make
a treat or trick
paper bag. They will
color the bag orange
& decorate the bag
with witches, ghosts
& pumpkins.

Clean up &

Prepare for lunch
story time

FRIDAY 30

Breakfast
Free Play

Circle Time

Greet children
"Pumpkin Pet-o-boo"
I am I little pumpkin
I am A friendly ghost.
"The Ghost Goes Boo"

Take Attendance

Discuss - weather, Calendar
Roof or Hunt.

children will take turns
jumping over Jack-o-
lantern.

Wak & Play
Language Art

Discuss Halloween -
Tell children that
Halloween is a
chess - up day. It is
a day when people pretend
to be someone else.
They wear strange clothes
paint their faces, put
on masks

Clean up &

Prepare for lunch
story time

FOR WEEK 10/26

TO 10/30/87

Games

1. Pumpkin Petch
Each child will have a turn
to throw a bean bag into a
Jack-o-Lantern.

2. Witch Swat

Children will toss a balloon
gently into the air

3. Jack Be Nimble

children will take turns
jumping over Jack-o-
lantern.

4. Pass the Pumpkin

Put on a record. Use
a small pumpkin. children
sit in a circle & pass the
pumpkin until music
stops.

8:00 - 9:15	Breakfast Free Play - children will play with small table tops, toys, puzzles, legs, color, cut or paint.	Breakfast Free Play	Breakfast Free Play
9:15 - 9:30	Circle Time Grant children a Goodie	Circle Time	Circle Time
9:30 - 10:15	Period Pumpkin "Pumpkin Pick-O-boo" Pumpkin Pick-O-boo" Take Attendance - discuss weather Weather's calendar Roof or Hula children & teachers are involved in activities (running, jumping, playing games, playing ball, exercise)	Oh I wish I were a Jack Lantern Take Attendance Discuss weather, calendar Roof or Hula children & teachers are involved in physical activities (running, jumping, climbing, exercise, playing games)	Jam A Friendly Ghost "The Ghost Goes Boo" Take Attendance Discuss weather, calendar Roof or Hula children & teachers are involved in physical activities (running, jumping, climbing, exercise, playing games)
Period	Work & Play Language Arts Discuss with children Sign of Fall, change in temperature, colorful leaves, why they fall, how the season affects animals & plants Children will Take a Nature Walk They will gather leaves of all shapes. Back to school discuss the walk, the leaves their shapes & texture	Work & Play Art Activity Paper Bag children will make a treat or trick paper bag. They will color the bag orange & decorate the bag with wicker, ghosts & pumpkins. Clean up & Prepare for lunch story time Rest time	Work & Play Language Arts Discuss Halloween - Tell the children that Halloween is a dress-up day. It is a day when people pretend to be someone else. They wear strange clothes, paint their faces, put on masks. Clean up & Prepare for lunch story time Rest time
11:15 - 11:30	Period Clean up & Prepare for Lunch Story time Rest time wake up time & Prepare for snack Roof or Hula	Clean up & Prepare for Lunch story time Rest time	Clean up & Prepare for Lunch story time Rest time
3:15 - 4:10	Period Finish morning work Work with individual children with top-ops, games such as bingo, concentration, matching color		
4:00 - 4:15	Period clean up & not ready to go home		

SWINGING SIXTIES

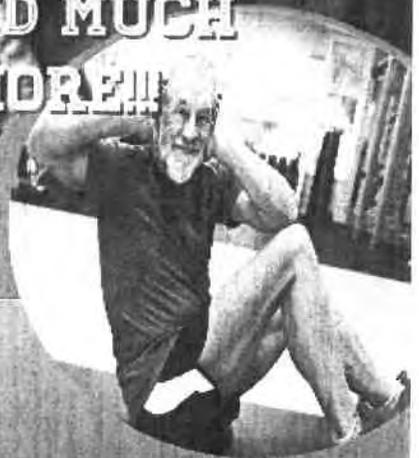
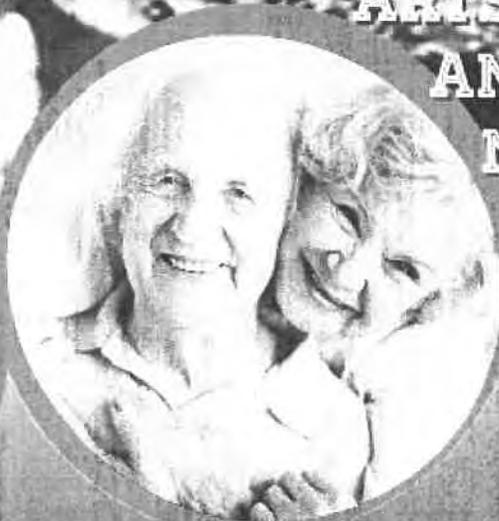
SENIOR-CENTER

PUBLIC SERVICE
ANNOUNCEMENT:

**WE'RE
BACK!!!**

SERVICES
OFFERED

**TRIPS!!
SOCIAL SERVICES!!
PREMIUM
EVENTS!!
BINGO, TAI CHI,
ARTS & CRAFTS
AND MUCH
MORE!!!**



**GOLDEN ERA
MUSIC
EVERYDAY!!!**



St. Nicks Alliance

Address: 211 Ainslie St. Brooklyn, NY 11211

**Swinging Sixties Senior Center
211 Ainslie St, Brooklyn, NY 11211
718.963.3793**

Form No. 1
Bureau of Commerce and Labor
REGISTRATION SERVICE

SALOON, CABIN, AND STEERAGE ALIENS MUST BE COMPLETELY MANIFESTED.

LIST OR MANIFEST OF ALIEN PASSENGERS FOR THE UNITED STATES

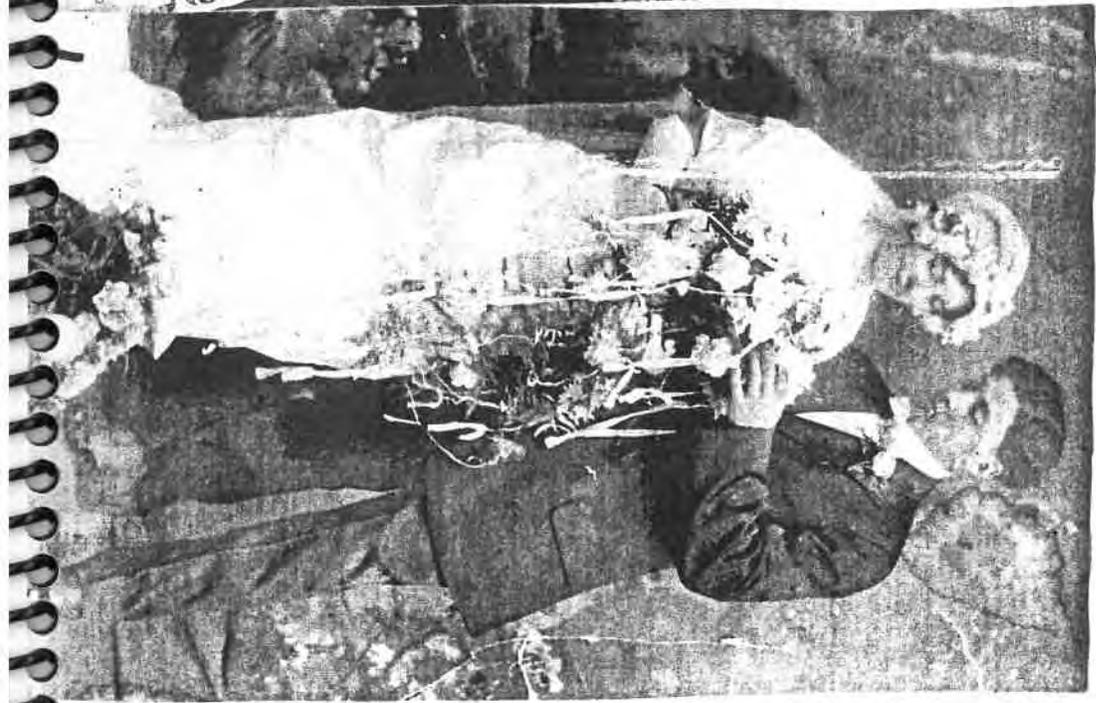
Required by the regulations of the Secretary of Commerce and Labor of the United States, under Act of Congress approved February 20, 1907, to be delivered

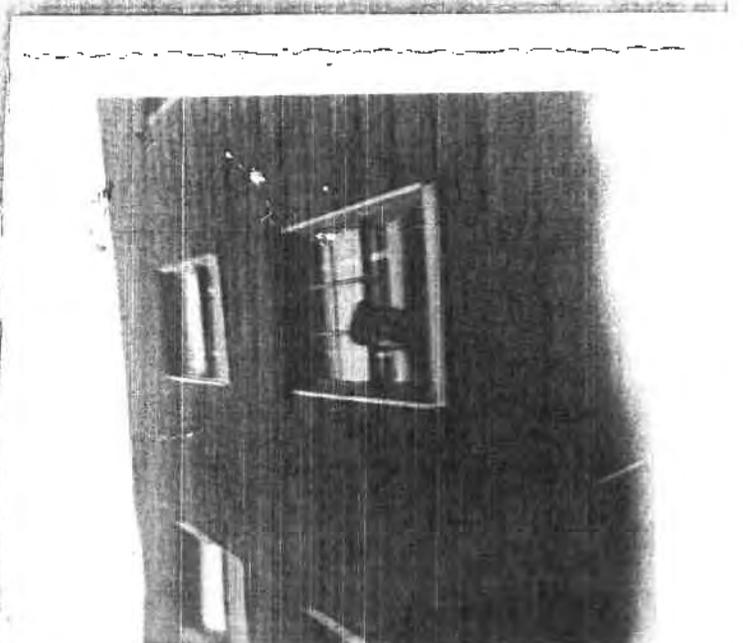
S. S. Roma sailing from Naples July 19th 1910

No. on List	NAME IN FULL	Age	Sex	Color of Hair	Color of Eyes	Complexion	Build	Height	Weight	Place of Birth	Country	City or Town	Profession	Education	Final Destination
14	Anna	33	F							Italy					
15	Anna	33	F							Italy					
16	M. Giovanni	18	M	brn	brn	fair	slender	5' 10"	140	Italy					
17	Luigi	25	M	brn	brn	fair	slender	5' 10"	140	Italy					
18	Sante	35	M	brn	brn	fair	slender	5' 10"	140	Italy					
19	Anna	22	F							Italy					
20	Anna	22	F							Italy					
21	Anna	22	F							Italy					
22	Anna	22	F							Italy					
23	Anna	22	F							Italy					
24	Anna	22	F							Italy					
25	Anna	22	F							Italy					
26	Anna	22	F							Italy					
27	Anna	22	F							Italy					
28	Anna	22	F							Italy					
29	Anna	22	F							Italy					
30	Anna	22	F							Italy					

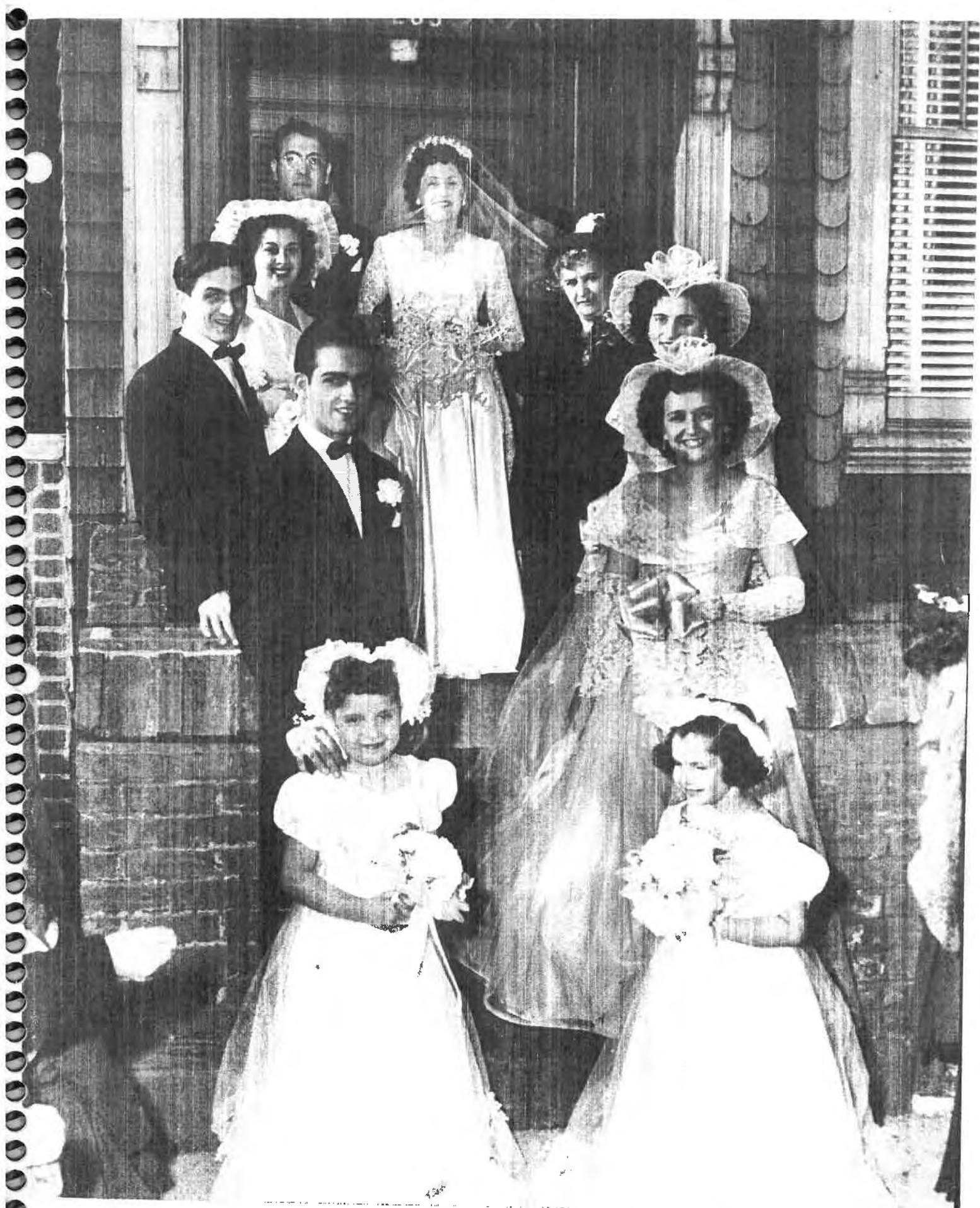
* Record of showing occupation of females and class in board, state in column 4 whether they are "tourists" or "immigrants" is to be determined by the stock from which they were taken.

[Handwritten signatures and notes]



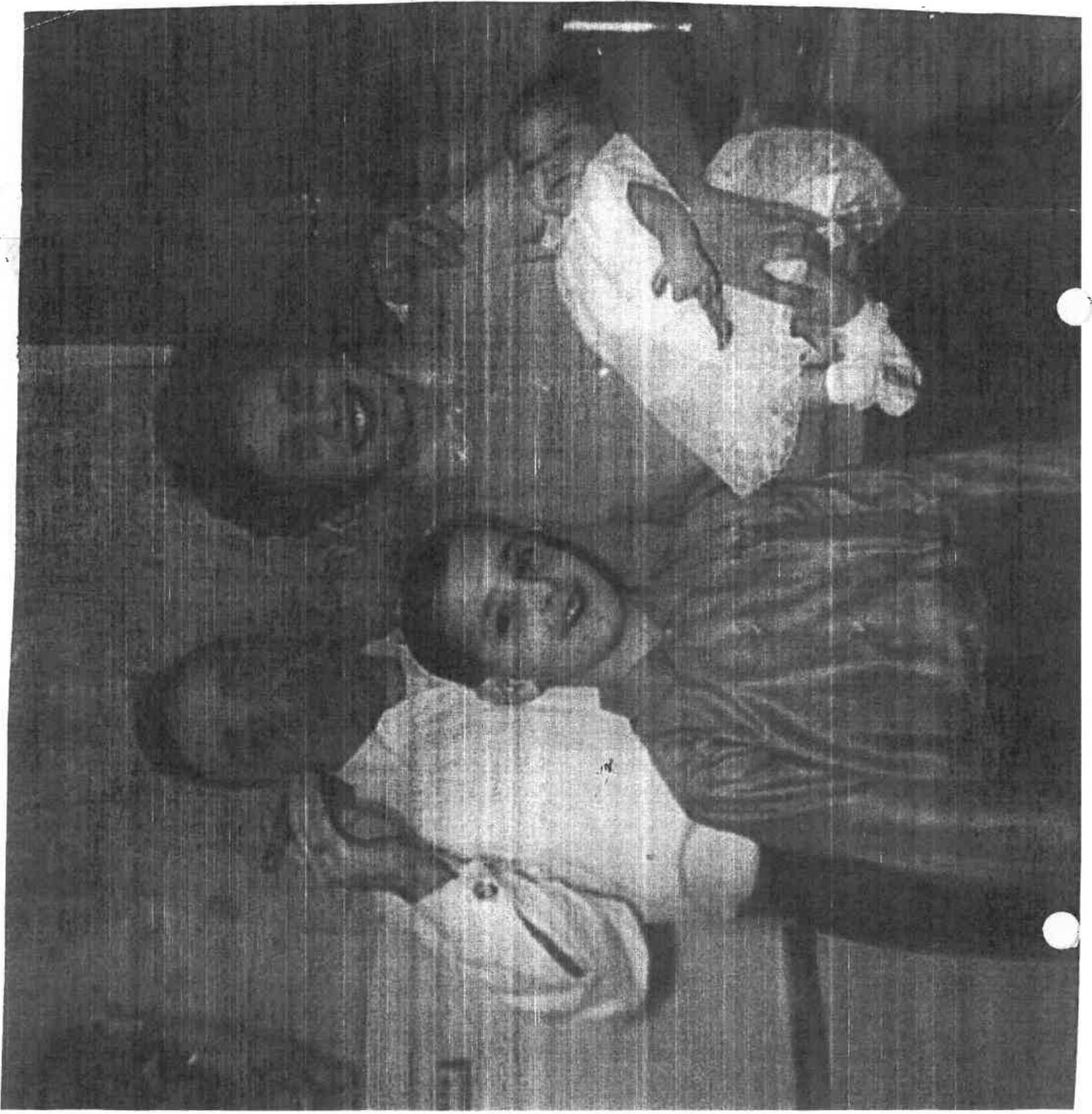






235 Ainslie St.
in 1951

2103



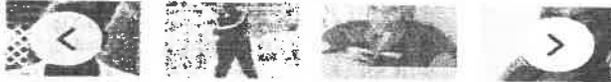
Rose and Family at 235 Ainslie St.



Rose eating
Carmines's
pizza.



Your Brooklyn Birthday Smiles Photos



3 of 200

Rose Cassara | Williamsburg |
08/21/1928 | 93 | Happy 93rd Birthday
to our Grandma !!! We love you !!! **(Fri
Aug 20 2021)**

To whom it may concern,

It would not be hyperbolic to say that anything significant in indie and underground music in the past 2 decades passed through the hands of Billy Jones in some way. Not only through the music venues that he ran and operated but through the communities he fostered. A totally fervent advocate of young people entering scenes, of weird music that seemed not to fit in anywhere else, and of long standing acts in the New York community. A curator, a conduit, a heartbeat, a fan, and a friend to everyone he met. In my early twenties I spent many hours conferring with Billy about my career and my social life and the hardships of a young person, and he was extraordinarily generous with his time for a person managing multiple bands, and running multiple venues. What is stunning about this is not the uniqueness of my friendship with Billy, but rather the opposite. He was so caring with everyone he came across and with everything he did. Losing him is a massive blow to music, but he lives on through the world he helped create and grow, and to memorialize him in naming the street outside of Baby's All Right after him feels extremely fitting and deserved.

Thankyou,
Haley Dahl ([sloppy jane](#))

Billy Jones

Oct 2, 1979 - June 7, 2025

Street Dedication Application

Location request: Corner of Bedford Avenue and Broadway - Southeast Corner

“Billy Jones will be remembered as someone who really, truly, deeply, and genuinely believed in the people around him, before they even believed in themselves.” - Rachel Brown

“He not only gave us a proper stage but also time and time again treated us with the most kindness and love and respect, more than anyone in New York”. – Lulu Prost of Frost Children



Billy Jones, Impresario of New York’s Indie Music Scene, Dies at 45

[*NY Times Obituary*](#) gives a wonderful biography of Billy’s life

As a recent college graduate in the early 2000s, Billy Jones lived with his parents in Richmond, Va., but his fantasy life was elsewhere — in Williamsburg, the Brooklyn neighborhood that had become the world capital of indie rock. The closest he could get to it was by visiting his local Barnes & Noble, where he would read magazines covering New York City’s music scene.

Then one day in 2002, he made the leap. He was leaving home, he told his father. He and the high school friends who made up his band, Other Passengers, had decided to try to make it big in New York

In Williamsburg, Mr. Jones began working as a barista, with dreams of indie-rockstardom. It wasn't so far-fetched. At a cafe down the block another barista, Kyp Malone, would soon gain renown as a singer and guitarist with the group TV on the Radio.

There was passion in the [moans of Mr. Jones's singing](#), but he did not become a rockstar. In time, the Williamsburg concert venues that had launched some of his peers — clubs like 285 Kent, Glasslands, Death by Audio — all closed. Rents in the neighborhood had skyrocketed. Aspiring young musicians left.

And instead of achieving his own dreams, Mr. Jones wound up doing something else: He made it possible for other people to keep dreaming.

In 2013, he and a friend, Zachary Mexico, opened Baby's All Right, a club at 146 Broadway in Williamsburg. It became, as The New York Times [wrote](#) in 2015, the “nightlife preserver” of the neighborhood. It was a small enough venue to offer major acts an indie spirit that they could no longer find elsewhere in New York City, yet big enough to make unproven musicians feel that they had made it.

Tom Moore was one of Mr. Jones's many young admirers who became a business partner.

“There were some people who were lamenting the death of music, which Billy would find ridiculous,” Mr. Moore said in an interview. “Baby's stood for making something new.”

Mr. Jones went on to help found three more New York nightclubs and a restaurant. They all sought to reimagine some aspect of local nightlife.

“Billy had these tricks up his sleeve to resurrect the magic of a place,” said Joanna Cohen, a fellow producer of concerts and other events.

Mr. Jones died on June 7 in a Manhattan hospital. He was 45. His sister Nicole Holland said the cause was the aggressive form of brain cancer glioblastoma. He was diagnosed with it after an episode in July 2024 in which he began stuttering violently and fainted in a store he had recently opened in Williamsburg, Billy's Record Salon.

He kept the illness private and managed to oversee the opening of a new nightclub and a new restaurant in the months before his death.

In addition to Baby's All Right, Mr. Jones was behind [Elvis Guesthouse](#), a small East Village bar and club that was open from 2015 to 2016; [the Dance](#), a sprawling NoHo nightclub in operation from 2019 to 2020; and two venues that opened on New Year's Eve and are now run by Mr. Moore: [Nightclub 101](#), in Alphabet City in the East Village, and [Funny Bar](#), a restaurant and bar on the Lower East Side.

But Mr. Jones was best known as the public face and presiding spirit of Baby's All Right, a 250-person concert venue that included a restaurant and bar.

Mr. Jones savored the “underplay,” the term for when a band capable of filling an arena chooses to play a more intimate space. The singer Mac DeMarco can almost instantly [sell out](#) three consecutive nights at

Webster Hall in the East Village, but at Baby's All Right, which is a 10th the Webster's size, he has a place where he can smoke in the bathroom while [being interviewed](#), invite his mother to join the audience and leap out of [a giant cake](#) like a 1950s showgirl.

Mr. Jones made Baby's All Right a place to catch early performances of musicians on their way to glory. Billie Eilish [performed](#) music from her first EP there in 2017, when she was just 15.

On several occasions, Mr. Jones's enthusiasm for a new act drew him into a side gig as the band's manager. He first met Aaron Maine, the songwriter and lead singer of the band [Porches](#), when Mr. Maine was part of a low-profile group show at Baby's All Right. Before long, Mr. Jones was offering feedback on Mr. Maine's demos, negotiating Mr. Maine's first record contract and accompanying him to Los Angeles for his first sessions at a major recording studio.

"I don't know who or where I'd be if it weren't for meeting Billy that night," Mr. Maine said in an interview.

When Mr. Jones was not promoting new artists, he was often introducing figures from the past to his club's young audience. At a 2015 show by the septuagenarian jazz saxophonist [Pharoah Sanders](#), the crowd "was listening hard and well," the music critic Ben Ratliff [wrote](#) in The Times.

Among Mr. Jones's [favorite memories](#) of the space was watching the actors Adrian Grenier and Heather Graham dance during a performance by Hailu Mergia, an Ethiopian funk keyboardist and accordion player who had spent the previous couple of decades working as a taxi driver.

Having been thrust into the position of custodian of the Williamsburg music scene, Mr. Jones brought an appreciation of nightlife lore to his projects.

At Elvis Guesthouse, he covered a wall in fake flowers in honor of Plant Bar, a bygone East Village venue. Nightclub 101 is in the former space of the Pyramid Club, which hosted performances by drag queens and which was also the first place in the city where Nirvana played.

Mr. Jones branched out further when he opened his own record shop in 2023. One customer [recalled](#) telling Mr. Jones that he was having a child, then being amazed when the indie impresario of Williamsburg dug up the ideal record for the occasion: "Disney's Children's Favorites."

William Wesley Jones was born on Oct. 2, 1979, in Livingston, N.J. His father, James Edwin Jones, who goes by Ned, was a clothing company executive; his mother, Susan (Scholz) Jones, is a former dental office manager.

After earning a bachelor's degree in media arts from Salisbury University in Maryland in 2001, Mr. Jones got his start as a concert booker at [Sin-é](#), an East Village venue, and Pianos, on the Lower East Side.

In addition to his parents and Ms. Holland, Mr. Jones is survived by another sister, BreAnn Tassone. He lived in the Greenpoint section of Brooklyn.

Ms. Cohen, who worked as a booker for Elvis Guesthouse, said she was "devastated" when Mr. Jones closed it, but now understands his thinking better.

"It created chatter and anticipation for what came next," she said. "He loved ending on a high note."

**“He Was the Heartbeat”:
Remembering
NYC Nightlife Pioneer Billy Jones**

Excerpts from the [Interview Magazine](#) article commemorating Billy’s passing

“Last weekend, we lost one of the linchpins of New York’s music and nightlife community, [Billy Jones](#). Jones had an extensive career as a booking agent and artist manager and was the founder of numerous venues that shaped the city’s nightlife, including newer fixtures like Funny Bar and Nightclub 101 and the gem that opened in 2013, Baby’s All Right—a space that birthed the careers of so many prolific artists. Beyond that, he managed and mentored a number of musical talents and even opened up his own [record store](#) in East Williamsburg two years ago. But Jones was far more than just a tastemaker. He was a beacon of warmth, a facilitator of community, and a lifeline for so many musicians. To celebrate his life, we asked a number of his friends and collaborators to reflect on his legacy.”

“Post-pandemic, Billy was instrumental in supporting the [Save Our Stages Act](#), which supplied struggling venues with grants (there are some great photos of him, Chuck Schumer, and James Murphy).”



Interview Magazine included statements from NYC artists that Billy mentored and championed

RACHEL BROWN

I met Billy Jones on his 40th birthday. It was the official opening night of The Dance. Surf Curse headlined. We were the opening act. Billy came up to me after the show and sat down next to me. He raved to me about how much he loved our set. He hadn't heard about us until then but I had known about him for years. His name was synonymous with Baby's All Right. Back then, playing at Baby's felt like getting called up to the major leagues. I felt lucky getting to sit next to Billy as he told me his long, winding journey of dreaming up The Dance to seeing it become reality that night on his birthday. I felt lucky every time we spoke. He came up to me once at one of our shows and told me he had been sick in bed with shingles all week but managed to get himself out of bed and all the way to our show just to see us play again.

It didn't occur to me then how significant everything was, when I was 18 and brand new to New York. I went to Baby's for the first time and got turned away at the door with my fake ID trying to get into a Porches show. Back then, I would've never imagined that I would be friends with Billy, celebrating his birthday for a second time, this time in a touring band signed to a real record label. Had I known then what I know now, I would've made sure to thank him for everything he had done, for myself and for everyone he came in contact with. Billy Jones will be remembered as someone who really, truly, deeply, and genuinely believed in the people around him, before they even believed in themselves. He was the life of every room he walked into. He was a living legend. He changed people's lives and trajectories without even realizing it. I think he just loved music and he loved people, and he was in return loved just as much.

JACKSON WALKER LEWIS

Billy was one of the most special people I've ever met. Our lives were inextricably linked the moment I moved to New York when I took a job as the talent buyer at Piano's, the same position he had gloriously held years prior. I remember calling my mom and telling her, "I got a job—it's the job Billy Jones used to have!" as if to show her the potential through the trail he paved. That was the level of his almost mythical stature in New York. Soon we'd meet, become friendly, and he'd book not only the first, but the first three Fcukers shows. Billy will be remembered for his many towering accomplishments, which cement his legacy as the true architect of modern nightlife in New York. But what I will cherish the most about Billy was his almost preternatural ability to make everyone around him feel special. He saw the potential in everyone, could find the strands that connected us, and brought us all together in a way that we all sorely need in this day and age. He instilled belief in people. He inspired people. He made you feel as though

with him, anything was possible. He made you feel warm. I hate to use a sports metaphor here, but when Billy was on the court, everyone played better. His mark on my life and New York is simply indelible, and I'm forever indebted to him, as so many of us are.



DAN ENGLISH

Billy championed and supported my music long before anybody had any business doing so. He introduced me to so many of my favorite songs and bands which in turn shaped who I am as an artist; effortlessly understanding what excited me about art and life with no ounce of judgement— just love and pure excitement about music and people. I honestly can't say I ever saw him without a beaming grin slathered across his angel face. I'll do everything I can to carry his love with me and spread it for the rest of my life. I love you so much, BJ.

KAREEM RAHMA

Billy was magic. He was that rare kind of New Yorker who could make this big city feel like a small town. When I mentioned I'd started a band and had never performed live, he offered up Baby's like it was no big deal. When I told him I was having a kid, he gave me a record called *Disney's Children's Favorites* on the house because he wanted to be the first to give her the gift of music. God only knows why he even had that record in the shop. He made everyone in his orbit feel important and loved. I only had the privilege of knowing him for three short years, but his impact on me was profound, and I'll remember him forever.

QUINN MORELAND

I most likely met Billy at Baby's All Right, but the first memory I have of him is at Elvis Guesthouse, sometime around 2015/2016, smiling and welcoming, as always. He'd soon take one of my dear friends under his wing and we'd see each other often, sometimes in the daytime, which always felt extra special. I was so impressed that Billy could be the life of the party while sober, which couldn't have always been easy, but he made it look like it was no big deal (very inspiring). Together, we booked a handful of *Pitchfork* parties at Baby's and The Dance (my favorite Billy Jones endeavor) and he was always game to turn a dream into reality. I think at one point he had a grand plan to get Sade to perform at one of the venues. If anyone could have pulled that off, it would have been Billy. Post-pandemic, Billy was instrumental in supporting the [Save Our Stages Act](#), which supplied struggling venues with grants (there are some great photos of him, Chuck Schumer, and James Murphy). After I [interviewed](#) him in 2021, before Baby's reopened, I remember hanging up the phone and thinking about how nice it would be to see Billy in person again—he always gave the best hugs. I feel so lucky to have received so many of them over the years.

FROST CHILDREN

One of the first Frost shows at Baby's ever, where Billy let us "headline" after a show got cancelled. From that point on, he was always down to collab on any schemes or ideas we had in the space. He was able to link people across multiple scenes and make a space that truly felt like home for so many people.

– Angel Prost

Billy helped Frost Children in our first couple years and continuously even up to the present, he not only gave us a proper stage but also time and time again treated us with the most kindness and love and respect, more than anyone in New York. – Lulu Prost



JEREMY LARSON

In his record store, Billy had a credo: No reissues. Original pressings or bust. OK, maybe he'd have a few '70s reissues of mid-century Blue Note records or some grail of a repress in the bins. But he was pretty steadfast about this. I don't think he was a pretentious audiophile who cared deeply about matrix runnouts or noise floors or sound stages—the surprisingly good horn speakers in the store, he said, were found on the side of the road. Billy just wanted the definite article, the essence, the source, because that's where the heart of it was. That's where the person was. You could feel that in the store, like a cold spring coming up through the concrete.

NATALIE MIANO

Billy profoundly changed the course of my life. His pure love and gratitude for music and commitment to fostering community are values I'll continue to carry with me forever.



TYLER BAINBRIDGE

Billy welcomed me into the scene with open arms. Without his encouragement and “we can make it happen” attitude, I don’t think *Perfectly Imperfect* would have thrown any shows at all. Billy and I threw early shows for Snow Strippers, Fcukers, Frost Children, 2Hollis, Bassvictim, Blaketheman1000, Isabella Lovestory, The Hellp, and countless others. As well as three back-to-back Baby’s x Perfectly Imperfect NYC Beat showcases at SXSW, with one dedicated to raising money for the Palestine Children’s Relief Fund. No matter how stressful, chaotic, or complicated these shows got, he gave you the sense that it was going to work out just fine. He was also a hell of a bowler and played on the Perfectly Imperfect team

during a tournament thrown by Nolita Dirtbag. He had everyone laughing the entire night and wore perfect blue jeans. In the following years we became good friends and often got together to scheme up some big ideas. A true mentor figure for me. I heard that he had cancer last Summer and saw him a bit less often after that. The last time I saw him was at our SXSW event in March and it was the first time I'd seen him in months. He came right up to me and gave me a big hug. One that felt different than usual. The kind of hug that sticks with you forever.



JAKE LAZOVICK

Billy was the most alive person I've ever met. A man who had too many good ideas in one day. He would hang out in the green room with you when your band played at his venues. He treated entire shifts at the record shop like a 7-hour long DJ set and he would say: "Don't you just wish you could listen to every song at the same time?" Billy had the rare gift of feeling comfortable walking into any room and not changing who he was. He spent his life walking into rooms we all might have been intimidated by and then leaving the door open behind him. It seemed like every business he started boils down to: What's the

best way to hang out? What's the best way to hang out at a bar? What's the best way to hang out at a music venue? What's the best way to hang out at a record store?

Billy's Record Salon had been a dream of his for a long time. He started collecting records in 2018 with the idea of opening a shop. In early 2023 he was on his way to lunch at Baby Blues Luncheonette and saw the empty storefront at 133 Manhattan Ave. A couple months later the shop was open. He taught me to lead with passion over practicality and just figure it out once you need to. He led with chaos and in some mad way everything always worked out. I showed up on the second day the shop was open. After an hour of digging through cardboard boxes full of records and feeling the buzz of all the people in the store, I decided I never wanted to leave. I told Billy I'd be back next weekend to begin working at the shop. Billy said he'd pay me in records, probably assuming the whole thing was a joke. I showed up the next weekend right at 9am. I don't think Billy thought I would stick around until closing time, or for the next two years. At the end of my shift Billy handed me MC5's "Kick Out The Jams" and a Wah-Wah guitar pedal. This was my pay for the day. Over the following weeks & months the shop took shape. Records got filed into genres, we got a computer, set up a living room in the center of the shop with a chess set & horoscope books. How he sourced so many good records is one thing, but how he would play you some dollar bin vibraphone record from the 1980s & make you feel like it was worth a million bucks was his magic. After Billy got sick I tried my best to keep his dream afloat, but he was the heartbeat of the store. I said to him at the hospital the last time I saw him, "I didn't want to work at a record store, I wanted to work for Billy Jones." Rest easy my friend, I will keep your spirit in everything I do.



NEW YORK

Billy was our music manager for two-and-a-half years. He gave us our first few shows in NYC at Baby's and took us under his wings from the first time we met. He really helped shape the way we see our music and always had ideas on how to do things unconventionally, and with surprise. He helped facilitate some of our best ideas and performances without hesitation on how to make things happen, sometimes in a day.

He was a mentor and a guide to New York City music history, helping us map the scenes, parties and genres that emerged here. We called Billy "a real New York guy" to all our friends in London. This is to mean he knew everybody, and was friends with everybody. Billy had such a big heart, and brought everyone in to make them feel part of something. We've never met anyone so dedicated to music, and with such breadth of knowledge and generosity that with every conversation, you would learn something. The last time we saw Billy we went out for pastrami sandwiches, matzo ball soup and filter coffee. The most New York thing ever. Billy was so kind and full of play, its inspiring. We love him and thank him.



Billy Jones, Baby's All Right Owner and New York Nightlife Fixture, Dies at 45

A cherished member of the broader music community, Jones also co-founded Night Club 101 and Funny Bar

Except from [PitchFork](#)

In addition to fostering a welcoming environment for artists and fans alike, Jones often rallied behind the importance of 18-plus shows at venues like Baby's All Right. "You know, there will be 10 super smart kids who are fans and really want to be there. For us to exclude them based on age isn't cool, we want to give them the opportunity to experience the music," he told *Brooklyn Magazine* in 2016. "18+ shows are fun, the kids are really excited to be there and you can sense it. We do all age brunches. People will write to us 'I really want to see this band, and my father I have CCed has agreed to chaperone me,' and it's awesome. Families like it, kids like it, it can be for everyone."

Billy Jones, Rest in Peace

Excerpt from [Brooklyn Vegan](#)

New York lost one of the good ones this weekend. We lost a longtime, great friend and collaborator. Billy Jones, who owned Baby's All Right and other venues and has been a fixture of the NYC music scene for over two decades, died on Saturday after being diagnosed with an aggressive form of brain cancer. He was 45.

Billy and BrooklynVegan have been intrinsically linked from the literal beginning. The [very first post on this site](#) — completely coincidentally given what would transpire over the next 20+ years — was about his '00s band, Other Passengers.

In 2013 he joined his Pianos booking co-worker and friend Zachary Mexico in opening Baby's All Right in Williamsburg, an independent venue that continues to be relevant and active to this day, no small feat. Their very first show was a BrooklynVegan CMJ day party, a tradition we continued there for as long as CMJ lasted, and we've never stopped attending and collaborating.

Billy was also an occasional BV contributor through the years — like the [2006 Big Sleep interview with his name in the headline](#) and [this interview with Memory Tapes](#), and when we were tasked with hosting a live stage within the Toyota activations at major festivals around the country, we got Billy (and his big personality) [to co-host](#) along with actual comedians like Dave Hill and Chris Gethard.

It's hard to underestimate the impact Billy had on the NYC music scene of the last 20 years. His taste was impeccable and the clubs he ran became places you hung out even if you weren't there for the band. Those clubs also include the recently opened Night Club 101 (in the old Pyramid Club on Avenue A) and Funny Bar nearby, plus Elvis Guesthouse (2015-2016) and The Dance (2019-2020). Billy also was a DJ on The Lot Radio and spun his love of vinyl into his own shop, Billy's Record Salon in 2023 (it just closed and is currently looking for a new location). He also managed artists including most notably Porches, who he managed to book to play Baby's All Right the night he died.



Billy Jones
Oct 2, 1979 - June 7, 2025
Local Business Support for Street Dedication
Location request: Corner of Bedford Avenue and Broadway - Southeast Corner

I sign in support of "Billy Jones Way"
The dedication of the southwest corner of
Bedford Avenue and Broadway. to Billy Jones.

MOTORINO PIZZERIA 139 Broadway

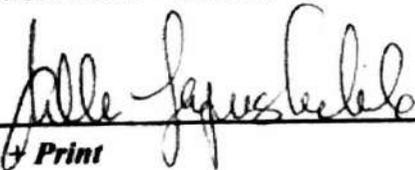
Business name + address

SEBASTIAN CHU 

Sign + Print

OTB 141 BROADWAY, BK

Business name + address



Sign + Print

D.O.C. 147 Broadway

Business name + address

 Angels.

Sign + Print

"Billy Jones Way"

Davidoff of Geneva 156 Broadway

Business name + address



Mike Cucinotta

Sign + Print



Jesus Te

Business name + address

VELVET BAR 174 Broadway

Sign + Print

Business name + address

Sign + Print

Business name + address

Sign + Print



December 5, 2025

To whom it may concern,

The PS110 PTA writes in support of the dedication of the corner of Broadway and Bedford Ave to Billy Jones. His establishment, Baby's All Right, has been a great supporter of PS110.

Beginning in spring of 2021, Baby's hosted our annual fundraiser gala free of charge, which they continued to do for 3 years, in addition to donating tickets to shows and rounds of drinks to our annual auction. They have conservatively helped us raise over \$200,000.

Also in October of 2022, when we first brought back our fall carnival, we were very short on volunteers. The management (with Billy's approval) paid their bartenders to come paint faces, spray hair and put on tattoos for the children.

Billy Jones was a kind hearted soul and all the staff at Baby's All Right carry his spirit and have consistently shown generosity and unwavering support of our school.

Thank you

Carrie Hill
PS110 PTA Executive Board Member 2021-2023

Charlene Petitjean-Barkulis
PS110 PTA Co-President

Shari Piell
PS110 PTA Co-President

Timestamp	Name	Address - street name, city and zip code w	Share something special Billy did for you.
10/3/2025 15:36:17	Carrie Hill	160 Eckford St Brooklyn 11222	
10/4/2025 11:39:42	Caroline Safran	523 Graham Ave Brooklyn NY 11222	Billy saw my potential as a music photographer and gave me the opportunity to join the team at Baby's, encouraged me to always see the beauty in the chaos, and welcomes me into his community with warmth and kindness.
10/4/2025 15:06:42	Jimmy Carbonetti	213 42nd street Brooklyn ny 11232	Supported my bands from the day we met in 2004
10/4/2025 15:18:14	Matthew Iwanusa	176 34th st Brooklyn, ny 11232	Billy booked some of my first shows when I was 18
10/22/2025 8:12:29	Anthony Aguirre	802 evergreen ave, brooklyn, NY, 11207	made babys alright
10/22/2025 8:37:52	Kyle Crew	694 Metropolitan Ave, Brooklyn 11211	Was the conduit to so much good music in my life.
10/22/2025 10:03:43	Ella Maré	60 Park Ter W New York NY 10034	
10/22/2025 10:11:31	Carson Nrown	238 Irving Ave 3R, Brooklyn, NY 11237	
10/22/2025 10:35:08	Bobby Lewis	222 Vernon ave, Brooklyn 11206	Billy was the custodian for ALL music being that he founded and booked the most important venue in New York. He was also very kind and very knowledgeable!
10/22/2025 10:38:39	Thomas Romano	South 11th St, Brooklyn NY 11249	
10/22/2025 10:38:58	Sean Paulsen	132 Kent St, Brooklyn NY 11222	A great and dearly missed neighbor. The world comes to New York City because people like Billy WORK to make it special. He carried the torch. Baby's forever
10/22/2025 10:48:44	Jeremiah Camacho	924 Elton St, Brooklyn, NY 11208	Put me on my first guest list as a photographer.
10/22/2025 11:15:11	Brendan	32 Gramercy Park South 6A New York NY	
10/22/2025 12:17:02	Clarke Sondermann	72 Barrow St. Apt 3L New York NY 10014	
10/22/2025 12:41:27	Sam Haw	28-23 42nd St. Astoria, NY 11103	One of the nicest, coolest, most thoughtful people I've ever met. Every time I saw him at his record shop he would pull out a record from behind the counter and say "this made me think of you." Introduced me to a lot of other people in the vinyl record community (many of whom I now know)
10/22/2025 13:41:39	Conor Herbert	Himrod, Brooklyn, 11221	Billy championed live and local music, and I owe him for a whole host of really memorable nights spent having fun and making friends.
10/22/2025 14:45:45	Marc Giuffre	Manhattan Ave, Brooklyn NY 11206	Billy was extremely generous to me almost immediately upon meeting him. He encouraged me to pursue my passion of photography and helped facilitate it by plugging me into the local music scene - introducing me, giving me guest list spots, etc. He made me feel special and included
10/22/2025 16:22:09	Rory Donohue	680 Monroe Street, Brooklyn, 11221	
10/22/2025 17:43:36	Michael	177 Jefferson st Brooklyn ny 11206	Opened the best live music venues in the city
10/22/2025 17:58:59	Brad truax	102 roebling st brooklyn ny 11211	Booked my bands
10/22/2025 18:18:45	Alexander Duell McMaho	11216	Great vibes
10/22/2025 18:25:19	Roi Cydulkin	233 Troutman St. Brooklyn 11237	Booked my band back in 2010 and gave us early opportunities - turned into a very close and dear 15 year friendship. He had unparalleled impact on Williamsburg and NYC city as a whole.
10/22/2025 18:53:40	Juliette Lefavre	258 Melrose St, Brooklyn, NY 11206	
10/22/2025 19:15:23	Anthony Paolillo	9 Herning Ave, Cranford NJ 07016	I've known Billy since 8th grade. He was more than a friend, he was a guide, a brother, and a constant source of inspiration. He introduced me to countless incredible artists and opened my ears to genres I never would've explored on my own. We were also college roommates, and during some of my toughest times, Billy was there. Steady, supportive, and always with the perfect song to lift my spirits. His influence on the NYC music scene will be everlasting, but I know he was destined for even more amazing things. Billy Jones Way will ensure that you'll never be forgotten.
10/22/2025 19:21:58	Vaughan Supple	188 S 3rd St, Brooklyn NY 11211	
10/22/2025 19:25:41	John Koelzer	W 85th St, NY, NY 10024	
10/22/2025 19:35:46	Maggie O'Brien	211 Ave A New York, NY	He put on some of my favorite shows of all time!
10/22/2025 19:55:17	Kait Browne	Hart st, Brooklyn, 11221	Billy let me loiter around baby's when 285 Kent closed and I had no job lol
10/22/2025 20:04:03	Christina Paolillo	Herning ave, Cranford 07016	He was one of my husbands best friends and was the sweetest people I'd ever met.
10/22/2025 20:47:02	Kate Flavin	Central Avenue, Brooklyn, 11221	One of the first people I met on Ludlow St who was kind to me, always sat to chat after getting his coffee - talked about everything from music to our lives. Such a bright light every time I saw him, miss you Billy.
10/22/2025 21:01:02	BreAnn Tassone	Watkins Glen, Richmond 23112	My brother Billy, was one of my best friends for 45 years.
10/22/2025 21:13:57	Tope Ekunsanmi	Greene Ave 11237	Helped me find a community of amazing people :)
10/22/2025 21:20:35	Christiana	Graham, Brooklyn, 11211	Be a star
10/22/2025 22:17:36	Jordan Schaffer	516 Lorimer Street Brooklyn, NY 11211	Billy and I were diagnosed with different forms of cancer around the same time. I was a regular at his record shop and when he recovered from his surgery and treatments we hung out and texted a lot about life, things we were happy about, the hard days, the good days, the fun days
10/22/2025 23:22:04	Sam Melnick	435 menahan street, 2B, 11237	
10/23/2025 0:02:04	Alex Zaleski	Sylvia Lane, New Hyde Park, 11040	
10/23/2025 0:35:52	Lily Goldberg	523 Graham Avenue BK 11222	Drove me to Good Room once lolol
10/23/2025 0:38:26	Jodie Scholz	31012 Minute Man Way, Westlake Village,	Though no longer living in in Brooklyn I know that Billy made an indelible stamp on this neighborhood with the opening of his phenomenal music space, Baby's All Right. Not to mention the wonderful Billy's Record Salon. He was also just an incredibly giving and generous person who
10/23/2025 1:03:21	Yes!	62nd st Ridgewood 11385	Billy was magic, I dJed at the dance when I was like 24 years old. I was playing disco during a big rock show. The manager of the band told me to play rock music. Billy told me not to listen and to keep playing disco
10/23/2025 1:10:31	Al Nardo	1099 Broadway #2 Brooklyn, NY 11221	Billy's contributions to the music scene are directly responsible for me and my bandmates' ability to build a career out of playing music. His vision and magic at Baby's has platformed a generation of musicians from being local artists to international names.
10/23/2025 9:31:20	Chris Bevler	Prince St, New York NY 10012	I'll never forget our time spent together at SXSW, where him and the Baby's crew gave my band a place to sleep that week. One night, he was insistent I shouldn't park the car alone while everyone grabbed a table at a restaurant, so he came with and we had a long chat about music &
10/23/2025 9:40:39	Brad Lauretti	Brooklyn NY	He booked some of my first professional gigs and twenty years later I am still playing
10/23/2025 9:43:49	chris masullo	127 kingsland ave brooklyn, ny 11222	among many things, generously opened the space for memorial for a lost friend in 2021
10/23/2025 10:35:59	Damon McMahon	66th street NY NY 10064	Linchpin of the local music community.
10/23/2025 17:29:20	Susano Surface	157 Rivington	Billy was my boss at my first NYC nightlife job. He consistently showed kindness and care for us, both on and off the clock. I'll never forget when he answered my panicked call from my other job as a fashion photographer, and showed up with hundreds of napkins from Pianos to stop
10/23/2025 17:37:12	Jessica Timlin	Madison street, ridgewood, NY 11385	He loved me, that's incredibly special
10/23/2025 18:07:06	Josh Timlin	Madison st, ridgewood, ny 11385	Loved my sister
10/23/2025 18:08:36	Janet Timlin	Madison st, ridgewood, ny 11385	
10/23/2025 21:03:50	Olivia Mclysaght	358 Kosciuszko St Brooklyn 11221	Gave me my favorite bars

