



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
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DEL TEAGUE
SECOND VICE-CHAIRPERSON

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JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

June 22, 2026

COMBINED PUBLIC HEARING
AND BOARD MEETING
211 AINSLIE STREET
JUNE 9, 2026

PUBLIC HEARING

ROLL CALL

The meeting was called to order at 6:05 PM by Chair Fuller. There were 32 members who answered the call.

1. **PRESENTATION BARK BARBECUE CORP., 25 THAMES STREET:** Bark Barbecue Corp., 25 Thames Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Live Music: Merengue Tipico Bands, Patio or Deck) This venue will have a capacity of more than 200 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter: Jasleen Kaur, Attorney. **10 Minutes.**
2. **PRESENTATION AGENCY SIXTY FIVE INC., DBA TBD, 361 METROPOLITAN AVENUE:** Agency Sixty Five Inc., DBA TBD, 361 Metropolitan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Soft Indie, 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: Josh Cohen, Owner and Mike Kelly, Expeditor. **10 Minutes.**
3. **PRESENTATION PROJECT M250710 135 BROADWAY DOCKET # LPC-26-05943. LISTED ON THE NATIONAL REGISTRY OF HISTORIC PLACES (#80002632):** Williamsburg Historical & Art Center and Yuko Nii Foundation Inc., are presenting the proposed restoration of the existing cast iron balustrades and the installation of a new ADA ramp. also planning to replace all the existing windows with new windows. The overall size and configurations (double hung with muntin) will match the existing

windows – will be reviewed/approved by LPC. Presenter: Senior Architect, Margaret Kim. RAND Engineering & Architecture, DPC. **15 Minutes**

4. **PRESENTATION UNIVERSAL AFFORDABILITY PREFERENCE (“UAP”) APPLICATION. 88 HAVEMEYER STREET:** The Project will be a newly constructed six (6) story 27-unit residential rental building at 88 Havemeyer Street, Brooklyn, NY 11211, also known as Block: 2368 Lots: 26 on the Tax Map of the City of New York. The building will contain approximately 17,631 square feet of net residential floor area. The Applicant and Developer is Havem LLC (the “Applicant”). The Applicant is applying for both Real Property Tax Law Section 485-x tax benefits and to the Universal Affordability Preference Program (“UAP”) of the New York City Department of Housing Preservation and Development (“HPD”). There will be twenty (27) units in the building. Six (6) units will be affordable units as per the UAP Program, rented to households that earn no more than 60% of AMI and will remain subject to Rent Stabilization pursuant to RPTL Section 485-x. Twenty one (21) are market units. An application for a tax lot division was submitted to the NYC Department of Finance where tax lots 26, 27 and 28 were combined into a single tax lot now known as tax lot 26. The UAP units will include three (3) one-bedroom units and three (3) two-bedroom units. Construction of the project is expected to take (24) months after commencement with a full lease-up of the project anticipated within (6) months thereafter. Presenter: Grace Betancourt Powers, Esq., D’Agostino, Lederman. Landesman, Rivera & Miraglia, LLP. Kutnicki Bernstein Architects. Letitia DiPietro, DL Partners (In Attendance) **15 Minutes**.
5. **PRESENTATION 2 OAK STREET:** This application is for a 100% affordable building (the “Project”) located at 2 Oak Street (the “Site”) (Block 2567, Lot 1). The Site is a vacant block bounded by the East River, Noble Street on the north, West Street on the west, and Oak Street on the South. The total Site area is approximately 173,834 square feet, of which 36,034 square feet is located within a R6 zoning district along the waterfront, 33,800 square feet within a C2-4/R6 zoning district running along West Street, and 104,000 square feet within a R8 zoning district in the middle of the Site. The Site will comply with the requirements of the BK-1 Greenpoint-Williamsburg Waterfront Access Plan and will provide approximately 30,857 square feet of publicly accessible waterfront area, including a 40-foot waterfront yard, supplemental public access areas, and a designated visual corridor. The Site will contain two buildings, a 792-unit market rate building at 10 Noble Street and the affordable building at 2 Oak Street. The Site has received tentative approval for a tax lot apportionment, which will divide Lot 1 into Lots 1 and 10 with 10 Noble Street on Lot 1 and 2 Oak Street on Lot 10. 10 Noble Street will be located on the western portion of the Site with frontages on Noble Street, Oak Street, and the East River. It will contain 792 market-rate units with its entrance on Noble Street. Above a four-story base, there will be two towers—the East tower will rise 29 stories above grade (25 above the base), and the West tower will rise 38 stories above grade (34 above the base). 2 Oak Street will be a 100% affordable building with 267 UAP units and 1 superintendent unit and approximately 12,700 square feet of retail located along Noble, West, and Oak Street. It will front West and Oak Streets with its entrance on Oak Street. In the C2-4/R6 zoning district (within 100 feet of West Street), the proposed building will have eight stories (74

feet in height) with a 54-foot base. In the R8 zoning district, 2 Oak Street will have 14 stories (124 feet in height) with a 74-foot base. 134 of the 267 UAP units (50.2% of the units in the Project) will be two bedrooms with the remaining units split between 66 studios (24.7%) and 67 one bedrooms (25.1%). 2 Oak Street will include a residential seating area on the ground floor and bicycle parking on the ground floor through 6th floor providing a total of 169 spaces. The affordable units will have a weighted average AMI of 59.96% with income bands at 40%, 60% and 70%. Presenter: Associate Acquisitions & Development, TF Cornerstone Inc., Alex Berger and Director of Planning, TF Cornerstone Inc., Jon McMillan. **15 Minutes.**

6. **ELECTION OF OFFICERS AT 8:00 PM:**

ELECTION OUTCOME

EXECUTIVE BOARD:

- | | |
|-------------------------------|--------------|
| ➤ Chairperson: | Ms. Fuller |
| ➤ 1 st Vice Chair: | Mr. Weiser |
| ➤ 2 nd Vice Chair: | Mr. Dennis |
| ➤ 3 rd Vice Chair: | Mr. Feng |
| ➤ Financial Secretary: | Mr. Heimlich |
| ➤ Recording Secretary: | Ms. Iglesias |
| ➤ Member at Large: | Ms. Espinal |

ATTENDANCE COMMITTEE:

- Mr. Brooks
- Mr. Bruzaitis
- Ms. Cabrera

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

1. Baby Blues, 97 Montrose Avenue. App # 20260414030001
2. Bodhi But Hungry, 130 Hope Street. App # 20260519030001
3. Ferguson's Country, 732 Lorimer Street. App # 20260511030002
4. Fish Cheeks, 661 Driggs Avenue. App # 20260321030001
5. Glory Days, 544 Union Avenue. App # 20260408030001
6. Isla & Co, 66 Grand Street. App # 20260428030001
7. Letish Café, 171 South 4th Street. App # 20260416030001
8. Sonny's Corner, 142 Franklin Street. App # 20260409030001
9. Turkey's Nest Inc., 94 Bedford Avenue. App # 20260418030001
10. Win Son Bakery, 164 Graham Avenue. App # 20260506030001
11. With Others, 340 Bedford Avenue. App # 20260410030002

8. **LIQUOR LICENSES**

NEW

1. 180 West Hospitality LLC, 180 West Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
2. 184 N 8 LLC, DBA TBD, 184 North 8th Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Live Music: Small Performances, ~1-5 musicians, Patron Dancing, Bakery)
3. ASMH 127 East 7 LLC, 160 Havemeyer Street Store 5, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Beer & Wine Tapas)
4. Ays Don LLC, DBA The Residence of Mr. Motto, 186 Grand Street, (Class Change, Liquor, Wine, Beer & Cider, Rest)
5. Baiyulan Inc., 188 Grand Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
6. Booth's 1 LLC, DBA Pending, 360 Wythe Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
7. Cafe Miguel Corporation, DBA Cafe Miguel, 636 Grand Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Cafe/Restaurant with Electric Kitchen)
8. Chipotle Mexican Grill of Colorado, LLC, DBA Chipotle Mexican Grill #4927, 885 Manhattan Avenue, (New Application, Wine, Beer & Cider, Rest)
9. Covah USA LLC (Karamjeet Singh), 209 Havemeyer Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Night Club, Live Music: Rock Bands, Jazz, Third Party Promoters, Rooftop)
10. DAR 168 Inc, DBA DAR 525, 168 Driggs Avenue, (One Day Alcohol Event Permit for the World Cup for Following Dates:
June 11, 12, 13, 14, 19, 21, 27, 28
July 4, 5, 10, 11)
11. Dollys Swing & Dive LLC, 101 Kent Avenue, (Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern)
11. Dolly's Swing Dive II, LLC, DBA Pending, 146 Wythe Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
12. Eleva Coffee GPL LLC, 7 Bell Slip Space 4 AKA 21 Commercial Street, (Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern)
13. Guisados Marias Corp, 1077 Flushing Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Rest)
14. J&E Peruvian Kitchen Inc, DBA Lima Wok & Bowl, 316 McGuinness Boulevard, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
15. Kuxtal Corp, DBA Limosneros, 366 Union Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Patio or Deck, Backyard)
16. Mamasushi Hooper LLC, DBA Mamasushi, 391 Hooper Street, (Method of Operation Change, Liquor, Wine, Beer & Cider, Rest, Live Music: Acoustic)

17. More Foods LLC, DBA TBD, 658 Driggs Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
18. Motek Williamsburg LLC, DBA Pending, 168-170 Wythe Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
19. Republic Latin Asian Fusion Corp, 181 North 10th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
20. River Street Hospitality LLC and Domino Refinery LLC, DBA TBD, 300 Kent 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, Patio or Deck)
21. Salsamentaria Milagrosa LLC, DBA Salsamentaria La Milagrosa, 112 Harrison Place, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Live Music: Live Local Artist, Patio or Deck, Rear Yard Dining Area)
22. Sailor & Siren 817 Manhattan LLC, 817-A Manhattan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
23. Shaking Crab Brooklyn LLC, 1045 Flushing Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
22. Sylvia Lochmann, Zum Schneider FC 03, 12 Franklin Street, (One Day Alcohol Event Permit for the World Cup for Following Dates:
June 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22
June 6, 23, 24, 25, 26, 27, 28, 29, 30, July 1, 2, 3
July 4, 5, 6, 7, 9, 10, 11, 14, 15, 18, 19)
23. The Huddle Bklyn Corp, 162 Franklin Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
24. Top Star Brooklyn LLC, 46 Norman Avenue, (Applying for World Cup Events on June 11 – June 14)
25. TRB BK LLC, DBA The right Bank, 409 Kent Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
26. Williamsburg Diner II LLC, DBA Williamsburg Diner, 82 south 4th street., (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
27. XTC Bushwick LLC, 1277 Flushing Ave., (New Application and Temporary Retail Permit, Liquor, Wine Beer & Cider, Bar/Tavern)

SIDEWALK CAFÉ & ROADWAY CAFÉ:

1. Kokomo Restaurant LLC, 65 Kent Avenue
2. Life's a Pink Beach Corp, DBA Fiction, 308 Hooper Street

RENEWALS

1. 105 North 6th Inc, DBA Sweetwater, 105 North 6th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)

2. 732 Townies Inc, DBA Twins Lounge, 732 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
3. Angelvan Corp, DBA L Ange Noir Cafe, 247 Varet Street, (Renewal, Liquor, Wine, Beer & Cider, Live Music: Acoustic)
4. Bistro So Corp, 530 Driggs Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
5. Bright Side Brooklyn LLC, DBA Bright Side, 184 Kent Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
6. Caribbean Sports Bar & Grill, Inc., 244 Grand Street (Ground Floor), (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
7. Chef Kelseay Dukae LLC, DBA Kinoko Brooklyn, 179 Meserole Avenue, (Renewal, Wine, Beer & Cider, Rest)
8. Flower Cat LLC, DBA Same, 837 Manhattan Avenue, Suite 2, (Renewal, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic Jazz – Once a Month, Poetry Readings)
9. Gorkhali Restaurant Brooklyn Inc., 160 Havemeyer Street, Store 3, (Renewal, Wine, Beer & Cider, Rest)
10. Hard Eight Restaurant Company LLC, DBA The Whiskey Brooklyn, 44 Berry Street, (Renewal, Liquor, Wine, Beer & Cider)
11. Killowen Inc, DBA Keg & Lantern, 95-97 Nassau Avenue, (Renewal, Liquor, Wine, Beer & Cider, Restaurant Brewer, Patio or Deck)
12. KNR Partners LLC, DBA Bushniwa, 250 Varet Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
13. Le Bird LLC, DBA Les Deux Chats, 1 Dunham Place AKA 27 Broadway, (Renewal, Liquor, Wine, Beer & Cider, Rest)
14. Meane Joe Greene LLC, DBA The Grand National, 524 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
15. Misi Domino LLC, DBA Misipasta, 325 Kent Avenue, Retail 8, (Renewal, Liquor, Wine, Beer & Cider, Rest)
16. New Christinas Polish Rest Corp, 853 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Rest)
17. Newtown BK LLC, DBA Newtown, 55 Waterbury Street, (Renewal, Wine, Beer & Cider, Rest, Live Music: Monthly Jazz)
18. NY Axe Williamsburg LLC, DBA NY Axe, 98 North 11th Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Axe Throwing)
19. Paulie Gee's New York Slice LLC, DBA Paulie Gee's Slice Joint, 110 Franklin Street, (Renewal, Wine, Beer & Cider, Rest)
20. Pizza Pasta Salad LLC, 40 Clifford Place, (Renewal, Wine, Beer & Cider, Rest)
21. Polish and Slavic Center Inc, 177 Kent Street, (Renewal, Wine, Beer & Cider, Not for Profit Club with Food and Beverages, Live Music: Disco & Rock Music, Patron Dancing)
22. Raheny Tavern Corp, DBA Connie O's, 158 Norman Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Pub)

23. Stand Up A La Mode LLC, DBA Flop House Comedy Club, 362 Grand Street, (Renewal, Wine, Beer & Cider, Bar/Tavern, Comedy Club)
24. The West Cafe LLC, 379 Union Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
25. UP 640 LLC & MDW Hospitality LLC as mgr, DBA Upside Pizza, 640 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
26. X-Golf Brooklyn, LLC, 105 North 13th Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Non-amplified Music, Video/Arcade Games, Golf Simulator)

9. **CANNABIS LICENSES:**

1. Disco Herbatory, DBA The Flowery, 692 Grand Street, (Retail Dispensary)

BOARD MEETING

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

ROLL CALL – Chair Fuller requested a roll call 49 Members answered the call at 8:36 pm.

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

APPROVAL OF THE MINUTES –Chair Fuller requested approval of the minutes from May 12, 2026

Motion made by Ms. Iris Cabrera and seconded by Mr. William Klagsbald. The Minutes of May 12, 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 one (1) minute.

John Bardi: No show.

Tyler McCubbin: No show.

Kyle Frank: No show.

Logan Greenshade: No show.

David Kupferberg: From Passengers United spoke about MTA Brooklyn bus network redesign.

Rachel Smith: Spoke in support of study to reverse traffic on Berry Street between 12th and 14th Street.

Kaylie Abner: Spoke in support of study to reverse traffic on Berry Street between 12th and 14th Street.

Kevin LaCherra: Spoke in support of study to reverse traffic on Berry Street.

Jeremy Kozh: From Web Holdings LLC, Spoke in support of the Land Use Committee report.

Jeff Leb: From Web Holdings LLC, Spoke in support of the Land Use Committee report.

Melissa del Calle Ortiz: From Warriors Against Recurrence, spoke about breast cancer screening.

Solveig Entwistle: Spoke in support of study to reverse traffic on Berry Street between 12th and 14th Street.

COMMITTEE REPORTS

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

- Mr. Chesler requested a motion: to recommend the board submit letters to National Grid, NYS DEC and the Mayor's office urging National Grid to cease all means of delaying the remediation of 4 Bushwick Inlet Park parcels and compliance with their consent order with DEC, and that DEC and NYC exert much more pressure on National Grid to expedite and comply with this remediation, as National Grid is making the painful delay in the development of Bushwick Inlet Park unnecessarily extended and even more painful, and more costly to the City to build, and request National Grid appear before a near future joint meeting of CB1 Parks and Environmental Protection Committees to commit to a set remediation timeline.

A motion was made by Ms. Del Teague and seconded by Mr. Ward Dennis.

The vote was 40 “Yes”, 1 “No”, 0 “ABSTENTIONS”; 1 “RECUSALS”.

Motion Carried.

- Mr. Chesler requested a motion: to recommend the board submit a letter to NYS DEC requesting their Greenpoint Oil Spill Project website be restored with inclusion of an expanded extent map based on the study funded by Congresswoman Velazquez.

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

The vote was 43 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

- Mr. Chesler requested a motion: to recommend the board submit a letter to NYS DEC requesting details on how radioactive water and soil will be remediated on this site.

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

The vote was 43 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

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

- Ms. Teague requested a motion: To deny the application 289 KENT AVENUE REZONING APPLICATION C260087ZMK, CEQR # 26DCP046K because of: 1)The lack of reasonable follow-up on the board's request that the applicant be prepared to discuss community give back either with help to the nearby park or affordability; 2)The lack of an identified developer; 3) The refusal or inability to provide the committee with critical information regarding the make-up of the apartments or the amount of affordability projected. This failure denied the committee the opportunity to meaningfully evaluate the application and the effect it will have on the community.

A motion was made by Mr. Eric Bruzaitis and seconded by Ms. Meryl LaBorde.

The vote was 31 “Yes”, 8 “No”, 2 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

- Ms. Teague requested a motion: To write a letter to the mayor saying that our community has been unfairly affected by the double closure of the Leonard library. More comprehensive funding could have avoided the upcoming second closure, which is compounded by the possible overlap with the upcoming planned renovation/ closure of the Bushwick library.

A motion was made by Ms. Julia Foster and seconded by Ms. Rosemary Espinal.

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

Motion Carried.

- Ms. Teague requested a motion: To write a letter to BPL and DDC in support of the design second phase of Leonard Library's construction, with a request that they make every effort to avoid or minimize overlap with the Bushwick library closure, and that they work with CB1 to minimize disruptions.

A motion was made by Ms. Julia Foster and seconded by Ms. Rosemary Espinal.

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

Motion Carried.

LANDMARKS [SUBCOMMITTEE]– Ms. Bozena Kaminski, Sub-Committee Co-Chair, report as written.

- Ms. Kaminski requested a motion: To approve the proposed project 185 BROADWAY, landmark designated building.

A motion was made by Mr. Matthew Isaacs and seconded by Mr. Simon Weiser.

The vote was 38 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

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

- Mr. Dybanowski requested a motion: to approve report as written.

A motion was made by Mr. Eric Bruzaitis and seconded by Mr. Bogdan Bachorowski.

The vote was 42 “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 North West Corner of Roebling Street and North 4th Street in honor of El Puente.

A motion was made by Mr. Arthur Dybanowski and seconded by Mr. Lloyd Feng.

The vote was 35 “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 incident Fatality Victim: Joel Jacobowitz. Date: May 1, 2026. Time: 8:18 AM. Location: Lee Avenue & Lorimer Street.

A motion was made by Mr. Arthur Dybanowski and seconded by Mr. Lloyd Feng.

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

Motion Carried.

- Mr. Bruzaitis requested a motion: Community Board 1 to draft a letter to NYC DOT supporting a study of safety improvements on Berry Street including but not limited to a directional reversal from North 12th Street to North 14th Street. The study MUST include consideration of the following points and their impacts on the local Industrial Business Zone: 1. NYC DOT must conduct direct outreach to both commercial and industrial businesses within the IBZ throughout the study process. 2. All concerns, feedback, and recommendations from affected businesses should be formally documented, reviewed, and analyzed as part of the study findings. 3. NYC DOT's Freight Mobility unit should be directly involved in the process, acknowledging that some IBZ businesses receive larger permitted trucks exceeding 53 feet in length. 4. NYC DOT must specifically study truck turning radii at North 14th Street and Berry Street, as well as at other intersections where truck traffic may be diverted. 5. The study should evaluate traffic impacts on the broader IBZ and nearby residential streets, including but not limited to Calyer Street and Norman Avenue. 6. NYC DOT should analyze truck routes along North 10th Street and North 11th Street to determine where truck traffic may be diverted as a result of the proposed reversal. 7. NYC DOT should conduct outreach to neighboring hotels, including the Coda Hotel, to assess potential impacts on deliveries, loading operations, and guest transportation. 8. NYC DOT must report back to the full Board for Approval.

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

The vote was 15 “Yes”, 13 “No”, 6 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Failed.

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

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

A motion was made by Mr. Arthur Dybanowski and seconded by Mr. Bogdan Bachorowski.

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

Motion Carried.

EDUCATION & YOUTH COMMITTEE – Ms. Sonia Iglesias, Education & Youth Committee Chair, report as written.

- Ms. Iglesias requested a motion: CB1 to request that the NYC Department of Design and Construction (DDC) present to the full Community Board 1 and the Education Committee within one month of the start of construction to provide an anticipated project timeline and expected completion schedule for the Bushwick Library renovations.

A motion was made by Ms. Iris Cabrera and seconded by Mr. Lloyd Feng.

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

Motion Carried.

CHAIRPERSON’S REPORT – As written.

FIRST VICE-CHAIRPERSON’S REPORT – As written.

DISTRICT MANAGER’S REPORT – As written.

PARKS DEPARTMENT MINUTE – As written.

ANNOUNCEMENTS: ELECTED OFFICIALS

Councilmember Lincoln Restler: Provided and update.

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

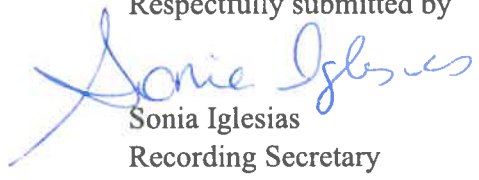
OLD BUSINESS:

NEW BUSINESS: Mrs. Bella Sabel addressed the Community Board. She expressed concern regarding the lack of public awareness surrounding Holocaust history and shared her family’s personal experiences to illustrate the event’s profound impact. Her contribution underscored the vital need for ongoing historical education.

ADJOURNMENT

The meeting was adjourned at 11:15 pm.

Respectfully submitted by

A handwritten signature in blue ink, appearing to read "Sonia Iglesias". The signature is fluid and cursive, with the first name "Sonia" being more prominent than the last name "Iglesias".

Sonia Iglesias
Recording Secretary



COMMUNITY BOARD No. 1

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DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

REVISED

May 27, 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
(26 members constitute a quorum for the Board)

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

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

WHEN: TUESDAY --- JUNE 9, 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 BARK BARBECUE CORP., 25 THAMES STREET:** Bark Barbecue Corp., 25 Thames Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Live Music: Merengue Tipico Bands, Patio or Deck) This venue will

have a capacity of more than 200 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter: Jasleen Kaur, Attorney. **10 Minutes.**

2. **PRESENTATION AGENCY SIXTY FIVE INC., DBA TBD, 361 METROPOLITAN AVENUE:** Agency Sixty Five Inc., DBA TBD, 361 Metropolitan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Soft Indie, 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: Josh Cohen, Owner and Mike Kelly, Expeditor. **10 Minutes.**
3. **PRESENTATION PROJECT M250710 135 BROADWAY DOCKET # LPC-26-05943. LISTED ON THE NATIONAL REGISTRY OF HISTORIC PLACES (#80002632):** Williamsburg Historical & Art Center and Yuko Nii Foundation Inc., are presenting the proposed restoration of the existing cast iron balustrades and the installation of a new ADA ramp. also planning to replace all the existing windows with new windows. The overall size and configurations (double hung with muntin) will match the existing windows – will be reviewed/approved by LPC. Presenter: Senior Architect, Margaret Kim. RAND Engineering & Architecture, DPC. **15 Minutes**
4. **PRESENTATION UNIVERSAL AFFORDABILITY PREFERENCE (“UAP”) APPLICATION. 88 HAVEMEYER STREET:** The Project will be a newly constructed six (6) story 27-unit residential rental building at 88 Havemeyer Street, Brooklyn, NY 11211, also known as Block: 2368 Lots: 26 on the Tax Map of the City of New York. The building will contain approximately 17,631 square feet of net residential floor area. The Applicant and Developer is Havem LLC (the “Applicant”). The Applicant is applying for both Real Property Tax Law Section 485-x tax benefits and to the Universal Affordability Preference Program (“UAP”) of the New York City Department of Housing Preservation and Development (“HPD”). There will be twenty (27) units in the building. Six (6) units will be affordable units as per the UAP Program, rented to households that earn no more than 60% of AMI and will remain subject to Rent Stabilization pursuant to RPTL Section 485-x. Twenty one (21) are market units. An application for a tax lot division was submitted to the NYC Department of Finance where tax lots 26, 27 and 28 were combined into a single tax lot now known as tax lot 26. The UAP units will include three (3) one-bedroom units and three (3) two-bedroom units. Construction of the project is expected to take (24) months after commencement with a full lease-up of the project anticipated within (6) months thereafter. Presenter: Grace Betancourt Powers, Esq., D’Agostino, Lederman. Landesman, Rivera & Miraglia, LLP. Kutnicki Bernstein Architects. Letitia DiPietro, DL Partners (In Attendance) **15 Minutes.**
5. **PRESENTATION 2 OAK STREET:** This application is for a 100% affordable building (the “Project”) located at 2 Oak Street (the “Site”) (Block 2567, Lot 1). The Site is a vacant block bounded by the East River, Noble Street on the north, West Street on the west, and Oak Street on the South. The total Site area is approximately 173,834 square feet, of which 36,034 square feet is located within a R6 zoning district along the waterfront, 33,800 square feet within a C2-4/R6 zoning district running along West Street, and 104,000 square feet

within a R8 zoning district in the middle of the Site. The Site will comply with the requirements of the BK-1 Greenpoint-Williamsburg Waterfront Access Plan and will provide approximately 30,857 square feet of publicly accessible waterfront area, including a 40-foot waterfront yard, supplemental public access areas, and a designated visual corridor. The Site will contain two buildings, a 792-unit market rate building at 10 Noble Street and the affordable building at 2 Oak Street. The Site has received tentative approval for a tax lot apportionment, which will divide Lot 1 into Lots 1 and 10 with 10 Noble Street on Lot 1 and 2 Oak Street on Lot 10. 10 Noble Street will be located on the western portion of the Site with frontages on Noble Street, Oak Street, and the East River. It will contain 792 market-rate units with its entrance on Noble Street. Above a four-story base, there will be two towers—the East tower will rise 29 stories above grade (25 above the base), and the West tower will rise 38 stories above grade (34 above the base). 2 Oak Street will be a 100% affordable building with 267 UAP units and 1 superintendent unit and approximately 12,700 square feet of retail located along Noble, West, and Oak Street. It will front on West and Oak Streets with its entrance on Oak Street. In the C2-4/R6 zoning district (within 100 feet of West Street), the proposed building will have eight stories (74 feet in height) with a 54-foot base. In the R8 zoning district, 2 Oak Street will have 14 stories (124 feet in height) with a 74-foot base. 134 of the 267 UAP units (50.2% of the units in the Project) will be two bedrooms with the remaining units split between 66 studios (24.7%) and 67 one bedrooms (25.1%). 2 Oak Street will include a residential seating area on the ground floor and bicycle parking on the ground floor through 6th floor providing a total of 169 spaces. The affordable units will have a weighted average AMI of 59.96% with income bands at 40%, 60% and 70%. Presenter: Associate Acquisitions & Development, TF Cornerstone Inc., Alex Berger and Director of Planning, TF Cornerstone Inc., Jon McMillan. **15 Minutes.**

6. **ELECTION OF OFFICERS AT 8:00 PM**

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

1. Baby Blues, 97 Montrose Avenue. App # 20260414030001
2. Bodhi But Hungry, 130 Hope Street. App # 20260519030001
3. Ferguson's Country, 732 Lorimer Street. App # 20260511030002
4. Fish Cheeks, 661 Driggs Avenue. App # 20260321030001
5. Glory Days, 544 Union Avenue. App # 20260408030001
6. Isla & Co, 66 Grand Street. App # 20260428030001
7. Letish Café, 171 South 4th Street. App # 20260416030001
8. Sonny's Corner, 142 Franklin Street. App # 20260409030001
9. Turkey's Nest Inc., 94 Bedford Avenue. App # 20260418030001
10. Win Son Bakery, 164 Graham Avenue. App # 20260506030001
11. With Others, 340 Bedford Avenue. App # 20260410030002

8. **LIQUOR LICENSES**

NEW

1. 180 West Hospitality LLC, 180 West Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
2. 184 N 8 LLC, DBA TBD, 184 North 8th Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Live Music: Small Performances, ~1-5 musicians, Patron Dancing, Bakery)
3. ASMH 127 East 7 LLC, 160 Havemeyer Street Store 5, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Beer & Wine Tapas)
4. Ays Don LLC, DBA The Residence of Mr. Motto, 186 Grand Street, (Class Change, Liquor, Wine, Beer & Cider, Rest)
5. Baiyulan Inc., 188 Grand Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
6. Booth's 1 LLC, DBA Pending, 360 Wythe Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
7. Cafe Miguel Corporation, DBA Cafe Miguel, 636 Grand Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Cafe/Restaurant with Electric Kitchen)
8. Chipotle Mexican Grill of Colorado, LLC, DBA Chipotle Mexican Grill #4927, 885 Manhattan Avenue, (New Application, Wine, Beer & Cider, Rest)
9. Covah USA LLC (Karamjeet Singh), 209 Havemeyer Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Night Club, Live Music: Rock Bands, Jazz, Third Party Promoters, Rooftop)
10. DAR 168 Inc, DBA DAR 525, 168 Driggs Avenue, (One Day Alcohol Event Permit for the World Cup for Following Dates:
June 11, 12, 13, 14, 19, 21, 27, 28
July 4, 5, 10, 11)
11. Dollys Swing & Dive LLC, 101 Kent Avenue, (Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern)
11. Dolly's Swing Dive II, LLC, DBA Pending, 146 Wythe Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
12. Eleva Coffee GPL LLC, 7 Bell Slip Space 4 AKA 21 Commercial Street, (Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern)
13. Guisados Marias Corp, 1077 Flushing Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Rest)
14. J&E Peruvian Kitchen Inc, DBA Lima Wok & Bowl, 316 McGuinness Boulevard, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
15. Kuxtal Corp, DBA Limosneros, 366 Union Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Patio or Deck, Backyard)
16. Mamasushi Hooper LLC, DBA Mamasushi, 391 Hooper Street, (Method of Operation Change, Liquor, Wine, Beer & Cider, Rest, Live Music: Acoustic)
17. More Foods LLC, DBA TBD, 658 Driggs Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)

18. Motek Williamsburg LLC, DBA Pending, 168-170 Wythe Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
19. Republic Latin Asian Fusion Corp, 181 North 10th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
20. River Street Hospitality LLC and Domino Refinery LLC, DBA TBD, 300 Kent 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, Patio or Deck)
21. Salsamentaria Milagrosa LLC, DBA Salsamentaria La Milagrosa, 112 Harrison Place, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Live Music: Live Local Artist, Patio or Deck, Rear Yard Dining Area)
22. Sailor & Siren 817 Manhattan LLC, 817-A Manhattan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
23. Shaking Crab Brooklyn LLC, 1045 Flushing Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
22. Sylvia Lochmann, Zum Schneider FC 03, 12 Franklin Street, (One Day Alcohol Event Permit for the World Cup for Following Dates:
June 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22
June 6, 23, 24, 25, 26, 27, 28, 29, 30, July 1, 2, 3
July 4, 5, 6, 7, 9, 10, 11, 14, 15, 18, 19)
23. The Huddle Bklyn Corp, 162 Franklin Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
24. Top Star Brooklyn LLC, 46 Norman Avenue, (Applying for World Cup Events on June 11 – June 14)
25. TRB BK LLC, DBA The right Bank, 409 Kent Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
26. Williamsburg Diner II LLC, DBA Williamsburg Diner, 82 south 4th street., (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
27. XTC Bushwick LLC, 1277 Flushing Ave., (New Application and Temporary Retail Permit, Liquor, Wine Beer & Cider, Bar/Tavern)

SIDEWALK CAFÉ & ROADWAY CAFÉ:

1. Kokomo Restaurant LLC, 65 Kent Avenue
2. Life's a Pink Beach Corp, DBA Fiction, 308 Hooper Street

RENEWALS

1. 105 North 6th Inc, DBA Sweetwater, 105 North 6th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
2. 732 Townies Inc, DBA Twins Lounge, 732 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)

3. Angelvan Corp, DBA L Ange Noir Cafe, 247 Varet Street, (Renewal, Liquor, Wine, Beer & Cider, Live Music: Acoustic)
4. Bistro So Corp, 530 Driggs Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
5. Bright Side Brooklyn LLC, DBA Bright Side, 184 Kent Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
6. Caribbean Sports Bar & Grill, Inc., 244 Grand Street (Ground Floor), (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
7. Chef Kelseay Dukae LLC, DBA Kinoko Brooklyn, 179 Meserole Avenue, (Renewal, Wine, Beer & Cider, Rest)
8. Flower Cat LLC, DBA Same, 837 Manhattan Avenue, Suite 2, (Renewal, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic Jazz – Once a Month, Poetry Readings)
9. Gorkhali Restaurant Brooklyn Inc., 160 Havemeyer Street, Store 3, (Renewal, Wine, Beer & Cider, Rest)
10. Hard Eight Restaurant Company LLC, DBA The Whiskey Brooklyn, 44 Berry Street, (Renewal, Liquor, Wine, Beer & Cider)
11. Killowen Inc, DBA Keg & Lantern, 95-97 Nassau Avenue, (Renewal, Liquor, Wine, Beer & Cider, Restaurant Brewer, Patio or Deck)
12. KNR Partners LLC, DBA Bushniwa, 250 Varet Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
13. Le Bird LLC, DBA Les Deux Chats, 1 Dunham Place AKA 27 Broadway, (Renewal, Liquor, Wine, Beer & Cider, Rest)
14. Meane Joe Greene LLC, DBA The Grand National, 524 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
15. Misi Domino LLC, DBA Misipasta, 325 Kent Avenue, Retail 8, (Renewal, Liquor, Wine, Beer & Cider, Rest)
16. New Christinas Polish Rest Corp, 853 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Rest)
17. Newtown BK LLC, DBA Newtown, 55 Waterbury Street, (Renewal, Wine, Beer & Cider, Rest, Live Music: Monthly Jazz)
18. NY Axe Williamsburg LLC, DBA NY Axe, 98 North 11th Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Axe Throwing)
19. Paulie Gee's New York Slice LLC, DBA Paulie Gee's Slice Joint, 110 Franklin Street, (Renewal, Wine, Beer & Cider, Rest)
20. Pizza Pasta Salad LLC, 40 Clifford Place, (Renewal, Wine, Beer & Cider, Rest)
21. Polish and Slavic Center Inc, 177 Kent Street, (Renewal, Wine, Beer & Cider, Not for Profit Club with Food and Beverages, Live Music: Disco & Rock Music, Patron Dancing)
22. Raheny Tavern Corp, DBA Connie O's, 158 Norman Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Pub)
23. Stand Up A La Mode LLC, DBA Flop House Comedy Club, 362 Grand Street, (Renewal, Wine, Beer & Cider, Bar/Tavern, Comedy Club)

24. The West Cafe LLC, 379 Union Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
25. UP 640 LLC & MDW Hospitality LLC as mgr, DBA Upside Pizza, 640 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
26. X-Golf Brooklyn, LLC, 105 North 13th Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Non-amplified Music, Video/Arcade Games, Golf Simulator)

9. **CANNABIS LICENSES:**

1. Disco Herbatory, DBA The Flowery, 692 Grand Street, (Retail Dispensary)

ELECTION OF OFFICERS AT 8:00 PM

BOARD MEETING

MOMENT OF SILENCE

ROLL CALL

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES – Combined Public Hearing and Board Meeting of May 12, 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.

FIRST VICE-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
Candidates for Elections
June 9, 2026**

(Names Appear Alphabetically for Each Position)

EXECUTIVE COMMITTEE

Chairperson

Karina Aguilar
Dealice Fuller

First Vice Chairperson

Austin Pferd
Simon Weiser

Second Vice Chairperson

Dennis Ward

Third Vice Chairperson

Lloyd Feng

Financial Secretary

David Heimlich

Recording Secretary

Sonia Iglesias

Member At Large

Rosemary Espinal
Meryl Laborde

ATTENDANCE COMMITTEE

(3) To be Selected
Teon Brooks
Eric Bruzaitis
Iris Cabrera



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



ATTENDANCE SHEET

(26 Members Constitute a Quorum for the Board Meeting & Public Hearing)
DATE: 06-09-2026

BOARD MEETING AND PUBLIC HEARING

KARINA AGUILAR	DAVID HEIMLICH
BOGDAN BACHOROWSKI	LARISSA HO
LISA BAMONTE	MORDECHAI HOFFMAN
GINA BARROS	KATIE DENNY HOROWITZ
TEON BROOKS	SONIA IGLESIAS
ERIC BRUZAITIS	MATHEW ISAACS
IRIS CABRERA	JACOB ITZKOWITZ
PHILIP CAPONEGRO	BOZENA KAMINSKI
FRANK CARBONE	CAITLIN KAWAGUCHI
STEPHEN CHESLER	WILLIAM KLAGSBALD
MIKE CRUZ	MERYL LABORDE
GIOVANNI D'AMATO	MARIE LEANZA
TAMARA DAVILA	JODIE LOVE
WARD DENNIS	MICHAL MROWIEC
ERIN DRINKWATER	RABBI DAVID NIEDERMAN
MIGUELINA DURAN	AUSTIN PFERD
ARTHUR DYBANOWSKI	BELLA SABEL
ROSEMARY ESPINAL	ISAAC SOFER
LLOYD FENG	SAMEER TALATI
JULIA AMANDA FOSTER	DEL TEAGUE
RIFKA FRIEDMAN	ALBERTO VALENTIN
DEALICE FULLER	RAFFAELLO VANCOUTEN
JOEL GOLDSTEIN	WILLIAM VEGA
JOSEPH GREENFELD	SIMON WEISER
JOEL GROSS	BARBARA WILLIAMS

Council Member
Lincoln Restler

Council Member
Jennifer Gutierrez

DATE: JUNE 9, 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	MIKE CRUZ	✓	✓			
12	GIOVANNI D'AMATO	✓	✓			
13	TAMARA DAVILA					
14	WARD DENNIS	✓	✓			
15	ERIN DRINKWATER		✓			
16	MIGUELINA DURAN	✓	✓			
17	ARTHUR DYBANOWSKI	✓	✓			
18	ROSEMARY ESPINAL	✓	✓			
19	LLOYD FENG	✓	✓			
20	JULIA AMANDA FOSTER	✓	✓			
21	RIFKA FRIEDMAN	✓	✓			
22	DEALICE FULLER	✓	✓			
23	JOEL GOLDSTEIN		✓			
24	JOSEPH GREENFELD		✓			
25	JOEL GROSS	✓	✓			
26	DAVID HEIMLICH	✓	✓			
27	LARISSA HO		✓			
28	MORDECHAI HOFFMAN		✓			
29	KATIE DENNY HOROWITZ	✓	✓			
30	SONIA IGLESIAS	✓	✓			
31	MATTHEW ISAACS		✓			
32	JACOB ITZKOWITZ	✓	✓			
33	BOZENA KAMINSKI	✓	✓			
34	CAITLIN KAWAGUCHI	✓	✓			
35	WILLIAM KLAGSBALD		✓			
36	MERYL LABORDE	✓	✓			
37	MARIE LEANZA	✓	✓			
38	JODIE LOVE	✓	✓			
39	MICHAL MROWIEC	✓	✓			
40	RABBI DAVID NIEDERMAN		✓			
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	BARBARA WILLIAMS		✓			
TOTAL:		32	179			
TIME:		6:05 PM	8:36 PM			



COMMUNITY BOARD NO. 1
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CANNABIS REVIEW COMMITTEE MOTION: To approve report as written

Motion made by: Arthur

Seconded by: Bogna

DATE: 6/9/2026

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

TIME: 10:41 PM TALLY: 29 YES 0 NO 0 ABS 0 RECUSAL



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EDUCATION & YOUTH COMMITTEE MOTION: CB1 to request that the NYC Department of Design and Construction (DDC) present to the full Community Board 1 and the Education Committee within one month of the start of construction to provide an anticipated project timeline and expected completion schedule for the Bushwick Library renovations

Motion made by:

Seconded by:

DATE:

6/9/2026

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

TIME:

10:40

TALLY:

29

YES

0

NO

0

ABS

0

RECUSAL



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ENVIRONMENTAL PROTECTION COMMITTEE MOTION: to recommend the board submit a letter to NYS DEC requesting their Greenpoint Oil Spill Project website be restored with inclusion of an expanded extent map based on the study funded by Congresswoman Velazquez

Motion made by: Eric Bruzaitis

Seconded by: Iris Cabrera

DATE: 6/9/2026

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

TIME: 9:18 PM

TALLY: 43 YES 0 NO 0 ABS 0 RECUSAL



COMMUNITY BOARD NO. 1
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FAX: (718) 389-0098
Email: bk01@cb.nyc.gov
Website: www.nyc.gov/brooklyncb1



ENVIRONMENTAL PROTECTION COMMITTEE MOTION: to recommend the board submit a letter to NYS DEC requesting details on how radioactive water and soil will be remediated on this site

Motion made by:

Eric Bruzaitis

Seconded by:

Iris Cabrera

DATE:

6/9/2026

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

TIME:

9:18 PM

TALLY:

43

YES

0

NO

0

ABS

0

RECUSAL



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ENVIRONMENTAL PROTECTION COMMITTEE MOTION: to recommend the board submit letters to National Grid, NYS DEC and the Mayor's office urging National Grid to cease all means of delaying the remediation of 4 Bushwick Inlet Park parcels and compliance with their consent order with DEC, and that DEC and NYC exert much more pressure on National Grid to expedite and comply with this remediation, as National Grid is making the painful delay in the development of Bushwick Inlet Park unnecessarily extended and even more painful, and more costly to the City to build, and request National Grid appear before a near future joint meeting of CB1 Parks and Environmental Protection Committees to commit to a set remediation timeline

Motion made by: Del Teague
Seconded by: Ward Dennis

DATE: 6/9/2026

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

TIME: 9:08 PM TALLY: 40 YES 1 NO 0 ABS 1 RECUSAL



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LAND USE, ULURP, & LANDMARKS [SUBCOMMITTEE] COMMITTEE MOTION: To deny the application 289 KENT AVENUE REZONING APPLICATION C260087ZMK, CEQR # 26DCP046K because of: 1)The lack of reasonable follow-up on the board's request that the applicant be prepared to discuss community give back either with help to the nearby park or affordability; 2)The lack of an identified developer; 3)The refusal or inability to provide the committee with critical information regarding the make-up of the apartments or the amount of affordability projected. This failure denied the committee the opportunity to meaningfully evaluate the application and the effect it will have on the community.

Motion made by:

Eric Bruzaitis

Seconded by:

Meryl Laborde

DATE:

6/9/2026

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

TIME:

9:49 PM

TALLY:

31

YES

8

NO

2

ABS

0

RECUSAL



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LAND USE, ULURP, & LANDMARKS [SUBCOMMITTEE] COMMITTEE MOTION: To write a letter to the mayor saying that our community has been unfairly affected by the double closure of the Leonard library. More comprehensive funding could have avoided the upcoming second closure, which is compounded by the possible overlap with the upcoming planned renovation/ closure of the Bushwick library

Motion made by: Julia Foster
Seconded by: Rosemary Espinal
DATE: 6/9/2026

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

TIME: 9:35 PM TALLY: 39 YES 0 NO 0 ABS 0 RECUSAL



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LAND USE, ULURP, & LANDMARKS [SUBCOMMITTEE] COMMITTEE MOTION: To write a letter to BPL and DDC in support of the design second phase of Leonard Library's construction, with a request that they make every effort to avoid or minimize overlap with the Bushwick library closure, and that they work with CB1 to minimize disruptions

Motion made by:

Julia Foster

Seconded by:

Rosemary Espinal

DATE:

6/9/2026

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

TIME:

9:35 PM

TALLY:

39

YES

0

NO

0

ABS

0

RECUSAL



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LANDMARKS [SUBCOMMITTEE] MOTION: To approve the proposed project 185 BROADWAY, landmark designated building.

Motion made by:

Mathew ISAAC

Seconded by:

Simon Weiser

DATE:

6/9/2026

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

TIME:

9:54 PM

TALLY:

38

YES

0

NO

0

ABS

0

RECUSAL



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

Motion made by: Eric Bruzaitis

Seconded by: Bogdan Bachorowski

DATE: 6/9/2026

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

TIME: 8:56 PM

TALLY: 42 YES 0 NO 0 ABS 0 RECUSAL



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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 North West Corner of Roebling Street and North 4th Street in honor of El Puente

Motion made by: Arthur Dybanowski

Seconded by: Lyod Feng

DATE: 6/9/2026

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

TIME: 10:00pm TALLY: 35 YES 0 NO 0 ABS 0 RECUSAL



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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 incident Fatality Victim:
Joel Jacobowitz. Date: May 1, 2026. Time: 8:18 AM
Location: Lee Avenue & Lorimer Street

Motion made by: Arthur Dybanowski
Seconded by: Lloyd Feng

DATE: 6/9/2026

YESNOABSREC					YESNOABSREC				
KARINA AGUILAR	✓				DAVID HEIMLICH	✓			
BOGDAN BACHOROWSKI	✓				LARISSA HO	✓			
LISA BAMONTE					MORDECHAI HOFFMAN				
GINA BARROS	✓				KATIE DENNY HOROWITZ	✓			
TEON BROOKS	✓				SONIA IGLESIAS	✓			
ERIC BRUZAITIS	✓				MATHEW ISAACS	✓			
IRIS CABRERA	✓				JACOB ITZKOWITZ				
PHILIP CAPONEGRO	✓				BOZENA KAMINSKI	✓			
FRANK CARBONE					CAITLIN KAWAGUCHI	✓			
STEPHEN CHESLER	✓				WILLIAM KLAGSBALD				
MIKE CRUZ					MERYL LABORDE	✓			
GIOVANNI D'AMATO					MARIE LEANZA	✓			
TAMARA DAVILA					JODIE LOVE	✓			
WARD DENNIS	✓				MICHAL MROWIEC	✓			
ERIN DRINKWATER	✓				RABBI DAVID NIEDERMAN				
MIGUELINA DURAN	✓				AUSTIN PFERD	✓			
ARTHUR DYBANOWSKI	✓				BELLA SABEL	✓			
ROSEMARY ESPINAL	✓				ISAAC SOFER				
LLOYD FENG	✓				SAMEER TALATI				
JULIA AMANDA FOSTER	✓				DEL TEAGUE	✓			
RIFKA FRIEDMAN					ALBERTO VALENTIN	✓			
DEALICE FULLER					RAFFAELLO VAN COUTEN	✓			
JOEL GOLDSTEIN	✓				WILLIAM VEGA	✓			
JOSEPH GREENFELD					SIMON WEISER	✓			
JOEL GROSS					BARBARA WILLIAMS	✓			

TIME: 10:00 PM TALLY: 35 YES 0 NO 0 ABS 0 RECUSAL



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Email: bk01@cb.nyc.gov
Website: www.nyc.gov/brooklyn1



TRANSPORTATION COMMITTEE MOTION: Community Board 1 to draft a letter to NYC DOT supporting a study of safety improvements on Berry Street including but not limited to a directional reversal from North 12th Street to North 14th Street. The study MUST include consideration of the following points and their impacts on the local Industrial Business Zone: 1. NYC DOT must conduct direct outreach to both commercial and industrial businesses within the IBZ throughout the study process. 2. All concerns, feedback, and recommendations from affected businesses should be formally documented, reviewed, and analyzed as part of the study findings. 3. NYC DOT's Freight Mobility unit should be directly involved in the process, acknowledging that some IBZ businesses receive larger permitted trucks exceeding 53 feet in length. 4. NYC DOT must specifically study truck turning radii at North 14th Street and Berry Street, as well as at other intersections where truck traffic may be diverted. 5. The study should evaluate traffic impacts on the broader IBZ and nearby residential streets, including but not limited to Calyer Street and Norman Avenue. 6. NYC DOT should analyze truck routes along North 10th Street and North 11th Street to determine where truck traffic may be diverted as a result of the proposed reversal. 7. NYC DOT should conduct outreach to neighboring hotels, including the Coda Hotel, to assess potential impacts on deliveries, loading operations, and guest transportation.

8. NYC DOT must report back to the ~~Committee~~ ^{Full Board} ~~Board~~ ^{Approval}

Motion made by:

Austin Pferd

Seconded by:

Meryl Laborde

DATE:

6/9/2026

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

TIME: 10:30 PM

TALLY:

15

YES

13

NO

6

ABS

0

RECUSAL

BROOKLYN COMMUNITY BOARD 1
VOTE RESULTS
JUNE 9, 2026.

CHAIR	KARINA AGUILAR	22
CHAIR	DEALICE FULLER	27
FIRST VICE CHAIRPERSON	AUSTIN PFERD	13
FIRST VICE CHAIRPERSON	SIMON WEISER	35
SECOND VICE CHAIRPERSON	WARD DENNIS	48
THIRD VICE CHAIR PERSON	LLOYD FENG	48
FINANCIAL SECRETARY	DAVID HEIMLICH	49
RECORDING SECRETARY	SONIA IGLESIAS	47
MEMBER AT LARGE	ROSEMARY ESPINAL	37
MEMBER AT LARGE	MERYL LABORDE	12

ATTENDANCE COMMITTEE	TEON BROOKS	47
ATTENDANCE COMMITTEE	ERIC BRUZAITIS	48
ATTENDANCE COMMITTEE	IRIS CABRERA	48

BROOKLYN COMMUNITY BOARD # 1
OFFICIAL BALLOT ANNUAL ELECTION
9-Jun-26

	EXECUTIVE BOARD											ATTENDANCE COMMITTEE		
	NAME	CHAIRPERSON	CHAIRPERSON	FIRST VICE CHAIRPERSON	FIRST VICE CHAIRPERSON	SECOND VICE CHAIRPERSON	THIRD VICE CHAIR PERSON	FINANCIAL SECRETARY	RECORDING SECRETARY	MEMBER-AT- LARGE	MEMBER-AT- LARGE	ATTENDANCE COMMITTEE	ATTENDANCE COMMITTEE	ATTENDANCE COMMITTEE
		KARINA AGUILAR	DEALICE FULLER	AUSTIN PFERD	SIMON WEISER	WARD DENNIS	LLOYD FENG	DAVID HEIMLICH	SONIA IGLESIAS	ROSEMARY ESPINAL	MERYL LABORDE	TEON BROOKS	ERIC BRUZAITIS	IRIS CABRERA
1	KARINA AGUILAR	X				X	X	X	X	X		X	X	X
2	BOGDAN BACHOROWSKI		X		X	X	X	X	X	X			X	X
3	LISA BAMONTE		X		X	X	X	X	X	X		X	X	X
4	GINA BARROS	X			X	X	X	X	X	X		X	X	X
5	TEON BROOKS	X		X		X	X	X	X		X	X	X	X
6	ERIC BRUZAITIS	X			X	X	X	X	X		X	X	X	X
7	IRIS CABRERA	X			X	X	X	X	X	X		X	X	X
8	PHILIP CAPONEGRO		X		X	X	X	X	X	X		X	X	X
9	FRANK CARBONE		X		X	X	X	X	X	X		X	X	X
10	STEPHEN CHESLER	X		X		X	X	X	X		X	X	X	X
11	MIKE CRUZ	X			X	X	X	X	X	X		X	X	X
12	GIOVANNI D'AMATO	X			X	X	X	X	X	X		X	X	X
13	TAMARA DAVILA													
14	WARD DENNIS	X			X	X	X	X	X		X	X	X	X
15	ERIN DRINKWATER	X		X		X	X	X	X		X	X	X	X
16	MIGUELINA DURAN		X		X	X	X	X	X	X		X	X	X
17	ARTHUR DYBANOWSKI		X		X	X	X	X	X	X		X	X	X
18	ROSEMARY ESPINAL		X		X	X	X	X	X	X		X	X	X

43	ISAAC SOFER		X		X	X	X	X	X	X	
44	SAMEER TALATI	X		X		X	X	X	X		X
45	DEL TEAGUE	X		X		X	X	X	X	X	
46	ALBERTO VALENTIN	X			X	X	X	X	X	X	
47	RAFFAELLO VAN COUTEN		X		X	X	X	X	X	X	
48	WILLIAM VEGA	X		X		X	X	X	X		X
49	SIMON WEISER		X		X	X	X	X	X	X	
50	BARBARA WILLIAMS		X		X	X	X	X	X	X	
TOTAL:		22	27	13	35	48	48	49	47	37	12
TIME:		8:00 PM	8:00 PM	8:00 PM	8:00 PM	8:00 PM	8:00 PM	8:00 PM	8:00 PM	8:00 PM	8:00 PM

X	X	X
X	X	X
X	X	X
X	X	X
X	X	X
X	X	X
X	X	X
X	X	X
47	48	48
8:00 PM	8:00 PM	8:00 PM



Applicant Name: Bark Barbecue Corp.