Timestamp	Name	Address - street name, city and zip code w	Share something special Billy did for you.
10/23/2025 23:49:49	Marty	Madison St, Ridgewood, NY 11385	Loved my sister
10/24/2025 17:14:14	Lina Jonsson	Nassau Av, Brooklyn, 11222	
10/24/2025 18:14:09	sam weisenthal	323 menahan st brooklyn ny 11237	hired me at baby's all right!
10/24/2025 18:19:33	Coco Segaller	Wyckoff Ave, Queens, 11385	Created a wonderful musical culture for NYC
10/24/2025 18:23:06	Matt Sumrow	40 Oak St. Brooklyn, NY 11222	made a scene in BK
10/24/2025 18:27:50	Eli Berk	429 Greenwich St NY, NY 10013	
10/24/2025 18:30:32	Cathlyn McCrorey	1719 Gates Ave Apt 1R, Ridgewood, ny 11385	Billy was my first boss and one of my first friends in New York. He believed in me immediately and opened as many doors as he could for me. He was always fair, kind, curious about me and open about himself. I would not be where I am now if not for him.
10/24/2025 18:31:59	Tatiana Tenreiro	60-23 Myrtle Ave Ridgewood, NY 11385	
10/24/2025 18:34:50	Veronica Kolk	2016 Greene Ave apt 1R ridgewood NY 11385	Billy was always so generous. He was constantly doing things for me that didn't benefit himself at all without me even asking. When I was struggling with work, he introduced my paintings to some art collectors and galleries he knew. He always supported my band. Always introduced me to new people and opportunities.
10/24/2025 18:41:39	Elise Soutar	Park St, Brooklyn - 11206	
10/24/2025 18:48:17	Katie Garcia	1404 Willoughby Ave. Brooklyn NY 11237	Billy was an incredible friend and listener. He was always so kind and giving. My wedding after party was at Baby's All Right, my 30th birthday was at Elvis Guesthouse and my label's 10th anniversary showcase is at Night Club 101. His venues and his spirit have been a part of some of the best moments of my life.
10/24/2025 18:52:32	Kelly Corson	mcguinness blvd brooklyn, ny	Billy opened up so many musical possibilities for me at a very tender time when I was new to NY. Our bands played together tons of times and he gave me confidence to throw parties and expand the musical community. He was a good friend who gave me great advice over the years.
10/24/2025 18:58:20	Maria Usbeck	Diamond street, Brooklyn 11211	He was always super supportive of my music. Sweetest most passionate guy around.
10/24/2025 19:03:30	Caitlin Pasko	451 7th Ave, Apt 3L, Brooklyn, NY 11215	Billy was so passionate about music and lived to help new/touring artists find their audience. I was endlessly inspired by his endeavors and successes. He did so much for the NYC scene, and everyone who knew him adored him. One time Billy got me into a sold out show for my band at Baby's All Right.
10/24/2025 19:12:28	Kelsey Garcia	Madison Street, Queens, 11385	I spent what feels like half of my 20s and many of Billy's establishments, whether seeing a show at Elvis Guesthouse or going to a dance party at Baby's. In addition to always being so kind, Billy fostered fun, freeing, and safe spaces.
10/24/2025 19:23:47	Steph Rinzier	60 Harrison Place, Brooklyn NY	Early champion of both my music and the company I started. I'd spend countless weekends working from his record salon and bouncing ideas off him. He found my old band's secret bandcamp full of demos and encouraged me to put them out and play more. A true friend to all, and a great mentor.
10/24/2025 19:33:35	Elliot Colbert	Catalpa Ave Ridgewood, 11385	Billy was warm and welcoming to me & everyone I knew - and helped make that corner a vital destination for our whole community. It'd be a fitting tribute and a welcome reminder to see his contributions to our city recognized accordingly. Thanks for organizing!
10/24/2025 19:41:25	Patrick Latham	480 Saint Marks Ave, Brooklyn, NY 11238	
10/24/2025 20:09:29	Kiersten Mercado	330 west 28th st NY NY 10001	Always made an effort to say hello and include myself + others / make everyone feel at home when visiting one of his venues or event s
10/24/2025 20:30:27	Holden Lay	1655 Palmetto St, Ridgewood, 11385	provide some of the best venues in the city for supporting local music
10/24/2025 21:26:17	Drew Citron	East 4th Street, New York NY 10003	He supported my band, he always made me feel like the most important person in the room - as he did for everyone - and he made socks with Birkenstocks look cool as hell.
10/24/2025 21:49:45	Annie Fell	Woodward Ave, Queens, NY 11385	
10/25/2025 1:31:10	Ana K Guzman	25 Bruckner Blvd, Bronx NY 10454	Billy Jones was and will always be a legend!!!! He gave me the opportunity to create what I have now, by giving me a chance, just like he did for so many others! He's not only worthy of a street sign, he deserves much more. Thank you Billy, for everything. Love you forever... it's just a fraction of what you've done for me.
10/25/2025 5:18:47	Ben Goulder	192a Drakefell Road, London, SE 2DS	He was the grounding for my early experiences of New York. His venues, his culture
10/25/2025 8:22:09	Louisa Laz-Hirsch	140 Jackson st Brooklyn, NY 11211	Songs that helped
10/25/2025 9:52:51	Manuel Lemus	6420 fresh pond road	There's too much to share but he is missed and deeply loved. But what I can say is he gave me an opportunity when no one else did.
10/25/2025 10:01:59	Zach Van Hoozer	118 S 3rd Street, Brooklyn 11249	Booked all the best shows in his venues that I've played in NYC
10/25/2025 10:23:21	Julia Gomberg	228 Metropolitan Avenue, Brooklyn, NY 11211	brought a world of amazing music into my every day life. RIP
10/25/2025 10:31:10	Matt Floss	madison, ridgewood, 11385	
10/25/2025 10:52:28	Amanda Dissinger	170 sumpter street, apt 1, Brooklyn, ny 11211	Billy believed in me from the time I was in college just starting out in music. I worked for him at both Planos and Baby's all right, where he hired me as one of the first employees.
10/25/2025 11:01:02	Sarah Sanchez	11211	Billy created an environment for music to thrive.
10/25/2025 11:26:48	Andi Wilson	4336 11th Ave S 98108	Billy always believed in the projects I worked in while I lived in NY. Often pulled favors, always had a smile, would answer all the emails, offered guest list constantly. He was who I viewed as the mayor of the music industry here. Hard to condense how much he means to so many of us.
10/25/2025 11:41:51	Steven Fisher	23 Driggs Ave, brooklyn, NY, 11222	Billy helped foster a live music and social community that lead to life long friendships and many great memories.
10/25/2025 11:43:58	Emile Panerio	480 Willoughby Avenue apt 2 Brooklyn NY	Employed me, gave me life advice, booked my band to play shows at his venue.
10/25/2025 12:49:21	Adam Willis	156 South 1st Street Brooklyn 11211	Make me laugh and book my band
10/25/2025 13:02:35	Helena Straight	East 18th St Brooklyn NY 11226	
10/25/2025 13:27:35	Haley Dahl	commerce, brooklyn, 11231	incredible friend, curator, and community figure. helped my band find our footing in new york and always made time to talk stuff out. gave me his old phone when mine was stolen.
10/25/2025 13:27:35	Joanna Cohen	228 s3 St Brooklyn ny 11211	He gave me a chance to dive deeper into my passions and learn what I am capable of
10/25/2025 13:29:21	Andrew Marr	155 n 4th st	Billy was one of the first talent bookers to book my band back in 2011. Later he would become a friend in the sober NY community. Always a smiling face that I loved seeing.
10/25/2025 13:32:11	Jack Hedges	135 W 29th st New York, NY 10549	I've worked with artists and put out records for 20 years and virtually every one of them has played a show booked or promoted by Billy Jones. He played such an important part in the career development of hundreds -maybe even thousands- of artists and mine are but a small hand
10/25/2025 13:59:51	Gordon Taor	Coffey St, Brooklyn 11231	Cultivated a supportive space for local music
10/25/2025 14:36:21	Ben Guterl	104 Meserole St, Brooklyn, NY 11206	
10/25/2025 14:57:50	Sam Glick	Wilson St, Brooklyn NY 11211	Billy managed bands I was in, introduced me to new collaborators, and of course booked me for many shows. More so than anyone I know, he fostered community and inspired hope amongst independent musicians in NYC
10/25/2025 15:28:53	Annie Blackman	535 Graham Ave, Brooklyn NY, 11222	
10/25/2025 15:38:04	John Reagan	434 e 10th st	He supported arts and community all over New York. Broadway and Bedford was a huge part of that
10/25/2025 16:00:44	Matt Brinkworth	Bond Street, Brooklyn, 11201	
10/25/2025 16:29:10	Peter Smith	50 Maspeth Avenue, Brooklyn 11211	Billy changed my life by supporting my NYC working artist dreams and showed me the hard work and dedication it takes to be a force in this town. His commitment to NY nightlife and Brooklyn's music/creative scene is the reason for countless artists' success, let alone ability to live in NYC.
10/25/2025 16:30:45	Bronwyn Ford	860 Prospect Pl, Brooklyn, NY, 11216	Fostered an incredible music scene
10/25/2025 16:38:29	AJ Molder	S 5th Street, Brooklyn 11211	Created a place for music to be shared and celebrated
10/25/2025 16:59:08	Laura o'neill	North henry street brooklyn 11222	
10/25/2025 17:18:19	Jazz Atkin	618 Bushwick Avenue, Brooklyn 11206	

Timestamp	Name	Address - street name, city and zip code w	Share something special Billy did for you.
10/25/2025 17:22:29	Chad Moore	83 Canal street	Billy not only introduced me to a whole new world of music and friends, but he was also wildly inspiring with ultimate support of any ideas myself or my friends had.
10/25/2025 17:27:52	Brion Starr	50 Taaffe Place Brooklyn, NY 11205	Wow, I couldn't possibly name one thing but in the last years before his passing Billy and I had a lot of great conversations at the record shop. My life was changing a lot and he was someone I had known since I was so young and had a great perspective. I will always cherish those!
10/25/2025 17:36:57	Wrenne Evans	234 Pulaski St Brooklyn NY 11206	Created community that welcomed me when I first moved to New York in 2016
10/25/2025 17:46:56	Molly small	367 grand avenue brooklyn ny 11238	Taught me to like jazz
10/25/2025 17:47:26	Evan Welsh	850 St. Marks Ave., Brooklyn, NY 11213	
10/25/2025 17:50:22	Tamim alnuweiri	248 e 7th st apt 24, New York, NY 10009	He was always making and expanding community in New York
10/25/2025 18:01:53	Grace Oberhofer	5 stratford rd, Brooklyn, NY 11218	Billy supported my brother's music career from when he was very young. Billy believed in him, and put him on shows when he was an unknown artist.
10/25/2025 18:07:11	Grace Lee	Woodward St, Jersey City, 07304	Noneya
10/25/2025 18:12:27	Alison Isbell	Downing Street, Brooklyn, NY 11238	Sold me the hoodie off his back :)
10/25/2025 18:12:54	Sydney Frost	Bushwick Ave, Brooklyn, NY 11221	Shared so much amazing music and brought so many beautiful people into my life <3
10/25/2025 18:13:27	Laura Brunisholz	805 SENECA AVE RIDGEWOOD 11385 NY	Helped me with my Visa application
10/25/2025 18:24:54	Arjun	220 Madison Avenue New York, NY 10016	Billy opened me to the world of jazz-funk. He introduced me to many people I consider friends how through music. I felt heard when I was with him. He did way more than that, too.
10/25/2025 18:29:45	David Jacobs	1025 Lorimer Street, Brooklyn NY 11222	Endless laughs memories favors guest list spots shows and culture.
10/25/2025 18:47:58	Stephanie Pappas	238 W 14th St NY NY 10011	Put on so many artists that I loved at his venue Baby's All Right! He also once gave me a hug when I told him I loved the venue.
10/25/2025 19:02:57	Gunnar kauth	91 bainbridge street brooklyn ny 11233	made independent live music affordable, accessible, safe and fun in brooklyn and Manhattan.
10/25/2025 19:29:26	Sage	quincy st, brooklyn. 11221	create spaces for artists to showcase their work and places where creative communities can come together
10/25/2025 20:12:47	Gryphon Graham	E 10th St. NY, NY 10009	Helped me get some amazing shows at Baby's
10/25/2025 20:28:34	Veronika	East Broadway NYC 10002	He gave my band so many opportunities. Such a great supporter of the arts and such a special human
10/25/2025 20:53:19	Nick Palmacci	Broadway NY, NY 10003	Strongly supported the arts.
10/25/2025 21:00:04	Franz Kosmicki	232 Taaffe place	Got me into a so many shows. Elvis guest house. The Dance. Baby's. Hanging at Cabin down below. All the vibes
10/25/2025 21:27:34	Maurice Goldberg	Nostrand Ave, Brooklyn 11216	He gave me and my music the time of day when he didn't have to. He helped the band I played in open for some of our heroes at dream venues. He believed in younger generations and their talent. He loved music and he loved New York and most of all he loved Music in New York.
10/25/2025 21:47:19	Morgan Howard	248 McKibbin street 4m Brooklyn 11206	He made sure that I knew I was enough as a human. I didn't need to have a fancy job to be his friend
10/25/2025 21:51:52	Nasa Hadizadeh	Norfolk St, New York NY	Gave me a chance to book shows at his venues
10/25/2025 21:52:26	Casey Starr	11249	Always the best
10/25/2025 22:59:34	Sadie Dupuis	Osage Ave, Philadelphia PA 19143	
10/25/2025 23:01:57	Ellen Toland	Greene Ave Brooklyn 11238	Billy threw me three of the best birthday parties of my life He always made me feel cool and important
10/25/2025 23:06:10	Rob Gordon	438 7th Avenue 11215	Always call me with new artists to rep, no matter what stage in their career they were - he believed in them!
10/26/2025 1:45:50	Kate van Berkum	135 Guernsey st 3R Brooklyn Ny 11222	Encouraging supportive kindness
10/26/2025 2:01:47	Matt Leibowitz	325 Kent Ave, Brooklyn NY 11249	Only knew Billy for a short time, but his kindness and passion for life was apparent immediately.
10/26/2025 2:05:08	Paul Hanly	Bedford & Broadway in Brooklyn	He changed my life. Isn't that enough?!
10/26/2025 4:10:51	Clementine	11205	Made me feel I deserved to keep living
10/26/2025 7:08:03	Elliott Arndt	Park Ave, New York, NY 10022	Believe in my art and create a music scene I felt a part of
10/26/2025 7:23:47	Daniel traci	268 Gregory Ave west Orange, NJ 07052	
10/26/2025 7:41:17	Christine Oakes Klein	15 Hausman street, Brooklyn ny 11222	Hired me as ticket girl at baby's way back when. Rest in peace Billy
10/26/2025 8:35:17	alex arthur	94 prince street new york, ny 10012	support and build community and welcome and love
10/26/2025 9:19:42	Morgan Schaffner	2463 Aramingo Ave Philadelphia PA 1925	Share his passion for music
10/26/2025 9:23:40	Britton campanelli	3120 e 1 st Long Beach ca 90803	The best
10/26/2025 9:54:30	Serge Neborak	34 Dominick St, New York, NY 10013	
10/26/2025 11:52:16	Allison McWhite	99 himrod street Brooklyn NY 11221	
10/26/2025 11:53:00	Lindsey Steinberg	326 leonard street brooklyn NY 11222	threw us our baby shower at baby's
10/26/2025 11:59:15	Matt Stieb	255 Van Buren St. Apt #1	
10/26/2025 12:01:32	Divya m	1 s 1st street	Played Level 42 while djing at baby's - deep cut, meant a lot to me. Remembered that when I went to the record shop. Really nice guy.
10/26/2025 12:03:21	Matt Hitt	91 Henry street, New York, 10002	Put my band's first show on
10/26/2025 12:18:20	Obash	Bedford and Broadway	Brought so much culture in our neighborhood
10/26/2025 12:32:20	Lord Fascinator	281 Clifton PL Brooklyn, 11216	Changed my life and significantly helped my career
10/26/2025 12:49:50	Saara Untracht-Oakner	227 Jefferson Ave, Brooklyn NY	Billy supported my first NY band and always made me feel part of the community, giving bands that played this venues endless guest list spots to attend other shows. Community supports community and Billy always understood that. Bands were treated well and generously and I
10/26/2025 13:29:06	Kareem Rahma	93 south 2nd street, apartment 2L BK NY	He gave me a Disney record of children's songs when I had a baby.
10/26/2025 15:11:17	AG Fleet	105 Duane st New York, New York 10007	Didn't know Billy personally, but I personally knew and felt his contributions. I wholeheartedly agree that he deserves this dedication. He is one of the people who made New York so special.
10/26/2025 16:11:08	lily burgess	304 e 18th st brooklyn ny 11236	
10/26/2025 16:50:53	Bailey Storms	123 Tompkins Avenue, Brooklyn NY 11206	
10/26/2025 17:42:26	Lena Meginsky	17-13 Madison street Ridgewood ny 1138	Created the community & venues that I make art and exist in. <3

Timestamp	Name	Address - street name, city and zip code w	Share something special Billy did for you.
10/26/2025 18:13:52	Jim Barrett	108 N Henry, Apt 3L, Brooklyn, NY 11222	Made music in nyc possible for many many people
10/26/2025 18:33:47	Luc Swift	290 Nassau ave bk ny 11222	
10/26/2025 19:19:27	Kim Taylor Bennett	11211	Brought the best new music into our lives
10/26/2025 19:27:02	Matt Riley	menahan street queens ny 11385	
10/26/2025 20:41:02	Adam Gerrard	Green St, Brooklyn 11222	
10/26/2025 23:03:26	Carlen	40 Oceana Drive West, Brooklyn NY 11231	He was one of my funniest kindest friends and had me host a meditation event at Baby's Alright, where I always felt welcome. I miss him dearly and know having this will be a beautiful tribute to a soul who, in his short magical life, brought so much to Brooklyn, especially Bedford an
10/26/2025 23:26:41	Teresa Guy	208 Meserole St, Brooklyn, NY 11206	Billy supported my development as a young talent agent in NYC and an aspiring DJ. My friend and I DJ'ed at Baby's All Right many times over the years.
10/26/2025 23:29:20	Maud Deitch	204 Nassau Ave Brooklyn NY 11222	Billy was a calming force in the madness of many music festivals, where we worked together on content for spinmedia
10/27/2025 3:32:19	Shannon Kurlander	129 Clermont Ave Brooklyn NY	Gave me my first job in the music industry
10/27/2025 7:29:40	Juan Medici	3025 85th street, East Elmhurst- New York	
10/27/2025 8:19:03	Caleb Braaten	6120 71st Ave Ridgewood 11385	Create culture
10/27/2025 12:19:37	Jimmy Sullivan	1854 Woodbine St Ridgewood, NY 11385	Provided a space for community that has enriched my life and those around me immeasurably
10/27/2025 12:54:58	JT Ahle	Dekalb Ave, Brooklyn, 11221	As an artist manager I have had had artists perform at Baby's many times. While I had never had the pleasure of meeting Billy personally, the culture of Baby's that he was able to create has forever left a positive impact on the NYC music scene.
10/27/2025 15:27:21	Lincoln lute	478 Willoughby ave Brooklyn 11206	Built an amazing music scene around baby's all right and nyc as a whole
10/27/2025 18:02:46	Meghan Galewski	Humboldt Street, Brooklyn 11222	

Low Traffic Neighborhoods

***Summary:** This resolution requests that DOT pilot a Low Traffic Neighborhood (LTN) in Brooklyn Community Board 1. An LTN is a neighborhood approach to managing traffic in a way that redirects cut-through traffic away from residential areas. The primary aim is to enhance neighbors' quality of life and safety for everyone who uses the street. The resolution asks that DOT collaborate with the community and elected officials to design an LTN, prioritizing streets around schools, libraries, medical centers and senior centers.*

WHEREAS,

- Between 2015–2025, CB1 experienced 11,351 total crashes—69 fatalities, 44 of which were cyclists and pedestrians and an additional 14,154 injuries.¹
- 66% of drivers in Brooklyn CB1 are only driving through the neighborhood and are not residents, do not park to visit family or friends, or to patronize local businesses.
- With only 36% of households in CB1 even owning a car and 10% of people commuting via car on a daily basis, residents want to be able to walk to schools and parks safely and enjoy quiet streets. Local residents who do drive want to avoid traffic.
- **A 2023 poll by Data for Progress found that:**
 - 69% of New Yorkers believe that neighborhoods' streets need to be designed more for pedestrians and their safety than for cars
 - 65% of New Yorkers believe that traffic in their neighborhoods endangers children
 - 63% of New Yorkers believe that traffic reduces the quality of life in their neighborhoods
- Low Traffic Neighborhoods (LTNs) are a neighborhood approach to traffic management that redirects cut-through traffic away from residential areas by using methods including traffic diverters, additional signage, school streets, parklets, school streets, parklets, bike boulevards, and more.
- Unlike Open Streets, LTNs are self-enforcing and don't require programming or other daily maintenance like moving barricades.
- By reorienting the neighborhood's traffic patterns, extra space can be allocated for community needs, trees can be planted, and public seating areas or plazas can be added.
- With lower traffic volumes and speeds, LTNs can naturally integrate into the micromobility network without needing further investment and separate infrastructure.

¹[Crashmapper data](#)

- LTNs are inexpensive to implement and, over time, save the city money through the health benefits associated with them.²
- London neighborhoods with LTNs saw a 46.9% reduction in car volume inside the neighborhood, and even traffic on the boundary roads decreased slightly.³
- Other than reducing traffic, LTNs provide a number of other benefits evidenced by the results in London's LTNs:⁴
 - A 50% reduction in car-related casualties
 - A reduction in crime of up to 18%
 - A decrease of emissions in both the neighborhood and on boundary roads, 5.7% and 9% respectively
- LTNs boost active travel, leading to health benefits that include increased life expectancy, reduced mortality and fewer sick days. Active travel went up by 25% for people living in LTNs.⁵
- With the LTN approach, residents retain vehicle access to streets and emergency responders and other services are entirely maintained. This treatment is simple and inexpensive to install, and NYC DOT already uses many of the designs on many corridors throughout the city.

THEREFORE, IT IS RESOLVED THAT Community Board 1

- Hereby expresses its full support for a pilot program of Low Traffic Neighborhoods in CB1, and requests that DOT evaluate the current patterns of cut through traffic in the neighborhood.
- CB1 requests that the DOT start with streets around schools, senior centers or facilities for the disabled. These streets should be used to strengthen social and transportation networks, by creating green spaces, places to gather and spaces that support bike or bus transportation.

² Aldred, Rachel, Anna Goodman, and James Woodcock. "[Impacts of Active Travel Interventions on Travel Behaviour and Health: Results from a Five-Year Longitudinal Travel Survey in Outer London.](#)" Journal of Transport & Health 35 (March 2024): 101771.; Postaria, R. "Superblock (Superilla) Barcelona—a City Redefined." World Cities Forum, 2021.

³ Transport for London. "[The Impacts of Low Traffic Neighbourhoods in London: A Summary of Evidence.](#)" London: Transport for London, 2024.

⁴ Mueller, Natalie, David Rojas-Rueda, Haneen Khreis, Mark Nieuwenhuijsen, David Rojas-Rueda, and Mueller Natalie. "[Changing the Urban Design of Cities for Health: The Superblock Model.](#)" Environment International 134 (2020): 105132.

⁵ Aldred, Rachel, Anna Goodman, and James Woodcock. "[Impacts of Active Travel Interventions on Travel Behaviour and Health: Results from a Five-Year Longitudinal Travel Survey in Outer London.](#)" Journal of Transport & Health 35 (March 2024): 101771.

How many cars outside your
window do you think are stopping
in your neighborhood?

It's less than you think!



Neighborhood streets become highways



GRID LAYOUT

Due to the grid layout in most of the city, non-local commuters and trucks can use what would otherwise be quiet local neighborhood streets to avoid congestion.

APPS

Google Maps and Waze have exacerbated the problem.



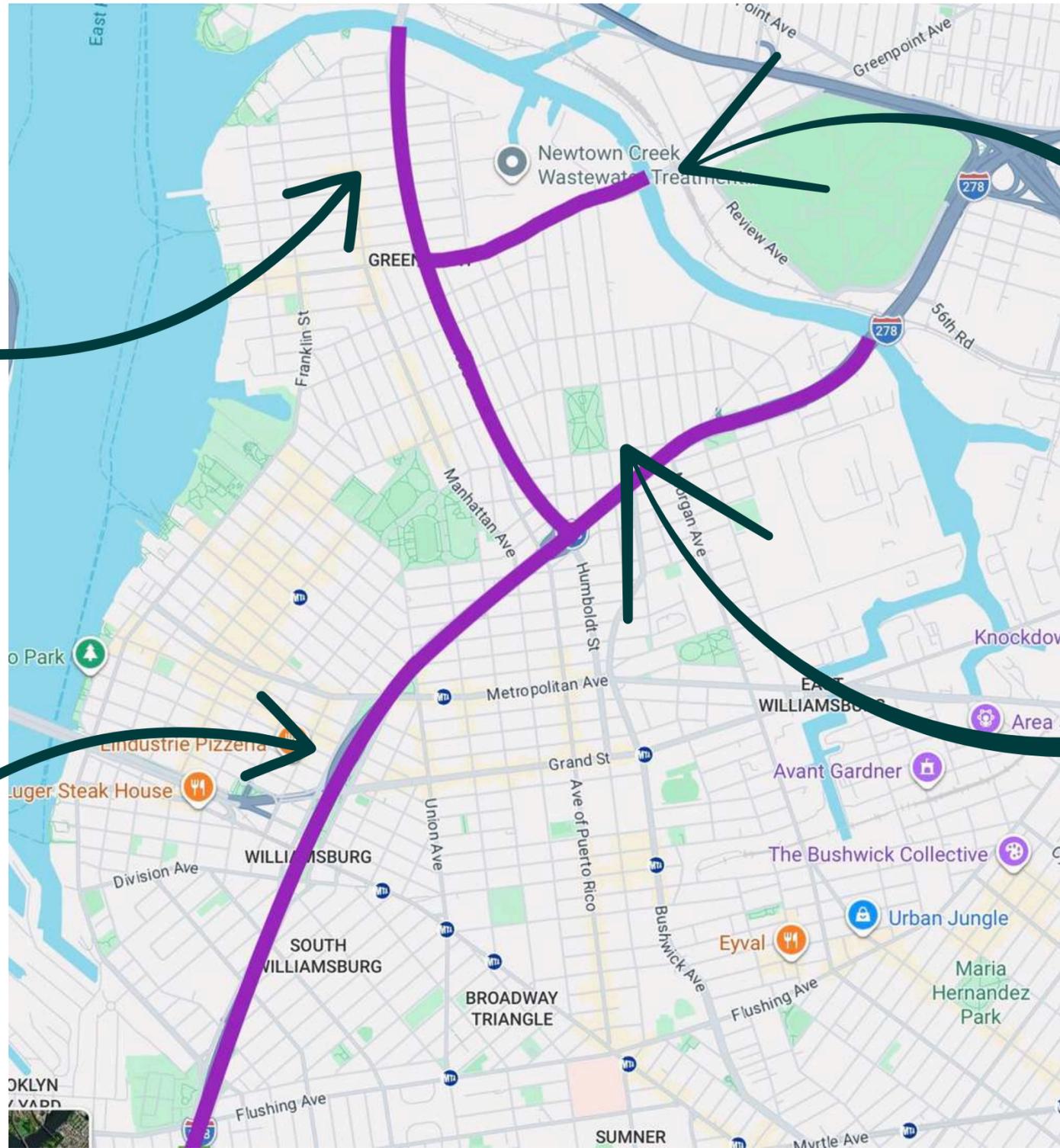
THIS RESULTS IN CUT-THROUGH TRAFFIC!

McGuinness Blvd.

Greenpoint Ave.

**Brooklyn Queens
Expressway**

P.S. 110!



 **In a 2023 poll by Data for Progress, we found...¹**

Neighborhoods' streets need to be designed more for pedestrians and their safety than for cars



**43-point margin*

Traffic in their neighborhoods endangers children



**35-point margin*

Traffic reduces the quality of life in their neighborhoods

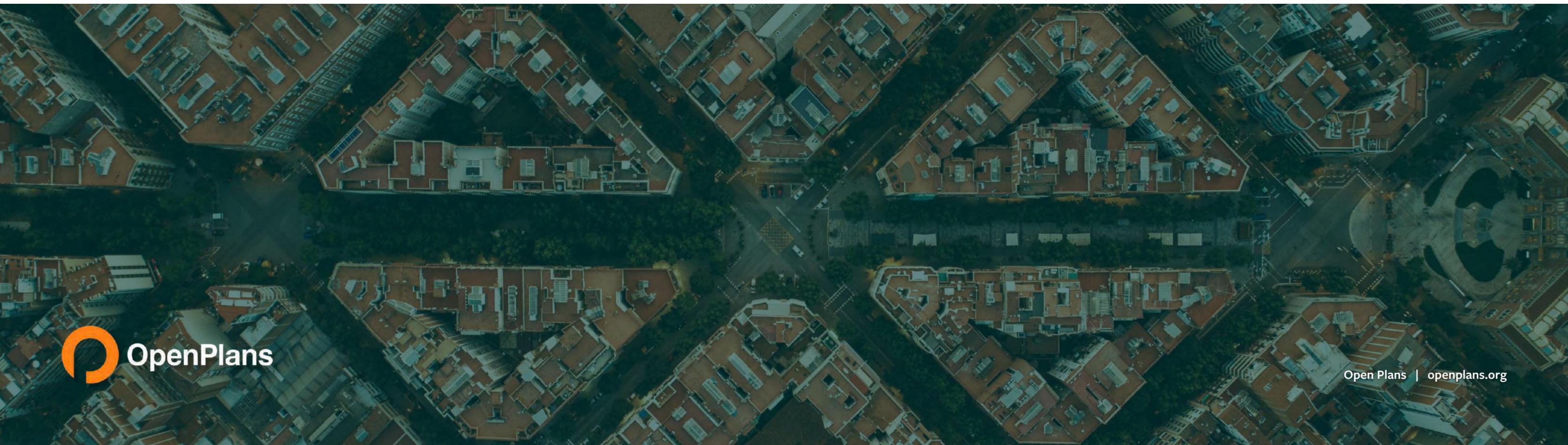


**30-point margin*

New Yorkers *know what they want* in their neighborhoods

What if **a single approach** can deliver all of these outcomes?

Exploring a Neighborhood Approach to Reduce Cut-Through Traffic



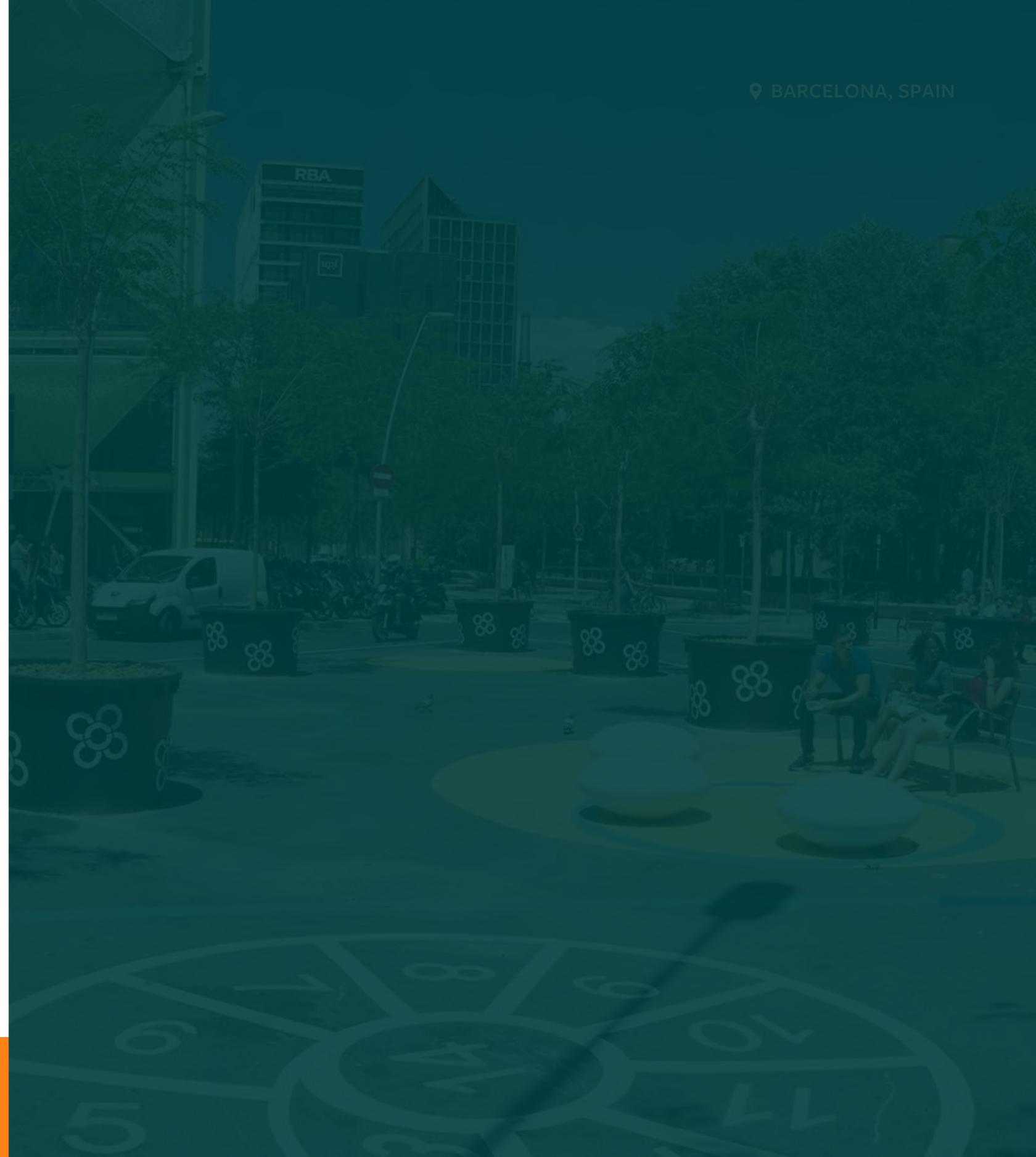
What is a **Low Traffic Neighborhood (LTN)**?

A neighborhood approach to managing traffic in a way that redirects through-traffic away from residential areas. The primary aim is to **enhance safety for everyone who uses the street.**

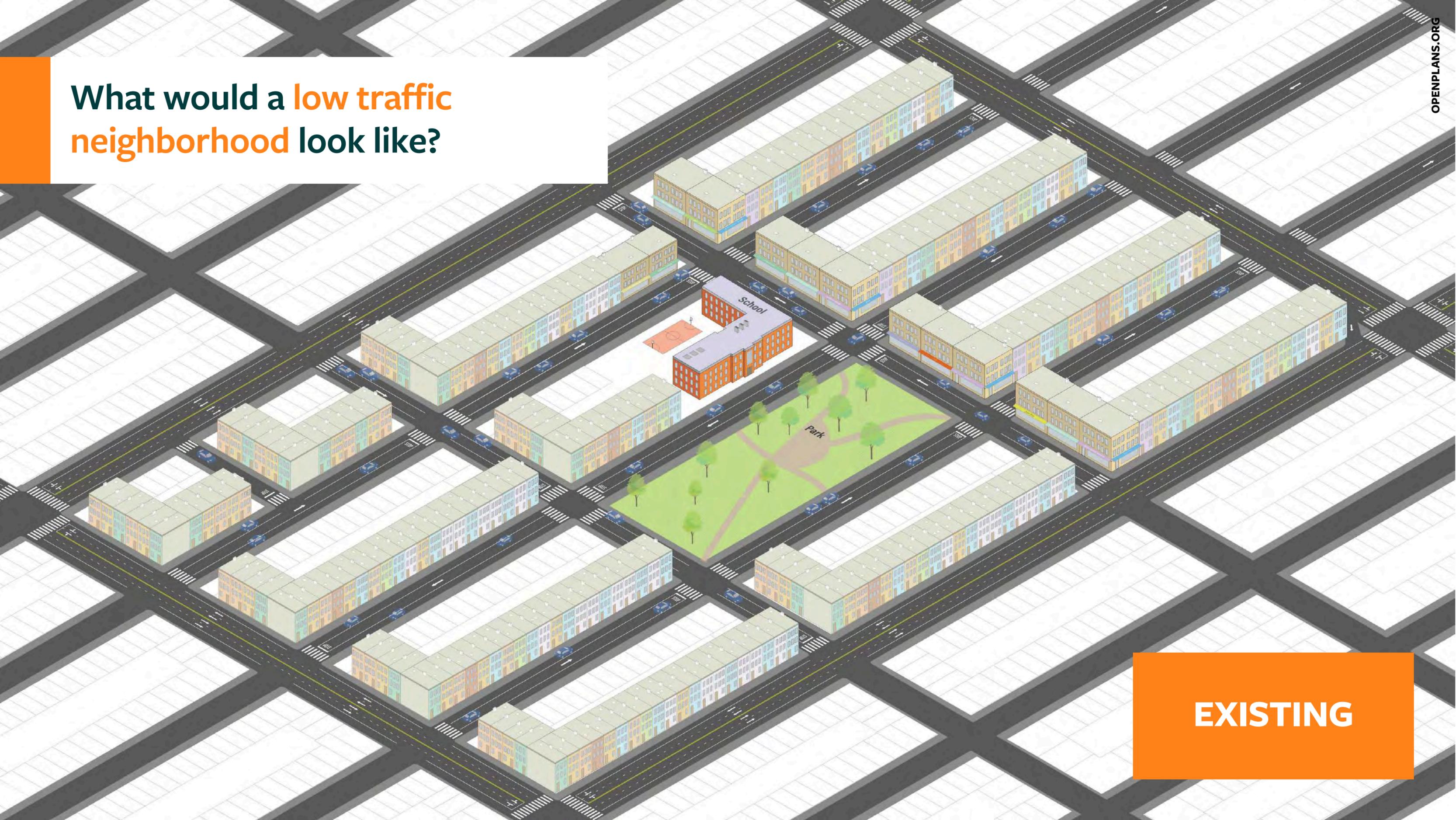
LTNs promote walking, cycling, and socializing, creating a healthier, more welcoming environment for all.



Designing a Low Traffic Neighborhood



What would a **low traffic neighborhood** look like?



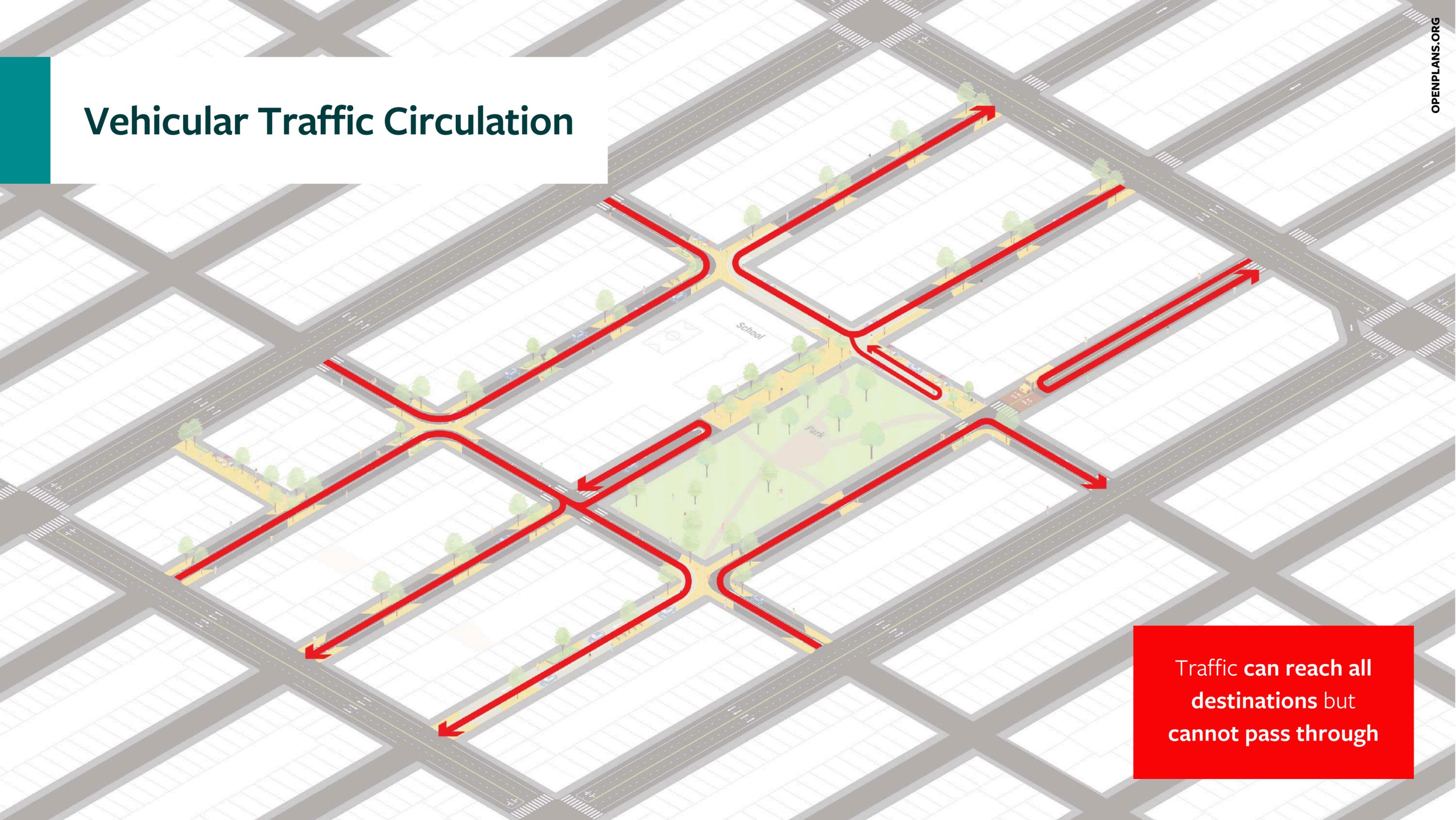
EXISTING

What could a **low traffic neighborhood** look like?



**LOW TRAFFIC
NEIGHBORHOOD**

Vehicular Traffic Circulation



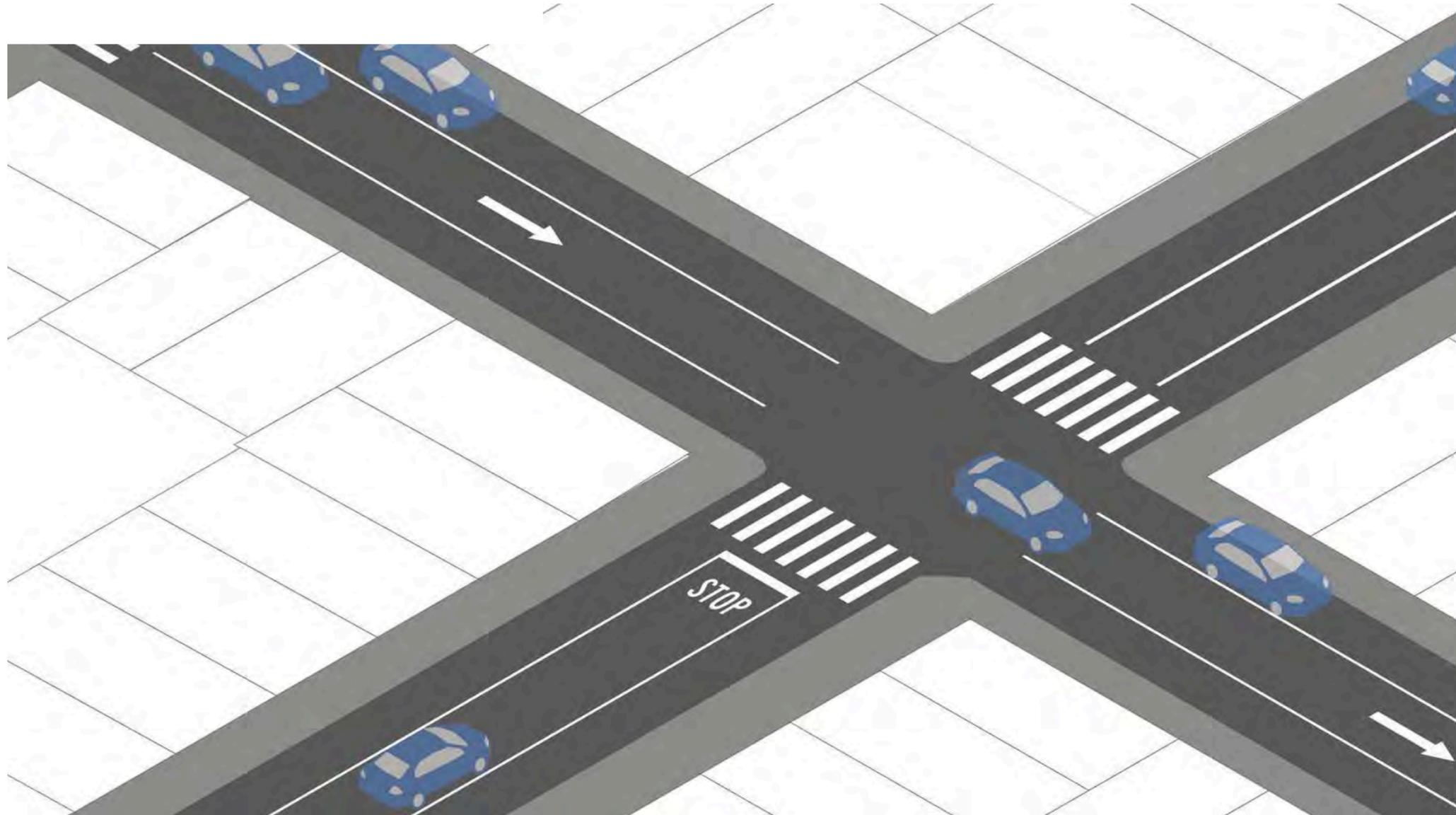
Traffic can reach all destinations but cannot pass through

Bikes and Pedestrians

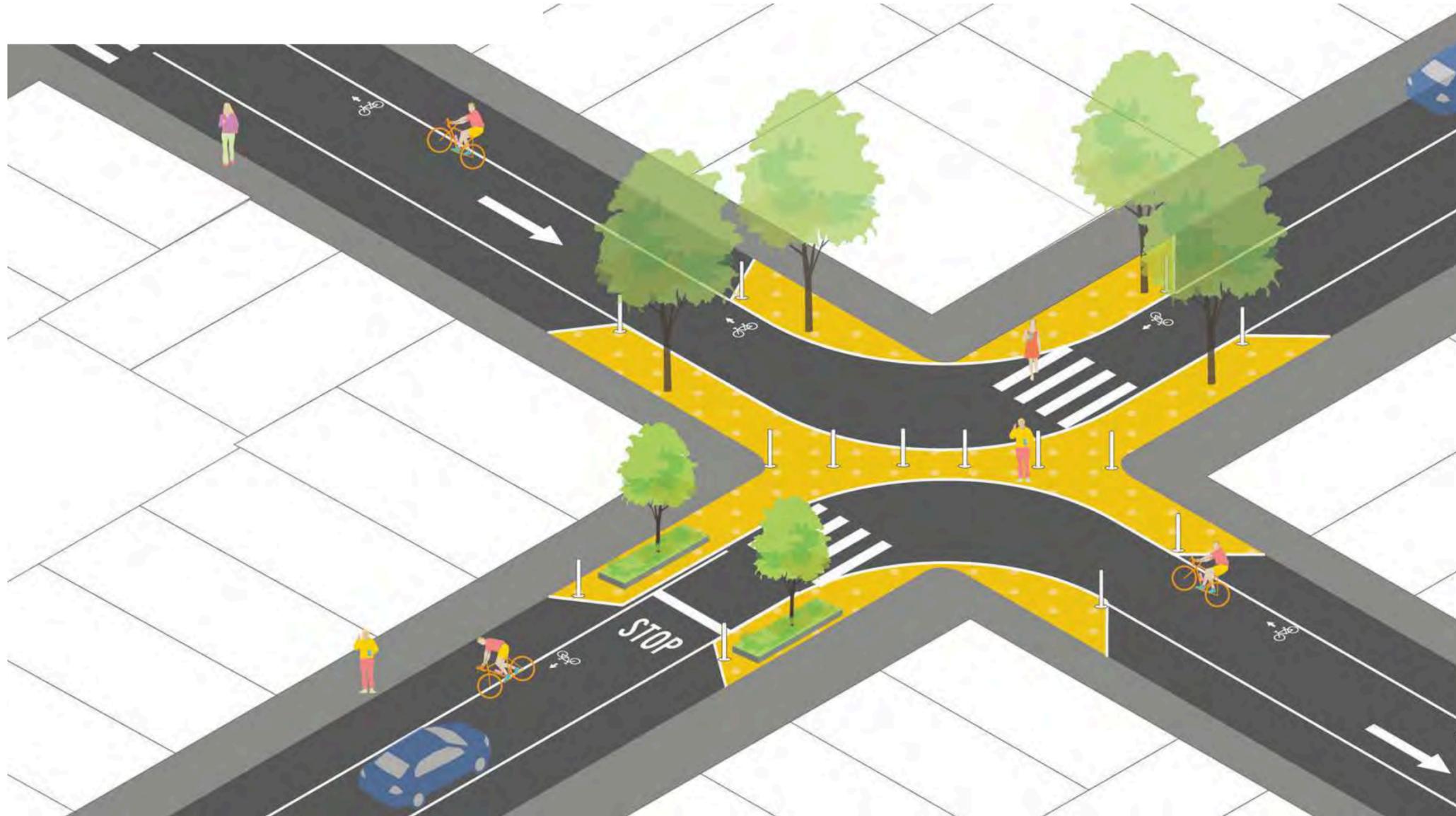


Bikes and pedestrians have **full access**

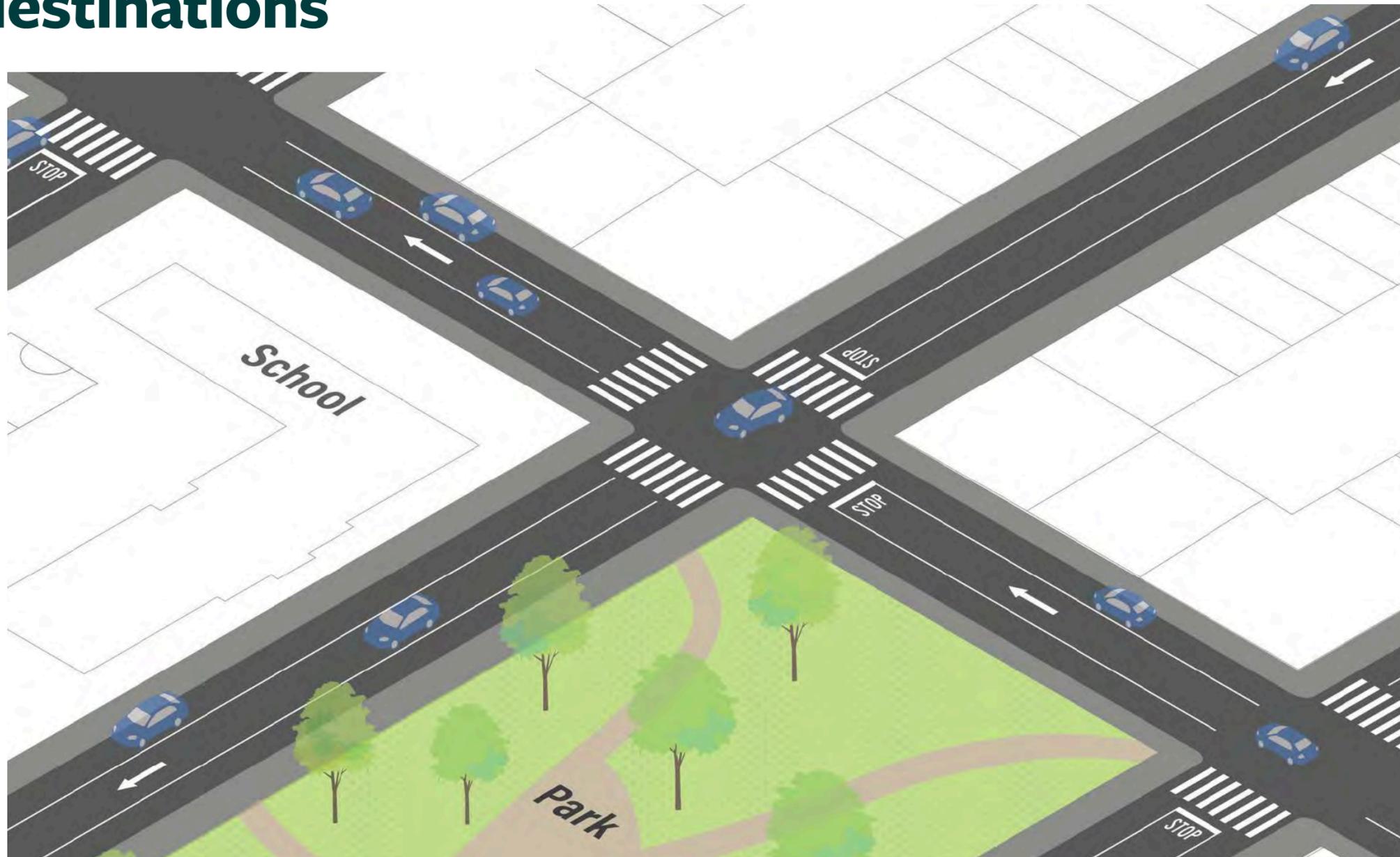
Diagonal diverters



Diagonal diverters



Plaza blocks near key destinations



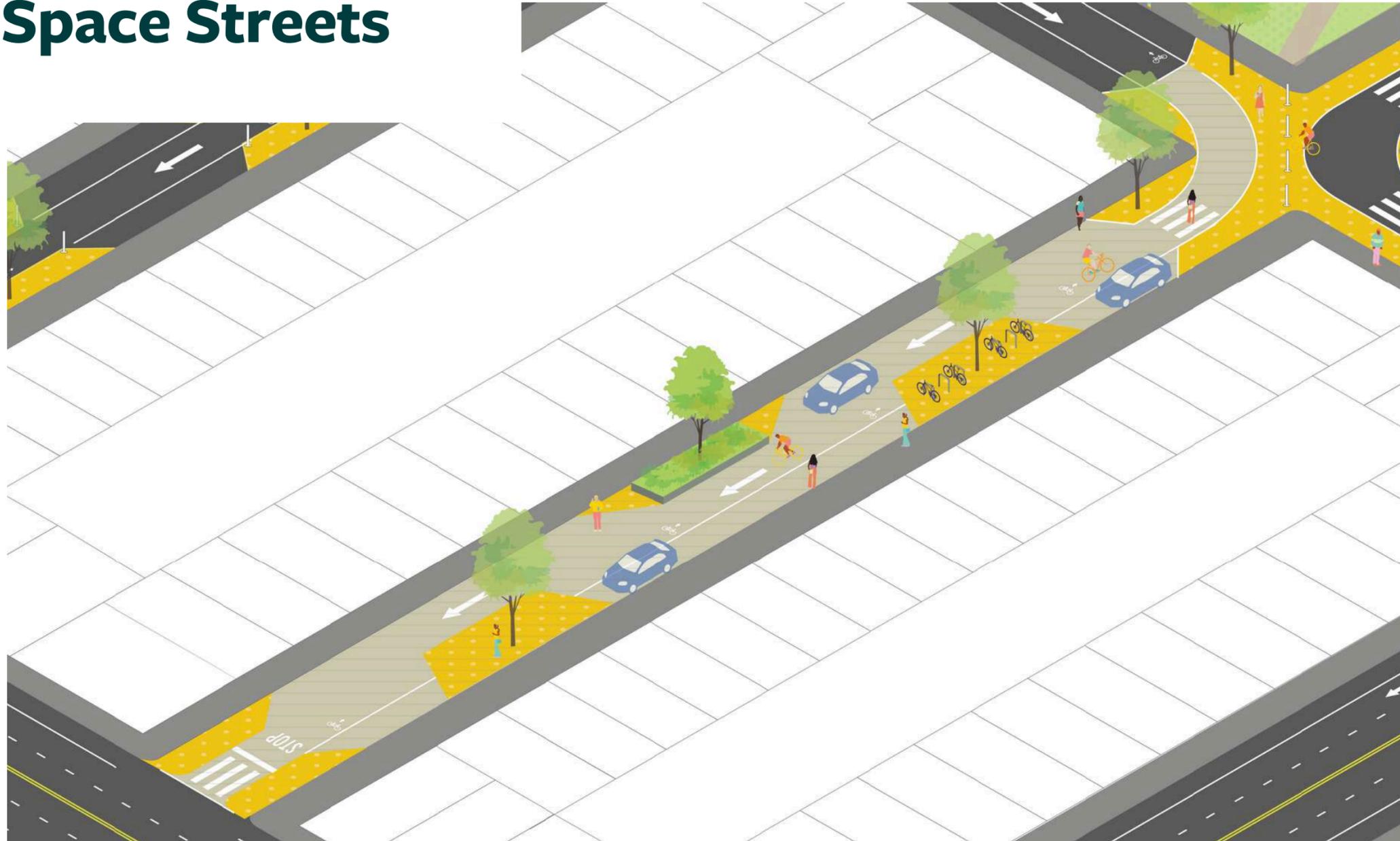
Plaza blocks near key destinations



Shared Space Streets



Shared Space Streets



This neighborhood approach is gaining ground **worldwide**



📍 BERLIN, GERMANY



📍 PORTLAND, OREGON



📍 LONDON, UNITED KINGDOM



📍 LONDON, UNITED KINGDOM



📍 LONDON, UNITED KINGDOM



📍 BOGOTÁ, COLOMBIA



📍 BARCELONA, SPAIN



📍 QUEENS, NEW YORK



📍 LONDON, UNITED KINGDOM

Benefits for the neighborhood

01

Through driving is redirected as cars move to perimeter roads for necessary car trips.²



↓ **46.9%**

reduction in traffic volume

Traffic on **boundary roads** stayed **largely consistent**, with a slight average decrease of

↓ **1.6%**

02

They make streets safer, by **reducing crime**³ and **slowing down cars**⁴ in residential neighborhoods.



↓ **50%**

reduction in car-related casualties



In LTNs, there is a **10-18% reduction in crime**

Benefits for the neighborhood

03

Air quality is improved with less emissions in the neighborhood.⁴



concentration of nitrogen dioxide fell

↓ **5.7%**
within LTNs

↓ **9%**
on boundary roads

04

Boosts active travel, leading to **health benefits** that include increased life expectancy, reduced mortality, and fewer sick days.⁵



+ **25%**
more active travel

🛡️ increases life expectancy by 200 days

🛡️ **In London:** prevented 37 deaths and half a million sick days annually

LTNs are **self-enforcing** and don't require programming or other daily maintenance (like moving barricades)

01

Extra space is allocated to **the community**: trees can be planted, public seating areas or playgrounds can be added

With lower traffic volumes and speeds, LTN streets **naturally integrate into the bike network without needing further investment** and separate infrastructure.

LTNs are **inexpensive to implement** and over time, saves the city a lot of money with the health benefits.



LTNs are **self-enforcing** and don't require programming or other daily maintenance (like moving barricades)

Extra space is allocated to **the community**: trees can be planted, public seating areas or playgrounds can be added

02

With lower traffic volumes and speeds, LTN streets **naturally integrate into the bike network without needing further investment** and separate infrastructure.

LTNs are **inexpensive to implement** and over time, saves the city a lot of money with the health benefits.

6



LTNs are **self-enforcing** and don't require programming or other daily maintenance (like moving barricades)

Extra space is allocated to **the community**: trees can be planted, public seating areas or playgrounds can be added

With lower traffic volumes and speeds, LTN streets **naturally integrate into the bike network without needing further investment** and separate infrastructure.

03

LTNs are **inexpensive to implement** and over time, saves the city a lot of money with the health benefits.



Benefits for the city



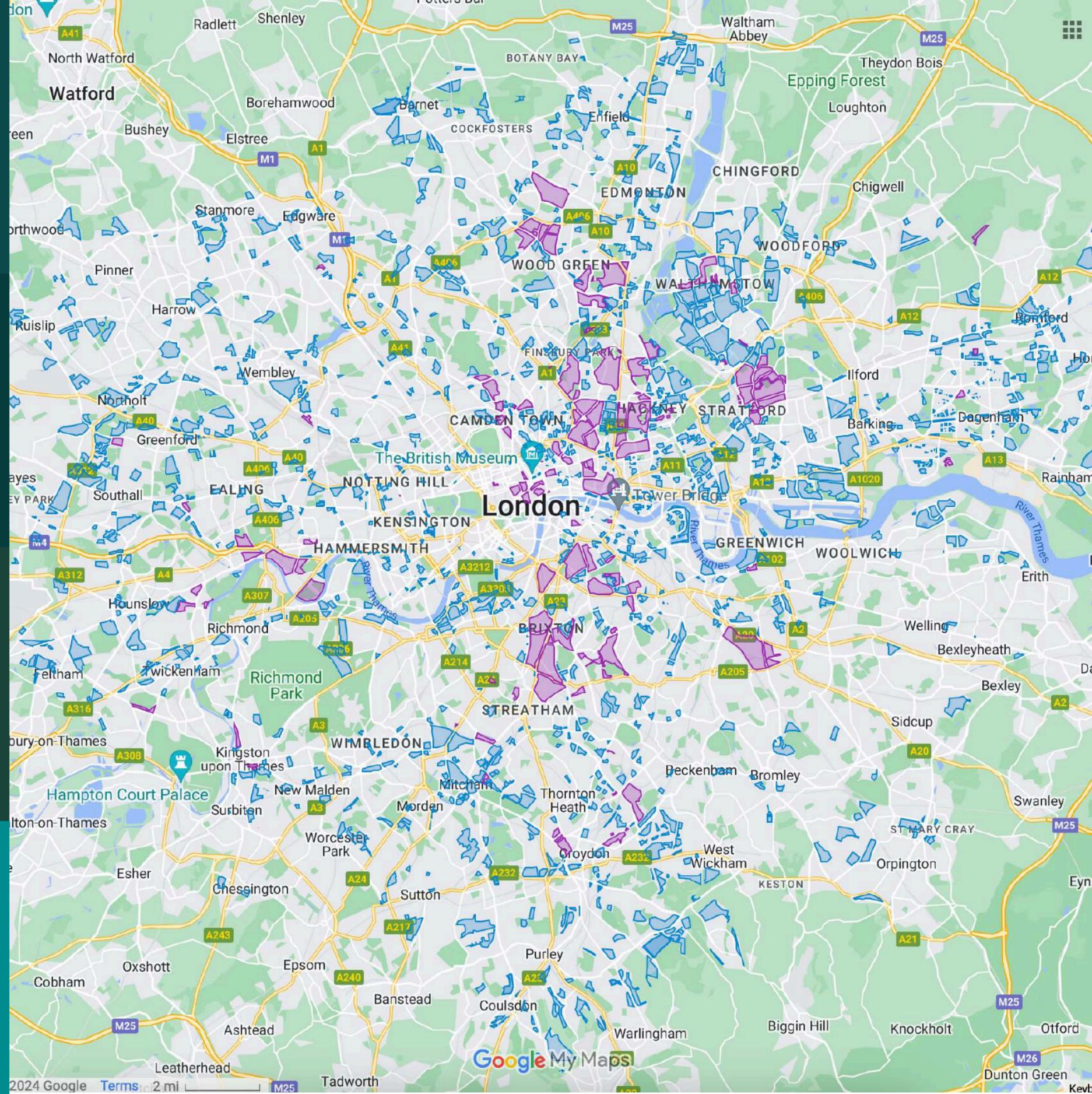
LTNs are **self-enforcing** and don't require programming or other daily maintenance (like moving barricades)

Extra space is allocated to the **community**: trees can be planted, public seating areas or playgrounds can be added

With lower traffic volumes and speeds, LTN streets **naturally integrate into the bike network without needing further investment** and separate infrastructure.

LTNs are **inexpensive to implement** and over time, saves the city a lot of money with the health benefits. ⁶

04



What LTNs are **NOT**

LTNs are NOT pedestrianization



Unlike Open Streets, LTNs are self-enforcing and don't require programming or other daily maintenance (like moving barricades).



📍 LONDON, UNITED KINGDOM

Do not require removing parking

Do not prohibit vehicle access

Do not reduce emergency response times

What LTNs are **NOT**

Not pedestrianization

LTNs do NOT require removing parking



Additional improvements can be made by removing parking, but an LTN can be created without removing any parking.



BOGOTÁ, COLOMBIA

Do not prohibit vehicle access

Do not reduce emergency response times

What LTNs are **NOT**

Not pedestrianization

Do not require removing parking

LTNs do NOT prohibit vehicle access



LTNs maintain full access for all essential vehicles including emergency services, garbage trucks, deliveries, and local traffic

7



Do not reduce emergency response times

What LTNs are **NOT**

Not pedestrianization

Do not require removing parking

Do not prohibit vehicle access

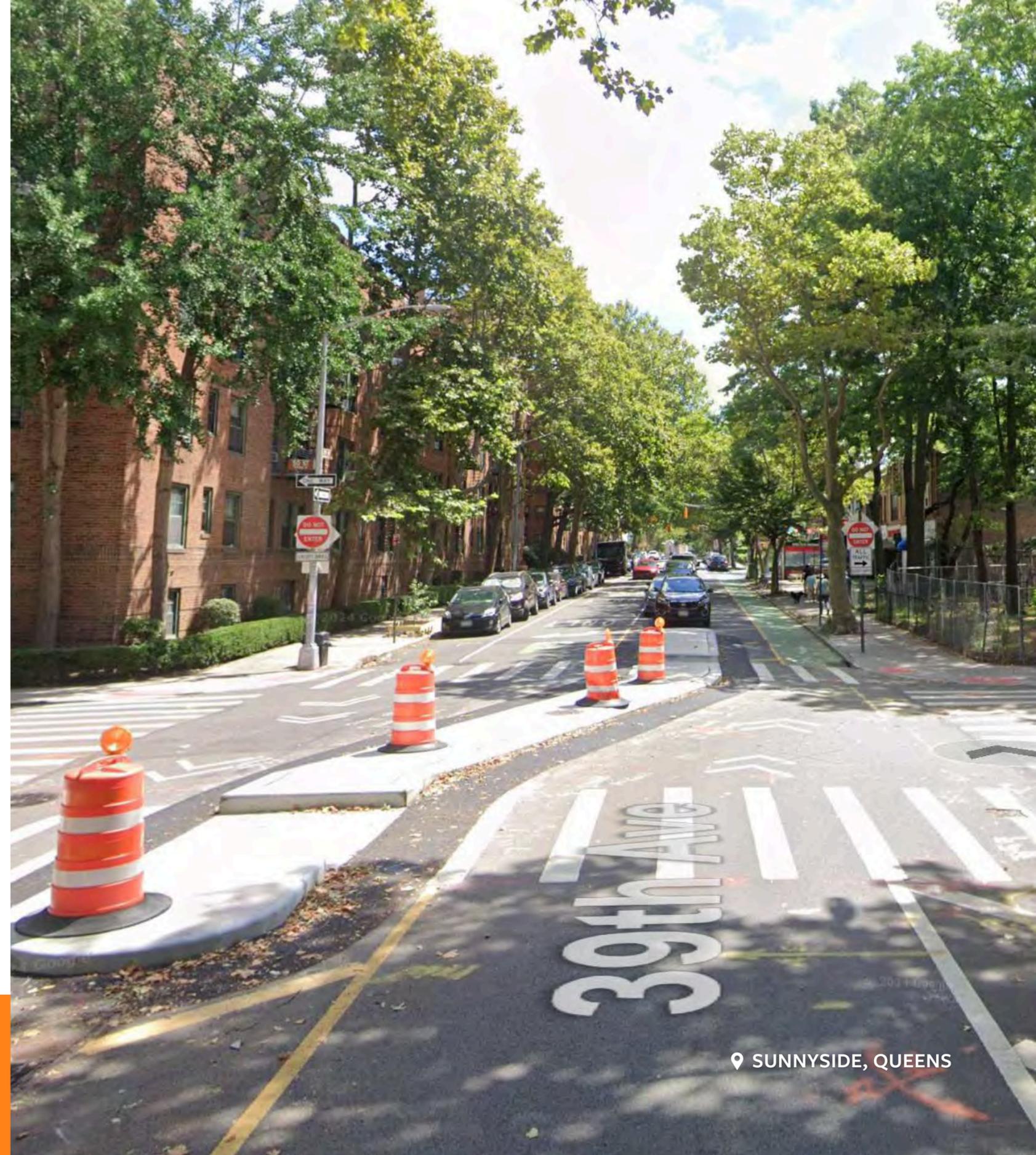
LTNs do NOT reduce emergency response times



According to several studies in London, because LTN's reduce traffic, emergency vehicles are able to more easily access their destination without the obstruction of obstacles like double parked vehicles or congestion.



What about New York City?



NYC already applies these elements successfully in various neighborhoods

NYC's current toolbox includes...

Pedestrian Friendly Spaces

1

📍 PASEO PARK IN JACKSON HEIGHTS, QUEENS



📍 39TH AVENUE BIKE BOULEVARD IN QUEENS

Bike Boulevards

2



📍 SLOW ZONE IN CLAREMONT, THE BRONX

Slow Streets

3



Redirecting flow

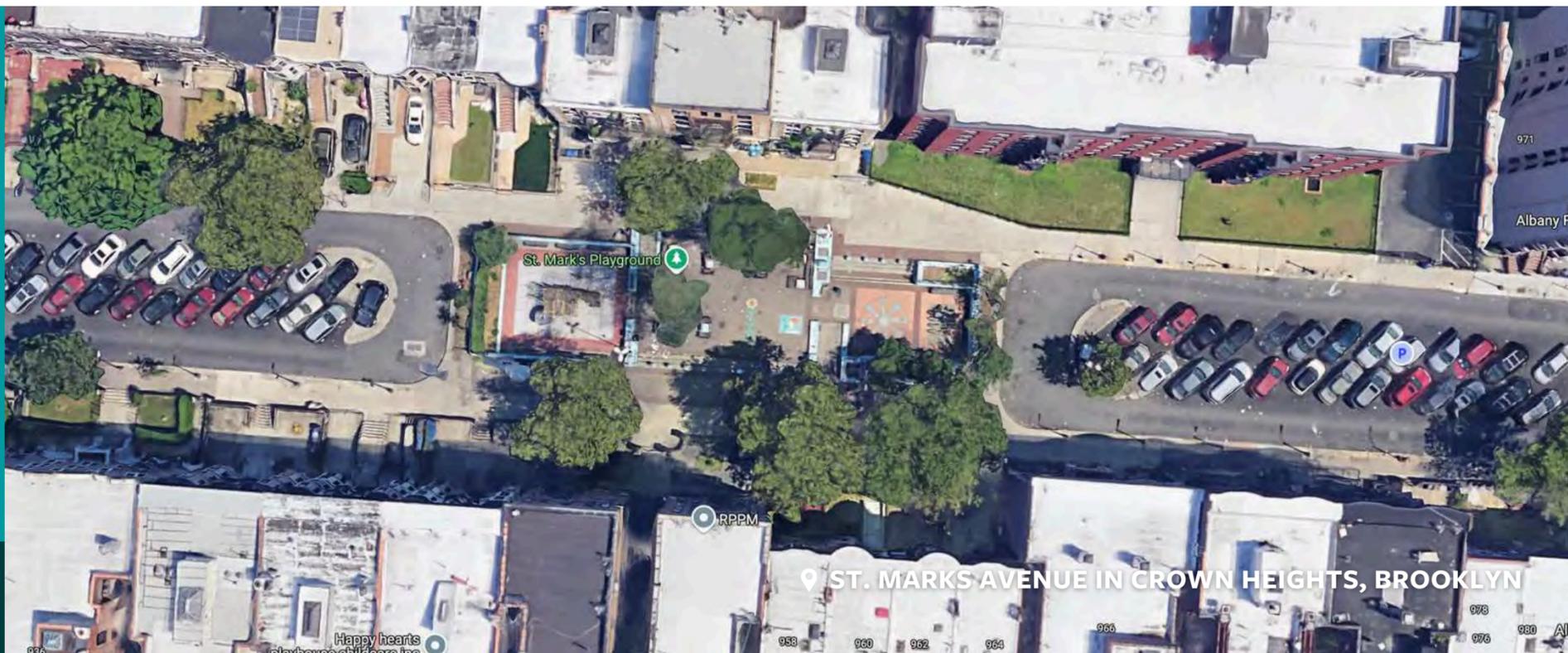
4



📍 BOND ST / LIVINGSTON IN BROOKLYN

Diversers

5



📍 ST. MARKS AVENUE IN CROWN HEIGHTS, BROOKLYN

Chicanes

6



📍 71ST AVENUE IN QUEENS

Contraflow Bike Lanes

7



📍 TECH PL / ADAMS ST IN BROOKLYN

LTNs bring all these together in one area to amplify their collective impact.



areas with
safety issues

areas with speeding and
evident cut-through driving

DISCUSSION

How could your
neighborhood **benefit from**
an LTN treatment?

community centers, schools,
parks that should have
slower quieter streets

Thank you!

If you have any questions, or need further information, please let us know!

Talya Schwartz

Lead Strategist, Urban Mobility
talya@openplans.org



openplans.org



Suggest a Low Traffic Neighborhood!

Do you have a neighborhood in mind that you think might be a good fit for a Low Traffic Neighborhood (LTN)? Scan below.



Acknowledgments

We would like to thank our interviewees for generously sharing their expertise and time with us. Each conversation introduced new ideas and concepts, many of which we have shared in this presentation.

We would like to thank our 2024 summer intern, Emily Padilla-Chicas who did so much of the initial research and outreach to experts on Low Traffic Neighborhoods.

We would also like to thank Solomon Green-Eames for his expertise, creativity, and inspiration as he created the illustrations and applied examples presented in this document.

Interviewees

Sam Balto

Founder of the Bike Bus movement in USA

Physical Education Teacher at a local public school in Portland, Oregon

Giulio Ferrini

Head of Built Environment at Institute for Human Rights & Business

Previously designed and implemented LTNs in London

Sílvia Casorrán Martos

Former Deputy Chief Architect at Barcelona City Council

Rachel Aldred

Professor at the University of Westminster, England

Ragnhild Sørensen

Head of Communication at Changing Cities, Berlin

Ebru Gencer

Adjunct Associate Professor at GSAPP at Columbia University

Florian Lorenz and Georg Wieser

Designers and Architects co-founders of LAUT Studio which implemented Superblocks in Vienna

Endnotes

- 1 A survey conducted by Data for Progress and commissioned by Open Plans, [NY Statewide Housing Survey](#), 2023.
- 2 Thomas, Asa, and Rachel Aldred. ["Changes in Motor Traffic Inside London's LTNs and on Boundary Roads."](#) London: Possible, 2023.
- 3 Transport for London. ["The Impacts of Low Traffic Neighbourhoods in London: A Summary of Evidence."](#) London: Transport for London, 2024.
- 4 Mueller, Natalie, David Rojas-Rueda, Haneen Khreis, Mark Nieuwenhuijsen, David Rojas-Rueda, and Mueller Natalie. ["Changing the Urban Design of Cities for Health: The Superblock Model."](#) *Environment International* 134 (2020): 105132.
- 5 Aldred, Rachel, Anna Goodman, and James Woodcock. ["Impacts of Active Travel Interventions on Travel Behaviour and Health: Results from a Five-Year Longitudinal Travel Survey in Outer London."](#) *Journal of Transport & Health* 35 (March 2024): 101771.
- 6 Aldred, Rachel, Anna Goodman, and James Woodcock. ["Impacts of Active Travel Interventions on Travel Behaviour and Health: Results from a Five-Year Longitudinal Travel Survey in Outer London."](#) *Journal of Transport & Health* 35 (March 2024): 101771.; Postaria, R. "Superblock (Superilla) Barcelona—a City Redefined." *World Cities Forum*, 2021.
- 7 Goodman, Anna, Anthony Laverty, and Rachel Aldred. "The Impact of Introducing a Low Traffic Neighbourhood on Fire Service Emergency Response Times, in Waltham Forest, London." *Center for Open Science*, 2020.; Goodman, Anna, Anthony A. Laverty, Asa Thomas, and Rachel Aldred. "The Impact of 2020 Low Traffic Neighbourhoods on Fire Service Emergency Response Times, in London, UK." *Findings* (May 2021). <https://doi.org/10.32866/001c.23568>.

Image Credits

Slide 4

Barcelona, Spain | Photo by Orbon Alija from Getty Images Signature

Slide 5-9

Chelsea, Manhattan | Photo by Angel Mendoza, Open Plans

East Village, Manhattan | Photo by Ryan DeBerardinis from Canva

Jackson Heights, Queens | Photo by Clarence Eckerson Jr., Streetfilms

Photo by milehightraveler from Getty Images Signature

Slide 10

Barcelona, Spain | Photo by Solomon Green-Eames

Slide 12

Barcelona, Spain | Photo by Solomon Green-Eames

Slide 13

Barcelona, Spain | Photo by Barcelona Laboratory for Urban Environmental Justice and Sustainability

Slide 14

Illustration by Solomon Green-Eames

Lewisham | [Photo](#) by South London Press, London Weekly News & Mercury

Screenshot from Strong Towns Video (LONDON: A glimpse into the evolution of Low Traffic Neighborhood (LTN) installations)

Jackson Heights, Queens | Photo by Clarence Eckerson Jr., Streetfilms

London Borough of Hackney | Photo by The Ranty Highwayman

University City, Philadelphia | [Photo](#) by Tim Barnes, Shiftspace Design

Middlefield, Leith Walk, Edinburgh | Photo by Not for Profit Planning

Downtown, Pittsburgh | Photo by Clarence Eckerson Jr., Streetfilms

Slide 15-33

Illustrations by Solomon Green-Eames

Slide 34

[Canonbury East](#) | Map by Islington Council

Slide 37

[Map](#) by Healthy Streets Scorecard Coalition based on data provided by SafeCycleLDN

Slide 38

[Photo](#) by Matt Seymour for Centre for London

Slide 39

Photo by BCN Ecologia

Slide 40

[Photo](#) by Eric Luskin

Slide 41

[Photo](#) by Lansdown Crescent Association

Slide 42

[Photo](#) by Heathcliff O'Malley

Slide 43

Bogotá, Colombia | Photo by Secretaría Distrital de Movilidad

Slide 44

Screenshot from Strong Towns Video (LONDON: A glimpse into the evolution of Low Traffic Neighborhood (LTN) installations)

Slide 45

[Photo](#) by Transport for London

Slide 46

Jackson Heights, Queens | Photo by New York City Department of Transportation

39th Avenue Bike Boulevard in Sunnyside, Queens | Photo by New York City Department of Transportation

Slow Zone in Claremont, The Bronx | Photo by New York City Department of Transportation

Slide 47

Replacing street signs for redirection in Bond St and Livingston St in Brooklyn | Photo by New York City Department of Transportation

St. Marks Avenue in Crown Heights, Brooklyn | Screenshot from Google Maps

Chicanes in 71st Avenue, Queens | Photo by New York City Department of Transportation

Tech Pl and Adams St in Brooklyn | Screenshot from Google Maps

Slide 49-67

Illustrations by Solomon Green-Eames

Slide 68

Illustration by Shustriks

Slide 69

Photo by Carl Mahaney, Open Plans

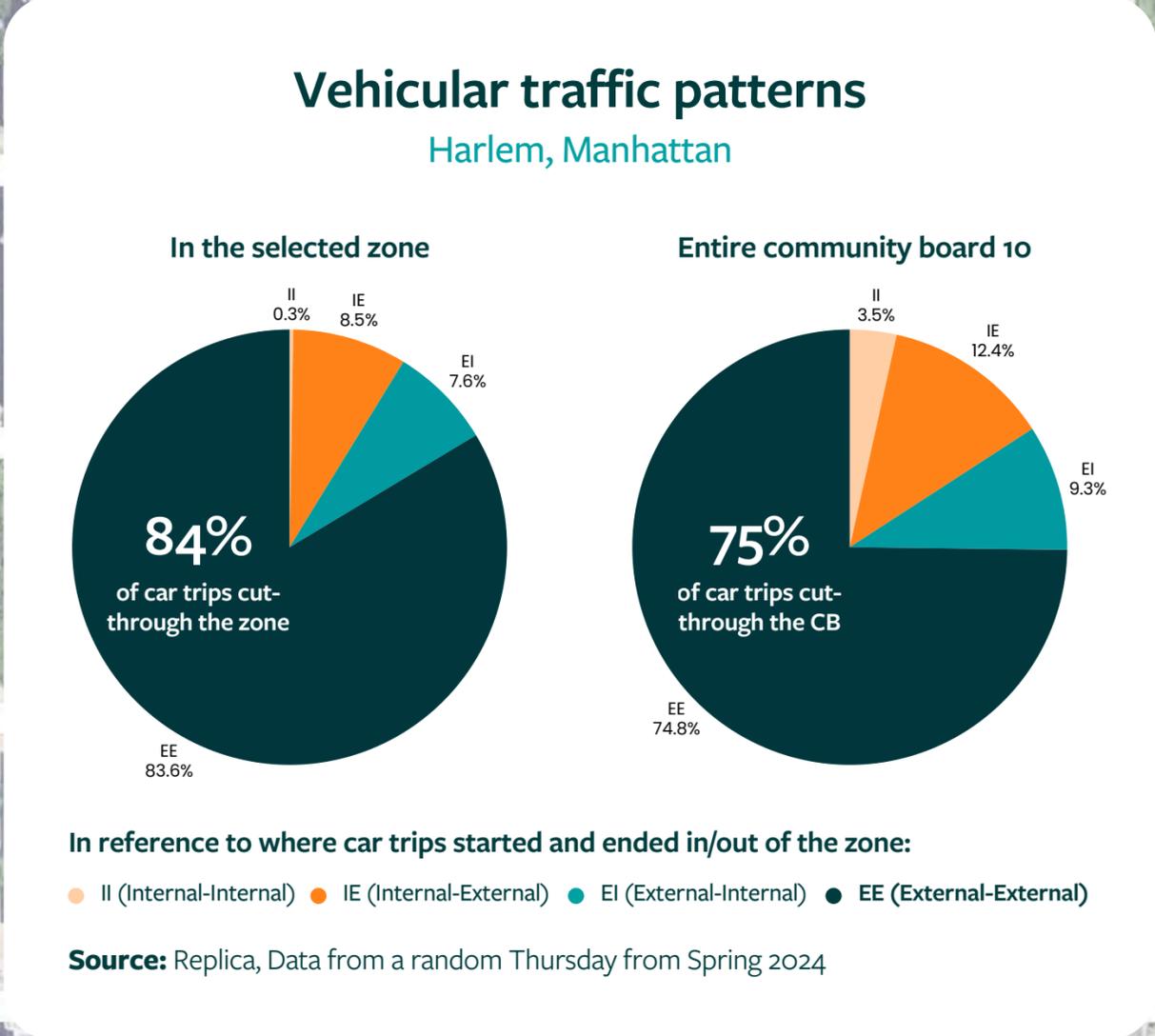
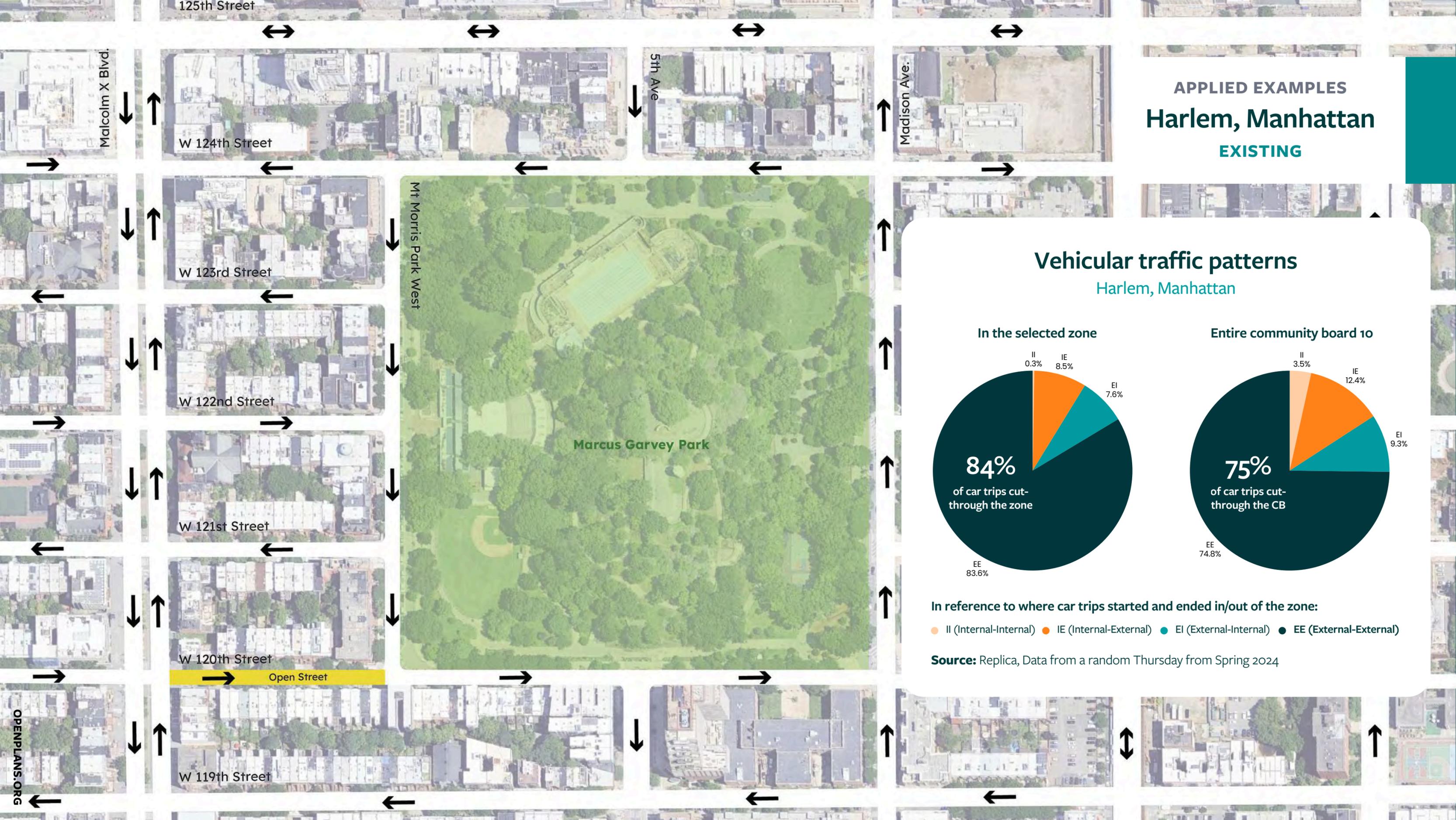
Photo by Emily Chinay, Open Plans

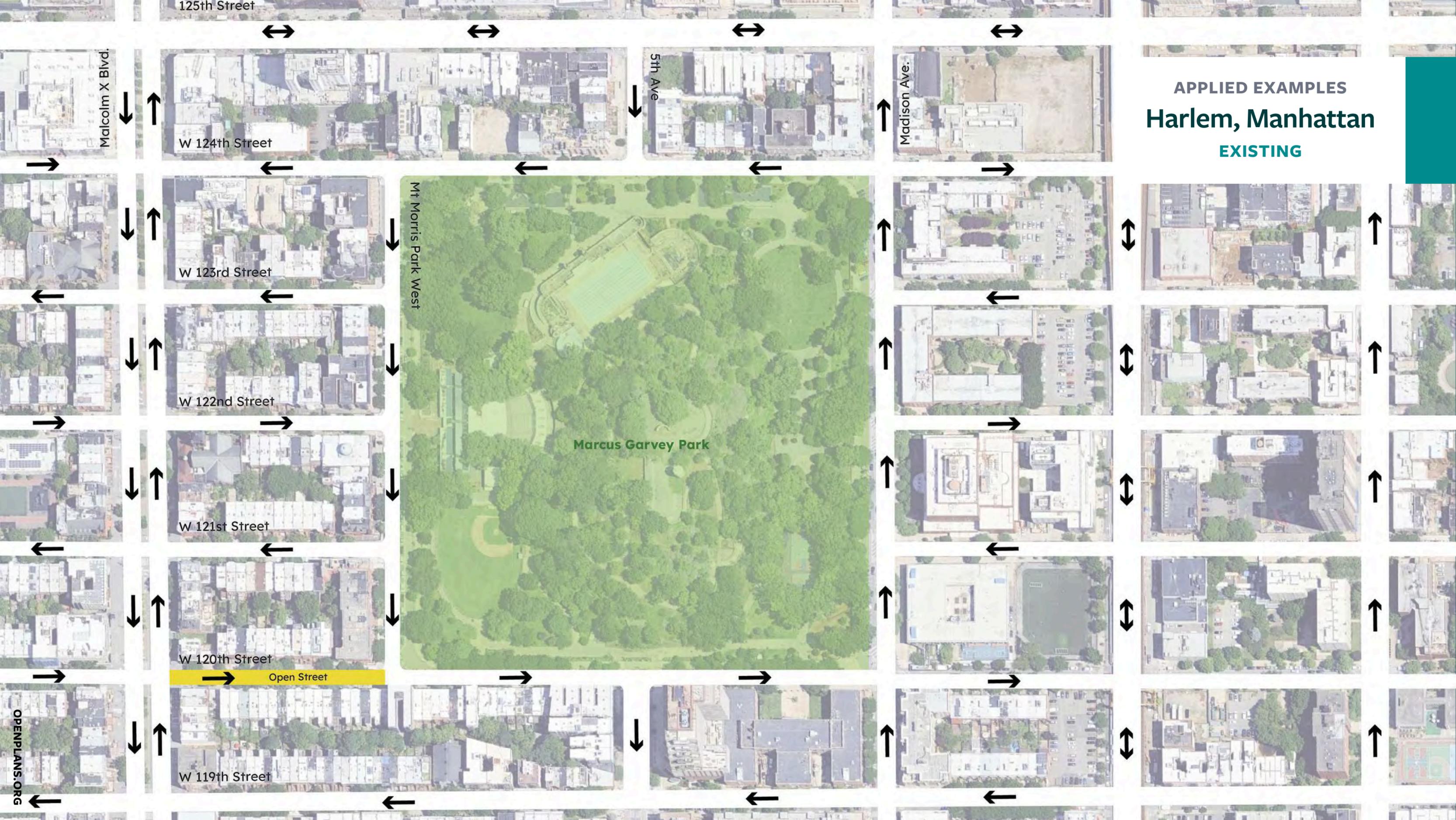
Slide 71

Bogotá, Colombia | Video by Secretaría Distrital de Movilidad

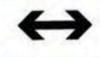
Appendix

APPLIED EXAMPLES
Harlem, Manhattan
 EXISTING





125th Street



Malcolm X Blvd.



W 124th Street



5th Ave



Madison Ave.

APPLIED EXAMPLES
Harlem, Manhattan
EXISTING

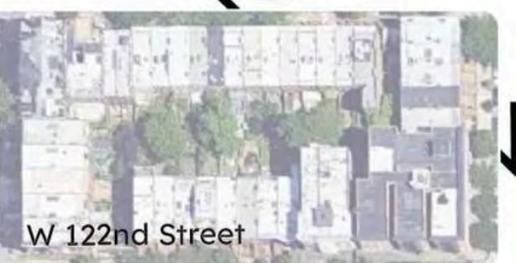


W 123rd Street



Mt Morris Park West

Marcus Garvey Park



W 122nd Street



W 121st Street



W 120th Street

Open Street



W 119th Street



OPENPLANS.ORG



125th Street

Malcolm X Blvd.

W 124th Street

5th Ave

Madison Ave.

W 123rd Street

W 122nd Street

W 121st Street

W 120th Street

W 119th Street

Bus Gate

Mt Morris Park West

Marcus Garvey Park

Plaza Block

Plaza Block

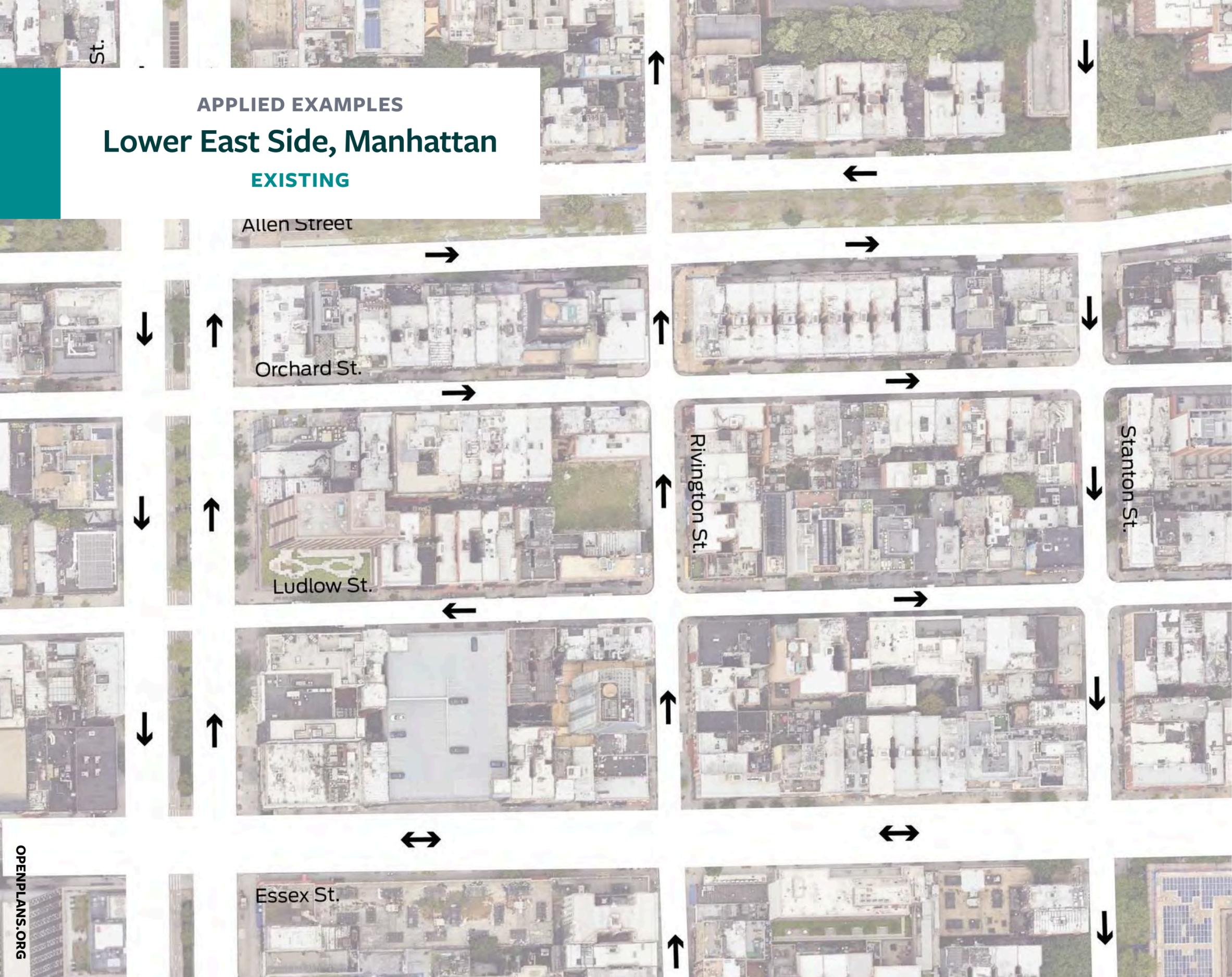
Bus Gate

APPLIED EXAMPLES
Harlem, Manhattan
PROPOSED (VEHICLES ONLY)

OPENPLANS.ORG

APPLIED EXAMPLES
Lower East Side, Manhattan

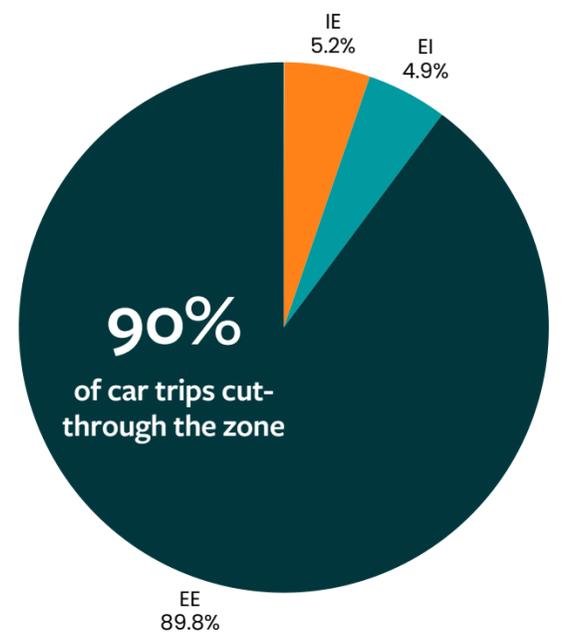
EXISTING



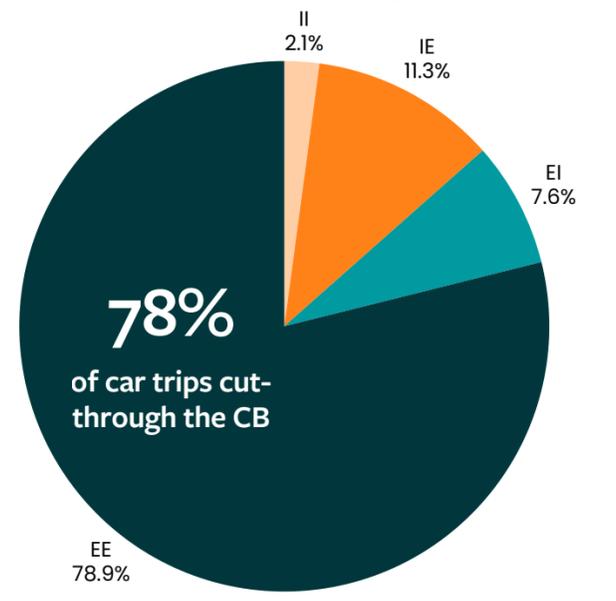
Vehicular Traffic Patterns

Lower East Side, Manhattan

In the selected zone



Entire community board 3



St.

APPLIED EXAMPLES

Lower East Side, Manhattan

EXISTING

Allen Street

Orchard St.

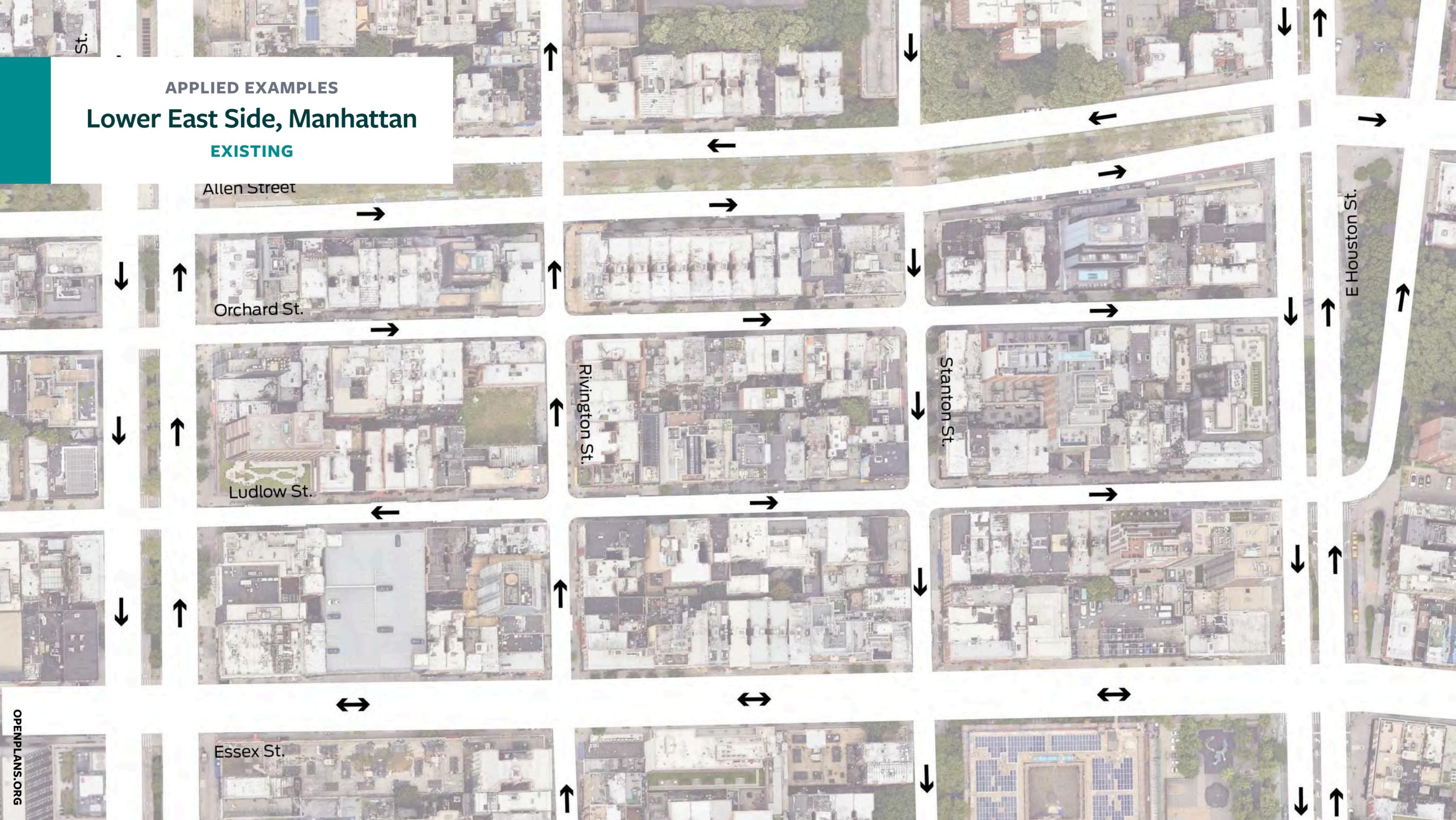
Ludlow St.