Premises Address: 25 Thames Street, Brooklyn, NY 11206





Description of Business

- Specializing in slow-smoked meats, classic barbecue sides, and approachable, family-friendly dining.
- Menu blends Dominican flavors with Texas barbecue techniques, creating a distinctive, ingredient-focused style rooted in tradition and bold seasoning.
- The restaurant serves as a welcoming neighborhood destination for quick meals, takeout, and relaxed communal eating.
- **Applying for a new restaurant wine (beer wine) license**





Floor Plan

Indoor Seating

- 147 seats at 21 tables
- 0 seats at 1 customer bar

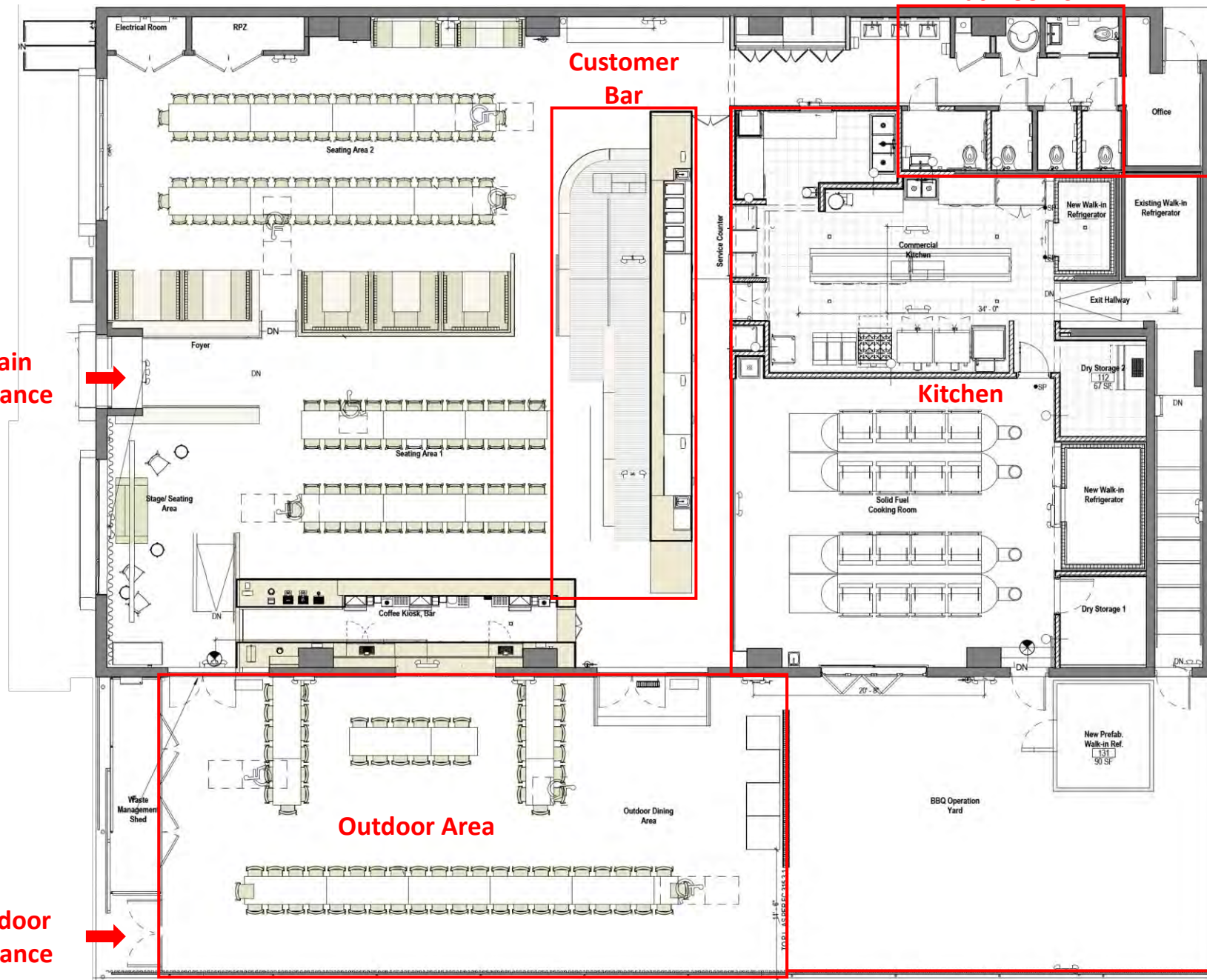
Outdoor Seating

- 76 seats at 11 tables

Maximum Capacity = 293 persons

**Main
Entrance**

**Outdoor
Entrance**





Method of Operation

Proposed Hours of Operation

Indoor Hours

Mon through Thu: 8am to 12am

Fri through Sun: 8am to 2am

Outdoor Hours

Mon through Thu: 8am to 10pm

Fri through Sun: 8am to 11pm

Proposed Music Types

Indoor

- Live music (e.g., bachata, merengue, and tipico)
- Disc Jockey
- Recorded background music

Outdoor

- Recorded background music only (ambient level)

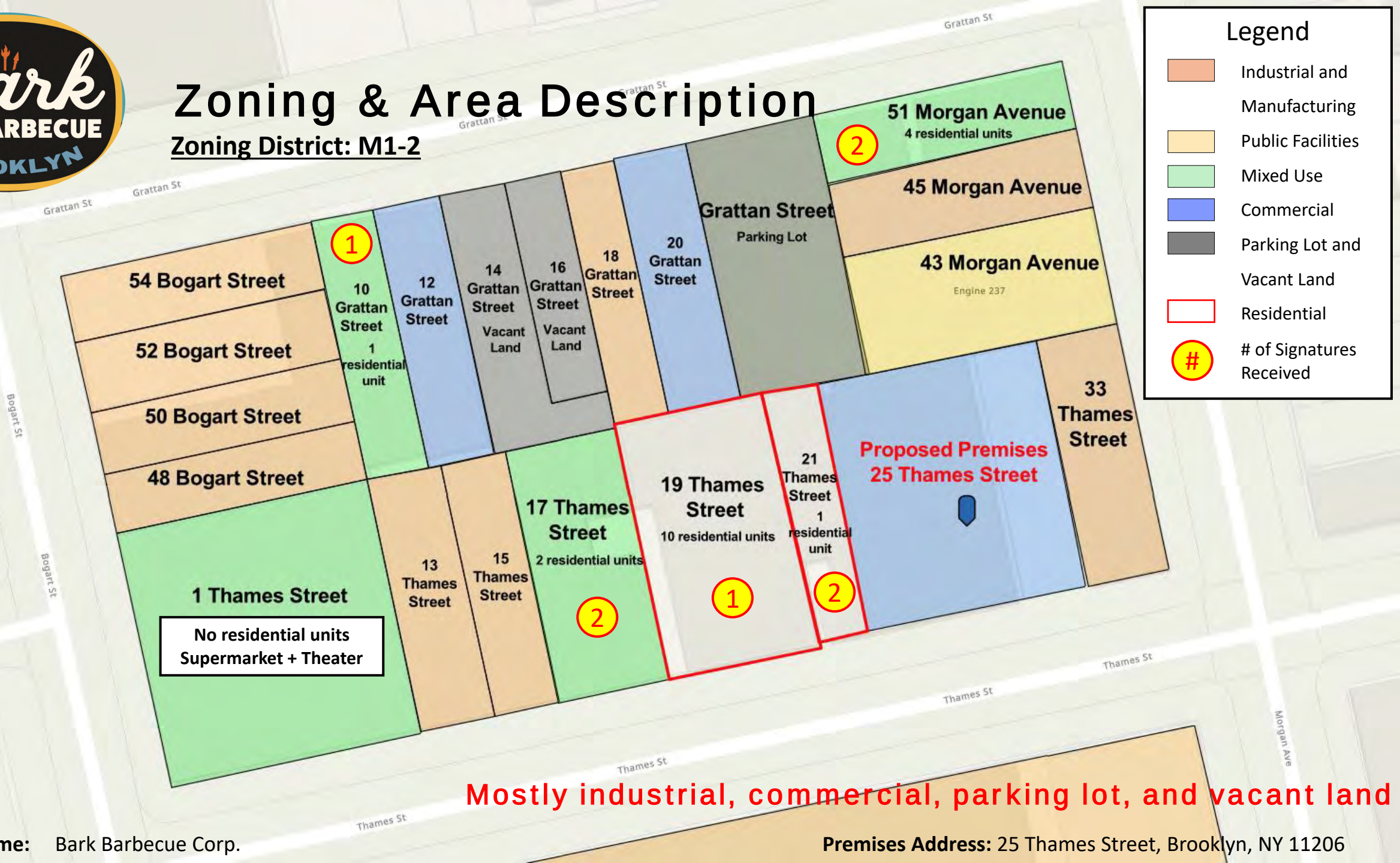


Zoning & Area Description

Zoning District: M1-2

Legend

- Industrial and Manufacturing
- Public Facilities
- Mixed Use
- Commercial
- Parking Lot and Vacant Land
- Residential
- # of Signatures Received



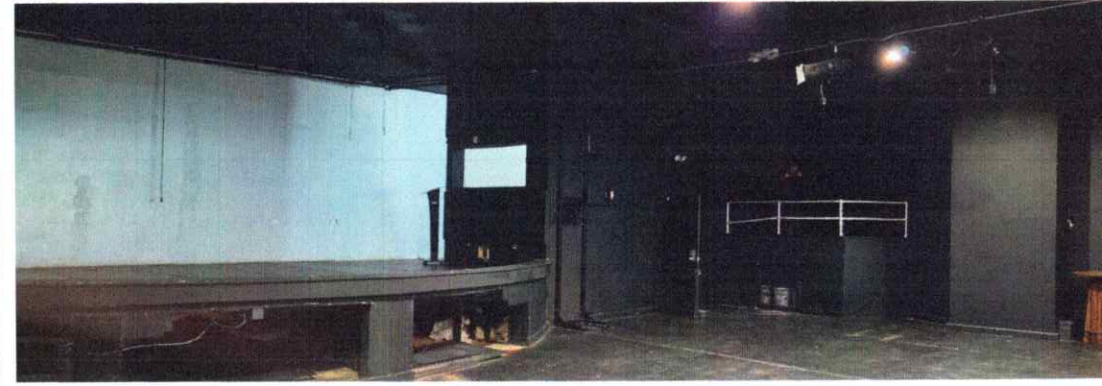
Mostly industrial, commercial, parking lot, and vacant land

Applicant Name: Bark Barbecue Corp.

Premises Address: 25 Thames Street, Brooklyn, NY 11206



361 METROPOLITAN AVE. - CURRENT STATE



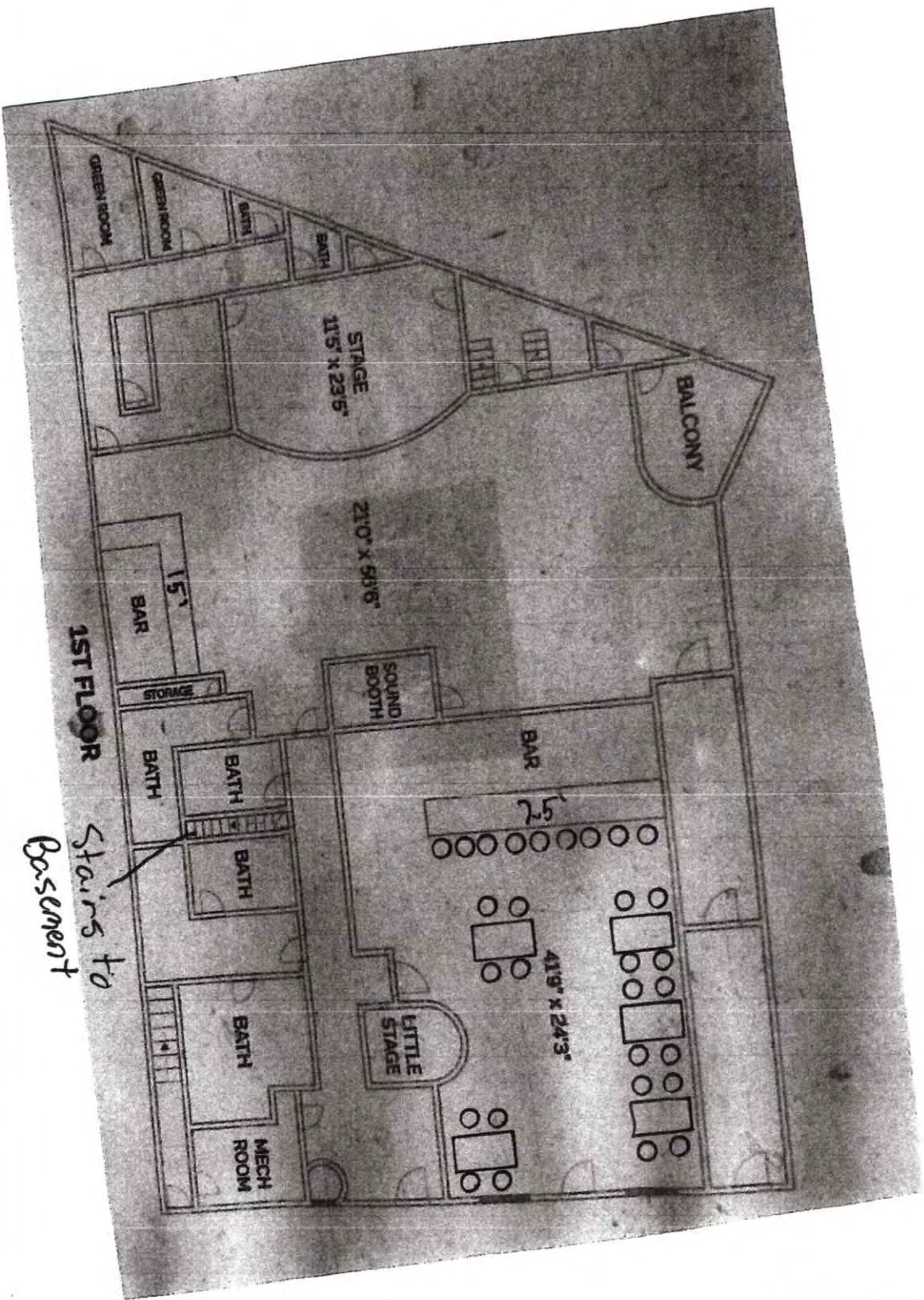




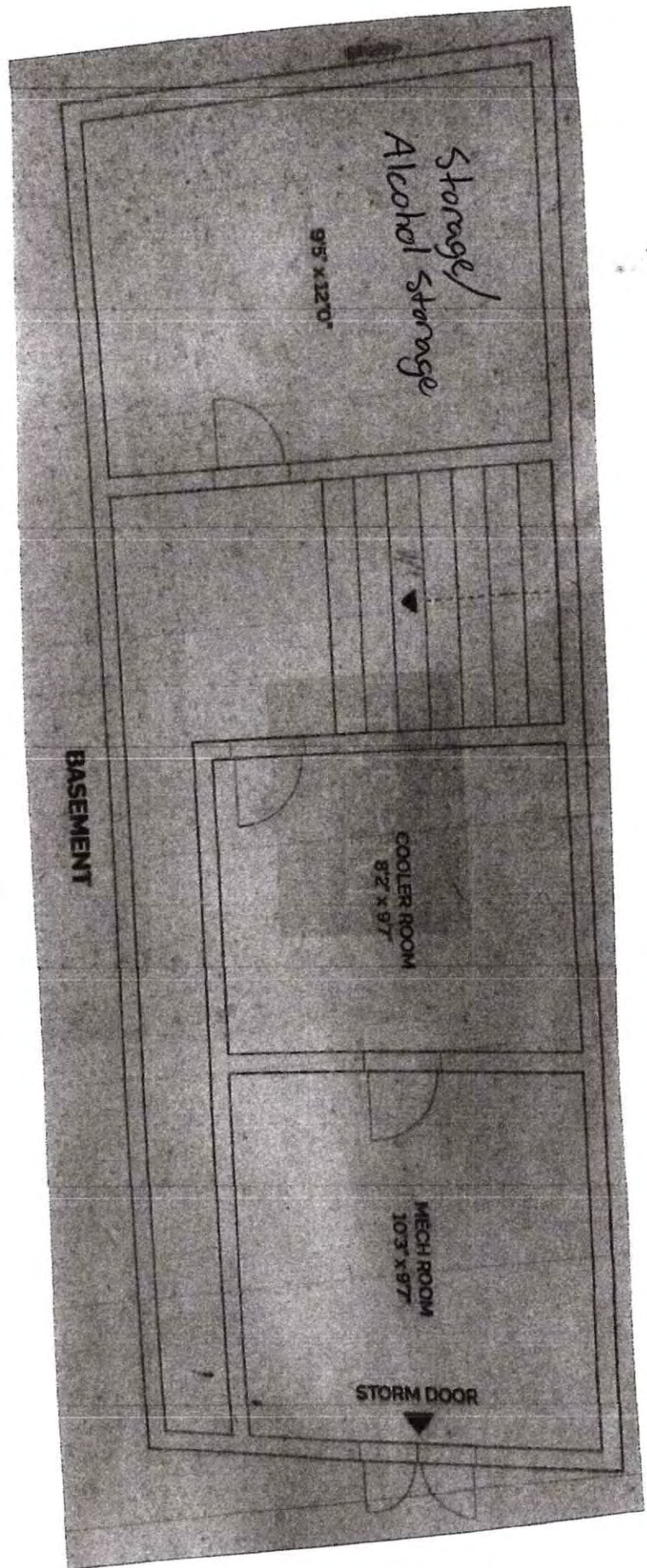








5 Tables
 20 seats
 9 Bar stools



ESQUINA BAO BUN

MEXICALI - INSPIRED MENU

DUCK CARNITAS BAO BUN (2) \$14.50

Duck confit, pickled red onions, crispy shallots, hoisin, spicy mayo

CRISPY FRIED CHICKEN BAO BUN (2) \$14.50

Crispy buttermilk chicken, lettuce, dill pickle, truffle ranch aioli

ALPASTOR BAO BUN (2) \$14.50

Adobo marinated pork, pineapple, salsa verde

COCONUT SHRIMP BAO BUN (2) \$14.50

Spicy mayo, lettuce, pickled red onions, microgreens

SHIITAKE MOLE BAO BUN (2) \$14.50

Mole poblano, cotija cheese, truffle ranch aioli

CRISPY SPICY TUNA BAO BUN (2) \$14.50

Spicy mayo, crispy shallots, microgreens

PORK SPARE RIBS (3) \$15.50

8 hours braised pork ribs, sweet chili hoisin

CHICKEN TINGA FLAUTAS (3) \$13.50

Salsa verde, cotija cheese, truffle ranch aioli, microgreens

BIRRIA SOUP DUMPLINGS (4) \$14.50

8 hours braised short ribs, chinkiang vVinegar, chili crisp

SHRIMP DUMPLING (4) \$14.50

Chili crisp, garlic chives, ginger

COCHINITA PIBIL DUMPLINGS (4) \$14.50

Slow cooked braised pork shoulder, achiote marinade, pickled onions

CRISPY CHICKEN WINGS (4) \$14.50

Garlic confit hoisin - yuzu pepper seasoning

FRENCH FRIES \$9.50

truffle parmegian - plain



THERE WILL BE AN OPPORTUNITY
FOR PUBLIC COMMENT ON
Tuesday
DATE: 05/12/2026
at 6:00 PM
SWINGING 60's SENIOR CITIZEN CENTER
211 AINSLIE STREET
BROOKLYN, NY 11211
(Corner Of Manhattan Avenue)

AT THE
CB#1's PUBLIC HEARING

All those who wish to speak
must sign in and submit their speaker form
at 5:45 PM No Later Than 6:15 PM.

Written Comments Can Also Be Sent To:
Community Board No. 1, Brooklyn
435 Graham Avenue
Brooklyn, NY 11211

or Email: cb1@nyc.gov

The SLA Review & DCA Committee will meet
at 6:30PM on Thursday, May 28, 2026 at the
Swinging Sixties Senior Center
211 Ainslie Street
Brooklyn, NY 11211
(Corner of Manhattan Avenue)

361 Metropolitan Ave

7,724 SF (No Key Money Required)

This 7,724-square-foot, fully-finished commercial space was previously operated as a true multi-venue and is delivered turn-key and ready to go. This property is designed for immediate occupancy with minimal upfront investment.

The commercial space includes two finished bars, a walk-in cooler, and fully operational HVAC, significantly reducing build-out time and capital expenditure.

Above the commercial space is a 3-bedroom, 2-bathroom residential apartment, ideal for owner occupancy, staff housing, or additional rental income.

The existing infrastructure supports a wide range of uses, including music venue, nightclub, restaurant, retail, or any legal commercial use (subject to zoning and approvals).

Property Highlights

- 7,724 SF total
- Former live music venue
- Two finished bars
- Walk-in cooler
- Working HVAC
- 3 bedroom / 2 bath residential apartment above
- Turn-key condition
- No key money required
- Flexible use potential: music club, restaurant, bar, or any legal use

ATTENTION
RESIDENTS &
NEIGHBORS

AGENCY SIXTYFIVE INC. DBA: T&B

Company DBA and Contact Number for Questions

PLANS TO OPEN A

BAR/TAVERN

(Please indicate Bar/Restaurant/Cafe/Deli/Liquor Store/Wholesale)
Please indicate if there will be a Smokey Club or Backyard Garden

AT THE FOLLOWING LOCATION
361 METROPOLITAN AVE

Street Number and Street Name

THIS ESTABLISHMENT IS SEEKING
A LICENSE TO SERVE

BEER/WINE + LIQUOR

Beer and Wine or Beer/Wine and Liquor

JOSH (718) 998-2661

361 Metropolitan Ave





LIV WILL DIE

SAUDIS TO PULL FUNDING, LEAVING BRYSON

THURSDAY, APRIL 30, 2024

NEW YORK POST

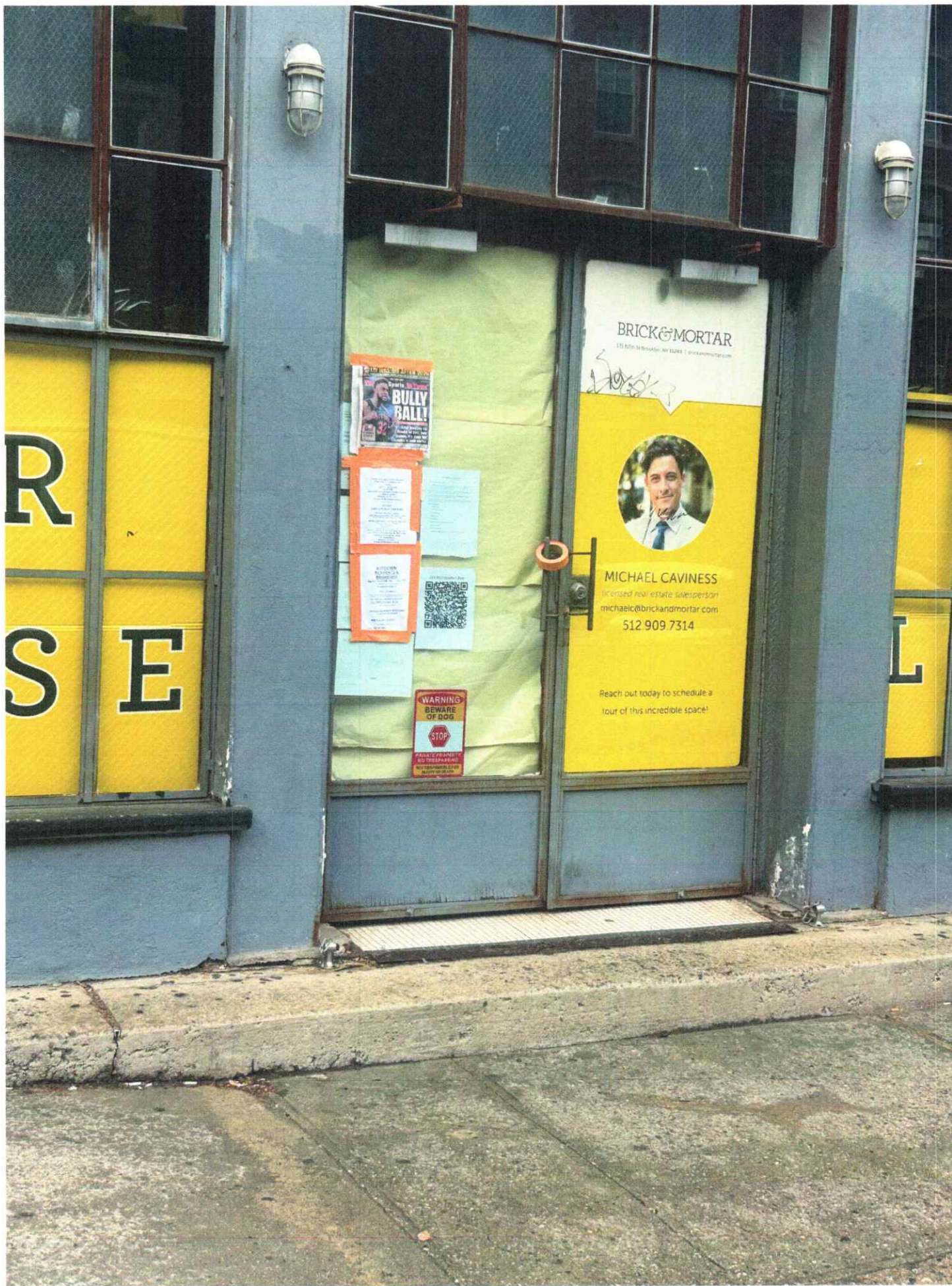
The

Sports

B
B

Jason Searles





BRICK & MORTAR

115 6th St Brooklyn, NY 11249 | brickandmortar.com



MICHAEL CAVINESS

Licensed real estate salesperson

michaelc@brickandmortar.com

512 909 7314

Reach out today to schedule a
tour of this incredible space!



ATTENTION
RESIDENTS &
NEIGHBORS

AGENCY SIXTY FIVE INC DBA: TBD

Company/DBA and Contact Number for Questions

PLANS TO OPEN A

BAR / TAVERN

(Please indicate) Bar/Restaurant/Club/Grocery/Liquor Store/Wholesaler
Please indicate if there will be a Sidewalk Café or Backyard Garden

AT THE FOLLOWING LOCATION

361 METROPOLITAN AVE

Street Number and Street Name

**THIS ESTABLISHMENT IS SEEKING
A LICENSE TO SERVE**

Attach 
(Attach Sheet "A" to
Sheet "B")

BEER / WINE + LIQUOR

Beer and Wine or Beer/Wine and Liquor

JOSH • (718) 938-2661

**THERE WILL BE AN OPPORTUNITY
FOR PUBLIC COMMENT ON**

Tuesday

DATE: 05/12/2026

at 6:00 PM

**SWINGING 60's SENIOR CITIZEN CENTER
211 AINSLIE STREET
BROOKLYN, NY 11211
(Corner Of Manhattan Avenue)**

Date/Time/Location

**AT THE
CB#1's PUBLIC HEARING**

**All those who wish to speak
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Written Comments Can Also Be Sent To:

**Community Board No. 1, Brooklyn
435 Graham Avenue
Brooklyn, NY 11211**

or Email: licensesbk01@cb.nyc.gov

◀ Attach
(Attach Sheet "B"
to Sheet "A")

**The SLA Review & DCA Committee will meet
at 6:30PM on Thursday, May 28, 2026 at the
Swinging Sixties Senior Center
211 Ainslie Street
Brooklyn, NY 11211
(Corner of Manhattan Avenue)**

Certificate of Occupancy

CO Number: 302170530F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A. Borough: Brooklyn Address: 361 METROPOLITAN AVENUE Building Identification Number (BIN): 3062352	Block Number: 02346 Lot Number(s): 26 Building Type: Altered	Certificate Type: Final Effective Date: 03/28/2013
<i>For zoning lot metes & bounds, please see BISWeb.</i>		
B. Construction classification: 2-B (1968 Code) Building Occupancy Group classification: F-4 (1968 Code) Multiple Dwelling Law Classification: None No. of stories: 2 Height in feet: 25 No. of dwelling units: 1		
C. Fire Protection Equipment: None associated with this filing.		
D. Type and number of open spaces: None associated with this filing.		
E. This Certificate is issued with the following legal limitations: None		
Borough Comments: None		



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: 302170530F

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

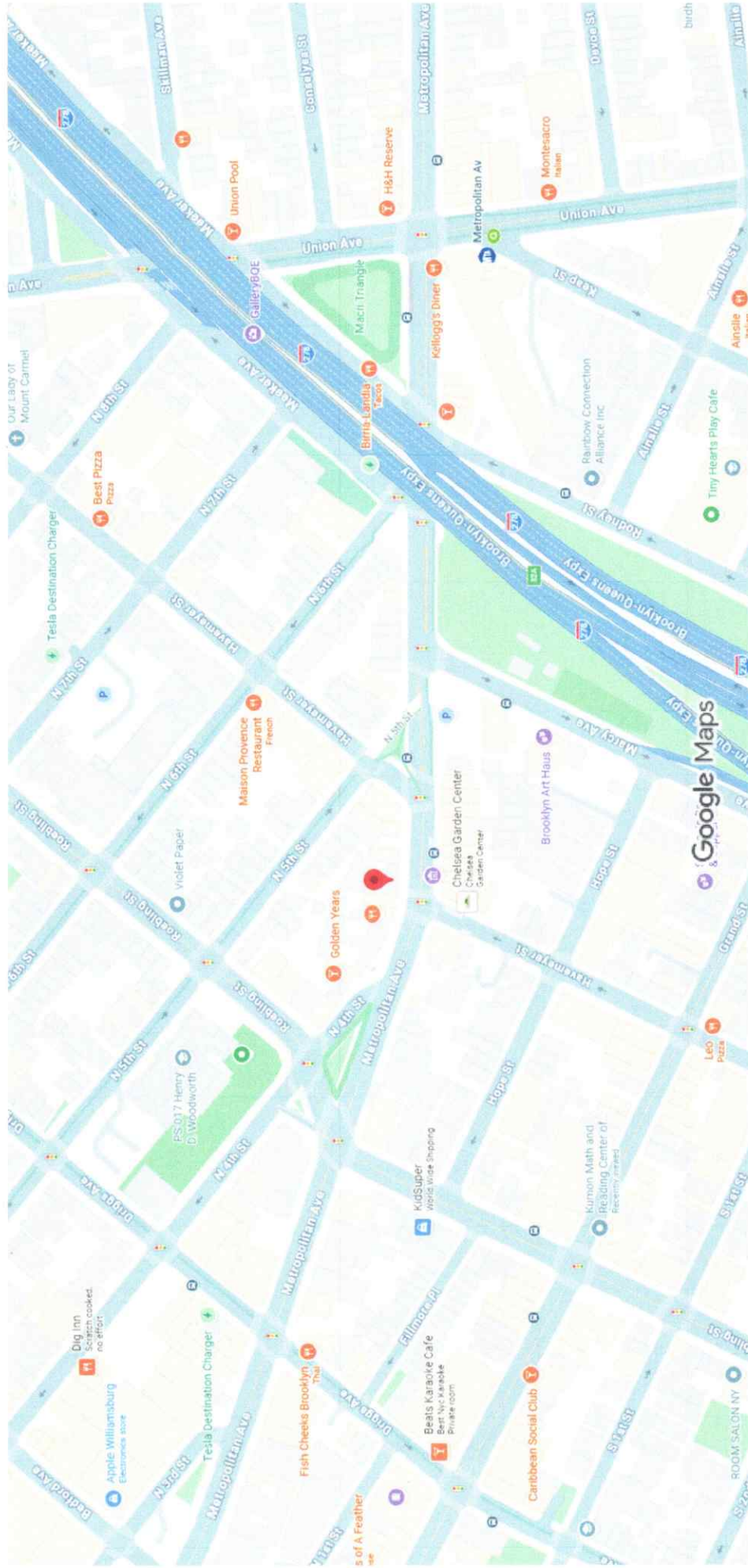
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	D-2		6	STORAGE
001	274	OG	F-4		6	EATING AND DRINKING ESTABLISHMENT WITH NO DANCING (200 PEOPLE IN BACK AREA & 74 PEOPLE IN FRONT BAR AREA)
002		40	J-2		2	ONE APARTMENT (ONE FAMILY UNIT)
NOTE: FILING TO AMEND CERTIFICATE OF OCCUPANCY TO REFLECT EATING & DRINKING ESTABLISHMENT (NO DANCING) AND 1 FAMILY DWELLING UNIT						
END OF SECTION						



Borough Commissioner



Commissioner



This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:

Location	361 Metropolitan Ave, Brooklyn, New York, 11211
Geocode	Latitude: 40.71421 longitude: -73.95583
Report Generated On	4/30/2026

8 Closest Liquor Stores

Name	Address	Distance
NEW FINE WINES & SPIRITS INC License ID: 0100-21-113895 Legacy Serial No.: 1313681	298 METROPOLITAN AVE BROOKLYN, New York 11211	612 ft
JUPITER WINES LLC License ID: 0100-22-116336 Legacy Serial No.: 1318382	132 HAVEMEYER ST BROOKLYN, New York 11211	859 ft
BEDFORD N4 WINE INC License ID: 0100-22-117221 Legacy Serial No.: 1335650	237 BEDFORD AVE BROOKLYN, New York 11211	1,221 ft
EIGHT & DRIGGS INC License ID: 0100-23-126655 Legacy Serial No.: 1181574	197 N 8TH ST BROOKLYN, New York 11211	1,239 ft
BIBBER AND BELL LLC License ID: 0100-22-116342 Legacy Serial No.: 1266942	418 UNION AVE BROOKLYN, New York 11211	1,307 ft
CYG TRADE CORP License ID: 0100-23-124524 Legacy Serial No.: 1127079	540 Metropolitan Ave METROPOLITAN AVE & UNION ST Brooklyn, New York 11211	1,385 ft
WILLIAMSBURGH LIQUOR STORE INC License ID: 0100-21-115384 Legacy Serial No.: 1288391	181 Havemeyer St Store #'s 5-6 Brooklyn, New York 11211	1,422 ft
DIONY FINE WINE & LIQUOR LLC License ID: 0091-22-101676 Legacy Serial No.: 1313141	206 BORINQUEN PL BROOKLYN, New York 11211	1,607 ft

Schools within 500 feet

Name	Address	Distance
BROOKLYN PREPARATORY HIGH SCHOOL	257 N 6TH ST BROOKLYN, NY 11211	464 ft
WILLIAMSBURG HIGH SCHOOL FOR ARCHITECTURE AND DESIGN	257 N 6TH ST BROOKLYN, NY 11211	464 ft
WILLIAMSBURG PREPARATORY SCHOOL	257 N 6TH ST BROOKLYN, NY 11211	464 ft

Churches within 500 feet

Name	Distance
Church Of The Annunciation	299 ft

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
MMI 2020 LLC Application ID: MA-26-100682-01	103 HAVEMEYER ST STORE NO. 1 BROOKLYN, New York 11211	388 ft
Xenian Destinations LLC Application ID: NA-0340-25-109591	292 Grand St Brooklyn, New York 11211	671 ft
Fluke Moon LLC Application ID: NA-0340-25-138383	364 Grand St Brooklyn, New York 11211	719 ft

Active On Premises Liquor Licenses within 750 Feet

Name	Address	Distance
Isola Sessions LLC License ID: 0370-25-104311 Legacy Serial No.: 6053781	361 Metropolitan Ave Brooklyn, New York 11211	0 ft
PAINT 367 LLC License ID: 0340-24-113490 Legacy Serial No.: 6021732	367 Metropolitan Ave Brooklyn, New York 11211	40 ft
RUDE MOUTH BK LLC License ID: 0370-25-103394 Legacy Serial No.: 6052851	359 Metropolitan Ave Brooklyn, New York 11211	42 ft
DOW YOUNG GROUP INC License ID: 0340-22-104682 Legacy Serial No.: 1237104	366 METROPOLITAN AVE BROOKLYN, New York 11211	92 ft
FETTE SAU LLC License ID: 0340-23-134211 Legacy Serial No.: 1179632	354 METROPOLITAN AVENUE N 4TH ST & HAVERMAYER ST BROOKLYN, New York 11211	152 ft
OB HOSPITALITY INC License ID: 0340-23-138076 Legacy Serial No.: 1336027	84 HAVEMEYER ST LEFT STORE BROOKLYN, New York 11211	162 ft
221 NORTH 4TH REST CORP License ID: 0340-21-119195 Legacy Serial No.: 1256360	221 NORTH 4TH ST BROOKLYN, New York 11211	328 ft
MMI 2020 LLC License ID: 0340-23-128201 Legacy Serial No.: 1335148	103 HAVEMEYER ST STORE NO. 1 BROOKLYN, New York 11211	388 ft
VABEH FIRST LLC License ID: 0370-22-114873 Legacy Serial No.: 1289633	103 HAVEMEYER ST STORE 2 BROOKLYN, New York 11211	389 ft
BROOKLYN ART HAUS LLC License ID: 0370-23-128602 Legacy Serial No.: 1350468	20 26 MARCY AVE BROOKLYN, New York 11211	407 ft
Maiz Restaurant Corp License ID: 0340-24-129578 Legacy Serial No.: 6038241	10-12 Hope St Brooklyn, New York 11211	497 ft
TEAM CAMEO LLC License ID: 0370-24-136257 Legacy Serial No.: 6045092	441 METROPOLITAN AVE BROOKLYN, New York 11211	533 ft
DM HOPE ALLIANCE INC License ID: 0340-22-106138 Legacy Serial No.: 1308628	2 HOPE ST BROOKLYN, New York 11211	571 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
GRAND STREET FOOD AND WINE, LLC & NIGHT MOVES BAR, LLC License ID: 0370-22-107700 Legacy Serial No.: 1322709	295 GRAND ST SOUTHERN STORE BROOKLYN, New York 112211	590 ft
DUTCH CONCORDE INC License ID: 0370-24-102433 Legacy Serial No.: 6010402	345 GRAND ST BROOKLYN, New York 11211	616 ft
FULL CIRCLE BAR LLC License ID: 0370-23-132501 Legacy Serial No.: 1227626	318 GRAND STREET MARCY AVE & HAVEMEYER ST BROOKLYN, New York 11211	617 ft
LEO GRANDPA CORP License ID: 0340-21-120009 Legacy Serial No.: 1320066	318 GRAND ST UNITS 1B AND 1C BROOKLYN, New York 11211	633 ft
ANDREAS CHICKEN 2 CORP License ID: 0340-23-130892 Legacy Serial No.: 1331096	318 GRAND ST UNIT 1I BROOKLYN, New York 11211	633 ft
TRACK & FIELD LLC License ID: 0370-25-114246 Legacy Serial No.: 6063889	312 Grand St Brooklyn, New York 11211	634 ft
TSTREET LLC License ID: 0340-22-107809 Legacy Serial No.: 1328233	279 GRAND ST BROOKLYN, New York 11211	655 ft
Lucky Lime LLC License ID: 0340-26-139433 Legacy Serial No.: 6089957	58 Marcy Ave Commerical Space #1 Brooklyn, New York 11211	656 ft
MOTO INC License ID: 0370-24-131959 Legacy Serial No.: 6040670	354 GRAND ST BROOKLYN, New York 11211	685 ft
284 Via Grande LLC License ID: 0340-25-129080 Legacy Serial No.: 6079387	284 Grand St Brooklyn, New York 11211	700 ft
MIDWAY BAR LLC License ID: 0370-24-139385 Legacy Serial No.: 6048267	272 GRAND STREET BROOKLYN, New York 11211	745 ft

LIMITED BALUSTRADE RESTORATION & ADA- RAMP INSTALLATION

135 BROADWAY, BROOKLYN, NY

RAND

ENGINEERING & ARCHITECTURE, DPC
159 WEST 25TH STREET
NEW YORK, NY 10001
TEL. (212) 675-8844

BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM

BUILDING MANAGEMENT:
TERRANCE LINDALL
135 BROADWAY
BROOKLYN, NY, 11211
(917) 648-429

SCOPE OF WORK

- REMOVAL OF LOCALIZED AREAS OF CONCRETE WEARING SLAB AT WALKWAYS AND STONE CURBS.
- INSTALL NEW ADA-COMPLIANT CONCRETE RAMP, LANDINGS AND STAIR INCLUDING NEW ADA-COMPLIANT METAL RAILINGS AT BUILDING'S SIDE ENTRANCE. ALONG BEDFORD AVENUE
- REPAIR OR REPLACE EXISTING STONE CURBS TO MATCH EXISTING STONE AT EXISTING CAST IRON BALUSTRADE.
- INSTALL THREE NEW METAL GATES AT SIDE ENTRANCE AND NEW ADA RAMP.
- INSTALL TWO NEW LAMP POST (MATCH EXISTING LAMP POST FROM HISTORIC PHOTO).
- REMOVE AND REPLACE EXISTING SIDE DOUBLE DOOR WITH NEW WOOD DOORS.
- INSTALL NEW FREESTANDING PLANTERS WITHIN BUILDING'S WALKWAY (BETWEEN BUILDING AND EXISTING CAST IRON BALUSTERS.

NO CHANGE TO OCCUPANCY, USE, OR EGRESS UNDER THIS APPLICATION.

PROPERTY IS NOT LOCATED IN A COASTAL ZONE OR WATER-SENSITIVE INLAND ZONE OR IN A SPECIAL FLOOD HAZARD AREA PER EFFECTIVE 2007 FEMA FIRM AND PRELIMINARY 2013 FEMA FIRM.

SPECIAL INSPECTIONS

- SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 17 OF THE 2022 NYC BUILDING CODE. THE SPECIAL INSPECTION PROGRAM SHALL BE CONDUCTED BY A NYC DOB REGISTERED SPECIAL INSPECTION AGENCY. THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR AT LEAST 72 HOURS IN ADVANCE OF A REQUIRED INSPECTION.
- TESTING SERVICES SHALL BE PERFORMED BY A TESTING LABORATORY ACCREDITED BY NVLAP OR IAS IN ACCORDANCE WITH ISO 17025. TESTING LABORATORY SHALL BE ENGAGED BY THE OWNER AND APPROVED BY RAND. COPIES OF ALL TEST RESULTS SHALL BE SUBMITTED TO RAND, THE OWNER, AND THE SPECIAL INSPECTOR.

REQUIRED INSPECTIONS:

SPECIAL INSPECTIONS:

CONCRETE-CAST-IN-PLACE BC 1705.3
POST-INSTALLED ANCHORS (BB#2014-018, 2014-019) BC 1705.37
FIRE-RESISTANT PENETRATIONS AND JOINTS BC 1705.17
STRUCTURAL STEEL - WELDING BC 1705.2.1

PROGRESS INSPECTION ITEMS:

FINAL INSPECTION 28-116.2.4.2, BC 110.5
DIRECTIVE 14 OF 1975,
AND 1 RCNY § 101-10

EXCEPTIONS:

- THE WORK MEETS THE CRITERIA OF NYC BC SECTION 1705.3 FOR EXCEPTION FROM THE REQUIREMENT OF SPECIAL INSPECTION OF "CONCRETE" AND IS HEREBY EXEMPTED AS SUCH. THE EXCEPTION APPLIES TO THE FOLLOWING:
 - NONSTRUCTURAL CONCRETE SLABS SUPPORTED DIRECTLY ON THE GROUND, INCLUDING PRESTRESSED SLABS ON GRADE, WHERE THE EFFECTIVE PRESTRESS IN THE CONCRETE IS LESS THAN 150 PSI (1.03 MPa).

ENERGY CODE PROGRESS INSPECTIONS: NONE

BUILDING IS AN INDIVIDUAL LANDMARK BUILDING: KINGS COUNTY SAVING BANK | LP-0165, DESIGNATION DATE: MARCH 15, 1966

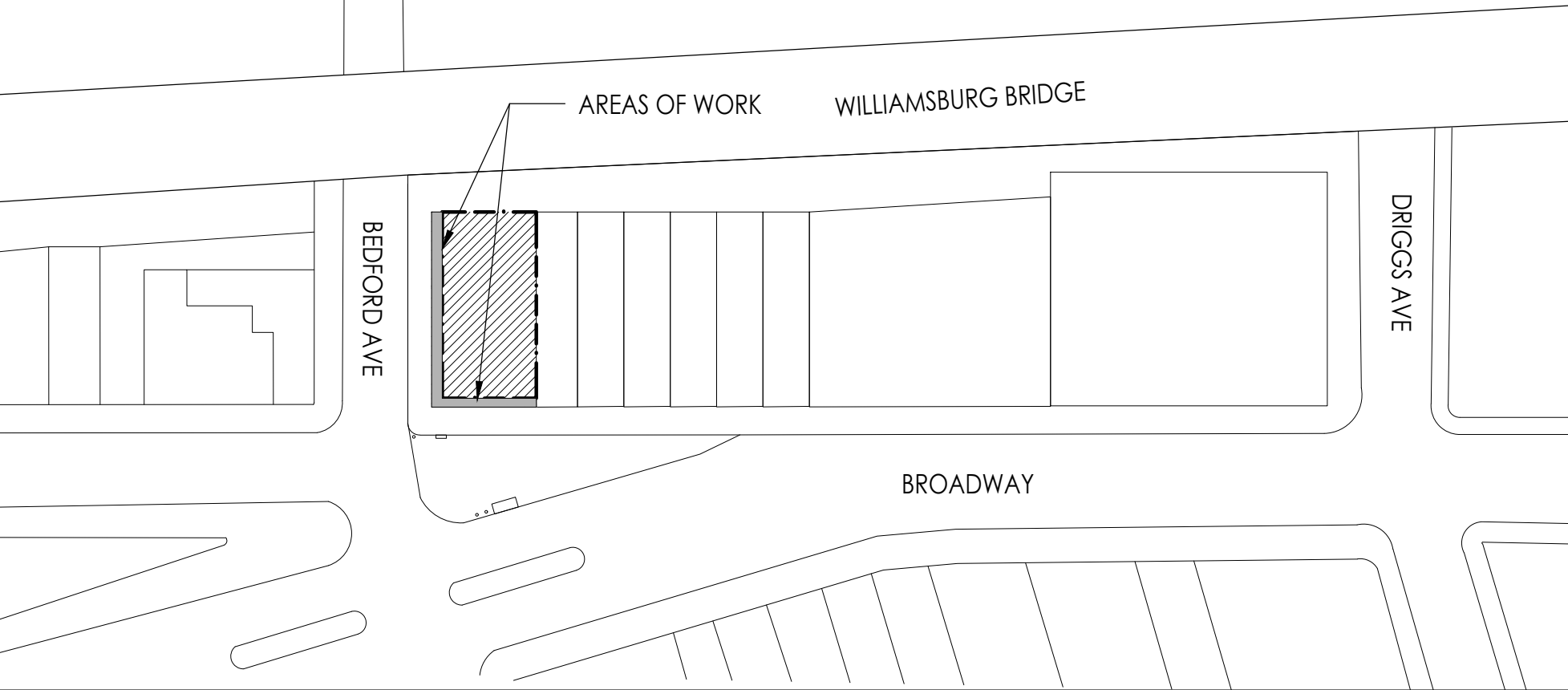
APPLICABLE CODES

N.Y.C. BUILDING CODE: 1968
N.Y.C.E.C.C.: 2022 INCLUDING LATEST UPDATES
ACCESSIBILITY: 2022 N.Y.C. BUILDING CODE, CHAPTER 11 & 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

APPLICATIONS FILED IN CONJUNCTION WITH THIS WORK:

ITEM	REF#
1. LANDMARKS PRESERVATION COMMISSION	PENDING

BUILDING INFORMATION



WORK PROPOSED ALONG GROUND LEVEL, NO SIDEWALK SHED REQUIRED.

DRAWING INDEX

SHEET NO.	SHEET NAME	09/12/25 ISSUED FOR SD	11/7/25 STRUCTURAL COORDINATION	11/21/25 ISSUED FOR CLIENT REVIEW	12/4/25 ISSUED FOR LPC FILING	03/20/26 ISSUED FOR CLIENT REVIEW	04/14/26 ISSUED FOR LPC MCL	06/09/26 CB1 PUBLIC HEARING

GENERAL SHEETS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			</
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ARCHITECTURAL									
A-100.00	EXISTING/REMOVALS & PROPOSED GROUND FLOOR PLANS								
A-101.00	EXISTING/ REMOVALS & PROPOSED ENLARGED PLAN:GROUND FLOOR		●	●	●	●	●	●	●
A-102.00	EXISTING/ REMOVALS & PROPOSED ENLARGED PLAN: GROUND FLOOR		●	●	●	●	●	●	●
A-201.00	EXISTING & PROPOSED ELEVATIONS								
A-301.00	EXTERIOR RAMP SECTIONS								
A-302.00	EXTERIOR RAMP AND GATE SECTIONS		●						
A-401.00	BALUSTRADE RESTORATION DETAIL, PHOTOS, & AXON								
A-501.00	CONCRETE, STEEL & SUBMITTAL NOTES		●						
A-502.00	EXTERIOR CONCRETE RAMP & STAIR SECTIONS								
A-503.00	TYPICAL CONCRETE DETAILS & HANDRAIL PHOTO REFERENCES								

KEY PLAN:



REV.	DATE	DESCRIPTION	DRAWN BY
	06/09/26	CB1 PUBLIC HEARING	JB
	04/14/26	ISSUED FOR LPC MCL	JB
	03/20/26	ISSUED FOR CLIENT REVIEW	JB
	12/4/25	ISSUED FOR LPC FILING	JB
	11/21/25	ISSUED FOR CLIENT REVIEW	JB
	11/7/25	STRUCTURAL COORDINATION	JB
	09/12/25	ISSUED FOR SD	JB

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
LIMITED BALUSTRADE RESTORATION & ADA-RAMP INSTALLATION

PROJECT LOCATION:
**135 BROADWAY
BROOKLYN, NY 11211**

SHEET TITLE:
TITLE SHEET

RAND JOB #:	M250710
SCALE:	AS NOTED
DATE:	6/8/2026
DRAWING BY:	JB
REVIEWED BY:	MK/ML
NUMBER OF SHEETS:	1 OF 17

SHEET NO.:

T-001.00

ADA DIAGRAMS

ADA NOTES:

RAND

ENGINEERING & ARCHITECTURE, DPC

159 WEST 25TH STREET

NEW YORK, NY 10001

TEL. (212) 675-8844

BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM

BUILDING MANAGEMENT:
TERRANCE LINDALL
135 BROADWAY
BROOKLYN, NY, 11211
(917) 648-429

- IT IS THE INTENT OF THE OWNER FOR THE COMPLETED PROJECT TO CONFORM TO CHAPTER 11 OF THE APPLICABLE NYC BC, ANSI A117.1, THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FAIR HOUSING ACT. IF THE OWNER OR ANY OF ITS REPRESENTATIVES DIRECTS THE CONTRACTOR TO INSTALL PRODUCTS IN LOCATIONS OR A MANNER THAT CONFLICTS WITH REQUIREMENTS OF THIS SHEET, OTHER CONTRACT DOCUMENTS OR CITED ACCESSIBILITY CODES OR PUBLICATIONS, CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IN WRITING BEFORE COMPLYING WITH SUCH DIRECTIONS.
- THE DIAGRAMS ON THIS SHEET DEMONSTRATE THE SPECIFIC REQUIREMENTS OF THE ACCESSIBILITY REGULATIONS AND IS INTENDED ONLY AS AN AID FOR CONSTRUCTION.
- THE PURPOSE OF THIS SHEET IS TO SHOW DIAGRAMMATICALLY INSTALLATION DIMENSIONS THAT MAY NOT BE SHOWN ELSEWHERE IN THE DRAWINGS. WHERE DIMENSIONS ELSEWHERE IN THE DRAWINGS CONFLICT WITH DIMENSIONS ON THIS SHEET, CONTACT THE ARCHITECT.
- DIAGRAMS ARE SCALED TO 1/4" = 1'-0" UON.
- ALL DRAWINGS THAT ARE MEASURED FROM A WALL OR FLOOR SURFACE ARE MEASURED FROM THE FINISHED SURFACE UON.
- CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING.
- DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP WHEN OPENED AT 90-DEGREES.
- THERE SHALL BE A FLOOR/ LANDING ON EACH SIDE OF A DOOR. THE LANDING ON EACH SIDE SHALL BE LEVEL (1:48/2% MAXIMUM). THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAT ONE UNIT VERTICAL TO TWO UNITS HORIZONTAL. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.
- GC TO PROVIDE REINFORCEMENT AT ALL LOCATIONS TO RECEIVE GRAB BARS, ALL WALL MOUNTED PLUMBING FIXTURES, AND ALL WALL MOUNTED ACCESSORIES.

KEY PLAN:

06/09/26	CB1 PUBLIC HEARING	JB
04/14/26	ISSUED FOR LPC MCL	JB
03/20/26	ISSUED FOR CLIENT REVIEW	JB
12/4/25	ISSUED FOR LPC FILING	JB
11/21/25	ISSUED FOR CLIENT REVIEW	JB
09/12/25	ISSUED FOR SD	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
LIMITED BALUSTRADE RESTORATION & ADA-RAMP INSTALLATION

PROJECT LOCATION:
**135 BROADWAY
BROOKLYN, NY 11211**

SHEET TITLE:
ADA DIAGRAMS & MOUNTING HEIGHTS

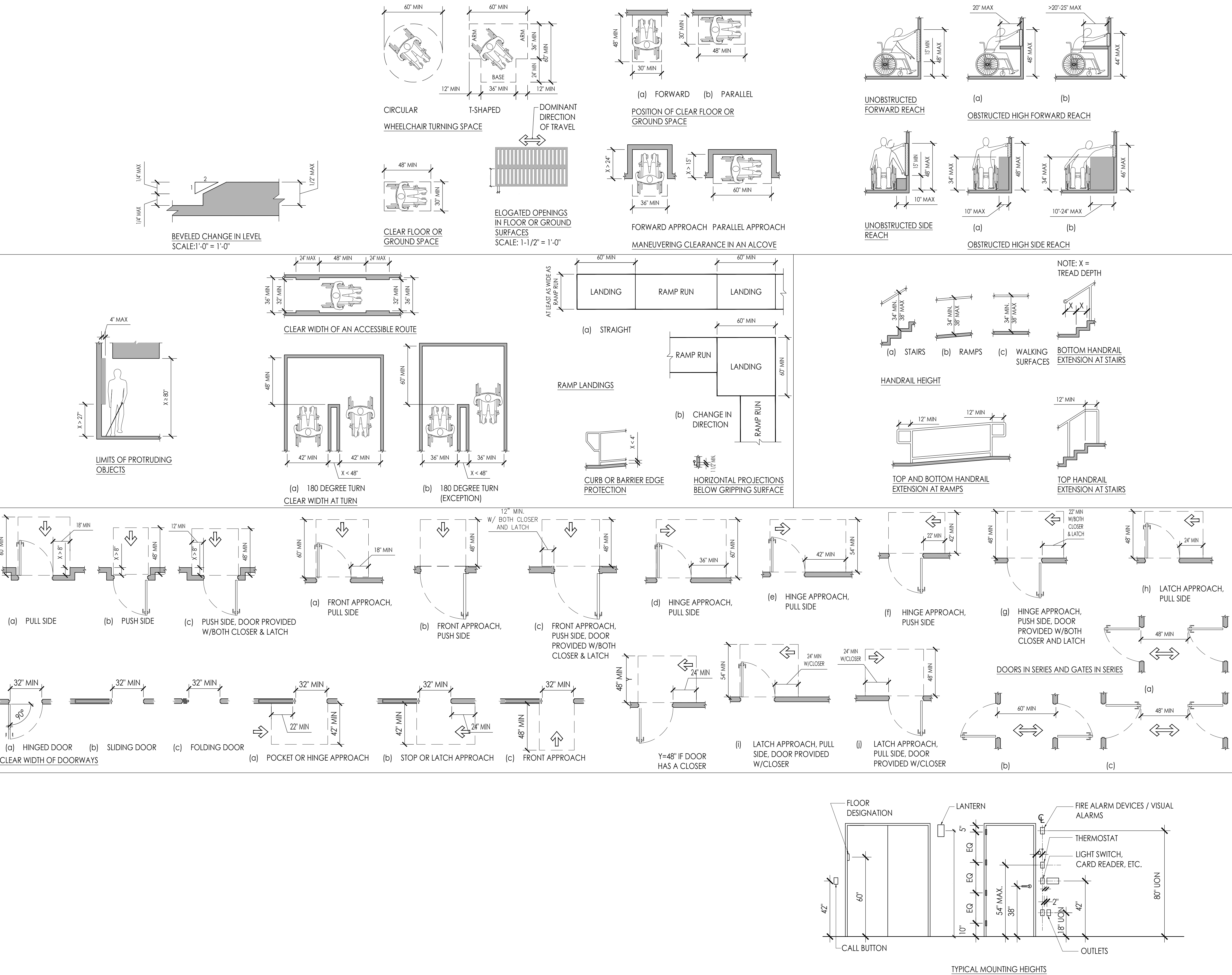
DOB NOW #:
#####

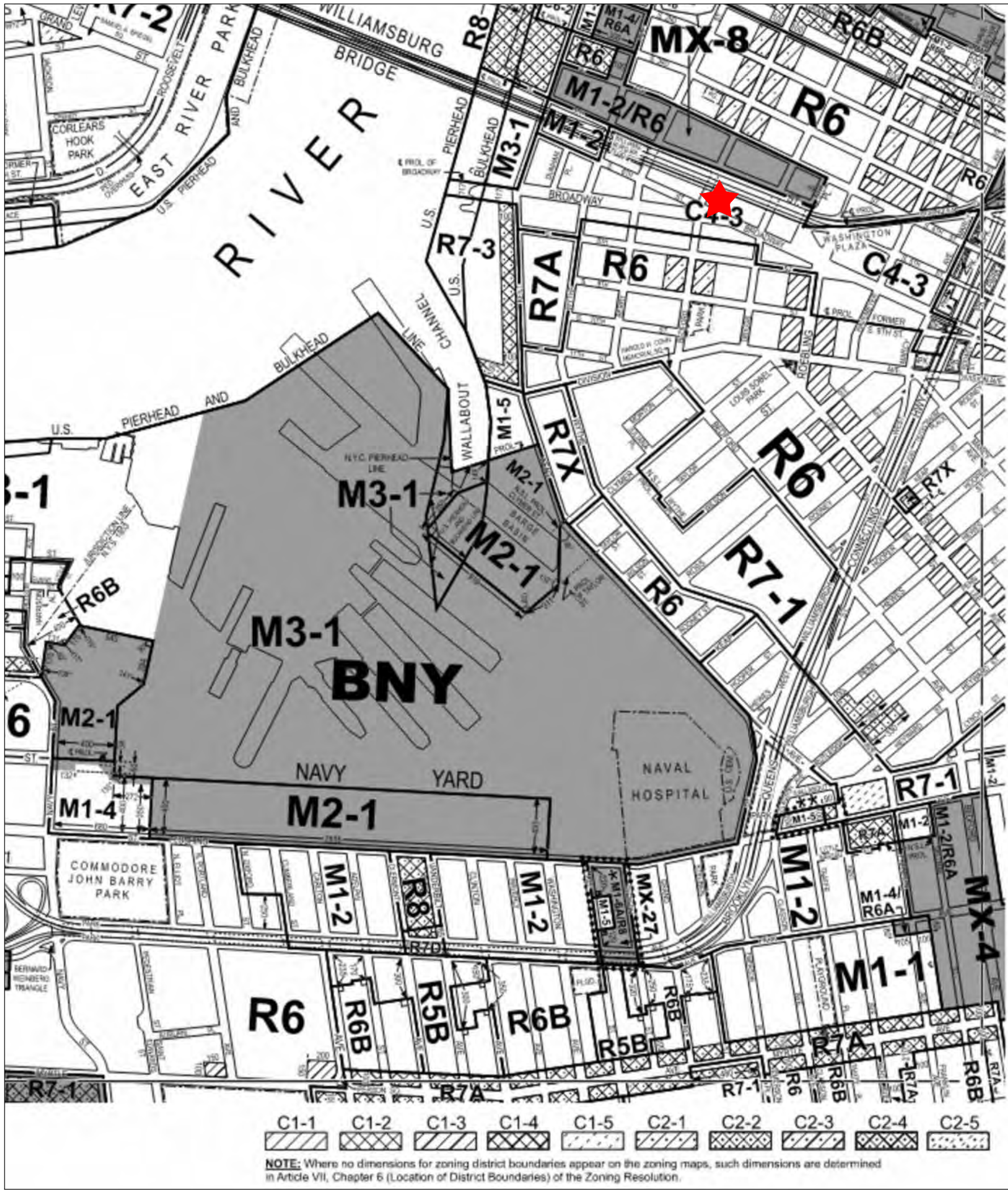
DOB STAMP:

RAND JOB #: M250710
SCALE: AS NOTED
DATE: 6/8/2026
DRAWING BY: JB
REVIEWED BY: MK/ML
NUMBER OF SHEETS: 2 OF 17

SHEET NO.:

G-001.00





★ LOCATION OF BUILDING

3 ZONING MAP (MAP 12d)
NEW YORK CITY ZONING & LAND USE (ZOLA)

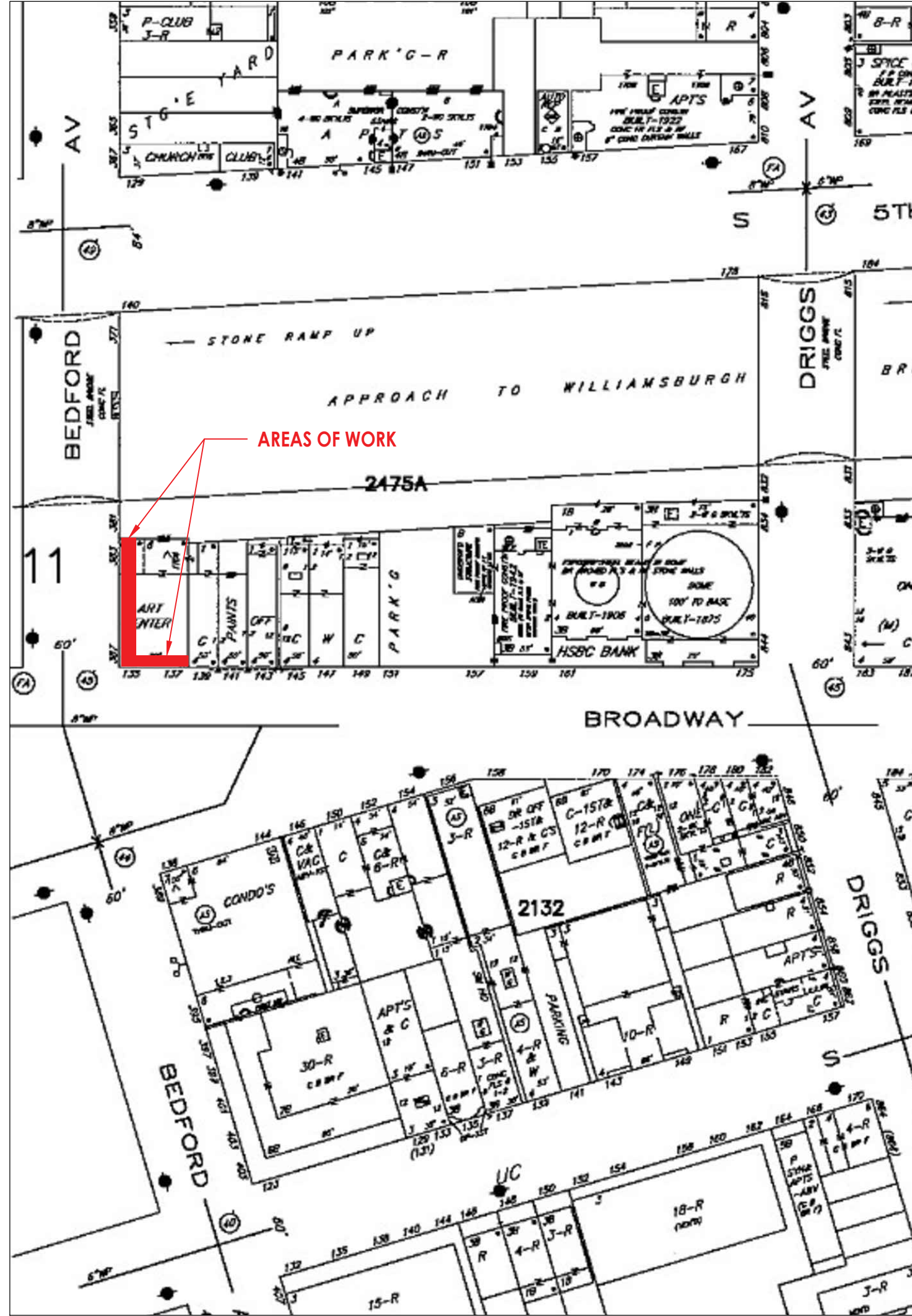
GENERAL PROJECT INFORMATION

BLOCK:	2457
LOT:	45
BOROUGH:	BROOKLYN
MAP #:	12D
ZONING DISTRICT:	C4-3
OCCUPANCY CLASS:	COM
CONSTRUCTION CLASS:	1
LANDMARK:	INDIVIDUAL LANDMARK



2 CORNER OF BROADWAY AND BEDFORD AVENUE
FACING SOUTHWEST

PROPERTY INFORMATION	
INDIVIDUAL LANDMARK	YES
HISTORIC DISTRICT	NO
INTERIOR LANDMARK	NO
SCENIC LANDMARK	NO
CALENDARED	NO
CNE/PMW/COFA	COFA
DOB PERMIT REQUIRED	YES
FASTRACK	NO
XCNE	NO
HISTORIC PHOTOS	YES, SEE G-002.00 TO G-006.00
DATE OF CONSTRUCTION	1868
ARCHITECTURAL STYLE	FRENCH SECOND EMPIRE
ARCHITECT/BUILDER	KING AND WILCOX
MATERIALS	MASONRY, STONE AND IRON WORK
SIGNIFICANT ARCHITECTURAL FEATURES	135 BROADWAY IS A 4-STORY BUILDING WITH MANSARD ROOF OF THE FRENCH SECOND EMPIRE PERIOD WITH ONE OVER ONE DOUBLE HUNG WINDOWS. THIS FORMER BANK (KINGS COUNTY SAVINGS BANK) IS CONSTRUCTED WITH MASONRY WALLS AND LIGHT-COLORED SANDSTONE WITH ORNATE STONE CARVED KEYSTONE BLOCKS AND ARCHITECTURAL DETAILS. THE MAIN ENTRANCE DOORWAY IS ACCENTED BY A PROJECTING ENTRANCE PORTICO WITH ELABORATE CARVINGS AT THE PEDIMENT AND ORNATE BRACKETED CORNICE CROWNS THE BUILDING'S FOURTH FLOOR. A CAST IRON BALUSTRADE FLANKS AND WRAPS AROUND THE BUILDING ON THE PROPERTY LINE.



1 SANBORN MAP
NTS

PROJECT DESCRIPTION

THE PROPOSED SCOPE OF WORK INCLUDES THE REPAIR AND RESTORATION OF THE EXISTING CAST-IRON BALUSTERS (FENCE) AT SIDEWALK LEVEL, WHICH WRAP AROUND THE BUILDING'S CORNER ALONG THE SOUTH (PRIMARY) FAÇADE FACING BROADWAY, AND CONTINUE ALONG THE WEST-FACING ELEVATION ALONG BEDFORD AVENUE. THE WORK ALSO INCLUDES RECONSTRUCTING MISSING BALUSTRADE SECTIONS USING NEW CAST-IRON BALUSTERS AND RAILINGS, OR FIBERGLASS CASTINGS MOLDED FROM THE EXISTING PROFILES TO MATCH, WITH A NEW PAINT FINISH (COLOR: BLACK, TBD).

ADDITIONAL WORK INCLUDES REPLACEMENT OF THE SIDE ENTRANCE DOUBLE DOORS WITH NEW WOOD DOORS AND INSTALLATION OF INTEGRAL DOOR ACTUATORS, CONSTRUCTION OF A NEW ADA-COMPLIANT CONCRETE RAMP, STEPS, AND LANDING BETWEEN THE BUILDING AND THE CAST-IRON FENCE AT THE SIDE ENTRANCE; INSTALLATION OF NEW METAL RAILINGS; RESTORATION OR REPLICATION OF TWO FORMER LAMP POSTS AT THE EXISTING NEWEL POSTS (TO BE FABRICATE USING REMAINING COMPONENTS) AT THE SIDE ENTRANCE LANDING; INSTALLATION OF THREE NEW METAL GATES; AND PLACEMENT OF NEW FREESTANDING PLANTERS.

DOB NOW #: #####	RAND JOB #: M250710
	SCALE: AS NOTED
DOB STAMP:	DATE: 6/8/2026
	DRAWING BY: JB
	REVIEWED BY: MK/ML
	NUMBER OF SHEETS: 3 OF 17

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N

D

ENGINEERING & ARCHITECTURE, DPC
159 WEST 25TH STREET
NEW YORK, NY 10001
TEL. (212) 675-8844

BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM
BUILDING MANAGEMENT:
TERRANCE LINDALL
135 BROADWAY
BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:

06/09/26	CB1 PUBLIC HEARING	JB
04/14/26	ISSUED FOR LPC MCL	JB
03/20/26	ISSUED FOR CLIENT REVIEW	JB
12/4/25	ISSUED FOR LPC FILING	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
LIMITED BALUSTRADE
RESTORATION & ADA-
RAMP INSTALLATION

PROJECT LOCATION:
135 BROADWAY
BROOKLYN, NY 11211

SHEET TITLE:
LPC FILING
INFORMATION (1 OF 5)

G-002.00



BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM

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KEY PLAN:



06/09/26	CB1 PUBLIC HEARING	JB
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REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:

LIMITED BALUSTRADE
RESTORATION & ADA-
RAMP INSTALLATION

PROJECT LOCATION:

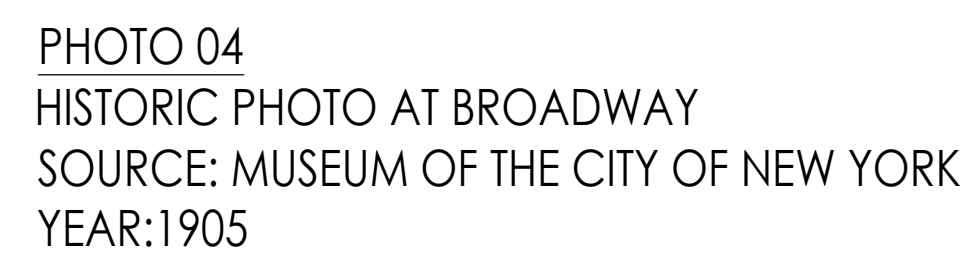
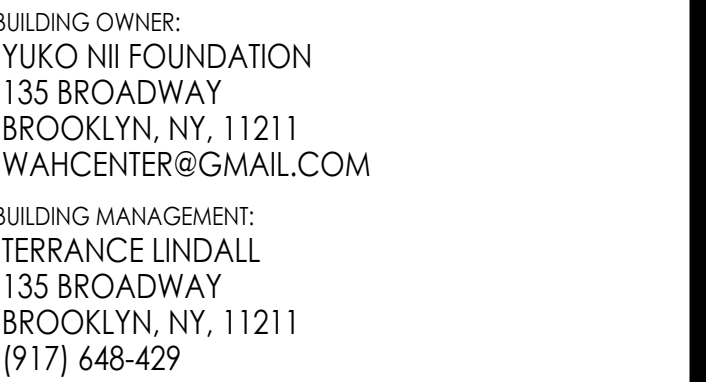
135 BROADWAY
BROOKLYN, NY 11211

SHEET TITLE:

LPC FILING
INFORMATION (2 OF 5)

DOB NOW #:	RAND JOB #:	M250710
#####	SCALE:	AS NOTED
DOB STAMP:	DATE:	6/8/2026
	DRAWING BY:	JB
	REVIEWED BY:	MK/ML
	NUMBER OF SHEETS:	4 OF 17
	SHEET NO.:	

G-003.00



KEY PLAN:



06/09/26	CB1 PUBLIC HEARING	JB
04/14/26	ISSUED FOR LPC MCL	JB
03/20/26	ISSUED FOR CLIENT REVIEW	JB
2/4/25	ISSUED FOR LPC FILING	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:

LIMITED BALUSTRADE
RESTORATION & ADA-
RAMP INSTALLATION

PROJECT LOCATION:
135 BROADWAY
BROOKLYN, NY 11211

SHEET TITLE:

LPC FILING
INFORMATION (3 OF 5)

DOB NOW #: #####	RAND JOB #:	M250710
	SCALE:	AS NOTED
	DATE:	6/8/2026
	DRAWING BY:	JB
	REVIEWED BY:	MK/ML
DOB STAMP:	NUMBER OF SHEETS:	5 OF 17

SHEET NO.: **G-004.00**

BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM

BUILDING MANAGEMENT:
TERRANCE LINDALL
135 BROADWAY
BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:		
N		

06/09/26	CB1 PUBLIC HEARING	JB
04/14/26	ISSUED FOR LPC MCL	JB
03/20/26	ISSUED FOR CLIENT REVIEW	JB
12/4/25	ISSUED FOR LPC FILING	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
LIMITED BALUSTRADE
RESTORATION & ADA-
RAMP INSTALLATION

PROJECT LOCATION:
135 BROADWAY
BROOKLYN, NY 11211

SHEET TITLE:
LPC FILING
INFORMATION (4 OF 5)

DOB NOW #: #####	RAND JOB #: M250710
	SCALE: AS NOTED
	DATE: 6/8/2026
	DRAWING BY: JB
	REVIEWED BY: MK/ML
	NUMBER OF SHEETS: 6 OF 17

SHEET NO.:
G-005.00



PHOTO 10
AT SIDE BUILDING ENTRANCE FACING WEST



PHOTO 09
AT SIDE BUILDING ENTRANCE FACING SOUTH

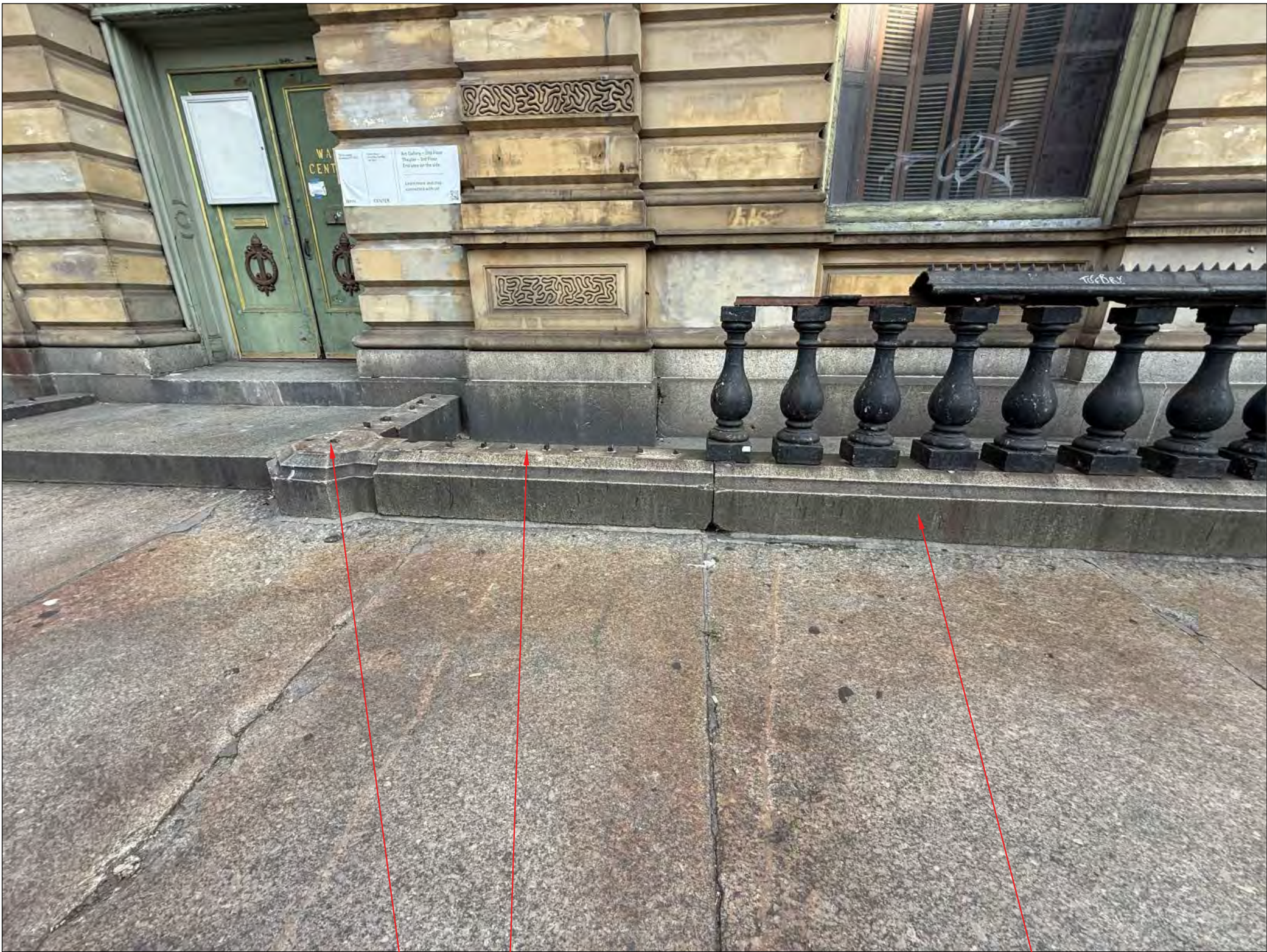
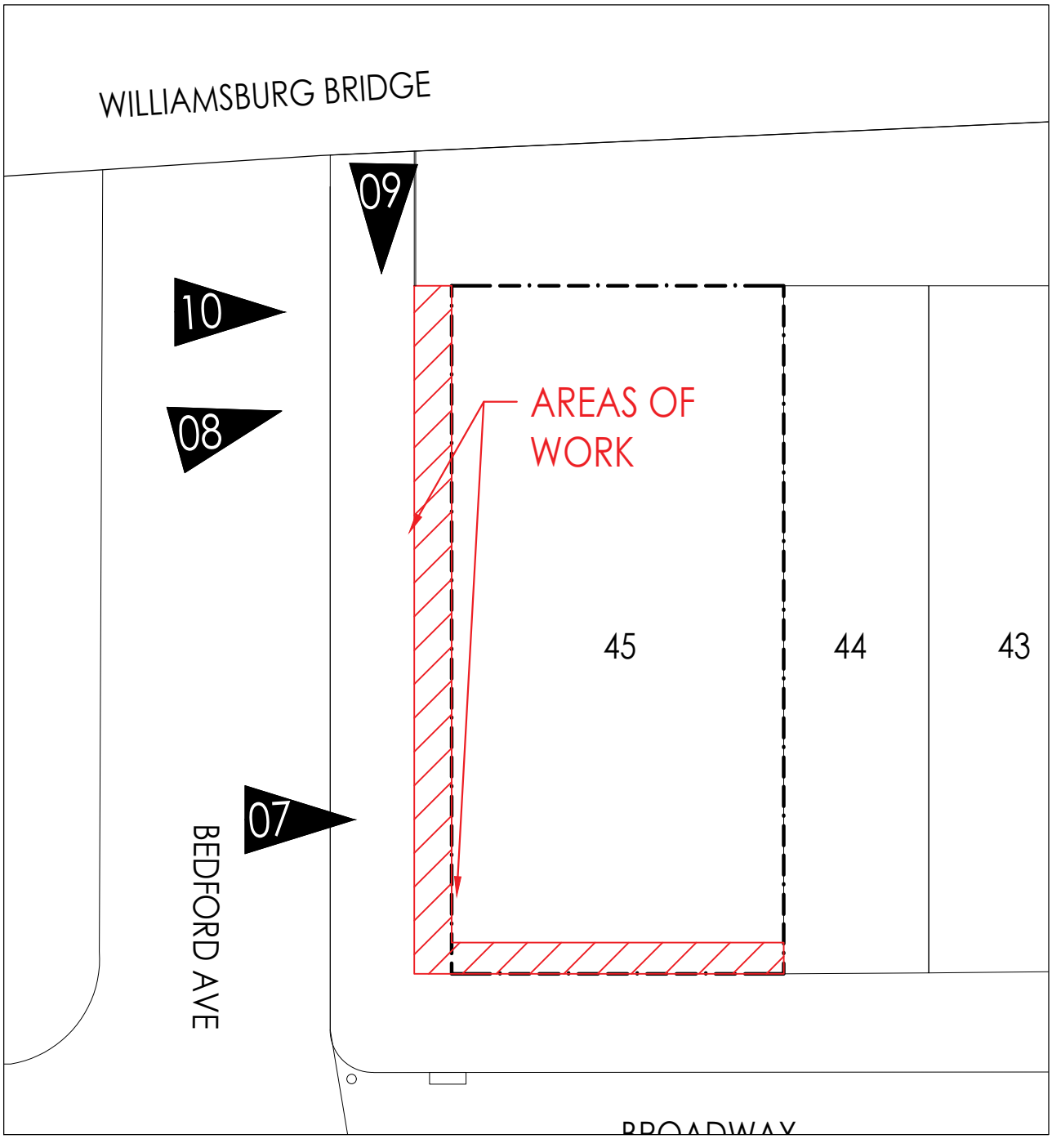


PHOTO 08
AT SIDE BUILDING ENTRANCE FACING WEST



PHOTO 07
CLOSE-UP VIEW OF EXISTING CAST IRON BALUSTERS



KEY PLAN
NTS



— FREESTANDING PLANTERS (SIM TO THE
ONES AT WILLIAMSBURGH SAVINGS BANK)



REMOVE TEMPORARY
SIGNAGE AND WOOD
BARRICADE



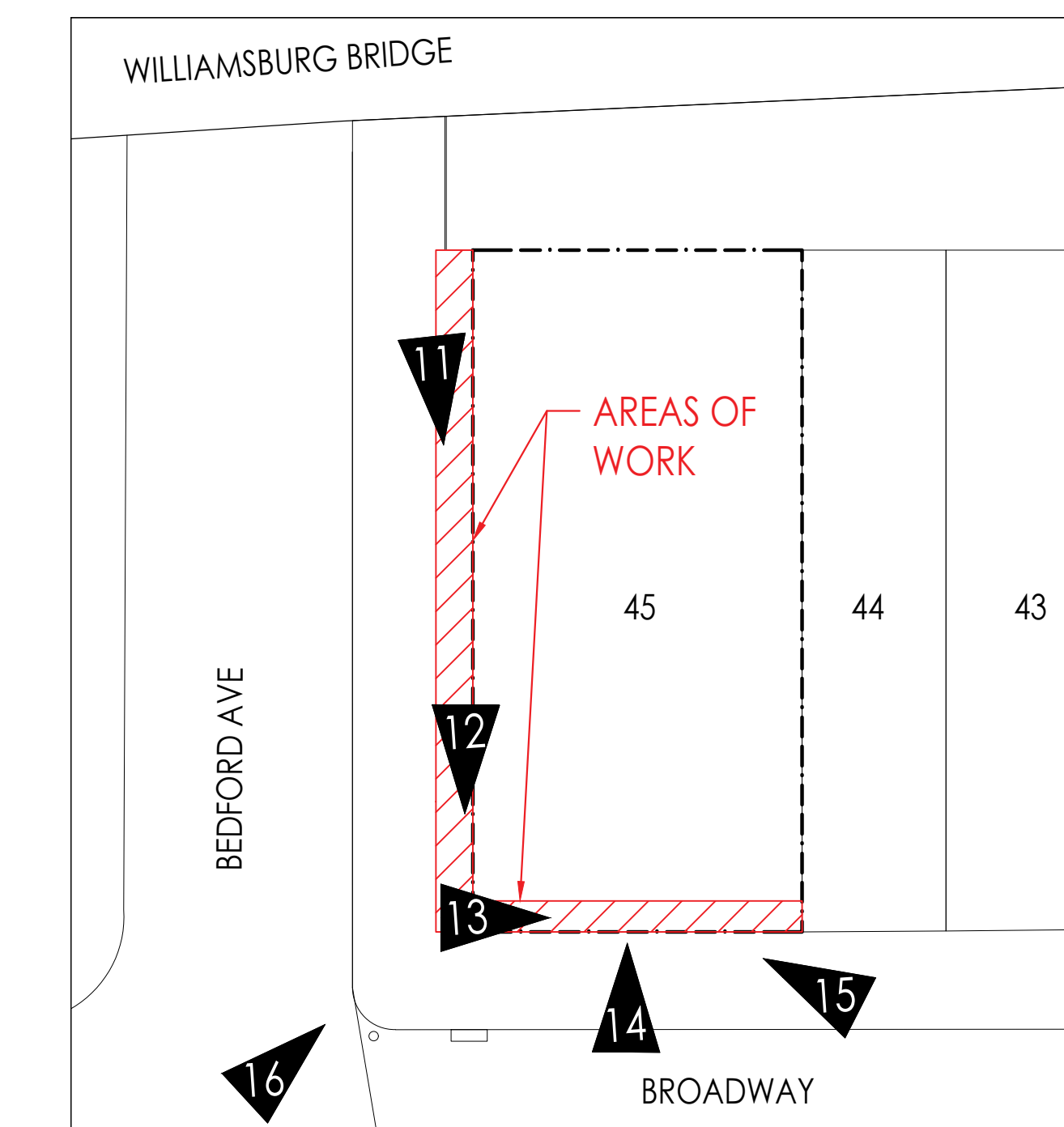
- INSTALL REFURBISHED OR RESTORED MISSING CAST IRON BALLUSTERS AND RAILING ON EXISTING OR NEW STONE CURBS.CLEAN, REPAIR AND FILL IN CRACKED STONE AT EXISTING BALLUSTER CURB



- REMOVE EXISTING BROKEN STONE STEP AND REPLACE WITH NEW SOLID STONE (GRANITE) STEP



- REMOVE EXISTING HOSE BIB
- INSTALL NEW FROST-PROOF
- HOSE BIB LOCATION TBD



KEY PLAN

DOB NOW #: #####	RAND JOB #:	M250710
	SCALE:	AS NOTED
	DATE:	6/8/2026
	DRAWING BY:	JB
	REVIEWED BY:	MK/ML
DOB STAMP:	NUMBER OF SHEETS:	7 OF 17

G-006.00

BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM

BUILDING MANAGEMENT:
TERRANCE LINDALL
135 BROADWAY
BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN

06/09/26	CB1 PUBLIC HEARING		JB
04/14/26	ISSUED FOR LPC MCL		JB
03/20/26	ISSUED FOR CLIENT REVIEW		JB
12/4/25	ISSUED FOR LPC FILING		JB
REV.	DESCRIPTION		DRA

SEAL & SIGNATURE

PROJECT DESCRIPTION:

LIMITED BALUSTRADE
RESTORATION & ADA-
RAMP INSTALLATION

PROJECT LOCATION:
135 BROADWAY
BROOKLYN, NY 11211

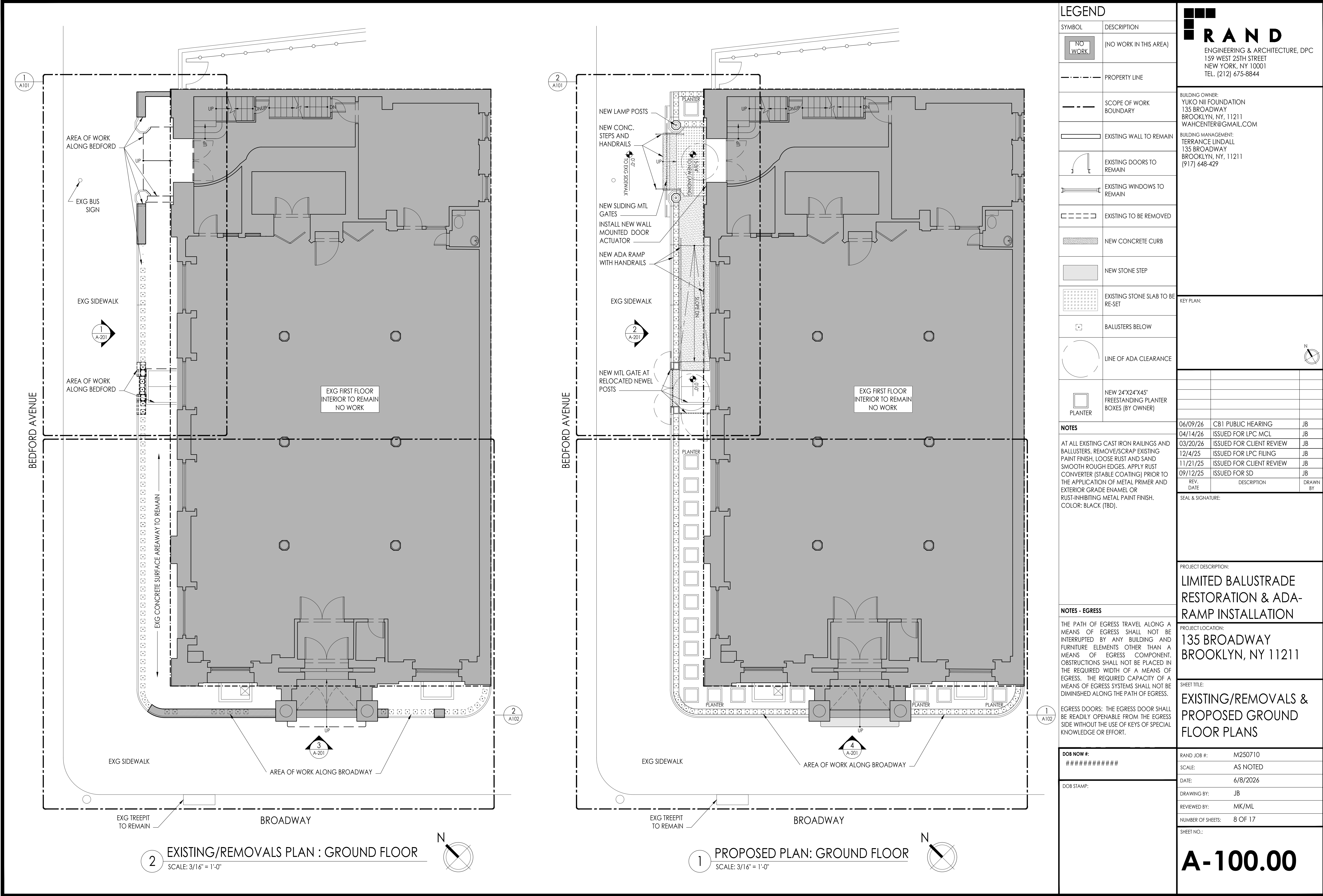
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LPC FILING
INFORMATION (5 OF 5)

DOB NOW #:
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DOB STAMP

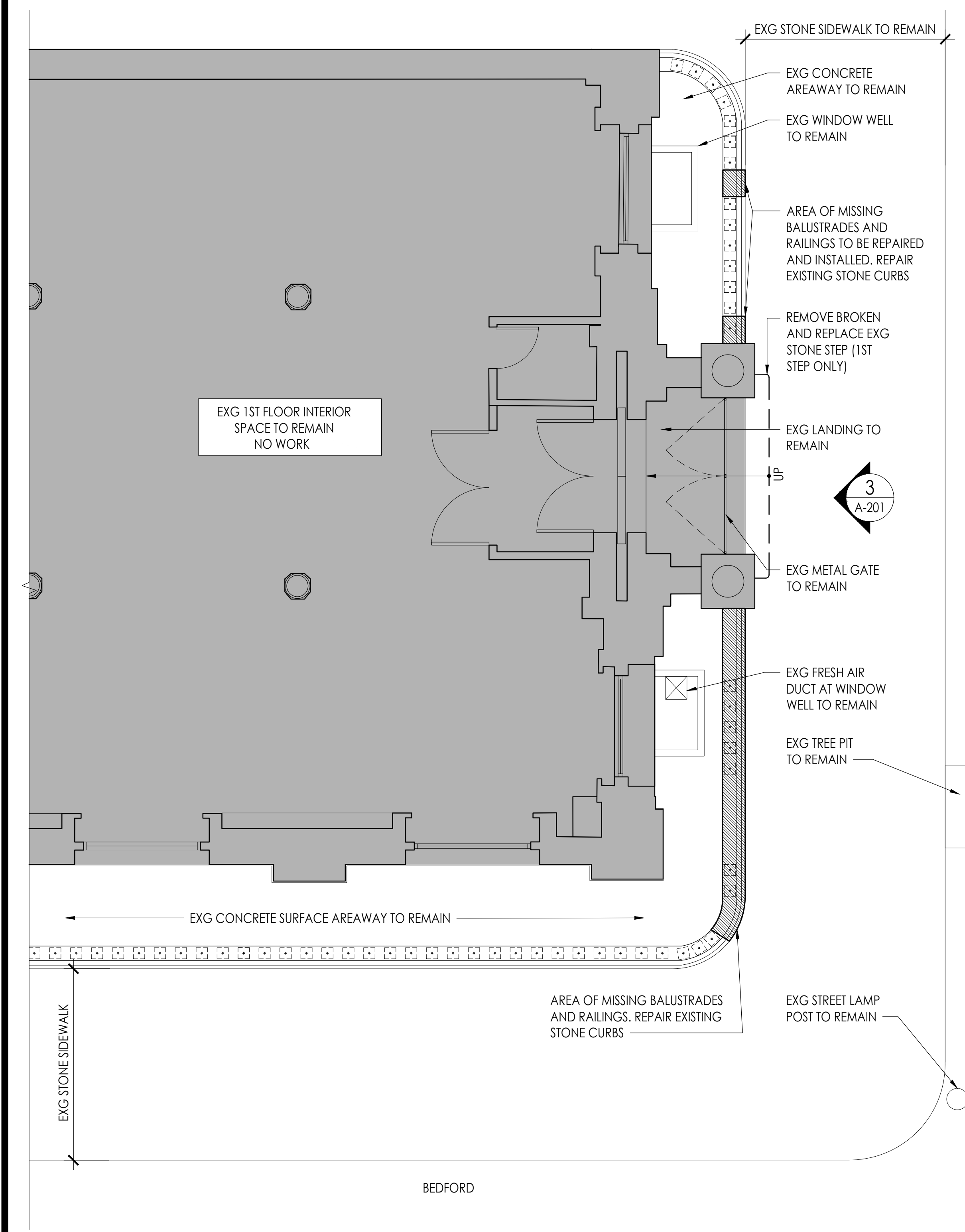
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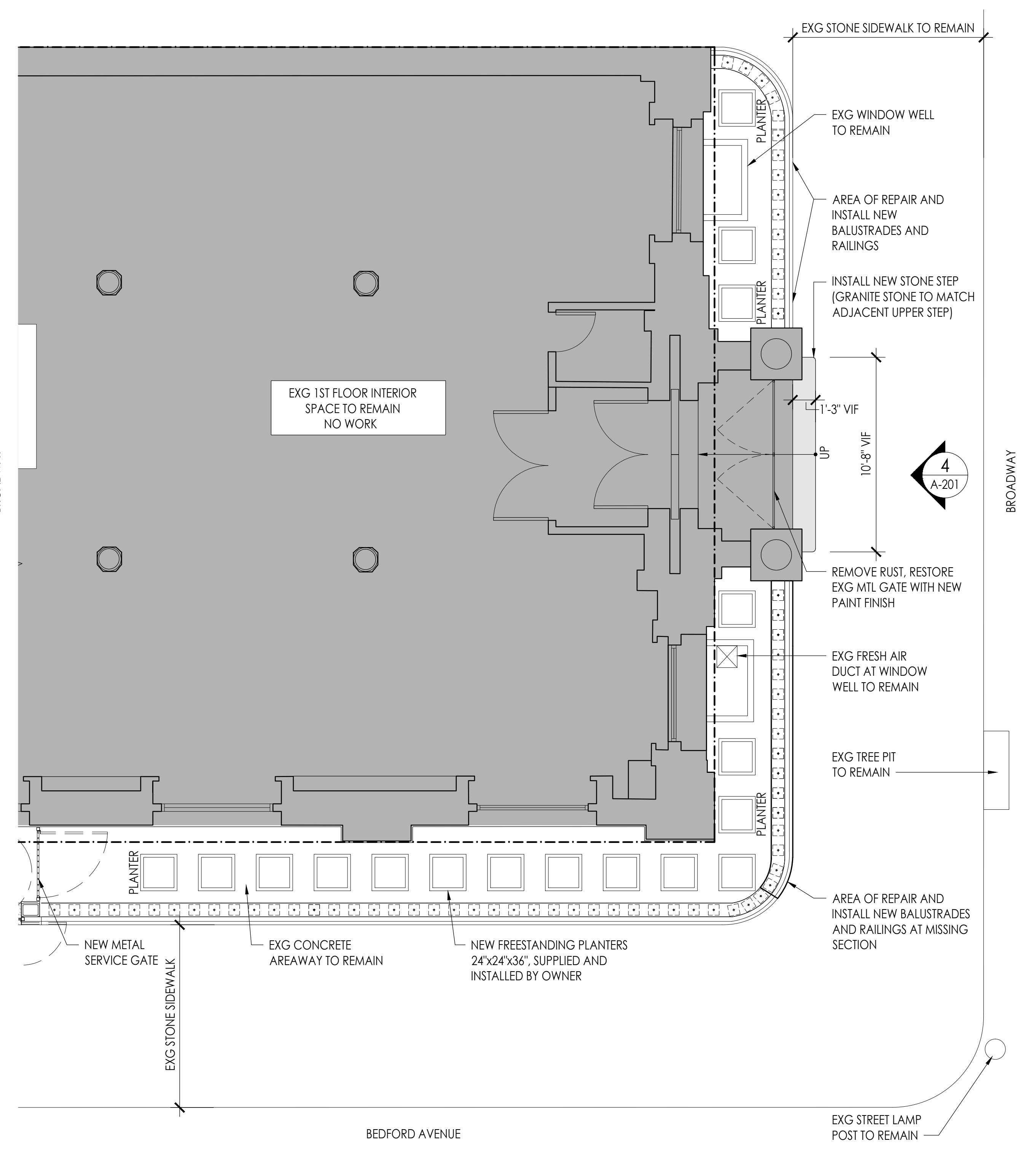


SHEET NO.:

A-101.00



2 EXISTING/REMOVALS ENLARGED PLAN: GROUND FLOOR FRONT ENTRANCE
SCALE: 1/4" = 1'-0"



1 PROPOSED ENLARGED PLAN: GROUND FLOOR FRONT ENTRANCE
SCALE: 1/4" = 1'-0"

LEGEND	
SYMBOL	DESCRIPTION
	(NO WORK IN THIS AREA)
	PROPERTY LINE
	SCOPE OF WORK BOUNDARY
	EXISTING WALL TO REMAIN
	EXISTING DOORS TO REMAIN
	EXISTING WINDOWS TO REMAIN
	EXISTING TO BE REMOVED
	NEW CONCRETE CURB
	NEW STONE STEP
	EXISTING STONE SLAB TO BE RE-SET
	BALUSTERS BELOW
	LINE OF ADA CLEARANCE
	NEW 24"x24"x45" FREESTANDING PLANTER BOXES (BY OWNER)

NOTES		
AT ALL EXISTING CAST IRON RAILINGS AND BALUSTERS, REMOVE/SCRAP EXISTING PAINT FINISH, LOOSE RUST AND SAND SMOOTH ROUGH EDGES. APPLY RUST CONVERTER (STABLE COATING) PRIOR TO THE APPLICATION OF METAL PRIMER AND EXTERIOR GRADE ENAMEL OR RUST-INHIBITING METAL PAINT FINISH. COLOR: BLACK (TBD).		

NOTES - EGRESS

THE PATH OF EGRESS TRAVEL ALONG A MEANS OF EGRESS SHALL NOT BE INTERRUPTED BY ANY BUILDING AND FURNITURE ELEMENTS OTHER THAN A MEANS OF EGRESS COMPONENT. OBSTRUCTIONS SHALL NOT BE PLACED IN THE REQUIRED WIDTH OF A MEANS OF EGRESS. THE REQUIRED CAPACITY OF A MEANS OF EGRESS SYSTEMS SHALL NOT BE DIMINISHED ALONG THE PATH OF EGRESS.

EGRESS DOORS: THE EGRESS DOOR SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS OF SPECIAL KNOWLEDGE OR EFFORT.