Rivington St.

Stanton St.

E Houston St.

Essex St.



St.

APPLIED EXAMPLES

Lower East Side, Manhattan

PROPOSED

Allen Street

Orchard St.

Ludlow St.

Plaza Block
(Limited Vehicle Access)

Rivington St.

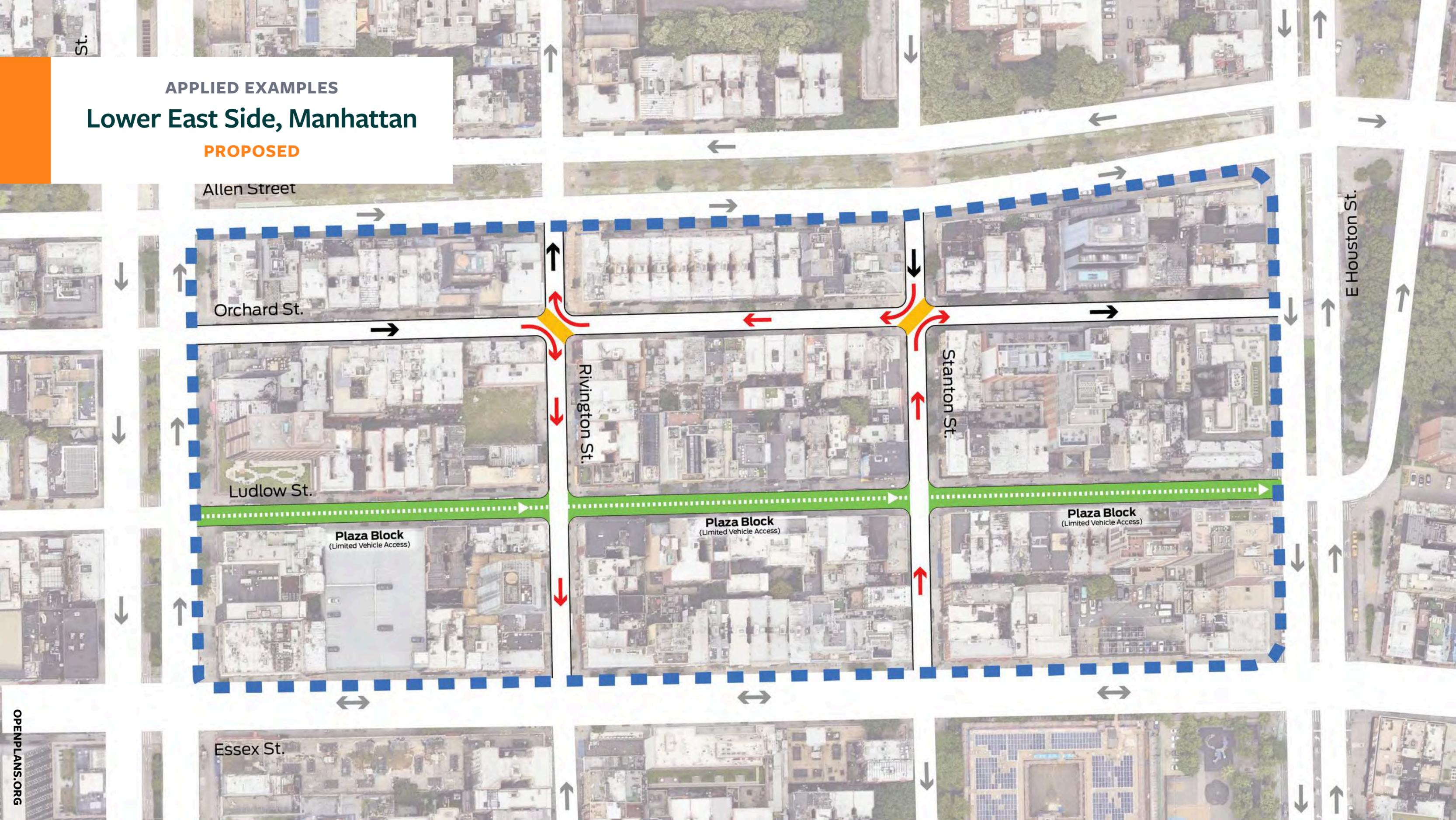
Plaza Block
(Limited Vehicle Access)

Stanton St.

Plaza Block
(Limited Vehicle Access)

E Houston St.

Essex St.





COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

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BROOKLYN BOROUGH PRESIDENT



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SECOND VICE-CHAIRPERSON

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THIRD VICE-CHAIRPERSON

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DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 13, 2026

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

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

District Attorney Eric Gonzalez
350 Jay Street
Brooklyn, New York 11201

RE: Inquiry – Status of Critical Injury

Dear Inspector Ge, District Attorney Gonzalez and Captain Seminerio:

At the regular meeting of Brooklyn Community Board No. 1, held the evening of February 10, 2026, the board members received a report from the Transportation Committee. Please be advised that the board members voted unanimously to support sending this letter.

Community Board 1 seeks an update regarding the status of the investigation into the following critical injury:

Date/Time: November 25, 2025 / 9:38 AM

Location: Manhattan Avenue between Maujer street and Grand Avenue

Victim: Margaret Duffy

Working for a Safer Williamsburg-Greenpoint.

Sincerely,

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

Dealice Fuller
Chairperson

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



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COUNCILMEMBER, 34th CD

February 12, 2026

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Commanding Officer 90th Precinct
211 Union Avenue
Brooklyn, NY, 11211-7417

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

District Attorney Eric Gonzalez
350 Jay Street
Brooklyn, New York 11201

RE: Inquiry – Status of Traffic Fatality

Dear Inspector Ge, District Attorney Gonzalez and Captain Seminerio:

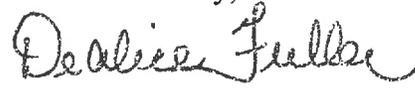
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Community Board 1 seeks an update regarding the status of the investigation into the following traffic fatality:

Date/Time: Decembre 9, 2025 / 9:38 AM
Location: Hooper Street and Wythe Avenue
Victim: Tamara Jacobowitz

Working for a Safer Williamsburg-Greenpoint.

Sincerely,

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

Dealice Fuller
Chairperson

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



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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 13, 2026

Honorable Jennifer Gutierrez
34th District Council Member, New York City Council
244 Union Avenue
Brooklyn, NY 11211

RE: Street Co-Naming Honoring Mr. Billy Jones (Southeast Corner of Bedford Avenue and Broadway)

Dear Council Member Gutierrez,

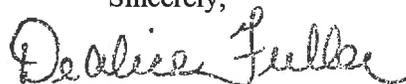
At the regular meeting of Brooklyn Community Board No. 1, held the evening of February 10, 2026, the Board Members received a report from the Transportation Committee (report is attached). Please be advised that the Board Members voted to support sending this letter.

The vote was as follows: 31 "YES"; 0 "NO"; 0 "ABSTENTIONS".

Brooklyn Community Board No. 1 supports the co-naming of the Southeast Corner of Bedford Avenue and Broadway, honoring Mr. Billy Jones.

Working for a Better Williamsburg-Greenpoint.

Sincerely,


Dealice Fuller
Chairperson

cc: Brooklyn Borough President Antonio Reynoso
NYC DOT Brooklyn Borough Commissioner Keith Bray



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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 13, 2026

Honorable Jennifer Gutierrez
34th District Council Member, New York City Council
244 Union Avenue
Brooklyn, NY 11211

RE: Street Co-Naming Honoring Ms. Rose Cassara (Corner of Ainslie Street and Graham Avenue)

Dear Council Member Guitierrez,

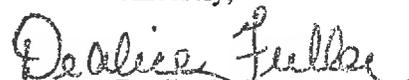
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The vote was as follows: 31 "YES"; 0 "NO"; 0 "ABSTENTIONS".

Brooklyn Community Board No. 1 supports the co-naming of the Corner of Ainslie Street and Graham Avenue, honoring Ms. Rose Cassara.

Working for a Better Williamsburg-Greenpoint.

Sincerely,


Dealice Fuller
Chairperson

cc: Brooklyn Borough President Antonio Reynoso
NYC DOT Brooklyn Borough Commissioner Keith Bray



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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 10, 2026

COMMITTEE REPORT

SLA REVIEW AND DCA COMMITTEE

TO: Chairperson Dealice Fuller
And CB#1 Board Members

FROM: Arthur Dybanowski, Chair
SLA Review & DCA Committee

RE: Committee Meeting January 29, 2026

The SLA Review & DCA Committee met at Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Ave) at 6:30 pm on January 29, 2026, Representatives of the Community Board and other Community Board members participated in the discussion and review of the applications. Applicants were advised that the meeting was to end at 9:00 pm and those applications not reached would be postponed to the next Committee meeting. Prior to the meeting, the List of New and Renewal applications that had been posted at the Public Hearing was provided to the 90 and 94 Precincts of the NYPD for their review.

ATTENDANCE:

Present: Dybanowski; Bachorowski; Bruzaitis; Foster; Van Couten; Talati; Kun*.
Absent: Dennis; Sofer; Cohen*; Weiser (+).

The quorum was achieved.

LIQUOR LICENSES

NEW

1. AG Acquisition 1 LLC, DBA TBD, 111 Gardner Avenue & 140 Stewart Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Cabaret (musical or

other entertainment with 600 or more patron capacity), Live Music: All Types, Patron Dancing, Patio or Deck, Rooftop, Freestanding Structures and Open Area Spaces Within) **Applicant WITHDREW the application**

2. Bark Barbecue Corp., 25 Thames Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Live Music: Merengue Tipico Bands, Patio or Deck) **Applicant requested for POSTPONEMENT.**
3. BK SND, Inc., DBA MD Live, 50 South 1st Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Tavern, Live Music: Live Rock, Blues, Jazz, Acoustic, Patron Dancing) **Applicant WITHDREW the application.**
4. Boots & Beer LLC, 89 North 6th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider) **Committee Recommended APPROVAL.**
5. End of the World NY LLC, DBA Pending, 38 Driggs Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL.**
6. Kuxtal Corp, DBA Limosneros, 366 Union Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Patio or Deck, Garden/Grounds, Backyard) **Applicant requested for POSTPONEMENT.**
7. Peek In NYC Inc., DBA Peek In Cafe, 80 Franklin Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL with STIPULATIONS: Letter from Milton Block Association. The applicant is # 1 on Items previously postponed.**
8. Regalis Events LLC, DBA TBD, 250 Johnson Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL.**
9. Southern Hospitality Group LLC, DBA Southern Hospitality, 360 Bedford Ave., (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee Recommended APPROVAL with STIPULATIONS: More signatures required from 358, 360, 362 Bedford Avenue and across the street.**
10. Waynes World Bar Limited Liability Company, 524 Graham Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee Recommended APPROVAL.**

11. Wheated Bagels LLC, DBA Wheated Tavern, 369 Leonard Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL**

SIDEWALK CAFÉ & ROADWAY CAFÉ:

1. K & M Cafe LLC, DBA Roebbling Sporting Club, 225 North 8th Street aka 66 Roebbling Street. Roadway Cafe
2. MMI 2020 LLC, DBA Recette NYC, 103 Havemeyer Street – Store No. 1. Sidewalk Cafe
3. Veselka Lorimer Restaurant LLC, DBA Veselka, DBA 646 Lorimer Street. Sidewalk Cafe

AMENDED NOTICES PREVIOUSLY APPROVED

1. 142 Franklin Street Inc., 142 Franklin Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Amended Notice to Reflect Corporation Name Change)
2. Greenpoint Comedy Club LLC, 66-68 Greenpoint Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Live Music: Various, Live Comedy Performances, Patio or Deck Change Address and Security Personnel)
3. House of Jus LLC, 85 South 6th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Garden/Grounds, Name Change)

RENEWALS

1. 301 Tavern Corp, DBA Common Mollies, 301 Ainslie Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
2. 63 Montrose LLC, DBA The Rosemont, 63 Montrose Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
3. Ammazza Corp, DBA Ammazzacaffe, 702 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
4. Bamontes Restaurant Corp, 32 Withers Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
5. Bogart House LLC, 230 Bogart House, (Renewal, Liquor, Wine, Beer & Cider, Catering Establishment)
6. Cafe Bureau LLC, 251 Grand Street, (Renewal, Wine, Beer & Cider, Bar/Tavern) Backyard
7. Dow Young Group Inc, DBA The Commodore, 366 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
8. Edys Grocer LLC, DBA Edy's Grocer, 136 Meserole Avenue, (Renewal, Wine, Beer & Cider, Rest)
9. Graham Electric LLC, DBA Crystal Lake, 647 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)

10. Grand Street Food & Wine LLC & Night Moves Bar LLC, DBA The Four Horsemen; Night Moves; Day Moves, 295 Grand Street, Southern Store, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
11. HTL Greenpoint LLC, DBA The Moonlight Mile, 200 Franklin Street, Unit C1, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
12. K&M Cafe LLC, DBA Roebling Sporting Club, 225 North 8th Street a/k/a 66 Roebling Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
13. Lama 222 Corp, DBA Tradesman, 222 Bushwick Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar Tavern)
14. Layla Hospitality LLC, 352 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest) Backyard
15. Pigri LLC, DBA Milk and Roses, 1140 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest) Backyard
16. Rhymin & Thievin LLC, DBA Thief, 595 Union Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
17. Rossi's Lounge L.L.C., 25 Broadway, (Renewal, Liquor, Wine, Beer & Cider, Tavern On-Premises Liquor)
18. Saint Jane LLC, DBA Huda, 312 Leonard Street, (Renewal, Liquor, Wine, & Beer, Rest)
19. Sauced Rooster LLC, 331 Bedford Avenue, (Renewal, Wine, Beer & Cider, Rest)
20. Stephen W. Ehresman, DBA The Turkeys Nest Inc., 94 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar)
21. Taku New York Inc, DBA Taku Sando, 29 Greenpoint Avenue, (Renewal, Wine, Beer & Cider, Fast-Casual Dining Concept, Tavern) Backyard
22. Tri Point Holdings LLC, DBA Starlight, 596 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest) Backyard
23. Yia Yia's Taverna, LLC, 1035 Flushing Avenue, (Renewal, Wine, Beer & Cider, Rest) Backyard

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

ITEMS PREVIOUSLY POSTPONED

1. Peek In NYC Inc., 80 Franklin Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL with STIPULATIONS: Letter from Milton Block Association.**
2. 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) Due to large capacity they have to present at full board 02-10-26.

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

WHEN: Wednesday, February 25, 2026
TIME: 6:30 PM
WHERE: Swinging Sixties Senior Center
211 Ainslie St.
Brooklyn, NY 11222
(Corner of Manhattan Ave)



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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THIRD VICE-CHAIRPERSON

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FINANCIAL SECRETARY

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DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 13, 2026

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

RE: Liquor Licenses RENEWALS

Dear Chair Fan:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on February 10, 2026, the board members reviewed the SLA Review & DCA Committee Report (attached), and the various recommendations made. Below are the actions taken:

LIQUOR LICENSES:

RENEWAL

1. 301 Tavern Corp, DBA Common Mollies, 301 Ainslie Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
2. 63 Montrose LLC, DBA The Rosemont, 63 Montrose Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
3. Ammazza Corp, DBA Ammazzacaffe, 702 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
4. Bamontes Restaurant Corp, 32 Withers Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
5. Bogart House LLC, 230 Bogart House, (Renewal, Liquor, Wine, Beer & Cider, Catering Establishment)
6. Cafe Bureau LLC, 251 Grand Street, (Renewal, Wine, Beer & Cider, Bar/Tavern) Backyard

7. Dow Young Group Inc, DBA The Commodore, 366 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
8. Edys Grocer LLC, DBA Edy's Grocer, 136 Meserole Avenue, (Renewal, Wine, Beer & Cider, Rest)
9. Graham Electric LLC, DBA Crystal Lake, 647 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
10. Grand Street Food & Wine LLC & Night Moves Bar LLC, DBA The Four Horsemen; Night Moves; Day Moves, 295 Grand Street, Southern Store, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
11. HTL Greenpoint LLC, DBA The Moonlight Mile, 200 Franklin Street, Unit C1, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
12. K&M Cafe LLC, DBA Roebling Sporting Club, 225 North 8th Street a/k/a 66 Roebling Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
13. Lama 222 Corp, DBA Tradesman, 222 Bushwick Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar Tavern)
14. Layla Hospitality LLC, 352 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest) Backyard
15. Pigri LLC, DBA Milk and Roses, 1140 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest) Backyard
16. Rhymin & Thievin LLC, DBA Thief, 595 Union Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
17. Rossi's Lounge L.L.C., 25 Broadway, (Renewal, Liquor, Wine, Beer & Cider, Tavern On-Premises Liquor)
18. Saint Jane LLC, DBA Huda, 312 Leonard Street, (Renewal, Liquor, Wine, & Beer, Rest)
19. Sauced Rooster LLC, 331 Bedford Avenue, (Renewal, Wine, Beer & Cider, Rest)
20. Stephen W. Ehresman, DBA The Turkeys Nest Inc., 94 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar)
21. Taku New York Inc, DBA Taku Sando, 29 Greenpoint Avenue, (Renewal, Wine, Beer & Cider, Fast-Casual Dining Concept, Tavern) Backyard
22. Tri Point Holdings LLC, DBA Starlight, 596 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest) Backyard
23. Yia Yia's Taverna, LLC, 1035 Flushing Avenue, (Renewal, Wine, Beer & Cider, Rest) Backyard

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

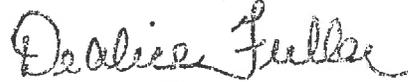
The Vote was: 31 "YES"; 0 "NO"; 0 "Abstentions".

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

WHEN: Wednesday, February 25, 2026
TIME: 6:30 PM
WHERE: Swinging Sixties Senior Center.
211 Ainslie Street
(Corner of Manhattan Ave)
Brooklyn, NY. 11211

Working for a Better Williamsburg-Greenpoint.

Sincerely,

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

Dealice Fuller
Chairperson



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 13, 2026

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

RE: SIDEWALK CAFÉ & ROADWAY CAFE

Dear Chair Fan:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on February 10, 2026, the board members reviewed the SLA Review & DCA Committee Report (attached), and the various recommendations made. Below are the actions taken:

SIDEWALK CAFÉ & ROADWAY CAFÉ:

1. K & M Cafe LLC, DBA Roebing Sporting Club, 225 North 8th Street aka 66 Roebing Street. Roadway Café **Committee Recommended to Approve.**
2. MMI 2020 LLC, DBA Recette NYC, 103 Havemeyer Street – Store No. 1. Sidewalk Café **Committee Recommended to Approve.**
3. Veselka Lorimer Restaurant LLC, DBA Veselka, DBA 646 Lorimer Street. Sidewalk Café **Committee Recommended to Approve.**

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

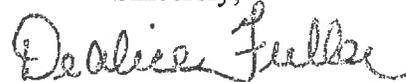
The Vote was: 31 "YES"; 0 "NO"; 0 "Abstentions".

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

WHEN: Wednesday, February 25, 2026
TIME: 6:30 PM
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Working for a Better Williamsburg-Greenpoint.

Sincerely,



Dealice Fuller
Chairperson



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February 13, 2026

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

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on February 10, 2026, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The applicant listed has been previously **APPROVED**:

Establishment Name	Address	License Type	Board Vote
142 Franklin Street Inc.	142 Franklin Street	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Amended Notice to Reflect Corporation Name Change	31 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Wednesday, February 25, 2026

Time: 6:30 PM

Location: Swinging Sixties Senior Center, 211 Ainslie Street
Brooklyn, NY 11222

Submitted by:

Dealice Fuller
Chairperson



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MEMBER-AT-LARGE

February 13, 2026

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

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on February 10, 2026, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The applicant listed has **WITHDREW** the application:

Establishment Name	Address	License Type
AG Acquisition 1 LLC, DBA TBD	111 Gardner Avenue & 140 Stewart Avenue	(New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Cabaret (musical or other entertainment with 600 or more patron capacity), Live Music: All Types, Patron Dancing, Patio or Deck, Rooftop, Freestanding Structures and Open Area Spaces Within)

Next SLA Review & DCA Committee Meeting:

Date: Wednesday, February 25, 2026

Time: 6:30 PM

Location: Swinging Sixties Senior Center, 211 Ainslie Street
Brooklyn, NY 11222

Submitted by:

Dealice Fuller
Chairperson



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February 13, 2026

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

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on February 10, 2026, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The Board Members voted to **POSTPONE (Applicant requested postponement)** the following application:

Establishment Name	Address	License Type	Board Vote
Bark Barbecue Corp.	25 Thames Street	New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Live Music: Merengue Tipico Bands, Patio or Deck	31 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Wednesday, February 25, 2026

Time: 6:30 PM

Location: Swinging Sixties Senior Center, 211 Ainslie Street
Brooklyn, NY 11222

Submitted by:

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February 13, 2026

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

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on February 10, 2026, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The applicant listed has **WITHDREW** the application:

Establishment Name	Address	License Type
BK SND, Inc., DBA MD Live	50 South 1st Street	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Tavern, Live Music: Live Rock, Blues, Jazz, Acoustic, Patron Dancing

Next SLA Review & DCA Committee Meeting:

Date: Wednesday, February 25, 2026

Time: 6:30 PM

Location: Swinging Sixties Senior Center, 211 Ainslie Street
Brooklyn, NY 11222

Submitted by:

Dealice Fuller
Chairperson



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February 13, 2026

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

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on February 10, 2026, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The Board Members voted to **APPROVE** the following application:

Establishment Name	Address	License Type	Board Vote
Boots & Beer LLC	89 North 6th Street	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider	31 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Wednesday, February 25, 2026

Time: 6:30 PM

Location: Swinging Sixties Senior Center, 211 Ainslie Street
Brooklyn, NY 11222

Submitted by:

Dealice Fuller
Chairperson



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February 13, 2026

Chair Lily M. Fan
NYSLA
80 S. Swan Street
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Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on February 10, 2026, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The Board Members voted to **APPROVE** the following application:

Establishment Name	Address	License Type	Board Vote
End of the World NY LLC, DBA Pending	38 Driggs Avenue	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest	31 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Wednesday, February 25, 2026

Time: 6:30 PM

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Brooklyn, NY 11222

Submitted by:

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Chairperson



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February 13, 2026

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

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on February 10, 2026, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The applicant listed has been previously **APPROVED**:

Establishment Name	Address	License Type	Board Vote
Greenpoint Comedy Club LLC	66-68 Greenpoint Avenue	New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Live Music: Various, Live Comedy Performances, Patio or Deck Change Address and Security Personnel	31 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Wednesday, February 25, 2026

Time: 6:30 PM

Location: Swinging Sixties Senior Center, 211 Ainslie Street
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Submitted by:

Dealice Fuller
Chairperson



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DISTRICT MANAGER

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COUNCILMEMBER, 34th CD

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

February 13, 2026

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

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on February 10, 2026, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The applicant listed has been previously **APPROVED**:

Establishment Name	Address	License Type	Board Vote
House of Jus LLC	85 South 6th Street	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Garden/Grounds, Name Change	31 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Wednesday, February 25, 2026

Time: 6:30 PM

Location: Swinging Sixties Senior Center, 211 Ainslie Street
Brooklyn, NY 11222

Submitted by:

Dealice Fuller
Chairperson



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

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BROOKLYN BOROUGH PRESIDENT



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February 13, 2026

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Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on February 10, 2026, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The Board Members voted to **POSTPONE (Applicant requested postponement)** the following application:

Establishment Name	Address	License Type	Board Vote
Kuxtal Corp, DBA Limosneros	366 Union Avenue	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Patio or Deck, Garden/Grounds, Backyard	31 YES; 0 NO; 0 Abstentions

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Time: 6:30 PM

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Submitted by:

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February 13, 2026

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Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on February 10, 2026, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The Board Members voted to **APPROVE with STIPULATIONS: Letter from Milton Block Association.** **The applicant is # 1 on Items previously postponed** the following application:

Establishment Name	Address	License Type	Board Vote
Peek In NYC Inc., DBA Peek In Cafe	80 Franklin Street	New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest	31 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

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Time: 6:30 PM

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Submitted by:

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February 13, 2026

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Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on February 10, 2026, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The Board Members voted to **APPROVE** the following application:

Establishment Name	Address	License Type	Board Vote
Regalis Events LLC, DBA TBD	250 Johnson Avenue	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest	31 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Wednesday, February 25, 2026

Time: 6:30 PM

Location: Swinging Sixties Senior Center, 211 Ainslie Street
Brooklyn, NY 11222

Submitted by:

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February 13, 2026

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Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on February 10, 2026, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The Board Members voted to **POSTPONE** during the SLA Review Committee Meeting on January 29, 2026, so the **Applicant can present at full board on 02-10-26 due to a large capacity** the application will be review at the next SLA Review & DCA Committee on February 25, 2026.

Establishment Name	Address	License Type	Board Vote
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	31 YES; 0 NO; 0 Abstentions

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Date: Wednesday, February 25, 2026

Time: 6:30 PM

Location: Swinging Sixties Senior Center, 211 Ainslie Street
Brooklyn, NY 11222

Submitted by

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February 13, 2026

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Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on February 10, 2026, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The Board Members voted to **APPROVE with STIPULATIONS: More signatures required from 358, 360, 362 Bedford Avenue and across the street** the following application:

Establishment Name	Address	License Type	Board Vote
Southern Hospitality Group LLC, DBA Southern Hospitality	360 Bedford Avenue	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern	31 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Wednesday, February 25, 2026

Time: 6:30 PM

Location: Swinging Sixties Senior Center, 211 Ainslie Street
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Submitted by:

Dealice Fuller
Chairperson



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February 13, 2026

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Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on February 10, 2026, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The Board Members voted to **APPROVE** the following application:

Establishment Name	Address	License Type	Board Vote
Waynes World Bar Limited Liability Company	524 Graham Avenue	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern	31 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Wednesday, February 25, 2026

Time: 6:30 PM

Location: Swinging Sixties Senior Center, 211 Ainslie Street
Brooklyn, NY 11222

Submitted by:

Dealice Fuller
Chairperson



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February 13, 2026

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Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on February 10, 2026, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The Board Members voted to **APPROVE** the following application:

Establishment Name	Address	License Type	Board Vote
Wheated Bagels LLC, DBA Wheated Tavern	369 Leonard Street	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest	31 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Wednesday, February 25, 2026

Time: 6:30 PM

Location: Swinging Sixties Senior Center, 211 Ainslie Street
Brooklyn, NY 11222

Submitted by:

Dealice Fuller
Chairperson



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February 10, 2026

COMMITTEE REPORT

Land Use, ULURP, and Landmarks (Subcommittee) Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

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

RE: Land Use Committee Report from February 3, 2026

The Committee met on the evening of February 3, 2026, at 6:00 PM at Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Avenue), Brooklyn, NY 11211.

Members of the Land Use, ULURP and Landmarks [subcommittee] Committee

Teague, Land Use Committee Chair; Chesler, Land Use Committee Co-Chair; Kaminski, Landmarks Subcommittee Co-Chair; Isaacs; Kawaguchi; Kelterborn; Rabbi Niederman; Pferd, Sofer; Vega; Weiser; Kantin*; Kawochka*; Nieves*; Salgado* (*) *Non-Board Member*

ATTENDANCE

Present: Teague, Chair; Chesler, Co-Chair; Kaminski; Dennis; Isaacs; Kawaguchi; Kelterborn; Pferd; Sofer; Vega; Weiser; Kantin*; Kawochka*; Nieves*; Salgado* (*) *Non-Board Member*.

Absent: Rabbi Niederman

Nine members constitute a quorum for this committee, a quorum was achieved.

AGENDA

1. **PRESENTATION PROJECT MONITOR POINT: APPLICATION # C260105ZMK, CEQR 25DCP068K:**
 1. **IN THE MATTER OF** an application submitted by GO Quay LLC and the NYS Metropolitan Transportation Authority pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning

- Map, Section No. 12c: 1. changing from an M3-1 District to an R6 District property bounded by a northerly boundary line of former Inlet Park*, an easterly boundary line of former Inlet Park*, the westerly centerline prolongation of Quay Street, and the U.S. Bulkhead Line;**
- 2. changing from an R6 District to an R8 District property bounded by Quay Street, a line 100 feet westerly of Franklin Street, the southwesterly prolongation of a line 175 feet northwesterly of Meserole Avenue, a line 25 feet easterly of the southerly prolongation of the easterly street line of West Street, a northerly boundary line of Inlet Park* and its westerly prolongation, and an easterly boundary line of former Inlet Park*;**
 - 3. changing from an M3-1 District to an R8 District property bounded by the westerly centerline prolongation of Quay Street, an easterly and northerly boundary line of former Inlet Park*, a westerly, northerly, easterly and northerly boundary lines of Inlet Park*, and the U.S. Bulkhead Line; and**
 - 4. establishing with a portion of the proposed R8 District a C2-4 District bounded by Quay Street, a line 225 feet easterly of an easterly boundary line of former Inlet Park*, a northerly boundary line of a park and its westerly prolongation, and an easterly boundary line of former Inlet Park*; Borough of Brooklyn, Community District 1, as shown on a diagram (for illustrative purposes only) dated December 15, 2025, and subject to the conditions of CEQR Declaration E-870. Applications related: N260106ZRK, C260107ZSK, N260108ZCK, C260109ZSK, C250326MMK.**

Mssrs. Sanyal, Kelly, and Mileah presented.

This rezoning application for 40 and 56 Quay Street by the MTA (MTA) and GO Quay LLC (Gotham) seeks approval of a 102-year ground lease from the MTA to Gotham for 40 Quay Street, which is owned by MTA and occupied by an MTA facility. Gotham plans to build residential facilities, of which 40% will be affordable.

Note: Officially, under the application only 25% must be affordable, however Gotham states it intends to provide 40% affordable units with AMI's ranging from 40% to 100%. The subsidy for the additional 15% has not yet been approved.

56 Quay Street is owned by the Monitor Museum.

The 40 Quay Street complex will consist of two buildings on the MTA site, the East Building with 200 units, and the West Building with 950 units, comprised of approximately 20-25% studios, 40-45% one bedroom, 30% two and three-bedroom units. There will be approximately 460 affordable units, 420 at 40 – 80% AMI, 40 at 80 – 100% AMI.

Under the lease Gotham will make pre-construction rent payments totaling \$10.5 million before base rent begins. Once construction is complete, base rent will commence at \$2,114,275 in the first lease year and will increase by 10% every 5 years, for a total of \$710.4 million. MTA will use a portion of the proceeds to lease land at 213 Meadow Street where Gotham will invest approximately \$60 million in the construction of a new facility that will replace the one currently

located at 40 Quay Street. This new facility will also house the NYCT Emergency Response unit (ERU), replacing the one that currently occupies a site on Commercial Street that is designated for the future Box Street Park. The rest of the revenue will be allocated to the MTA Capital Program for the improvement and expansion of the NYC transit infrastructure.

Gotham has also committed to installation of a new bulkhead wall, open space grading, and a \$300,000 annual contribution to the parks Department for maintenance of the Bushwick Inlet Park, improvement of the shore public walkway, and a permanent home for the Monitor Museum on the 56 Quay Street site. The Museum will receive funds from the sale of its air rights to Gotham.

Public hearing:

The public hearing was held on January 20, 2026. It was very well attended with approximately half of the people advocating on behalf of the application and the affordable housing that it promises, and the other half objecting because of environmental and overcrowding/infrastructure concerns. Over 80 persons signed up to speak, and we received hundreds of letters, pro and con. Additionally, 'Save the Inlet', a local group opposing the rezoning, submitted a petition containing 4,747 signatures supporting the opposition stance. See the 1/20/26 hearing minutes for copies of these submissions.

Councilmember Restler spoke at the hearing and told us that as it stands, he will vote "No" on the application. He stated public land should be used for public good. He also spoke about this district's excellent track record for prioritizing and creating housing. The Councilmember stated to get his support there would have to be a healthy majority of affordability and a fully funded Bushwick Inlet Park. Katherine Dembe, representing Sen. Gonzalez, and Miranda Agostine, representing Assemblymember Gallagher, spoke in support of Councilmember Restler's statements.

Committee Discussion and Resolution:

Additional questions to presenters:

The committee members confirmed with the presenters that that there is as of yet no concrete number regarding how much money will be going to the museum. In addition, the subsidy for the 100% affordable East building has not yet been finalized, nor has the additional subsidy for the additional 15% affordable units (above the required 25%) that Gotham has promised. In response to our question about whether the applicant is amenable to explore using water-borne delivery of construction materials, the presenters said they are looking into that possibility. We also confirmed that Gotham will be responsible for building and maintaining the shore public way.

Committee Discussion:

We started with a review of the current Board's policy regarding the issuance of an RFP for 40 Quay Street by MTA. On November 12, 2019 the CB! Community Board voted unanimously that MTA should withdraw its RFP for residential development on this site and should work with the community board regarding use of this land, the favored use being for open public space.

We recognized the importance and validity of the various concerns expressed by the community regarding environmental and infrastructure issues, the need for affordable housing in our community (and the city as a whole), and the need for maintenance and development of open space. We also acknowledged the argument that public land should have a priority of benefiting the public need. We further acknowledged the fact that this community has gone above and beyond almost all other districts in prioritizing and obtaining affordable housing at the expense of having to accept high levels of density and burdens on our infrastructure. We found it ironic that our “reward” has been a decrease in our local affordable preference from 50% to the current 20%, pursuant to a stipulation entered into by the city.

After much discussion, we agreed that the allowance of residential development on this public land must include at minimum a healthy majority of affordable units.

We decided to support Councilmember Resler’s demand for more housing affordability and more support for Bushwick Inlet Park.

Finally, we discussed whether our resolution should be a “Yes with conditions” or a “No with conditions”. We agreed that a vote of “No with conditions” gives more gravity to our conditions. Several members remembered that our “Yes with conditions” vote regarding the River Ring project was publicized as the Board having simply voted “Yes”, while the conditions were generally ignored.

Resolution:

Motion:

Deny the application unless the following conditions are met:

- 1) The anticipated \$300,000 yearly payments for Bushwick Inlet Park maintenance should be increased to \$600,000 with annual increases equal to the consumer price index, with payments commencing at the start of construction.
- 2) The portion of affordable units must be increased to from 40% to 75%.
- 3) A special provision should be made with this publicly owned property to give this district a 50% local preference for the affordable units.
- 4) Water-born transportation for construction items must be used where possible.
- 5) There must be a transparent process for the affordable lottery.
- 6) In order to relieve some of the anticipated burden on transportation, there must be an increase in the number of cars on the G line.
- 7) In line with the statistics showing that CB1 built more than its fair share of affordable housing units, there should be an equitable city-wide upzoning.
- 8) The public access areas and esplanade at 40 and 56 Quay Street must be completed before applicant receives its TCO for any of the residential units.
- 9) The applicant’s TCO must be conditioned on the creation of the Monitor Museum.
- 10) Before receiving a TCO for the MTA facility at Meadow Street and after the transfer of the ERU facility, the applicant must perform the demolition of the surface structures and pave the lot at the 65 Commercial Street section of the future Box Street Park.

- 11) The applicant shall fully fund and construct a robust, fully grade-separated Brooklyn Waterfront Greenway segment along Quay Street physically separated from vehicular traffic.
- 12) The applicant will maintain the bike lanes unimpeded by trucks during construction.
- 13) The waterfront public green area should remain 40 feet in its entirety.

Vote – 14 yes; 0 no; 0 abstentions

2. **MONITOR POINT - 56 QUAY DEMAPPING: APPLICATION # 250326MMK, CEQR 25DCP068K: IN THE MATTER OF** an application submitted by GO Quay, LLC and The Greenpoint Monitor Museum pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the elimination of a portion of Inlet Park between Quay Street and the U.S. Bulkhead Line including authorization for any acquisition or disposition of real property related thereto, in Community District 1, Borough of Brooklyn, in accordance with Map No. X-2780 dated December 15, 2025, and signed by the Borough President. Applications related: 260105ZMK, 260106ZRK, 260107ZSK, 260108ZCK, 260109ZSK, 260110LDK. 3 Presenters: Bryan Kelly, Gotham; Simeon Maleh, Gotham; Varun Sanyal, Gotham; Dan Kaplan, FX Collaborative; Gena Wirth, Scape; John Coyne, MTA; Sean Fitzpatrick, MTA; Eugene Travers, Greenpoint Monitor Museum; Adam Taubman, HSF Kramer.

The committee ascertained confirmation from DCP that the current park designation does not legally prevent the development of the Monitor Museum lot or the use of floor area generated by that lot. Essentially, the reason for asking for the demapping is to help the city have more consistent record keeping.

The committee members agreed that there may come a time when it would be beneficial for that portion of land to retain its park designation. Since denying the request for a demapping will not interfere with the proposed development, the committee agreed to recommend denial of this request.

Resolution:

Motion:

A motion was made to deny the 56 Quay demapping application, and to express our continued support for the Greenpoint Monitor Museum and our hope that it is completed as soon as possible.

Vote – 14 yes; 0 no; 0 abstentions

3. **DISCUSSION** – Preparation for future meeting with DCP regarding the need for a uniform rezoning plan for properties that are zoned for manufacturing but are surrounded by residential uses.

4. **NEW BUSINESS:**

Motion:

A motion was made to censure Chairperson Fuller for directing issuance of an Amended Notice that attempted to add a Land Use committee meeting to the

January 20, 2026 Monitor Point public hearing in violation of the notice requirements of our Bylaws.

Vote – The motion was unanimously approved.

Background for the above motion:

On the Friday before the Monitor Point public hearing, scheduled for Tuesday, January 20, 2026, the Land Use /Landmarks chair (the committee chair) was asked to approve an Amended Notice adding a Land Use/Landmarks committee meeting onto the Public Hearing Notice. However, the committee chair refused to approve the Amended Notice on the grounds that it was illegal because it was in violation of the Bylaws notice requirement for a 5-business day notice. This Amended Notice was to be issued only two weekend days and a holiday (Martin Luther King Day) before the hearing date.

Despite the committee chair's objection to the attempt to ignore the Bylaws' notice requirement and despite her written demand that her name not be used on the Amended Notice, the Amended Notice went out under the committee chair's name at the direction of Chair Fuller.

At the end of the January 20th public hearing, the Land Use/Landmarks committee members, who were present at the hearing, agreed the Amended Notice was invalid and, therefore, we could not have a committee meeting that night. The committee members agreed to meet, as previously scheduled, on February 3, 2026, to deliberate on comments made at the public hearing and to make recommendations to the full board.

The members also agreed that the untimely Amended Notice caused unnecessary confusion for the applicants, the community residents, and the committee members.



February 2nd, 2026

Community Board No. 1 Brooklyn
Land Use Committee
455 Graham Avenue
Brooklyn, New York 11211

Re: Monitor Point Project by Applicants: GO Quay, LLC and the Metropolitan Transportation Authority

Community Board No. 1 Land Use Committee:

Thank you for the time and effort you committed to the January 20th, 2025 Community Board 1 Public Hearing for the Monitor Point project, applications #2025K0287 and #2024K0358. We appreciate the opportunity to present this project to the Board and to the community and to respond to the questions and issues raised.

The Applicants, Gotham Organization and the Metropolitan Transportation Authority (MTA) with the Greenpoint Monitor Museum, have been working with the Greenpoint – Williamsburg community over the past few years to develop a project that responds to both the Community Board 1’s Statement of Community District Needs and the Brooklyn Borough President’s 2025 Comprehensive Plan (refer to Exhibit A). The Applicants have completed over 150 outreach meetings to community organizations, religious groups, neighbors, and elected officials and conducted a voluntary presentation to the Community Board in June 2025. Monitor Point has been redesigned and the programming adjusted in response to the feedback that we have received. As a result, the Monitor Point project we presented to you on January 20 provides meaningful solutions to long standing community concerns in the Greenpoint neighborhood.

Foremost among these changes has been the increase in the overall level of affordability. The overall level of affordability was increased from 25% utilizing MIH Option 1 to 40% with the addition of a 100% affordable HPD sponsored East Building, a consequential increase. That equates to permanently affordable homes for ~460 families. Families that we’re sure would appreciate the Board’s support in delivering these homes. In addition to this important affordable housing benefit, Monitor Point delivers multiple public goods that will enrich the community, including:

- Upfront investment in the relocation of the NYCT Mobile Wash and Material Storage functions currently at 40 Quay Street, and the NYCT Emergency Response Unit (ERU) at 75 Commercial Street, to a newly-constructed facility in the North Brooklyn Industrial Business Zone.
- Unlocking the front door to Box Street Park as result of the ERU relocation.
- Construction of a new bulkhead to mitigate future flooding and additional investments to augment the native habitat.

- Creation of ~51,500 square feet of publicly accessible waterfront open space linking Greenpoint to Bushwick Inlet Park.
- An all-electric, flood resilient building design.
- Providing critical funding for the MTA for 99 years and long-term maintenance support for Bushwick Inlet Park.
- A permanent home for the Greenpoint Monitor Museum celebrating Greenpoint's history.
- Annual payments of \$300,000 to the Parks Department to fund Bushwick Inlet Park maintenance.

We ask that the Board recognize the deep-seated support of this project including thousands of project followers and a significant volume of petitions signed in support of the project. Monitor Point is an opportunity to build a partnership and move beyond the status quo to create something better for everyone. While it may not meet every community need we heard expressed during the January 20th hearing, Monitor Point offers a sustainable solution to many of these needs, and does it in a way that strengthens the community as a whole.

Monitor Point and Housing

Opponents of this project claim that public land should be used for public good. We agree. The existing MTA facility site was zoned R6 as part of the 2005 rezoning. The MTA site is a housing site. While functionally important, the facility's industrial use, frequent truck traffic, and full-lot single-story structure are increasingly incompatible in this growing residential and mixed-use neighborhood. Despite being rezoned for residential use nearly 20 years ago, no housing has been built due to the lack of a viable relocation site for the MTA operations until the current proposal. Monitor Point will deliver ~1,150 homes, of which ~460 homes (40%) will be permanently affordable.

The proposal to build Monitor Point comes at a time when New York City's housing crisis is especially acute. According to the 2023 Housing and Vacancy Survey, the city's residential vacancy rate fell to 1% - a fifty-year low - reflecting a housing market where demand continues to far outpace supply. Monitor Point will help address this crisis. The project will help advance critical housing production goals, expand access to opportunities in an amenity-rich and high-cost area, and reduce rent and displacement pressure on lower-income households within Greenpoint, surrounding neighborhoods, as well as adjacent areas within the broader Community District. Monitor Point's proposed affordable program exceeds the City's Mandatory Inclusionary Housing (MIH) provisions and fills critical local and city housing gaps, especially in deeply affordable units in high-demand, high-cost markets. The creation of affordable housing is also in alignment with Brooklyn Community Board 1's long-stated need and priority.

Housing is proposed in two buildings on the MTA site, the East (~200 homes) and West Building (~950 homes) each with a robust set of interior and exterior amenity spaces to enhance residents' lifestyles including health and wellness, social spaces, coworking, and outdoor space. Affordable and market-rate tenants will be provided with equal access to all amenities. Home distribution will include 20-25% studios, 40-45% one bedroom, and two and three bedrooms. Up to 40% family sized units (two and three bedrooms) with a minimum 30% across the project will be provided in response to feedback received at the June 2025 Community Board meeting. Affordability will be distributed as follows:

- In the West building, overall 25% affordable complying with MIH Option 1:
 - Overall average AMI of 56%.
 - 10% at 40% AMI
 - 10% at 60% AMI
 - 5% at 80% AMI
- In the East building, overall 100% affordable in partnership with NYC HPD allowing for deep AMI affordability.
 - 80% at 40-80% AMI with the majority at 40-60% AMI
 - 20% at >80-100% AMI
- In total between the West and East buildings, 460 permanently affordable homes will be provided:
 - 420 homes at 40-80% AMI including 300 at 60% AMI or less
 - Up to 40 homes at >80-100% AMI

This level of affordability is critical due to significant shortages of housing affordable to lower income families. The number of households earning 60% of AMI far exceeds the supply of rental units affordable at that income level, resulting in a shortfall of nearly 60,000 units. In 2023, more than half of Brooklyn renters were cost burdened. Meanwhile, the borough is expected to lose 27,000 deed-restricted affordable units by 2040. Without developments like Monitor Point, these affordability gaps will continue to widen, leaving families and individuals without viable housing options in their communities.

Monitor Point and the MTA

There are some that have characterized this project as a land grab. It is not. Both MTA and the Museum will maintain ownership of their sites. MTA will grant Gotham a 102-year ground lease on 40 Quay Street, which will cover 3 years of construction and 99 years of stabilized operation. Over the life of the ground lease, the MTA will receive significant ground rent revenue from Gotham.

MTA is required by New York State law to receive fair market value for any real property it sells or leases. MTA will apply the cash proceeds it receives as ground lessor to Monitor Point to its Capital Program, which funds the repair, modernization, and expansion of the New York City's transit infrastructure, including accessibility upgrades, state-of-good-repair work, signal and power improvements, new rolling stock, resiliency investments, and safety enhancements across the subway, bus, commuter rail, and paratransit systems. These investments will meaningfully improve the transit experience of people throughout the City, including those in Brooklyn Community Board 1, as they navigate the city. In particular, the 2025-29 Capital Program calls for subway structure repairs at various locations along the G line, and to fully implement signal modernization for this line.

The only way to unlock 40 Quay Street for housing and the various other public goods that Monitor Point will provide is through the relocation of the NYCT uses currently housed at 40 Quay Street. This relocation involves considerable time and expense. Gotham will invest approximately \$60 million in the construction of a new approximately 143,000 square foot NYCT facility at 213 Meadow Street in East Williamsburg, Brooklyn. MTA will ground lease this relocation site from the land owner and will own the new facility that Gotham builds for it outright. In addition to housing the NYC Mobile Wash and Material Storage divisions, this new facility will house the NYCT Emergency

Response Unit (ERU) currently located at 75 Commercial Street, a site that has been designated for the future Box Street Park for more than two decades. The new facility will house these functions, which are vital to the day-to-day operation of the subway system, in a state-of-the-art, resilient facility, while unlocking 40 Quay Street's potential to deliver significant housing and new open space both along the Bushwick Inlet and on Commercial Street.

Today, MTA's facility at 40 Quay Street obstructs access to and views of the East River from Quay Street, creating a significant barrier to achieving the public access and housing goals envisioned in the 2005 Greenpoint-Williamsburg Rezoning. The continued existence of this building benefits neither the public nor the environmental longevity of the Bushwick Inlet. Monitor Point is a singular opportunity to realize the long-standing demands of the community for open space at this location.

Monitor Point and the Greenpoint Monitor Museum

Opponents of this project claim that this project is stealing promised parkland. This is not true. The Monitor site was donated to the Museum by Motiva Enterprises in 2003 with the express purpose of creating a museum dedicated to the famous Civil War battleship USS Monitor. The Museum's land has always been privately owned. The Museum's land was never acquired as a park. In fact, the Museum spent over a decade defeating a condemnation action. The City has since confirmed in writing that it has no intention of acquiring the Museum's land, and that the Museum is free to pursue its project and fulfil its mission. As a project partner, the Greenpoint Monitor Museum seeks to leverage their site for public benefit through the realization of a museum celebrating Greenpoint's ship building history and a publicly accessible waterfront. It is only through the transfer of development rights from the Museum's site to the MTA site that allows us to deliver substantially more affordable housing. More than half of the Museum's development rights are being used to deliver affordable housing.

The Greenpoint Monitor Museum Building on the Monitor site is proposed with an envelope of up to 33,000 square feet that would rise to three to four-stories (up to 75 feet in height). The Museum Building would be a permanent home for the Greenpoint Monitor Museum. Museum programming would include an immersive experience demonstrating how the Monitor was constructed, revealing the remarkable engineering that created the ship. The Museum would anchor the west end of the project site and would be surrounded on three sides and framed by the publicly accessible open space.

The Museum will retain ownership of 56 Quay Street land and proceeds from the purchase of excess development rights by Gotham will be used to substantially fund construction and maintenance of the new Museum on the waterfront parcel.

The Museum is proposing an envelope as part of the certified land use application. This is just the first step. Upon ULURP approval, the Museum in collaboration with Gotham will advance the museum design. Following an RFP process to assemble a consulting team, the Museum will coordinate the design with exhibition goals and operational and maintenance requirements advancing the pre-construction process through project documentation and construction approvals.

Monitor Point and Public Open Space

Monitor Point will provide ~51,500 square feet of new publicly accessible waterfront open space. Public access from the upland neighborhood to the new open spaces would be provided at the western end of Quay Street, and through the Park Portal at the southern terminus of West Street, where it intersects Quay Street. The publicly accessible open space is privately funded and maintained for the public benefit via Monitor Point's public-private partnership. Additionally, the partnership has committed to providing \$300,000 annual donations to the Parks Department for the maintenance and upkeep of the adjacent Bushwick Inlet Park.

The Park Portal, separating the West and East buildings, is a generous proposed width between 85- and 175-feet totaling ~18,000 square feet in area and creating a new view corridor from the upland Greenpoint neighborhood to Bushwick Inlet Park and the Bushwick Inlet. The Park Portal would lead pedestrians south and directly into Bushwick Inlet Park. The Park Portal would contain pathways, native plantings, benches, and fixed and moveable tables and chairs, as well as an elevated grove, an interactive water feature, and a dry creek bed feature with natural boulder accents that would reference the tidal creek that once flowed through the property. To mitigate inland flooding, the Park Portal will be raised to elevation +13 (NAVD88), where it would meet the elevation of Bushwick Inlet Park.

The waterfront open space will serve as a welcoming transition space between Bushwick Inlet Park to the south and the East River esplanade to the north. The design of this space will incorporate industrial materials and interpretive signage that evoke the site's heritage as home to the Continental Iron Works, which built the USS Monitor. This space will also include pathways, plantings, and a range of seating options, including a picnic area that overlooks the Bushwick Inlet to the south and west. The open space would surround the Museum on three sides. The waterfront public open space would be accessed from Bushwick Inlet Park to the east, the East River esplanade to the north, and the terminus of Quay Street. The shore public walkway would also provide a new view corridor to the East River when looking west along Quay Street.

When considering the open space improvements that Monitor Point will bring, we ask that the Board recognize the alternative: opposition to this project on the grounds that this property should be incorporated into Bushwick Inlet Park would likely result in the NYCT facility remaining, which would seal off the northern access to Bushwick Inlet Park indefinitely and prevent the construction of ~1,150 homes.