DOB NOW #:
#####

DOB STAMP:

ENGINEERING & ARCHITECTURE, DPC
159 WEST 25TH STREET
NEW YORK, NY 10001
TEL. (212) 675-8844

BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM

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135 BROADWAY
BROOKLYN, NY, 11211
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REV.	DATE	DESCRIPTION	DRAWN BY
06/09/26		CB1 PUBLIC HEARING	JB
04/14/26		ISSUED FOR LPC MCL	JB
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12/4/25		ISSUED FOR LPC FILING	JB
11/21/25		ISSUED FOR CLIENT REVIEW	JB
09/12/25		ISSUED FOR SD	JB

KEY PLAN:		

REV.	DATE	DESCRIPTION	DRAWN BY
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09/12/25		ISSUED FOR SD	JB

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
LIMITED BALUSTRADE RESTORATION & ADA-RAMP INSTALLATION

PROJECT LOCATION:
**135 BROADWAY
BROOKLYN, NY 11211**

SHEET TITLE:
EXISTING/ REMOVALS & PROPOSED ENLARGED PLAN: GROUND FLOOR

RAND JOB #:	M250710
SCALE:	AS NOTED
DATE:	6/8/2026
DRAWING BY:	JB
REVIEWED BY:	MK/ML
NUMBER OF SHEETS:	10 OF 17

SHEET NO.:
A-102.00

BUILDING OWNER:
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135 BROADWAY
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WAHCENTER@GMAIL.COM

BUILDING MANAGEMENT:
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KEY PLAN:



06/09/26	CB1 PUBLIC HEARING	JB
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03/20/26	ISSUED FOR CLIENT REVIEW	JB
02/11/25	ISSUED FOR CLIENT REVIEW	JB
12/4/25	ISSUED FOR LPC FILING	JB
11/21/25	ISSUED FOR CLIENT REVIEW	JB
09/12/25	ISSUED FOR SD	JB

REV.	DATE	DESCRIPTION	DRAWN BY
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SEAL & SIGNATURE:

PROJECT DESCRIPTION:

LIMITED BALUSTRADE RESTORATION & ADA-RAMP INSTALLATION

PROJECT LOCATION:

135 BROADWAY
BROOKLYN, NY 11211

SHEET TITLE:

EXISTING/REMOVALS & PROPOSED ELEVATION

DOB NOW #:
#####

DOB STAMP:

RAND JOB #:
M250710

SCALE:
AS NOTED

DATE:
6/8/2026

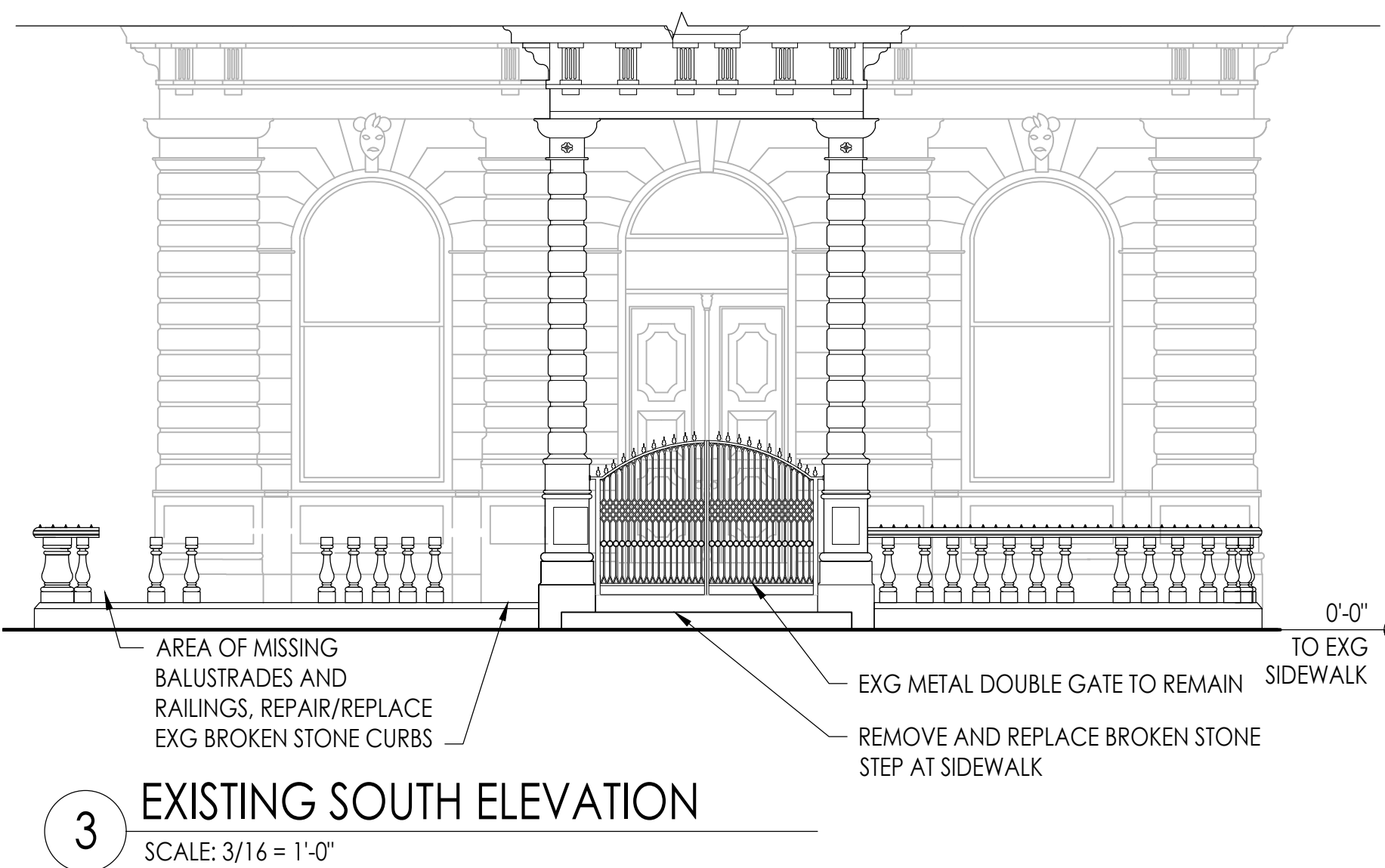
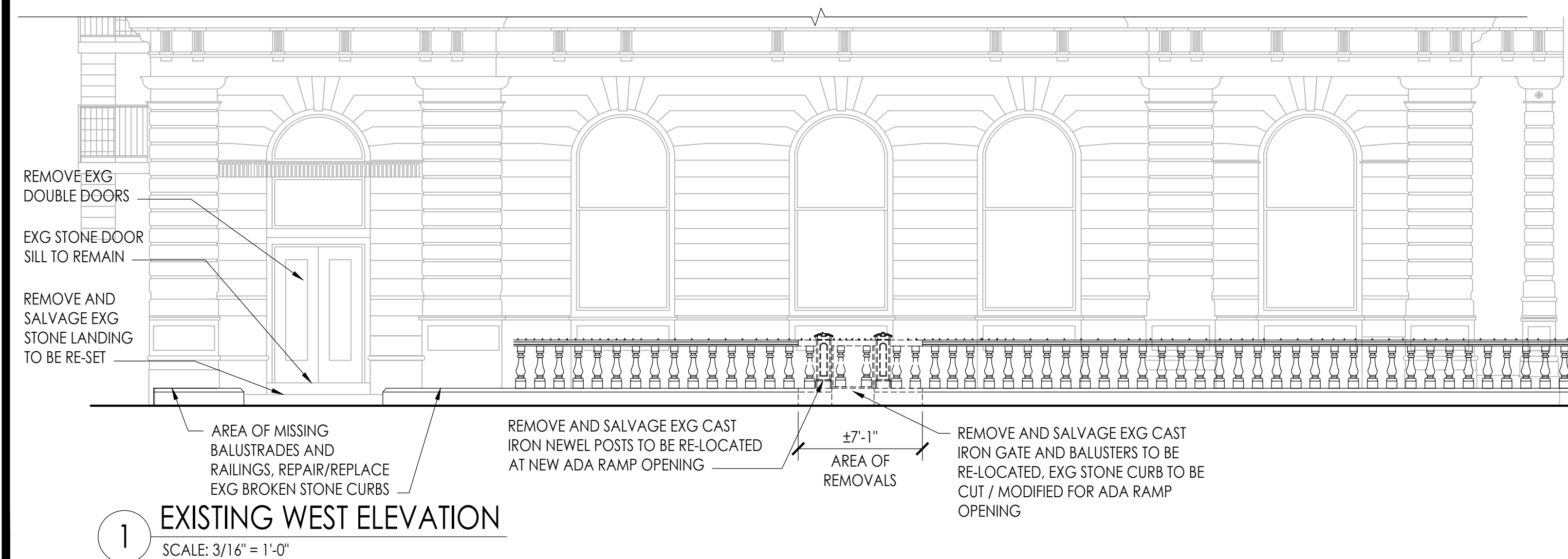
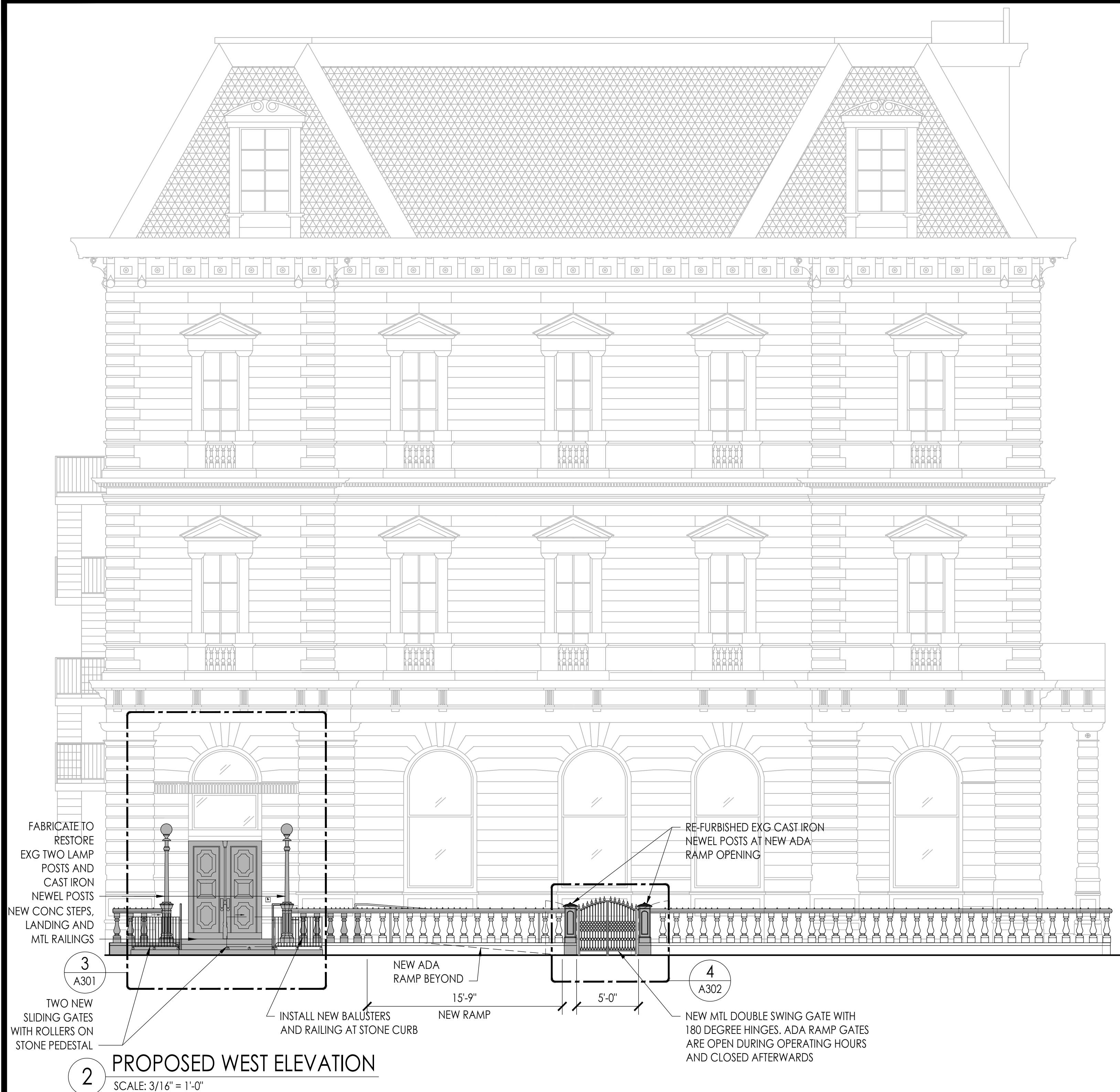
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JB

REVIEWED BY:
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NUMBER OF SHEETS:
11 OF 17

SHEET NO.:

A-201.00



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KEY PLAN:

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09/12/25	ISSUED FOR SD	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
**LIMITED BALUSTRADE
RESTORATION & ADA-
RAMP INSTALLATION**

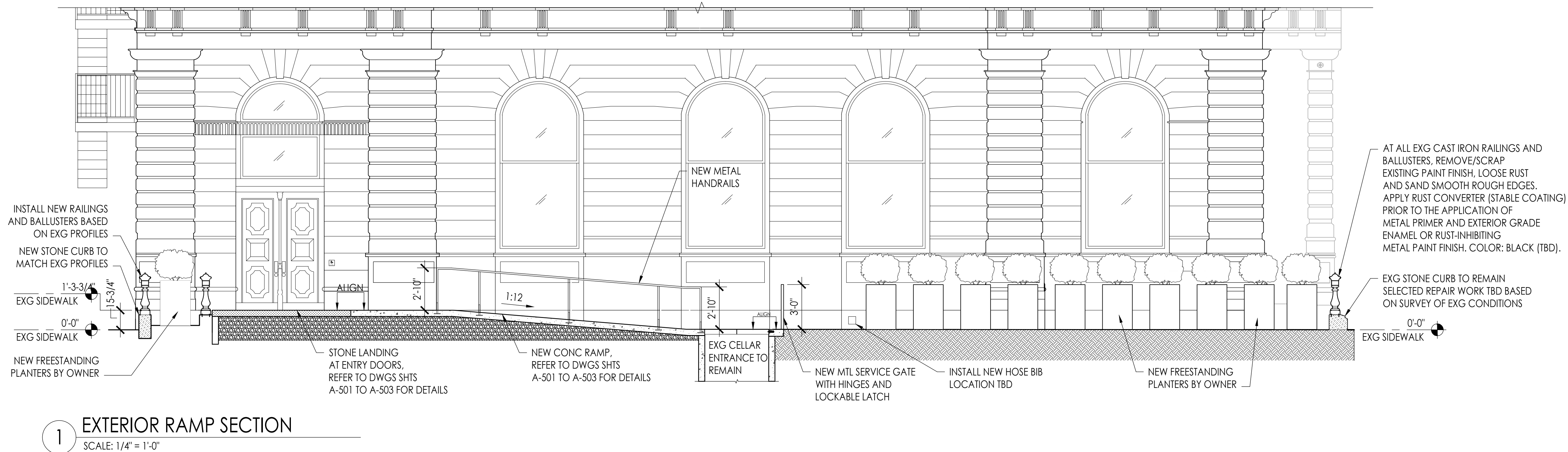
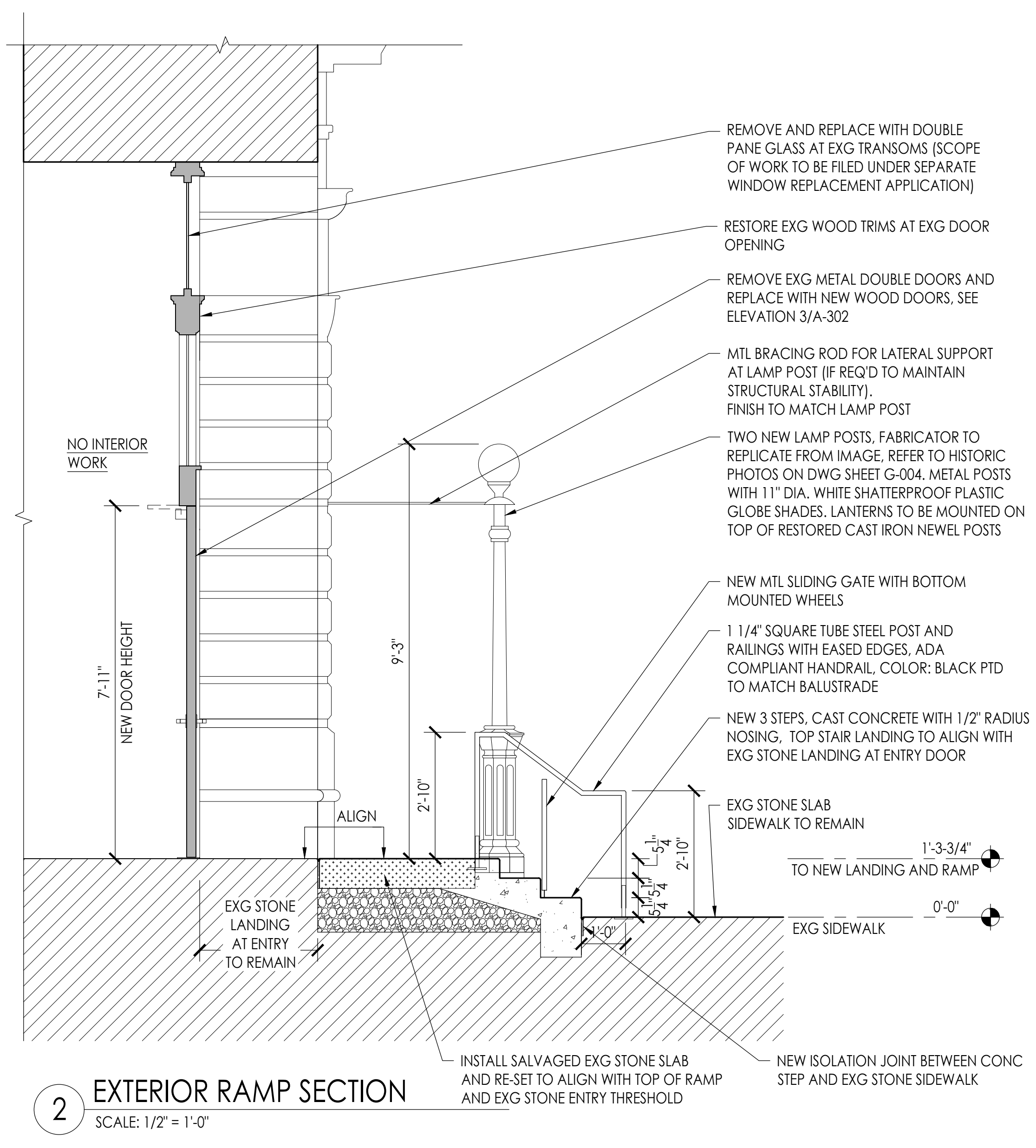
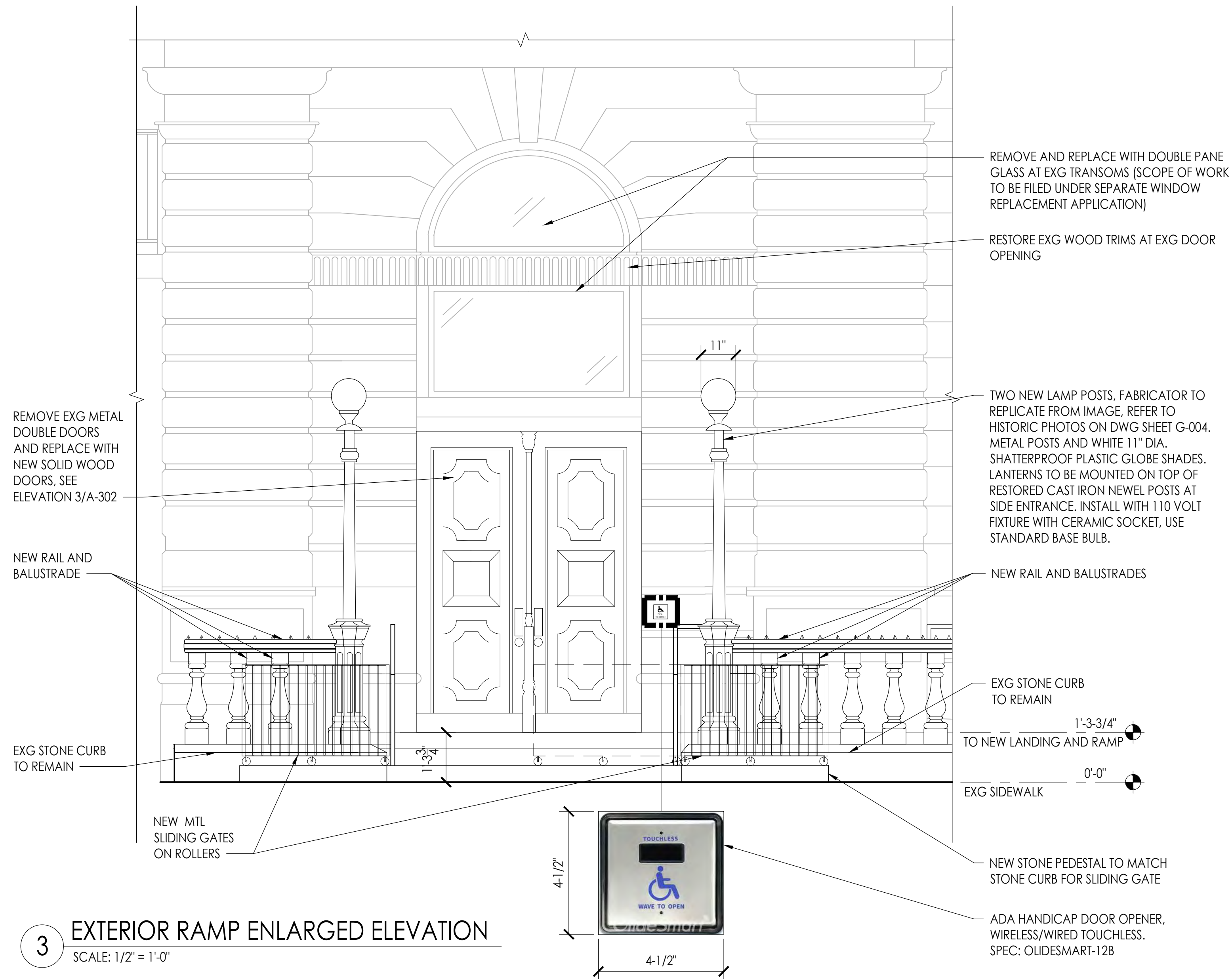
PROJECT LOCATION:
**135 BROADWAY
BROOKLYN, NY 11211**

SHEET TITLE:
**EXTERIOR RAMP
SECTIONS AND
ENLARGED ELEVATION**

DOB NOW #: #####	RAND JOB #: M250710
DOB STAMP:	SCALE: AS NOTED
	DATE: 6/8/2026
	DRAWING BY: JB
	REVIEWED BY: MK/ML
	NUMBER OF SHEETS: 12 OF 17

SHEET NO.:

A-301.00



BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
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BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:



06/09/26	CB1 PUBLIC HEARING	JB
04/14/26	ISSUED FOR LPC MCL	JB
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11/21/25	ISSUED FOR CLIENT REVIEW	JB
09/12/25	ISSUED FOR SD	JB

REV. DATE	DESCRIPTION	DRAWN BY
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SEAL & SIGNATURE:

PROJECT DESCRIPTION:
**LIMITED BALUSTRADE
RESTORATION & ADA-
RAMP INSTALLATION**

PROJECT LOCATION:
**135 BROADWAY
BROOKLYN, NY 11211**

SHEET TITLE:
**EXTERIOR RAMP AND
GATE SECTIONS**

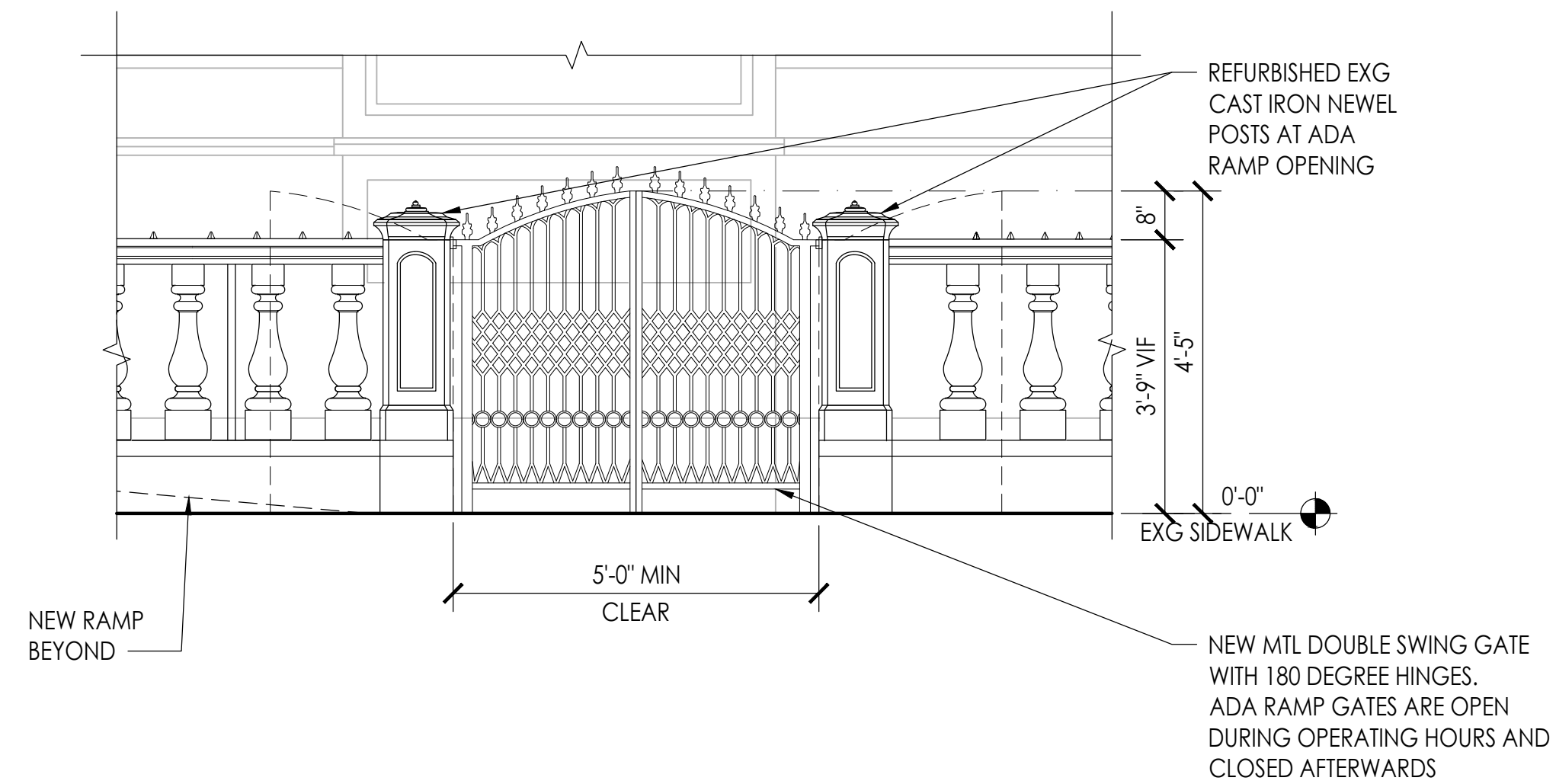
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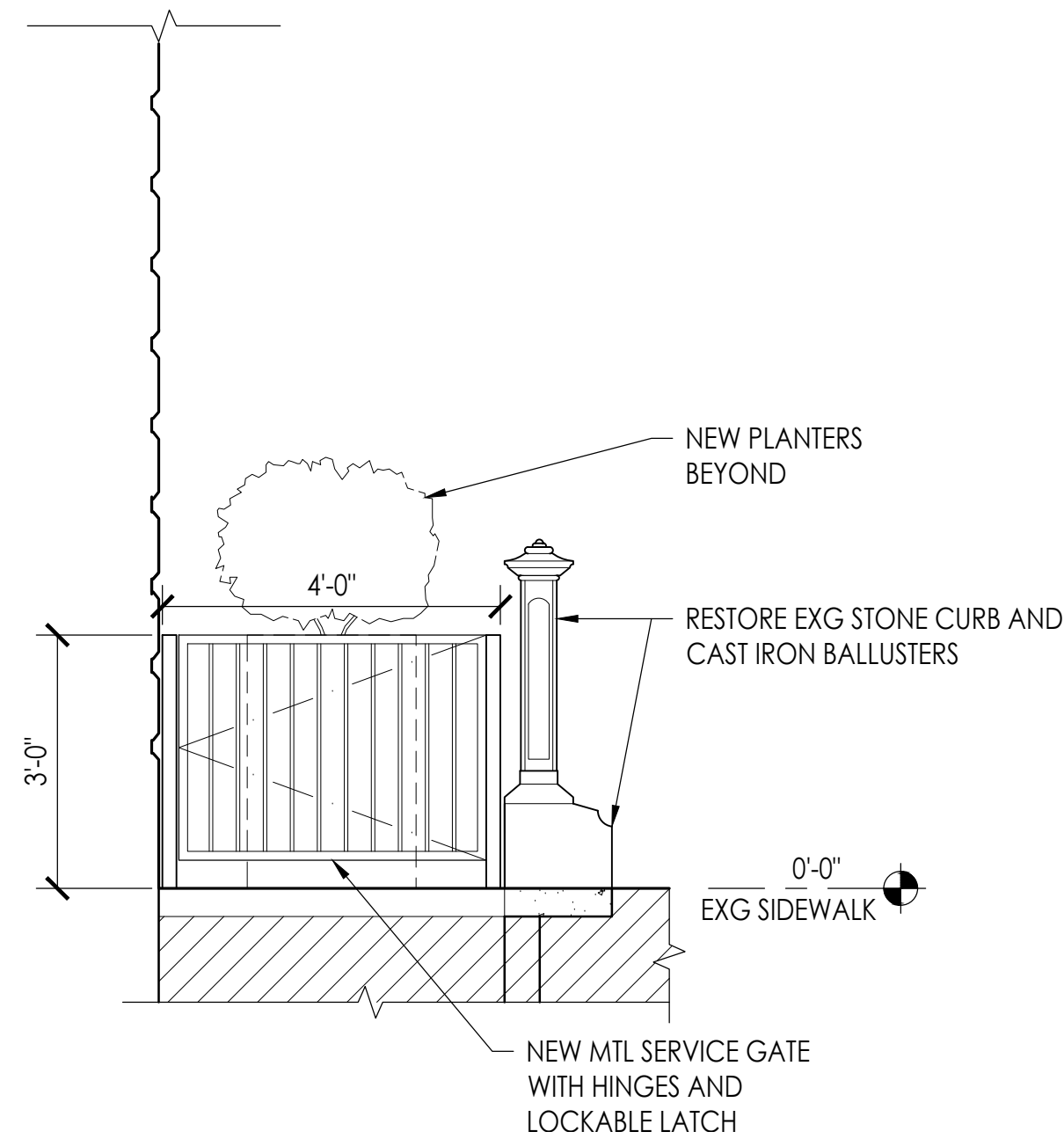
RAND JOB #: M250710
SCALE: AS NOTED
DATE: 6/8/2026
DRAWING BY: JB
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NUMBER OF SHEETS: 13 OF 17

SHEET NO.:

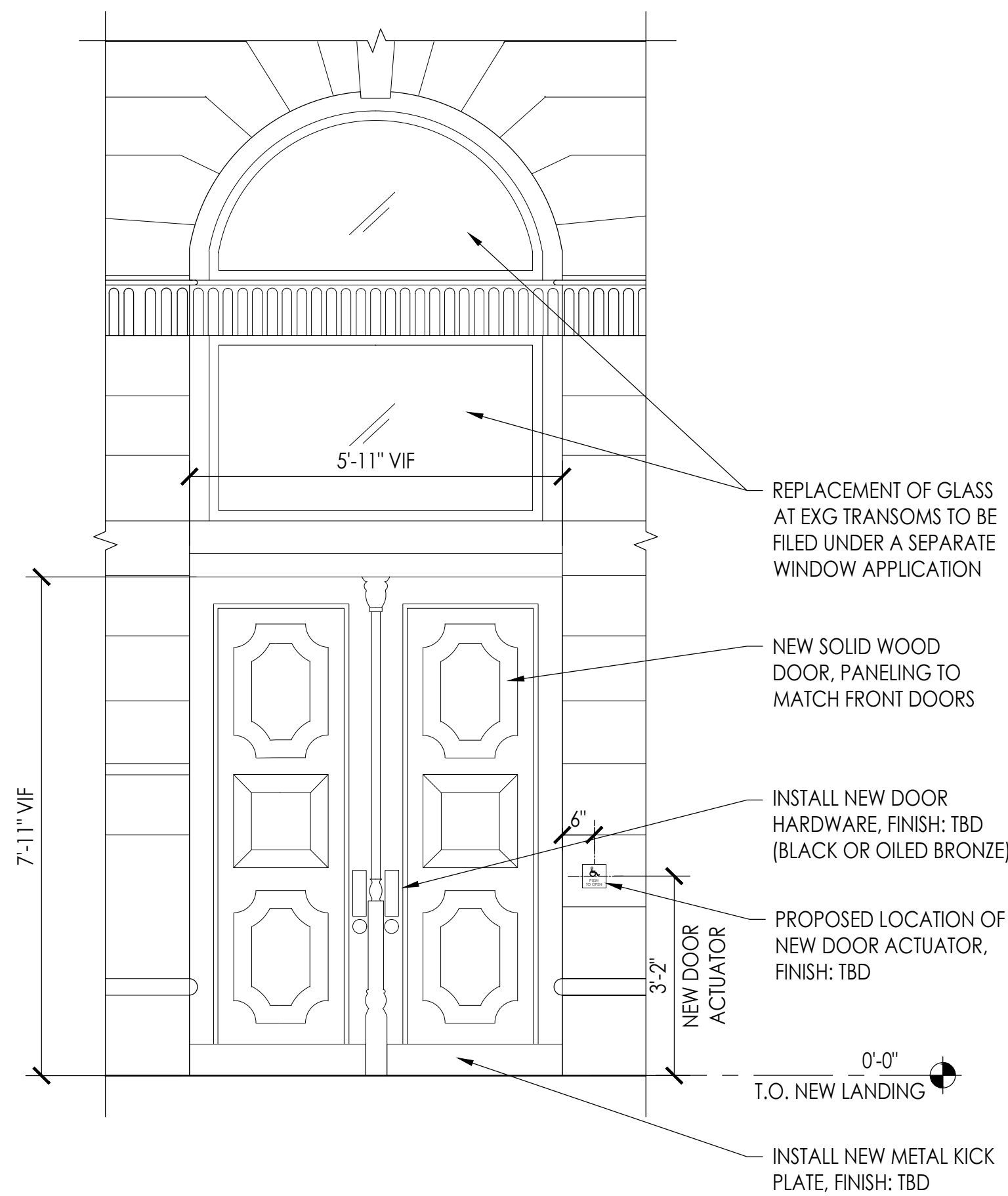
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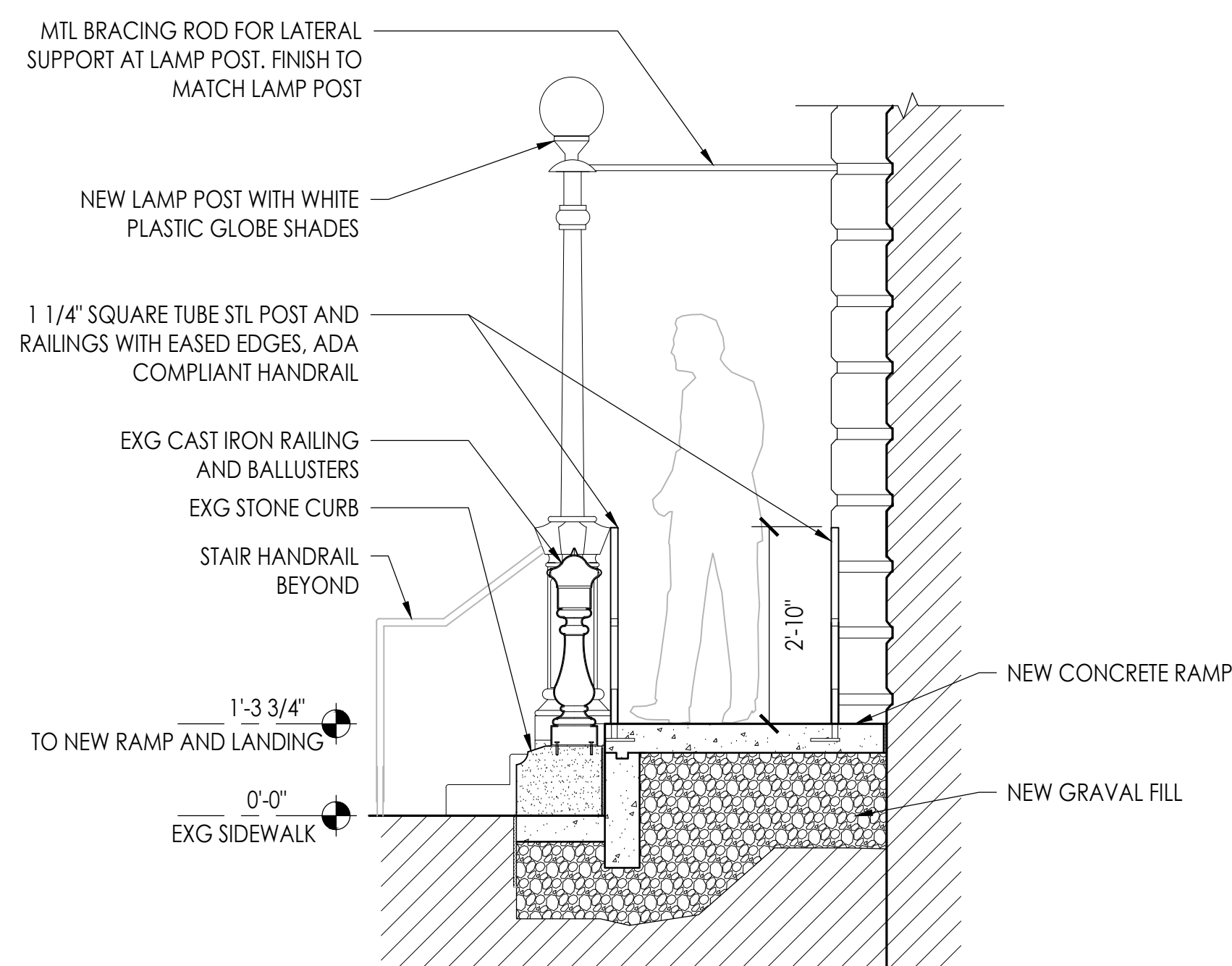
5 EXTERIOR RAMP ENLARGED ELEVATION
SCALE: 1/2" = 1'-0"



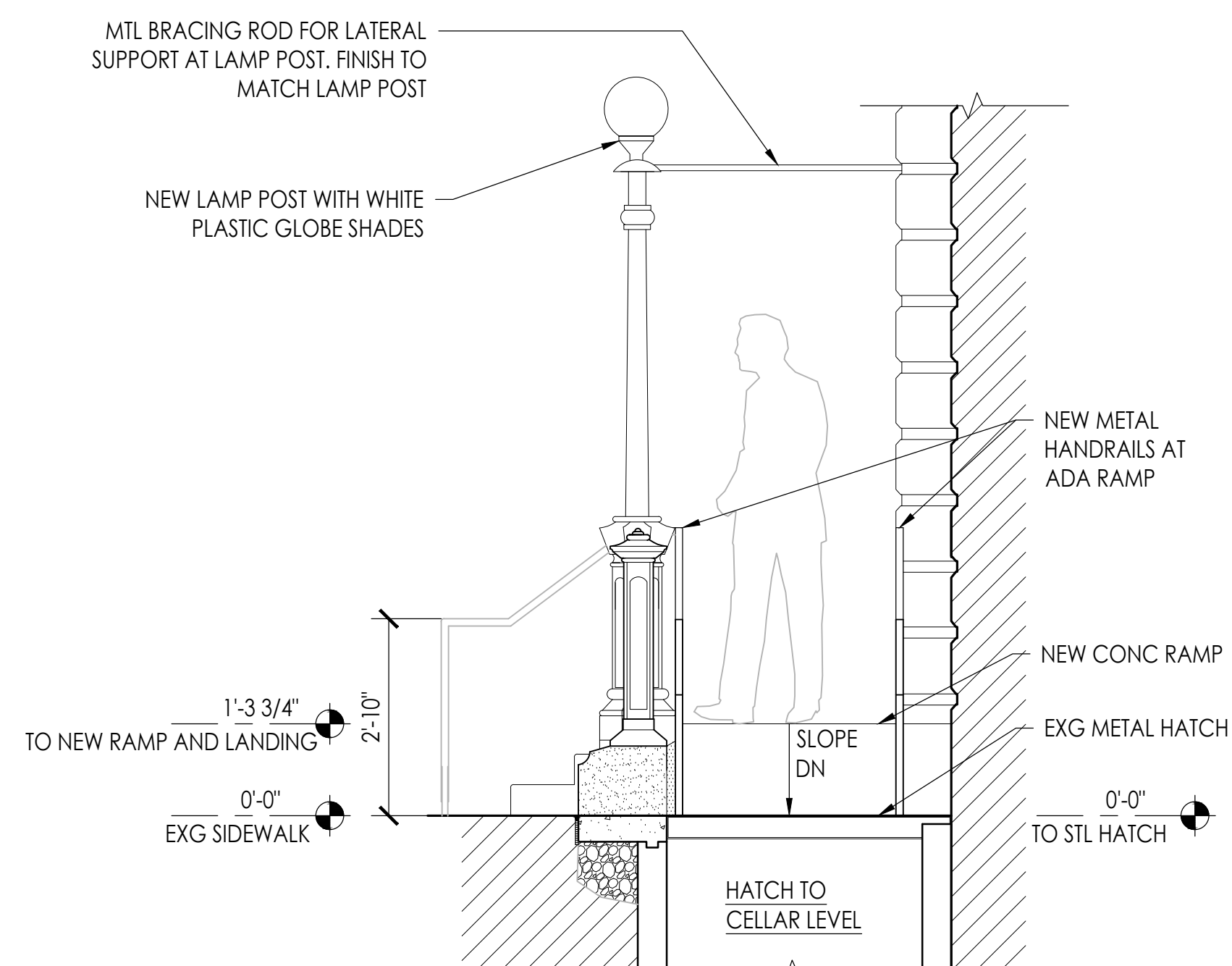
4 EXTERIOR GATE ELEVATION
SCALE: 1/2" = 1'-0"



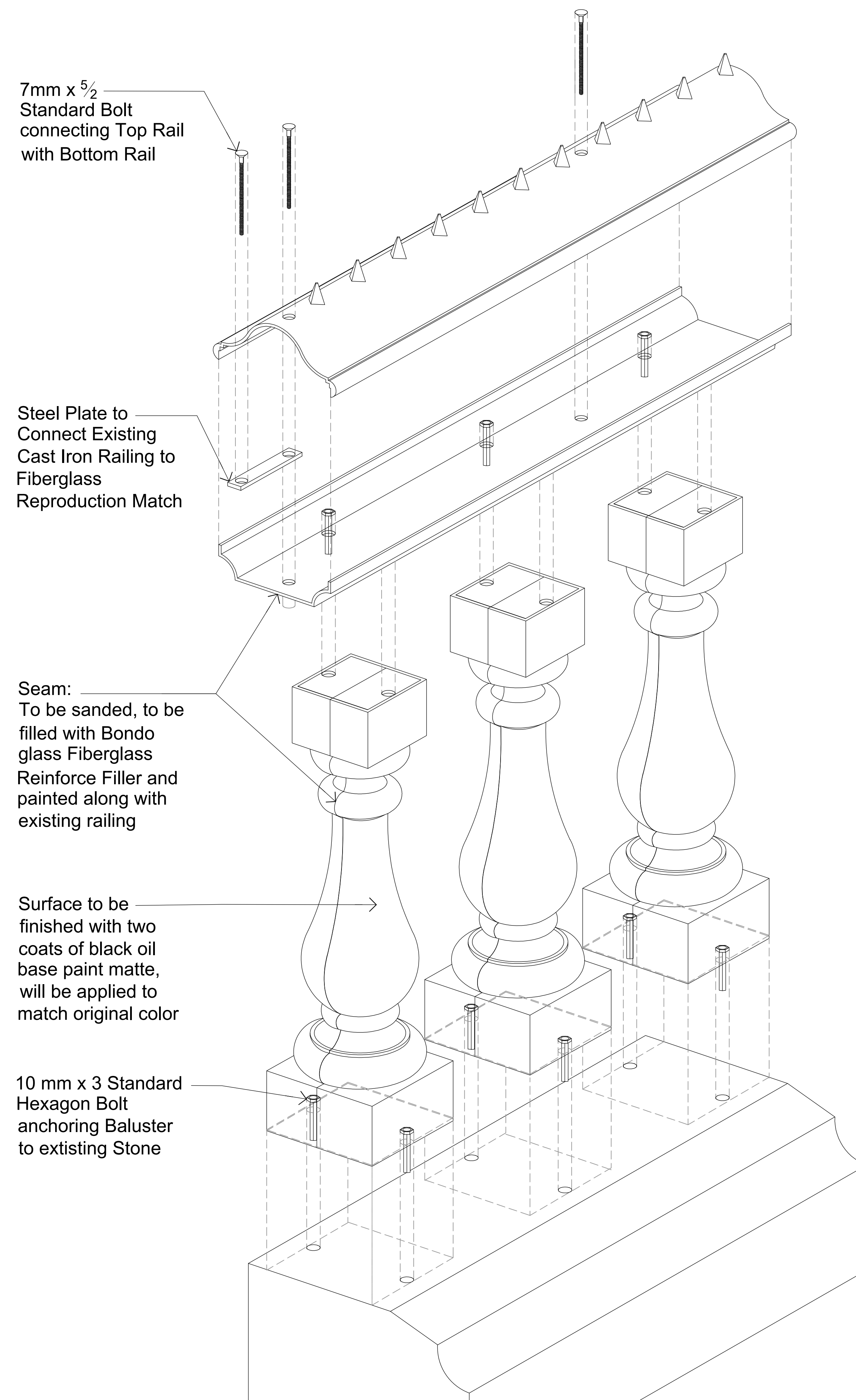
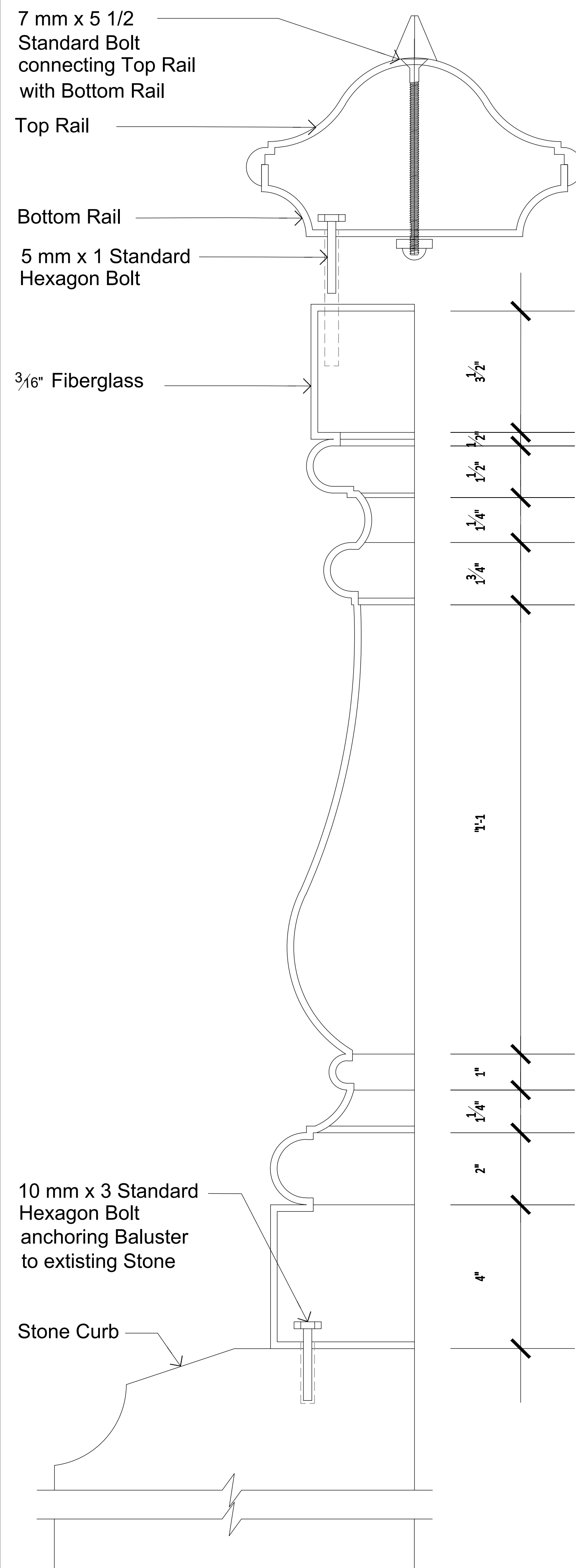
3 EXTERIOR DOOR ELEVATION
SCALE: 1/2" = 1'-0"



2 EXTERIOR RAMP SECTION
SCALE: 1/2" = 1'-0"



1 EXTERIOR RAMP SECTION
SCALE: 1/2" = 1'-0"



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LIMITED BALUSTRADE
RESTORATION & ADA-
RAMP INSTALLATION

PROJECT LOCATION:

135 BROADWAY
BROOKLYN, NY 11211

SHEET TITLE:

BALUSTRADE RESTORATION DETAIL, PHOTOS, & AXON

DOB NOW #:
#####

DOB STAMP:

RAND JOB #:	M250710
SCALE:	AS NOTED
DATE:	6/8/2026
DRAWING BY:	JB
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NUMBER OF SHEETS:	14 OF 17

SHEET NO. :

A-401.00

CONCRETE CAST-IN-PLACE (BAG MIX)

1. CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE WITH ACI 301 AND ACI 318.
2. CONCRETE CAN BE PROPORTIONED WITHOUT FIELD EXPERIENCE OF TRIAL MIXTURES SUBJECT TO THE LIMITATIONS OF NYCBC SECTION 1905.4. THE CONTRACTOR SHALL SUBMIT TECHNICAL DATA OF PROPOSED CONCRETE BAG MIX FOR REVIEW PRIOR TO INSTALLATION. RAND SHALL BE PRESENT ON-SITE DURING PLACEMENT OF CONCRETE.
3. CONCRETE BAG MIX SHALL COMPLY WITH ASTM C387: STANDARD SPECIFICATION FOR PACKAGED, DRY, COMBINED MATERIALS FOR MORTAR & CONCRETE AND SHALL BE SUITABLE FOR FORM AND POUR PLACEMENT SUCH AS:
 - A. QUIKRETE FORM AND POUR CONCRETE MIX MS
 - B. SIKACRETE -211 / SIKACRETE -211 SCC PLUS
 - C. OR APPROVED EQUAL.
4. CONCRETE BAG MIX FOR EXTERIOR SLABS ON GRADE SHALL BE AIR-ENTRAINED, COMPLY WITH ASTM C387: STANDARD SPECIFICATION FOR PACKAGED, DRY, COMBINED MATERIALS FOR MORTAR & CONCRETE AND SHALL BE SUITABLE FOR ON-GRADE APPLICATIONS SUCH AS:
 - A. QUIKRETE Q MAX PRO
 - B. SIKACRETE -211 / SIKACRETE -211 SCC
 - C. OR APPROVED EQUAL.
5. CONCRETE FOR SIDEWALKS, OTHER EXTERIOR CONCRETE OR SUBJECT TO VEHICLE TRAFFIC SHALL BE NORMAL WEIGHT (150 PCF MAXIMUM) WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS AND A MAXIMUM WATER-CEMENT RATIO OF 0.40.
6. HOT WEATHER CONCRETE WORK SHALL CONFORM TO ACI 305.1.
7. COLD WEATHER CONCRETE WORK SHALL CONFORM TO ACI 306.1.
8. HYDRAULIC (PORTLAND) CEMENT SHALL CONFORM TO ASTM C150, TYPE I, II OR III.
9. AGGREGATE SHALL CONFORM TO ASTM C 33 UNLESS NOTED OTHERWISE.
10. MIXING WATER SHALL BE CLEAN POTABLE WATER FREE OF INJURIOUS FOREIGN MATTER CONFORMING TO THE REQUIREMENTS OF ASTM C1602.
11. FLY ASH SHALL CONFORM TO ASTM C 618.
12. SILICA FUME SHALL CONFORM TO ASTM C 1240.
13. SLAG SHALL CONFORM TO ASTM C989.
14. CALCIUM CHLORIDE SHALL NOT BE USED IN THE CONCRETE MIX.
 - A. ADMIXTURES SHALL MEET THE REQUIREMENTS OF THE FOLLOWING:
 - A. AIR-ENTRAINING ADMIXTURES - ASTM C 260.
 - B. CHEMICAL ADMIXTURES - ASTM C 494.
 - C. CHEMICAL ADMIXTURES FOR USE IN PRODUCING FLOWING CONCRETE - ASTM C 1017.
14. REINFORCING STEEL: ASTM A615 GRADE 60 STEEL SHALL BE USED WHERE REINFORCING STEEL IS NOT TO BE WELDED. A706 GRADE 60 STEEL SHALL BE USED WHERE REINFORCING BARS ARE TO BE WELDED.
15. GALVANIZING OF REINFORCING BARS SHALL CONFORM TO ASTM A767.
16. DEFORMED WIRE FOR CONCRETE REINFORCEMENT SHALL CONFORM TO ASTM A1064, EXCEPT THAT WIRE SHALL NOT BE SMALLER THAN SIZE D-4 OR LARGER THAN SIZE D-31.
17. WELDED PLAIN WIRE REINFORCEMENT SHALL CONFORM TO ASTM A1064. SPACING OF WELDED INTERSECTIONS SHALL NOT EXCEED 12 INCHES IN DIRECTION OF CALCULATED STRESS, EXCEPT FOR WELDED WIRE REINFORCEMENT USED AS STIRRUPS.
18. EPOXY-COATED WIRES AND WELDED WIRE REINFORCEMENT SHALL CONFORM TO ASTM A884. GALVANIZED WELDED WIRE REINFORCEMENT SHALL CONFORM TO ASTM A1060.
19. WELDED PLAIN WIRE REINFORCEMENT SHALL CONFORM TO ASTM A1064. SPACING OF WELDED INTERSECTIONS SHALL NOT EXCEED 12 INCHES IN DIRECTION OF CALCULATED STRESS, EXCEPT FOR WELDED WIRE REINFORCEMENT USED AS STIRRUPS.
20. DEFORMED STAINLESS-STEEL WIRE AND DEFORMED AND PLAIN STAINLESS-STEEL WELDED WIRE FOR CONCRETE REINFORCEMENT SHALL CONFORM TO ASTM A1022, EXCEPT DEFORMED WIRE SHALL NOT BE SMALLER THAN SIZE D-4 OR LARGER THAN SIZE D-31. SPACING OF WELDED INTERSECTIONS SHALL NOT EXCEED 12 INCHES FOR PLAIN WELDED WIRE AND 16 INCHES FOR DEFORMED WELDED WIRE IN DIRECTION OF CALCULATED STRESS.
21. THE QUANTITY OF POZZOLANS IN EXTERIOR CONCRETE MEMBERS WITH EXPOSURE CLASSIFICATION F3 SHALL NOT EXCEED THE LIMITS IN ACI 318, TABLE 26.4.2.2(b)
22. ALL FINISHED EXPOSED CONCRETE SURFACES SHALL BE FREE FROM FINS, BULGES, RIDGES, OFFSETS, BUGHOLES LARGER THAN 1/2", HONEYCOMBING, OR ROUGHNESS OF ANY KIND, AND SHALL PRESENT A FINISHED, SMOOTH, CONTINUOUS HARD SURFACE AS DESCRIBED HEREIN. ALL SURFACE DEFICIENCIES SHALL BE PATCHED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
23. DEVIATIONS FROM PLUMB, LEVEL AND FROM THE ALIGNMENT, PROFILES, AND DIMENSIONS SHOWN ON THE DRAWINGS SHALL CONFORM TO ACI 117 & NYC BUILDING CODE. FLATNESS AND LEVELNESS OF NEW SLABS SHALL BE DETERMINED ACCORDING TO ASTM E1155 AND SHALL CONFORM TO ACI 302.1.
25. SLABS THAT WILL RECEIVE WATERPROOFING OR PAVERS ON A MORTAR BED SHALL RECEIVE A BULLFLOAT FINISH.
26. MATERIALS FOR CONCRETE FORMS, FORMWORK, AND FALSEWORK SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

- A. EXCEPT AS OTHERWISE EXPRESSLY ACCEPTED BY RAND, ALL LUMBER BROUGHT ON THE JOB SITE FOR USE AS FORMS, SHORING, OR BRACING SHALL BE NEW MATERIAL.
 - B. LUMBER SHALL BE DOUGLAS FIR OR SOUTHERN PINE, CONSTRUCTION GRADE OR BETTER, IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS20.
 - C. PLYWOOD FOR CONCRETE FORMWORK SHALL BE NEW, WATERPROOF, SYNTHETIC RESIN BONDED, EXTERIOR TYPE DOUGLAS FIR OR SOUTHERN PINE PLYWOOD, MANUFACTURED ESPECIALLY FOR CONCRETE FORMWORK AND SHALL BE EDGE SEALED.
 - D. FORM RELEASE COMPOUND SHALL BE NON-STAINING, CLEAR COATING, FREE FROM OIL, SILICONE, WAX, AND NON-GRAIN RAISING, WHERE FORM LINERS ARE USED, PROVIDE FORM COMPOUND RECOMMENDED BY FORM LINER MANUFACTURER, HOWEVER, REGARDLESS OF PRODUCT USED, PROVIDE FORM COMPOUND THAT IS VOC COMPLIANT FOR THE AREA USED.
34. PROVIDE ACCESSORIES NECESSARY TO PROPERLY SUPPORT REINFORCING AND WELDED WIRE FABRIC AS SHOWN ON PLANS. MANUFACTURED SUPPORTS FROM STEEL WIRE, PLASTIC, OR PRECAST CONCRETE OF GREATER COMPRESSIVE STRENGTH THAN CONCRETE, ACCORDING TO CRSI'S "MANUAL OF STANDARD PRACTICE" AND AS FOLLOWS:
- A. FOR CONCRETE SURFACES EXPOSED TO VIEW WHERE LEGS OF WIRE BAR SUPPORTS CONTACT FORMS, USE CRSI CLASS 1 PLASTIC-PROTECTED STEEL WIRE OR CRSI CLASS 2 STAINLESS-STEEL BAR SUPPORTS.
 - B. FOR EPOXY-COATED REINFORCEMENT, USE EPOXY-COATED OR OTHER DIE-ELECTRIC-POLYMER-COATED WIRE BAR SUPPORTS.
35. BONDING AGENT FOR THE NEW CONCRETE SHALL BE A 3-COMPONENT, SOLVENT-FREE, MOISTURE-TOLERANT, EPOXY-MODIFIED, CEMENTITIOUS PRODUCT. PROVIDE "SIKA ARMATEC 110 EPOCEM" MANUFACTURED BY SIKA, OR APPROVED EQUAL.
36. WATER SHALL NOT BE ADDED TO THE MIX AFTER TESTING SAMPLES HAVE BEEN COLLECTED. THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR PRIOR TO ADDING ANY WATER TO THE MIX, AND SHALL ADD WATER IN ACCORDANCE WITH ASTM C94. THE CONTRACTOR SHALL NOT EXCEED THE SPECIFIED WATER - CEMENT RATIO. THE CONTRACTOR SHALL NOT ADD WATER TO CONCRETE AFTER PLASTICIZERS OR WATER REDUCING ADMIXTURES ARE ADDED. RETEMPERING OF CONCRETE AFTER SAMPLING IS PERFORMED IS PROHIBITED.
37. CONCRETING OPERATIONS SHALL BE PERFORMED AT SUCH A RATE THAT CONCRETE REMAINS PLASTIC DURING PLACEMENT AND FLOWS READILY INTO SPACES BETWEEN REINFORCEMENT. CONCRETE THAT HAS PARTIALLY HARDENED SHALL NOT BE DEPOSITED INTO THE STRUCTURE.
38. DO NOT ALLOW FORM RELEASE AGENT TO COME IN CONTACT WITH REINFORCING STEEL OR HARDENED CONCRETE AGAINST WHICH FRESH CONCRETE IS TO BE PLACED.
39. PROVIDE ADDITIONAL REINFORCING BARS TO TRIM ALL OPENINGS, NOTCHES, AND REINTRANT CORNERS AS NOTED IN TYPICAL DETAILS.
40. STRUCTURAL CONCRETE SHALL BE PLACED AND CURED TO REACH WATERPROOFING MANUFACTURER'S SPECIFIED STRENGTH PRIOR TO APPLICATION OF WATERPROOFING SYSTEM.