Monitor Point and Resilience

Monitor Point was carefully designed in response to the current flood plain and future sea level rise. The waterfront open space would create a landscaped gradient rising from the waterfront up to the proposed buildings and upland connection. A new bulkhead wall would be installed along the shoreline ranging from approximately +6 feet to +9.5 feet (NAVD88) stepping down to the southeast to tie into Bushwick Inlet Park. The proposed waterfront open space would be landscaped to tie-in to Quay Street at an elevation of +9 feet (NAVD88). Additional grading would create transitions between the open space and proposed building frontages. The proposed open space would not contain any vulnerable or critical features. Storm water retention systems throughout the project would decrease the load on local sewers during storm events.

The proposed residential and museum ground floor levels and commercial uses would be built to a minimum design flood elevation above the anticipated 2080 sea level rise. The entrances of the residential buildings, museum, commercial space, and parking garage will be protected with flood gates or similar flood protection at grade level entrances to protect against water infiltration. All critical MEP equipment would be located either on the ground floor or above.

Compared to existing conditions today, the shoreline addresses wave action by adding a hardened riprap and bulkhead edge that significantly raises the land at the water's edge. All design elements in the landscape are solid, robust, and securely embedded into the landscape to mitigate damage risk during wave action from a storm event. This includes stone boulder benches and heavy timber and galvanized metal picnic tables. Additionally, plants along the shoreline are selected to tolerate salt spray and periodic inundation.

Both the Monitor Point site and MTA replacement facility site will be remediated via oversight of the NYC Office of Environmental Remediation and NYS Department of Environmental Conservation through the Brownfield Cleanup program. The existing sites have been historically used for industrial and manufacturing purposes. Preliminary investigation includes the presence of contaminated fill, petroleum impacts in soil and groundwater and elevated solvents in soil vapor. This project provides the opportunity for environmental cleanup improving natural conditions and the quality of the waterfront.

Required Land Use Actions

Summary

The proposed land use actions, referenced in Exhibit B, create the opportunity to deliver increased affordability, significant publicly accessible open space, a new museum, and a multitude of economic benefits. The existing as of right R6 zoning limits housing development to all market rate housing at a 2.54 FAR or market rate with 20% affordable housing at 3.05 FAR via the universal affordability preference. Upzoning the site to a majority R8 provides for an average 7.11 FAR creating the density needed to construct all of the community benefits described above. In the absence of these changes, the current as-of-right zoning is insufficient to deliver any of these vital public benefits. The Monitor site cannot be improved with the museum or the publicly accessible shore public walkway without modification to the existing site's manufacturing zone.

Height and Bulk

As of right zoning allows for a maximum height of 150' plus a penthouse. The building heights of the two residential buildings proposed are contextual within the existing Greenpoint-Williamsburg waterfront. The East Building at 230' and the West Building with two high rise portions, 450' and 600', rise as they move westward facilitating a comfortable transition from neighborhood to waterfront high rises.

The project's massing and siting are carefully calibrated to enhance the experience of Bushwick Inlet Park. Terracing, substantial setbacks, and the concave geometry of the high rises pull bulk away from the park edge, reducing visual impact and creating a more open and legible relationship between buildings and landscape.

The high-rise portions are set back and located on the north side of the park, resulting in minimal shadow impacts and preserving light, air, and views within the park. Façade coloration, texture, and layered setbacks further soften the interface, creating a visual continuity with the park environment and reducing contrast between architecture and open space. Collectively, these strategies ensure that the development reads as a complementary extension of the park rather than an imposing edge condition. The tower massing and placement are deliberately calibrated to avoid a continuous “wall” condition along the waterfront and to respond to the distinct urban grids that converge at this site.

Additional Information

At the January 20th public hearing the Committee requested additional information regarding certain analyses related to the environmental analysis. This information is included in the published DEIS accessible at DCP’s website (<https://zap.planning.nyc.gov/projects/2024K0358>). For ease of locating, please refer to the following locations for subjects identified:

- Views of the proposed project can be found in the Urban Design and Visual Resources chapter. The With-Action condition begins on page 8-22.
- Analysis of any impacts on resiliency or natural resources can be found in Chapter 9 – Natural Resources and in Appendix B – New York City Waterfront Revitalization Program Consistency Assessment.
- Analysis of any construction impacts can be found in Chapter 18 – Construction.
- A Relocation Site Assessment is included throughout the DEIS in the Land Use, Zoning, and Public Policy; Shadows; Historic and Cultural Resources; Urban Design and Visual Resources; Hazardous Materials; Water and Sewer Infrastructure; Transportation; Air Quality; and Noise chapters.

Additionally, for reference, please find attached slides for presentation on 2/3 in Exhibit C further summarizing particulars of the project of interest to the Committee.

Conclusion

We ask that the Board vote to approve Monitor Point or do so with conditions. Our engagement with the community to date has markedly improved this project and contributed to the package of public goods we intend to deliver, including:

- ~51,500 square feet of publicly accessible open space.
- 787’ linear feet of stabilized bulkhead.
- The full realization of Box Street Park with an additional ~25,000 square feet of park space. While the completion of Box Street Park is advancing, the park will not have a proper front door without the relocation of the ERU.
- Substantially privately funded new purpose-built turnkey MTA replacement facility for the Mobile Wash, Emergency Response Unit and Material Control Storage offsite.
- Of the increment in density from R6 to R8, approximately 50% of that floor area will be for permanently affordable deeply skewed affordable housing. Site-wide the project is now planned as 40% affordable. The upzoning is a material driver of desperately needed truly affordable housing.

- Ongoing ground rent to the MTA to support public infrastructure during the term of a 102-year leasehold (3 years for construction and 99 years thereafter during stabilized occupancy)
- The Museum and dedication of the majority of Museum land (~60%) for new, resilient and publicly accessible open space.
- Park support with starting annual payments of \$300,000 per annum and growing commencing at completion of the West housing buildings.
- Workforce development and job creation including the creation of union building maintenance jobs.
- Environmental repair (the MTA sites have already been designated NYS DEC BPC cleanup site through the voluntary program).

Gotham Organization along with MTA and the Greenpoint Monitor Museum are committed to a transparent collaborative process with Community Board 1 and the entire Greenpoint-Williamsburg community. Gotham has a record of extensive and ongoing engagement with the communities in which we build, which has resulted in significant affordable housing and public benefits to those communities. Recent examples include Gotham Point, the Broome Street development, and the Innovative Urban Village, which are described further in Exhibit D.

We recognize that this project has drawn sincere criticism from community members who are justifiably frustrated by delays in the delivery of Bushwick Inlet Park, and by concerns ranging from affordable housing to environmental and ecological protection. As we have described above, Monitor Point delivers consequential investments in affordable housing open space, park maintenance, resilience, public transit, local cultural resources, and ecologically and historically sensitive landscaping. It advances long-standing community priorities in the Greenpoint community which also align with broader City policy goals. We welcome this and future opportunities to demonstrate how Monitor Point delivers public goods that directly address critical community issues.

Please consider the many benefits that Monitor Point can bring to your community. A vote for this project is a vote for affordable homes, beautiful public open spaces, a stronger more resilient waterfront, a celebration of the community's history, and job creation and economic development.

Sincerely,



Bryan Kelly
President
Gotham Organization

Exhibit A
Monitor Point vs. Brooklyn Borough President's 2025 Comprehensive Plan

Monitor Point: Delivering One Brooklyn

HOUSING GROWTH & HOUSING CHOICE

Further fair housing, support growth in priority areas, and increase housing options.

2025 Comprehensive Plan for Brooklyn

Monitor Point

Objective: Build new housing of all types, affordability levels, and tenures.

Delivers 40% permanently affordable housing with the majority of units below 60% AMI.

A portion of the MTA parcel is being used for an all affordable building with the remainder of the parcel planned for an MIH building and publicly accessible open space.

Objective: Preserve affordable housing and prevent displacement of long-standing residents.

No existing residential units exist on site. Project does not result in any displacement

Improve housing quality and preserve affordability for existing residents.

Stabilizes surrounding communities

Measured by who can live here—not unit count

Objective: Ensure waterfront redevelopment delivers housing, not just luxury density.

Project is not a luxury development project. Mixed income rental project proposes ~1,150 units proposed with ~460 permanently affordable units.

Objective: Design and plan future housing growth around transit.

Proposed project is in a transit zone with the Nassau and Greenpoint G stations withing a ½ mile, immediate access to 4 bus lines, and access to ferry ½ mile away.

Objective: Maximize the potential for affordable housing development on vacant and underutilized City-owned property.

State owned MTA property will remain under ownership of MTA/NYCTA. Developer will ground lease site for 99 years, ground lease payments will be used to support MTA capital improvements.

The Monitor Point Project would relocate noncompatible MTA operations from a residential area to the North Brooklyn IBZ and deliver a mixed-income mixed use project with publicly accessible waterfront open space, affordable housing, and a new Monitor Point museum.

Objective: For projects requiring public approvals, request that developers have at least one public meeting before ULURP certification and require developers to work with local groups on marketing affordable housing units.

Gotham has carried out robust community engagement holding over 100 meetings with local resident organizations, businesses, cultural and faith-based institutions. Gotham voluntarily presented the Monitor Point Project to Brooklyn Community Board 1 on April 1.

Land use process dismantles inequality through community input.

Monitor Point: Delivering One Brooklyn

ENVIROMENTAL JUSTICE & RESILIENCY

2025 Comprehensive Plan for Brooklyn

Monitor Point

Health Element

Objective: Improve environmental conditions to support public health

Project will include remediation of a contaminated site that is adjacent to natural resources through the DEC Brownfield Cleanup Program.

Climate Element

Objective: Improve environmental conditions

Improve indoor and outdoor air quality

Address heat vulnerability

Remediate toxic sites

Monitor Point will support city resilience and sustainability goals outlined in PlaNYC. The new residential buildings will be all electric in compliance with LL 154. The buildings will feature electric hot water heating, electric heating and cooling systems, and in home electric cook tops.

Building roofs will be compliant with LL 92 and 94 and provide either green roofs or PV arrays or a combination thereof.

The buildings will have robust thermal envelopes with enhanced insulation and achieve the Ultra Low Energy Building zoning bonus with at least 15% energy use reduction from code minimum. The resulting design will ensure a thermally comfortable and healthy environment for occupants.

Objective: Improve Brooklyn's climate change resiliency

Mitigate coastal and stormwater flooding.

The installation of a new waterfront bulkhead wall, open space grading, interior building slab elevations, and building programming were designed and located to increase site resiliency and defend against potential future flooding.

Implementation of wet floodproofing for non-critical and dry floodproofing for critical features, inclusion of green roofs, green infrastructure, and soft surfaces will be incorporated where practical to further improve resiliency.

Porous pavement and landscaping will allow a portion of the developed storm water to infiltrate on site. The remaining balance of the DEP required stormwater volume treatment will be treated via green roofs and a stormwater detention tank within the buildings, prior to discharge to the DEP sewers in Quay Street.

Monitor Point: Delivering One Brooklyn

HEALTH & WELLNESS ECONOMY

2025 Comprehensive Plan for Brooklyn

Objective: Support and develop programs for student success

Monitor Point

Greenpoint Monitor Museum maintains ownership of their parcel.

New museum celebrates ship building history of site, construction of the USS Monitor, and Civil War history.

Strengthens long-term cultural mission

Development builds around—not over—community institutions

Objective: Ensure Brooklynites live within a half-mile of a quality health care facility.

There are at least three health care facilities within a half-mile of the Monitor Point Project – The Brooklyn Hospital’s Manhattan Avenue Family Health Center, CityMD Urgent Care, and NYC Health & Hospital’s Gotham Health/Greenpoint.

JOBS

2025 Comprehensive Plan for Brooklyn

Objective: Expand access to comprehensive job training for youth, adults, and older adults.

Monitor Point

Monitor Point will prioritize local hiring and workforce training with Local 79 & 32BJ.

Monitor Point: Delivering One Brooklyn

COMMUNITY INFRASTRUCTURE ELEMENT

2025 Comprehensive Plan for Brooklyn

Objective: Support small non-profits in communities to acquire permanent space.

Encourage developers to provide low-cost spaces for local community-based organizations in new construction.

Support the creation or renovation of at least one accessible playground per community district with playground equipment that is available to children of all abilities.

For projects in public review, require developers to disclose how they are meeting or exceeding ADA accessibility requirements.

Monitor Point

The Project will deliver a new permanent home for the Monitor Point Museum, establishing an educational center along the waterfront.

The project will deliver a ~3,000 sf community facility space fronting the Park Portal available for community use.

Monitor Point's open space including play water feature is designed to meet ADA requirements, creating a fully inclusive, universally accessible environment for visitors of all ages and abilities.

Throughout the Waterfront and Park Portal, benches, tables, and seating areas incorporate companion seating for wheelchair users, and movable tables and chairs support flexible, adaptable use.

Monitor Point: Delivering One Brooklyn

PUBLIC REALM ELEMENT

2025 Comprehensive Plan for Brooklyn

Objective: Foster healthy and active public spaces, including within the public right of way.

Utilize history for creative placemaking.

Create marquee public spaces at the gateways to major open spaces.

Monitor Point

Existing warehouse and Monitor site is inaccessible to the public and blocks access to the Bushwick Inlet and its waterfront.

~50,000 sf of new publicly accessible waterfront open space provides the community and tenants with direct access to the outdoors and waterfront.

No shoreline privatization.

Signage presenting the history of the site will be located throughout the landscape.

Project includes \$300,000 annual payments to NYC Parks for maintenance of Bushwick Inlet Park.

Ongoing infrastructure value capture

Private investment in the rehabilitation and restoration of approximately 700' of the Bushwick Inlet shoreline, an identified Gateway of Brooklyn.

Exhibit B
Proposed Land Use Actions

This is an application by GO Quay LLC and the Metropolitan Transportation Authority (the "Applicants") for the following land use approvals (the "Actions") related to a waterfront site comprised of Block 2590, Lots 1 and 25 (the "Development Site"), as well as a demapped portion of the northern half of the former Quay Street ("Former Quay Street"), in the Greenpoint neighborhood in Brooklyn, Community District 1 (the "Project Area"):

1) A zoning map amendment to rezone a portion of the Project Area from (1) R6 to R8/C2-4; (2) R6/C2-4 to R8/C2-4; (3) and M3-1 to R8 and R6 (including relocation of a park boundary); (the "Map Amendment");

2) A zoning text amendment to:

a) establish the Development Site as a Mandatory Inclusionary Housing ("MIH") area;

b) amend Section 62-361 of the Zoning Resolution ("Zoning Resolution" or "ZR") to allow the underlying MIH floor area ratio ("FAR") to apply to MIH sites in Greenpoint-Williamsburg Waterfront Access Plan BK-1 ("WAP BK-1");

(c) amend Section 62-363 to update special height and setback regulations for MIH sites within WAP BK-1;

(d) amend Section 62-931 to remove the park designation for Parcel 19 and update maps in WAP BK-1; and (e) amend Section 74-745(b) to allow the waiver or reduction of required loading berths within WAP BK-1 (the "Text Amendment");

3) A special permit pursuant to Sections 74-743(a)(2) to allow modifications of height and setback, tower floor size, tower width of walls, and minimum waterfront yard depth;

4) A special permit pursuant to Section 74-745 to modify the loading requirements; and

5) A zoning certification pursuant to ZR Section 62-811(c) with respect to compliance with waterfront public access area and visual corridor requirements (the "Waterfront Certification");

Concurrent with these Actions, a related application for a City Map change has been filed under ULURP Application No. 250326MMK to remove an obsolete park designation from Lot 25 and Former Quay Street (the "Demapping Action").

The Actions will together facilitate the development of three buildings totaling

approximately 939,588 square feet of floor area (the "Proposed Development") on the Development Site.

The Development Site is approximately 131,734 square feet in area and is bounded by Quay Street to the north, Bushwick Inlet Park to the south, Bushwick Inlet/East River to the south and west, and properties fronting on Franklin Street to the east. The Proposed Development would total 939,588 square feet of floor area, including approximately 877,888 square feet of residential use (approximately 1,150 dwelling units, of which up to approximately 460 units (40%) will be affordable), approximately 36,000 square feet of community facility use, including museum use, approximately 25,700 square feet of commercial space, including local retail, approximately 140 accessory parking spaces, and approximately 51,500 square feet of publicly accessible waterfront open space. The open space will provide a critical link along Brooklyn's East River waterfront.

Exhibit C
February 3rd CB1 Land Use Committee Presentation Slides



Monitor Point

40 & 56 Quay Street, Greenpoint

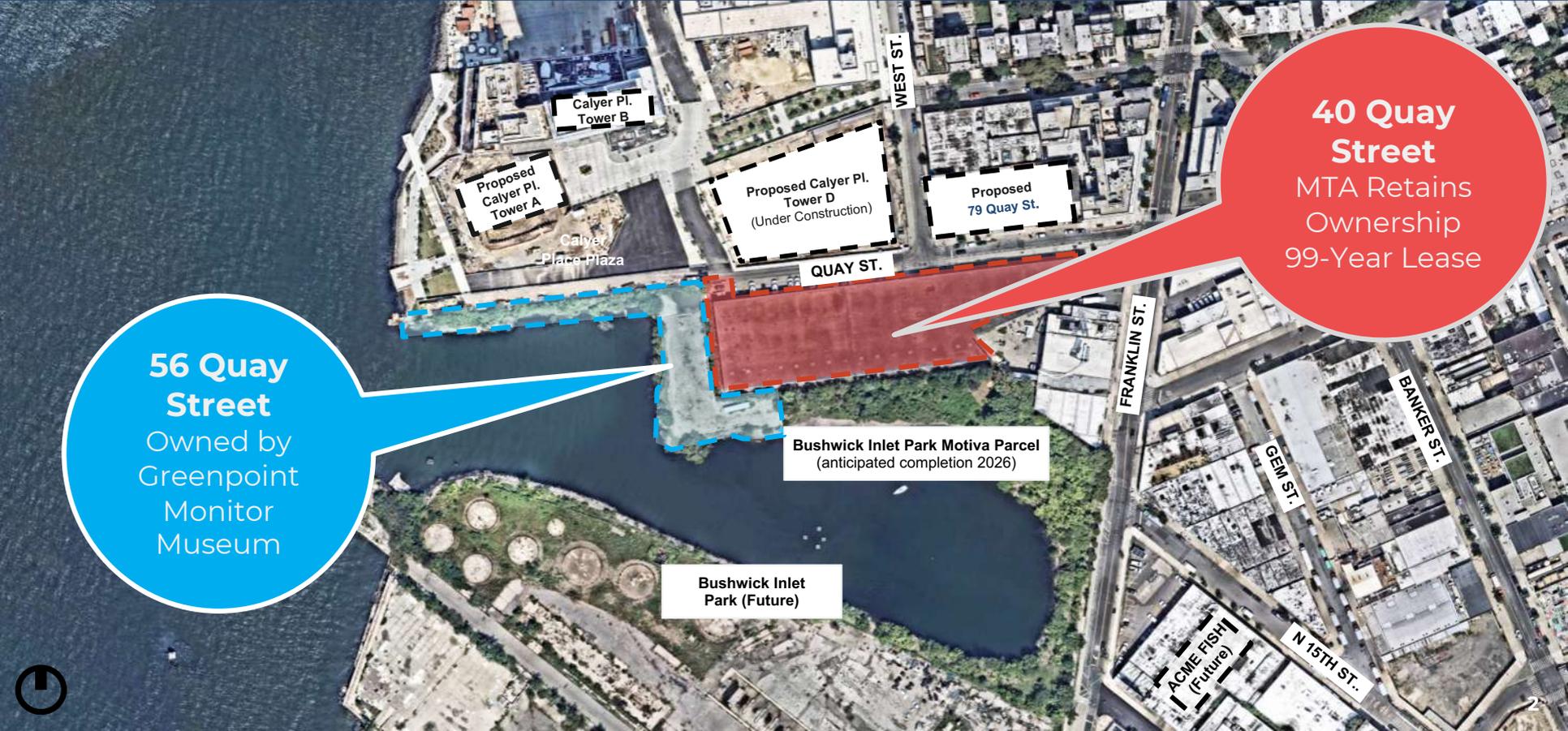
Community Board 1
Land Use Vote, February 2026

GOTHAM



SCAPE

Project Site



40 Quay Street
 MTA Retains Ownership
 99-Year Lease

56 Quay Street
 Owned by Greenpoint Monitor Museum



Project at a Glance

Monitor Point transforms an industrial site into affordable homes, public open space, and resilient waterfront infrastructure



Delivers **1,150** new rental homes, **40% permanently affordable to lower-income families.**



Adds **51,500 sq ft of public waterfront access**, linking Greenpoint to Bushwick Inlet Park.



Unlocks the front door to **Box Street Park.**



Invests upfront to relocate and construct a **new MTA facility** in an offsite industrial zone.



Provides **critical funding** for the MTA for 100 years, and for the maintenance of Bushwick Inlet Park.



Resiliency and native habitat investment with an all-electric, flood resilient building design.



Provides the **Greenpoint Monitor Museum** a permanent home.

3 buildings, one mixed-income community

WEST BUILDING

- ~950 apartments, a mix of market-rate and affordable
- Ground-floor retail and community space
- Below-grade parking

EAST BUILDING (HPD Sponsored Building)

- 100% affordable homes — (~200 apartments)
- All units reserved for low- and moderate-income households
- Ground-floor retail space

GREENPOINT MONITOR MUSEUM

- Permanent home for Greenpoint Monitor Museum on its land
- Building and outdoor classroom celebrating Greenpoint's shipbuilding history

The Choice: Resiliency & Environment

Why Vote 'Yes' on Monitor Point?

A vote 'no' means ongoing shoreline degradation



'Yes' invests in longevity of the shoreline & natural habitat



The Choice: Resiliency & Environment

Why Vote 'Yes' on Monitor Point?

	without Monitor Point	with Monitor Point
<i>Resiliency</i>	Continued shoreline erosion, invasive species, and a site vulnerable to damage from flooding events.	New bulkhead and raised site elevation stabilize shoreline, flood-resilient design throughout.
<i>Open Space</i>	No public waterfront access.	New publicly accessible waterfront connecting Greenpoint to Bushwick Inlet Park.
<i>Stormwater and flooding</i>	Unrestricted, untreated stormwater runoff from impervious site.	Reduced runoff and on-site stormwater management meeting DEP & DEC standards
<i>Habitat and ecology</i>	Inlet sedimentation from eroding shoreline, invasive plant species degrading inlet ecology.	Waterfront planted with native species, improving habitat and water quality.

The Choice: Resiliency & Environment

- Raised shoreline and new bulkhead **stabilize the waterfront and reduce erosion.**
 - Top of bulkhead elevations range from ~6 to ~9.5 feet, stepping down at the southeast to connect to Bushwick Inlet Park
- Building ground floors and critical MEP systems are **located above the 2080 floodplain.**
- New open space includes stabilized shoreline **with riprap and native plants that protect the shoreline** from wave action.
- Open spaces designed for **universal accessibility across all ages and abilities.**

Managing Construction Together

- **Ongoing coordination** with Community Board 1, NYPD 94th Precinct, NYC DOT, and other City agencies throughout construction.
- **Regular construction updates** and look-aheads, so the community knows what's coming and when.
- **Clear points of contact** for questions, concerns, and real-time issue resolution, including community focused project website.
- **Traffic, deliveries, and staging managed collaboratively, with** adjustments made as conditions change.
- **Extra protections** near Bushwick Inlet Park, prioritizing safety, access, and park users.

Strengthening the Local Economy

Nearly \$1 billion in construction related economic activity

- **Hundreds of construction** jobs over the multi-year build.
 - ~600 workers on site at peak construction; >3,000 on-site jobs over course of construction.
- **Permanent 32BJ union** labor jobs on site once complete.
- **Transit jobs preserved and expanded.**
 - ~245 permanent NYCTA jobs relocated to a new, modern facility in the North Brooklyn Industrial Business Zone.
- ~ **70 onsite jobs** in retail, restaurant industry, property management and service sector supported by new neighborhood economic activity.

Metropolitan Transportation Authority

- Existing facility at 40 Quay St. is **outdated and lacks resiliency measures**, subject to flood inundation.
- **New, modern MTA facility** at 213 Meadow St. substantially funded without taxpayer expense.
- **Long-term benefit** to transit infrastructure.
- Relocation **allows critical transit operations** to function in a location designed for industrial use.



Delivering Monitor Museum

- **Permanent home** for the Greenpoint Monitor Museum
 - Purpose-built cultural facility on Lot 25, fulfilling a long-planned community goal.
- **Celebrates Greenpoint's maritime and industrial history**
 - Dedicated to the USS Monitor and the site's role in Civil War-era shipbuilding.
- **Year-round, publicly accessible cultural and educational space**
 - Museum exhibits and programming open to the public, integrated into the waterfront.
- **Non-profit land for public good**
 - Majority of land devoted to public open space, 50% of new floor area supports affordable housing.

Density Unlocks Affordability

Half of new homes created through public review are affordable

	Residential FAR	Residential GSF	Total Units	Market-Rate Units	Affordable Units	Affordable %
<i>As of Right (R6)</i>	2.54	238,000	280	280	0	0
<i>As of Right (R6, UAP)</i>	3.05	297,500	350	280	56	20
<i>Proposed (R6/R8)</i>	7.11	1,106,500	1,150	690	460	40

How Affordability is Defined

Note: Eligibility for a specific unit is determined by the published lottery listing (household size range, income min/max, and program rules).

AMI	1-person	2-person	3-person	4-person
40% AMI	\$45,360	\$51,840	\$58,320	\$64,800
50% AMI	\$56,700	\$64,800	\$72,900	\$81,000
60% AMI	\$68,040	\$77,760	\$87,480	\$97,200
80% AMI	\$90,750	\$103,700	\$116,650	\$129,600

Source: NYC HPD (2025 HOME & LIHTC income limits table).

Delivering Homes for Lower-Income Families

- **~1,150 new homes**, with 40% permanently affordable (~**460 low-income homes**) delivered through a mix of MIH and HPD financing
- **West Building: 25% affordable** under MIH (average 56% AMI)
 - 10% at 40% AMI
 - 10% at 60% AMI
 - 5% at 80% AMI
- East building, overall 100% affordable in partnership with NYC HPD allowing for deep AMI affordability.
 - 80% at 40-80% AMI with the majority at 40-60% AMI
 - 20% at >80-100% AMI
- In total between the West and East building, 460 permanently affordable homes will be provided:
 - 420 homes at 40-80% AMI
 - 40 homes at >80-100% AMI
- **Up to 40% family-sized units (2-3 BR)**, with at least 30% across the project.



Homes Working People Can Afford

Monitor Point centers lower-income families.

Profession	Familial Status	Annual Salary	AMI	Apartment
Warehouse Manager	Married, with 2 children	\$58,320	40%	3BR for \$1,685/month
Junior Graphic Designer	Single parent	\$65,000	50%	2BR for \$1,820/month
Apprentice Plumber	Single person	\$45,360	60%	1BR for \$1,822/month
Paralegal & Teaching Assistant	Married, with children	\$105,000	80%	2BR for \$2,920/month

Sources: NYC HPD (40/50/60% LIHTC max rents); NYCHDC (80% max rents). Income derived from Census Estimate.

What Affordability Looks Like Month to Month

Monthly rent caps shown by AMI tier and apartment size

AMI tier	Studio	1BR	2BR	3BR
40% AMI	\$1,134	\$1,215	\$1,458	\$1,685
50% AMI	\$1,417	\$1,518	\$1,822	\$2,106
60% AMI	\$1,701	\$1,822	\$2,187	\$2,527
80% AMI	\$2,268	\$2,430	\$2,916	\$3,370

Sources: NYC HPD (40/50/60% LIHTC max rents); NYCHDC (80% max rents).

These are program maximums (rent + any required utilities). Individual listings may use different utility allowances or set rents below the cap.

What Your Vote Means

Monitor Point is dedicated to bringing affordability to Greenpoint, maintaining its ecological integrity, and preserving its cultural history.

A vote YES means...	A vote NO means...
<p>Climate-resilient infrastructure for a healthier environment</p> <p>Job creation and economic investment, including construction and building maintenance</p> <p>A new hub of culture and education in the Greenpoint Monitor Museum</p> <p>Publicly accessible open space.</p> <p>Provides critical funding for Bushwick Inlet Park</p> <p>460 homes for lower-income families — that's 40% of the project</p> <p>Investment in the MTA to support a better transit infrastructure</p>	<p>A decaying waterfront with an eroded shoreline filled with invasive species</p> <p>Less housing, with an opportunity for a luxury developer to move in</p> <p>Zero MTA growth and no new funding for the authority's critical operations</p> <p>No MTA replacement site</p> <p>No opportunity to enshrine Greenpoint's history in the Monitor Museum</p>



Thank you

Email us at: info@monitorpointonquay.com

To support and receive updates,
visit www.monitorpointonquay.com

Exhibit D
Gotham Organization Precedent Projects

→ Select Project Experience



Gotham Point

Type: Rental Housing, Retail Community Facility
Unit Count: 1,132
Completion: 2023

- HPD-led RFP process to re-develop City owned land on the Hunter's Point South waterfront with substantially affordable housing
- Created a significant portion of a neighborhood from scratch
- The 1,132 homes are available to a wide range of income bands from 30% AMI up to market rate, with 75% set aside as permanently affordable
- The project includes over 15,000 sf of community facility space and 9,000 sf of retail



Broome Street Development

Type: Rental Housing, Retail, Community Facility
Unit Count: 493
Completion: 2023

- As part of Broome Street Development, Gotham provided the Chinese-American Planning Council (CPC) with 40,000 square feet of community facility space for their new headquarters
- Allows CPC to continue to empower immigrant and low-income Asian Americans in NYC
- The project also includes 4,000 sf of community space for the new Beth Hamedrash Hagodol Synagogue (BHH) cultural heritage center.
- Completed in 2023



Innovative Urban Village

Type: Rental Housing, Retail, Community Facility
Unit Count: Approx. 1,975
Completion: Phased (first phase delivers 2026)

- 10.5-acre site rezoned by Gotham and CCC to facilitate the new master-plan redevelopment
- Approx. 2,000 residences, retail, community facility space, public open space, a performing arts center and vocational training and workforce education center being constructed over multiple phases.
- The first two phases are currently under construction.
- Master plan completion targeted in 2031

102 Kent Street, Brooklyn NY

Greenpoint Historic District

Built in 1873 by George A. Kingsland, a local builder who is also responsible for Nos. 144 and 146 Kent Street



102 Kent st | Front Facade | 1940s
Photo by: 1940s NYC street photos of every building in NYC 1939-1940.



102 Kent st | Front Facade | 2025
Photo by: thread collective



102 Kent st | Front Facade | Proposal
Rendering by: thread collective

STREETSCAPE - NORTH & SOUTH FACING 102 KENT ST

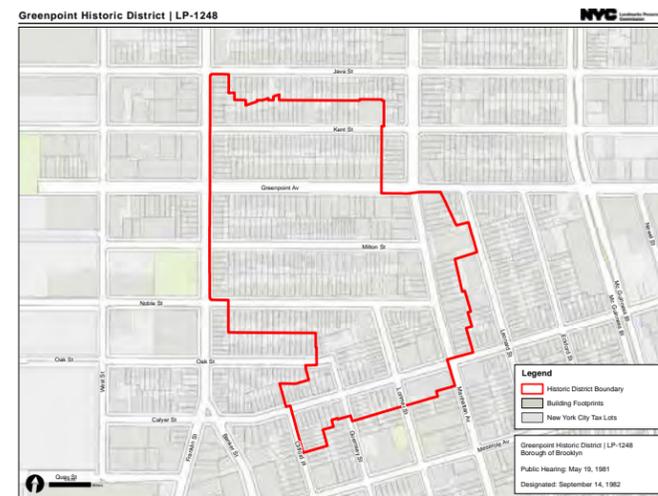


KENT STREET - NORTH VIEW

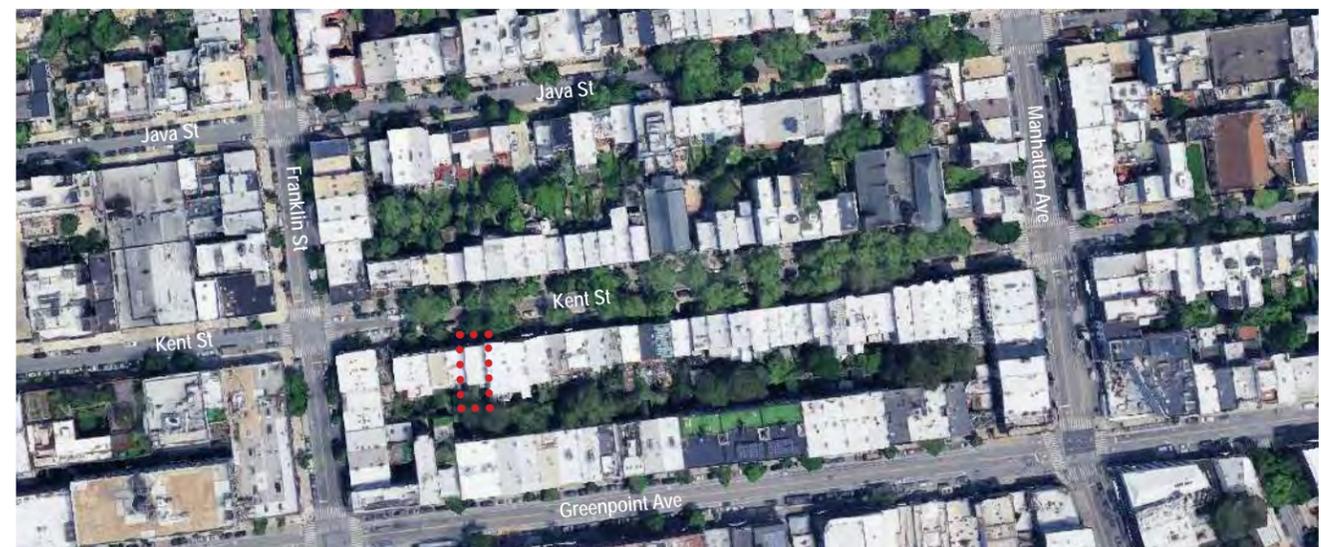


KENT STREET - SOUTH VIEW

144 & 146 Kent street
built by George A. Kingsland



GREENPOINT HISTORIC DISTRICT

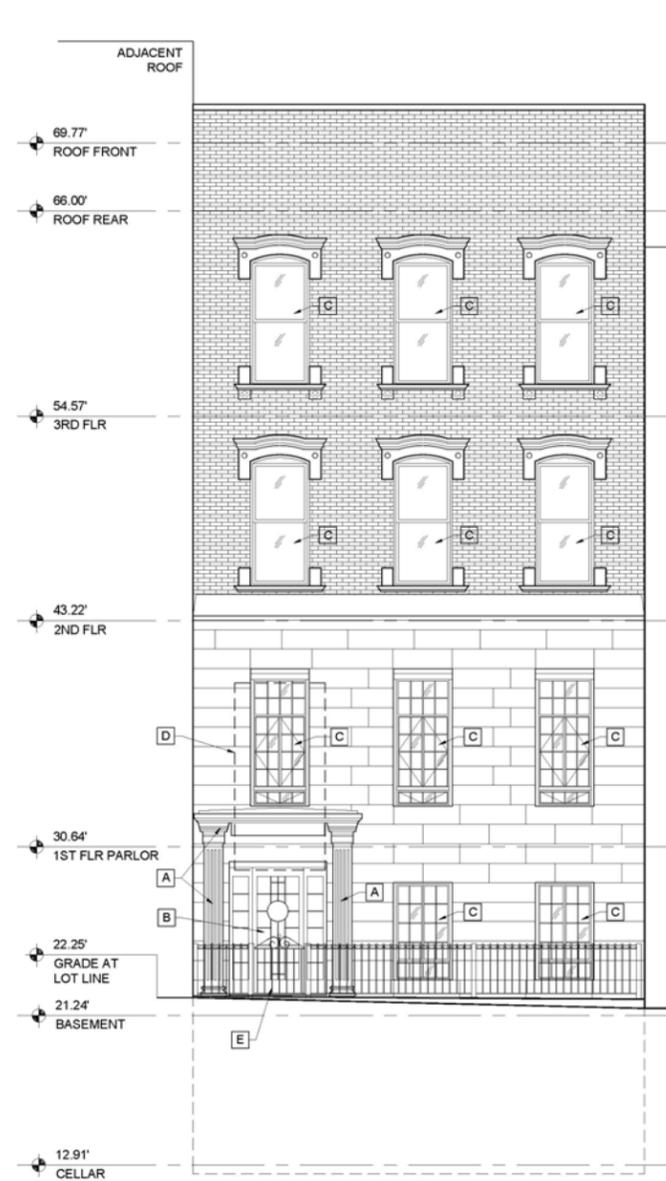


SITE CONTEXT

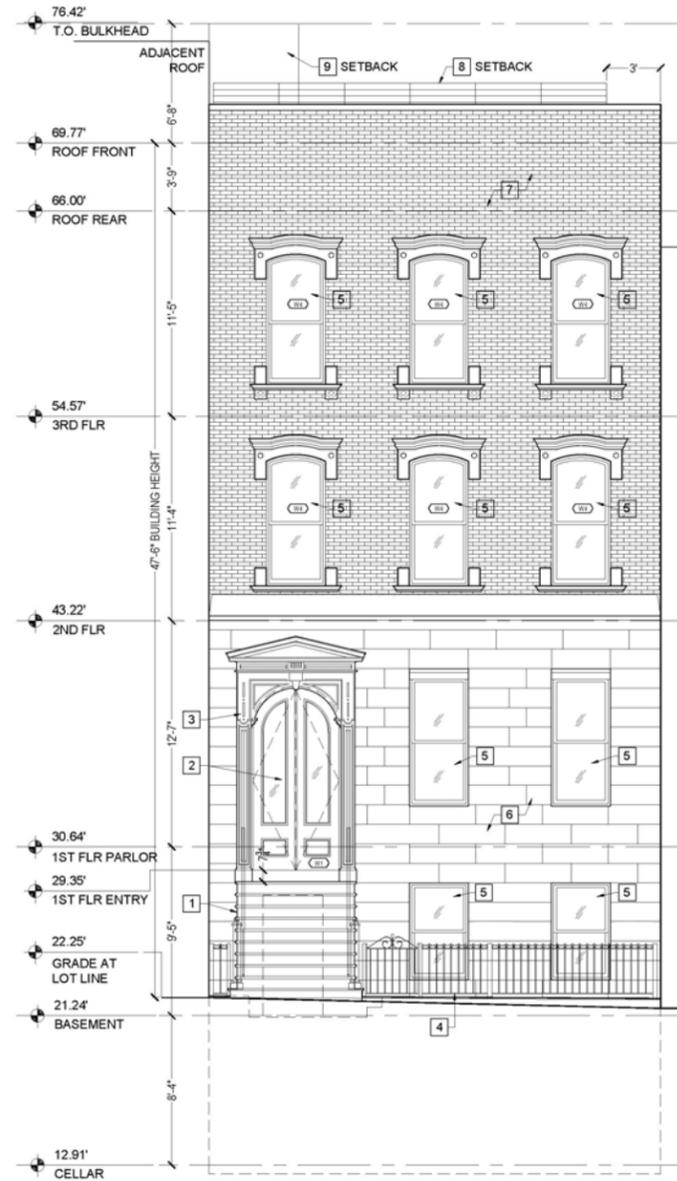
FRONT FACADE ELEVATIONS

EXISTING EXTERIOR ELEVATION DEMOLITION SCHEDULE		
TAG	DESCRIPTION	DETAIL
A	REMOVE ENTRANCE ENFRAMEMENT PLASTER AND ENTABLATURE HOOD AROUND ENTRANCE DOOR. PATCH AND REPAIR AS REQUIRED WITH MATCHING ADJACENT FACADE MATERIALS	
B	REMOVE EXISTING ENTRY DOOR AND SIDELIGHTS. REFRAME OPENING AND PREPARE FOR NEW ENTRANCE DOOR	
C	REMOVE EXISTING WINDOWS THROUGHOUT AND PREPARE OPENINGS FOR REPLACEMENT OR NEW WINDOWS	
D	ENLARGE OR NEW OPENING IN EXISTING WALL AND PREPARE OPENING FOR NEW WINDOW OR DOOR	
E	REMOVE PORTION OF EXISTING FRONT LOT LINE WROUGHT IRON FENCE TO ACCOMMODATE NEW EXTERIOR STAIR	
F	REMOVE EXISTING FIRE ESCAPE ON REAR FACADE. PATCH AND REPAIR EXISTING MASONRY AS REQUIRED	
G	REMOVE EXISTING METAL AND GLASS ATTACHED GREENHOUSE AND WOOD FENCE SURROUNDING GREENHOUSE (LOT LINE FENCE TO REMAIN); PATCH AND REPAIR EXISTING MASONRY AS REQUIRED	
H	REMOVE EXISTING WOOD DECK, RAILINGS, COLUMN, AND STEEL STAIRS	
J	REMOVE EXISTING WINDOWS / VENT OPENINGS AND INFILL WALL TO MATCH ADJACENT WALLS	

PROPOSED CHANGES TO EXISTING EXTERIOR ELEVATIONS SCHEDULE		
TAG	ITEM	DETAIL
1	NEW MASONRY STOOP STAIRWAY WITH ARCHED ENTRANCE TO ALCOVE BELOW AND IRON GUARDRAIL / BALUSTRADE	
2	NEW ROUND HEADED DOUBLE LEAF ENTRANCE DOORS. SET BACK IN OPENING TO EXPRESS WALL REVEAL (SEE W1 IN WINDOW SCHEDULE)	
3	NEW PEDIMENTED ARCHED OPENING AND PLASTER ENFRAMEMENT TO MATCH 139 NOBLE ST	
4	NEWLY LOCATED WROUGHT IRON FENCE SWING GATE	
5	NEW BLACK FRAMED WINDOW IN EXISTING OPENING TO MATCH EXISTING HISTORIC WINDOW	
6	POWER WASH CLEAN EXISTING STONE FACADE. PATCH AREAS WITH MATCHING STONE WHERE EXISTING WALL ELEMENTS HAVE BEEN REMOVED PER DEMO SCHEDULE	
7	POWER WASH CLEAN BRICK AND WINDOW ENFRAMEMENTS. REPORT BRICK, IF REQUIRED	
8	NEW 42" HIGH PAINTED STEEL RAILING AT PERIMETER OF ROOF. GRAY FINISH	
9	NEW STAIR BULKHEAD. GRAY EIFS FINISH WITH NEW BLACK FRAMED WINDOWS	
10	REPAINT MASONRY. GRAY FINISH	
11	NEW THERMALLY BROKEN STEEL DOORS IN NEW ENLARGED OPENING	
12	NEW STEEL DECK, GUARDRAIL, AND STAIR TO REAR YARD. PAINTED DARK GRAY	
13	NEW STUCCO FINISH. PAINTED TO MATCH RISERS & TREADS OF ENTRANCE STAIR	
14	NEW EXTERIOR SCONCE LIGHT	



1 - EXISTING ELEVATION NORTH



2- PROPOSED ELEVATION NORTH



3 - EXISTING FACADE, PHOTOGRAPH, DECEMBER 2025

STOOP PRECEDENTS



STOOP #1: 39 SYDNEY PLACE
Approved proposal

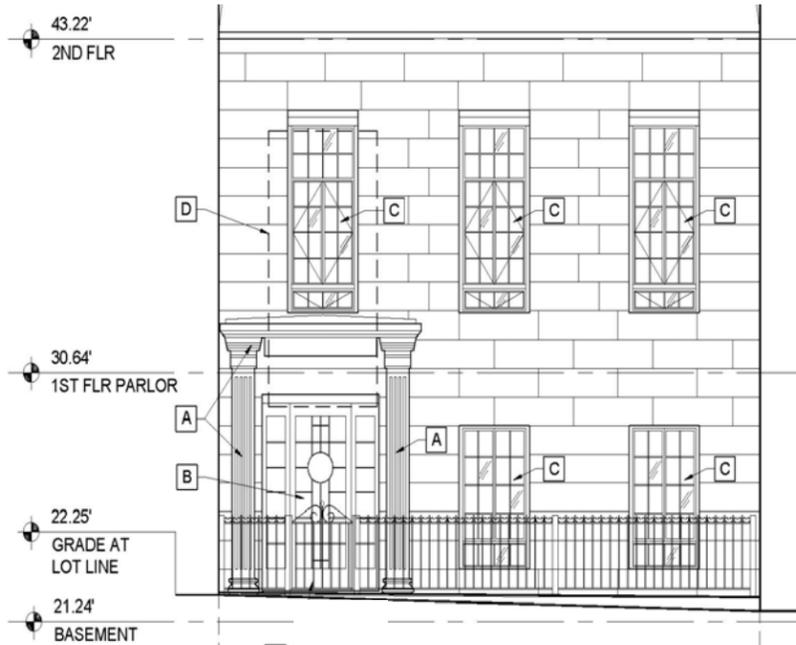


STOOP #2: 139 NOBLE STREET
Recommended precedent by LPC staff

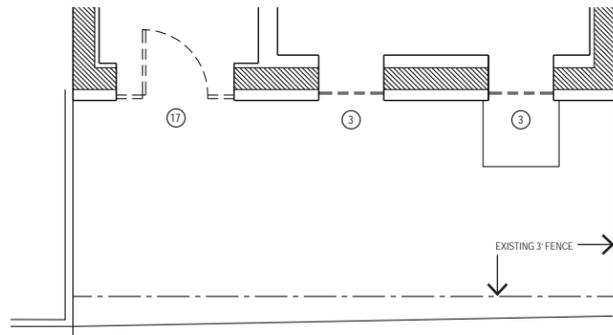


102 KENT ST
Proposed stoop

ENTRANCE AREA



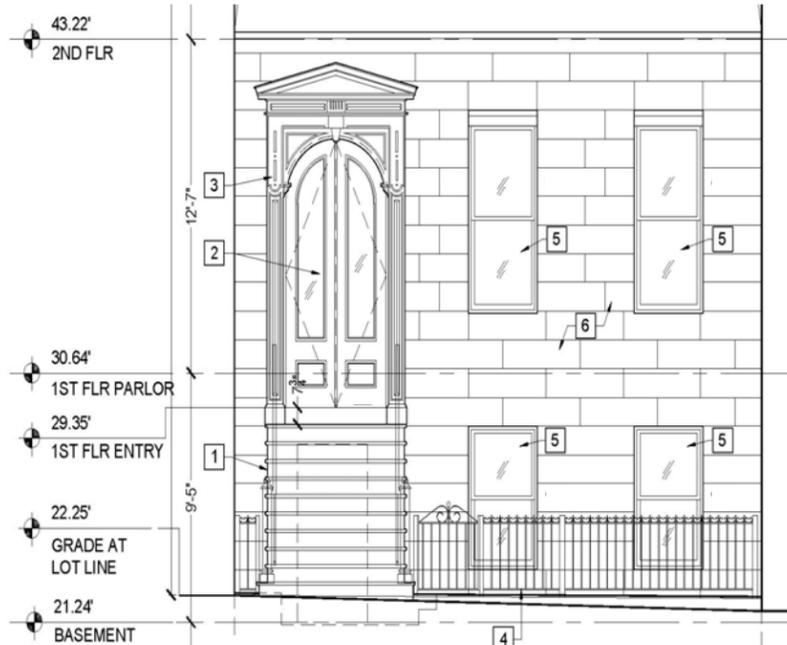
EXISTING ELEVATION



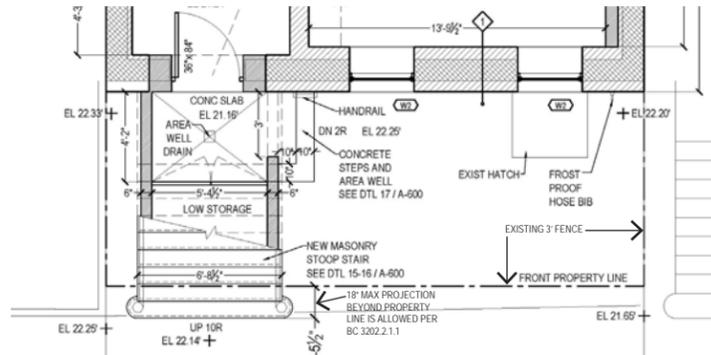
EXISTING PLAN



EXISTING ENTRANCE AREA - PHOTOGRAPH



PROPOSED ELEVATION



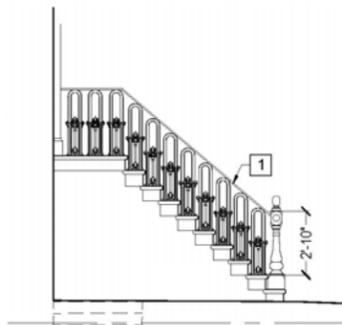
PROPOSED PLAN



PROPOSED ENTRANCE AREA - RENDERING

PROPOSED CHANGES TO EXISTING EXTERIOR ELEVATIONS SCHEDULE		
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1	NEW MASONRY STOOP STAIRWAY WITH ARCHED ENTRANCE TO ALLOW BELOW AND IRON GUARDRAIL / BALUSTRADE	
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13	NEW STUCCO FINISH, PAINTED TO MATCH RISERS & TREADS OF ENTRANCE STAIR	
14	NEW EXTERIOR SCONCE LIGHT	

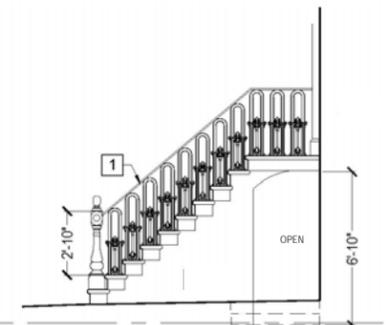
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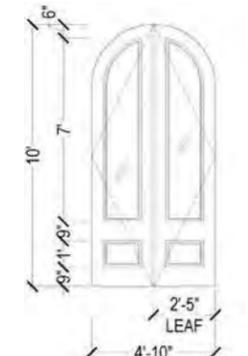
PROPOSED STOOP: EAST ELV



PROPOSED RAILING AND NEWEL POST
To match adjacent properties: 100,98,96, and 94 Kent Street

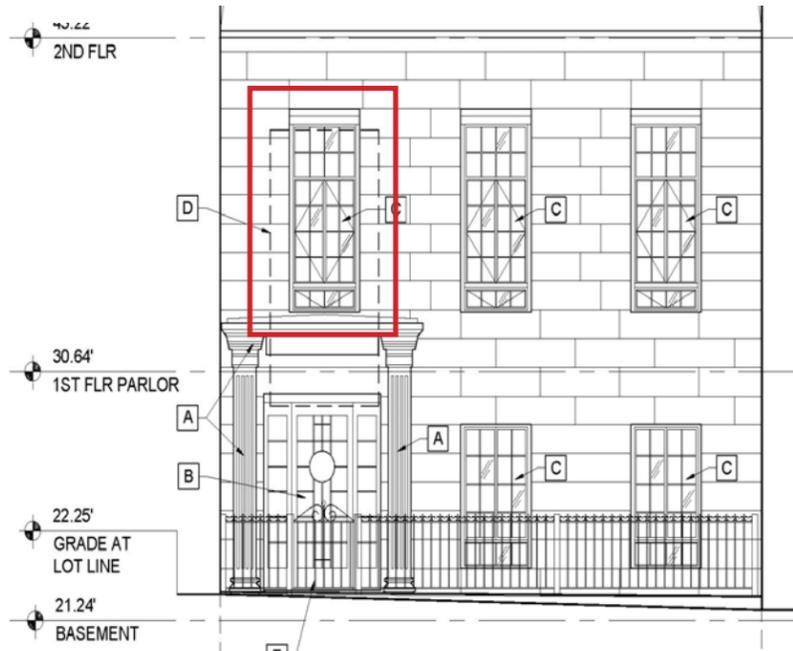


PROPOSED STOOP: WEST ELV

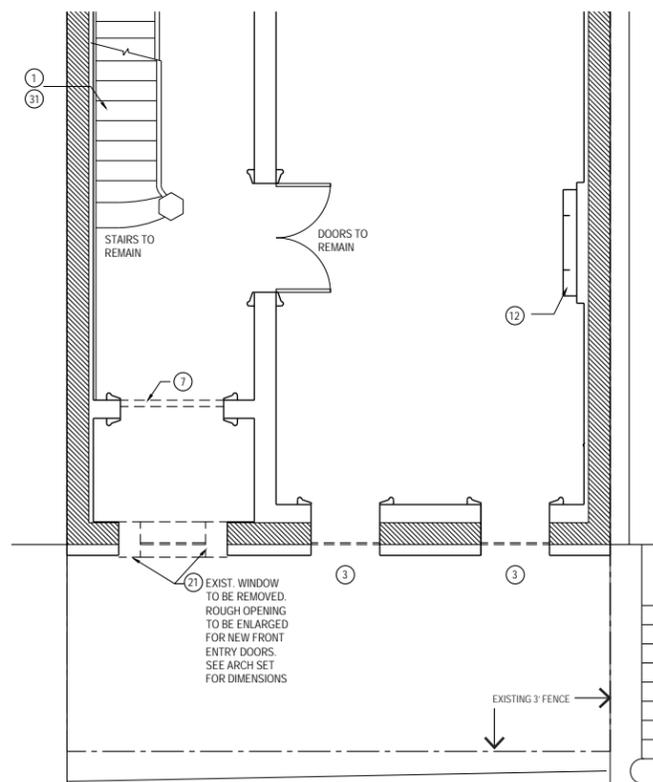


PROPOSED ENTRY DOOR

EXISTING 2ND FLOOR VESTIBULE



EXISTING ELEVATION



EXISTING FIRST FLOOR PLAN



EXISTING VESTIBULE - FLOOR AND CEILING



EXISTING ENTRANCE AREA - PHOTOGRAPH



EXISTING VESTIBULE - VIEW FROM STAIR AND HALLWAY

FRONT MATERIALS + COLORS

EXISTING STONE FACADE

CATHEDRAL STONE BROWNSTONE
COLORS OR SIKA CEMENT-BASED
COATING FOR CONCRETE AND
MASONRY



EXISTING BRICK AND STONES TO
REMAIN

CAST IRON RAILING AT ENTRANCE

MANU: BEN MOORE
HISTORIC COLOR COLLECTION
BLACK, HC-190



BLACK

WOOD WINDOW FRAME

MANU: BEN MOORE
HISTORIC COLOR COLLECTION
BLACK, HC-190



BLACK EXTERIOR,
WHITE INTERIOR



FRONT FACADE + ENTRANCE RENDERING



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

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

February 12, 2026

Hon. Daniel Garodnick
Director
NYC Department of City Planning
120 Broadway, 31st Floor
New York, NY, 10271

RE: Monitor Point Application # C260105ZMK, CEQR 25DCP068K

Dear Director Garodnick:

At the regular meeting of Brooklyn Community Board No. 1, held on February 10, 2026, and informed by a recommendation from its Land Use, ULURP & Landmarks Committee, the Board Members voted to approve the Monitor Point Application # C260105ZMK, CEQR 25DCP068K with the following conditions and friendly amendment:

1. The anticipated \$300,000 yearly payments for Bushwick Inlet Park maintenance should be increased to \$600,000 with annual increases equal to the consumer price index, with payments commencing at the start of construction.
2. The portion of affordable units must be increased to a healthy majority.
3. A special provision should be made with this publicly owned property to give this district a 50% local preference for the affordable units.
4. Water-born transportation for construction items must be used where possible.
5. There must be a transparent process for the affordable lottery.
6. In order to relieve some of the anticipated burden on transportation, there must be an increase in the number of cars on the G line.
7. In line with the statistics showing that CB1 built more than its fair share of affordable housing units, there should be an equitable city-wide upzoning.
8. The public access areas and esplanade at 40 and 56 Quay Street must be completed before applicant receives its TCO for any of the residential units.
9. The applicant's TCO must be conditioned on the creation of the Monitor Museum.