CONCRETE PAVEMENT

1. FOUNDATION MATERIAL SHALL BE THOROUGHLY WETTED, TO THE SATISFACTION OF THE ENGINEER, IMMEDIATELY BEFORE CONCRETE IS PLACED.
2. PAVEMENT SHALL HAVE SAW CUT JOINTS. JOINTS SHALL BE CUT WITHIN 12 HOURS OF SLAB POUR. PROTECT OPEN JOINTS FROM FILLING WITH DEBRIS ACCORDING TO TYPICAL DETAILS.
3. TOP SURFACES OF PAVEMENT SHALL RECEIVE A COARSE BROOM FINISH.
4. CONTRACTOR SHALL BROOM CLEAN PAVEMENT ONLY. NO WATER OR CHEMICALS SHALL BE USED.
5. JOINT SEALANT SHALL BE ONE-COMPONENT, COLD-APPLIED, SILICONE MATERIAL, AND SHALL BE LISTED IN THE NYS DEPARTMENT OF TRANSPORTATION'S MATERIALS AND EQUIPMENT LIST FOR "SILICONE JOINT SEALANTS FOR PAVEMENTS (705-05)." SEALANT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SHALL BE CHARCOAL GRAY IN COLOR.
6. PREFORMED JOINT FILLER SHALL CONSIST OF BITUMINOUS FIBER CONFORMING TO ASTM D1751, AND SHALL BE LISTED IN THE NYS DEPARTMENT OF TRANSPORTATION'S MATERIALS AND EQUIPMENT LIST FOR "PREMOULDED RESILIENT JOINT FILLER (705-07)".
7. BACKER ROD MATERIAL AND DIMENSIONS SHALL CONFORM TO SILICONE SEALANT MANUFACTURER'S REQUIREMENTS.
8. BACKER ROD SHALL BE A PROPERLY SIZED, ROUND CLOSED-CELL, POLYETHYLENE FOAM JOINT FILLER AND BACKING CONFORMING TO ASTM C1330, TYPE C. PROVIDE "MASTERSEAL 920" MANUFACTURED BY BASF BUILDING SYSTEMS, OR APPROVED EQUAL.
9. NEW SLEEVE DOWELS ALONG DOWELED EXPANSION JOINTS SHALL CONSIST OF A POLYPROPYLENE SLEEVE TO ACCEPT HALF THE LENGTH OF A 18-INCH-LONG 1/2" DIAMETER DOWEL. PROVIDE SPEED DOWEL MANUFACTURED BY SIKA GREENSTRAK OR APPROVED EQUAL.

STEEL RAILINGS

1. STEEL RAILINGS MUST CONFORM TO THE STANDARDS AS DESCRIBED HEREIN AND AS SHOWN ON THE DRAWINGS.
2. SHOP DRAWINGS: INCLUDE PLANS, ELEVATIONS, SECTIONS, DETAILS, AND ATTACHMENTS TO OTHER WORK SIGNED AND SEALED BY A NEW YORK STATE LICENSED ENGINEER.
3. WELDING QUALIFICATIONS: QUALIFY PROCEDURES AND PERSONNEL ACCORDING TO THE FOLLOWING:
 - A. AWS D1.1/D1.1M, "STRUCTURAL WELDING CODE - STEEL"
 - B. AWS D1.3, "STRUCTURAL WELDING CODE - SHEET STEEL."
 - C. METAL SURFACES, GENERAL: PROVIDE MATERIALS WITH SMOOTH, FLAT SURFACES UNLESS OTHERWISE INDICATED. FOR COMPONENTS EXPOSED TO VIEW IN THE COMPLETED WORK, PROVIDE MATERIALS WITHOUT SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES, OR BLEMISHES.

SUBMITTALS

THE FOLLOWING DOCUMENTS SHALL BE SUBMITTED TO RAND, IN AN INDUSTRY STANDARD SUBMITTAL FORMAT, FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION/CONSTRUCTION OF RESPECTIVE ITEMS/MATERIALS. SUBMITTALS SHALL BE PROVIDED A MINIMUM OF (5) DAYS PRIOR TO FABRICATION AND/OR INSTALLATION TO ALLOW ADEQUATE TIME FOR REVIEW AND REVISIONS. INSTALLATION OF ANY ITEMS/MATERIALS PRIOR TO DOCUMENT REVIEW AND APPROVAL WILL NOT BE ACCEPTED.

ALL REVISIONS TO SHOP DRAWINGS AFTER FIRST SUBMISSION MUST BE IDENTIFIED ON SUBSEQUENT SUBMISSIONS.

GENERAL:

7. DETAILS DESCRIBING HOW WORK AREA WILL BE EFFECTIVELY SEALED AND SECURED AT THE CONCLUSION OF EACH WORKDAY.
8. WRITTEN NOTIFICATION AT LEAST 2 WEEKS PRIOR TO MOBILIZATION/ COMMENCEMENT OF ANY WORK.
9. OCCUPANT PROTECTION PLAN OR A SIGNED AND SEALED TENANT PROTECTION PLAN COMPLYING WITH NYCBC SECTION 3303.10.
10. DETAILED CONSTRUCTION PHASING PLANS AS REQUIRED.
11. DETAILED BAR CHART PROJECT SCHEDULE INDICATING MILESTONES AND ANTICIPATED DATE OF SUBSTANTIAL COMPLETION. THE SCHEDULE SHOULD BE UPDATED THROUGHOUT THE PROJECT AND MUST BE RE-SUBMITTED ALONG WITH EACH PAYMENT REQUEST AND/OR CHANGE ORDER. UPDATED PROJECT SCHEDULE WILL BE REVIEWED AT EACH JOB PROGRESS MEETING ALONG WITH SEPARATE SHORT TERM LOOK-AHEAD SCHEDULE.

PRODUCT SUBSTITUTIONS:

1. PRODUCTS SPECIFICALLY DESIGNATED ON THE DRAWINGS BY MANUFACTURER NAME(S) AND MODEL NUMBERS ARE THE BASIS OF DESIGN. THE CONTRACTOR MAY PROPOSE USE OF PRODUCTS OF OTHER MANUFACTURERS MEETING THE REQUIREMENTS OF THE SPECIFICATION TO BE CONSIDERED AS AN "OR EQUAL" SUBSTITUTION.
2. THE CONSTRUCTION COMPLETION DATES SHALL NOT BE ADVERSELY AFFECTED BY THE SUBSTITUTION OF SPECIFIED ITEMS. COMPLETE REQUESTS FOR SUBSTITUTIONS MUST BE SUBMITTED SO AS TO ALLOW SUFFICIENT TIME FOR REVIEW, FABRICATION, DELIVERY, INSTALLATION, AND ALL CONSTRUCTION MODIFICATIONS NECESSITATED BY THE SUBSTITUTION.
3. EACH "OR EQUAL" SUBMITTAL SHALL INCLUDE COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PROVIDE ALL DOCUMENTATION AND BACK-UP ENGINEERING IF REQUIRED. RAND WILL NOT PERFORM RE-DESIGN IN ORDER TO ACCEPT A PRODUCT SUBSTITUTION. THE CONTRACTOR SHALL ENGAGE A LICENSED PROFESSIONAL ENGINEER REGISTERED IN NEW YORK STATE TO DEVELOP AND SUBMIT SIGNED AND SEALED CALCULATIONS IF REQUIRED.
4. SUBMITTAL DOCUMENTATION SHALL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING ITEMS:
 - A. PRODUCT DATA INCLUDING TECHNICAL DATA SHEETS, MATERIAL SAMPLES, INSTALLATION INSTRUCTIONS, MANUFACTURER REQUIREMENTS, ETC.
 - B. A DETAILED COMPARISON IN NARRATIVE, CHART OR DRAWING FORMAT OF THE SIGNIFICANT QUALITIES OF THE PROPOSED SUBSTITUTION WITH THE SPECIFIED MATERIAL/PRODUCT. SIGNIFICANT QUALITIES MAY INCLUDE ELEMENTS SUCH AS SIZE, WEIGHT, DURABILITY, PERFORMANCE, LIFE CYCLE, VISUAL EFFECT, CODE COMPLIANCE, MAINTENANCE REQUIREMENTS, ENERGY USAGE, COMPATIBILITY WITH OTHER PORTIONS OF THE WORK, AND ENVIRONMENTAL CONSIDERATIONS.
 - C. COORDINATION INFORMATION, IN NARRATIVE, CHART OR DRAWING FORMAT OF THE MODIFICATIONS TO BE MADE TO OTHER PARTS OF THE WORK INCLUDING THE WORK TO BE PERFORMED OF OTHER TRADES AND FOR CONSTRUCTION PERFORMED BY OTHERS THAT WILL BECOME NECESSARY TO ACCOMMODATE AND TO ACCEPT THE PROPOSED SUBSTITUTION.
 - D. WARRANTY INFORMATION.

CONCRETE:

1. SHOP DRAWINGS FOR PLACEMENT OF STEEL REINFORCEMENT SHOWING REBAR LOCATIONS, QUANTITIES, COVER, BENDING DETAILS, SPLICES, DEVELOPMENT, ETC.
2. SIGNED AND SEALED FORMWORK SHOP DRAWINGS AND CALCULATIONS AS REQUIRED BY SECTION 3305.3.2 OF THE NEW YORK CITY BUILDING CODE.
3. CONCRETE MIX DESIGNS FOR EACH CLASS AND TYPE OF CONCRETE SPECIFIED HEREIN PRIOR TO ORDERING OF CONCRETE. CONCRETE MIX SHALL BE DESIGNED BY AN INDEPENDENT TESTING LABORATORY ACCEPTABLE TO RAND.
4. COPY OF MATERIAL CERTIFICATION FOR ALL STEEL REINFORCEMENT.
5. DETAILED DESCRIPTION OF CONCRETE CURING METHODS AND PROCEDURES USED TO ENSURE THAT CONCRETE WILL CURE IN CONFORMANCE WITH ACI 305.1 (HOT WEATHER CURING) OR ACI 306.1 (COLD WEATHER CURING).

6. DRAWINGS INDICATING CONCRETE JOINT LOCATIONS.
7. A BATCH TICKET SHALL BE DELIVERED WITH EACH CONCRETE TRUCK THAT IS SENT TO THE SITE. THE BATCH TICKET SHALL CONTAIN THE INFORMATION REQUIRED BY SECTION 1905.8.2 OF THE 2022 NYC BUILDING CODE. THE SPECIAL INSPECTOR OR ENGINEER MAY REJECT CONCRETE TRUCKS WITH MISSING OR INCORRECT BATCH TICKETS.
8. TECHNICAL DATA SHEETS, CATALOG CUTS, PRODUCT LITERATURE FOR:
 - A. ADMIXTURES USED IN THE DESIGN MIX
 - B. CONCRETE PIGMENTATION ADDITIVE
 - C. WELDED WIRE FABRIC/REINFORCEMENT
 - D. FIBER REINFORCEMENT
 - E. BONDING AGENTS
 - F. SEALANTS AND COATINGS
 - G. ACCESSORY PRODUCTS

MISCELLANEOUS METALS:

1. WELDING PROCEDURE SPECIFICATIONS FOR ALL WELDS THAT ARE NOT PREQUALIFIED WITHIN AWS D1.1, AWS D1.3 OR AWS D1.4.
2. COPIES OF A VALID WELDER'S LICENSES FOR ALL PERSONNEL PERFORMING WELDING OF STRUCTURAL MEMBERS. ONLY WELDERS WITH A VALID NEW YORK CITY WELDERS LICENSE SHALL BE ALLOWED TO PERFORM WELDING OF STRUCTURAL STEEL MEMBERS.
3. MANUFACTURER'S MILL CERTIFICATE AND MILL TEST REPORTS FOR METAL FABRICATIONS.
4. SIGNED AND SEALED STRUCTURAL CALCULATIONS AND SHOP DRAWINGS FOR METAL RAILINGS.
5. TECHNICAL DATA SHEETS FOR COATINGS.

STRUCTURAL STEEL

1. STEEL WORK SHALL CONFORM TO AISC 360 "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" AND AISC 303 "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS & BRIDGES."
2. WELDERS SHALL BE LICENSED TO PERFORM SHIELDED METAL ARC WELDING IN NEW YORK CITY, AND SHALL BE CERTIFIED IN ACCORDANCE WITH THE FOLLOWING AWS STANDARD QUALIFICATIONS PROCEDURES.
 - A. AWS D1.1 FOR WELDING STRUCTURAL STEEL
 - B. AWS D1.3 FOR WELDING SHEET METAL
 - C. AWS D1.4 FOR WELDING REINFORCING BARS
3. STRUCTURAL STEEL ASTM STANDARDS:
 - A. ASTM A36 FOR OTHER ROLLED SHAPES
 - B. ASTM A36 FOR BASE AND BEARING PLATES
 - C. ASTM A36 FOR THREADED RODS
 - D. ASTM A108, GRADE C1015 FOR HEADED STUD SHEAR CONNECTORS
4. SMAW WELDING ELECTRODES SHALL CONFORM TO AWS SPECIFICATIONS A5.1 THROUGH A5.5. ASTM A233, E70XX SERIES, LOW HYDROGEN SHALL BE USED WHEN WELDING STRUCTURAL CARBON STEEL TO STRUCTURAL CARBON STEEL. E308 ELECTRODES SHALL BE USED WHEN WELDING 304 STAINLESS STEEL TO STRUCTURAL CARBON STEEL.
5. PREPARATION OF THE BASE METAL TO RECEIVE NEW WELDS SHALL RESULT IN A SURFACE THAT IS SMOOTH, UNIFORM, AND FREE FROM FINES, TEARS, CRACKS, AND OTHER DISCONTINUITIES. SURFACES SHALL ALSO BE FREE FROM LOOSE OR THICK SCALE, SLAG, RUST, MOISTURE, GREASE, AND OTHER FOREIGN MATERIAL.
6. STEEL RAILINGS SHALL BE PAINTED WITH SHERWIN WILLIAMS PRO INDUSTRIAL PRO-CRYL UNIVERSAL ACRYLIC PRIMER AND DTM-ACRYLIC FINISH COAT OR APPROVED EQUAL. COLOR SELECTION SHALL BE COORDINATED WITH OWNER.

DOB NOW #: #####	RAND JOB #:	M250710
	SCALE:	AS NOTED
	DATE:	6/8/2026
	DRAWING BY:	JB
	REVIEWED BY:	MK/ML
DOB STAMP:	NUMBER OF SHEETS:	15 OF 17
	SHEET NO.:	

A-501.00



ENGINEERING & ARCHITECTURE, DPC
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NEW YORK, NY 10001
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WAHCENTER@GMAIL.COM

BUILDING MANAGEMENT:
TERRANCE LINDALL
135 BROADWAY
BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:



06/09/26	CB1 PUBLIC HEARING	JB
04/14/26	ISSUED FOR LPC MCL	JB
03/20/26	ISSUED FOR CLIENT REVIEW	JB
12/4/25	ISSUED FOR LPC FILING	JB
11/7/25	STRUCTURAL COORDINATION	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:

LIMITED BALUSTRADE RESTORATION & ADA- RAMP INSTALLATION

PROJECT LOCATION:

135 BROADWAY
BROOKLYN, NY 11211

SHEET TITLE:

CONCRETE, STEEL & SUBMITTAL NOTES

BUILDING OWNER:
YUKO NII FOUNDATION
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BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM

BUILDING MANAGEMENT:
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KEY PLAN:



06/09/26	CB1 PUBLIC HEARING	JB
04/14/26	ISSUED FOR LPC MCL	JB
03/20/26	ISSUED FOR CLIENT REVIEW	JB
12/4/25	ISSUED FOR LPC FILING	JB
11/7/25	STRUCTURAL COORDINATION	JB

REV. DATE	DESCRIPTION	DRAWN BY
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SEAL & SIGNATURE:

PROJECT DESCRIPTION:

LIMITED BALUSTRADE
RESTORATION & ADA-
RAMP INSTALLATION

PROJECT LOCATION:

135 BROADWAY
BROOKLYN, NY 11211

SHEET TITLE:

EXTERIOR CONCRETE
RAMP & STAIR SECTIONS

DOB NOW #:
#####

DOB STAMP:

RAND JOB #: M250710

SCALE: AS NOTED

DATE: 6/8/2026

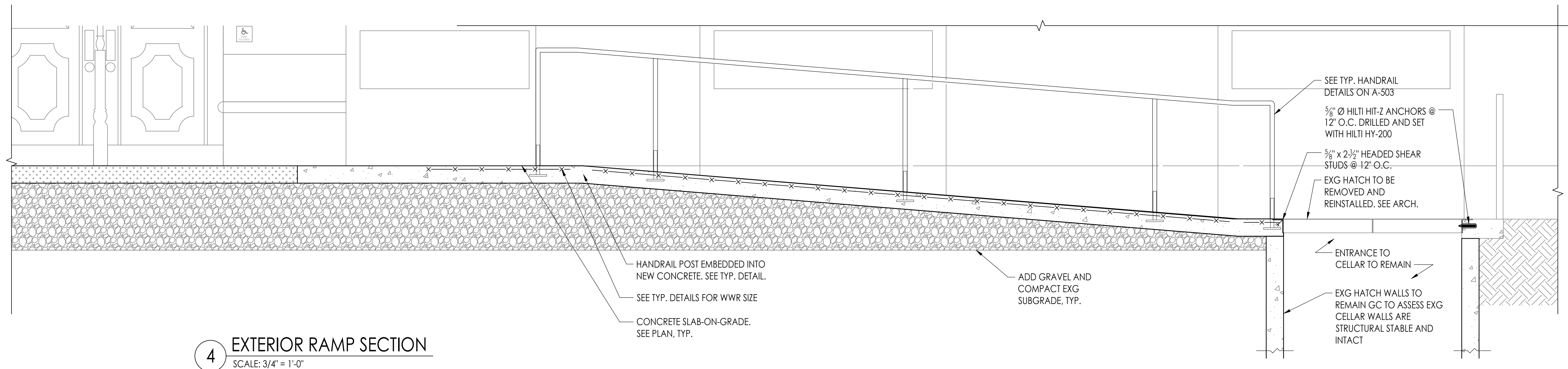
DRAWING BY: JB

REVIEWED BY: MK/ML

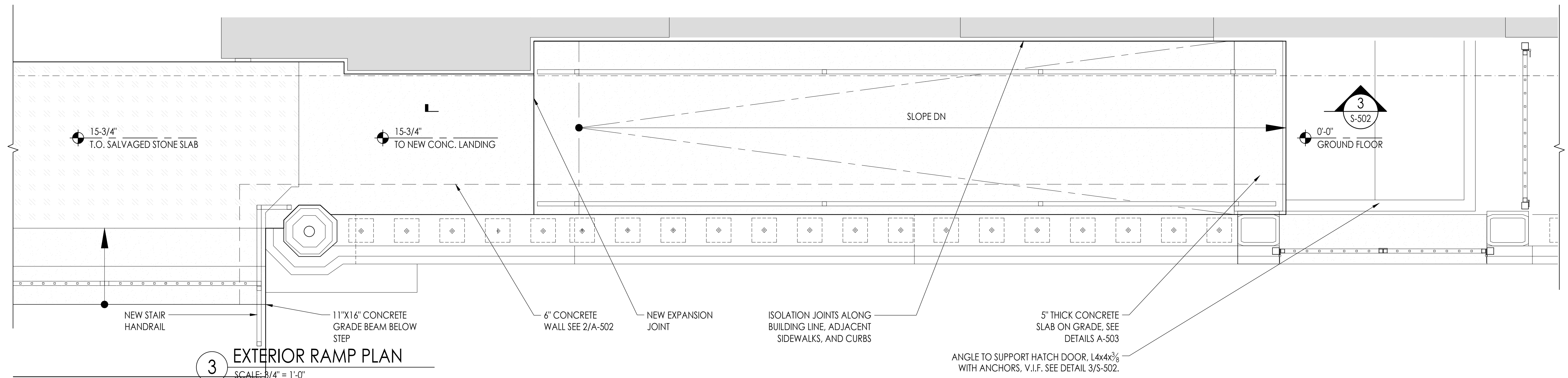
NUMBER OF SHEETS: 16 OF 17

SHEET NO.:

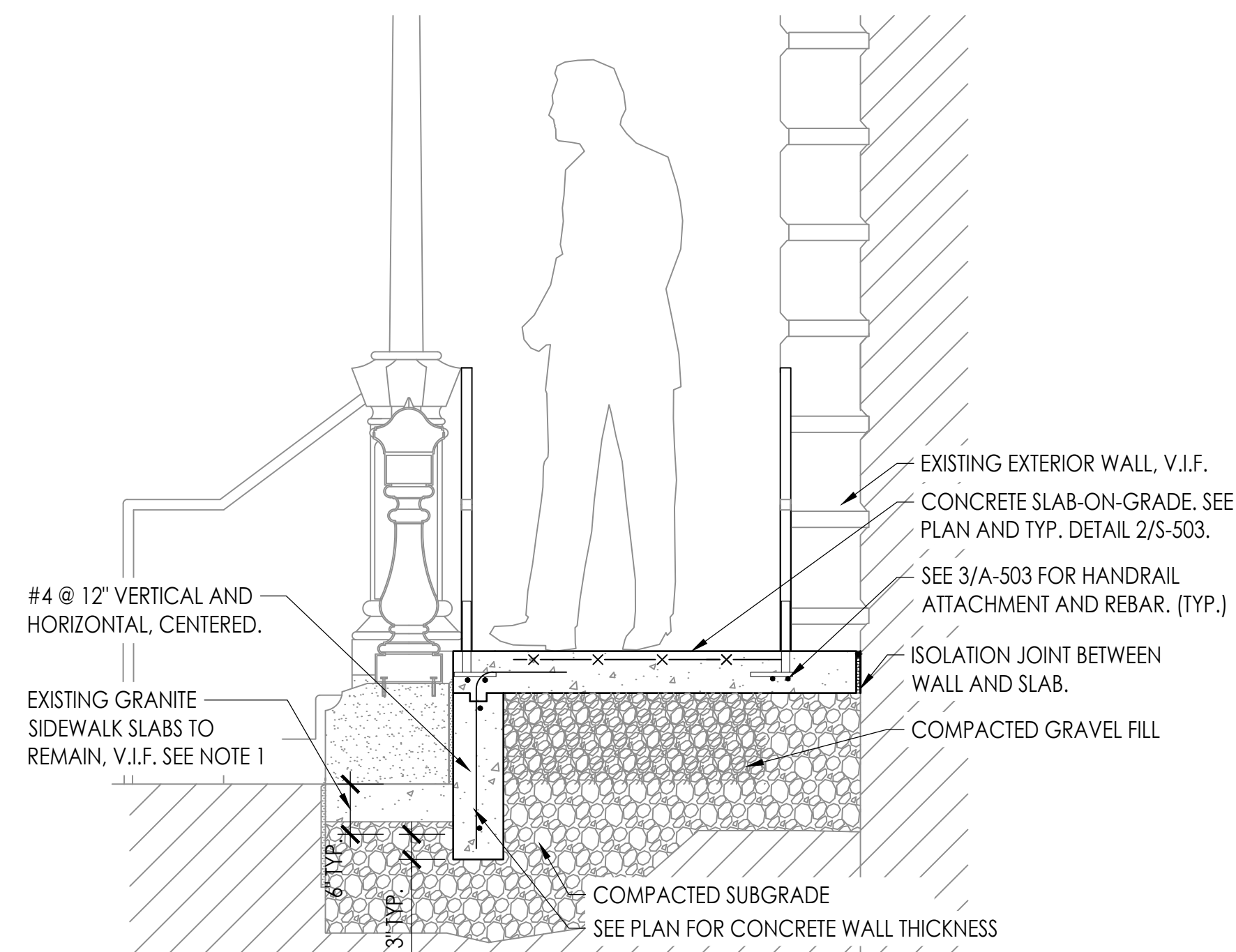
A-502.00



4 EXTERIOR RAMP SECTION
SCALE: 3/4" = 1'-0"

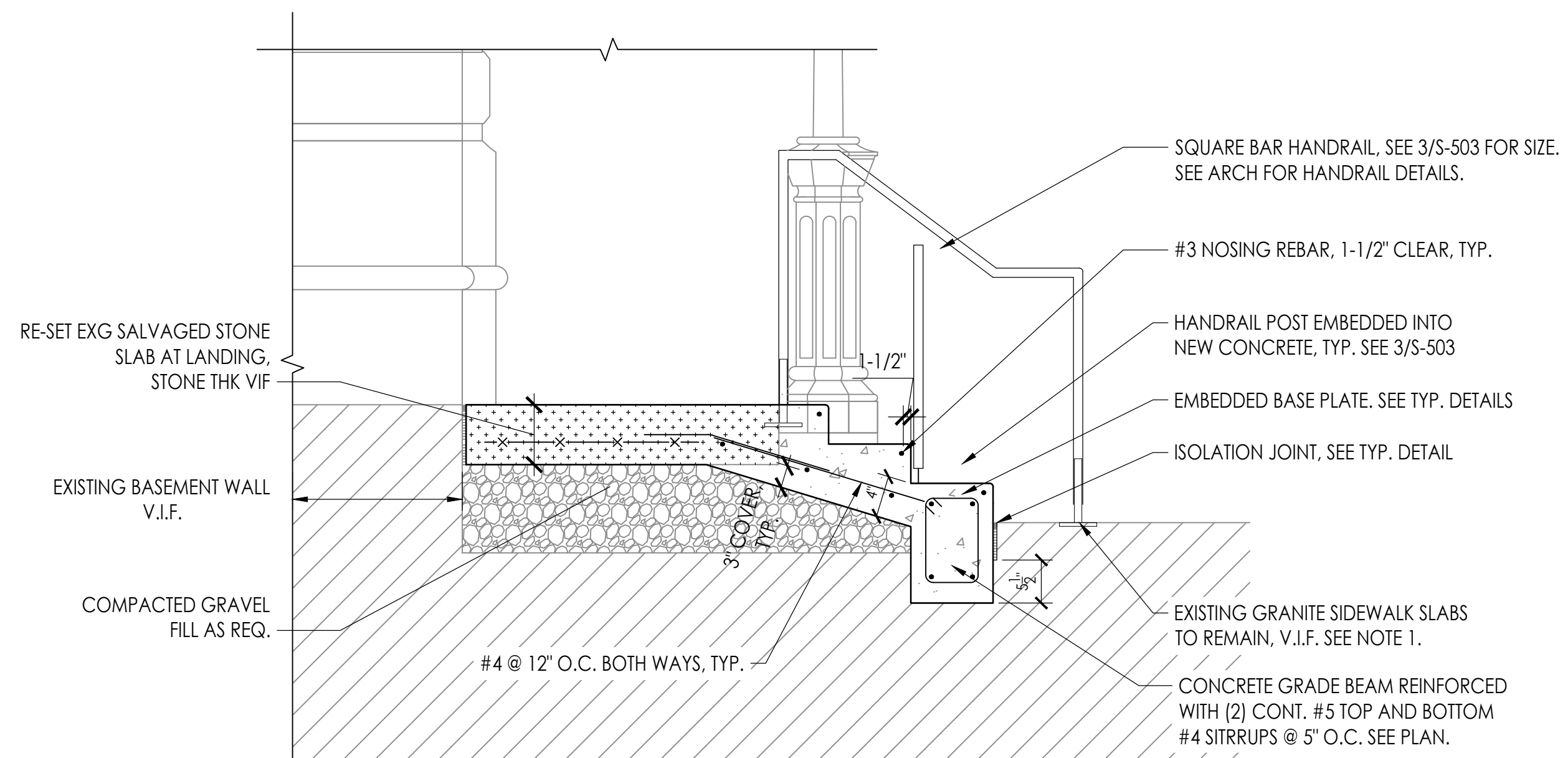


3 EXTERIOR RAMP PLAN
SCALE: 3/4" = 1'-0"



2 EXTERIOR RAMP SECTION
SCALE: 3/4" = 1'-0"

NOTES:
1. CONTRACTOR SHOULD TAKE CARE TO AVOID
DAMAGE TO EXISTING GRANITE SIDEWALK.
PROVIDE PROTECTION AS REQUIRED.



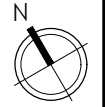
1 EXTERIOR STAIR SECTION
SCALE: 3/4" = 1'-0"

NOTES:
1. CONTRACTOR SHOULD TAKE CARE TO AVOID
DAMAGE TO EXISTING GRANITE SIDEWALK.
PROVIDE PROTECTION AS REQUIRED.

BUILDING OWNER:
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BUILDING MANAGEMENT:
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BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:



06/09/26	CB1 PUBLIC HEARING	JB
04/14/26	ISSUED FOR LPC MCL	JB
03/20/26	ISSUED FOR CLIENT REVIEW	JB
12/4/25	ISSUED FOR LPC FILING	JB
11/7/25	STRUCTURAL COORDINATION	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

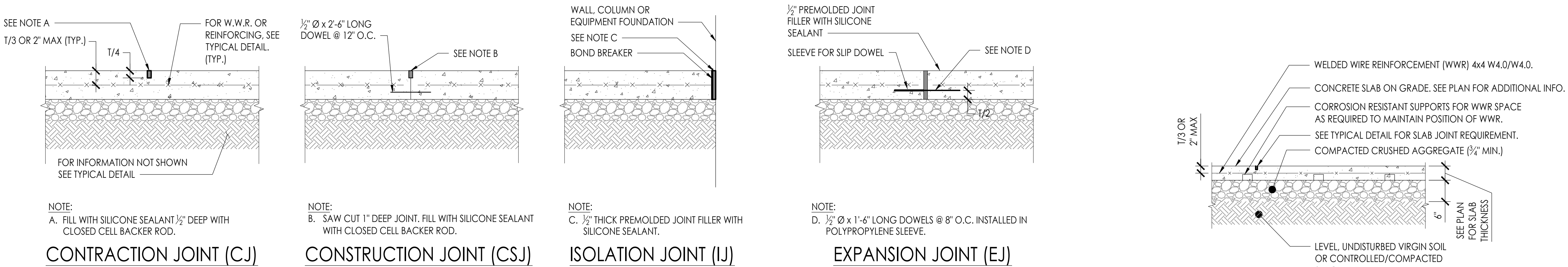
PROJECT DESCRIPTION:
LIMITED BALUSTRADE
RESTORATION & ADA-
RAMP INSTALLATION

PROJECT LOCATION:
135 BROADWAY
BROOKLYN, NY 11211

SHEET TITLE:
TYPICAL CONCRETE
DETAILS & HANDRAIL
PHOTO REFERENCES

DOB NOW #: #####	RAND JOB #: M250710
	SCALE: AS NOTED
DOB STAMP:	DATE: 6/8/2026
	DRAWING BY: JB
	REVIEWED BY: MK/ML
	NUMBER OF SHEETS: 17 OF 17
	SHEET NO.:

A-503.00

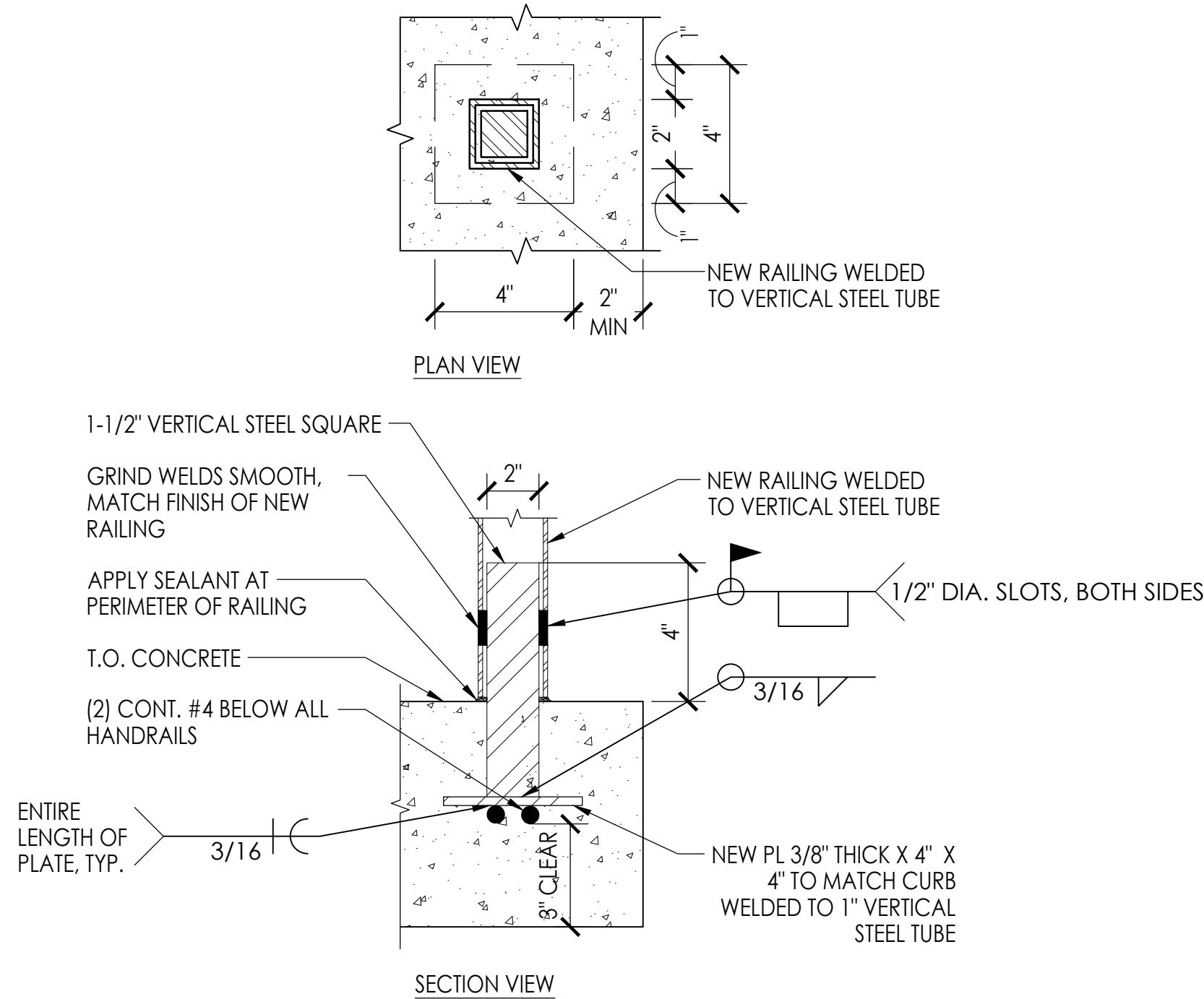


1 TYPICAL EXTERIOR SLAB ON GRADE JOINT DETAILS
SCALE: N.T.S.

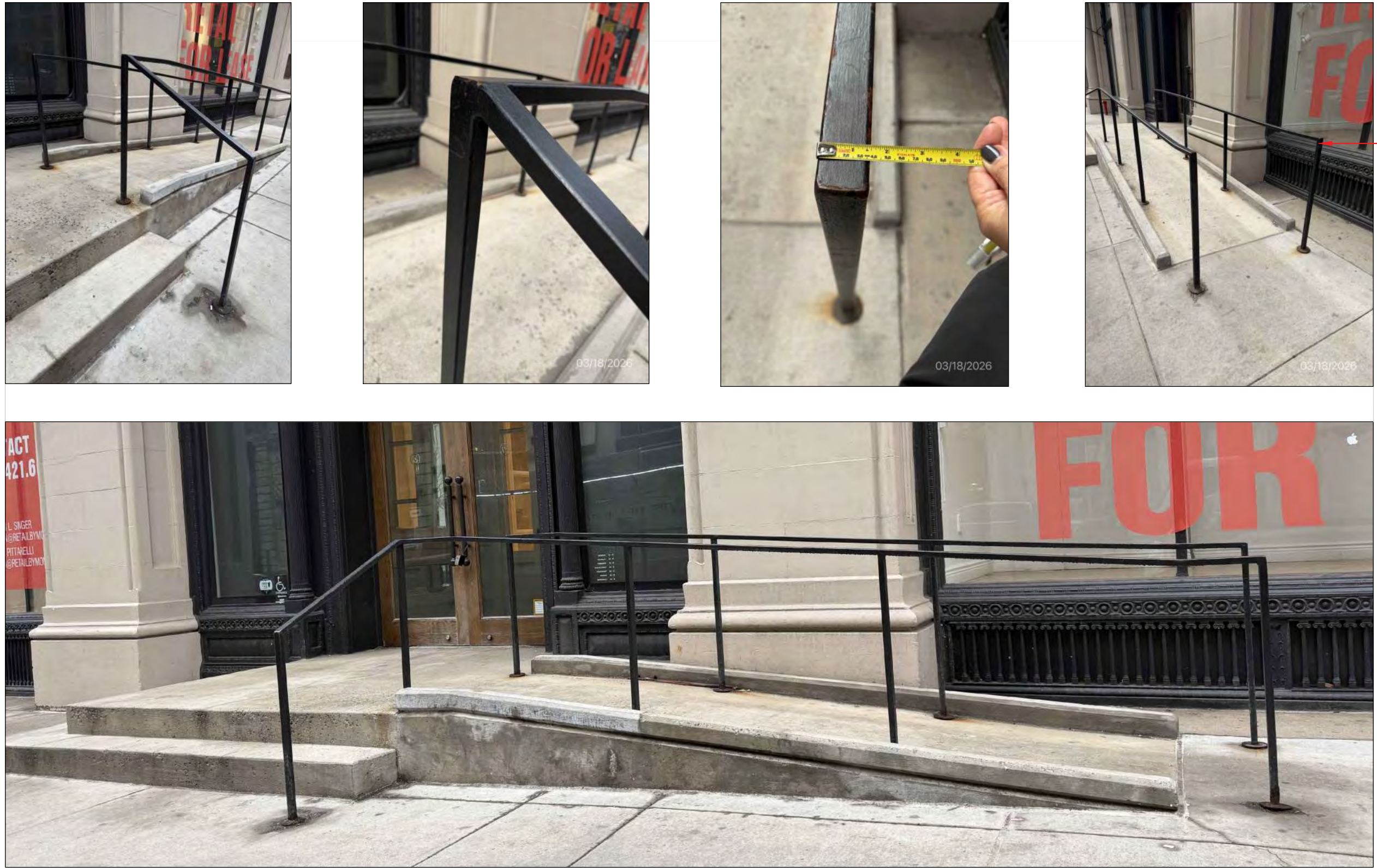
- NOTES:
- SEE PLANS AND TYPICAL SLAB ON GRADE DETAILS FOR THICKNESS AND ADDITIONAL INFORMATION.
 - CONTRACTION JOINTS SHALL BE SAW CUT AT 5'-0" ON CENTER MAX.
 - ADJUST SPACING OF CONTRACTION JOINTS SO THAT JOINTS ARE PROVIDED ALSO AT ANY CHANGES IN SUB-SLAB SUPPORT.
 - DOWELED EXPANSION JOINTS SHALL BE INSTALLED AT 20'-0" ON CENTER MAX.
 - CONSTRUCTION JOINTS MAY BE SUBSTITUTED FOR CONTRACTION JOINTS AT THE CONTRACTOR'S OPTION AND WITH RAND APPROVAL.
 - WHERE $T \geq 6'$, KEYED CONSTRUCTION JOINTS MAY BE SUBSTITUTED FOR DOWELED CONSTRUCTION JOINTS SHOWN ABOVE.
 - ALL DOWELS AND W.W.R. SHOWN SHALL BE GALVANIZED OR EPOXY COATED. ALL OTHER CONCRETE ACCESSORIES SHALL BE CORROSION RESISTANT.

2 TYPICAL SLAB ON GRADE DETAIL
SCALE: N.T.S.

- NOTES:
- WWR SHALL BE GALVANIZED OR EPOXY COATED IF EXPOSED TO EXTERIOR ELEMENTS SUCH AS SOIL OR WEATHER.
 - WWR SHALL BE TERMINATED 2" BEFORE ALL SLAB EDGES AND FULL DEPTH JOINTS.
 - SPECIAL INSPECTIONS SPECIFIED IN TABLE 1705.3 ARE NOT REQUIRED FOR INSTALLATION OF SLABS ON GRADE ACCORDING TO THIS DETAIL; INCLUDING VERIFICATION OF THE DESIGN MIX AND SAMPLING/TESTING REQUIREMENTS.



3 RAILING ATTACHMENT DETAIL
SCALE: 3" = 1'-0"



4 PHOTO REFERENCE - PROPOSED HANDRAIL DETAILS SIMILAR TO
INSTALLED HANDRAIL AT ADA RAMP AT 145 FIFTH AVENUE, NEW YORK
SCALE: NTS

R A N D

ENGINEERING & ARCHITECTURE, DPC
 159 WEST 25TH STREET
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BROOKLYN, NY, 11211
(917) 648-429

[illegible]

 LOCATION OF BUILDING

NEW YORK CITY ZONING & LAND USE (ZOLA)

ENERGY CODE PROGRESS INSPECTIONS:

IN THE UNITED STATES DEPARTMENT OF THE INTERIOR HERITAGE
CONSERVATION AND RECREATION SERVICE UNDER NATIONAL REGISTER OF
HISTORIC PLACES.

SPECIAL INSPECTIONS:

NONE

ITEM	REF#
1. LANDMARKS PRESERVATION COMMISSION	PENDING

LIMITED BALUSTRADE RESTORATION & ADA-RAMP INSTALLATION - PENDING
LPC DOCKET #LPC-26-05943

- REMOVE EXISTING AND REPLACE WINDOWS

NO CHANGE TO OCCUPANCY, USE, OR EGRESS UNDER THIS APPLICATION

PROPERTY IS NOT LOCATED IN A COASTAL ZONE OR WATER-SENSITIVE INLAND ZONE OR IN A SPECIAL FLOOD HAZARD AREA PER EFFECTIVE 2007 FEMA FIRM AND PRELIMINARY 2013 FEMA FIRM.

SHEET NO.	SHEET NAME
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GENERAL SHEETS								
T-001.00	TITLE SHEET	●						
T-002.00	GENERAL NOTES	●						
T-101.00	PRODUCT & SUBMISSION	●						
T-102.00	NOTES	●						
A-001.00	HISTORIC PHOTOGRAPHS	●						
A-002.00	EXTERIOR ELEVATION PHOTOGRAPHS	●						
ARCHITECTURAL		●						
A-201.00	EXISTING ELEVATIONS: SOUTH & WEST FACADE (PRIMARY)	●						
A-211.00	PROPOSED ELEVATIONS: SOUTH & WEST FACADE (PRIMARY)	●						
A-401.00	EXISTING WINDOW PHOTOGRAPHS	●						
A-402.00	EXISTING & PROPOSED WINDOW ELEVATIONS	●						
A-501.00	EXISTING & PROPOSED WINDOW SECTION & PLAN DETAILS	●						

Map of the Williamsburg Bridge area showing the location of the proposed bridge deck widening project. The map includes the Williamsburg Bridge, Broadway, Bedford Ave, and Driggs Ave. A shaded rectangular area on the bridge deck indicates the 'AREAS OF WORK'.

NOTE: CONTRACTOR TO CORDON OFF AREA DURING WORK AND WILL BE RESPONSIBLE TO PROVIDE PROTECTION FOR ADJACENT PROPERTIES (ROOF/FOUNDATIONS) AND PEDESTRIANS DURING WORK, PER BC CHAPTER 33

BLOCK:	2457
LOT	45
BOROUGH:	BROOKLYN
MAP #:	12D
ZONING DISTRICT:	C4-3
OCCUPANCY CLASS:	COM
CONSTRUCTION CLASS:	1
LPC STATUS:	YES

SITE PLAN

NOT TO SCALE

PROJECT LOCATION:
135 BROADWAY,
BROOKLYN, NY 11211

SHEET TITLE:
TITLE SHEET

GRAND JOB #:	M260403
SCALE:	AS NOTED
DATE:	06/01/26
DRAWING BY:	JB
REVIEWED BY:	MK
NUMBER OF SHEETS:	1 OF 11

SHEET NO.:

T-001.00

PRODUCTS

A. ALUMINUM-CLAD WOOD DOUBLE-HUNG WINDOWS

(1) FRAME & SASH CONSTRUCTION

ALL NEW WOOD DOUBLE-HUNG WINDOWS SHALL CONFORM TO CW-50 STANDARDS OR GREATER. ALL WINDOWS MUST MEET ALL TESTING REQUIREMENTS STIPULATED BY THE AMERICAN ARCHITECTURAL MANUFACTURER'S ASSOCIATION (AAMA STANDARDS AAMA/WDMA/CSA 101/1.S.2/A440, LATEST CODE-COMPLIANT EDITION). ALL WINDOWS SHALL BE FITTED WITH A LOW-EMISSIVITY "LOW-E" GLAZING.

TESTING CRITERIA	REQUIREMENT	REFERENCE/CODE
PERFORMANCE GRADE	CW-40	AAMA STANDARDS AAMA/WDMA/CSA 101/1.S.2/A440, LATEST CODE-COMPLIANT EDITION. WINDOW MUST MEET THE AW CRITERIA AND MUST BE CERTIFIED BY AAMA.
DESIGN WIND PRESSURES	50 PSF MINIMUM	SECTION BC 1609, 2022 NEW YORK CITY BUILDING CODE
AIR INFILTRATION	THE RATE SHALL NOT EXCEED 0.2 CFM/SQ.FT. AT A STATIC AIR PRESSURE DIFFERENCE OF 1.6 PSF	ASTM E 283
WATER RESISTANCE	THERE SHALL BE NO UNCONTROLLED WATER LEAKAGE AT A STATIC AIR PRESSURE DIFFERENCE OF 7.5 PSF.	ASTM E 547 AND ASTM E 331
U-FACTOR	DOES NOT EXCEED 0.28 BTU/HR/SF/DEGREES F FOR OPERABLE FENESTRATION	NYCECC NFRC 100
SHGC	0.36 MAXIMUM	NYCECC
SOLAR HEAT GAIN COEFFICIENT (THE RATIO OF SOLAR HEAT GAIN THAT CAN COME THROUGH A WINDOW)		
UNIFORM DEFLECTION TEST	AT A STATIC AIR PRESSURE DIFFERENCE OF 50 PSF, THERE SHALL BE NO DEFLECTION IN EXCESS OF L/175 OF THE SPAN OF ANY FRAMING MEMBER.	ASTM E 330-14
UNIFORM LOAD STRUCTURAL TEST	AT A STATIC AIR PRESSURE DIFFERENCE OF 75 PSF, THERE SHALL BE NO GLASS BREAKAGE OR OTHER DAMAGE WHICH WOULD CAUSE THE WINDOW TO BE INOPERABLE, AND PERMANENT DEFORMATION OF ANY FRAME OR SASH MEMBER SHALL NOT EXCEED 0.2% OF ITS SPAN.	ASTM E 330-14
COMPONENT TESTING		AAMA/WDMA/CSA 101/1.S.2/A440 (NAFS)
FORCED ENTRY RESISTANCE:	GRADE 10 (MINIMUM)	ASTM F588 (WINDOWS)
FINISH OF WINDOWS	TWENTY (20) YEAR WARRANTY	AAMA 653, AAMA 2605
LIFE CYCLE TEST	WINDOWS MEET ALL CRITERIA (INCLUDING PASSING AIR AND WATER TESTS) AT THE CONCLUSION OF THE LIFE CYCLE TEST.	AAMA 101 AAMA 910

NEW WINDOWS MUST CONFORM TO ALL APPLICABLE ENERGY CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE 2020 NEW YORK CITY ENERGY CONSERVATION CODE. THE NEW WINDOWS SHALL MEET ALL APPLICABLE ENERGY CODE REQUIREMENTS.

NEW INSTALLATIONS (INCLUDING SCREENS) MUST MEET ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO SECTION BC 1609 OF THE 2022 NEW YORK CITY BUILDING CODE.

THE NEW WOOD WINDOWS SHALL BE CONSTRUCTED AS FOLLOWS:

- A. HEAD AND JAMB FRAME MEMBERS SHALL BE MANUFACTURED FROM KILN DRIED, SOLID EDGE-GLUED PINE THAT IS FREE OF FINGER JOINTS OR VENEER. ALL WOOD TO BE A MINIMUM THICKNESS OF 3/4-INCH. SILL FRAME MEMBERS SHALL BE MANUFACTURED FROM A CONTINUOUS PIECE OF KILN DRIED, CLEAR PINE.
- B. ALL FRAME AND SASH MEMBERS SHALL BE TREATED WITH WATER REPELLENT PRESERVATIVE CONFORMING TO WDMA 1.S.4 AND SHALL NOT HAVE A MOISTURE CONTENT GREATER THAN 12 PERCENT AT THE TIME OF FABRICATION.
- C. IF REQUIRED, FRAME SHALL BE PROVIDED WITH FACTORY INSTALLED WEATHER-STOP FLANGE EXTENDING THE FULL DEPTH OF THE WINDOW OPENING AT NO ADDITIONAL COST TO THE OWNER.
- D. FRAME SHALL BE PROVIDED WITH ANCHORS/CLIPS/STRAPS AS NEEDED FOR A SECURE INSTALLATION.
- E. ALL WOOD SURFACES SHALL BE PRIMED OR SEALED, INCLUDING SURFACE TO BE CONCEALED BY WALL CONSTRUCTION, IF MORE THAN THIRTY (30) DAYS WILL EXPIRE BETWEEN DELIVERY AND INSTALLATION.
- F. STORE WINDOW UNITS IN AN UPRIGHT POSITION IN A CLEAN AND DRY STORAGE AREA ABOVE GROUND AND PROTECTED FROM WEATHER.

(1) RELATED COMPONENTS

- A. ALL SASHES SHALL BE EQUIPPED WITH TWO (2) ULTRA-LIFT BALANCES CONFORMING TO CLASS V AAMA 902-16. BALANCES SHALL PERMIT THE SASHES TO OPERATE FREELY AND ALSO HAVE THE CAPACITY TO HOLD SASH STATIONARY. BALANCE SHOES SHALL BE SECURED IN PLACE.
- B. EACH WOOD DOUBLE-HUNG WINDOW SHALL BE EQUIPPED WITH SASH TRACKS AND HANDLE-TYPE SASH LIFTS CONSTRUCTED OF POLISHED SOLID BRASS.
- C. EACH WOOD DOUBLE-HUNG WINDOW SHALL BE EQUIPPED WITH TWO (2) POLISHED SOLID BRASS CAM LOCKS AND KEEPERS.
- D. WEATHERSTRIPPING: HIGH-PERFORMANCE WEATHERGASKET AND COMPRESSION PILE SHALL BE CONTINUOUS AT THE HEAD, JAMB, AND SASH EDGES. DOUBLE-WEATHERSTRIPPING SHALL BE PROVIDED AT SILL.
- E. AS REQUIRED FOR A SECURE AND WATERTIGHT INSTALLATION, ACCESSORIES SHALL BE PROVIDED AS RECOMMENDED BY THE MANUFACTURER AND AS SHOWN ON THE ACCEPTED SHOP DRAWINGS.

(1) GLAZING: SASHES SHALL BE FACTORY GLAZED WITH 1-INCH INSULATING GLASS COMPOSED OF 3/16-INCH EXTERIOR DOUBLE-STRENGTH ANNEALED GLASS LITE, 11/16-INCH ARGON FILLED SPACE, AND 1/8-INCH INTERIOR TEMPERED GLASS LITE, WITH A LOW-EMISSIVITY "LOW-E" COATING ON THE #2 SURFACE. GLAZING SHALL BE MARINE GLAZED (FOR GLASS REPLACEMENT WITHOUT THE USE OF SPECIAL TOOLS) WITH NEOPRENE GASKET COMPLYING WITH ASTM D2000 DESIGNATION 2BC415 TO 3BC415, EPDM GASKETS, ALUMINUM GLAZING BEADS, OR WRAPAROUND BLACK FLEXIBLE POLYVINYL CHLORIDE MATERIAL COMPLYING WITH CS230-60. GLAZING BEADS SHALL BE ON THE INTERIOR. ALUMINUM GLAZING BEADS SHALL MATCH THE ADJACENT WINDOW FRAME IN COLOR. ALL UNITS SHALL BE DUAL-SEALED (ASTM E 2190) WITH INSULATING GLASS CONFORMING TO ASTM E774 LEVEL C8A (IGCC CERTIFICATION LABEL). AT LOCATIONS REQUIRED BY CODE, (INCLUDING BUT NOT LIMITED TO BATHTUBS, SHOWERS AND ADJACENT TO DOORS) GLAZING SHALL UTILIZE FULLY-TEMPERED GLASS CONFORMING TO THE REQUIREMENTS OF ALL APPLICABLE BUILDING CODES. IF REQUESTED BY OWNER, GLASS SHALL BE FROSTED/OBSCURED.

(2) FINISH: ALL COMPONENTS OF THE WOOD WINDOW ASSEMBLIES SHALL BE FACTORY PRIMED (1 COAT MINIMUM) AND PAINTED (2 COATS MINIMUM) WITH EXTERIOR PAINT TO MATCH THE COLOR AND FINISH OF THE EXISTING. PAINT SHALL BE AN EXTERIOR PAINT MEETING THE REQUIREMENTS OF AAMA 653. PRIMER SHALL BE AS RECOMMENDED BY THE MANUFACTURER. FINISH SHALL HAVE A TWENTY (20) YEAR WARRANTY.

FINISH OF ALUMINUM CLADDING SHALL HAVE A TWENTY (20) YEAR WARRANTY AND SHALL COMPLY WITH NAAMM "METAL FINISHES MANUAL" SUCH AS "DURANAR" AS MANUFACTURED BY PPG INDUSTRIES (70% KYNAR). PAINT FILM SHALL HAVE AN 1.2 MIL. MINIMUM DRY THICKNESS AND SHALL CONFORM TO AAMA 2605 (INCLUDING 10 YEARS FLORIDA EXPOSURE AND 4000 HOURS HUMIDITY TESTS). APPLICATION SHALL BE MADE USING A FACTORY-BASED ELECTROSTATIC SPRAY AND OVEN BAKE SYSTEM AND SHALL COMPLY WITH PAINT MANUFACTURE'S SPECIFICATIONS FOR CLEANING, CONVERSION COATING AND PAINTING. THE WINDOWS SHALL HAVE STANDARD FINISH, OWNER TO SPECIFY COLOR.

(3) EXTERIOR CLADDING/PANNING: PROVIDE EXTRUDED PRIME ALLOY ALUMINUM 6063-T5 NO LESS THAN NOMINAL 0.078 INCH WALL THICKNESS. PANNING LESS THAN 2 INCHES IN DEPTH FROM THE WINDOW FRAME MAY BE OF 0.062 INCH WALL THICKNESS. PROVIDE ALUMINUM PANNING SECTIONS OF ONE PIECE DESIGNED TO LOCK AROUND THE ENTIRE WINDOW FRAME FOR A WEATHERTIGHT CONNECTION; NEW WOOD WINDOWS SHALL BE FABRICATED WITH CLADDING MATCHING THE PROFILE OF THE ORIGINAL HISTORIC WINDOWS. A VARIETY OF SIZES MAY BE NEEDED; WHERE APPLICABLE, TOP EDGE OF HEAD CLADDING/PANNING SHALL BE CURVED AND/OR EXTENDED TO FOLLOW PROFILE OF THE LINTEL OR BRICK ARCH ABOVE. SECURE THE PANNING SECTION AT THE CORNERS WITH STAINLESS STEEL SCREWS IN INTEGRAL SCREW PORTS WITH THE JOINTS BACK SEALED USING A COMPATIBLE SEALANT. EXPOSED SCREWS, FASTENERS OR POP RIVETS ARE NOT ACCEPTABLE ON THE EXTERIOR OF THE PANNING SYSTEM.

(4) FASTENERS SHALL BE PROPERLY SIZED STAINLESS STEEL MASONRY SCREWS. SIZE AND SPACING OF SCREWS SHALL BE AS RECOMMENDED BY THE MANUFACTURER.

(5) SHIMS SHALL BE PROPERLY SIZED WOOD OF A SPECIES MATCHING THE WOOD WINDOW AND PLACED BETWEEN THE JAMB AND THE WINDOW OPENING AT EACH SCREW/CLIP LOCATION; SHIMS SHALL COMPLETELY FILL THE GAP BETWEEN THE JAMB AND THE WALL OPENING.

(6) HALF SCREENS: SCREENS SHALL CONSIST OF 18 X 16 FIBERGLASS MESH SECURED BY PVC SPLINE TO CLEAR PINE FRAME. SCREEN FRAMES SHALL BE FACTORY PRIMED AND FIELD PAINTED (2 COATS) TO MATCH THE WINDOWS.

IN ACCORDANCE WITH SCREEN MANUFACTURERS ASSOCIATION (SMA) REFERENCE STANDARD SMA 7001, ALL SCREENS ARE TO INCLUDE A WARNING LABEL INDICATING THAT THE SCREEN WILL NOT STOP A CHILD FROM FALLING OUT OF THE WINDOW.

(7) NEW INTERIOR TRIM SHALL BE MANUFACTURED FROM A CONTINUOUS PIECE OF KILN DRIED, CLEAR PINE. AT WINDOW HEADS AND JAMBS, PROVIDE "#105 DOOR STOP (3/8" X 2-1/4")" MANUFACTURED BY DYKES LUMBER COMPANY, OR APPROVED EQUAL; AT WINDOW SILLS PROVIDE 1/4" X 1-1/4" LATTICE MOULDING, #561 (1/4" X 1/2" ORIENTED TALL), MANUFACTURED BY DYKES LUMBER COMPANY, OR APPROVED EQUAL.

SUBMISSIONS

- A. COPIES OF PERMITS FOR ALL REFUSE CONTAINERS UTILIZED PURSUANT TO THE DEMOLITION WORK.
- B. IF APPLICABLE, THE COMPANY NAME, ADDRESS AND CREDENTIALS OF THE PROPOSED ASBESTOS SUB-CONTRACTOR.
- C. IF APPLICABLE, A COPY OF THE WASTE MANIFEST FORM SHOWING THAT ALL ASBESTOS CONTAINING MATERIALS HAVE BEEN LEGALLY DISCARDED IN AN APPROVED LANDFILL.
- D. PROPOSED METHOD AND ROUTE OF DEBRIS REMOVAL FROM THE BUILDING.
- E. SHOP DRAWINGS (SIGNED AND SEALED) SHALL BE PREPARED AND VERIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER ENGAGED BY THE CONTRACTOR. SHOP DRAWINGS SHALL SHOW ALL FABRICATION AND INSTALLATION DETAILS FOR ALL WINDOW TYPES AND CONFIGURATIONS, AND SHALL INCLUDE ELEVATIONS, QUANTITIES, SIZES AND DIMENSIONS, SECTIONS, GAUGES, CONNECTIONS, FASTENERS (SIZES/TYPES), CLIP ANGLES/STRAPS, ANCHORAGES TO EXISTING WORK, ETC.
- F. CALCULATIONS (SIGNED AND SEALED) PREPARED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER ENGAGED BY THE CONTRACTOR VERIFYING THAT THE PROPOSED ATTACHMENT SCHEME COMPLIES WITH ALL APPLICABLE CODES, INCLUDING RESISTANCE TO THE SPECIFIED DESIGN PRESSURE, FOR ALL SPECIFIED WINDOW TYPES AND CONFIGURATIONS.
- G. SHOP DRAWINGS SHOWING THE PROPOSED WATERPROOFING, INSULATION AND SEALING FOR ALL WINDOW TYPES.
- H. SAMPLE WINDOWS (INSTALLED), THE SAMPLES SHALL BE GLAZED, COMPLETE WITH HARDWARE, AND TESTED AS DESCRIBED IN THE GENERAL CONDITIONS TO ENSURE COMPLIANCE WITH ALL SPECIFIED AND CODE-REQUIRED PERFORMANCE CRITERIA.

- I. MANUFACTURER'S SPECIFICATION SHEETS AND TEST DATA DESCRIBING THE PROPOSED REPLACEMENT WINDOW ASSEMBLIES, CONFIRMING CONFORMANCE TO THE SPECIFIED AAMA PERFORMANCE GRADE AND DESIGN PRESSURE. AN ACTUAL SINGLE DOUBLE-HUNG PROJECT WINDOW SHALL BE FACTORY-TESTED (BY AN ACCREDITED AAMA TESTING LABORATORY IN ACCORDANCE WITH THE SPECIFIED TEST CRITERIA) AFTER APPROXIMATELY ONE-THIRD OF THE WINDOW UNITS HAVE BEEN FABRICATED, AGAIN AFTER APPROXIMATELY TWO-THIRDS OF THE WINDOW UNITS HAVE BEEN FABRICATED, AND WHEN OTHERWISE DIRECTED BY RAND, TO CERTIFY ACTUAL PERFORMANCE STANDARDS MEET THE SPECIFICATION REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE WRITTEN RESULTS OF THE TESTS, CERTIFYING THAT THE PERFORMANCE OF THE ACTUAL UNITS MEETS OR EXCEEDS THE SPECIFIED REQUIREMENTS.
- J. A SAMPLE OF THE PROPOSED FINISH (APPROXIMATELY 6 INCHES LONG).
- K. SAMPLE OF THE PROPOSED WATERPROOFING MEMBRANE.
- L. COLOR CHARTS AND SAMPLES OF THE PROPOSED CAULKING TO BE USED ALONG THE INTERIOR AND EXTERIOR WINDOW PERIMETER FOR SELECTION BY THE OWNER AND APPROVAL BY LPC.
- M. IF AUTHORIZED PURSUANT TO A CHANGE ORDER, MANUFACTURER, MODEL NUMBER, AND DEPARTMENT OF HEALTH APPROVAL NUMBER FOR THE PROPOSED REPLACEMENT WINDOW (CHILD) GUARDS.
- N. MANUFACTURERS' LITERATURE, INCLUDING MATERIAL SAFETY DATA SHEETS (MSDS) FOR ALL MATERIALS.
- O. TECHNICAL DATA SHEETS, COLOR CHARTS AND MATERIAL SAMPLES OF ANY PROPOSED SUBSTITUTIONS.

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KEY PLAN:



06/09/26	CB1 PUBLIC HEARING	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:

WINDOW REPLACEMENT PROGRAM

PROJECT LOCATION:

135 BROADWAY,
BROOKLYN, NY 11211

SHEET TITLE:

PRODUCT SUBMISSION

RAND JOB #:

M260403

SCALE:

AS NOTED

DATE:

06/01/26

DRAWING BY:

JB

REVIEWED BY:

MK

NUMBER OF SHEETS:

3 OF 11

SHEET NO.:

T-101.00

WINDOW REPLACEMENT

THE BASE BID WORK SHALL INCLUDE BUT NOT NECESSARILY BE LIMITED TO THE FOLLOWING PROCEDURES AT ALL SPECIFIED WINDOWS:

1. CAREFUL MEASUREMENT OF EXISTING WINDOW OPENINGS SPECIFIED IN THE FIELD PRIOR TO FABRICATION OF THE REPLACEMENT/NEW UNITS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND MANUFACTURING THE CORRECT NUMBER, SIZE, TYPE AND CONFIGURATION OF WINDOWS SPECIFIED.
2. PREPARATION AND SUBMISSION OF A LIST OF ANY CUSTOM INTERIOR INSTALLATIONS AT THE EXISTING WINDOWS THAT MAY BE AFFECTED BY THE SPECIFIED REPLACEMENT AND PROPOSED INSTALLATION PLAN, INCLUDING WALLS, AND ALL OTHER STRUCTURAL BUILDING COMPONENTS ADJACENT TO, ABUTTING, AND/OR OVERLAPPING THE UNITS.
3. PREPARATION AND SUBMISSION OF A LIST OF INTERIOR ELEMENTS THAT MAY AFFECT THE USAGE OF THE SPECIFIED WINDOWS.
4. PREPARATION AND SUBMISSION OF TWO (2) FULL SETS OF SIGNED/SEALED SHOP DRAWINGS INCLUDING SIZE AND COLOR VERIFICATION AND INSTALLATION DETAILS, AND ANY OTHER PERTINENT INFORMATION, IF REQUIRED BY RAND, SHOP DRAWINGS SHALL BE REVISED AND RESUBMITTED AS NEEDED.
5. AT ALL SPECIFIED EXISTING WINDOWS, REMOVAL OF ALL SPECIFIED COMPONENTS, INCLUDING ALL SASH, FRAME, SNAP TRIM, CLIP, BLOCKING, FASTENERS, ETC., AS NEEDED TO PERFORM SPECIFIED REPLACEMENT. PREPARATION OF ALL OPENINGS AS NEEDED TO ACCOMMODATE NEW INSTALLATION. INSTALLATION OF NEW FLASHING/WATERPROOFING AND WOOD BLOCKING/ALUMINUM SHIMS/STEEL STRAPS. NOTE: WORK SCOPE INCLUDES REPLACEMENT AS SHOWN ON THE PROJECT DRAWINGS, EXCLUDING ALL WINDOWS INDICATED AS "NOT IN CONTRACT" (N.I.C.). ANY REMAINING WINDOWS DAMAGED AS A RESULT OF THE CONTRACTOR'S WORK SHALL BE REPLACED/REPAIRED AS DIRECTED BY AND AT NO ADDITIONAL COST TO THE OWNER.
6. WHERE APPLICABLE, REMOVAL, STORAGE AND SUBSEQUENT REINSTALLATION OF EXISTING SECURITY/DECORATIVE BARS/GATES, DRYER VENTS, LOUVERS, ETC. DUPLICATING THE ORIGINAL INSTALLATION.
7. INSTALLATION OF THE ASSEMBLIES DETAILED IN THE BASE BID SCOPE OF WORK. IN ALL CASES, THE CONTRACTOR WILL BE EXPECTED TO PROVIDE AN ASSEMBLY WITH THE LARGEST POSSIBLE GLAZING AREA THAT WILL PROPERLY FIT INTO THE CORRESPONDING OPENING.
8. FORMULATION OF AN APPROPRIATE ATTACHMENT SCHEME AND FIELD CALCULATIONS PREPARED AND VERIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER ENGAGED BY THE CONTRACTOR. IF REQUIRED, ENGINEER SHALL COORDINATE AN ON-SITE CHAMBER PULL TEST, PURSUANT TO AAMA AND ASTM REQUIREMENTS, ON THE SAMPLE WINDOWS. NEW INSTALLATIONS MUST MEET ALL APPLICABLE CODES, ATTACHMENT SCHEME SHALL ADDRESS EVERY SPECIFIED WINDOW TYPE AND SIZE AND MUST INCLUDE FASTENER SIZE, TYPE/SPACING AND CLIP ANGLE/STRAP SIZE/SPACING.
9. INSTALLATION OF ONE (1) SAMPLE SINGLE DOUBLE-HUNG WINDOW (TYPE A3) AND THE RETAINING OF AN AAMA ACCREDITED TESTING LABORATORY TO PERFORM TESTING ON THE SAMPLE WINDOWS AS SPECIFIED IN THE GENERAL CONDITIONS.
10. CORDONING OFF OF ALL COURTYARDS, PARKING LOTS, WALKWAYS, ETC. DURING PERFORMANCE OF WORK IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING, INSTALLING AND DISMANTLING ALL REQUIRED PROTECTION.
11. REMOVAL AND LEGAL OFF-SITE DISPOSAL OF ALL RUBBISH IN ANY WAY CONNECTED WITH THE INSTALLATION.
12. CORRECTION OF ALL PUNCH-LIST DEFICIENCIES UNCOVERED BY THE OWNER, PROPERTY MANAGER, OR RAND.

NOTES

3. INTERIOR DAMAGE IS ANTICIPATED AT ALL REPLACEMENT WINDOWS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR INTERIOR DAMAGE CAUSED BY THE REPLACEMENT WORK, UNLESS IT IS DETERMINED BY RAND THAT EXCESSIVE DAMAGE HAS BEEN CAUSED, AND COULD HAVE BEEN AVOIDED BY THE CONTRACTOR. THE AMOUNT OF ACCEPTABLE DAMAGE WILL BE DETERMINED BY RAND DURING THE SAMPLE WINDOW INSTALLATION. ALL OTHER INTERIOR FINISH REPAIRS SHALL BE COORDINATED WITH THE OWNER, AND SHALL BE PERFORMED BY OTHERS.
2. REMOVAL, STORAGE AND REINSTALLATION OF EXISTING ALARMS, CURTAINS, WINDOW BLINDS/TREATMENTS AND OTHER ACCESSORIES SHALL BE THE RESPONSIBILITY OF THE OWNER.
3. CLEARING THE "WORK AREA" OF ALL FURNITURE AND OTHER PERSONAL EFFECTS TO ALLOW THE CONTRACTOR TO PERFORM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE OWNER.
4. THE OWNER SHALL ENGAGE AN INDEPENDENT ENVIRONMENTAL CONSULTANT TO PROVIDE THE NECESSARY CONSULTING SERVICES PURSUANT TO THE IDENTIFICATION OF ANY SUSPECTED HAZARDOUS-CONTAINING MATERIALS, INCLUDING BUT NOT LIMITED TO LEAD AND ASBESTOS, AND RECOMMENDATIONS FOR PROPER ABATEMENT IF APPLICABLE. THE CONTRACTOR SHALL NOT PERFORM ANY CONTRACT WORK UNTIL PROVIDED BY THE OWNER WITH SPECIFIC INFORMATION AND INSTRUCTIONS REGARDING THE PRESENCE AND ABATEMENT OF ANY HAZARDOUS-CONTAINING MATERIALS.
5. ALL DEMOLITION IN PREPARATION FOR THE SPECIFIED WORK SHALL BE CONDUCTED IN CONFORMANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS FOR LEAD-BASED PAINT (LBP) AND ASBESTOS-CONTAINING MATERIALS (ACM), INCLUDING THE FOLLOWING:
 - LBP-LOCAL LAW 1, NYC CHILDHOOD LEAD POISING PREVENTION ACT OF 2004
 - ACM - NYC DEP ASBESTOS CONTROL PROGRAM RULES AND REGULATIONS.
 - LBP-FEDERAL EPA RENOVATION, REPAIR AND PAINTING (RRP) RULE APRIL 2010, HUD GUIDELINES FOR THE EVALUATION AND CONTROL OF LEAD BASED PAINT IN HOUSING

ALL WORK (INSIDE AND OUTSIDE OF THE BUILDING) SHALL BE PERFORMED IN CONFORMANCE WITH LEAD-SAFE WORK PRACTICES AND OSHA LEAD IN CONSTRUCTION STANDARDS AS PART OF THE BASE BID WORK, AT NO ADDITIONAL COST TO THE OWNER, REGARDLESS OF WHETHER OR NOT LEAD PAINT TESTING IS SPECIFICALLY PERFORMED. THE CONTRACTOR SHALL PROVIDE A CURRENT COPY OF THEIR "CERTIFICATION TO CONDUCT LEAD-BASED PAINT ACTIVITIES AND RENOVATIONS" AS ISSUED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA), AT LEAST ONE (1) "CERTIFIED RENOVATOR" SHALL BE ASSIGNED TO THE PROJECT; IN ADDITION, ALL WORKERS INVOLVED IN WORK THAT MAY BE RELATED TO LEAD-BASED PAINT MUST BE TRAINED AND CERTIFIED IN LEAD-SAFE WORK PRACTICES. ANY POWER TOOLS UTILIZED TO REMOVE PAINT MATERIALS SHALL BE FITTED WITH HIGH EFFICIENCY PARTICULATE AIR (HEPA) VACUUM ATTACHMENTS THAT MEET OR EXCEED EPA STANDARDS.

THE EPA LEAD LAW (EPA REQUIREMENT RULE 40 CODE OF FEDERAL REGULATIONS, PART 745), EFFECTIVE AS OF APRIL 2010, ESSENTIALLY MANDATES THE FOLLOWING:

- RENOVATION FIRMS MUST BE CERTIFIED, OR THE INDIVIDUALS PERFORMING THE WORK TRAINED BY CERTIFIED RENOVATORS. (CERTIFICATION LASTS 5 YEARS.)
- A CERTIFIED RENOVATOR MUST BE ASSIGNED TO EACH RENOVATION AND BE AVAILABLE (PRESENT) AT KEY POINTS.
- THE RENOVATOR MUST FOLLOW CONTAINMENT GUIDELINES, INCLUDING DUST AND DEBRIS CONTAINMENT:
 - I. A MINIMUM OF 2 LAYERS OF POLYETHYLENE SHEETING SHOULD BE PROVIDED AT ROOM ENTRY DOORS, EITHER WEIGHTED OR PROVIDED WITH ZIPPER ON INSIDE TO PROVIDE PROPER AIRLOCK.
 - II. THE EXHAUST VENTS SHOULD BE TEMPORARILY SEALED WITH PLASTIC AT THE KITCHEN AND BATHROOMS.
 - III. PAINTED PLASTER WALLS SHOULD BE LIGHTLY SPRAYED WITH WATER TO MINIMIZE DUST RELEASE DURING DEMOLITION.
 - IV. NO POWER FLAME BURNING SHOULD BE PERMITTED.
 - V. DUST AND DEBRIS SHOULD BE COLLECTED VIA THE USE OF HEPA VACUUMS.
 - VI. DEBRIS SHOULD BE COVERED AND/OR BAGGED TO THE EXTENT POSSIBLE TO LIMIT SPREAD OF DUST DURING REFUSE REMOVAL.
 - VII. NEGATIVE AIR MACHINES MUST BE UTILIZED TO MAINTAIN A NEGATIVE PRESSURE IN THE WORK AREA, TO FURTHER HELP PREVENT THE SPREAD OF DUST TO ADJOINING SPACES.

THE RENOVATOR MUST PERFORM PROJECT CLEANING VERIFICATION AND PREPARE REQUIRED RECORDS, TO INCLUDE ANY REPORTS ON PRESENCE OF LEAD PAINT, DISTRIBUTION OF LEAD PAMPHLETS, ETC.

REMOVAL/PREPARATION PROCEDURES

1. PROTECTING THE IMMEDIATE AREA SHALL INCLUDE BUT IS NOT LIMITED TO THE INSTALLATION OF 6 MIL PLASTIC PROTECTION, HEPA VACUUMING, WET WASHING AND ANY OTHER STEPS NECESSARY TO INSURE A COMPLETE CLEAN-UP OF THE WORK AREA. THE CONTRACTOR SHALL TAKE EVERY REASONABLE PRECAUTION TO ENSURE THAT DUST AND DEBRIS DOES NOT TRAVEL OUTSIDE OF THE IMMEDIATE WORK AREA AND THAT THE INTERIOR AND EXTERIOR FINISHES REMAINS UNDAMAGED AND CLEAN.
2. REMOVAL OF ANY EXISTING BUILDING COMPONENT THAT CONTAINS LEAD BASED PAINT (LBP) MUST BE PERFORMED AS DESCRIBED IN "NOTES" ON THE PROJECT DRAWINGS, AS PART OF THE BASE BID WORK, AT NO ADDITIONAL COST TO THE OWNER.
3. DO NOT REMOVE MORE WINDOWS THAN CAN BE REPLACED BY THE NEW INSTALLATIONS DURING THE SAME DAY. PRIOR TO ANY REMOVALS, THE CONTRACTOR SHALL VERIFY THAT THE PROPER REPLACEMENT ASSEMBLIES ARE ON SITE AND AVAILABLE FOR IMMEDIATE INSTALLATION.
4. COMPLETELY REMOVE ALL SPECIFIED EXISTING WINDOW ASSEMBLIES TO BE REPLACED, INCLUDING SNAP TRIM, CLIPS, FASTENERS, SASHES, FRAMES, BLOCKING, LOUVERS, PANELS, AND HARDWARE, DOWN TO THE EXISTING UNDERLYING ORIGINAL WINDOW FRAME TO REMAIN.
5. NO MATERIALS OR DEBRIS (INCLUDING BROKEN GLASS) MAY BE THROWN (OR DELIBERATELY DROPPED) TO THE GROUND BELOW.
6. CLEAN ALL OLD ADHESIVE AND CAULK (IF NECESSARY) FROM WINDOW PERIMETER AND EXPOSED MASONRY USING APPROPRIATE SOLVENTS OR MECHANICAL MEANS.
7. NO OPENINGS SHALL BE LEFT UNPROTECTED (EXPOSED) OVERNIGHT. THE CONTRACTOR MUST EXPEDITIOUSLY INSTALL REPLACEMENTS IN THE OPENINGS FROM WHICH THE EXISTING ASSEMBLIES HAVE BEEN REMOVED. THE CONTRACTOR MAY RETURN ON THE FOLLOWING DAY TO COMPLETE FINISH WORK, TRIM AND ADJUSTMENT, IF NECESSARY. SHOULD UNAVOIDABLE INSTALLATION PROBLEMS/DELAYS BE ENCOUNTERED, THE CONTRACTOR MUST PROVIDE TEMPORARY "PROTECTION" (SUBJECT TO APPROVAL BY RAND) AT ALL OPENINGS WHERE REPLACEMENTS ARE NOT INSTALLED THE DAY THE EXISTING ASSEMBLIES ARE REMOVED. TEMPORARY PROTECTION SHALL REMAIN IN PLACE FOR A MAXIMUM OF TWENTY-FOUR (24) HOURS, AT WHICH TIME THE PROPER REPLACEMENT ASSEMBLY SHALL BE INSTALLED.
8. PREPARE ALL WINDOW OPENINGS AS NEEDED TO ACCOMMODATE NEW INSTALLATION, INCLUDING BUT NOT LIMITED INSTALLATION OF NEW WOOD BLOCKING/ALUMINUM SHIMS/STRAPS AS NEEDED TO COMPLETELY SUPPORT EXISTING STRUCTURAL/BUILDING COMPONENTS TO REMAIN, INTERIOR FINISHES AND NEW WINDOW ASSEMBLIES. WHENEVER REMAINING UNDERLYING BUILDING COMPONENTS ARE FOUND TO BE DEFECTIVE OR STRUCTURALLY UNSOUND, PATCH, RESECURE, AND/OR REPLACE AS DIRECTED BY RAND, THE CONTRACTOR SHALL IMMEDIATELY INFORM RAND AND THE OWNER IF ANY UNDERLYING MASONRY OR ORIGINAL WINDOW FRAME IS FOUND TO BE DETERIORATED OR IS OTHERWISE BELIEVED TO REQUIRE REPLACEMENT OR REINFORCEMENT.

9. WHERE DIRECTED AND SHOWN ON ACCEPTED SHOP DRAWINGS, INSTALL WATERPROOFING ALONG ALL SILLS AND JAMBS. PRIME ALL SURFACES TO COME INTO CONTACT WITH THE NEW WATERPROOFING MEMBRANE AND ADHERE NEW WATERPROOFING MEMBRANE ATOP THE EXISTING CONSTRUCTION IN ACCORDANCE WITH THE WATERPROOFING MANUFACTURER'S RECOMMENDATIONS. SECURE ALL SEAMS, JOINTS AND ENDS AS SHOWN ON THE ACCEPTED SHOP DRAWINGS. THE WATERPROOFING MEMBRANE SHALL BE INSTALLED IN A MANNER TO ACHIEVE 100 PERCENT ADHESION WITH THE UNDERLYING SURFACES.
10. IF REQUIRED, THE CONTRACTOR WILL BE RESPONSIBLE FOR CAREFULLY CUTTING BACK THE EXISTING GYPSUM BOARD/INTERIOR FINISHES AS REQUIRED TO INSTALL THE NEW WINDOW UNITS. THE CONTRACTOR WILL BE RESPONSIBLE FOR MINOR/TYPICAL INTERIOR REPAIRS AND PAINT TOUCH-UPS UTILIZING A FLAT WHITE FINISH. MAJOR REPAIRS (SUCH AS REPAIRING OF CUT WALLS NOT COVERED BY THE NEW TRIM) ARE THE OWNER'S RESPONSIBILITY.

INSTALLATION PROCEDURES

1. COORDINATE WINDOW INSTALLATION WITH REMOVALS, ASSEMBLE WINDOWS FOR EACH OPENING PRIOR TO REMOVAL OF THE EXISTING ASSEMBLIES.
2. THE REPLACEMENT/NEW ASSEMBLIES SHALL BE INSTALLED SQUARE, PLUMB AND LEVEL IN A WATERTIGHT AND WORKMANLIKE MANNER TO ASSURE NEAT AND WEATHERTIGHT CONSTRUCTION ON THE INTERIOR AND EXTERIOR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
3. ALL CAVITIES CREATED WHEN THE EXISTING WINDOWS ARE REMOVED SHALL BE TIGHTLY FILLED WITH FIBERGLASS INSULATION.
4. AT REPLACEMENT/NEW UNITS, SNAP TRIM/CLIPS AND/OR INSTALLATION STRAPS SHALL BE SIZED AND SPACED AS DIRECTED BY THE MANUFACTURER AND AS SHOWN ON ACCEPTED SHOP DRAWINGS, TO ENSURE THAT THE INSTALLATION CONFORMS TO ALL STRUCTURAL LOADING REQUIREMENTS.

STRAPS SHALL BE 3 INCHES LONG (MINIMUM), AND PLACED AROUND WINDOW PERIMETERS AT A SPACING OF 16 INCHES ON CENTER (MAXIMUM), 4 INCHES FROM ALL CORNERS ALONG HEAD, JAMBS AND SILL, AND AT JAMBS ALONG MEETING RAIL LOCATIONS. A MINIMUM TOTAL OF 2 SCREWS SHOULD BE INSTALLED PER STRAP FOR ATTACHMENT TO ADJACENT WALL CONSTRUCTION.
5. AN APPROPRIATE FASTENER INSTALLATION/ATTACHMENT SCHEME SHALL BE FORMULATED IN THE FIELD, AND SHALL INCLUDE A PULL TEST (IF NECESSARY) AND FIELD CALCULATIONS TO BE COORDINATED BY A NEW YORK STATE LICENSED ENGINEER ENGAGED BY THE CONTRACTOR. ATTACHMENT SCHEME SHALL ADHERE TO ALL REQUIRED LOADING CRITERIA AND APPLICABLE CODES. THE CONTRACTOR'S ENGINEER SHALL SUBMIT A COMPLETE ATTACHMENT DETAIL FOR EACH WINDOW TYPE/CONFIGURATION WHICH SHALL SERVE AS THE PROJECT STANDARD, ALONG WITH WRITTEN VERIFICATION THAT THIS PROPOSED ATTACHMENT SCHEME WILL ACHIEVE A SECURE INSTALLATION.

6. ALL NECESSARY DRILLING, TAPPING, CUTTING, ETC. SHALL RESULT IN PROPERLY INSTALLED WINDOWS WHICH ARE EASILY OPERABLE AND COMPLETELY AIRTIGHT AND WATERTIGHT.
7. THE CONTRACTOR SHALL ARRANGE FOR THE SEALANT MANUFACTURER'S REPRESENTATIVE(S) TO CONDUCT ADHESION AND COMPATIBILITY TESTS FOR THE SPECIFIED SEALANT MATERIAL WITH EACH TYPE OF JOINT SUBSTRATE. IF THE SPECIFIED SEALANT CAULKING MATERIALS ARE FOUND TO BE INCOMPATIBLE WITH THE SUBSTRATE, THE CONTRACTOR SHALL PROPOSE SUBSTITUTE MATERIALS ACCEPTABLE TO RAND. AT NO ADDITIONAL COST TO THE OWNER. A WEATHERTIGHT JOINT SHALL BE MADE AT THE JUNCTION OF THE NEW ASSEMBLIES AND THE EXTERIOR MASONRY/INTERIOR FINISHES. SEALANT SHALL BE APPLIED BETWEEN REPLACEMENT MATERIALS AND EXISTING CONSTRUCTION. SEALANT SHALL ONLY BE APPLIED TO STRUCTURALLY SOUND MATERIALS WHICH IS FREE OF ALL DUST, DEBRIS, AND OLD CAULK AND IS CAPABLE OF HOLDING A SEAL. SEALANT MANUFACTURER'S REQUIREMENTS SHALL BE FOLLOWED AT ALL TIMES. IF REQUIRED BY THE MANUFACTURER, SURFACES SHALL BE PRIMED AND/OR CLEANED WITH A WIRE BRUSH PRIOR TO APPLYING THE SEALANT. WHEREVER THE WIDTH OF SEALANT REQUIRED IS GREATER THAN 3/8 INCHES, BACKER ROD IS TO BE INSTALLED PRIOR TO SEALANT.
8. THE NEW WINDOW ASSEMBLIES SHALL BE INSTALLED PLUMB AND LEVEL. THE CONTRACTOR SHALL CAREFULLY ADJUST SASHES SO THAT THEY WORK FREELY AND SMOOTHLY, AND LATCH WHEN IN A CLOSED POSITION.
9. IF REQUESTED BY THE OWNER, REINSTALL EXISTING SECURITY/DECORATIVE BARS/GATES/GRILLES, DRYER VENTS, AND LOUVERS DUPLICATING THE ORIGINAL INSTALLATION. LOUVER REINSTALLATION WORK SHALL BE PERFORMED AS INDICATED ON THE ACCEPTED SHOP DRAWINGS.
10. UPON COMPLETION OF EACH INSTALLATION, THE CONTRACTOR SHALL CLEAN THE ENTIRE CONSTRUCTION (WINDOWS, FRAMES, GLASS, AND ADJACENT SURFACES), WITH A SOLVENT APPROVED BY THE MANUFACTURER, TO REMOVE ALL INTERIOR AND EXTERIOR SMUDGES, FINGERPRINTS AND OTHER MARKS LEFT FROM THE INSTALLATION PROCESS. EXERCISE CARE TO AVOID DAMAGE TO PROTECTIVE COATINGS AND FINISHES. REMOVE EXCESS GLAZING AND SEALANT COMPOUNDS, DIRT AND OTHER SUBSTANCES, AND LUBRICATE HARDWARE AND MOVING PARTS.
11. ADJUST OPERATING SASHES AND HARDWARE TO PROVIDE TIGHT FIT AT CONTACT POINTS AND AT WEATHERSTRIPPING, FOR SMOOTH OPERATION AND WEATHERTIGHT CLOSURE. REMOVE ALL LABELS AND LEAVE IN A FIRST CLASS MANNER.
12. UPON COMPLETION OF INSTALLATION, THE AREA SHALL BE LEFT CLEAN, WITH ALL DEBRIS, DROP CLOTHS AND PROTECTIVE PLASTIC REMOVED. THE ENTIRE WORK AREA, INCLUDING THE SILLS, SHALL BE VACUUMED.



ENGINEERING & ARCHITECTURE, DPC
159 WEST 25TH STREET
NEW YORK, NY 10001
TEL. (212) 675-8844

BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM

BUILDING MANAGEMENT:
TERRANCE LINDALL
135 BROADWAY
BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:



06/09/26	CB1 PUBLIC HEARING	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE

PROJECT DESCRIPTION:

WINDOW REPLACEMENT PROGRAM

PROJECT LOCATION:

135 BROADWAY,
BROOKLYN, NY 11211

SHEET TITLE:

NOTES

RAND JOB #:	M260403
SCALE:	AS NOTED
DATE:	06/01/26
DRAWING BY:	JB
REVIEWED BY:	MK
NUMBER OF SHEETS:	4 OF 11
SHEET NO.:	

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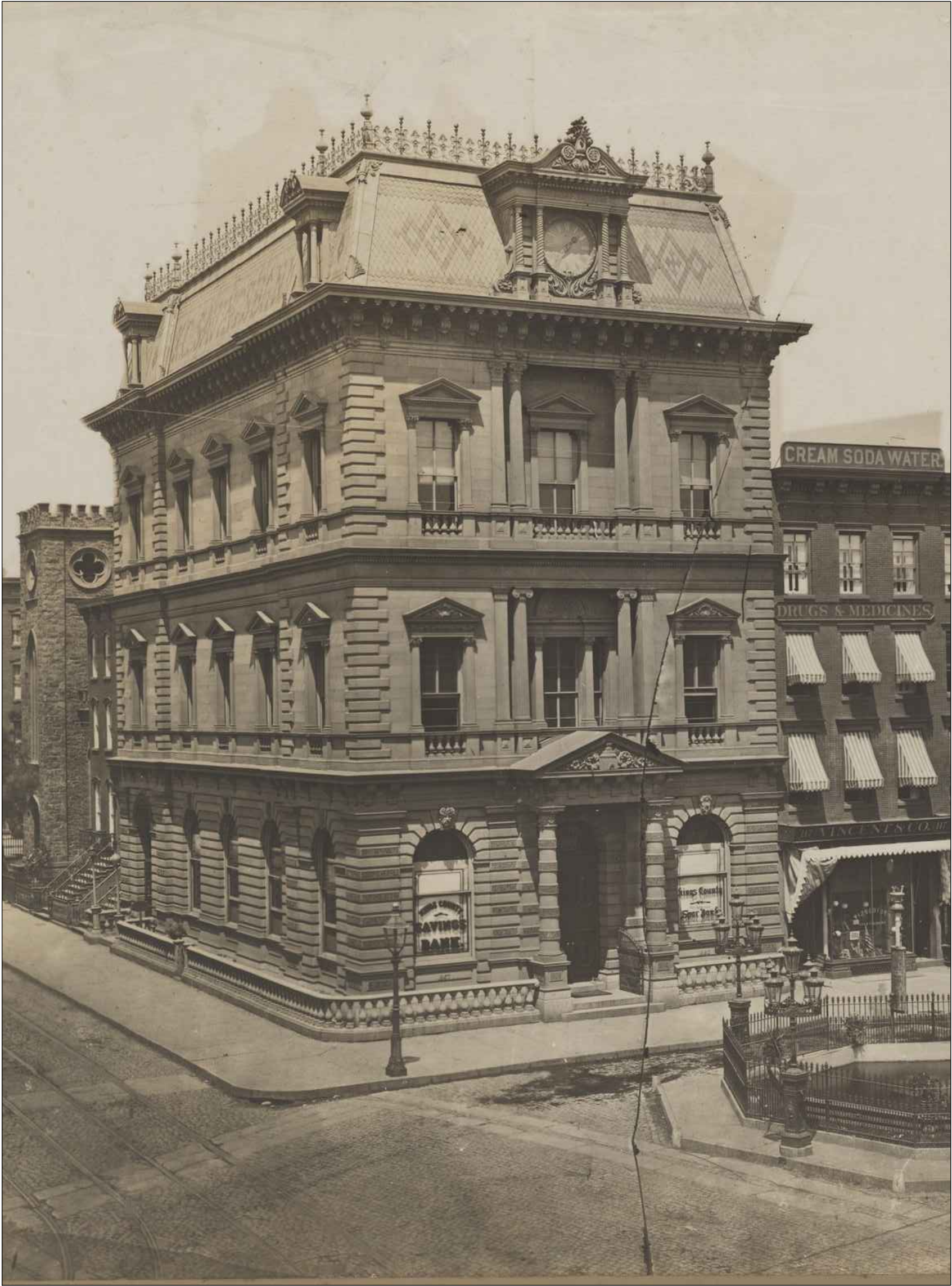


PHOTO 1
SOURCE: MUSEUM OF THE CITY OF NEW YORK
YEAR: 1905



PHOTO 2
HISTORIC PHOTO AT BROADWAY AND BEDFORD AVENUE
SOURCE: LANDMARK PRESERVATION COMMISSION
INDIVIDUAL LANDMARK BUILDING DESIGNATION - MARCH 15, 1966



PHOTO 3
HISTORIC PHOTO AT BROADWAY AVENUE
SOURCE: LANDMARK PRESERVATION COMMISSION
INDIVIDUAL LANDMARK BUILDING DESIGNATION - MARCH 15, 1966



PHOTO 4
SOURCE: ARMBROSTER PHOTO FROM THE BRIAN MERLIS COLLECTION
YEAR: 1922

PROPERTY INFORMATION	
INDIVIDUAL LANDMARK	YES
HISTORIC DISTRICT	NO
INTERIOR LANDMARK	NO
SCENIC LANDMARK	NO
CALENDARED	NO
CNE/PMW/COFA	COFA
DOB PERMIT REQUIRED	YES
FASTRACK	NO
XCNE	NO
HISTORIC PHOTOS	YES, SEE G-002.00 TO G-006.00
DATE OF CONSTRUCTION	1868
ARCHITECTURAL STYLE	FRENCH SECOND EMPIRE
ARCHITECT/BUILDER	KING AND WILCOX
MATERIALS	MASONRY, STONE AND IRON WORK
SIGNIFICANT ARCHITECTURAL FEATURES	135 BROADWAY IS A 4-STORY BUILDING WITH MANSARD ROOF OF THE FRENCH SECOND EMPIRE PERIOD WITH ONE OVER ONE DOUBLE HUNG WINDOWS. THIS FORMER BANK (KINGS COUNTY SAVINGS BANK) IS CONSTRUCTED WITH MASONRY WALLS AND LIGHT-COLORED SANDSTONE WITH ORNATE STONE CARVED KEYSTONE BLOCKS AND ARCHITECTURAL DETAILS. THE MAIN ENTRANCE DOORWAY IS ACCENTED BY A PROJECTING ENTRANCE PORTICO WITH ELABORATE CARVINGS AT THE PEDIMENT AND ORNATE BRACKETED CORNICE CROWNS THE BUILDING'S FOURTH FLOOR. A CAST IRON BALUSTRADE FLANKS AND WRAPS AROUND THE BUILDING ON THE PROPERTY LINE.

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BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:



06/09/26	CB1 PUBLIC HEARING	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
WINDOW REPLACEMENT PROGRAM

PROJECT LOCATION:
135 BROADWAY,
BROOKLYN, NY 11211

SHEET TITLE:
HISTORIC PHOTOGRAPHS

RAND JOB #:	M260403
SCALE:	AS NOTED
DATE:	06/01/26
DRAWING BY:	JB
REVIEWED BY:	MK
NUMBER OF SHEETS:	5 OF 11
SHEET NO.:	



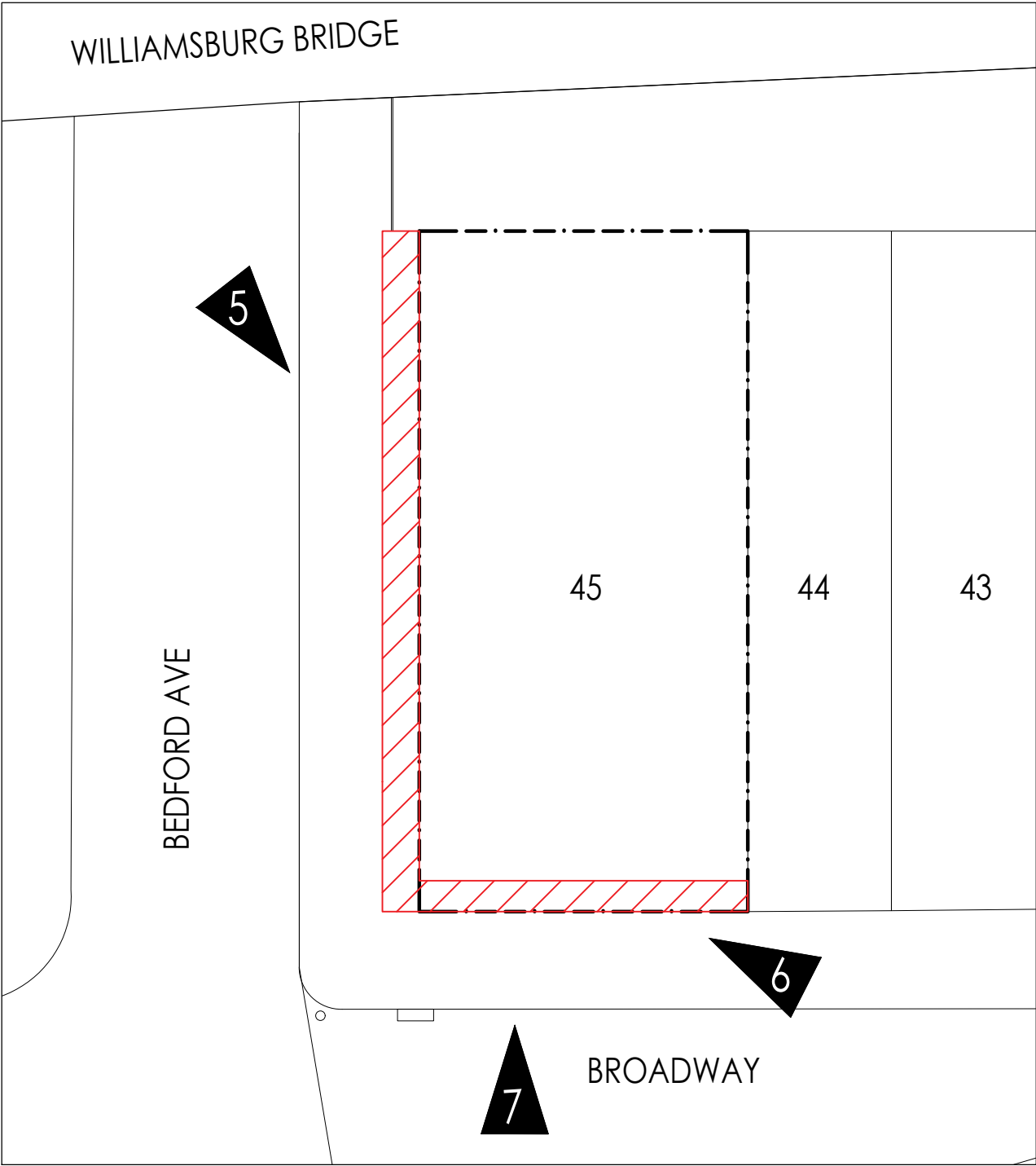
PHOTO 5
PRESENT DAY PHOTO AT BEDFORD AVENUE - WEST FACING PRIMARY ELEVATION



PHOTO 6
PRESENT DAY PHOTO AT BROADWAY - SOUTH FACING PRIMARY ELEVATION



PHOTO 7
PRESENT DAY CLOSE-UP VIEW AT 3RD FLOOR WINDOWS AND CORNICE FACING SOUTH



KEY PLAN
NTS

BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM
BUILDING MANAGEMENT:
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BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:

06/09/26	CB1 PUBLIC HEARING	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
WINDOW REPLACEMENT PROGRAM

PROJECT LOCATION:
135 BROADWAY,
BROOKLYN, NY 11211

SHEET TITLE:
EXTERIOR ELEVATION PHOTOGRAPHS

RAND JOB #:	M260403
SCALE:	AS NOTED
DATE:	06/01/26
DRAWING BY:	JB
REVIEWED BY:	MK
NUMBER OF SHEETS:	6 OF 11

SHEET NO.:

A-002.00

BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM

BUILDING MANAGEMENT:
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BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:



06/09/26	CB1 PUBLIC HEARING	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
WINDOW REPLACEMENT
PROGRAM

PROJECT LOCATION:
135 BROADWAY,
BROOKLYN, NY 11211

SHEET TITLE:
EXISTING ELEVATIONS:
SOUTH & WEST FACADE
(PRIMARY)

RAND JOB #:	M260403
SCALE:	AS NOTED
DATE:	06/01/26
DRAWING BY:	JB
REVIEWED BY:	MK
NUMBER OF SHEETS:	7 OF 11

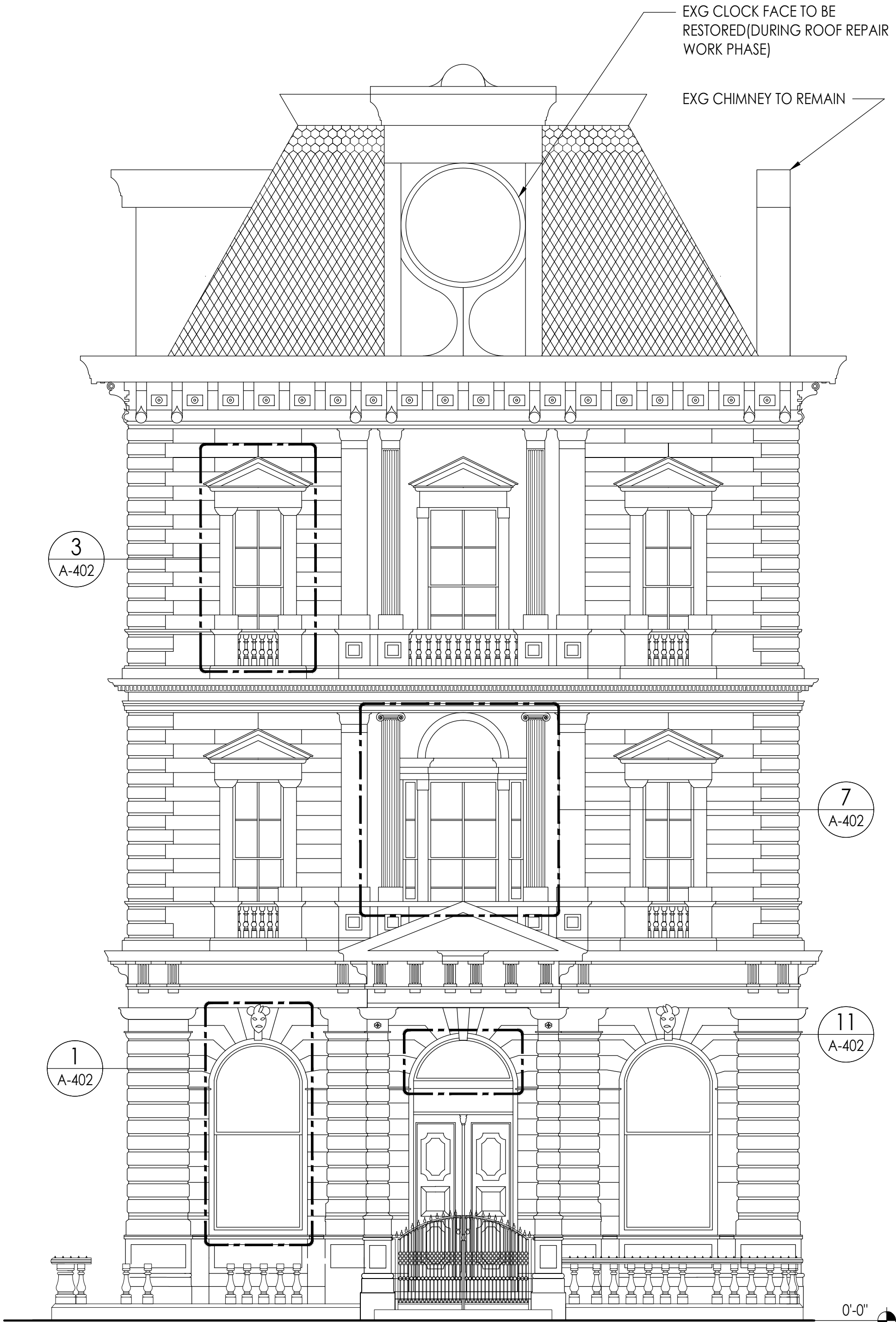
SHEET NO.:

A-201.00



2 EXISTING WEST ELEVATION (PRIMARY)

SCALE: 3/16" = 1'-0"



1 EXISTING SOUTH ELEVATION (PRIMARY)

SCALE: 3/16" = 1'-0"

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(917) 648-429

KEY PLAN:



REV. DATE	DESCRIPTION	DRAWN BY
06/09/26	CB1 PUBLIC HEARING	JB

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
WINDOW REPLACEMENT PROGRAM

PROJECT LOCATION:
**135 BROADWAY,
BROOKLYN, NY 11211**

SHEET TITLE:
**PROPOSED ELEVATIONS:
SOUTH & WEST FACADE
(PRIMARY)**

RAND JOB #:	M260403
SCALE:	AS NOTED
DATE:	06/01/26
DRAWING BY:	JB
REVIEWED BY:	MK
NUMBER OF SHEETS:	8 OF 11

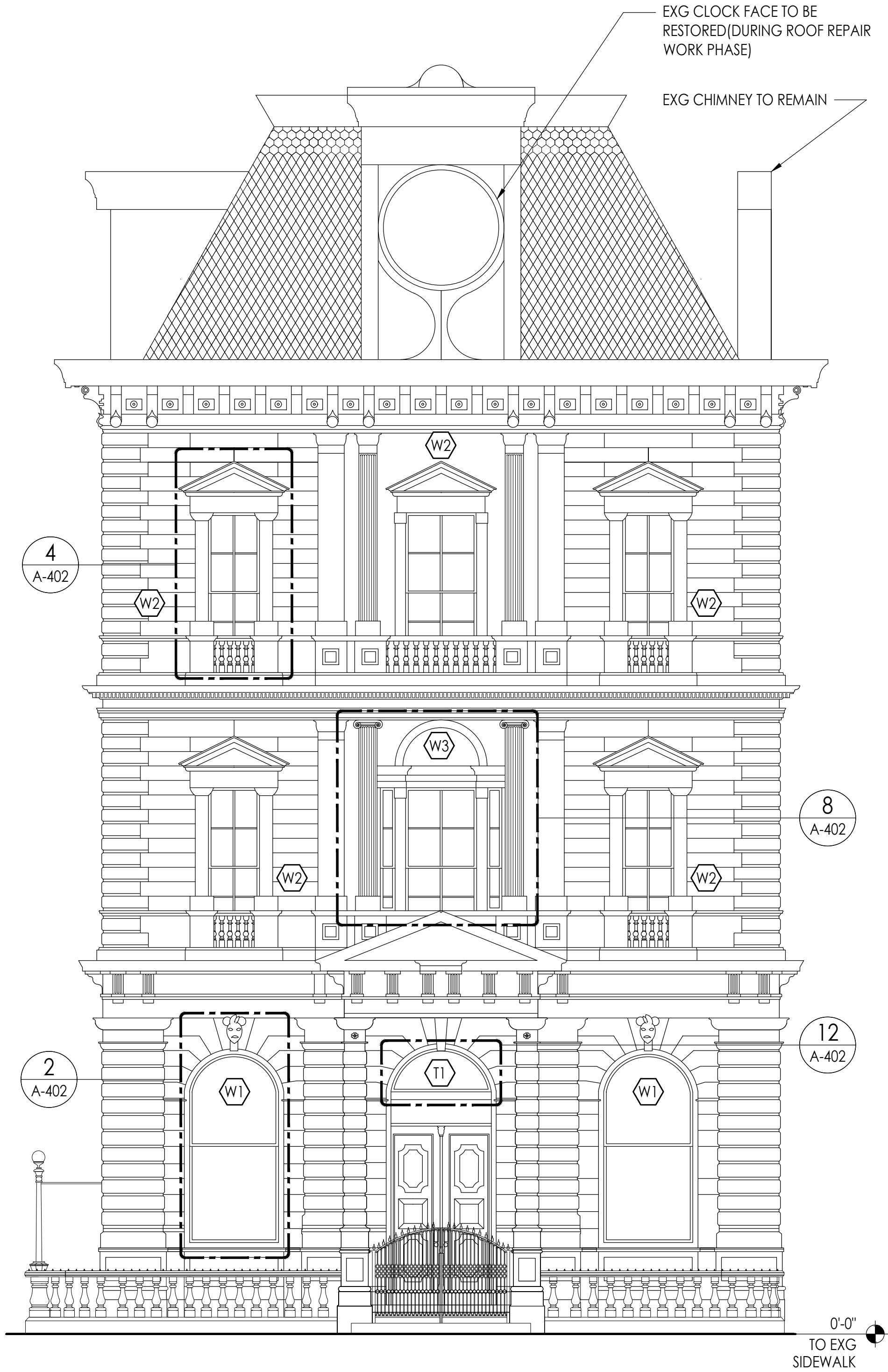
SHEET NO.:

A-211.00



PROPOSED WEST ELEVATION (PRIMARY)

SCALE: 3/16" = 1'-0"



PROPOSED SOUTH ELEVATION (PRIMARY)

SCALE: 3/16" = 1'-0"

LEGEND

GRAPHIC	DESCRIPTION
	NOT IN CONTRACT
	WINDOW REPLACEMENT TAG



PHOTO 8
VIEW AT 2ND FLOOR WINDOW AT BEDFORD AVENUE



PHOTO 9
VIEW AT FIRST FLOOR WINDOW AT BROADWAY



PHOTO 10
VIEW AT FIRST FLOOR WINDOW FACING BEDFORD AVENUE



PHOTO 11
CLOSE-UP VIEW AT EXTERIOR WOOD BRICK MOLD



PHOTO 12
CLOSE-UP VIEW AT WINDOWSILL (SOUTH FACING BROADWAY)



PHOTO 13
CLOSE UP VIEW AT EXG WINDOWSILL AND BRICK MOLD

BUILDING OWNER:
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(917) 648-429

KEY PLAN:

06/09/26	CB1 PUBLIC HEARING	JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
WINDOW REPLACEMENT
PROGRAM

PROJECT LOCATION:
135 BROADWAY,
BROOKLYN, NY 11211

SHEET TITLE:
EXISTING WINDOW
PHOTOGRAPHS

RAND JOB #: M260403
SCALE: AS NOTED
DATE: 06/01/26
DRAWING BY: JB
REVIEWED BY: MK
NUMBER OF SHEETS: 9 OF 11

SHEET NO.:

BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM
BUILDING MANAGEMENT:
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(917) 648-429

KEY PLAN:



REV. DATE	DESCRIPTION	DRAWN BY
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SEAL & SIGNATURE:

PROJECT DESCRIPTION:
WINDOW REPLACEMENT PROGRAM

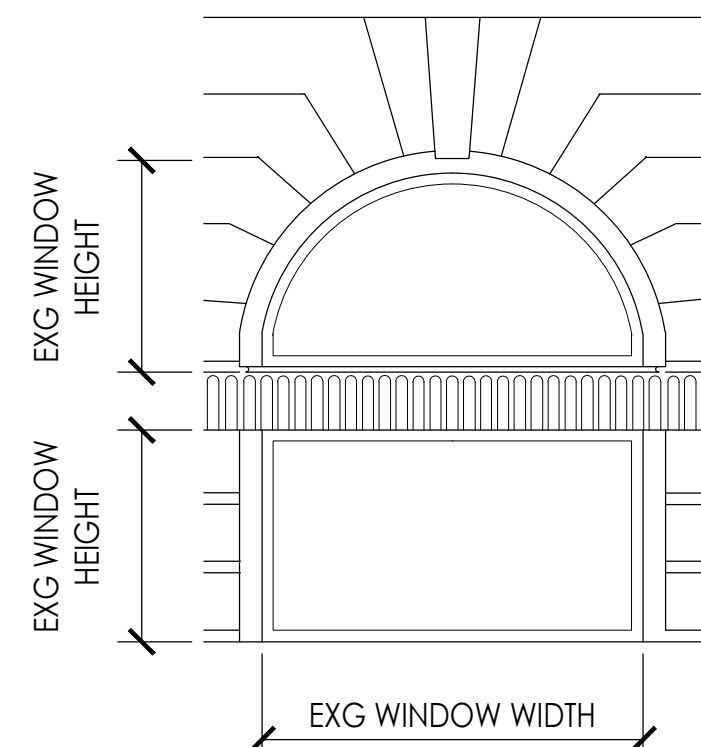
PROJECT LOCATION:
**135 BROADWAY,
BROOKLYN, NY 11211**

SHEET TITLE:
**EXISTING & PROPOSED
WINDOW ELEVATIONS**

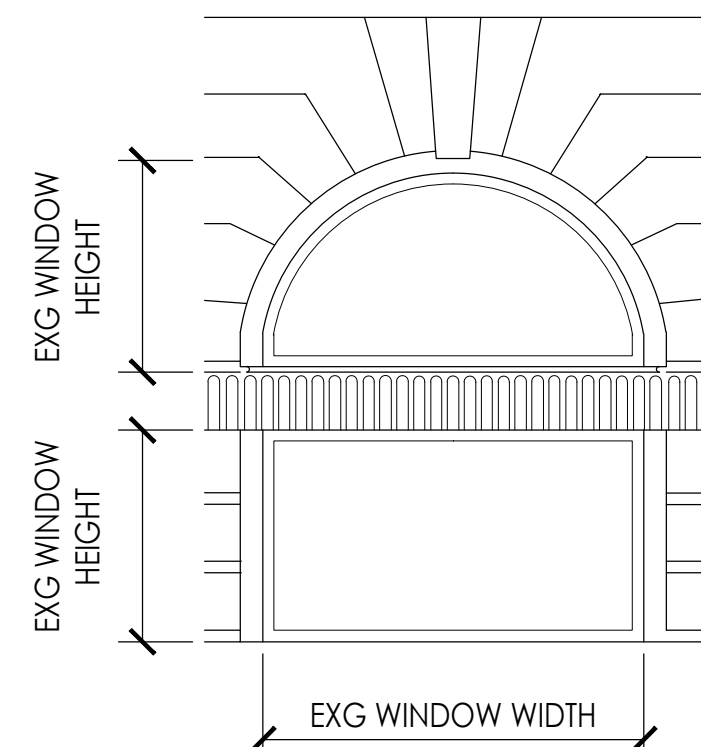
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DATE:	06/01/26
DRAWING BY:	JB
REVIEWED BY:	MK
NUMBER OF SHEETS:	10 OF 11

SHEET NO.:

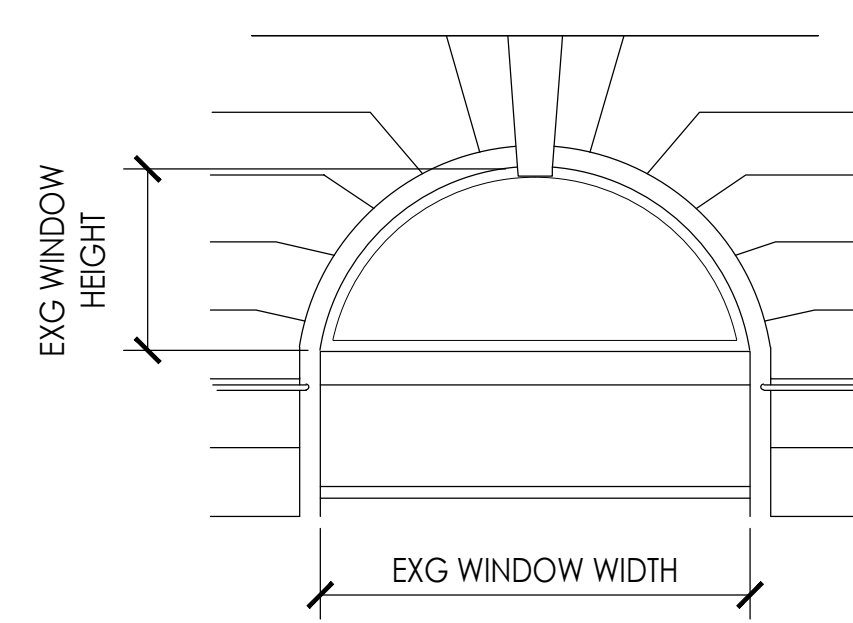
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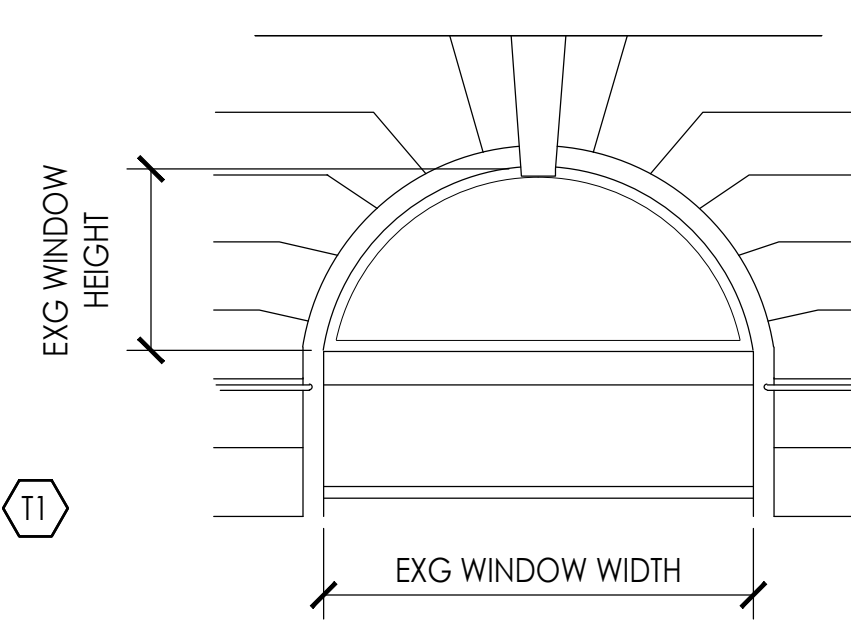
12 PROPOSED WINDOW ASSEMBLY ELEVATION
SCALE: 3/8" = 1'-0"



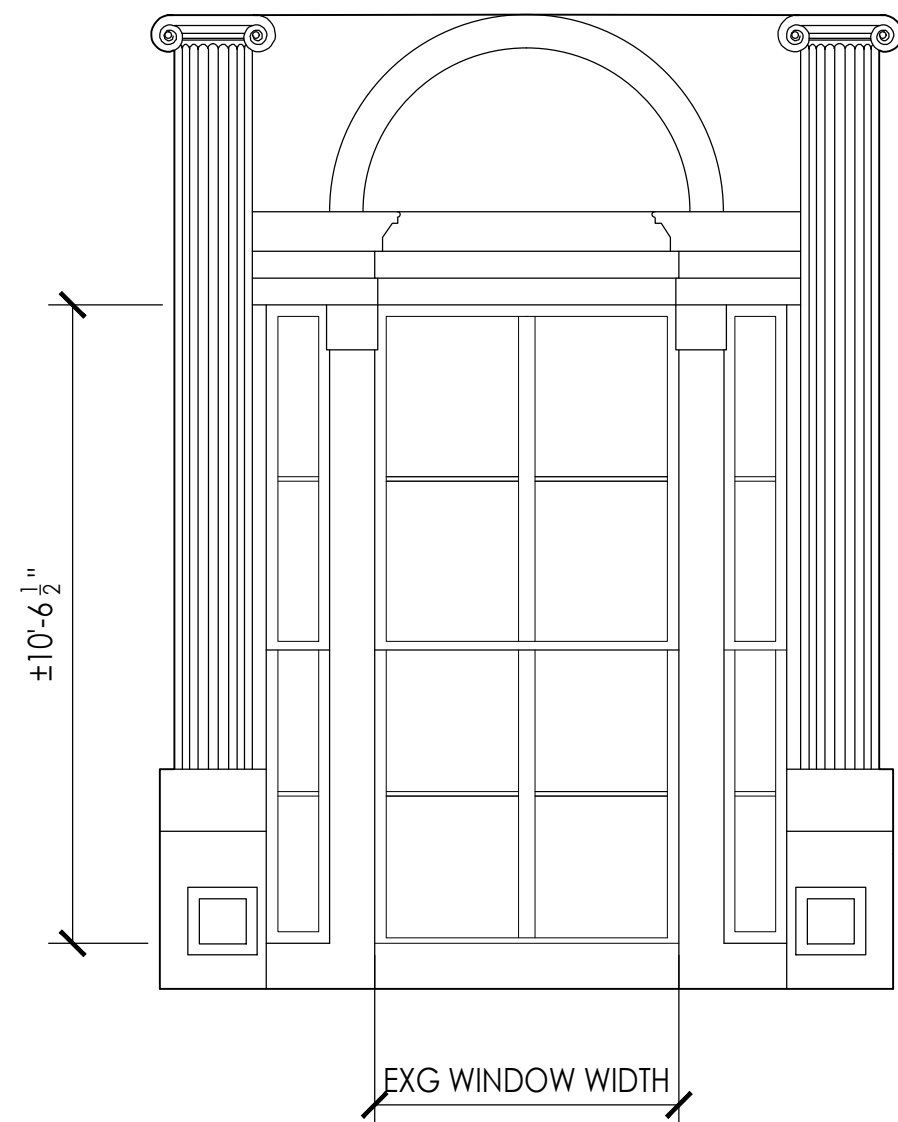
11 EXG WINDOW ASSEMBLY ELEVATION
SCALE: 3/8" = 1'-0"



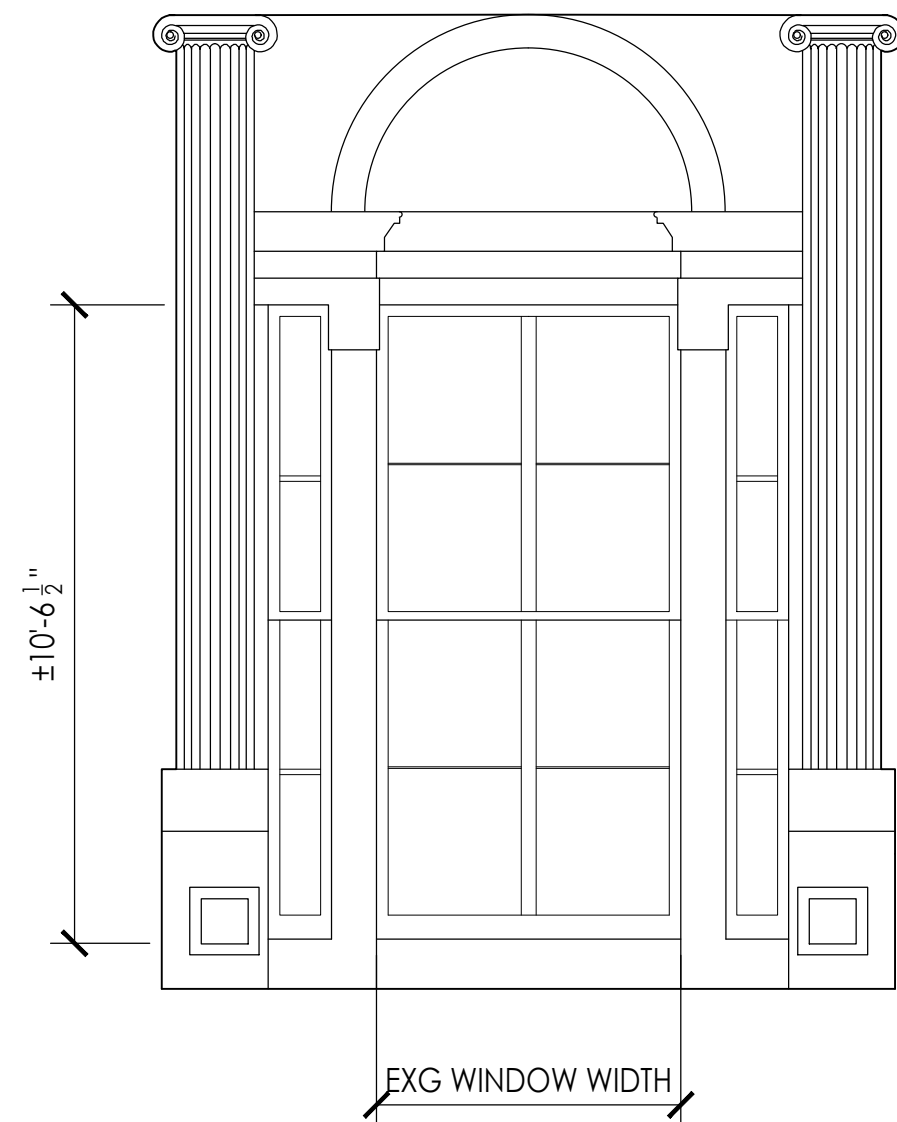
10 PROPOSED WINDOW ASSEMBLY ELEVATION
SCALE: 3/8" = 1'-0"



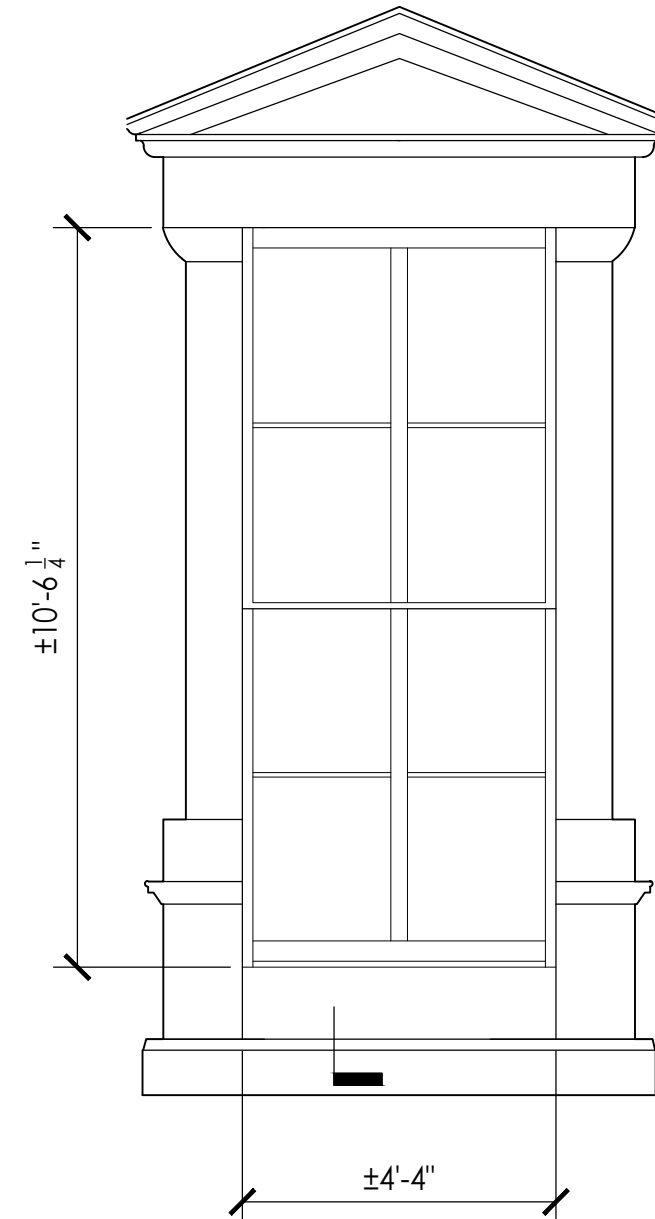
9 EXG WINDOW ASSEMBLY ELEVATION
SCALE: 3/8" = 1'-0"



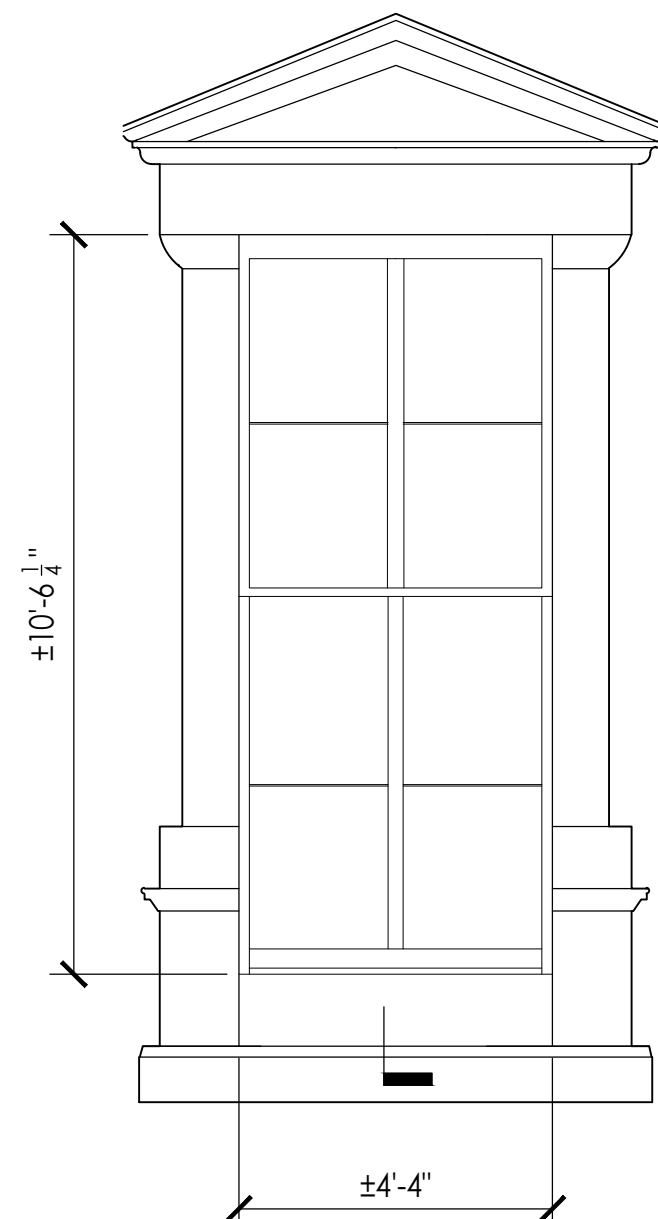
8 PROPOSED WINDOW ASSEMBLY ELEVATION
SCALE: 3/8" = 1'-0"



7 EXG WINDOW ASSEMBLY ELEVATION
SCALE: 3/8" = 1'-0"

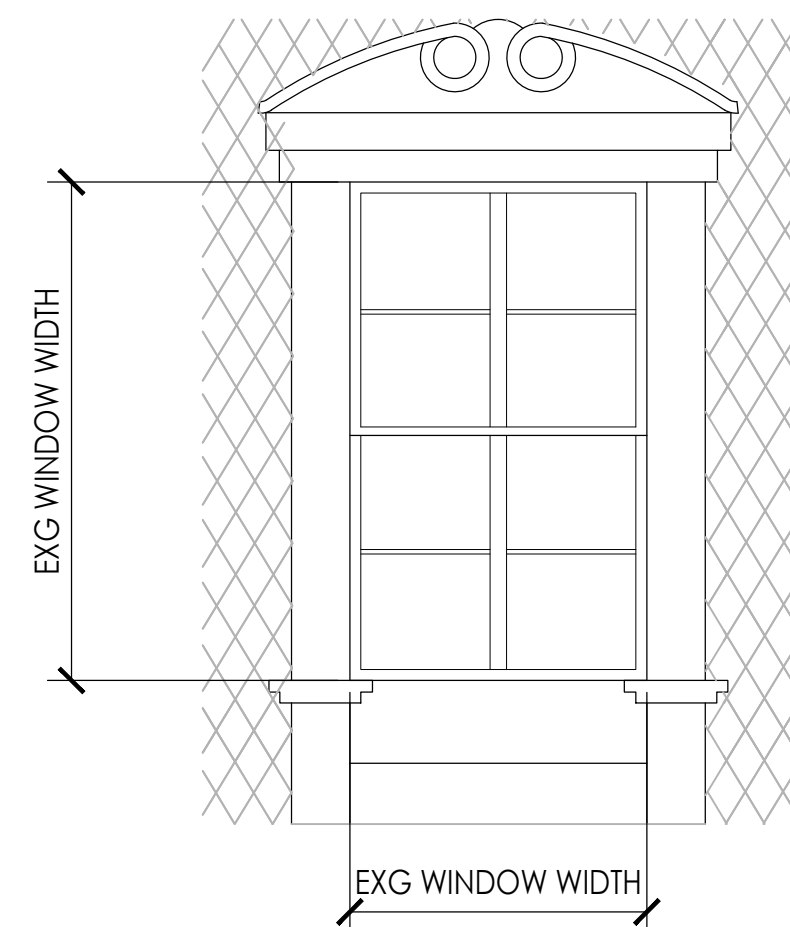


4 PROPOSED WINDOW ASSEMBLY ELEVATION
SCALE: 3/8" = 1'-0"

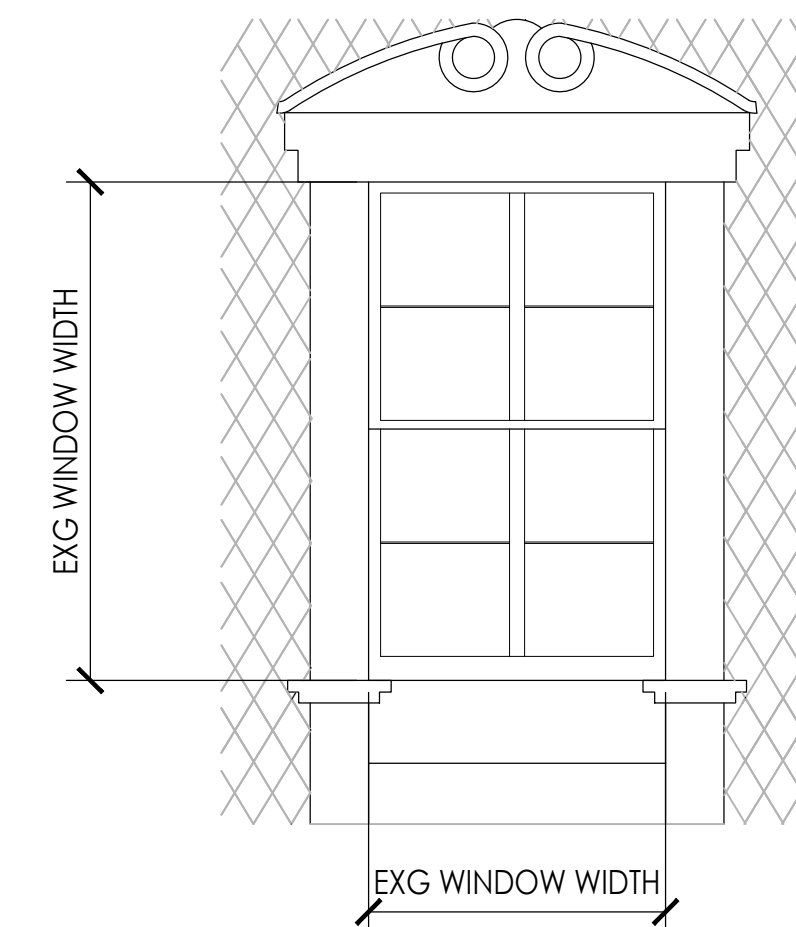


3 EXG WINDOW ASSEMBLY ELEVATION
SCALE: 3/8" = 1'-0"

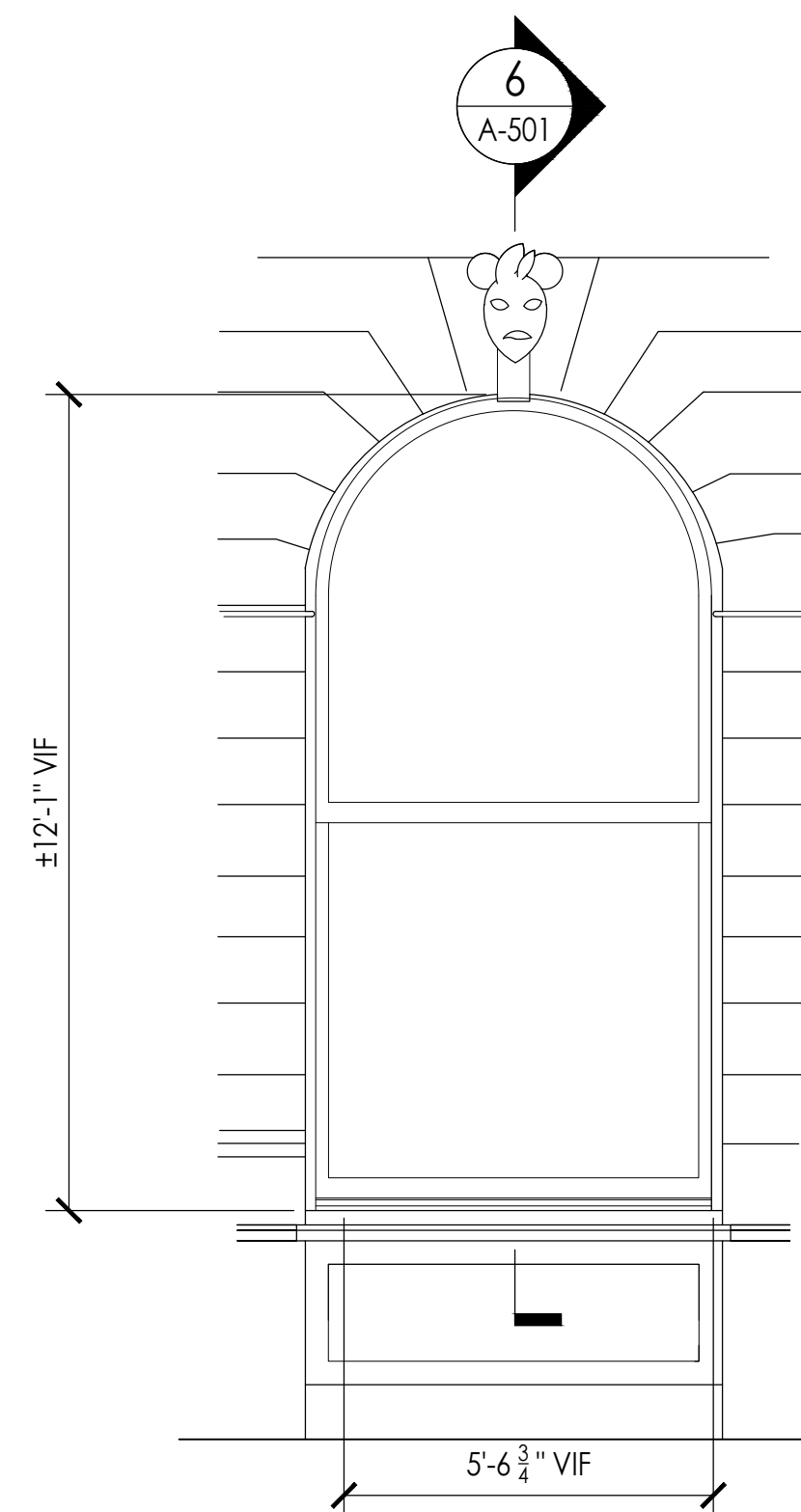
NOTE:
1. ALL DIMENSIONS ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE FABRICATION OF REPLACEMENT UNITS
2. ALL REPLACEMENT WINDOW UNITS TO BE FABRICATED AS REQUIRED TO FIT EXISTING OPENINGS



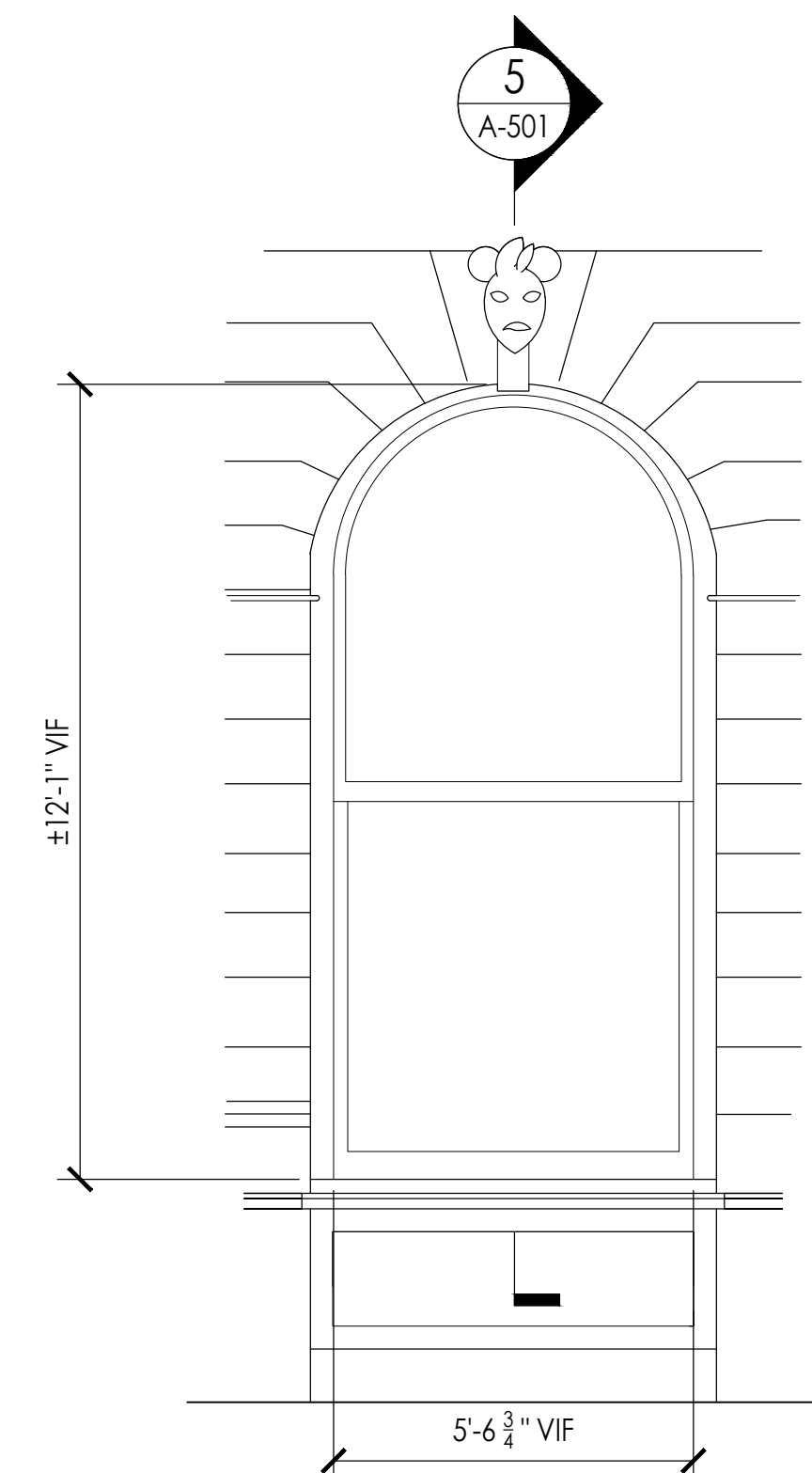
6 PROPOSED WINDOW ASSEMBLY ELEVATION
SCALE: 3/8" = 1'-0"



5 EXG WINDOW ASSEMBLY ELEVATION
SCALE: 3/8" = 1'-0"



2 PROPOSED WINDOW ASSEMBLY ELEVATION
SCALE: 3/8" = 1'-0"



1 EXG WINDOW ASSEMBLY ELEVATION
SCALE: 3/8" = 1'-0"

BUILDING OWNER:
YUKO NII FOUNDATION
135 BROADWAY
BROOKLYN, NY, 11211
WAHCENTER@GMAIL.COM
BUILDING MANAGEMENT:
TERRANCE LINDALL
135 BROADWAY
BROOKLYN, NY, 11211
(917) 648-429

KEY PLAN:



REV. DATE	DESCRIPTION	DRAWN BY
06/09/26	CB1 PUBLIC HEARING	JB

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
WINDOW REPLACEMENT PROGRAM

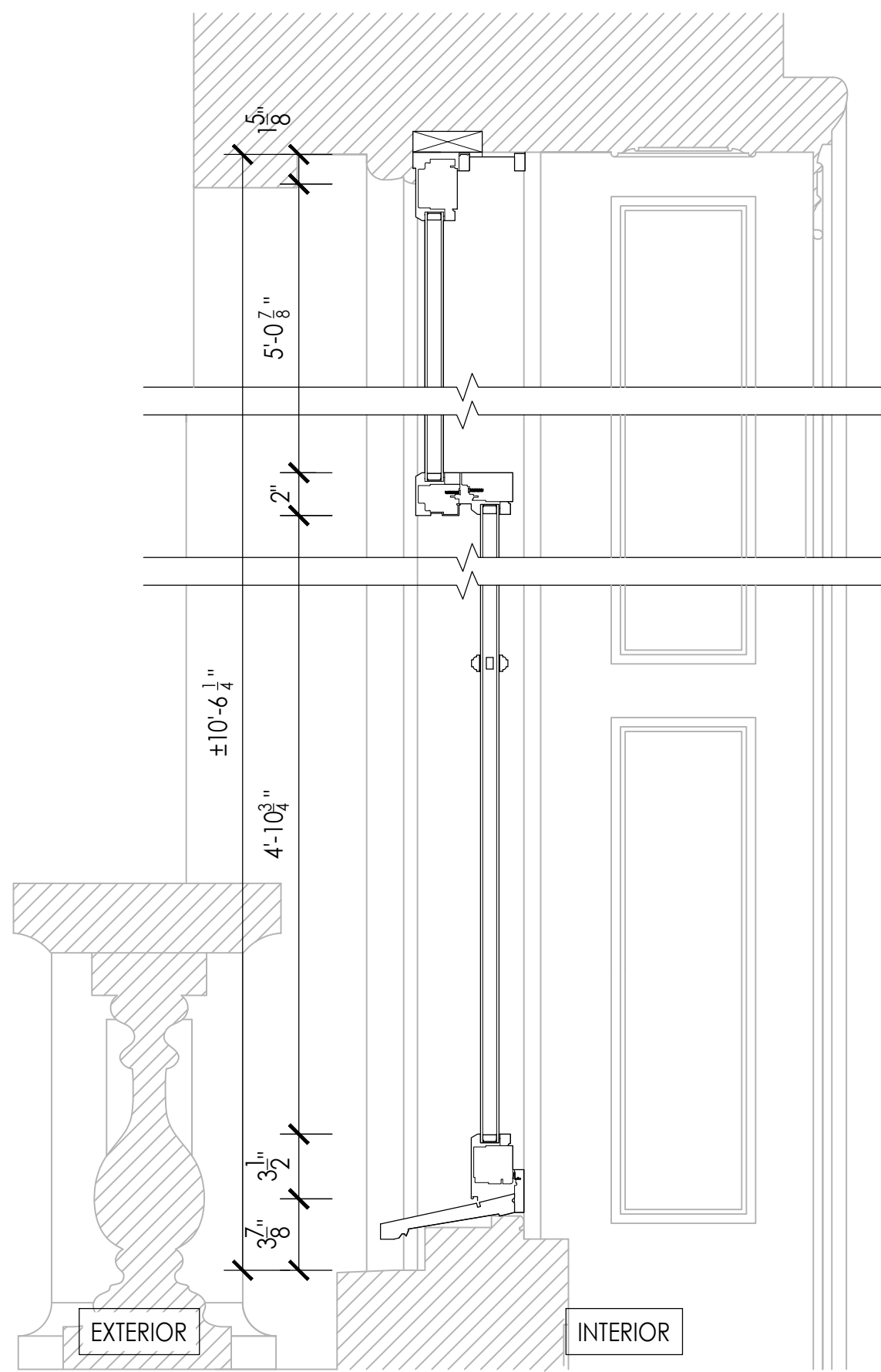
PROJECT LOCATION:
**135 BROADWAY,
BROOKLYN, NY 11211**

SHEET TITLE:
**EXISTING & PROPOSED
WINDOW SECTION &
PLAN DETAILS**

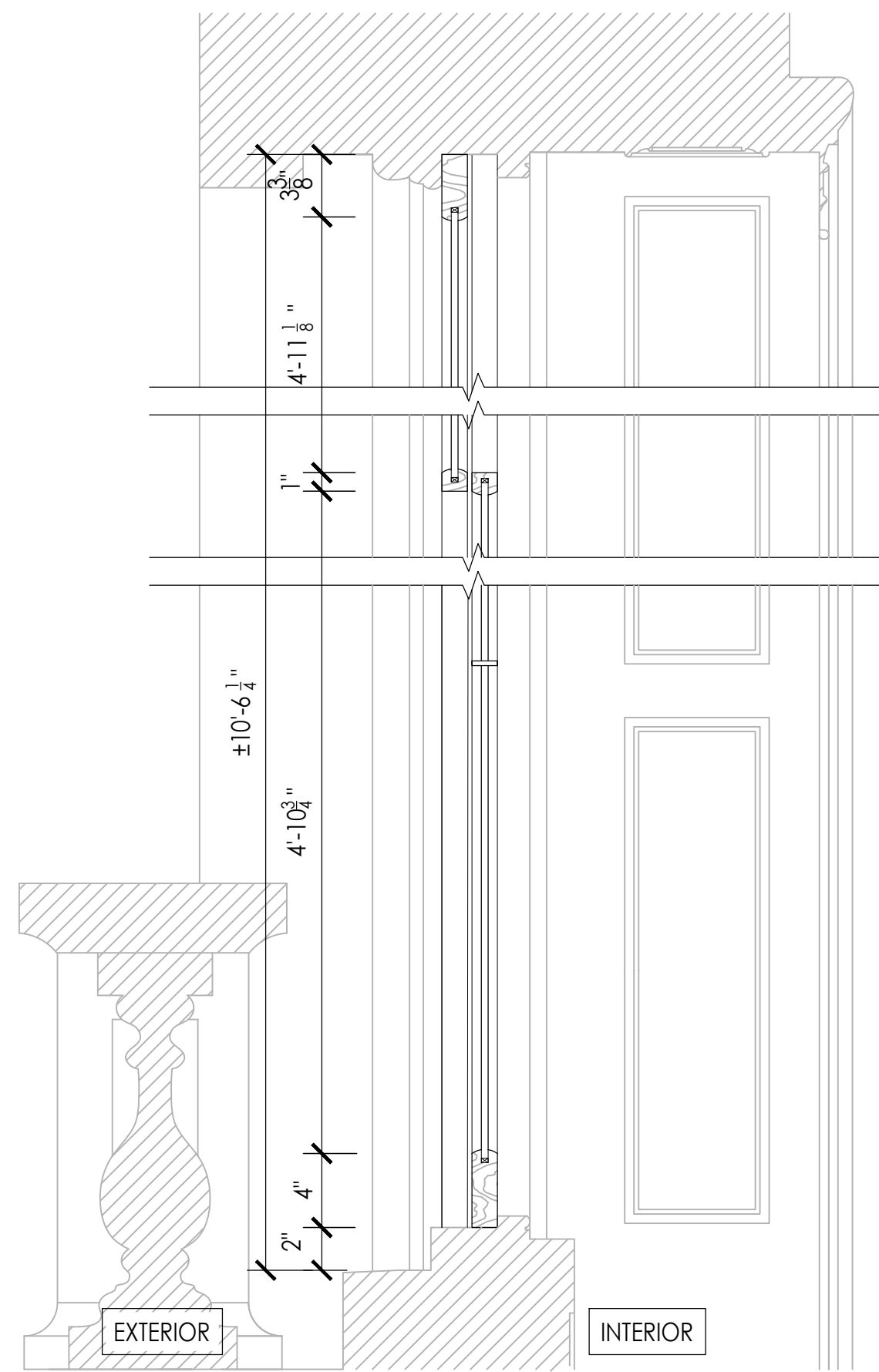
RAND JOB #:	M260403
SCALE:	AS NOTED
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DRAWING BY:	JB
REVIEWED BY:	MK
NUMBER OF SHEETS:	11 OF 11

SHEET NO.:

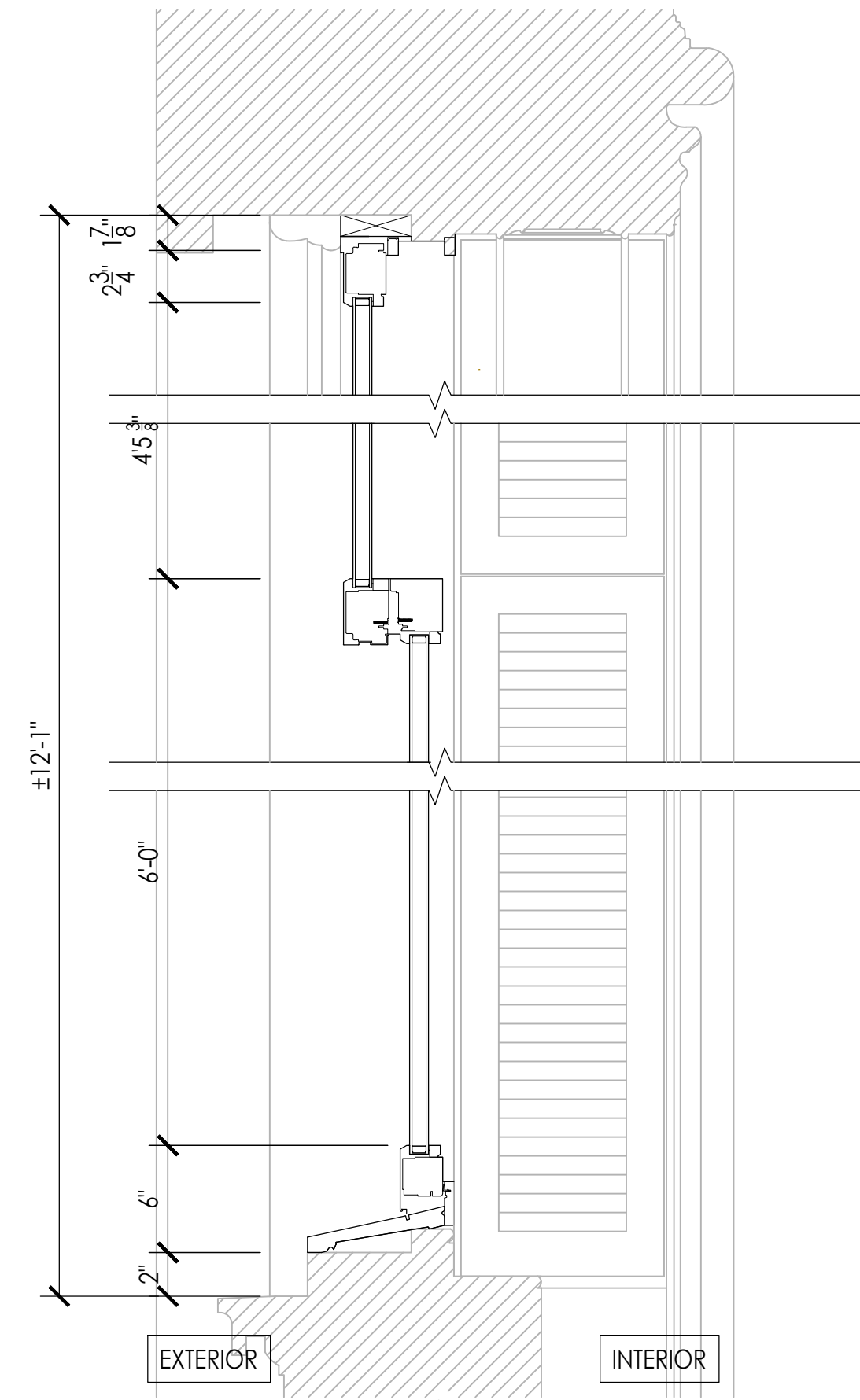
A-501.00



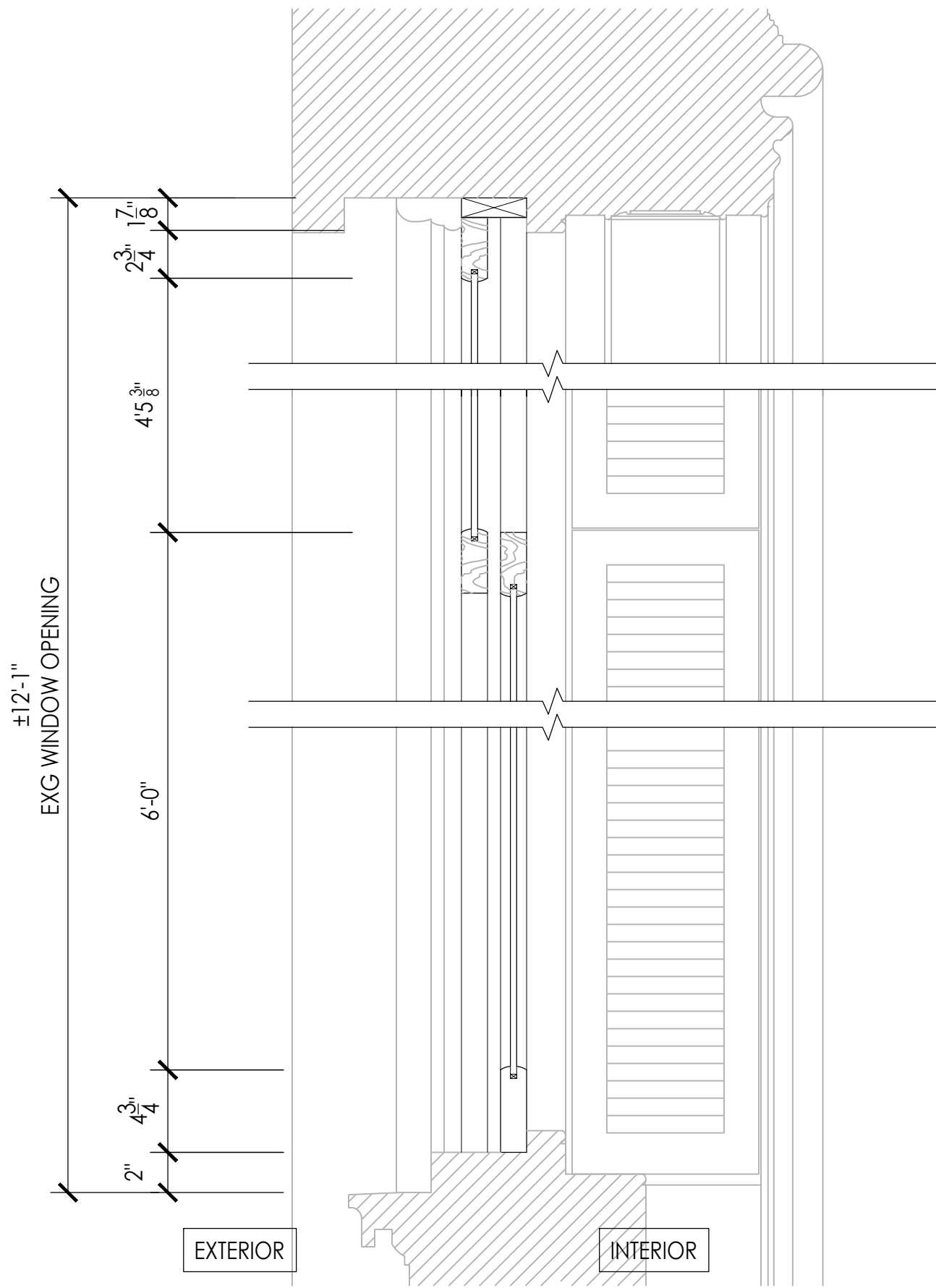
8 PROPOSED TYP. FLOOR SECTION DETAIL
SCALE: 1-1/2" = 1'-0"