10. Before receiving a TCO for the MTA facility at Meadow Street and after the transfer of the ERU facility, the applicant must perform the demolition of the surface structures and pave the lot at the 65 Commercial Street section of the future Box Street Park.
11. The applicant shall fully fund and construct a robust, fully grade-separated Brooklyn Waterfront Greenway segment along Quay Street physically separated from vehicular traffic.
12. The applicant will maintain the bike lanes unimpeded by trucks during construction.
13. The waterfront public green area should remain 40 feet in its entirety.

Additional Conditions (Friendly Amendment):

1. Gotham Org shall build two publicly accessible restrooms and a maintenance space inside the monitor point building complex facing upland connector or the motiva section of Bushwick Inlet Park, before receiving their TCO for monitor Point.
2. Affordable and market rate apartment units must be integrated through both towers of the western building.

The vote was as Follows: 24 "YES," 9 "NO," 0 "ABSTENTIONS," and 3 "RECUSALS."

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson

Cc: Brooklyn Director, Alex Sommer. NYC Department of City Planning



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



LAND USE, ULURP, COMMITTEE MOTION: To approve application MONITOR POINT: APPLICATION # C260105ZMK, CEQR 25DCP068K Applications related: N260106ZRK, C260107ZSK, N260108ZCK, C260109ZSK, C250326MMK. with all conditions including the friendly amendment raised in the prior vote: 1) The anticipated \$300,000 yearly payments for Bushwick Inlet Park maintenance should be increased to \$600,000 with annual increases equal to the consumer price index, with payments commencing at the start of construction. 2) The portion of affordable units must be increased to a **healthy majority**. 3) A special provision should be made with this publicly owned property to give this district a 50% local preference for the affordable units. 4) Water-borne transportation for construction items must be used where possible. 5) There must be a transparent process for the affordable lottery. 6) In order to relieve some of the anticipated burden on transportation, there must be an increase in the number of cars on the G line. 7) In line with the statistics showing that CB1 built more than its fair share of affordable housing units, there should be an equitable city-wide upzoning. 8) The public access areas and esplanade at 40 and 56 Quay Street must be completed before applicant receives its TCO for any of the residential units. 9) The applicant's TCO must be conditioned on the creation of the Monitor Museum. 10) Before receiving a TCO for the MTA facility at Meadow Street and after the transfer of the ERU facility, the applicant must perform the demolition of the surface structures and pave the lot at the 65 Commercial Street section of the future Box Street Park. 11) The applicant shall fully fund and construct a robust, fully grade-separated Brooklyn Waterfront Greenway segment along Quay Street physically separated from vehicular traffic. 12) The applicant will maintain the bike lanes unimpeded by trucks during construction. 13) The waterfront public green area should remain 40 feet in its entirety. **Additional Conditions:** 1. Gotham Org shall build two publicly accessible restrooms and a maintenance space inside the monitor point building complex facing upland connector or the motiva section of Bushwick Inlet Park, before receiving their TCO for monitor Point. 2. Affordable and market rate apartment units must be integrated through both towers of the western building.

Motion made by: Iris Cabrera
 Seconded by: Erin Drinkwater

DATE: **2/10/2026**

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

TIME: 9:10 PM TALLY: 24 YES 9 NO 0 ABS 3 RECUSAL

Add Community Board Recommendation

Recommendation to be submitted for:

Monitor Point (/projects/2024K0358) ULURP

A LSGD, ZM, ZR, a Chair Cert, and a City Map Amendment (see 2025K0287), to facilitate the development of a new 33,000 gsf Museum and educational facility, and two additional new buildings with approximately 877,88 gsf of residential space with approximately 1,150 dwelling units (300 income restricted) approx. 25,700 sf of local retail space, and approx. 37,000 gsf of below grade parking, and approx. 45,000 sf of new open space at 40 Quay Street, CD1, Brooklyn.

Was a Quorum Present at your hearing(s)?

A quorum requires the presence of 20% of appointed board members, and not fewer than seven members.

Yes No **01/20/2026 | 176 Java Street**

Would you like to submit a single recommendation for all actions?

Yes No, I will submit a recommendation for each action

Conditional Favorable ▼

Votes In Favor

24

Votes Against

9

Abstain

0

Total Members

36

Vote Location and Date for all actions

Vote Location

211 Ainslie Street, Brooklyn, NY 11211

Vote Date

02/10/2026

Recommendation Comment for all actions.

Please see the attached Community Board 1 Recommendation and Vote Sheet.
Please note that there were Three recusals in the vote.
Thank you.

Upload supporting documents

 Choose Files

Continue



Please confirm your recommendation information.



Was a Quorum Present at your Hearing(s)?

Yes **01/20/2026 | 176 Java Street**

Recommendation: Conditional Favorable

Votes in Favor: 24

Votes Against: 9

Abstain: 0

Total Members: 36

Vote Location: 211 Ainslie Street, Brooklyn, NY 11211

Vote Date: 02/10/2026

Comment: Please see the attached Community Board 1 Recommendation and Vote Sheet. Please note that there were Three recusals in the vote. Thank you.

Attached files:

No files attached.

Once your recommendation is submitted, you can not edit it. You'll need to contact NYC Planning to make any changes (ZAP_feedback_DL@planning.nyc.gov or 212-720-3300).

Submit Recommendation Information

Cancel (continue editing)

Need Support





COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



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DEL TEAGUE
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DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 12, 2026

Hon. Daniel Garodnick
Director
NYC Department of City Planning
120 Broadway, 31st Floor
New York, NY, 10271

RE: 56 Quay Demapping Application # 250326MMK, CEQR 25DCP068K

Dear Director Garodnick:

At the regular meeting of Brooklyn Community Board No. 1, held on February 10, 2026, and informed by a recommendation from its Land Use, ULURP & Landmarks Committee, the Board members voted to deny the 56 Quay Demapping Application #250326MMK (CEQR No. 25DCP068K) and expressed their continued support for the Greenpoint Monitor Museum, hoping it will be completed as soon as possible.

The vote was as follows: 30 "YES," 1 "NO," 0 "ABSTENTIONS," and 2 "RECUSALS."

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson

Cc: Brooklyn Director, Alex Sommer, NYC Department of City Planning



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



LAND USE, ULURP COMMITTEE MOTION: To deny application 56 QUAY DEMAPPING: APPLICATION # 250326MMK, CEQR 25DCP068K. and to express our continued support for the Greenpoint Monitor Museum and our hope that it is completed as soon as possible.

Motion made by: Eric Bruzaitis

Seconded by: Teon Brooks

DATE: 2/10/2026

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

TIME: 9:19 PM TALLY: 30 YES 1 NO 0 ABS 2 RECUSAL

Add Community Board Recommendation

Recommendation to be submitted for:

Monitor Point - 56 Quay Demapping (/projects/2025K0287) ULURP

A City Map Amendment by GO Quay LLC and Greenpoint Monitor Museum to remove a Park designation on BK Block 2590, Lot 25, which is privately owned by the Greenpoint Monitor Museum (not parkland owned by the City), in order to facilitate the development of a new 33,000 sf museum and educational facility, and publicly-accessible waterfront open space. The project is located in Greenpoint, CD 1, Brooklyn. This project is related to Project ID 2024K0358, which details the other land use actions.

Was a Quorum Present at your hearing(s)?

A quorum requires the presence of 20% of appointed board members, and not fewer than seven members.

Yes No **01/20/2026 | Polish & Slavic Center 176 Java Street, Brooklyn, NY 11222**

Unfavorable ▼

Votes In Favor	Votes Against	Abstain	Total Members
30	1	0	33

Vote Location and Date for all actions

Vote Location	Vote Date
211 Ainslie Street, Brooklyn, NY 11211	02/10/2026

Recommendation Comment for all actions.

Please see the attached Community Board 1 Recommendation and Vote Sheet.
Please note that there were two recusals in the vote.
Thank you.

Upload supporting documents

 Choose Files

Continue



Please confirm your recommendation information.



Was a Quorum Present at your Hearing(s)?

No 01/20/2026 | Polish & Slavic Center 176 Java Street, Brooklyn, NY 11222

Recommendation: Unfavorable

Votes in Favor: 30

Votes Against: 1

Abstain: 0

Total Members: 33

Vote Location: 211 Ainslie Street, Brooklyn, NY 11211

Vote Date: 02/10/2026

Comment: Please see the attached Community Board 1 Recommendation and Vote Sheet. Please note that there were two recusals in the vote. Thank you.

Attached files:

No files attached.

Once your recommendation is submitted, you can not edit it. You'll need to contact NYC Planning to make any changes (ZAP_feedback_DL@planning.nyc.gov or 212-720-3300).

Submit Recommendation Information

Cancel (continue editing)

Need Support





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HON. LINCOLN RESTLER
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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 10, 2026

COMMITTEE REPORT

Cannabis Review Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

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

RE: Cannabis Review Committee Report from February 4, 2026

The Committee met on the evening of February 4, 2026, at the District Office at 435 Graham Avenue (Corner of Frost Street), Brooklyn, NY 11211 at 6:00 P.M.

ATTENDANCE

Present: Vega, Chair; VanCouten, Co-Chair; Cabrera; Kaminski; Love; Abbott* (*) *Non-Board Member*

Absent: Sofer; Valentin

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

AGENDA:

1. The Cannabis Review Committee to discuss how the committee will review its first license renewal application.
The Committee Chairperson outreached to OCM for guidance, still pending their response. The Chairperson by phone confirmed with OCM, NYPD 94th Precinct, 311 and our CB1 District Office that there are no records of any complaints.
We agreed on the committee's protocol and the items our district office needs to request from the applicant.
 - Proof the license fee payment
 - Proof of the submitted notice to the municipality form.
 - Proof in detail of the community impact plan (including goals and intended impact)
 - Proof of a valid labor peace agreement

- Proof of a security (if third a party agreement exists) contract and its terms
- Proof via date/time stamp photos showing store's windows are blocked, sign of store's operating hours and no inappropriate signage exists.

The committee vote was unanimous

CANNABIS LICENSES

NEW

1. A new application: Alexandros Laskaris, DBA Leaf Dispo LLC, 1013 Manhattan Avenue (retail dispensary). OCMRETL/2023/001141, (on 12-05-2025, CB1 received application). The applicant failed to attend the scheduled 2/4/2026 Cannabis Review Committee meeting. The District Office has no supporting documents from this applicant. The Committee recommends OCM to reject DBA Leaf Dispo LLC at 1013 Manhattan Avenue, retail dispensary license application.

Vote was unanimous

RENEWALS

2. 2) A renewal application: Peter Beznos, DBA Hii, 152 Bedford Avenue (retail dispensary) OCM-CAURD-2024-000102. DBA Hii was granted conditional approval. The applicant provided the committee with the requested documents. On February 6, 2026, we received via email the missing security document. The Committee recommends OCM to process DBA Albert D. Capraro’s Cannabis retail dispensary renewal license application.

Vote was unanimous

The Committee reviewed the following submitted Cannabis Retail Dispensary Applications: Recommendations are as follows:

The committee approved 1 renewal license

The committee rejected 1 new application.

**The next meeting of the Cannabis Review Committee is scheduled as follows:
(No applications to review in March 2026)**

WHEN: Wednesday, April 20, 2026

TIME: 6:00 PM

WHERE: CB1 District Office

435 Graham Avenue

(Corner of Frost Street)



COMMUNITY BOARD No. 1

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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 12, 2026

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

RE: CANNABIS APPLICATIONS

Dear Chair Wright:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1 held on February 10, 2026, the Cannabis Review Committee reviewed the report attached, and the various recommendations made. Below are the actions taken:

CANNABIS APPLICATIONS:

NEW

1. Alexandros Laskaris, DBA Leaf Dispo LLC, 1013 Manhattan Avenue, (Retail Dispensary) OCMRETL/2023/001141 (Application received on 12-05-2025)

The applicant failed to attend the scheduled 2/4/2026 Cannabis Review Committee meeting. The District Office has no supporting documents from this applicant. The Committee recommends OCM to reject DBA Leaf Dispo LLC at 1013 Manhattan Avenue, retail dispensary license application.

The committee recommends **OCM to NOT TO PROCESS** their application.

The Committee voted to **DENY** the application.

The Board Members voted to support the recommendation to **REJECT** the application.

The Vote was: 33 "YES"; 0 "NO"; 0 "Abstentions".

RENEWAL

1. Canna Life NY Inc, DBA Hii, 152 Bedford Avenue, (Retail Dispensary)

OCM-CAURD-2024-000102

Was granted conditional approval. The applicant provided the committee with the requested documents. On February 6, 2026, we received via email the missing security document. The Committee recommends OCM to process DBA Albert D. Capraro’s Cannabis retail dispensary renewal license application.

The committee recommends **OCM to PROCESS** their renewal.

The Committee voted to **APPROVE** the application renewal.

The Board Members voted to support the recommendation to **PROCESS** the application renewal.

The Vote was: 33 “YES”; 0 “NO”; 0 “Abstentions”.

The committee approved 1 renewal license.

The committee rejected 1 new application.

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

WHEN: WEDNESDAY, APRIL 20, 2026
TIME: 6:00 PM
WHERE: CB1 DISTRICT OFFICE
435 GRAHAM AVENUE
BROOKLYN, NY 11211
(CORNER OF FROST ST)

Working for a Better Williamsburg-Greenpoint.

Sincerely,



Dealice Fuller
Chairperson



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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

REVISED

January 26, 2026

EXECUTIVE BOARD

TO: CB#1 Board Members

FROM: Chairperson Dealice Fuller

RE: Executive Board Meeting Held on January 21, 2026

The Executive Board met on Wednesday, January 21, 2026, at 5:30 PM.

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

Absent: Iglesias.
(A quorum was achieved)

1. **MEETING CALLED TO ORDER:**

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

2. **PREPARATION OF THE AGENDA FOR FEBRUARY 10, 2026, COMBINED PUBLIC HEARING & BOARD MEETING.**

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

3. **ADDITIONAL DISCUSSION:**

1) The Executive Board reviewed the following board member's request to be excused from being absent from the Combined Public Hearing & Board Meeting on January 13, 2026.

- Jacob Itzkowitz
- Lloyd Feng
- Lisa Bamonte
- Alberto Valentin
- Janice Peterson
- Rifka Friedman

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

The vote was as follows: 6 "YES" 0 "NO", 0 "ABS". Fuller; Weiser; Teague; Barros; Heimlich; Caponegro.

Discussion regarding the Swinging Sixties Senior Center's doorbell, located at 211 Ainslie Street, during Community Board 1 meetings: Mr. Caponegro requested that signs be posted during meetings stating, "DO NOT RING THE BELL," as the bell is used for the daycare and disrupts the daycare's daily activities

2. Mr. Chesler raised a concern regarding the Public Hearing being modified to include a Land Use Committee Meeting, requesting a stand-alone Public Hearing due to expected community engagement. Ms. Teague stated that she did not want her name included on the revised meeting notice and confirmed she has sent an email to that effect. Chair Fuller clarified that the original request lacked specify. Mr. Chesler's role as co-chair of the Land Use Committee, she proceeded under the impression the request naturally related to its committee's functions. Mr. Chesler noted he had assumed his intended was understood. To ensure informed decision-making and clarity moving forward, Chair Fuller directed that all future board members' request must explicitly specify the nature of the meeting and be submitted via email to the office.
3. The Executive Board starts the Executive Session to discuss staff matters.

The meeting was Adjourned at 7:00 pm.



NYC Parks

Community Board 1 Monthly Parks Update – February 2026

Capital Updates

The recent winter snowstorm and snow cover has delayed close-out of the Stormwater Pollution Prevention Plan permit for the Motiva section of Bushwick Inlet Park. We continue to maintain close contact with our sister agency DEP and will schedule a park inspection at the first opportunity to do so. We thank you for your patience as we work toward an opening date!

2026 Lifeguard Recruitment

We're excited to announce that Lifeguard Recruitment Season officially began on October 8th, 2025, at Washington Square Park! Lifeguard qualifying tests began October 25th. Being an NYC Parks Lifeguard is more than a summer job. It challenges you, strengthens you, and builds skills that last a lifetime. We're looking for dedicated, mission-driven individuals to join us in summer 2026 to play a critical role in keeping a close watch on our pools and beaches, making summer happen for millions of New Yorkers.

- In 2025, our lifeguard corps grew significantly, including a 23% increase in new recruits.
- **It's never been easier or more rewarding to become a lifeguard, as we've worked to make the testing and position more accessible for new guards.**
- Parks had 1,082 lifeguards staffing pools and beaches in summer 2025 - the highest total since 2019. We had over 225 beach rescues throughout last summer thanks to our resilient team.

What's New for 2026?

- The city has reached an agreement to permanently raise the wages for seasonal lifeguards to \$22.00 per hour.
- The city has changed the qualification for shallow water pools, making our tests more accessible for new guards.

The Process

- You can find out if you meet the requirements to become an NYC Lifeguard and brush up on your swimming skills at one of our upcoming [Swim Prep sessions](#).
- [Lifeguard Qualifying Tests](#) take place from late October through late February. All potential lifeguards must first pass this test before beginning training.

If you have any questions, feel free to reach out to us at lifeguard@parks.nyc.gov or call 212-360-1350

Vital Parks for all and the Vital Parks Explorer

New York City's parks are vital. In an era where our city is facing greater challenges than ever, ranging from the threat of extreme weather to increased park use, we need a plan that can **protect and grow our city's living infrastructure. Learn more about** how we define, measure, and invest in our parks, to deliver a Vital Parks System to the New Yorkers who need it the most.

What aspects of a Vital Parks System matter most to you? Through our Vital Parks Explorer, you can check more than 20 different elements that matter most to New Yorkers. Learn more about access to these amenities across the city, your community, and even your block.

[Explore the System](#)

Partnerships for Parks volunteer projects – Outreach Coordinator

Curtis Sherrod is your Partnerships for Parks Outreach Coordinator for park properties within Brooklyn Community Board 1. Please contact Curtis at 646.984.6536 (cell) or curtis.sherrod@parks.nyc.gov.

CB1 currently has the following projects under construction:

- Box Street Park –Remediation work is anticipated to begin mid-2026.
- Bushwick Inlet Park: Motiva –construction began March 11, 2024, and will be complete winter 2026.

We have several projects awaiting construction start:

- American Playground – this project is in the design phase. Construction is anticipated to begin spring 2027 and be complete spring 2028.
- McCarren Park natural turf softball fields –construction anticipated to begin fall 2026 and be complete fall 2027.
- McCarren Park: MPPA – public input meeting to be held in FY26, date is to be determined. This project will include a DEP green infrastructure storm water retention project.
- McCarren Park: Union Avenue – DEP will implement green infrastructure storm water retention. The project is in design and anticipated to be completed in fall 2026.



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February 10, 2026

VICE-CHAIRMAN'S REPORT

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: First Vice-Chairman, Mr. Simon Weiser

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

Please see attached the evaluation for District Manager, Johana Pulgarin from the month of January 2026.

The Assistant District Manager hosted the District Service Cabinet meeting on Thursday, January 22, 2026, at 10:30 AM in Community Board #1's District Office at 435 Graham Avenue, Brooklyn, NY 11211. Which I was present for.

ATTENDANCE:

Present: Department of Environmental Protection, Department of Design and Construction, Department of Transportation, Department of Sanitation, Department of Health & Mental Hygiene, Department of Consumer and Worker Protection, NYPD 94th Precinct, NYPD 90th Precinct, Council member Jennifer Gutierrez's Office, Department of Buildings, NYC fire Department.



BROOKLYN COMMUNITY BOARD 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

MANAGERIAL PERFORMANCE EVALUATION

NAME: JOHANA PULGARIN		
TITLE AND ASSIGNMENT: DISTRICT MANAGER		
RATING PERIOD		NAME OF SUPERVISOR
1/1/2026	1/31/2026	SIMON WEISER

KEY RESPONSABILITIES (List in order of importance)	PERFORMANCE EXPECTATION (State how to be judged)	RAING FOR EACH RESPONSIBILITY
<p>1. <u>Quantity of work</u></p> <p>Volume of work regularly produced by employee in relation to office standards; speed and consistency of output; efficiency in the use of time and resources.</p>	26-Jan	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> O VG G M U
<p>2. <u>Quality of work</u></p> <p>Extent to which work produced meets quality standards of accuracy, thoroughness and effectiveness</p>	Observation/ Work output	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> O VG G M U
<p>3. <u>Job Skills and Knowledge of work-skills</u></p> <p>Possessed by employee to execute job related work under standing of job duties and related work, extend of job information and understanding possessed by employee</p>	Observation/ Work output	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> O VG G M U
<p>4. <u>Sense of Cooperation</u></p> <p>Extent of ability to work toward objectives, shifting priorities when necessary, working harmoniously with co-workers, supervisors, and others</p>	Observation/ Work output	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> O VG G M U

- O = OUTSTANDING
- VG = VERY GOOD
- G = GOOD
- M = MARGINAL
- U = UNACCEPTABLE

OTHER FACTORS

Our DM ability to learn new skills and procedures quickly is impressive and contributes significantly to our Community Board 1.

OVERALL RATING

The Manager overall rating is

- OUTSTANDING** **VEYRY GOOD** **GOOD**
 MARGINAL **UNACCEPTABLE**

PLANS AND RECOMMENDATIONS (If needed)

SIGNIFICANT COMMENTS MADE BY THE MANAGER DURING EVALUATION PERIOD & DATE INTERVIEW

MANAGER'S SIGNATURE



SUPERVISOR'S SIGNATURE

SUPERIOR'S SIGNATURE

DATE

01-22-26

DATE

DATE



District Manager's Report

TO: All Board Members

**FROM: Johana P. Pulgarin
District Manager**

**RE: JANUARY 13, 2026 –
FEBRUARY 10, 2026**

-
1. Complaint Tally Sheet for January 2026
 2. District Service Cabinet Meeting Minutes from January 22, 2026
 3. Updated Community Board 1 RE: CB#1 Roster List 2026-2027
Note: This list was prepared by Brooklyn Community Board #1 with information provided by the Brooklyn Borough President
 4. Brooklyn Borough President Antonio Reynoso RE: Join Your Community Board Today!
Reminder: Today is the Last Day to Apply – Apply by February 6, 2026, at 11:00 P.M.
(Flyer Attached) – Link to Apply Here: <https://www.brooklynbp.nyc.gov/community-boards/>
 5. NYC Department of Parks & Recreation (DPR) RE: The Announcement of the Reopening of Berry Playground
 6. NYC Department of Environmental Protection (DEP) RE: Updates Received by DEP
RE: DEP Use of Newtown Barge Playground – Brooklyn Borough Commissioner Drisana Hughes:
 - “Due to the low weather temperatures, Whale Creek has been freezing. Whale Creek is typically usable for our sludge boats, which is why we haven't needed the Newtown Barge/east river dock in several months. Currently, we're still able to load at Whale Creek. But it's possible with more freezing of the creek we may need to activate the East River dock next week. Our plant staff has cleared the snow near the dock and made the area ready for use.”

7. NYC Department of Parks & Recreation (DPR) RE: Neighborhood Tree Planting – Over 2,400 Trees Will Be Planted in Brooklyn This Fall! NYC Parks Will Fully Service Entire Blocks, Creating New Tree Beds Along With Removing Dead and Dying Trees and Stumps
8. NYC Department of Environmental Protection (DEP) RE: DEP Winter Weather Tips to Protect Your Pipes and Meters from Freezing
9. Con Edison RE: Important Information On Costs Associated With Colder Weather – See Attached for Why Energy Bills Are Higher This Month
10. Con Edison RE: Expansion to Con Ed's Energy Affordability Program (EAP) – Program Now Provides Bill Discounts to Customers Who Earn Up to the Household Area Median Income – Learn More at conEd.com/EAP
11. NYC Small Business Services (SBS) RE: Community Partner Quarterly Newsletter
12. NYC Department of Housing Preservation and Development (HPD) RE: Press Release from HPD – Affordable Scoop, *A Monthly Guide to Permanently Affordable Homes Across the City* (See Attached for 11 Gerry Street – Application Deadline March 4, 2026)
13. NYC Department of Housing Preservation and Development (HPD) RE: Local Law for Landlords with Rent Stabilized Units – Landlords Will Be Required to Post a Notice for Tenants In Their Buildings If They Have One or More Rent Stabilized Units In the Building (Starting January 26, 2026)
14. NYC Department of Sanitation (DSNY) RE: Drop Off Your Unwanted Paints (cans, sprays, tubes) At a Drop-Off Site! (459 North Henry Street, Brooklyn, NY 11222)
15. NYCT Metropolitan Transportation Authority (MTA) RE: OMNY Call Center Has Expanded Its Hours to 24 Hours, 7 Days a Week – OMNY Customer Service Representatives Will Be Available 24/7 to Answer Questions About Tap and Ride Trips and Transactions and to Assist Customers With Any Inquiries Or Issues – Starting February 2, 2026
16. Office of Congresswoman Nydia M. Velazquez RE: Press Release – Velazquez Secures Over \$15 Million for Local Projects in FY2026 Government Funding Package – This Funding Addresses Urgent Infrastructure Needs, Public Safety, and Social Services

CONSTRUCTION NOTIFICATIONS IN CBI

1. NYCT Metropolitan Transportation Authority (MTA) RE: Environmental Protocols Documentation for the Ongoing Work Along the Jamaica Line – Hewes Street Subway Station

- The information shared (attached) is for the ongoing work along the Jamaica Line which includes Community Board 1.
2. National Grid RE: Closure of Roadway Traffic As Needed During Working Hours on Ingraham Street Between Varick Avenue & Porter Avenue, Porter Avenue Between Ingraham Street & Johnson Avenue, and Intersection of Porter Avenue & Ingraham Street; Work Hours 9:00 A.M. – 4:00 P.M., Monday – Friday & 8:00 A.M. – 4:00 P.M. Saturday – Starting February 1st, 2026 Through Fall 2026
 3. NYC Department of Transportation (DOT) RE: Continued Maintenance – Pulaski Bridge Single Lane Closure (Northbound & Southbound Single Lane Closures) from January 20th – February 13th, Monday – Friday, 11:00 P.M. – 5:00 A.M.
 4. National Grid RE: Installation of New Gas Pipe on South 3rd Street Between Berry Street & Bedford Avenue (Work Order # T102710684)
 5. National Grid RE: Installation of New Gas Pipe on Keap Street Between Bedford Avenue & Williamsburg Street West (Work Order # T102713605)
 6. NYC School Construction Authority (SCA) RE: Construction Notice at P.S./I.S. 84 at 250 Berry Street – Construction Work Activities Take Place on Weekdays Between 4:00 P.M. and 12:00 A.M. – Asbestos Abatement Required at Various Stages of this Project
 7. National Grid RE: Installation of New Gas Pipes (Locations Attached, Work Order # T102708477)
 8. NYCT Metropolitan Transportation Authority (MTA) RE: L Train Track Work at Night – No Trains Between Myrtle-Wyckoff Avenues and Lorimer Street, January 21 – 23, Wednesday – Friday, 11:45 P.M. – 5:00 A.M., January 27 – 30, Tuesday – Friday, 11:45 P.M. – 5:00 A.M., & February 2 – 6, Monday – Friday, 11:45 P.M. – 5:00 A.M.



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEALICE FULLER
CHAIRPERSON

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

DEL TEAGUE
SECOND VICE-CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

COMPLAINT TALLY

JANUARY 10, 2026 – FEBRUARY 6, 2026

COMPLAINT TYPE	TALLY	COMPLAINT TYPE	TALLY
AIR		MTA	1
ANIMAL CONTROL		NATIONAL GRID	
APPLICATION	13	NOISE	1
ARCADE/RIDES		OTHER	5
ASSISTANCE	22	PARKING	10
BASKET REQUESTS		PARKS DEPARTMENT	3
BUILDINGS DEPARTMENT	7	PEST CONTROL	
BULK PICKUP		PLATES	
CATCH BASIN		POLICE DEPARTMENT	13
CAVE-IN		POOLS	
CODE ENFORCE		POTHOLES	1
COLLEGE		PROTECTION	
CON-EDISON	4	PRUNING	
CRIME	2	PUBLIC ASSISTANCE	6
DCA		REAL ESTATE	
DCAS		RECYCLING	
DCP		REFERRALS	
DEMO		REGULAR PICKUP	
DEP	7	RELOCATION	
DERELICT AUTO/BIKES		RENT CONTROL	
DOCUMENTS		SANITATION	18
DOS		SCHOOL/PS	
DOT	26	SCHOOL REGION	
DRUGS		SEAL-UP	
EDUCATION		SENIOR HOUSING	
ELEVATOR		SERVICE	
ENFORCEMENT	15	SEWER BACKUP	
EQUIPMENT		SEWER BREAK	
FEDERAL		SIDEWALK	
FIRE DEPARTMENT		SIGNS	
FOOD STAMPS		SNOW REMOVAL	6
GREENSTREET		SOCIAL SERVICES	3
HEALTH DEPARTMENT	1	SPRAYING	
HEAT/HOT WATER		STATE	1
HIGHWAYS		STREETLIGHT	1
HOUSING AUTHORITY		TRAFFIC LIGHTS	
HPD		TREE REMOVAL	
HRA		TREE REQUESTS	
HS		TRENCH WORK (& DEP)	
HYDRANT	1	UNSWEPT STREET LITTER	
INFO REQUESTS	51	VERIZON/CABLE	
JHS		WATER	
LEGAL			
LICENSE	21		
LOT CLEANING			
LOT CLEANING/BQE			
MEDICAID			
METERS		TOTAL	239



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COUNCILMEMBER, 34th CD

DISTRICT SERVICE CABINET MEETING

JANUARY 22, 2026

435 GRAHAM AVENUE

BROOKLYN, NY 11211

MEETING CALLED TO ORDER

District Manager, Ms. Johana P. Pulgarin called the District Service Cabinet Meeting to order and noted the agenda which included a round robin session.

ROUND ROBIN SESSION

NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP): Brooklyn Borough Commissioner Drisana Hughes -

Commissioner Hughes reported that work at Newtown Creek is ongoing, with no new updates for Community Board 1 since the last visit. She introduced a new DEP staff member, Tai Bradshaw, who has extensive DEP experience and previously worked in Queens.

Commissioner Hughes confirmed that Brooklyn Coordinator Ms. Hubard remains the primary point of contact for Community Board 1. Correspondence should continue to be directed to her, with Mr. Bradshaw serving as a backup when needed.

One outstanding noise-related issue is still being tracked, and DEP is attempting to deploy staff to address the matter.

At this time, no additional DEP issues are pending.

NYC DEPARTMENT OF DESIGN & CONSTRUCTION: Community Construction Liaison, Delia Fabre -

Ms. Fabre reported a stop-work condition at the project located at Wallabout Street and Lee Avenue. The project remains delayed, with cold weather having slow progress, particularly impacting water main and health-related work.

The contractor continues to provide general schedule updates, and the community will be notified once work resumes.

NYC DEPARTMENT OF TRANSPORTATION (DOT): Brooklyn Borough Commissioner's Office, Community Liaison, Maria Cruz -

Ms. Cruz reported that there are no new updates at this time. She addressed a complaint received regarding construction activity on Frost Street, noting that the contractor does have a valid permit. Street closures are permitted only on a temporary basis and not for extended periods. The Department of Transportation (DOT) is currently reviewing allowable closure durations to ensure compliance.

District Manager Pulgarin raised a concern regarding a complaint sent to Borough Commissioner Keith Bray about multiple newsstands appearing to be unpermitted, resulting in litter and sidewalk obstructions. Ms. Pulgarin noted that the names of the companies involved were forwarded to DOT for investigation and inquired whether these companies have the proper permits and are registered with DOT.

Ms. Cruz responded that DOT is actively determining whether the operators are properly registered and is reviewing potential enforcement actions.

District Manager Pulgarin spoke about an article reporting the proposed construction of an Electric Vehicle Charging Station in Williamsburg. The article, which was forwarded to Borough Commissioner Keith Bray for confirmation and additional information, indicates that the project would be located on city-owned property beneath Williamsburg Bridge. Additionally, the District Manager raised concerns regarding the lack of notification.

Ms. Cruz confirmed that agencies are actively discussing site ownership and jurisdiction and stated that she will follow up once additional information is available

NYC DEPARTMENT OF SANITATION (DSNY): Deputy Chief, Michael Marzulli –

Deputy Chief Marzulli introduced himself as the Deputy Chief for Brooklyn North and oversees cleaning and collection services within Community Board 1. He noted that he has been in the role for approximately one and a half months and is continuing to familiarize himself with the neighborhoods, including identifying hot spots and areas requiring heightened attention. Deputy Chief Marzulli stated that while there is no shortage of conditions to address, communication with the Community Board has been positive, and he looks forward to continuing that collaboration. At

this time, he reported no formal updates and invited Board members to share any concerns directly with him.

District Manager Pulgarin thanked Deputy Chief Marzulli and referenced a complaint received involving sanitation enforcement and police-related issues. She confirmed that the complaint had been forwarded to the Department of Sanitation and advised Deputy Chief Marzulli to receive the details. She then opened the floor for questions.

First Vice-Chair Weiser congratulated Deputy Chief Marzulli on his new role and raised a long-standing concern regarding sanitation collection routes and school bus congestion. He explained that in parts of Community Boards 1 and 3, particularly in areas with Orthodox schools, school start times occur later than public schools. As a result, school buses are operating between approximately 8:00 a.m. and 10:00 a.m., which overlaps with sanitation collection routes. Mr. Weiser stated that this overlap contributes to severe congestion, delays, and unsafe conditions for children and parents waiting outdoors in cold weather. He shared an example in which a bus driver reported that a route took more than an hour to complete due to congestion.

Deputy Chief Marzulli responded that he would investigate the matter and explore whether route adjustments could help alleviate congestion. He explained that during winter months, most sanitation routes operate between midnight and 8:00 a.m., with some running from 4:00 a.m. to noon, as the Department prioritizes clearing garbage from streets as early as possible. He noted that when routes are not completed overnight, collection may continue during daytime hours, which could limit flexibility in scheduling changes.

First Vice-Chair Weiser suggested adjusting sanitation routes or shifting certain collections to night shifts, particularly on blocks adjacent to schools, to avoid conflicts during peak school bus hours. He clarified that the request was not to avoid entire neighborhoods, but at minimum the streets immediately surrounding schools during critical morning periods.

First Vice-Chair Weiser reiterated that this issue has been raised with the City and the Mayor's Office for many years. He also commended the Department of Sanitation for its recent work, particularly snow removal and overall cleanliness, noting that garbage collection has been timely and that streets have appeared noticeably cleaner despite occasional complaints.

District Manager Pulgarin asked DSNY representatives whether the department is prepared for the anticipated snowstorm.

Chief Marzulli responded that DSNY has been actively preparing for the upcoming weather event and confirmed that the department is ready to respond.

NYC DEPARTMENT OF HEALTH AND MENTAL HYGIENE (DOHMH): Borough Coordinator, Afia McCausky -

Ms. McCausky indicated that there were no updates.

First Vice-Chair Weiser raised a concern regarding residents experiencing significant difficulties obtaining death certificates. He noted that his department has received multiple complaints from constituents who have attempted to request death certificates without success. Mr. Weiser asked whether there is a dedicated phone number or special point of contact within the department to assist with these cases, or if the difficulty is systemic.

Ms. McCausky responded by asking whether the residents had attempted to obtain the records through a funeral home, which typically assists with such requests. Mr. Weiser replied that residents have also encountered difficulties working with funeral homes, particularly in cases involving deaths that occurred many decades ago.

First Vice-Chair Weiser explained that some of the cases involve deaths from approximately 50 years ago, and residents are being repeatedly rejected due to a lack of records or documentation.

Ms. McCausky clarified that only certain individuals such as immediate family members or legally authorized persons are permitted to request death certificates. She acknowledged the issue and stated that if this requirement is still contributing to the problem, she would look into the matter further. Ms. McCausky requested that Mr. Weiser submit a specific case to the department so it can be reviewed and forwarded to the appropriate contact for follow-up.

District Manager Pulgarin asked Mr. Weiser to send the case to the Community Board 1 Office, and it will be followed up.

NYC DEPARTMENT OF CONSUMER AND WORKER PROTECTION (DCWP):

Community Coordinator Jonathan Novella -

Mr Novella announced the launch of the new city free tax credit program, starting next Monday with the opening of tax season.

Eligibility requirements include:

- **Families:** Annual income of \$97,000 or less
- **Individuals:** Annual income of \$68,000 or less
- **Small business owners, freelancers, and gig workers:** Annual income of \$97,000 or less, with business expenses of \$250,000 or less

Services offered include:

- Tax preparation by IRS-certified volunteers
- Year-round services for eligible small business owners, including quarterly tax assistance and workshops

Community outreach efforts include:

- Presentations to community organizations
- Public awareness initiatives to encourage participation

- Emphasis on saving money and ensuring proper tax filing

District Manager Pulgarin Noted that the Executive Board met on January 21, 2026, including Mr. Weiser and Confirmed DCWPs placement on the agenda for February 10, 2026, allocated 10 minutes for DCWP presentation, Ms. Pulgarin mentioned that an email with details will be sent.

NEW YORK POLICE DEPARTMENT (94th Precinct): Lieutenant Michael Geyer -

Lieutenant Geyer reported a current spike in larcenies within the 94th Precinct. The increase is primarily tied to unattended bags left in McCarren Park and Bushwick Inlet Park. He explained that individuals often leave bags unattended while running or exercising, and perpetrators take the opportunity to steal them frequently obtaining credit cards, cell phones, and other valuables. Lt. Geyer noted this is a recurring issue that also occurred earlier in the summer and identified it as the primary public safety concern the precinct is currently addressing.

Lieutenant Michael Geyer shared a success story involving the resolution of a long-standing animal abuse case at 151 McGuinness Boulevard, originally reported in October. After continuing investigation, officers were able to gain entry to the location and rescued a total of 23 dogs, including 17 puppies and 6 adult dogs. The owner was arrested and charged with multiple counts of animal abuse and animal cruelty, and the Kings County District Attorney is actively prosecuting the case.

District Manager Pulgarin inquired about the condition and placement of the animals. Lt. Geyer explained that the dogs were transported to ASPCA-affiliated facilities—BluePearl Veterinary for the adult dogs and Veterinary Emergency Group for the puppies—where all animals are receiving appropriate medical care. He noted that the dogs are expected to be made available for adoption once medically cleared.

District Manager Pulgarin thanked Lt. Geyer for the update.

First Vice-Chair Weiser raised concerns regarding traditional bicycle riders, including running red lights, riding on sidewalks, and traveling the wrong way on one-way streets. He emphasized that these behaviors present safety risks for both pedestrians and cyclists and noted that when cyclists are injured or killed, blame is often directed toward street design or motorists, contributing to heightened public concern.

Lt. Geyer acknowledged that bicycle violations are an ongoing issue within the command and shared a recent incident in which a bicyclist ran a stop sign and collided with a police vehicle at Woodpoint Road. He confirmed that the precinct conducts regular enforcement operations targeting bicycle violations and emphasized that these efforts are intended to prevent injuries and fatalities.

District Manager Pulgarin also raised a traffic safety concern regarding FedEx trucks double-parking each morning near Kingsland Avenue and Jackson Street, typically between 8:00 a.m. and 10:00 a.m. She noted that double-parking creates dangerous conditions and reported that drivers have become defensive and verbally hostile when asked to move their vehicles.

Lt. Geyer confirmed that the precinct is aware of complaints at that location and explained that enforcement depends on officers being physically present when violations occur. He acknowledged the reported pattern and committed to further review and follow-up on the issue.

NYC DEPARTMENT OF DESIGN & CONSTRUCTION: Community Construction Liaison Ehsan Gholamzdeh -

Mr. Gholamzdeh opened the discussion with an update on the DDC pedestrian ramp project (HW, PR, 23 KQ). Explained that work has slowed significantly due to weather conditions. Noted that current activities are limited to minor finishing tasks such as: Caulking, Line striping, Curb painting and Some asphalt-related work.

District Manager Pulgarin asked for the specific locations, noting that the project number alone does not provide sufficient information. Mr. Gholamzdeh clarified that the contractor provides a two-week look-ahead schedule, but final work locations are often decided one day in advance. He also stated that the project is essentially on hold for now. Offered to send District Manager Pulgarin the schedule once received, especially for work occurring in her district. See attached flyer

NEW YORK POLICE DEPARTMENT (94th Precinct): Community Affairs Police Officer Norberto Rivera -

Police Officer Norberto Rivera reported that there are currently no updates and no ongoing chronic issues within the precinct. He noted that the lack of complaints may be due to colder weather conditions and fewer people being outdoors. PO Rivera confirmed that no complaints have been received at this time.

District Manager Pulgarin expressed appreciation for NYPD's presence at the CB1 Public Hearing held on January 20, 2026, for which Community Board 1 formally requested police presence. She noted that the meeting had over 200 attendees, including 84 registered speakers and approximately 100 additional individuals waiting to speak. Ms. Pulgarin emphasized that the NYPD presence was instrumental in maintaining public safety and crowd control, particularly given discussions of a potential protest.

PO Rivera stated that he also received requests for police presence from Community Board 1, Gotham, and individual constituents regarding the meeting.

Juan Mayancela, Director of Community Organizing from Councilmember Jennifer Gutiérrez's Office, raised concerns regarding traffic safety at the intersection of Jackson Street and Graham Avenue, noting that his office has received numerous complaints and that outreach has already been made to the appropriate primary contact.

District Manager Pulgarin further described the intersection of Jackson Street and Graham Avenue as dangerous, citing poor visibility, a history of accidents, and ongoing community complaints. She expressed frustration that the Department of Transportation has not approved safety improvements and strongly advocated for the installation of a stop sign or illuminated stop sign. She emphasized the need due to limited sightlines, heavy pedestrian traffic, and children walking home from the settlement house on Manhattan Avenue. Ms. Pulgarin requested coordinated

follow-up and asked that all communications be shared via email for proper tracking. She also noted that, at a prior District Service Cabinet meeting, Captain Seminario of the 90th Precinct helped on this matter.

Lieutenant Geyer offered to submit a traffic intelligence report for the Jackson Street and Graham Avenue intersection. He agreed to review existing conditions, explore the feasibility of installing a stop sign, and make a formal note of the request. Lt. Geyer committed to coordinating follow-up and communication with relevant parties and to making best efforts to move the request forward.

NEW YORK POLICE DEPARTMENT (90th Precinct): Community Affairs Police Officer Kenneth Dubois -

Police Officer Kenneth Dubois introduced his new partner, Officer Tolba, who will be working with him going forward. PO Dubois also announced upcoming February community activities, including a free children's ice-skating event at Domino Park. He noted that event flyers will be shared once finalized and added that the NYPD is coordinating skating-related programming with the Hasidic/Historic community. PO Dubois further shared plans for learn-to-skate events at Domino Park in collaboration with Shaumbra.

District Manager Pulgarin requested that all event flyers and related information be shared with the Community Board 1 office. She noted that community events are not always consistently shared with the district and emphasized the importance of ensuring broader distribution, so residents are aware of available programming. Ms. Pulgarin thanked Officer Dubois for the updates and for the community-focused programming.

First Vice-Chair Weiser raised concerns regarding retail theft at Walgreens, noting that many everyday items are now locked behind cases and that the situation has worsened significantly compared to five years ago. He questioned how local businesses, particularly small, late-night neighborhood stores are expected to survive under current conditions. Mr. Weiser also asked whether a lack of prosecution is contributing to the problem and what the long-term impact may be on community access to essential retail services.

PO Dubois confirmed a significant increase in shoplifting, including theft of everyday items such as shampoo and gift cards. He explained that organized retail theft rings often target gift cards, remove them from stores, and later tamper with them before resale or use. He noted that the issue is so widespread that many retail locations are now almost entirely locked down. PO Dubois stated that the NYPD is actively addressing the problem and has deployed fixed posts at some locations; however, staffing limitations prevent officers from being stationed at all affected sites.

Officer Sierra from NYPD Crime Prevention provided additional context regarding Walgreens' business decisions. He explained that Walgreens previously utilized private security but discontinued the practice after determining that the financial losses from theft were less costly than paying for police details or security guards. This internal cost-benefit analysis resulted in reduced on-site security measures.

PO Dubois clarified that prosecution decisions fall under the jurisdiction of the District Attorney's Office, not the NYPD. He noted that while many offenders are arrested, case backlogs and subsequent releases continue to be challenges. PO Dubois acknowledged the community's frustration and emphasized the limitations of enforcement under current conditions.

NEW YORK POLICE DEPARTMENT (CRIME PREVENTION): NYPD Crime Prevention Officer Brach Sierra -

Police Officer Brach Sierra provided an overview of ongoing crime prevention efforts, with a particular focus on unattended property theft at the Domino Park ice-skating rink, especially during large events. He noted that similar conditions have been observed at McCarren Park, where crime prevention teams have distributed flyers and safety literature to park users.

PO Sierra described a broader pattern of pickpocketing associated with nightlife areas, including clubs and bars such as Brooklyn Monarch, The Mirage, and other venues in Williamsburg. He stated that pickpocketing is frequent and widespread, advising patrons to keep valuables in front pockets, use zippered bags when possible, and remain aware of their surroundings. PO Sierra explained that perpetrators often work in teams of two to four individuals and may target multiple locations in a single night. He highlighted the use of ID scanners at nightlife venues as one of the most effective tools for identifying offenders.

PO Sierra also discussed challenges in crime prevention outreach, noting that bars and venues often do not feel directly responsible since theft impacts patrons rather than the business itself. NYPD continues to balance delivering prevention messaging without discouraging patrons from visiting local venues. He added that illegal food truck issues and vehicle complaints are handled by the NYPD Q-Team and stated that he is awaiting an update from a supervising sergeant regarding a recent enforcement visit.

PO Sierra provided an update on vehicle-related crime, sharing information from Captain Seminario regarding a rise in car break-ins in nightlife-adjacent industrial areas, including Scott Avenue, Johnson Avenue, Boerum Street, and other parts of industrial Williamsburg. He explained that thieves typically target vehicles with visible valuables such as laptops, electronics, and bags, often smashing windows and quickly fleeing the scene. PO Sierra promoted NYPD's Operation Identification program, which allows residents to register serial numbers for laptops, phones, jewelry, and other valuables to assist in recovery if stolen property is later found.

District Manager Pulgarin thanked Officer Sierra for the detailed crime prevention updates. She informed the group that Avant Gardner has a new owner and noted that the venue appeared on the public hearing list at the previous meeting. She stated that the application will be reviewed by the SLA Committee on January 29, 2026, and that large venues are typically referred to the Full Board for presentation. Ms. Pulgarin encouraged NYPD leadership to attend SLA-related meetings and emphasized the importance of precinct input during the licensing review process. She also clarified that Community Board letters to New York State indicate that the 90th and 94th Precincts reviewed the license list; however, if NYPD does not review the list, the letter still reflects that it was reviewed, underscoring the need for accurate precinct feedback.

DOB Community Liaison Milcah Ann Holmes-Thomas requested that emails regarding the new venue and related concerns be shared. Speaking from a building and structural safety perspective, she emphasized that no construction should occur without proper permits and noted that ownership changes do not automatically resolve problematic conditions. She referenced prior instances where operators attempted to work around regulations.

PO Sierra reported a complaint received from Sonia Iglesias, Program Director of Older Adult Center David Santiago at Los Sures, regarding scaffolding at the Los Sures Senior Center. The complaint alleged that a homeless individual is frequently present in the mornings and has harassed seniors at the center. Lieutenant Geyer confirmed awareness of the situation and noted reports that the individual has brought another person to the location and has allegedly harassed others. It was stated that the presence of scaffolding may be contributing to the condition.

Ms. Milcah-Thomas advised that DOB oversight may be necessary to determine whether the scaffolding is still permitted and required. She explained that scaffolding must have valid permits and adequate lighting and that property owners can be cited if lighting is not properly maintained. She offered to investigate whether the scaffold remains legally required and whether lighting violations should be issued.

PO Sierra clarified that there is no encampment at the site, only an individual loitering, and that NYPD cannot take enforcement action unless a crime or harassment occurs. He noted that he serves as the Older Adult Liaison and has personally surveyed the location multiple times and conducted a security risk assessment. He reiterated that scaffolding often attracts loitering behavior and can contribute to safety concerns.

District Manager Pulgarin stated that she will follow up with Ms. Sonia Iglesias to obtain a clearer description of conditions at the Los Sures Senior Center and will request photographs for documentation.

Juan Mayancela, Director of Community Organizing from Councilmember Jennifer Gutiérrez's Office, added that DOB previously conducted an inspection and issued a partial vacate order. He asked whether any additional inspections have occurred since then. Ms. Holmes-Thomas stated that she will follow up this matter.

COUNCILMEMBER JENNIFER GUTIERREZ'S OFFICE: Director of Community Organizing, Juan Mayancela -

Director Mayancela provided updates about the beginning tax assistance for constituents, focusing on seniors who receive Social Security or SSI through the 210 support teams. Director Mayancela informed as well about the planning transportation events and several cleanups throughout Williamsburg. In addition of the holding mobile office hours in Williamsburg. Director Mayancela informed that Councilmember Jennifer Gutierrez's Office is currently planning the summer events, and if anyone is interested in collaborating or hosting events in the district, please let the Office know.

PO Sierra added asking the attendants that if anyone knows about people out in the cold that needs help, please inform.

District Manager Pulgarin asked if the NYPD is ready for the cold season ahead. PO Sierra replied that NYPD is doing the best that they can.

Director Mayancela raised concerns about drug use activity on the south side, particularly around South 5th Street and Broadway. Noted that the situation is being complicated by ongoing MTA construction on Broadway, which has created safety issues, Limited accessibility, Disrupted streetscape conditions. Requested additional agency support and resources to address the issue. Director Mayancela explained that After encampment cleanups in parks, individuals appear to have moved into surrounding streets. Complaints have been received about individuals entering residential buildings, increasing safety concerns. Confirmed coordination with NYCHA and other relevant agencies to address these issues. Mr. Mayancela confirmed that Jennifer Gutierrez's Office is actively following up. Cleanup efforts are underway. Coordination is ongoing with city agencies. Mentioned that certain actions require mayoral approval.

District Manager Pulgarin reported that the Community Board has requested an update from MTA per complaints received and Chair Fuller.

Highlighted specific concerns near Graham Avenue underpass, including poor conditions under the structure, Lack of parking, Ongoing construction clutter. District Manager Pulgarin emphasized the need for clearer communication and timelines from MTA.

Director Mayancela Shared that a conference call was held the previous day, organized by the Congresswoman's office. Stated that elected officials were present on the call. Reported that concerns raised included Lighting, Pedestrian safety and General site safety.

District Manager Pulgarin requested that the Community Board be included in interagency coordination calls, noting that the Board receives a high volume of constituent complaints Board leadership needs to stay informed. Director Mayancela said the meeting was done by Congresswoman Nydia Velázquez and they will reach out to let them know that Community Board 1 would like to be involved in future meetings.

NYC DEPARTMENT OF BUILDINGS (DOB): Community Liaison, Milcah Ann Holmes-Thomas -

Ms. Holmes-Thomas shared that she has been away for a period of time but expects to attend meetings more regularly throughout 2026. She requested that information regarding the partial vacancy order referenced earlier by Mr. Mayancela be forwarded to her, noting that if work occurs in violation of a partial vacate order, enforcement action may be required.

Ms. Holmes-Thomas provided agency updates and service notices and indicated that additional information links would be shared via email for reference. She reported that elevator inspections have been extended beyond December using third-party inspection companies, helping to ensure compliance with Category 1 and Category 5 reporting requirements.

Ms. Holmes-Thomas stated that boiler inspections remain a priority, particularly during the winter season. She explained that HPD handles heat and hot water complaints, while DOB becomes involved when there are defective boilers, hot water heaters, gas issues, or structural concerns.

Ms. Holmes-Thomas addressed complaints related to Lovebirds BK, which involved crowding and individuals congregating outside the establishment. District Manager Pulgarin clarified that the Community Board has also received complaints regarding potential structural stability concerns and noted that these complaints have been forwarded to all related agencies New York State Liquor Authority, NYPD, and DOB.

Ms. Holmes-Thomas explained that DOB's jurisdiction is limited to structural stability and occupancy compliance. She noted challenges such as buildings that lack a Certificate of Occupancy, which makes occupancy limits more difficult to verify. She also explained that inspections must occur during operating hours to observe violations, and that daytime inspections may result in cases being closed if no activity is observed at the time.

Ms. Holmes-Thomas stated that inspections may also be conducted by Emergency Response Teams (ERT) or Real-Time Quality of Life units during evening hours.

Ms. Holmes-Thomas discussed a complaint related to dog daycare and overnight boarding operation. She confirmed that the business is permitted to operate as a dog daycare under its current use group; however, overnight boarding is not permitted. She noted that overnight boarding was advertised on the business' website and that this likely prompted a complaint, resulting in a violation, as overnight housing of animals is not allowed under current zoning and use regulations. Ms. Holmes-Thomas explained that any change to permit overnight boarding would require coordination with the Department of City Planning and approvals related to zoning and DOB. She stated that she would follow up with the constituent.

District Manager Pulgarin asked follow-up questions regarding how businesses can legally change their use or operations and whether approvals must go through DOB, zoning, or the Department of City Planning.

Ms. Holmes-Thomas commented on broader regulatory challenges, noting that recent legislation, including City of Yes, has created overlapping rules and areas of unclear guidance. She explained that staff are expected to navigate complex regulatory changes, including those related to accessory dwelling units (ADUs), based on extensive documentation, and emphasized that agencies are actively working through ambiguities created by new laws.

NYC FIRE DEPARTMENT (FDNY): Director, FDNY Community Affairs, Sandra Sanchez -

Director Sanchez emphasized the increased risk of fires during colder weather and noted that access to safe and warm shelter is a basic need for all residents. She cautioned against unsafe heating practices, including boiling water on the stove for heat, leaving oven doors open, and daisy-chaining space heaters, all of which pose serious risks such as fires, property loss, and potential loss of life.

Director Sanchez highlighted several FDNY community resources available to residents, including Control the Bleed training, which was newly introduced at the end of last year, mobile CPR training, and general fire safety training. She expressed interest in partnering with Community Board 1 for public-facing events, outreach initiatives, and future spring and summer programming, noting that collaboration should continue beyond the winter season. Director Sanchez provided her contact information for follow-up and coordination.

District Manager Pulgarin thanked Director Sanchez and FDNY representatives for attending a previous Community Board meeting and delivering a presentation, noting that the information shared was helpful and well received. District Manager Pulgarin expressed appreciation for FDNY's continued engagement and partnership with the community.

COMMUNITY BOARD NO. 1: District Manager Johana Pulgarin -

District Manager Pulgarin thanked everyone for attending and concluded the meeting. District Manager Pulgarin advised all attendees that the next District Service Cabinet Meeting will be held on February 19, 2026.



Rehabilitation & Upgrades of Pedestrian Ramps at Designated Locations in Brooklyn and Queens

Project Contact

Community Construction Liaison
Ehsan Gholamzadeh
347-867-8413
HWPR23KQCCL@gmail.com

Field Office Address

47-09 30th St., Room 504
Long Island City, NY 11101

During non-working hours
please call 311 and provide
the Project ID: HWPR23KQ

Intent/Scope

To upgrade pedestrian ramps at designated locations in Brooklyn and Queens to comply with federal ADA (Americans with Disabilities Act) standards.

Schedule

September 2024 - September 2026

Work Hours

Monday - Friday 7am-4pm
In school zones: Mon-Fri 9am-2pm
Sat. 8am-4pm, as needed

Construction Cost

\$ 16,994,710.00

General Contractor

Gianfia Corp.

R.E.I. Firm

Hardesty & Hanover

Management Agency

Department of Design
and Construction (DDC)

Sponsor Agency

Department of Transportation
(DOT)

Project Information

We are working to rehabilitate and upgrade pedestrian ramps located at corners and mid-block. Locations have been assigned within Community Boards 1, 4 and 5 in the borough of Brooklyn, and Community Boards 4, 5, 6, 9 and 10 in the borough of Queens.

Community Outreach

- Advisory Notices will be distributed throughout the affected project work area as necessary, in advance of the anticipated project work.

- For project inquiries, concerns, please reach out to the project contact.

Ehsan Ghōlamzadeh, CCL
347-867-8413
HWPR23KQCCL@gmail.com

Community Impacts

The DDC is committed to maintaining a project work site that is safe and well kept. However, dust, noise, and heavy equipment are common elements of construction and we ask for your patience during the project.

Accommodation for Individuals with Disabilities

- If you or someone you know may be uniquely impacted by this project, please contact the project CCL and/or RE, as soon as possible, to make them aware of your situation or concern.

Dust Control

- The contractor will maintain dust control measures by using/spraying water periodically or as needed, to minimize dust that may be produced from the work site.

Service Delivery Coordination

- The DDC staff will coordinate with related agencies and the community during the project to minimize inconveniences. e.g. Trash Collection, etc.

Noise Code Regulations

- Certain operations produce noise; DDC monitors construction operations and works within the DEP Noise Code regulations.
- Certification of Equipment Noise Compliance.
- Noise Compliance Specialist.

Property Damage

- You are advised to contact the DDC and/or the General Contractor (GC), of any property damage that may have occurred as a result of the construction work. If the GC fails to respond within 10 days, you should inform the DDC Construction Director, in writing. If you intend to file a claim, you must do so within 90 days of occurrence with the NYC Comptroller's Office.

Traffic Impacts

Traffic Regulations during construction are coordinated with the NYC DOT (OCMC)

- Emergency vehicle access will be maintained at all times.
- Merchant deliveries will be coordinated/allowed.
- Pedestrian access to buildings will be maintained at all times.
- Signs will be posted in advance where necessary in anticipation of any closures or traffic restrictions.

- Street or Travel Lane closures may be required. Detour traffic lane adjustments (maintenance and protection of traffic) may be made to maintain the safety of pedestrians, motorists and bicyclists during construction.
- Bus detour/relocation may be required.

- Driveway access may be temporarily restricted while streets are closed to through-traffic. (Coordination will be arranged on a case-by-case basis.)
- Parking of private vehicles on street, within construction work area is restricted.
- Parking may be temporarily restricted.
- The Contractor will comply with Embargoes, if applicable and as issued by the NYC DOT OCMC.



Eric Adams
Mayor

Thomas Foley, P.E.
DDC Commissioner

DDC Website
www.nyc.gov/ddc

DDC Video
www1.nyc.gov/site/ddc/projects/videos.page

**Community Board 1
435 Graham Avenue
Brooklyn, New York 11211
(718) 389-0009**

Chairperson: **Dealice Fuller**

District Manager: **Johana P. Pulgarin**

Council Members: **Lincoln Restler (33), Jennifer Gutierrez (34)**

Expires March 31, 2026

Expires March 31, 2027

1. Karina Aguilar	(BP)	26. Bogdan Bachorowski	(BP)
2. Teon Brooks	(BP)	27. Lisa Bamonte	(BP)
3. Erin Drinkwater	(BP)	28. Philip Caponegro	(BP)
4. Lloyd Feng	(BP)	29. Ward Dennis	(BP)
5. Robert Jeffery	(BP)	30. Katie Denny Horowitz	(BP)
6. Rabbi David Niederman	(BP)	31. Rosemary Espinal	(BP)
7. Janice Peterson	(BP)	32. Julia Amanda Foster	(BP)
8. Bella Sabel	(BP)	33. Dealice Fuller	(BP)
9. Isaac Sofer	(BP)	34. Joel Gross	(BP)
10. Del Teague	(BP)	35. Matthew Isaacs	(BP)
11. Alberto Valentin	(BP)	36. Jacob Itzkowitz	(BP)
12. William Vega	(BP)	37. Bozena Kaminski	(BP)
13. Frank Carbone	(33)	38. Sameer Talati	(BP)
14. Stephen Chesler	(33)	39. Arthur Dybanowski	(33)
15. Rifka Friedman	(33)	40. Joel Goldstein	(33)
16. David Heimlich	(33)	41. Moishe Indig	(33)
17. Meryl LaBorde	(33)	42. William Klagsbald	(33)
18. Raffaello Van Couten	(33)	43. Jodie Love	(33)
19. Simon Weiser	(33)	44. Michal Mrowiec	(33)
20. Eric Bruzaitis	(34)	45. Gina Barros	(34)
21. Iris Cabrera	(34)	46. Giovanni D'Amato	(34)
22. Miguelina Duran	(34)	47. Larissa Ho	(34)
23. Caitlin Kawaguchi	(34)	48. Sonia Iglesias	(34)
24. Paul Kelterborn	(34)	49. Austin Pferd	(34)
25. Marie Leanza	(34)	50. Vacant	(34)

**NOTE: THIS LIST WAS PREPARED BY BROOKLYN COMMUNITY BOARD # 1
WITH INFORMATION PROVIDED BY THE BROOKLYN BOROUGH PRESIDENT.**

Carol-Ann C. Church – Director of Community Boards

BOLD – New Appointment



**BROOKLYN BOROUGH PRESIDENT
ANTONIO REYNOSO**

Want a Brooklyn for all? Be heard.
Join your Community Board today!



Your community. Your neighborhood. Your Brooklyn.

Apply by February 6, 2026. NYC residents 16 years and up are eligible.



www.brooklynbp.nyc.gov/community-boards/



Berry Playground Reopening

From Snipe, Shakeem (Parks)

Date Thu 1/15/2026 4:01 PM

To BK01 (CB) <bk01@cb.nyc.gov>; Pulgarin, Johana

Good afternoon, Community Board 1, and Councilmember Gutiérrez!

I hope this email finds you all well and healthy into the New Year!

I'm happy to announce the reopening of Berry Playground! It looks amazing and I hope the community will enjoy!

Have a great rest of the week!

Shakeem Snipe

Director of Capital Projects, Brooklyn

NYC Parks

Litchfield Villa, Prospect Park

Brooklyn Borough Commissioner Office

Follow Parks on [Facebook](#) | [Twitter](#) | [foursquare](#) | [Instagram](#) | [YouTube](#)



NYC Parks - Neighborhood Tree Planting

From Letters, Forestry (Parks)

Date Wed 11/12/2025 10:36 AM

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

 1 attachment (383 KB)

Forestry - Neighborhood Tree Planting.pdf;

Dear Community Board 1,

We're excited to inform you that over 2,400 trees will be planted in Brooklyn this fall! NYC Parks will fully service entire blocks, creating new tree beds along with removing dead and dying trees and stumps. We will ensure that each neighborhood is fully planted before moving on to the next. This fall planting season we will be targeting the following areas:

- Community Board 1
 - Greenpoint, Williamsburg, East Williamsburg
- Community Board 2
 - Clinton Hill
- Community Board 3
 - Bedford-Stuyvesant
- Community Board 4
 - Bushwick
- Community Board 5
 - New Lots, City Line
- Community Board 6
 - Park Slope
- Community Board 7
 - Sunset Park (West & Central)
- Community Board 8
 - Crown Heights, Prospect Heights
- Community Board 9
 - Prospect Lefferts Gardens-Wingate
- Community Board 10
 - Bay Ridge, Dyker Heights
- Community Board 14
 - Flatbush
- Community Board 16
 - Brownsville, Ocean Hill
- Community Board 17
 - Flatbush, East Flatbush-Erasmus
- Community Board 18
 - Flatlands

***Exact locations on where we will be planting can be viewed on the [Tree Work Hub](#).** Because tree plantings may be delayed by weather or other unforeseen events, we're unable to provide an exact planting date.

We are currently transitioning to this Neighborhood Tree Planting Program, which will be in full effect in 2027. After this initial transition phase, we aim to plant the entire city on a 9-year cycle. Maps of our tree planting plans are grouped into three phases, representing the approximate areas we expect to plant during each phase. You can view citywide planting maps at nyc.gov/parks/street-tree-planting to see when we will be planting in neighborhoods that are not listed above.

As these new trees arrive in your community, they are under guarantee for one year and will be watered regularly throughout their first summer. If any of these new trees appear damaged or dead, please report them through 311, our [online tree service request system](#) or the [NYC Tree Map](#) so that we can notify our contractor to issue a replacement tree if needed. We also encourage residents to learn more about basic tree care to help all the trees in their communities thrive. Tree care information and resources are available through the [NYC Tree Map](#).

You can view all recently completed and upcoming street tree planting by visiting the NYC Parks Tree Work Hub at nyc.gov/parks/treework.

Sincerely,

NYC Parks

P.S. To report a problem or request a service regarding a City tree, New Yorkers may call 311, use our online [tree service request system](#) or visit the [NYC Tree Map](#). For life-threatening emergencies, New Yorkers should call 911.

Correspondence Liaison

NYC Parks



NEIGHBORHOOD TREE PLANTING

NYC Parks' Neighborhood Tree Planting program aims to plant every available planting location in the entire city on a 9-year cycle. All plantings are along the street within the City-owned public right-of-way.

Where will Parks plant first?

We plant trees in areas where they are needed the most.

- Heat Vulnerable Neighborhoods (as defined by Department of Health and Mental Hygiene's Heat Vulnerability Index)
- Areas with fewer street trees

What does neighborhood tree planting look like?

Our foresters carefully inspect each street for tree planting opportunities including creating new spaces for trees and replacing dead and hazardous trees and stumps. We will also repave unplantable empty tree beds.

Neighborhood tree planting new approach



NYC Parks

The new approach addresses all new tree planting opportunities block-by-block.

NEIGHBORHOOD TREE PLANTING

When will my neighborhood be planted?

View our planting cycle maps at nyc.gov/parks/street-tree-planting.

What types of trees does Parks plant?

Parks plants over **130 different species of trees**. Our foresters select the best tree for each location. They consider each tree's hardiness and ability to provide maximum benefits to the specific neighborhood.

Does Parks install tree guards after planting?

Parks installs tree guards when funding allows and prioritizes areas of heavy traffic. Speak to your local councilmember about allocating funding for tree guards in the future. You can also support tree guard installation by donating to NYC Parks Tree Time or hiring a private contractor and applying for a Tree Work Permit.

Does Parks fix sidewalks around trees?

Parks does not address sidewalk conditions during tree planting, but you can learn more about our Trees & Sidewalks Program at nyc.gov/parks/trees-and-sidewalks.

GET INVOLVED! HELP US CARE FOR YOUNG TREES BY:

- Watering the tree 15-20 gallons per week during the warmer months
- Removing weeds and litter from the tree bed and keeping out dog waste
- Adding a three-inch layer of bark mulch around the tree, six inches from the trunk, to help insulate soil and prevent weeds from growing
- Attend a volunteer event (nycgovparks.org/reg/stewardship)
- Become a Super Steward or reach out to us at stewardship@parks.nyc.gov to host your own volunteer event
- Become a Citizen Pruner with Trees New York (info@treesny.org)



NYC Parks

Official Website of the New York City Department of Parks & Recreation

Street Tree Planting



We're growing a greener New York City. One way we're doing that is by planting and caring for street trees in your neighborhood.

Why we plant trees

Trees make our city more livable by:

- removing air pollutants that can trigger respiratory illnesses
- reducing stormwater run-off
- keeping the city cooler during the summer
- providing shelter and food for birds and other wildlife
- offsetting climate change by reducing energy used by buildings, and reducing carbon dioxide emissions that pollute our air



Planting Street Trees



[\(/trees/street-tree-planting/locations\)](/trees/street-tree-planting/locations)

See where we're planting [\(/trees/street-tree-planting/locations\)](/trees/street-tree-planting/locations)

View the tentative list of planting locations for the upcoming planting season.



[\(/trees/street-tree-planting/permit-](/trees/street-tree-planting/permit-)

[Plant a tree on your own \(/trees/street-tree-planting/permit-directions\)](/trees/street-tree-planting/permit-directions)

If you want to plant a tree on your own in front of your property, you'll need a tree planting permit.



(/trees/street-tree-planting/parks-plan-

Plant a tree as required by NYC Department of Buildings (/trees/street-tree-planting/parks-plan-review)

Street trees must be planted at new buildings and at major enlargement projects.

About Planting Street Trees

When we plant trees

Through NYC Parks' Neighborhood Tree Planting program we aim to plant every available planting location in the entire city on a 9-year cycle. All plantings are along the street within the City-owned public right-of-way. You can view our planting cycle maps to find out when we will be planting in your neighborhood

[Learn more about our Neighborhood Tree Planting program \(/trees/street-tree-planting/neighborhood-tree-planting-program\)](#)



(/trees/street-tree-

planting/neighborhood-tree-planting-program)

How we plant trees

Our foresters work with experienced tree growers to make sure that only the healthiest and most appropriate of our [approved species \(/trees/street-tree-planting/species-list\)](/trees/street-tree-planting/species-list) are selected for planting. To choose the right tree for the right place, we consider many factors, including tree bed type and sidewalk width, soil compaction, surrounding tree canopy, flood/drought conditions, nearby infrastructure, and how the tree's size and height will affect buildings, utility lines, sewers, [\(/trees/street-tree-planting/steps\)](/trees/street-tree-planting/steps) and sidewalks. **[Learn more about our tree planting process](#)**

Trees are planted from October through May. Because tree plantings may be delayed by weather or other unforeseen events, we're unable to provide an exact planting date. But before your new leafy friend arrives, a sticker will be placed where the tree will be planted in the sidewalk. In areas with lawn strips, a flag will be placed indicating that a new tree will be planted within the public right-of-way.

Your new tree will also have an "I'M YOUR NEW TREE" tag with the name of the tree species. Each new tree will have two wooden stakes on either side for support and the area around the tree will be covered in mulch to minimize weed growth and to retain water.

Caring for Street Trees

We are responsible for the care and maintenance of street trees. After a tree has been planted, our planting contractors are responsible for all basic tree care services including watering, weeding, replacing missing soil, and conducting minor pruning and replacement, if necessary. The contractor is also required to water the tree at least once every two weeks from May through October.

Local residents are encouraged to help care for street trees. Volunteers can water and provide mulch for trees, cultivate the soil, plant flowers in tree beds, and install [tree guards \(/trees/tree-care/tree-guards\)](/trees/tree-care/tree-guards).



(<https://tree-map.nycgovparks.org/tree-map/learn>)

Tree care tips (<https://tree-map.nycgovparks.org/tree-map/learn>)

Trees need water and a safe litter-free space to grow and flourish. Find out how you can help out.



(/reg/stewardship)

Volunteer with our tree stewardship team (/reg/stewardship)

Become a tree steward and help trees around the city grow! Help us plant and care for trees, fix up hiking trails, and remove invasive plants in our forests and natural areas.

Tree Services

If you know of a tree that needs our attention, please report it by submitting a service request (</services/forestry/request/submit>). If you've already filed a service request with us or with 311, you can check the status of your tree service request (<https://portal.311.nyc.gov/check-status/>) using your confirmation number.



Notification - DEP Winter Weather Tips: Protect Pipes and Meters from Freezing

From Hughes, Drisana

Date Thu 1/22/2026 9:21 PM

To Hughes, Drisana

Cc BrooklynDEP; Hubbard, Denise (DEP); Bradshaw, Taiheid

 1 attachment (586 KB)

DEP Winter 101 .pdf;

Dear elected and community partners,

In advance of this weekend's anticipated snow storm and next week's temperature drop, we want property owners to be aware of steps they can take to protect their pipes and meters from freezing. I'm also attaching a DEP Winter 101 presentation if it's helpful to pull information or graphics from. Please don't hesitate to let us know if you have any further questions and please keep an eye out for information we'll be posting on X and Facebook @NYCWater.

Protect Your Pipes and Meters from Freezing

Helpful winter tips can be found on DEP's [Protect Your Pipes from Freezing](#) webpage.

Please note that private pipes and service lines could be more vulnerable to freezing and/or bursting. If anyone notices a leak on their sidewalk or in the street they should call 311 so DEP can track and monitor any issues.

Best,

--

Drisana Hughes | **Brooklyn Borough Commissioner**
Bureau of Public Affairs & Communications
NYC Department of Environmental Protection



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Protect Your Pipes from Freezing



Homeowners are responsible for protecting their pipes and water meters from freezing. Most pipes and water meters are in basements, crawl spaces, and other unheated areas, where cold winter temperatures could cause them to freeze.

If a meter freezes and breaks because the homeowner did not take reasonable steps to protect it, DEP will repair or replace the meter and bill the homeowner for the cost. If a service line or pipe freezes and breaks, it is the homeowner's responsibility to have repairs made by a licensed master plumber.

To protect your pipes and water meters from freezing:

- repair broken and cracked windows, doors, and walls
- install storm windows on basement windows
- tightly close doors and windows to the outside
- insulate outside walls
- eliminate drafts from crawl spaces
- turn off the water to outside faucets, remove hoses, and drain the pipes
- ask your local plumbing supplier about materials to insulate pipes and meters
- take extra care to ensure your meter is insulated if it is installed in an unheated garage
- insulate the wall and open cabinets if pipes or meters are in a closed cabinet against an outside wall to allow warmer air to reach them
- arrange to have someone turn on a faucet periodically if you are going to be out of town during cold weather.

If your pipes or meters freeze:

1. Open a faucet near the frozen point to release vapor from melting ice.
2. Direct a hair dryer or heat lamp at the frozen section, or put a small space heater nearby; and, **NEVER** thaw a frozen pipe or meter with an open flame. This is not only a fire hazard, but could also cause a steam explosion.

If you are unable to thaw the frozen pipes, consult a licensed master plumber. If your meter is damaged by the cold, contact **311**. For more information about how to prepare for winter-related dangers, visit the New York City Department of Emergency Management's Winter Weather Prep page.



[EXTERNAL] Please Share with your Constituents: Energy Bills Are Higher This Month. Here's Why.

From Mammolito, Kate A.

Date Mon 2/2/2026 1:13 PM

To Mammolito, Kate A.

Cc dl - Brooklyn RCA

CAUTION! EXTERNAL SENDER. Never click on links or open attachments if sender is unknown, and never provide user ID or password. If **suspicious**, report this email by hitting the **Phish Alert Button**. If the button is unavailable or you are on a mobile device, forward as an attachment to phish@oti.nyc.gov.

Good Afternoon Elected Officials and Community Boards,

We would like to share some important information on the costs associated with colder weather. Please share on your social media and in your newsletters. This email did go out to all customers, but it is always helpful to hear the information from a trusted platform like yours. Please let us know if you have any questions.

Information and tools that may help.

 [Language](#)  [View Online](#)



What to Do About Higher Bills

We've experienced the coldest start to winter in more than a decade.

Your next energy bill may be more than you're used to seeing. We understand the frustration and want to help.

What Is Causing Higher Bills?

With frigid temperatures affecting an unusually large part of the country, including our region, many people are using more energy for heating.

The demand for energy supply has significantly increased across the area that's been impacted by the extreme cold. That's driven up the cost of natural gas across New York state and the region. Since gas powers most of the state's electric generating stations, the price of electricity has also risen.

[Learn more](#)

At the same time, the Public Service Commission (PSC), our state regulator, recently approved our investment plan, which allows for an annual average electric delivery rate increase of 2.8% and an annual average gas delivery rate increase of 2%. These rates were approved to begin in 2026, so adjusted delivery rates will show in your next bill.

Because delivery costs are approved by the PSC, they aren't subject to market changes.

What Can Con Edison Control?

Con Edison does not produce or generate energy. We buy the energy you use in a competitive, wholesale market, and deliver it to you with no profit. To help protect you from big price swings like we've seen in January, we lock in prices by purchasing a portion of supply in advance—a practice called hedging.

If you or your municipality buys energy from a third party (referred to as an Energy Services Company, or ESCO), you may not benefit from hedging. If your energy supply is from an ESCO, your provider's name will appear in the supply section of your bill. You can contact your ESCO directly to ask about their pricing and hedging practices.

What Can I Do to Manage My Bills?

You can't control the cold, but here are a few ways you can bring down your energy use and get back on track if you fall behind.

[Get cold weather energy-saving tips](#)

Small moves, like adjusting your thermostat or using energy-efficient appliances, can help you save energy and manage your costs.

[Sign up for Budget Billing](#)

Spread your payments evenly across the year to avoid seasonal spikes.

[Try our Financial Assistance Advisor](#)

The tool will ask you questions and point you toward resources right for you.

Manage your account on the go. Download the Con Edison app.



Warm Regards,

Kate Mammolito

Corporate Affairs Manager

Consolidated Edison Company of New York, Inc.

[Report Problem](#) | [Check Status](#) | [Service Map](#)

In case of an electric, gas, or steam emergency please call 1-800-75-CONED (1-800-752-6633).

INTERNAL

Helping More New Yorkers Manage Energy Costs

If you're having trouble paying your bill, we want to help. That's why we advocated to expand eligibility for our Energy Affordability Program (EAP), so even more New Yorkers can save on their energy bills.

Now, New Yorkers with household incomes below the area median may also be eligible, even if they don't receive other government benefits.

You may already be enrolled. If you receive assistance through the Home Energy Assistance Program (HEAP), Temporary Aid to Needy Families (TANF), Direct Vendor or Utility Guarantee, or Safety Net Assistance (SNA), you may have been signed up automatically. You can check by logging in to My Account on conEd.com or reviewing the "Adjustment Information" section of your bill.

What to Know

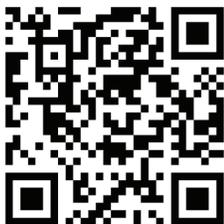
What is EAP? The Energy Affordability Program is a statewide initiative that provides customers with discounts on their energy bills.

Who is eligible? If you receive certain government benefits or your household income falls below the area median for NYC, you may be eligible to receive discounts. To qualify based on income, you must:

- Be a residential customer.
- Receive electric and/or gas service from Con Edison.
- Earn less than the household area median income thresholds outlined on conEd.com/EAP.

How much is the discount? Bill discount amounts vary depending on whether you use electricity or gas for heating and whether you qualify for the EAP because you're enrolled in an eligible government assistance program or meet the household income and size requirements.

Do the discounts expire? Yes. You'll receive discounts for 18 months after you enroll, but you must reapply to remain in the program. You'll receive a letter, email, and text message with information when it's time to reapply.



Find out more and enroll at conEd.com/EAP.

Explore other bill help:

Need more time to pay your bill? Set up a flexible payment agreement or get an extension. Go to conEd.com/PaymentPlans and sign into your account.

COMMUNITY PARTNER QUARTERLY NEWSLETTER

We're so glad you're here!

VOLUME 1(2026) / EDITION 1



FROM THE DIRECTOR

A greeting that is often used during this time of year is "Seasons Greetings!" What stands out from that greeting is the word "Seasons". When I think of seasons, I think of the numerous ways that we experience seasons. Everything from weather patterns to the changes that occur as we go through different stages in life. Each can be represented by or described as a different season.

As partners with the Workforce1 Career Center system, each of you is, no doubt, keenly aware of just how volatile or seasonal the NYC labor market can be. It is because of that volatility that we regularly consume labor market data to ensure we know how the market has changed and hopefully forecast what that change will mean for both employers and jobseekers. In fact, Will Kenton of Investopedia says, "each view (macroeconomic and microeconomic) can inform government and business outlooks, policies and actions regarding employment." Our goal here at the NYC Department of Small Business Services and by extension the Workforce1 Career Centers is to identify a well-informed strategy that we believe will be the best and highest strategic response to those market changes. In short, employer vacancies are filled, and jobseekers are gainfully employed.

We are fast approaching the beginning of a New Year (2026) which brings with it the expectation and optimistic perspective of change. Change in how we approach and work with employers to fill their hiring needs and change in how we serve jobseekers to connect them with employment. The goal remains the same but the road we take to get there must be the road called change. We cannot keep doing things the same way and expecting different results: we all know what that is called!

I would encourage each of you, our partners, to join us on this journey of workforce innovation, to not just think outside of the box but to literally step outside of the box and work with us. The labor market has become more complex due in part to automation, globalization, and access to education and training. Change starts with how we respond to those market indicators. We invite you to be our thought partners and co-innovators in 2026.



Leonard Battle

→ Look out for our NEW Mobile Unit



Meet our new mobile office known as “Jobsie” that brings career services directly to the community. Equipped with Wi-Fi, laptops, and a printer, the JobsNYC van is ready to roll out to Workforce1 Partner recruitment events aimed at connecting jobseekers to opportunities in communities across the city. To support Community Outreach, partners can work with a Workforce1 Community Partner Coordinator to book the JobsNYC van for their next event!

→ Did You Know JobsNYC Offers Grants?

Organizations with bold and strategic Workforce ideas that will help New Yorkers connect to jobs are strongly encouraged to apply for a Micro-grant. These Community Grants fund innovative programs and activities that strategically respond to today’s rapidly changing labor market – building skills, removing barriers to employment and meeting the hiring needs of employers and the employment needs of jobseekers. To learn more & apply for a grant [CLICK HERE](#).





PARTNER SPOTLIGHT

This quarter, SBS is proud to spotlight the Bedford Stuyvesant Restoration Corporation – the nation’s first community corporation, founded in 1967. For more than five decades, Restoration has been a force for economic mobility and educational opportunity in Central Brooklyn, working to close racial wealth gaps through job creation and skills training in high demand industries such as food service, technology and construction.

Since joining SBS’s Community Partner program in 2006, Restoration has been a dedicated and trusted collaborator with the Workforce1 Career Centers. Just this quarter alone, more than 200 jobseekers were referred by Restoration to Workforce1. As of the release of this publication 52 jobseekers have successfully secured employment.

One of those success stories is Adrian Torres, a 28-year-old veteran who came to Restoration seeking a pathway back into the security field he trained for during his military service. “The Queens Workforce1 Career Center and Restoration were a lifeline to me,” Adrian shared. With personalized guidance and direct connections to employers, Adrian landed a role as Supervisor of Security at SJ Solutions with a starting hourly wage of \$25 per hour. SBS and Workforce1 celebrate Adrian’s success as he enters his second month on the job!



IMPACT SNAPSHOT

Since its 2024 launch, JobsNYC, together with community partners, has:

- Supported 16,361 jobseekers at 55 Hiring Halls
- 5,242 Employer Interviews Conducted
- 2,600 On-site Job Offers Made

If your organization has positions to fill or resources to offer jobseekers, consider tabling with us at a hiring hall event!

[**REGISTER TO TABLE AT JOBSNYC HIRING HALL**](#)





NEW OPPORTUNITIES

SBS offers free services at our network of Workforce1 Career Centers to prepare and help New Yorkers find jobs.

➔ Weekly “Hot Job” offerings from our Workforce1 Centers include: Bank Tellers, Teachers, Case Managers, Retail Specialists, Video Repair, Healthcare/Clinical positions and more. Some examples of employers that work with Workforce1 include: Spectrum, NYU Langone, JP Morgan Chase and the Jewish Board to name a few.

To ensure you regularly receive the weekly listings of “hot jobs”, contact any of the Workforce1 Center.

➔ Did you know that Individual Training Grants (ITGs) offer trainings in 14 occupations and are available to candidates on a rolling basis? 383 individuals completed ITGs in Q1 of FY26 to develop skills for careers in healthcare, transportation, technology, and security. In Q2 of FY26, 639 individuals are looking to enroll in ITGs for Certified Nursing Aide & Clinical Medical Assistant.

For more information [CLICK HERE](#). You can also send interested clients to a Workforce1 Center near you.

➔ **COMING SOON!** A **Music Production Bootcamp** offering hands-on, in-person music production training that includes studio instruction, synthesizer work, and career preparation. Graduates earn certificates and job placement support.



WE WANT TO HEAR FROM YOU

You can contribute to our next newsletter!

Share your news, ideas, and suggestions with us by email at PartnersSupport@sbs.nyc.gov.

Should you have comments or feedback regarding the Community Partners Program you can share them with us via [this link](#).

We look forward to hearing from you!



careers
businesses
neighborhoods



A PROUD PARTNER OF THE
AMERICAN JOB CENTER NETWORK



The Affordable Scoop

From Carey, Margaret (HPD)

Date Wed 1/28/2026 12:31 PM

To Carey, Margaret (HPD)

 1 attachment (181 KB)

The Affordable Scoop 1-28-2026.docx;

Dear District Managers,

Attached please find a press release that HPD has put out called the Affordable Scoop which is **A Monthly Guide to Permanently Affordable Homes Across the City**

Thank you.

Maggie Carey

Legislative Analyst

HPD Division of Government Affairs

The Affordable Scoop: A Monthly Guide to Permanently Affordable Homes Across the City

This month's roundup features deeply affordable apartments for older New Yorkers? families? and individuals— with rents that meet New Yorkers where they are

NEW YORK, NY — As market-rate rents hit record highs and competition for housing intensifies, many New Yorkers are struggling to find a place to call home that they can afford. Whether trying to stay rooted in the neighborhood they love or looking for a fresh start somewhere new, the path to stable housing can feel out of reach for so many. That is why the NYC Department of Housing Preservation and Development (HPD) is continuing with The Affordable Scoop—a monthly roundup of deeply affordable apartments currently available on [NYC Housing Connect](#).

The Affordable Scoop builds on that momentum, making it even easier for New Yorkers to see what's available, where it's located, and who's eligible. Each month, HPD will spotlight deeply affordable homes with key details on rent levels, income bands, and how to apply— so more New Yorkers can find a place to call home.

This Month's Featured Listings Across the Boroughs:



[Crotona Belmont Older Adults Housing](#) – Bronx, NY

Units Available: Studios and 1-bedrooms

Application Deadline: January 30, 2026

Starting Rents: Eligible tenants pay 30% of their income

Eligible Income: \$0 - \$97,200

Discover an incredible opportunity to live in a brand-new, affordable apartment at 1883 Crotona Avenue—where comfort, stability, and long-term rental assistance come together in the heart of the Bronx. The building features 92 thoughtfully designed studio and one-bedroom units, with modern interiors and access to amenities like a gym, community spaces, outdoor areas, and more. Located near schools, parks, and public transit, this is a great option for those seeking quality housing in a convenient, connected neighborhood. Tenant is responsible for electricity including stove. Heat and hot water are included with the rent.



[Rockaway Village Apartments](#) – Far Rockaway, Queens

Units Available: Studios, 1-, 2-, and 3-bedrooms

Application Deadline: February 9th, 2026

Starting Rents: As low as \$617.00

Eligible Income: \$25,509 - \$160,720

Rockaway Village Apartment 5 is a newly constructed elevator building located in the Far Rockaway neighborhood of Queens Community Board 14. The development consists of 325 newly constructed units. Each unit includes Broadband Internet, Energy-efficient Appliances, In unit Dishwasher and Microwave. Tenants have access to Landscaped

Courtyard, Children Outdoor Play Area, Children Playroom, Community Room, Concierge, Exercise Room. There is also Package Room, Bike, Storage, Card-operated Laundry Room* (*additional fees). The building is also pet friendly and smoke free and is located close the MTA "A" Train, LIRR Far Rockaway station, MTA buses; Q22, Q113, Q113ltd, Q114, Q114ltd, N31, N32, N33. The rent includes gas for heating and the tenants are responsible for electricity with electric stove.



[37th and 1st Apartments](#) – Murray Hill, Manhattan

Units Available: Studios, 1-, and 2- bedrooms

Application Deadline: February 18th, 2026

Starting Rents: As low as \$940.00

Eligible Income: \$37,886 - \$175,000

650 1st Avenue is a conversion of a former office building to an 11-story multifamily building located in the Murray Hill / Kips Bay neighborhood. The building is smoke-free and pet friendly. Each apartment has its own washer and dryer. There are multiple amenity spaces available, including a *lounge, *fitness center, *outdoor terrace and *bike storage

(*amenity fees apply). The building will be equipped with a 24-hour lobby security attendant. Rent includes hot water. Tenants are responsible for electricity, including electric stove and heating.



[Willets Point Commons](#) - 126-55 39th Avenue, Queens, NY 11368

Units Available: Studios, 1-, 2-, and 3- bedrooms

Application Deadline: February 25, 2026

Starting Rents: As low as \$486

Eligible Income: \$20,469 - \$301,350

Willets Point Commons introduces a new era of attainable, modern living in Queens (CB7). Thoughtfully designed by Related Companies and Sterling Equities, Willets Point Commons will deliver 747 brand new apartments at below-market rents in full-service buildings with exceptional amenities. Residents enjoy a fitness center*, children's playroom*, resident lounges*, co-working space*, community garden, rooftop grills*, outdoor green spaces, complimentary Wi-Fi, pet-friendly accommodations, secure package room, bike storage*, tenant storage*, onsite parking*, in-unit laundry in family-size units, card operated laundry*, and 24/7 attended lobby (additional fees apply*). Located near Citi Field, the future NYCFC stadium, and three miles from LaGuardia Airport, residents have direct access to the 7 train, LIRR, and major bus routes. Commuters can reach Manhattan in under 20 minutes.

Tenants are responsible for electricity. Rent includes hot water and heat. Managed by Related Management.



11 Gerry Street – Williamsburg, Brooklyn

Units Available: 1-, 2-, 3-, and 4- bedrooms

Application Deadline: March 4, 2026

Starting Rents: As low as \$812.00

Eligible Income: \$32,195 - \$226,800

11 Gerry Street is located in the East Williamsburg neighborhood of Brooklyn. One, two, three, and four-bedroom units are available, each with maximized space and modern design. Tenants are responsible for electricity, including electric stove. Rent includes hot water and heat. There is a fee for operating the laundry machines and for the bicycle lockers.

New York City is committed to the principle of inclusivity in all of its neighborhoods, including supporting New Yorkers to reside in neighborhoods of their choice, regardless of their neighborhood of origin and regardless of the neighborhood into which they want to move.



Fw: Local Law for Landlords with rent stabilized units

From Pulgarin, Johana

Date Tue 1/27/2026 12:21 PM

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

 1 attachment (57 KB)

New Local Law Requires Rent Transparency Notices for Tenants in Rent-Stabilized Housing.pdf;

From: Carey, Margaret (HPD)

Sent: Tuesday, January 27, 2026 11:53 AM

To: Carey, Margaret (HPD)

Subject: Local Law for Landlords with rent stabilized units

Dear District Managers,

Attached please find a notice for Landlords regarding the Rent Transparency Act.

Landlords will be required to post a notice for tenants in their buildings if they have one or more rent stabilized units in the building.

Thank you.

Maggie Carey

Legislative Analyst

HPD Division of Government Affairs

New Local Law Requires Rent Transparency Notices for Tenants in Rent-Stabilized Housing

New York, NY – Starting January 26, 2026, New York City’s Department of Housing Preservation and Development (HPD) will implement Local Law 86 (LL 86) of 2025, written by Council Member Sandy Nurse, a rent transparency measure that ensures tenants have clear, accessible information about whether their homes are rent-stabilized.

“The Rent Transparency Act is a simple but powerful way to ensure that more than two million New Yorkers living in rent-stabilized homes know their status and aren’t being overcharged,” **said Council Member Sandy Nurse, the bill’s primary sponsor.** “Clear, accessible notice empowers tenants and provides a critical safeguard against the deregulation of affordable housing.”

“Over the past few years, our enforcement efforts have been focused on transparency and making sure tenants have the information they need about where they live,” **said Deputy Commissioner of the Office of Enforcement and Neighborhood Services AnnMarie Santiago.** “We want tenants to be able to see the complaints and violations in their homes and across the city, understand what steps follow, and feel confident in taking action when something isn’t right. The Rent Transparency Act builds on that work, providing another clear, accessible way for tenants to know their rights and understand the status of their housing.”

Under LL86, all multiple dwellings containing one or more rent-stabilized units must post a notice in a common area of the building, in both English and Spanish, informing tenants that rent-stabilized units exist in the building and explaining how to find out whether their unit is one of them, beginning January 26, 2026.

The notice, which must be posted in a public area of the building, shall state:

“This building contains one or more units that are subject to the Rent Stabilization Law of 1969. To find out if your unit is registered as rent-stabilized, contact the New York State Division of Housing and Community Renewal (DHCR) by calling 718-264-3800 or going online to www.hcr.ny.gov. Owners of such buildings must submit an annual registration to DHCR and provide each tenant with a copy of the information that pertains to their unit. Owners that fail to file may be subject to penalties.”

The notice must also display the building address and the property registration number.

For landlords, the required notice is available in English, Spanish, and additional languages on HPD's website under the [Required Signage](#) section.

###

Menu



sanitation

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CleaningCollectionSnow ResponseOther Programs

- Community Recycling Events
- donateNYC
- ecycleNYC
- Get Compost
- SAFE Disposal Events
- Special Waste Drop-Off
- Textile Recycling Collection

Special Waste Drop-Off

Special Waste Drop-Off sites are available for NYC residents to drop off certain harmful household products that dangerous and illegal to dispose of with trash or recycling.

Sites are located in all five boroughs are open every **Thursday, Friday, and Saturday** from **9:00 AM to 5:00 PM** (closed legal holidays and during severe weather).

Find a Special Waste Drop-Off Site

NOTE: Some Drop-Off sites may not be immediately visible from the road.

- **Bronx, Hunts Point**
Farragut Street and the East River, next to the Fulton Fish Market
Enter on Farragut Street, off Food Center Drive
- **Brooklyn, Greenpoint**
459 North Henry Street (drop-off site near 530 Kingsland Avenue)
Facility entrance off Kingsland Avenue, north of Greenpoint Avenue
- **Manhattan, Lower East Side/Two Bridges**
74 Pike Slip between Cherry Street and South Street
Under the Manhattan Bridge
- **Queens, College Point**
30th Avenue, between 120th and 122nd Streets
Northwest corner of DSNY's Queens District 7 garage
- **Staten Island, Fresh Kills**
Off Muldoon Avenue exit of the southbound West Shore Expressway
Past DSNY security booth

What to Bring

- Aerosols
- Batteries – including automotive, rechargeable (lead acid, Li-Ion, Ni-MH, Ni-ZN, Ni-Cd), and single-use (alkaline, lithium). Follow preparation instructions
- Electronics (covered by the NYS disposal ban)
- E-cigarettes/vape pens
- Fluorescent light bulbs & CFLs
- Motor oil and transmission fluid (up to 10 quarts per visit)
- Motor oil filters (up to two filters per visit)
- Paint (up to five gallons per visit)
- Passenger car tires (up to four per visit)
- Mercury-containing devices (up to two per visit)
- Skin lightening products

Learn more about what items are accepted.

Rules and Procedures

Drop-off sites are do-it-yourself style. DSNY staff are available for instruction and assistance. We strongly recommend wearing casual clothes and work gloves.

You may be asked for proof of NYC residency (NYS driver license, utility bill).

NOTE: These events are for NYC residents ONLY. NO businesses or commercial vehicles.

Special Instructions for Batteries

To prevent the fires, batteries should be individually bagged or CLEAR tape should be applied to cover the terminals. Do not use opaque tape.

Though you can dispose of "household" alkaline batteries in the trash, they are accepted for drop-off. Alkaline batteries should not be bagged or taped. Learn more about safe battery disposal.



[EXTERNAL] OMNY Call Center 24/7 Starting 2/2/26

From Drummond, Anthony

Date Tue 2/3/2026 3:33 PM

Cc Drummond, Anthony; Patouri, Katerina

CAUTION! EXTERNAL SENDER. Never click on links or open attachments if sender is unknown, and never provide user ID or password. If **suspicious**, report this email by hitting the **Phish Alert Button**. If the button is unavailable or you are on a mobile device, forward as an attachment to phish@oti.nyc.gov.

Dear Community Stakeholder:

We are pleased to inform you that as of yesterday, Monday February 2nd the OMNY Call Center has expanded its hours to 24 hours, 7 days a week. OMNY customer service representatives will be available 24/7 to answer questions about tap and ride trips and transactions and to assist customers with any inquiries or issues. While speaking with an OMNY Customer Service representative, customers can access their OMNY account, hear their trips and charges, manage their travel cards, and more.

Customers can call the OMNY Call Center at 877-789-6669 or chat with us online via the Digital Assistant.

Thank you for your continued partnership as we deliver these resources to our shared constituents and as always, please reach out should your office need any additional materials or information on OMNY and Tap and Ride.

Anthony Drummond

Assistant Director, Government & Community Relations

New York City Transit



Confidentiality Note: This e-mail, and any attachment to it, may contain privileged and confidential information and is intended for the use of the individual(s) or entity named on the e-mail.

Unauthorized disclosure of this message is prohibited. If you have received this message in error, please notify the sender immediately by return e-mail and destroy this message and all copies thereof, including all attachments.



[EXTERNAL] Hello from the office of Congresswoman Nydia M. Velazquez

From Cruz, Evelyn

Date Wed 2/4/2026 5:46 PM

 1 attachment (398 KB)

Rep. Velazquez Media Release on Community Project Funds 2026 .pdf;

CAUTION! EXTERNAL SENDER. Never click on links or open attachments if sender is unknown, and never provide user ID or password. If **suspicious**, report this email by hitting the **Phish Alert Button**. If the button is unavailable or you are on a mobile device, forward as an attachment to phish@oti.nyc.gov.

Hello,

Thought the attached might be of interest to you.

All the best,

Evelyn

Evelyn Cruz
District Director
Office of Congresswoman Nydia M. Velazquez

Website: <https://velazquez.house.gov/>

Velázquez Secures Over \$15 Million for Local Projects in FY2026 Government Funding Package

February 4, 2026

[Press Release](#)

WASHINGTON— Today, **Congresswoman Nydia M. Velázquez (D-NY)** announced that she successfully secured **\$15,560,000** in Community Project Funding for New York's 7th District in the 2026 federal spending bills. This funding addresses urgent infrastructure needs, public safety, and social services across Brooklyn and Queens.

"I am incredibly proud to have fought for and secured more than \$15 million to address the pressing needs of our community," said **Congresswoman Velázquez**. "From investing in lighting at Ravenswood Houses to supporting mental health services for our youth and modernizing our local transit corridors, these projects are about investing in the safety and dignity of the people of Brooklyn and Queens."

Rep. Velázquez secured funding for 13 projects:

\$3,150,000 for NYCHA Ravenswood Houses: Installation of comprehensive exterior security lighting for the entire development.

\$2,850,000 for NYCHA Whitman Houses: Critical façade repairs for Buildings 14 and 15 to ensure safety and remove sidewalk sheds.

\$1,000,000 for NYCHA Cooper Park Houses: Security lighting upgrades to benefit residents and the surrounding community.

\$850,000 for NYC DOT Liberty Plaza: Permanent construction of the Drew Street plaza and traffic safety reconfigurations.

\$850,000 for NYC DOT Woodhaven Boulevard: Safety improvements including median widening to support Select Bus Service.

\$1,850,000 for NYC DOT Broadway Repaving: Full reconstruction of the roadway from concrete to modern blacktop.

\$1,200,000 for NYCHA Bushwick Houses: Replacement of deteriorating wood roof tanks to protect water quality.

\$2,000,000 for NYCHA Borinquen Plaza II: Critical security lighting upgrades.

\$850,000 for GMDC Bulkhead at 1155 Manhattan Avenue: Urgent bulkhead replacement at nonprofit Greenpoint Manufacturing & Design Center's (GMDC's) Newtown Creek shoreline to protect 70 industrial and artisan businesses and the 365 local jobs they provide.

\$345,000 for Ozone Park Residents Block Association: Expansion of the Block Watchers safety program.

\$250,000 for Bangladeshi American Community Development and Youth Services: Workforce development and intervention for justice-involved residents.

\$200,000 for Comunilife, Inc.: Suicide prevention and mental health services for at-risk teens (Life is Precious™).



Community Briefing

Jamaica Avenue Line Overcoating Project

What's Happening?

MTA Construction & Development (C&D) is conducting a major infrastructure improvement project on the **Jamaica Avenue Line** (B Division – BMT), including the **East New York Leads and Loops**, in the **Borough of Brooklyn**.

The project involves:

- Removal of lead-based paint, dirt, grease, and other contaminants from structural steel in accordance with SSPC-SP10 (Society for Protective Coatings) and NACE International Standard Near-White Metal Blast Cleaning.
- Containment and disposal of all lead paint debris in accordance with SSPC Guide 6 and all applicable environmental regulations.
- Painting of all structural steel and associated enclosures within the project limits, except those located within passenger areas.

Why Lead Safety is a Priority?

Many elevated transit structures were originally coated with **lead-based paint**. To protect public health, workers, and the environment, MTA follows **strict safety protocols** based on:

- **NYCT Policy Instruction 10.33.1 – Lead Particulate Management**
- **EPA, OSHA, NYSDEC, and NYC regulations**
- **AMPP (Association for Materials Protection and Performance)** guidelines, formerly known as SSPC

How We're Keeping You Safe

- **Class 1A Containment:** The most stringent containment system recommended by AMPP is used to prevent dust and debris from escaping.
- **Certified Professionals:** All contractors and oversight staff are trained and certified in lead safety (AMPP C-3/C-5).
- **Independent Oversight:** A full-time environmental consultant monitors all paint removal activities and ensures compliance with safety plans.
- **Daily Cleaning:** Work areas are cleaned throughout the day using HEPA-filtered vacuums to prevent buildup of lead-containing debris.
- **OSS Approval:** The Office of System Safety (OSS) must approve all work plans and issues a Placard for Lead Disturbance, which is posted at the site.
- **Unannounced Inspections:** OSS inspectors conduct random site visits to ensure all safety protocols are followed.

Contractor Responsibilities

Before work begins, contractors must submit:

- A **site-specific work plan** detailing removal and containment methods
- A **Lead Health and Safety Plan (LHASP)** including OSHA compliance
- An **Emergency Response Notification Plan** (per 6 NYCRR 373-3.4)

They must also:

- Maintain a **Lead Competent Person** on-site at all times
- Follow **Specification 12L** for hand/power tool removal or **12LL** for abrasive blasting
- Use EPA-approved disposal facilities for hazardous waste

Paint Application & Material Safety

- **Non-Lead Based Paints:** All paints used are non-lead-based and comply with federal safety standards.
- **Low-VOC Formulations:** Chosen to reduce environmental and health impacts.
- **Temporary Odor:** Some odor may occur during application but will dissipate as the paint cures.
- **Multi-Layer Coating:** Paint is applied in layers to ensure long-term durability and corrosion resistance.

Noise & Operational Coordination

Abrasive blasting is a noise-generating activity. MTA complies with the **NYC Noise Code** and posts a **Noise Mitigation Plan** at the site.

Waste Management & Disposal

- All lead-containing materials are treated as **hazardous waste** and stored securely on-site.
- Waste is transported only to **EPA and NYSDEC-approved Treatment, Storage, and Disposal Facilities (TSDFs)**.
- The environmental consultant oversees all waste handling and documentation.

Our Commitment to the Community

MTA is committed to:

- **Protecting public health and the environment**
- **Keeping the public informed**
- **Maintaining transparency and accountability**
- **Minimizing disruption to local operations and residents**

Every step of this project is guided by **industry best practices, regulatory compliance**, and a **dedication to community safety**.

Questions or Concerns?

Visit: [MTA.info/help](https://www.mta.info/help)

January 21, 2026

Dear Neighbor,

26 JAN 30 4:23 P

Starting Feb 1st 2026 through Fall 2026 we will be closing the roadway traffic, as needed, during working hours on:

- Ingraham Street between Varick Avenue & Porter Avenue
- Porter Avenue between Ingraham Street & Johnson Avenue
- Intersection of Porter Avenue & Ingraham Street

It will be necessary to close these streets while we work to protect the public and give construction crews room to work safely. After our days' work is complete, the roadway will be re-opened to vehicular traffic. Proper signage will be posted on the affected streets to communicate closure and detour information.

- Working hours beginning Feb 1st, 2026, through Fall 2026*
9am-4pm M-F & 8am -4pm Sat

We will keep you updated, but if you have any questions, we encourage you to call our customer contact center at **(516) 855-7608** or email: **box.BKprojects@nationalgrid.com**

We appreciate your patience and understanding.

Thank you,
The Project Team

*Schedule subject to change



NYCDOT- Extended- Pulaski Bridge Single Lane closure 1.20.26 to 2.13.26

From Cortaza, Maritza
Date Mon 1/12/2026 2:54 PM
To Cortaza, Maritza

1 attachment (258 KB)
Extended- Pulaski Bridge lane closures -Jan 20 to Feb 13.pdf;

Dear Stakeholder,

On Tuesday, January 20th, and intermittently through Friday, February 13th, the New York City Department of Transportation Division of Bridges will continue conducting maintenance on the Pulaski Bridge over Newtown Creek. Single lane closures in each direction northbound and southbound (not at the same time) will be necessary **on weeknights between 11:00 p.m. and 5:00 a.m.**

At least one lane in each direction will be maintained at all times.

Please see attached notice.

Best Regards,
Maritza Cortaza
Community Coordinator | Division of Bridges
New York City Department of Transportation

Monday /Thursday WFH days





Mike Flynn, Commissioner

Extended

Important Notice

On Tuesday, January 20th and intermittently through Friday, February 13th, the New York City Department of Transportation Division of Bridges will continue conducting maintenance on the Pulaski Bridge over Newtown Creek. Single lane closures in each direction northbound and southbound (not at the same time) will be necessary **on weeknights between 11:00 p.m. and 5:00 a.m.**

At least one lane in each direction will be maintained at all times.

Pulaski Bridge Over Newtown Creek

Community Board No. 1k, 2Q

Brooklyn, Queens

January 2026



Northbound and Southbound Single Lane Closures
January 20th – February 13th

Monday – Friday

Weeknights 11:00 p.m. – 5:00 a.m.

Traffic will return to its original configuration after work hours



your city. your needs.
your number



[EXTERNAL] Construction Notification

From Kyle Kelly
Date Tue 1/13/2026 12:12 PM
To BK01 (CB) <bk01@cb.nyc.gov>
Cc

2 attachments (470 KB)

BKCB1-- WO T102710684.pdf; Community Notification Letter 2025- W.OFOR.pdf;

CAUTION! EXTERNAL SENDER. Never click on links or open attachments if sender is unknown, and never provide user ID or password. If **suspicious**, report this email by hitting the **Phish Alert Button**. If the button is unavailable or you are on a mobile device, forward as an attachment to phish@oti.nyc.gov.

Good Afternoon,

Please see the construction notification for your area. If you have any questions please reach out.

Kyle Kelly
National Grid
Program Manager
Corporate Affairs

This email and any attachments are intended for the addressee(s) only and are subject to the data classification below (if any). Regardless of the data classification provided (or lack thereof), the content may contain information that is confidential or privileged.

If you are not the intended recipient, please notify the sender immediately and then delete the email and any attachments. You should not disclose, copy or take any action in reliance on this transmission. You may report the matter by contacting us via our [UK Contacts](#) or [US Contacts](#) pages (accessed by clicking on the appropriate link).

Please ensure you have adequate malware protection before you open or detach any attachments or

Construction Notification



Contact Information:

Project Manager:

William Ofori-Atta
Engineer

Notification Details

January 13, 2026

In the coming weeks, National Grid has planned construction in your district and this notification will provide information on the project. This work is required to improve the reliability of our gas system. If you seek additional information, please reference the following:

Construction due to:	<u>New Main Install</u>	Borough:	<u>Brooklyn</u>
Reference Number:	<u>T102710684</u>	Billing Unit:	<u>4</u>
		Community Board:	<u>1</u>

Construction Details

Scope:	<u>Main Install</u>	Typical Trench Width:	<u>3'</u>	Approx. Duration:	<u>90 Days</u>
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Locations

On Street	Cross Street	Cross Street
<u>SOUTH 3 ST</u>	<u>BERRY ST</u>	<u>BEDFORD AVE</u>

What to expect during construction

- Typically, work performed by National Grid will begin with the installation of new gas pipe either in the street or sidewalk. The excavation required will be backfilled at the end of each day. Steel plates will be used to cover any excavations left open to allow vehicular traffic and provide access to driveways, steps, and walkways.
- The entire work area will be kept clean and orderly. Attempts will be made to keep noise, dust, and debris to a minimum. All material required on site will be stored neatly in designated areas.
- All or part of your gas service may have to be replaced. In order to complete this work, we must gain access to your home at the point where the service enters the building (basement, crawlspace, etc.). If this is the case, you will be contacted by a National Grid representative to make an appointment.

Restoration

- Some excavations may need to remain open until all gas services have been transferred, at which point the old main will be retired and the openings will be backfilled.
- All street and sidewalk surfaces affected by the construction will be repaved to ensure a smooth surface. Temporary asphalt pavement will be used until all National Grid work is complete and permanent restoration can be performed.
- Concrete openings should be restored within 21 days with the exception of work done in mid-winter. Some delays may occur due to inclement weather or when the temperature is too cold to pour concrete.

We're upgrading the natural gas service on your street. nationalgrid

Dear Community Member,

We're writing to let you know we are upgrading our natural gas infrastructure on your street soon. This work will help ensure the safe, reliable natural gas delivery that our customers and the community rely on for years to come. While our crews minimize disturbance when possible, we apologize in advance for any inconvenience.

What to Expect During this Project:

- Temporary disruption of street parking
- Painted mark-outs of underground utilities within the project scope area
- Excavation of the street and installation of new gas main
- Upgrade or replacement of customers' individual gas service lines
- Temporary and then permanent restoration of disturbed streets and sidewalks per DOT specifications

Scam Awareness – Important Reminders:

National Grid employees and contractors carry photo identification cards. If someone requests entry into your home or business and does not show the proper ID, don't let that person in. Please call us at **1-718-643-4050** or your local law enforcement.

We do not seek payment in the field for work being performed. If you are asked for money as it relates to these services, do not provide it, and please call us immediately.

For Our Current Customers:

- We'll contact you when we're ready to connect your service to the new gas main.
- Our crew representative will contact affected home and business owners 24–48 hours in advance to schedule an appointment for this work.
- You will experience a temporary interruption of natural gas service on the day of your appointment. Typical service line work will take one business day.

We're here for you if you have any questions about this project. Please call us at **(917) 387-7335**. Thank you in advance for your cooperation.

Sincerely,
National Grid

This is an important notice. Please have it translated.

Este é um aviso importante. Quiera mandá-lo traduzir.

Este es un aviso importante. Sírvase mandarlo traducir.

Avis important. Veuillez traduire immédiatement.

Questa è un'informazione importante, si prega di tradurla.

Это очень важное сообщение. Пожалуйста, попросите чтобы вам его перевели.

Đây là một thông báo quan trọng. Xin hãy dịch thông báo này.

這是一個重要的通知。請翻譯一下。

هتجرت بج'رت مهم راطخا اذه .

এটি একটি গুরুত্বপূর্ণ গণবিজ্ঞপ্তি। অনুগ্রহ করে এটি অনুবাদ করে বিনু।

Sa a se yon avi enpòtan. Tanpri, fè li tradwi.

טצעדערביא עטיב, גאנצא עקיטיוו א זיא סאד

SNYC2502837



[EXTERNAL] Construction Notification

From Kyle Kelly
Date Tue 1/13/2026 12:12 PM
To BK01 (CB) <bk01@cb.nyc.gov>
Cc

2 attachments (460 KB)

BKCB1 -- WO T102713605.pdf; Community Notification Letter 2025- W.OFOR.pdf;

CAUTION! EXTERNAL SENDER. Never click on links or open attachments if sender is unknown, and never provide user ID or password. If **suspicious**, report this email by hitting the **Phish Alert Button**. If the button is unavailable or you are on a mobile device, forward as an attachment to phish@oti.nyc.gov.

Good Afternoon,

Please see the construction notification for your area. If you have any questions please reach out.

Kyle Kelly
National Grid
Program Manager
Corporate Affairs

This email and any attachments are intended for the addressee(s) only and are subject to the data classification below (if any). Regardless of the data classification provided (or lack thereof), the content may contain information that is confidential or privileged.

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Please ensure you have adequate malware protection before you open or detach any attachments or links from this transmission. National Grid plc and each of its direct and indirect affiliates, wherever

Construction Notification



Contact Information:

Project Manager:

William Ofori-Atta
Engineer

Notification Details

January 13, 2026

In the coming weeks, National Grid has planned construction in your district and this notification will provide information on the project. This work is required to improve the reliability of our gas system. If you seek additional information, please reference the following:

Construction due to:	<u>New Main Install</u>	Borough:	<u>Brooklyn</u>
Reference Number:	<u>T102713605</u>	Billing Unit:	<u>13</u>
		Community Board:	<u>1</u>

Construction Details

Scope:	<u>Main Install</u>	Typical Trench Width:	<u>3'</u>	Approx. Duration:	<u>90 Days</u>
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Locations

On Street	Cross Street	Cross Street
<u>KEAP STREET</u>	<u>BEDFORD AVENUE</u>	<u>WILLIAMSBURG ST W</u>

What to expect during construction

- Typically, work performed by National Grid will begin with the installation of new gas pipe either in the street or sidewalk. The excavation required will be backfilled at the end of each day. Steel plates will be used to cover any excavations left open to allow vehicular traffic and provide access to driveways, steps, and walkways.
- The entire work area will be kept clean and orderly. Attempts will be made to keep noise, dust, and debris to a minimum. All material required on site will be stored neatly in designated areas.
- All or part of your gas service may have to be replaced. In order to complete this work, we must gain access to your home at the point where the service enters the building (basement, crawlspace, etc.). If this is the case, you will be contacted by a National Grid representative to make an appointment.

Restoration

- Some excavations may need to remain open until all gas services have been transferred, at which point the old main will be retired and the openings will be backfilled.
- All street and sidewalk surfaces affected by the construction will be repaved to ensure a smooth surface. Temporary asphalt pavement will be used until all National Grid work is complete and permanent restoration can be performed.
- Concrete openings should be restored within 21 days with the exception of work done in mid-winter. Some delays may occur due to inclement weather or when the temperature is too cold to pour concrete.

We're upgrading the natural gas service on your street. nationalgrid

Dear Community Member,

We're writing to let you know we are upgrading our natural gas infrastructure on your street soon. This work will help ensure the safe, reliable natural gas delivery that our customers and the community rely on for years to come. While our crews minimize disturbance when possible, we apologize in advance for any inconvenience.

What to Expect During this Project:

- Temporary disruption of street parking
- Painted mark-outs of underground utilities within the project scope area
- Excavation of the street and installation of new gas main
- Upgrade or replacement of customers' individual gas service lines
- Temporary and then permanent restoration of disturbed streets and sidewalks per DOT specifications

Scam Awareness – Important Reminders:

National Grid employees and contractors carry photo identification cards. If someone requests entry into your home or business and does not show the proper ID, don't let that person in. Please call us at **1-718-643-4050** or your local law enforcement.

We do not seek payment in the field for work being performed. If you are asked for money as it relates to these services, do not provide it, and please call us immediately.

For Our Current Customers:

- We'll contact you when we're ready to connect your service to the new gas main.
- Our crew representative will contact affected home and business owners 24–48 hours in advance to schedule an appointment for this work.
- You will experience a temporary interruption of natural gas service on the day of your appointment. Typical service line work will take one business day.

We're here for you if you have any questions about this project. Please call us at **(917) 387-7335**. Thank you in advance for your cooperation.

Sincerely,
National Grid

This is an important notice. Please have it translated.

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Este es un aviso importante. Sírvase mandarlo traducir.

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Sa a se yon avi enpòtan. Tanpri, fè li tradwi.

טצעדערעביא עטיב, גאנצא עקיטיוו א זיא סאד

SNYC2502837



[EXTERNAL] PS/ IS 84- NYC SCA Construction Notice

From SMITH, TAMAR

Date Thu 1/15/2026 1:00 PM

 1 attachment (185 KB)

K084 Construction Notice 1-2026.pdf;

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Thank you,

Tamar Smith

Tamar Smith | Manager, External Affairs

Brooklyn Districts 13, 14, 15

NYC School Construction Authority

From: SMITH, TAMAR

Sent: Thursday, January 15, 2026 12:53 PM

Subject: PS/ IS 84- NYC SCA Construction Notice

Please see attached NYC School Construction Authority Construction Notice regarding an upcoming Full Accessibility project at PS/IS 84. This notice will be distributed to residents around the school as well.

Please let me know if you have any questions.

Thank you,

Tamar Smith

Tamar Smith | Manager, External Affairs

Brooklyn Districts 13, 14, 15

NYC School Construction Authority



January 2026

CONSTRUCTION NOTICE: PS/IS 84

PLEASE SHARE THIS INFORMATION WITH YOUR NEIGHBORS

Dear Parents and Neighbors:

The NYC School Construction Authority (SCA) wishes to notify you about construction to P.S./I.S. 84 at 250 Berry Street, Brooklyn NY 11249, near your residence.

All work will be performed by an accredited contractor under the supervision of the SCA and will be completed with the required permits.

Scope of Work: Full Accessibility

Project Timeline and Hours of Work: The project work will begin shortly and the expected completion is Spring 2028.

Much of the exterior construction will take place in the school's inner courtyard. Due to the nature of this work and for the safety of the students, all activities must take place after normal school hours. Weather permitting most construction work will take place on weekdays between the hours of 4:00 PM and 12:00 AM. The SCA operates under permits approved by the Department of Buildings. During school closure, and possibly during the summer and on holidays, work may be completed during daytime hours unless there are programs at the school.

Abatement: During a comprehensive asbestos investigation, it was determined that asbestos abatement will be required at various stages of this project. Abatement work will be conducted while the building is unoccupied and will strictly adhere to all applicable regulations. A third-party consultant (Project Monitor) will oversee the abatement contractor to assure asbestos removal is conducted properly and will also conduct air sampling throughout the duration of each project. Air sample results will provide assurance that abatement was conducted properly, and that areas are safe to occupy following completion of asbestos abatement. This information is made available to the school before students and staff are allowed to enter the building.

We appreciate your understanding and patience while we perform this needed work for the school. If you have any questions, please contact me at the email address or phone number below.

Thank You,

Tamar Smith

Manager, External Affairs

NYC School Construction Authority | 25-01 Jackson Avenue|Long Island City, NY 11101

Tel: 718-472-8025| tsmith5@nycsca.org www.nycsca.org

Cc via email: Principal PS/IS 84, Office of Councilmember Jennifer Guitierrez, Community Board 1, CEC /Superintendent's Office District 14



[EXTERNAL] Construction Notification

From Kyle Kelly
Date Tue 1/20/2026 8:29 AM
To BK01 (CB) <bk01@cb.nyc.gov>
Cc

2 attachments (363 KB)

BKCB1-- WO T102708477.pdf; Community Notification Letter 2025- C.KAND.pdf;

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Good Morning,

Please see the construction notification for your area. If you have any questions please reach out.

Kyle Kelly
National Grid
Program Manager
Corporate Affairs

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Please ensure you have adequate malware protection before you open or detach any attachments or links from this transmission. National Grid plc and each of its direct and indirect affiliates, wherever

Construction Notification



Contact Information:

Project Manager:
Chad Kandare
Engineer
347-452-6155
Chad.Kandare@nationalgrid.com

Notification Details

January 16, 2026

In the coming weeks, National Grid has planned construction in your district and this notification will provide information on the project. This work is required to improve the reliability of our gas system. If you seek additional information, please reference the following:

Construction due to:	<u>New Main Install</u>	Borough:	<u>Brooklyn</u>
Reference Number:	<u>T102708477</u>	Billing Unit:	<u>2</u>
		Community Board:	<u>1</u>

Construction Details

Scope:	<u>Main Install</u>	Typical Trench Width:	<u>3'</u>	Approx. Duration:	<u>90 Days</u>
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Locations

<u>On Street</u>	<u>Cross Street</u>	<u>Cross Street</u>
GEM STREET	MESEROLE AVENUE	NORTH 15 STREET
MESEROLE AVENUE	BANKER STREET	GEM STREET
MESEROLE AVENUE	FRANKLIN STREET	GEM STREET
BANKER STREET	CALYER STREET	MESEROLE AVENUE
FRANKLIN STREET	MESEROLE AVENUE	NORTH 15 STREET
NORTH 15 STREET	FRANKLIN STREET	GEM STREET
NORTH 15 STREET	GEM STREET	WYTHE AVENUE
NORTH 15 STREET	WYTHE AVENUE	
GEM STREET	NORTH 15 STREET	
FRANKLIN STREET	NORTH 15 STREET	
FRANKLIN STREET	MESEROLE AVENUE	
GEM STREET	MESEROLE AVENUE	
BANKER STREET	MESEROLE AVENUE	

What to expect during construction

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- The entire work area will be kept clean and orderly. Attempts will be made to keep noise, dust, and debris to a minimum. All material required on site will be stored neatly in designated areas.
- All or part of your gas service may have to be replaced. In order to complete this work, we must gain access to your home at the point where the service enters the building (basement, crawlspace, etc.). If this is the case, you will be contacted by a National Grid representative to make an appointment.

Restoration

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- All street and sidewalk surfaces affected by the construction will be repaved to ensure a smooth surface. Temporary asphalt pavement will be used until all National Grid work is complete and permanent restoration can be performed.
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Dear Community Member,

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What to Expect During this Project:

- Temporary disruption of street parking
- Painted mark-outs of underground utilities within the project scope area
- Excavation of the street and installation of new gas main
- Upgrade or replacement of customers' individual gas service lines
- Relocation of gas meters outside of the home or business per NYS requirements (no charge)
- Temporary and then permanent restoration of disturbed streets and sidewalks per DOT specifications

Scam Awareness – Important Reminders:

National Grid employees and contractors carry photo identification cards. If someone requests entry into your home or business and does not show the proper ID, don't let that person in. Please call us at **1-718-643-4050** or your local law enforcement.

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For Our Current Customers:

- We'll contact you when we're ready to connect your service to the new gas main.
- Our crew representative will contact affected home and business owners 24–48 hours in advance to schedule an appointment for this work.
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We're here for you if you have any questions about this project. Please call us at **347-452-6155**.

Thank you in advance for your cooperation.

Sincerely,

National Grid

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Este es un aviso importante. Sírvase mandarlo traducir.

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這是一個重要的通知。請翻譯一下。

م راطخا اذهم. جرت بجر تسمه

এটি একটি বিবর্তন বিন্দু। অ স্বকরের এটি অ বাদ করের বি ।

Sa a se yon avi enpòtan. Tanpri, fè li tradwi.

א זיא , אד סצערעביא עטיב . אא. אקטיכיוו



[EXTERNAL] L Train Track Work-Nights

From Drummond, Anthony

Date Fri 1/16/2026 5:33 PM

Cc Drummond, Anthony

 2 attachments (147 KB)

Route L_English.pdf; Route L_Spanish.pdf;

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Good afternoon,

Happy Friday to you all. Please find attached the notices for upcoming L Train track work at night. Please feel free to reach out to me if you have any questions or concerns. Have a great holiday weekend.

Best,

Anthony Drummond

Assistant Director, Government & Community Relations
New York City Transit



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Nights



Jan 21 – 23, Wed to Fri, 11:45 PM to 5 AM

Jan 27 – 30, Tue to Fri, 11:45 PM to 5 AM

Feb 2 – 6, Mon to Fri, 11:45 PM to 5 AM

TRACK REPLACEMENT

No trains between Myrtle-Wyckoff Avs and Lorimer St

Take free shuttle buses

 will run in two sections:

1. Between 8 Av and Lorimer St 
2. Between Myrtle-Wyckoff Avs  and Rockaway Pkwy

 Free **L90** shuttle buses will run between Myrtle-Wyckoff Avs  and Lorimer St .

- Transfer between trains and buses at Myrtle-Wyckoff Avs  and/or Lorimer St 
- Between Manhattan and Broadway Junction, take  



This service change affects one or more ADA accessible stations. Please call 511 for help with planning your trip. If you are deaf or hard of hearing, use your preferred relay service provider or the free 711 relay.



Sign up for planned work alerts:
visit mta.info/notify

Post: L Line, N/B Rock Pkwy to Graham Av;
S/B 8 Av to DeKalb Av

Remove: 2/6/26

Service Plan: B-04-54, B-05-53, B-06-56.

sn_772_25

Nights



Jan 21 – 23, Wed to Fri, 11:45 PM to 5 AM

Jan 27 – 30, Tue to Fri, 11:45 PM to 5 AM

Feb 2 – 6, Mon to Fri, 11:45 PM to 5 AM

TRACK REPLACEMENT

No trains between Myrtle-Wyckoff Aves and Lorimer St

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Post: L Line, N/B Rock Pkwy to Graham Av;
S/B 8 Av to DeKalb Av

Remove: 2/6/26

Service Plan: B-04-54, B-05-53, B-06-56.

sn_772_25

CELEBRATING 100 YEARS

BLACK HISTORY MONTH

Join us as we honor the rich history, achievements, and contributions of Black individuals in North Brooklyn. Enjoy community performances, inspiring honorees, and special tributes to those who have shaped our past and continue to influence our future.

**THURSDAY
FEBRUARY 19, 2026**

6:00PM- 8:00PM

**P.S. 250 (Auditorium)
108 Montrose Ave
Brooklyn, NY 11206**

Barbara Williams As MC!

HONORING:

Jumane Willams, Pubic Advocate
CITY OF NEW YORK

Sandra Sneed, Chief Executive Officer
NY Health+Hospital's/Woodhall Hospital Medical Center

Joseph Baptiste , Community Engagement & Safety Coordinator
St. Nicks Alliance

Adorn Dubose, Along with the entire Executive Board
Sumner Housing Tenant Association

Anita Haines
Community Leader

Anthony Newerls, Queens Borough Director- Neighborhood Safety Coalition
SOUTHSIDE UNITED HDFC-LOS SURES, WICK AGAINST VIOLENCE PROGRAM

PRESENTED BY:



53AD
Maritza Davila
ASSEMBLYWOMAN

CONGRESSWOMAN
NYDIA VELÁZQUEZ
HOUSE REPRESENTATIVE NEW YORK'S 11TH DISTRICT | BROOKLYN'S 10TH COUSINS



**BROOKLYN BOROUGH PRESIDENT
ANTONIO REYNOSO**

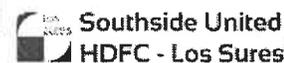


JENNIFER GUTIÉRREZ

City Council Member District 34

SANDY NURSE

City Council Member District 37



For More Infor call: 718-443-1205

Brooklyn Paper

Op-ed | There is no Plan B without Monitor Point

By Scott Short Posted on February 9, 2026

The Williamsburg/Greenpoint waterfront has been transformed. When I moved to Williamsburg in 2001, the waterfront was a polluted mess of obsolete industrial uses that repelled people rather than drew them in. Now it's an active promenade filled with bikers, pedestrians, parks, open space, shops, and housing.

Whatever you think about the 2005 rezoning that catalyzed this change, its greatest benefit was opening the waterfront for public use. But there's no doubt our neighborhoods have become increasingly unaffordable over the past 20 years.

This correlation has led to understandable skepticism of new waterfront development. Yet in the midst of a housing crisis, we cannot turn our back on development. We must work to maximize public benefit in all new projects — especially when public land and public financing are involved.

Monitor Point is one of the finest examples of public-private partnership I've encountered in nearly 25 years working in community development. The project extends the greatest benefit of the 2005 rezoning (public waterfront access) while helping to mitigate its worst unintended consequence (declining



A rendering of the proposed public greenspace at Monitor Point.
Image courtesy of Monitor Point

affordability), all while delivering substantial public benefits in other areas.

The concept is straightforward: relocate the MTA facility at 40 Quay St to a more suitable industrial location to free up the site for housing and open space. The value generated by the housing pays for the new MTA facility and the open space improvements.

Simple? Not quite. Think about the complexities: identifying a suitable private site in Brooklyn's expensive industrial market, building a turnkey facility for the MTA, relocating operations, demolishing the existing structure, and remediating environmental issues—all before breaking ground

on the housing that pays for everything.

When I first read the MTA's 2019 RFP, I was skeptical that any developer could pull it off. Yet Gotham Organization not only met the minimum requirements but went far beyond in crafting a project that provides a level of public benefit unimagined by the original RFP.

Gotham partnered with the Greenpoint Monitor Museum, which owns the land abutting the MTA site. For years, this group of local historians has searched for a way to create a physical museum commemorating the construction of the USS Monitor, a Civil War ironside ship built in Bushwick

Inlet. By contributing their land to the project, they'll finally generate the capital needed to build their museum. Their parcel will be opened to the public, creating a connection between Bushwick Inlet Park and the waterfront to the north.

The project makes significant investments in coastal resiliency and environmental restoration. The shoreline abutting the MTA facility and Monitor Museum property is badly compromised and constantly eroding. Untreated stormwater runs into the inlet, harming its ecology. Monitor Point will cure these conditions through a new bulkhead, on-site stormwater management, flood mitigation measures, and native plant species that restore the habitat.

But here's the most remarkable part: instead of maximizing profit through 100% market-rate housing, Monitor Point proposes to dedicate 40% of apartments — 460 units — as permanently affordable housing. These apartments will have an average affordability of less than 60% Area Median Income, including family-sized homes that will rent for under \$2,000/month. This is unprecedented affordability for a waterfront development in Greenpoint, where 2BR apartments often rent for \$7,000/month or more.

The level of agility, vision, risk-taking, deal-making, and capital investment required is truly remarkable. This is something that could never be done by the public sector alone. Complexity of this magnitude requires public-private partnership with a highly capable and highly capitalized private partner.

As Monitor Point moves through ULURP, it's being



The MTA facility (at left) currently in place at 40 Quay St.

Photo by Kirstyn Brendler

confronted by the opposition that's become all too predictable when ambitious public-private projects are proposed. There are legitimate concerns, principally from those who feel betrayed by the growing affordability gap and the long-delayed completion of Bushwick Inlet Park.

But what those who would kill Monitor Point fail to grasp is that there is no Plan B for the massive amount of public benefit this project will unleash.

There is no Plan B for the MTA warehouse. Without Monitor Point, it will remain there indefinitely, blockading public access and continuing to pollute the community.

There is no Plan B for the Monitor Museum. Without Monitor Point, there will be no physical space to recognize this important piece of Greenpoint's history.

There is no Plan B for waterfront connection north of

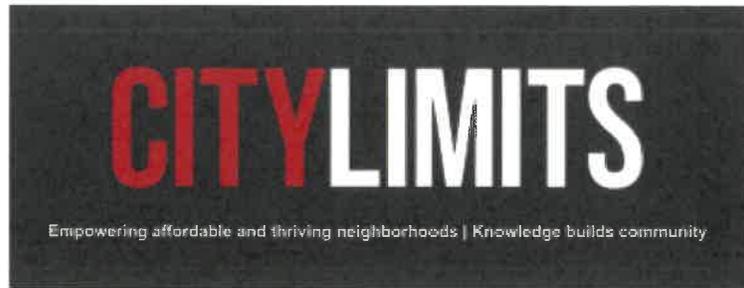
Bushwick Inlet Park. Without Monitor Point, it will be a dead end.

Most importantly, there is no Plan B for 460 families who need affordable housing. Without Monitor Point, Greenpoint gets less affordable while residents continue to get displaced.

It's time to recognize Monitor Point as the remarkable proposal it is: a complex and ambitious undertaking that delivers unprecedented public benefit through the power of public-private partnership. It's time to honor Greenpoint's history by building the Monitor Museum. It's time to prioritize the 460 low-income families who will be able to afford to live on the waterfront.

It's time to approve Monitor Point.

Scott Short is a 25-year veteran of affordable housing and community development work in Brooklyn and President of St. Nick's Alliance CDC.



Opinion: Why I Support the Monitor Point Project

By **Debra Benders** January 30, 2026

You don't have to live long in Williamsburg or Greenpoint to know New York is becoming too expensive for working families. Rents are out of control, and far too many of our neighbors are being priced out of the communities they've called home for generations.

As president of the Cooper Park Residents Council, I see every day how the housing crisis affects seniors, parents, and young people who are just trying to stay in the city they love. That's why I'm supporting the Monitor Point project. We need more deeply affordable housing, and we need it now.

My family and I have called Williamsburg home for decades. This is where I was raised, and it's where I chose to raise my family. I've fought for years to make sure public housing residents have [heat in the winter](#), safe homes, and a voice in what happens in our neighborhoods. But as rents rise and affordable homes disappear, too many longtime New Yorkers are being left behind. Monitor Point offers a real opportunity to change that.

The [proposal](#) would bring 1,150 new homes to Greenpoint, with 40 percent permanently affordable, including units affordable to families earning 40 to 60 percent of the area median income. Those are the rent levels working people, teachers, home health aides, transit workers, and seniors on fixed incomes can actually afford.

Just as important, Monitor Point would create hundreds of good jobs during construction and afterward. It would restore and connect waterfront park space, opening up new access for local residents. The developer is also covering the cost to relocate and modernize an

outdated MTA facility, freeing up public land for public good. The redevelopment provides affordable housing designed for accessibility, creating an inclusive, accessible environment for residents and visitors of all ages and abilities. This ensures that families like mine, with members who use

wheelchairs, can fully enjoy Monitor Point's new amenities.

This project represents what we've been asking for: development that benefits the community, protects our environment, and invests in affordability. It will include \$15 million in environmental remediation and shoreline stabilization, making the waterfront safer and more resilient.

Monitor Point is a win for everyone: the MTA gets a new facility, the community gains open space and housing, and the city moves forward with its promise to build more affordable homes.

Public land should serve the public good. If we want a fairer, more livable city, we need to support projects like this one.

Debra Benders is the residents council president at NYCHA's Cooper Park Houses

"Monitor Point is a win for everyone: the MTA gets a new facility, the community gains open space and housing, and the city moves forward with its promise to build more affordable homes."



**Kristen
Gonzalez**
QUEENS • BROOKLYN • MANHATTAN



Brooklyn Board Report | February 2026



On January 15, 2026 Senator Gonzalez Chaired a Public Hearing on the New York Artificial Intelligence Act and High Risk Uses of AI

On Thursday, January 15, 2026, Senator Kristen Gonzalez chaired a public hearing of the Senate’s Standing Committee on Internet and Technology to review legislation regulating high risk use of artificial intelligence (AI) in the private sector.

As AI technologies are being rapidly adopted in a variety of industries including healthcare, technology, and the legal system, concerns have emerged regarding accuracy, transparency, and the potential for discrimination. Senator Gonzalez has introduced legislation ([S.1169](#) “The New York AI Act (NYAIA)”) to address these concerns. The hearing provided lawmakers the opportunities to hear from invited experts and stakeholders on the current use of AI in high-risk settings and the impacts on workers, consumers, and the general public.

Senator Kristen Gonzalez said, “As Chair of the Senate Committee on Internet and Technology and the sponsor of the New York AI Act, I believe it’s our responsibility to meet this moment with urgency. Artificial intelligence is already shaping how New Yorkers learn,

work, and receive care, and we're seeing this in high-risk contexts where mistakes can deepen inequality or cause real harm. Industry representatives want inaction, they want a wait and see approach, but we can't do nothing—we have to act to protect New Yorkers from harm before it happens. Experts in the field testified that this bill would not stifle innovation but ensure AI is developed and adopted transparently and ethically, so that it truly serves the public interest and earns the trust of the people it impacts.”



Senator Kristen Gonzalez Supports NYSNA Nurses on Strike and Urges Governor Hochul to Require Hospital Systems Continue Gender Affirming Care

Senator Gonzalez organized a letter with her colleagues urging the Governor to support NYSNA nurses on strike and require that hospital systems continue gender affirming care. Gender affirming care is life-saving care, not elective, and hospitals shouldn't put trans youth at risk while trying to blame nurses.

Senator Gonzalez Stands Up For Immigrant Communities Against ICE Violence



Senator Gonzalez joined the New York Immigration Coalition, her elected colleagues, and immigration advocates on January 8, 2026 to call for the urgent need to pass legislation to protect our communities from Federal overreach as violence from ICE increases throughout the country. The Senator joined the press conference one day after Renee Good was shot and killed by ICE agents in Minneapolis. She also attended a vigil at the VA hospital in New York City after Alex Pretti was shot and killed by ICE agents in Minneapolis.

Senator Gonzalez issued the following statement: "ICE is out of control. They have executed another civilian in Minneapolis and are escalating tactics in NYC. This is an outrageous violation of the Constitution and a betrayal of the American people that cannot be reformed. The Senate must block funding and abolish ICE." When federal agents can act in violence with impunity our democracy is under threat everywhere. It is imperative New York pass laws that protect our neighbors from harm.

Senator Gonzalez is a co-sponsor of two bills in the New York State Senate that would protect immigrant communities and push back against the authoritarian Federal administration. The New York for All Act ([S.2335](#)) would strengthen sanctuary laws and limit

state and local government agencies from colluding with ICE or diverting resource to immigration enforcement, and the Access to Representation Act ([S.141](#)) would establish the legal right to counsel for immigration court proceedings. Passing these bills is a priority for Senator Gonzalez this legislative session.

Tax Season

Tax season officially began on January 26th, to find out if you qualify for free tax preparation services, contact our office at (718) 765-6674 or email us at gonzalez@nysenate.gov.

Upcoming Events!



Senator Gonzalez Will Host a Health Resource Fair in Brooklyn

Confirmed attendees include: NYS Department of Health, NYC Department of Health and Mental Hygiene, United Way of New York City's Preventative Care Access Program, Community Healthcare Network, and more!

When: Friday, February 27, 2026, from 11 am to 1 pm

Where: Polish and Slavic Center, 177 Kent St., Brooklyn, NY 11222

Senator Gonzalez and NYS Department of Health: Zoom Webinar on ACA Subsidies

Have questions about recent federal changes to the Affordable Care Act subsidies? Hear from the Department of Health on what to expect, with a Q&A to follow.

- When: Thursday, February 12, 2026, from 11 am to 12 pm.
- Where: Via Zoom. Register at bit.ly/acawebinar59

Senator Gonzalez and the Interfaith Center of New York: Immigration Know Your Rights Training for Clergy and Places of Worship

This event will be held in late February in Western Queens. Interested clergy can email Karen Sheu, the Senator's District Director, at ksheu@nysenate.gov for more information and to register.

Maisha Morales Pt. 1 Southside United

Good evening.

My name is Maisha Morales. I am an affordable housing advocate, an environmental and climate justice advocate, and I serve as the Chairwoman of Southside United HDFC Los Sures, a 53 year old housing and social justice organization rooted in working class communities.

I am here tonight because housing is urgent, and our communities cannot afford more delay, more division, or decision making that excludes the people most impacted.

For decades, waterfront development has meant luxury housing and displacement, while working class families are told to wait, to compromise, or to accept less. What makes this project different is not rhetoric. It is what is actually being delivered.

This proposal brings the highest number of permanently affordable housing units ever put forward on the Greenpoint waterfront. Nearly 460 permanently affordable homes. Deeper affordability than what zoning requires. Family sized units for people who deserve to stay in their community.

That matters, especially in a city where working families are being priced out faster than ever.

I want to be very clear. I am absolutely in favor of more affordable housing. We should always be pushing for deeper affordability and more public investment. But we must also be honest about tradeoffs. Public dollars are finite. When we concentrate all funding in one place, we are also taking away dollars that could support affordable housing in other communities that are just as desperate.

That is why responsibility matters. Developers do not fund deeply affordable housing alone. Our City Council member, the Mayor, and our other elected officials control those public dollars. If we want more affordability, they must step up and fund it.

Our elected officials must act by supporting and serving their constituents, not allowing neighbors to be pitted against one another. Leadership means helping projects reach their full potential while fighting for additional public investment across communities.

As of today, this is the only waterfront project that delivers affordability at this scale. The alternative under current zoning is fewer affordable units or none at all. Saying no does not create housing. It preserves the status quo while families continue to wait.

I also want to address Inlet Park. I support it. Our community deserves it. But no private lender will pay for a public park. That is a public responsibility. And we cannot allow special interest groups to dictate outcomes or divide communities by sharing only one side of the story. We should all be lobbying the City for this commitment together as part of this application.

Maisha Morales Pf. 2'

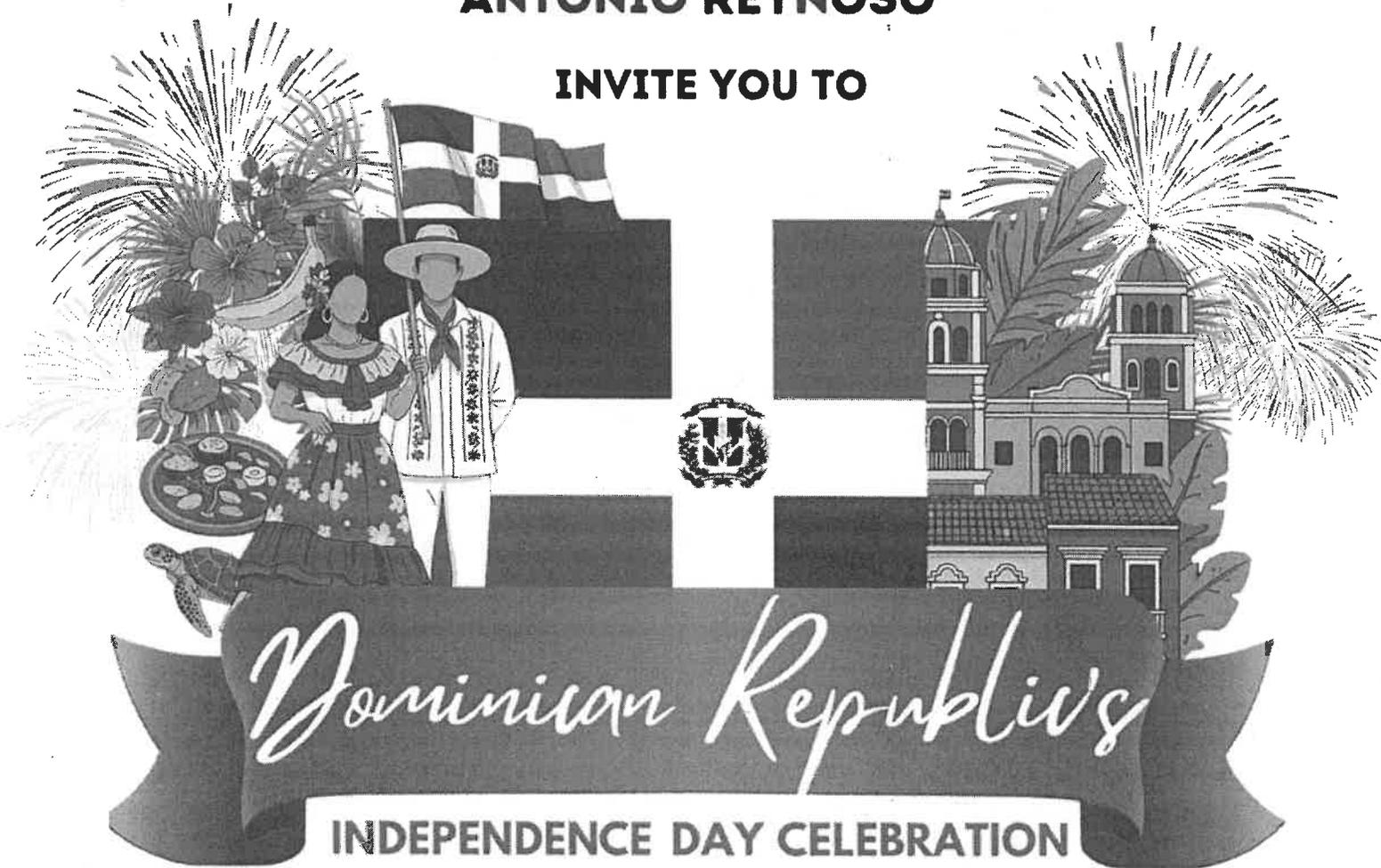
As a servant of a Community Board, I take my role seriously. When there are projects I am directly involved with, I recuse myself. What has been deeply disturbing here is seeing leaders who are conflicted due to their longstanding affiliations take votes on this project when they should recuse themselves and allow a balanced telling of this story. This ignores other voices, potentially those of our most vulnerable neighbors who expect fairness. If we're going to demand action from the City on this park, they need to believe we are serious, good-faith actors.

This project cleans up a contaminated industrial site, restores the shoreline, removes heavy truck traffic, opens the waterfront, and provides a permanent home for the Greenpoint Monitor Museum. It creates union jobs, supports local and MWBE hiring, and brings neighborhood focused commercial spaces.

This is real progress. Housing is about people. Our communities cannot wait. And leadership requires courage, integrity, and unity.

**ASSEMBLYWOMAN MARITZA DAVILA
&
BROOKLYN BOROUGH PRESIDENT
ANTONIO REYNOSO**

INVITE YOU TO



INDEPENDENCE DAY CELEBRATION

DANCE TO THE BEATS OF DJ RABIA

HONOREES • FOOD • DRINKS • TIPICO BAND • AND MORE

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6:00PM- 8:00PM

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SUPPORT MONITOR POINT!

**BRING 450+ REAL
AND PERMANENTLY
AFFORDABLE
HOMES TO
GREENPOINT**



Affordable Homes

Create 450 new, deep, real, and permanently affordable homes for folks making as low as \$45,000/ year

No rezoning = 250 market-rate and **ZERO** affordable homes. This is the only development on the waterfront providing 40% affordability

Resist Displacement

Greenpoint is home to Polish, Black, and Latinx residents who are being pushed out of the community. This affordable housing is urgent!

More affordable homes will maintain our neighborhood's vibrant character!

More Green Space

Rezoning **GUARENTEES** waterfront greenspace for the community, unlike any alternatives

We Can Have it All!

Homes **AND** greenspace **AND** climate resiliency, with no public funding needed! Public benefit with private money!

NO more wait, we need affordable housing NOW



APOYA A MONITOR POINT!

TRAIGA MÁS DE 450 VIVIENDAS PERMANENTEMENTE ASEQUIBLES A GREENPOINT

¿POR QUÉ?

Viviendas asequibles

Crear 450 viviendas nuevas, reales, profundamente y permanentemente asequibles para personas con ingresos mínimos de 45,000 dólares al año

Sin rezonificación = 250 viviendas a precio de mercado y **CERO** viviendas asequibles. Este es el único proyecto frente al río que ofrece 40% de viviendas asequibles

Resistir el desplazamiento

Greenpoint es el hogar de residentes polacos, afro-americanos y latinos que están siendo expulsados de la comunidad. ¡Esta vivienda asequible es urgente!

¡Las viviendas más asequibles mantendrán el carácter vibrante de nuestro barrio!

Más espacios verdes

La rezonificación **GARANTIZA** espacios verdes frente al río para la comunidad, a diferencia de cualquier otra alternativa

¡Podemos tenerlo todo!

¡Viviendas, espacios verdes y resiliencia climática, sin necesidad de financiación pública! ¡Beneficio público con dinero privado!

¡No más esperas, necesitamos viviendas asequibles YA!