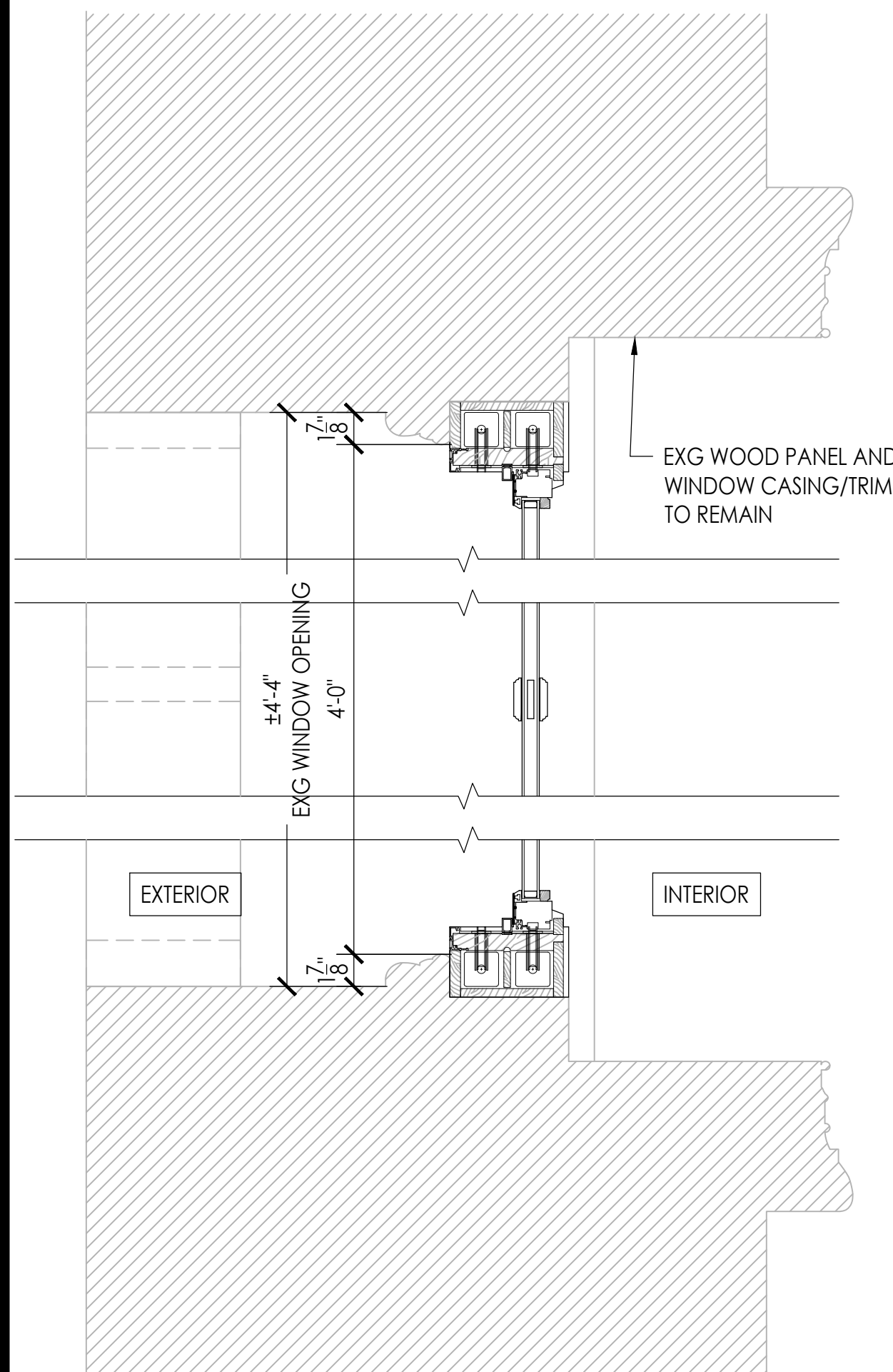
7 EXISTING TYP. FLOOR SECTION DETAIL
SCALE: 1-1/2" = 1'-0"



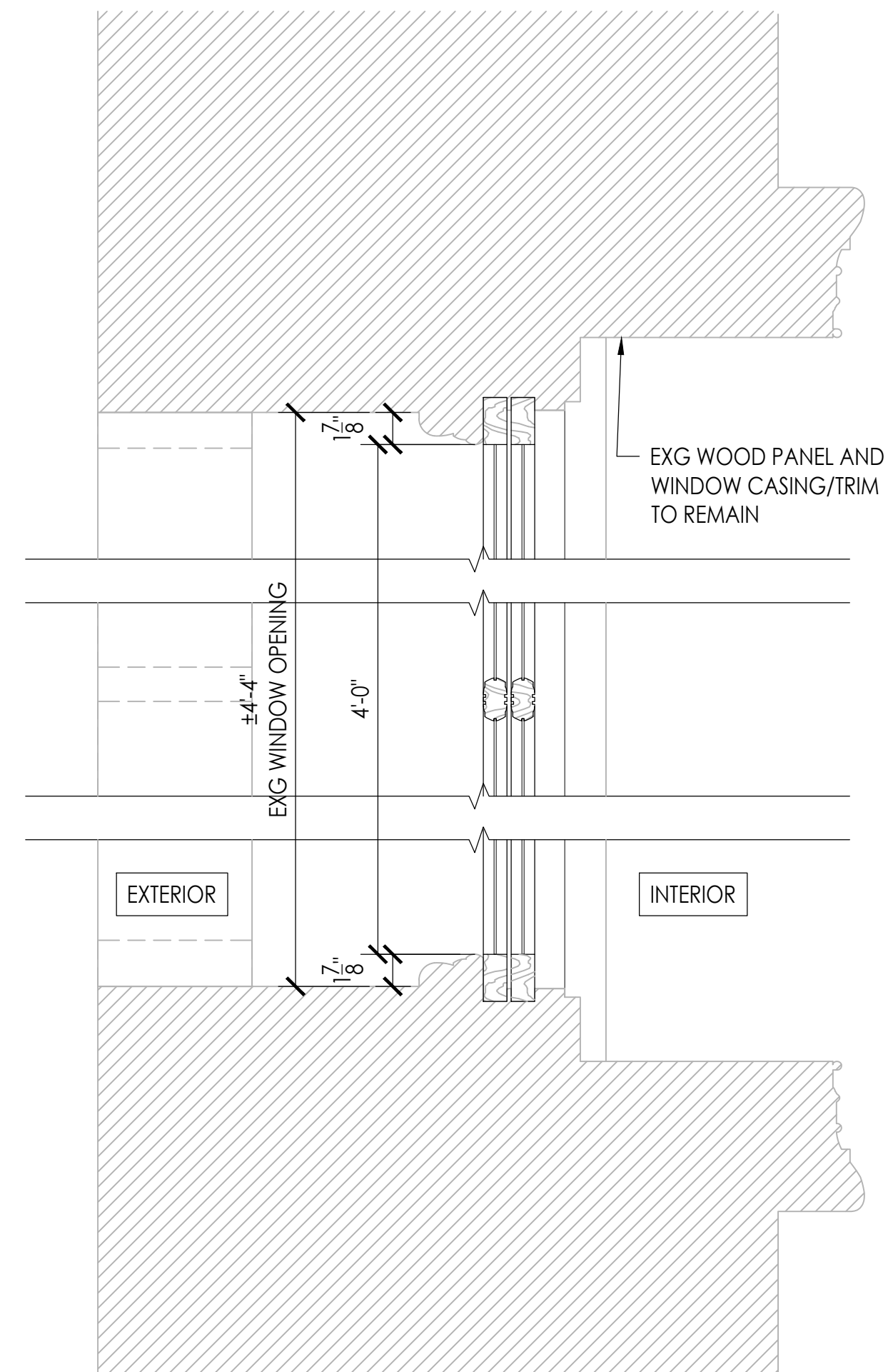
6 PROPOSED 1ST FLOOR SECTION DETAIL
SCALE: 1-1/2" = 1'-0"



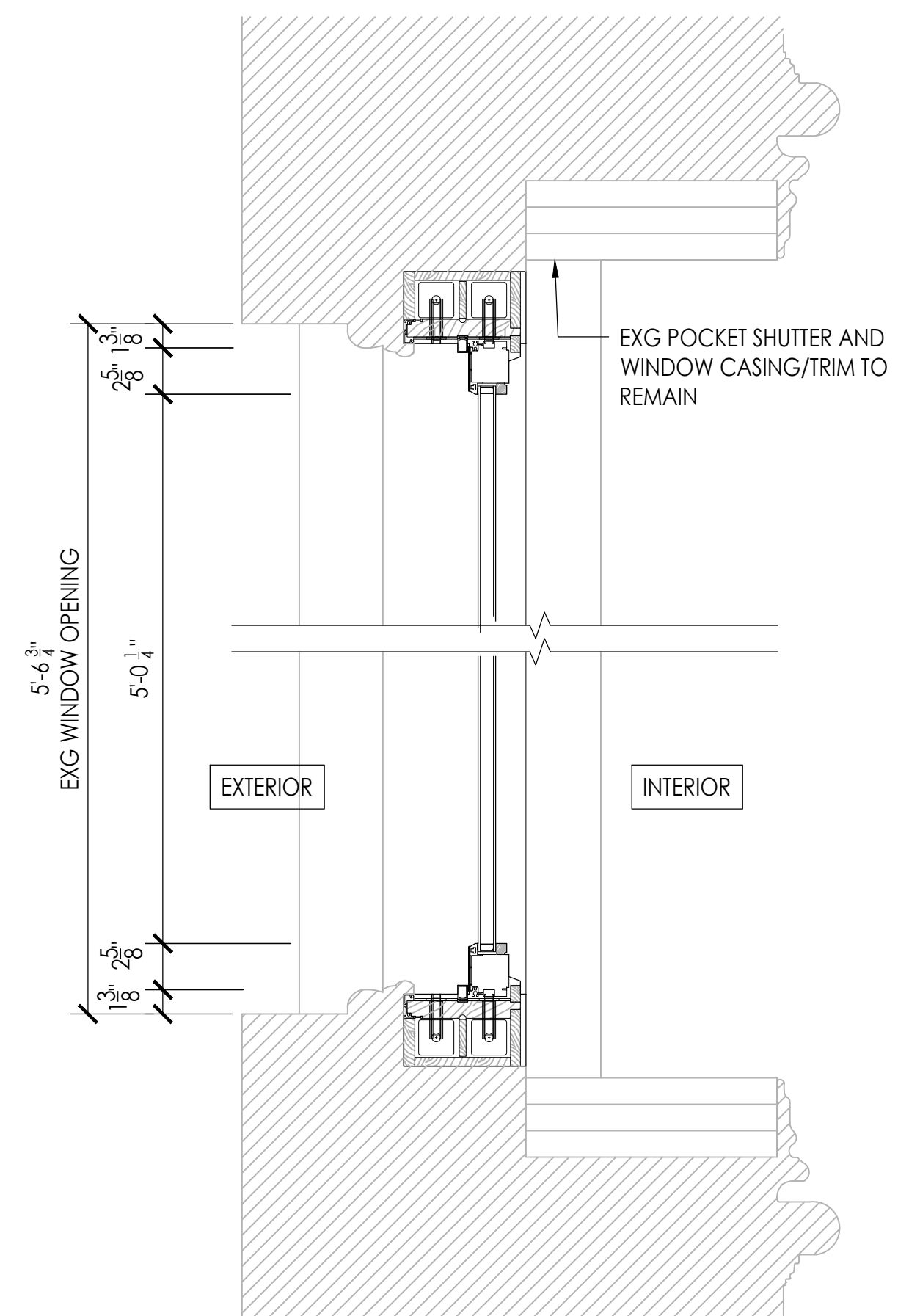
5 EXISTING 1ST FLOOR SECTION DETAIL
SCALE: 1-1/2" = 1'-0"



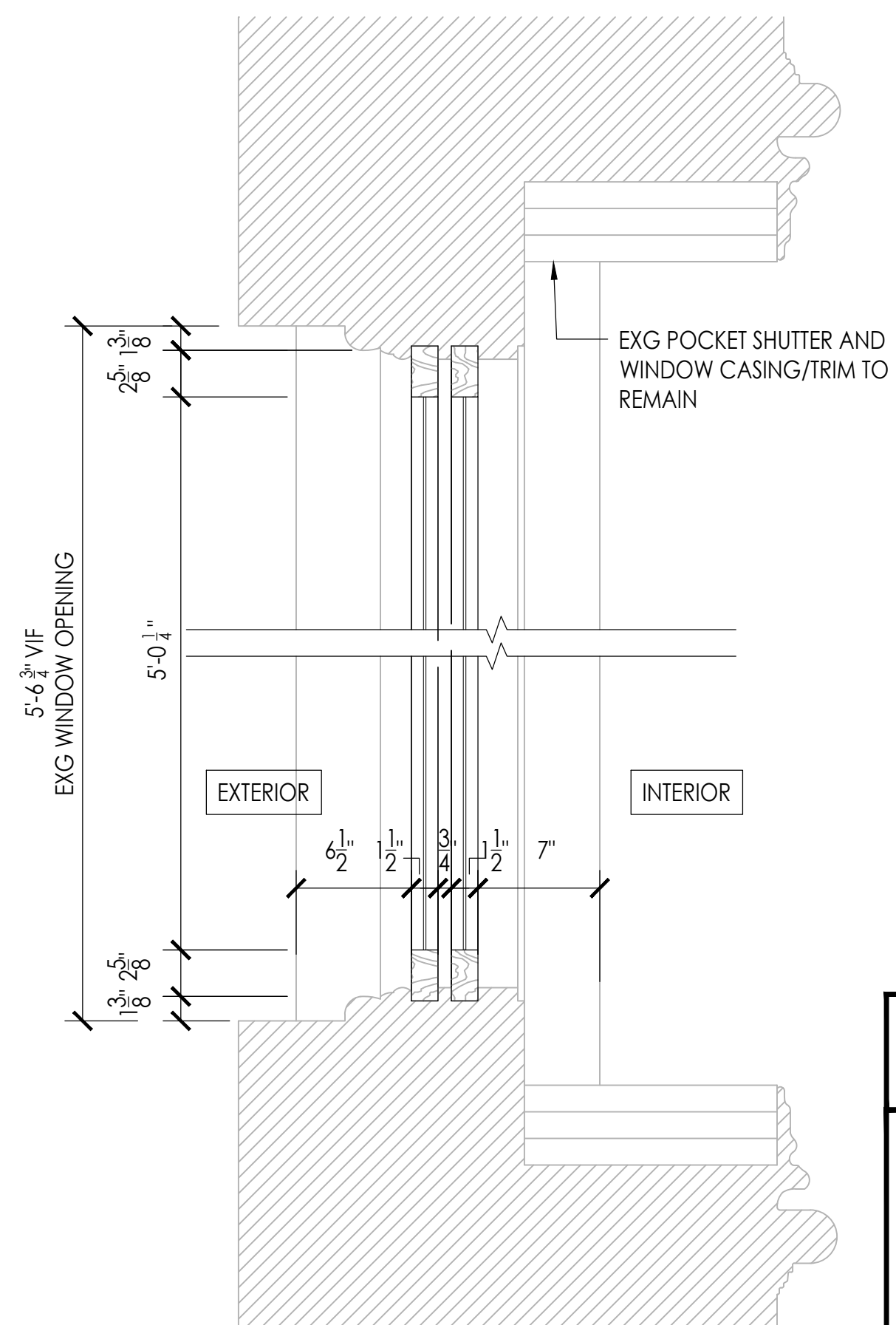
4 PROPOSED TYP. FLOOR PLAN DETAIL
SCALE: 1-1/2" = 1'-0"



3 EXISTING TYP. FLOOR PLAN DETAIL
SCALE: 1-1/2" = 1'-0"



2 PROPOSED 1ST FLOOR PLAN DETAIL
SCALE: 1-1/2" = 1'-0"



1 EXISTING 1ST FLOOR PLAN DETAIL
SCALE: 1-1/2" = 1'-0"

ULURP, CALENDAR OR REFERENCE # _____
APPLICANT: RAND Engineering & Architecture and Yuko Nii Foundation, INC.
LOCATION: 135 Broadway, Brooklyn, NY 11211
REQUEST: Public Hearing for restoration of existing cast iron balustrades,
installation of a new ADA ramp and window replacement.

COMMUNITY BOARD NO. 1 QUESTIONNAIRE FOR LAND USE ITEMS

Please complete this questionnaire and return to District Manager Johanna Pulgarin at
CB #1's Headquarters, 435 Graham Avenue, Brooklyn, New York 11211.
Feel Free to contact the Board's Office at (718) 389-0009
If you have any questions or require additional information

PROPOSED ACTION: What is the proposed ULURP, or BSA action (i.e. an amendment to the zoning map, a siting of a city facility, a zoning variance, etc.)? Docket # LPC-26-05943
Proposed restoration work to address and resolve LPC Notice of Violation-18-0856
for "Failure to maintain cast iron fence."

1. For Ownership:

- a) Who are the owners? Yuko Nii Foundation, INC.
- b) If a corporation, who are the principles? Board of Trustees: Yuko Nii, Terrance Lindall, and Anju Uchima
- c) What kind of a corporation? 501(c)(3) Nonprofit corporation

2. For Developers:

- a) Who is the developer if it is different than the owner? N/A
- b) What is their experience with this type of development? N/A
- c) Is there a sponsor(s) of the project (i.e.. a CBO, NYC Housing Partnership, NYCHA?) N/A

3. Financing:

- d) What is the cost of the project? TBD / preliminary budget at \$200,000 for cast iron fence restoration work, ADA ramp, and \$588,000 for the window replacement.
- e) How is it financed? Self funded (no construction loans)
- f) Will there be tax abatements? Subsidies N/A

3. Land

a) What information can be provided about the land? Who owns the land? Yuko Nii Foundation

b) What is the condition, status and uses on the property and the zoning? Use groups? Land Use: Public Facilities & Institutions

c) Has there been an environmental assessment or scope of an impact statement prepared for the proposed action? Proposed scope of work entails renovation of existing exterior building elements and does not impact the environment.

d) Will the land be purchased? What is the cost of the land? No
When was the property purchased? September 8, 1996 What was the cost? _____

e) Will demolition be needed to clear the land? No. The scope of work at it relates to the existing built conditions.

f) Is the project in a special district? Historic District? Is it in an Urban Renewal Area? The building was individual designated as a landmark by LPC in 1966 and is also listed on the National Registry of Historic Places (#80002632).

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

5. Construction:

a) What type of construction will be used (i.e. rehab/new) and methods (i.e. pre-form cast concrete, brick) The rehabilitation work involves restoration of cast-iron metal, masonry/stone, concrete, and construction of proposed ADA concrete ramp and install metal railings.

b) What is the time frame of the work (i.e. begin/end, etc.)? Anticipate Fall 2026

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

6. Project Information:

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

THE PROPOSED SCOPE OF WORK INCLUDES THE REPAIR AND RESTORATION OF THE EXISTING CAST-IRON BALUSTERS (FENCE) AT SIDEWALK LEVEL INCLUDES RECONSTRUCTING MISSING BALUSTRADE SECTIONS USING NEW CAST-IRON BALUSTERS AND RAILINGS, OR FIBERGLASS CASTINGS MOLDED FROM THE EXISTING PROFILES TO MATCH, WITH A NEW PAINT FINISH (COLOR: BLACK, TBD). ADDITIONAL WORK INCLUDES REPLACEMENT OF THE SIDE ENTRANCE DOUBLE DOORS WITH NEW WOOD DOORS AND INSTALLATION OF INTEGRAL DOOR ACTUATORS, CONSTRUCTION OF A NEW ADA-COMPLIANT CONCRETE RAMP, STEPS, AND LANDING BETWEEN THE BUILDING AND THE CAST-IRON FENCE AT THE SIDE ENTRANCE; INSTALLATION OF NEW METAL RAILINGS; RESTORATION OR REPLICATION OF TWO FORMER LAMP POSTS AT THE EXISTING NEWEL POSTS (TO BE FABRICATE USING REMAINING COMPONENTS) AT THE SIDE ENTRANCE LANDING; INSTALLATION OF THREE NEW METAL GATES; AND PLACEMENT OF NEW FREESTANDING PLANTERS.

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

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

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

- e) Who is the lender? N/A
-
-

7. Marketing:

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

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

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

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

8. Project Characteristics:

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

- b) Will the project be handicap accessible? Explain specifics: Yes, the scope of work includes the installation of a new ADA accessible ramp to the existing side entrance double doors.
-
-

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

9. Open Space/Parking Amenities:

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

- b) Will there be landscaping? Fencing? Street tree planting? Freestanding planters are proposed between the building and the cast-iron fence at sidewalk level (within the building's boundary).

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

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

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

Concurrently with the exterior renovation work, the existing windows will be removed and replaced with new matching windows under a separate LPC permit.

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

There are currently two LPC Violations:

Notice of Violation-17-0385 for "Alterations to roof without permits(s)." The current presentation does not include any roof work. Repair and remediation work at the roof will be address in the near future.

Notice of Violation-18-0856 for "Failure to maintain cast iron fence." - The proposed work and current submission documents address the correction of this violation.

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

- a) List previous industrial uses and processes: N/A

- b) List chemicals and quantities used in and stored for those processes: N/A

c) List Hazardous Waste Disposal permits for prior operators: N/A

d) List any proposed remediation: N/A

e) Please provide any ASTM Phase I & II information: N/A

PREPARED BY: Margaret Kim, AIA

TITLE: . Senior Architect

SIGNATURE: _____

DATE: June 3, 2026

CONTACT#(212) 675 - 8844

FAX#() _____

EMAIL: mkim@randpc.com

Community Board #1
Supplemental Land Use Application Information

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

A. Project size

Commercial: (sq ft) _____

Manufacturing (sq ft) _____

Residential (sq ft) _____

Total (sq ft) _____

Height (feet) _____

Height (stories) _____

N/A

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

8. Residential projects

	# of units	# affordable
0 bedroom (studio)	_____	_____
1 bedroom	_____	_____
2 bedroom	_____	_____
3 bedroom	_____	_____
4 bedroom	_____	_____
Total units	_____	_____

Market-rate units

Rental or condo? _____

Estimated cost/rent psf _____

(market rate units only)

Affordable units

Rental or condo? _____

Distribution of affordability by% of AMI

C. Open space

	required	proposed
Total area	_____	_____
Publicly accessible	_____	_____

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

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

N/A

D. Parking

Parking - number of spots, number required by zoning

	required	proposed
# of spaces	_____	_____

E. Environmental

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

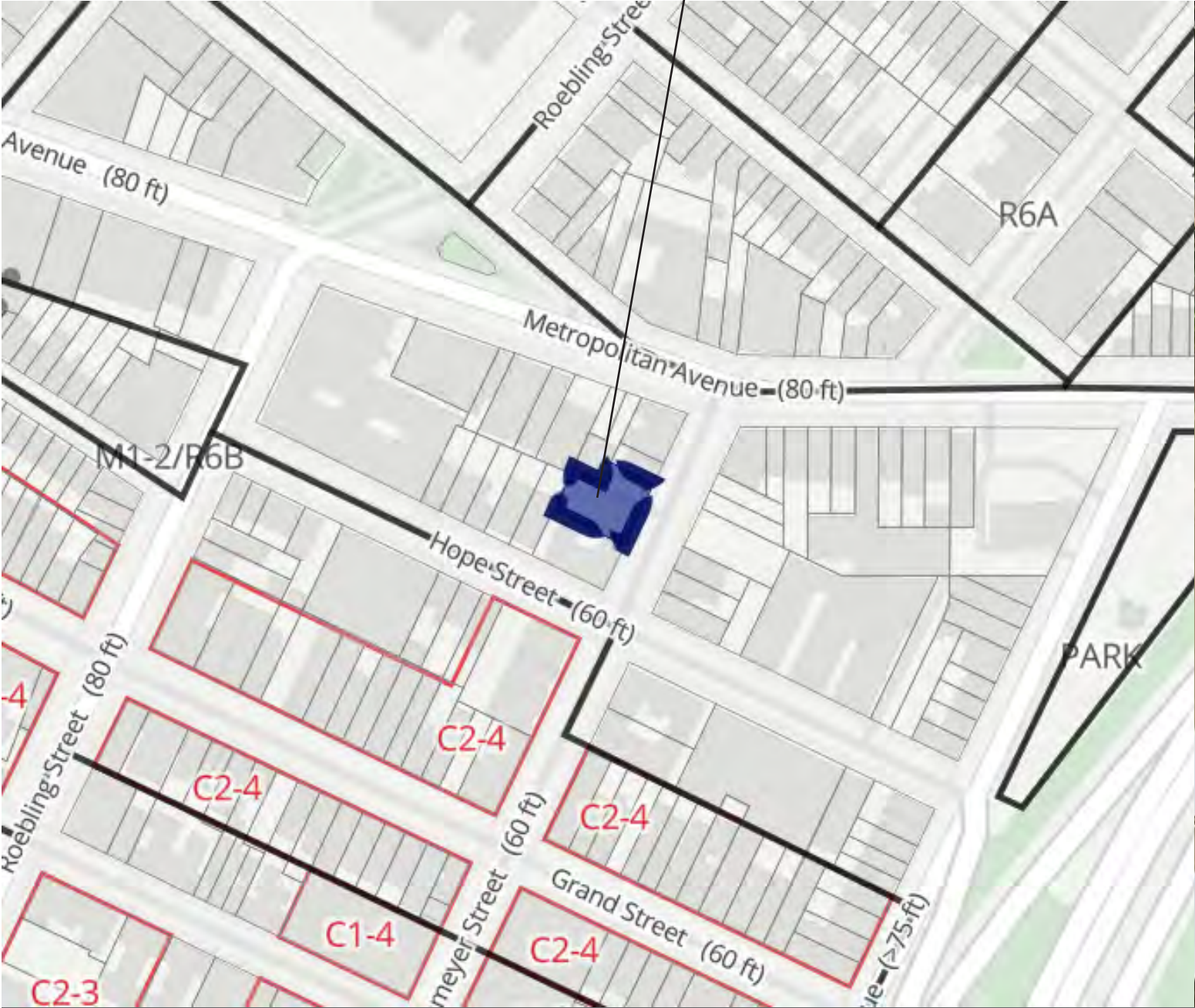
F. Additional information

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

88 HAVEMEYER STREET
BROOKLYN
COMMUNITY DISTRICT 1
BLOCK 2368
LOTS# 26,27,28



88 HAVEMEYER ST, BROOKLYN
5075.10 SF

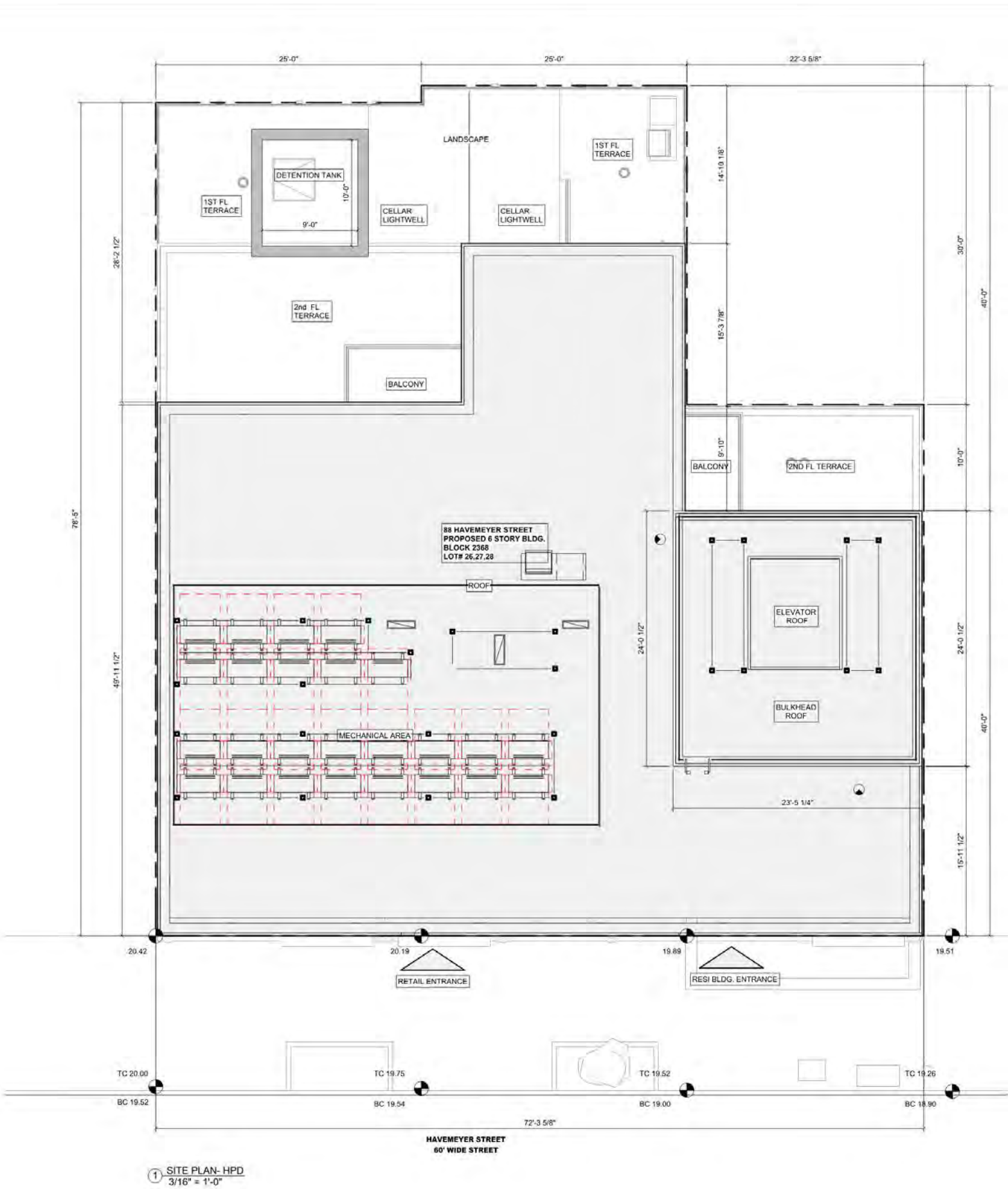


- 6 STORY BUILDING
- 60'-11 1/8" BLDG. HEIGHT
- 27,025 GROSS SF
- 27 RESIDENTIAL UNITS
- 6 AFFORDABLE UNITS
- RESIDENTIAL AMENITIES & OUTDOOR SPACES
- RETAIL SPACE

89-90 Havemeyer Unit Matrix				
Level	0 BR	1 BR	2 BR	Total Units
Cellar	0	0	0	0
1	0	1	1	2
2	0	2	3	5
3	0	2	3	5
4	0	2	3	5
5	0	2	3	5
6	0	2	3	5
Roof	0	0	0	0
Total	0	11	16	27
%	0%	41%	59%	100%

Total DU's	PROVIDED		UAP units	REQUIRED	PROVIDED	
1 BDRM	11	41%	1 BRDM	2.20	3	56%
2 BDRM	16	59%	2 BDRM	3.20	3	56%
	27			5	6	
Total DU's	27					

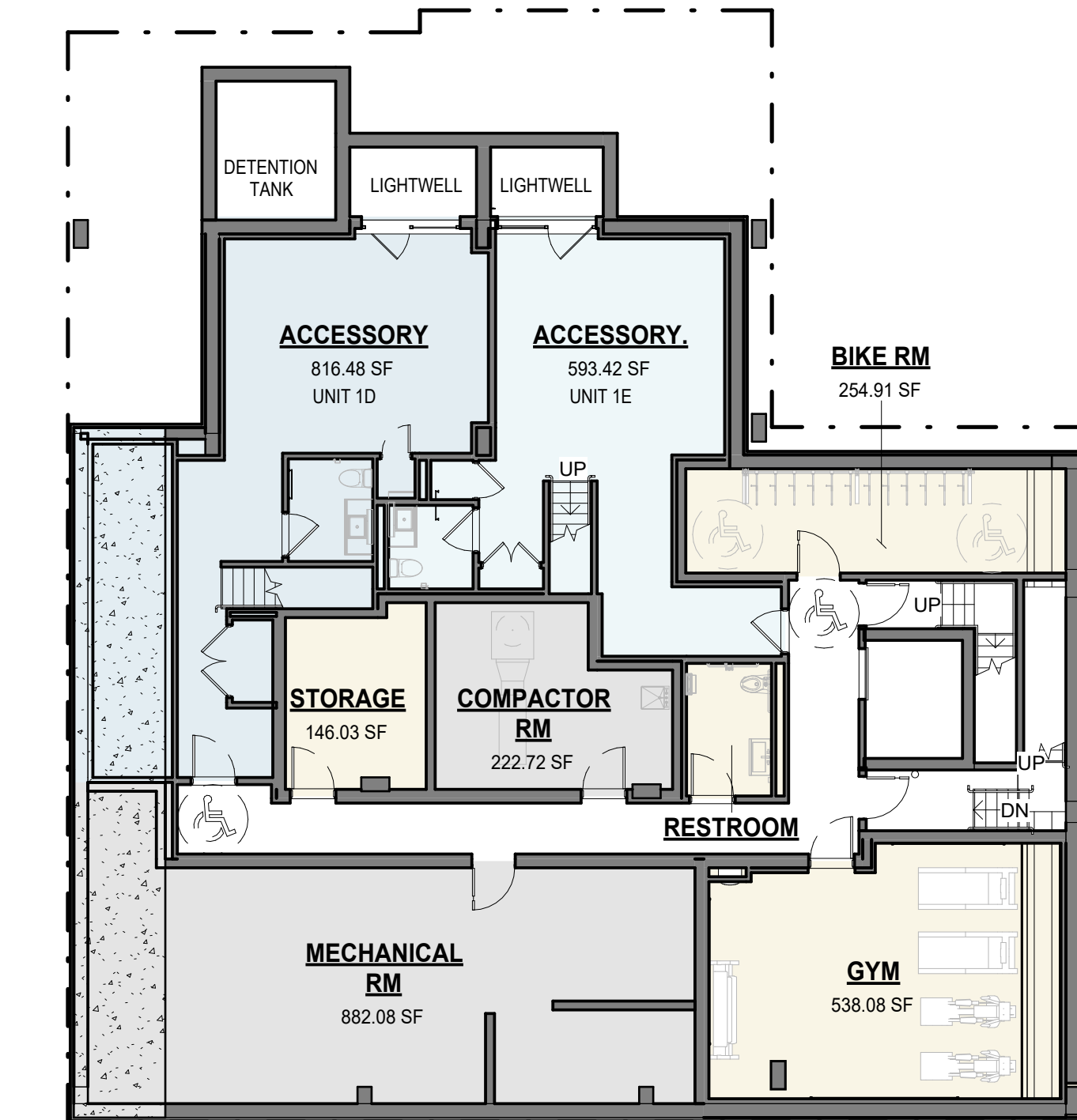
88 HAVEMEYER ST - OVERVIEW



88 HAVEMEYER ST - RENDERING

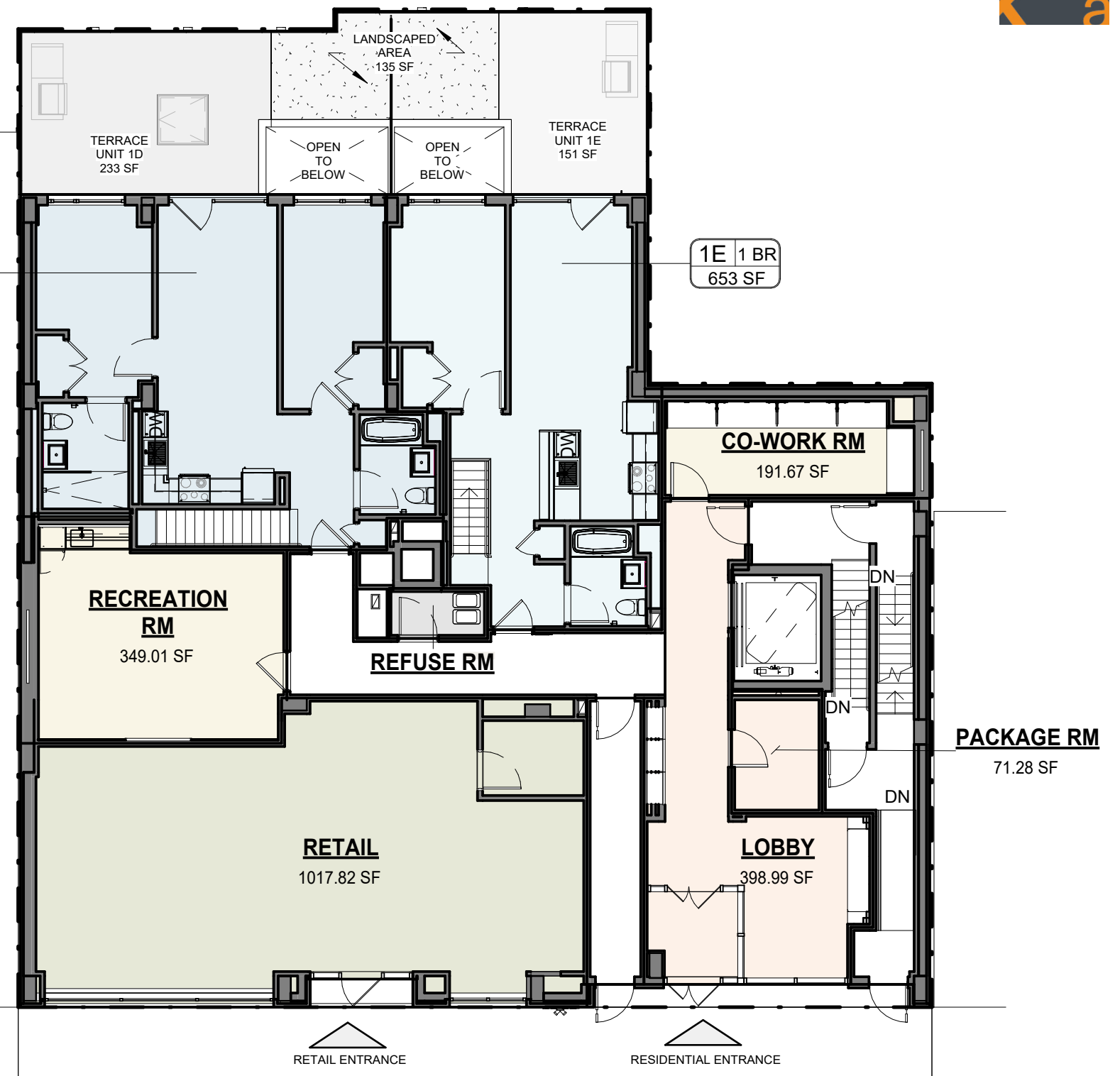
KUTNICKI BERNSTEIN ARCHITECTS ©2026





1D 2 BR
841 SF

1E 1 BR
653 SF

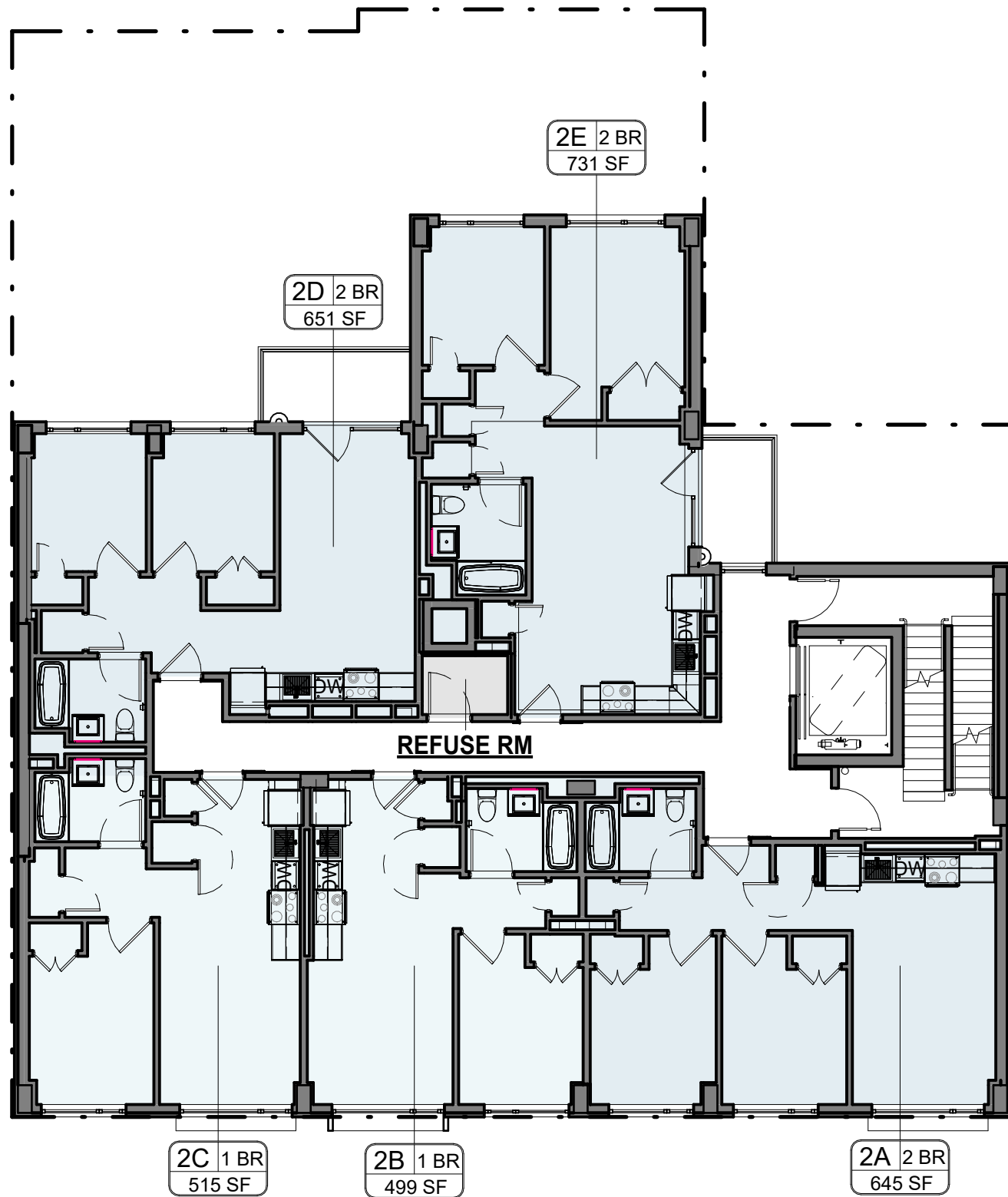


2 1ST FLOOR PLAN
3/32" = 1'-0"

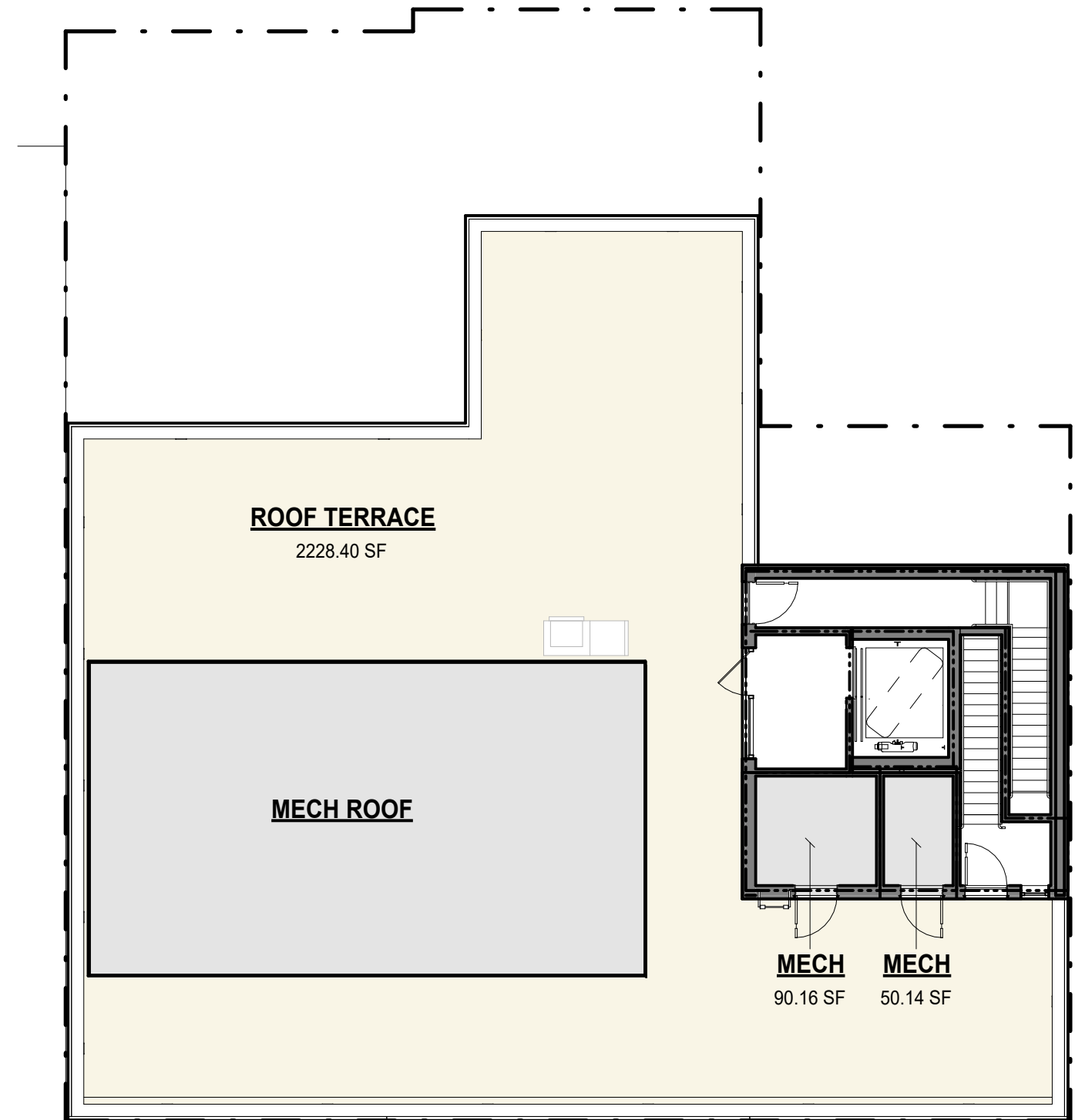
1 CELLAR FLOOR PLAN
3/32" = 1'-0"

88 HAVEMEYER ST - CELLAR AND 1ST FLOOR PLAN





1 TYP 2ND-6TH FLOORS
3/32" = 1'-0"

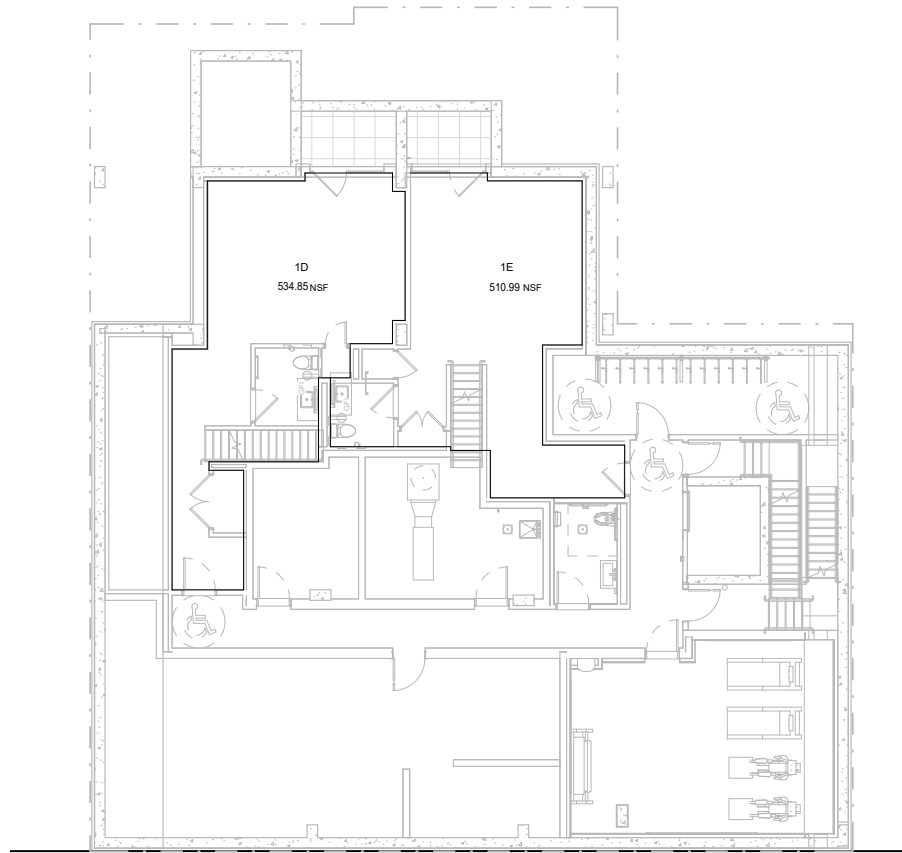


2 ROOF 79.89' Copy 1
3/32" = 1'-0"

88 HAVEMEYER ST - TYPICAL FLOOR PLAN

KUTNICKI BERNSTEIN ARCHITECTS ©2026

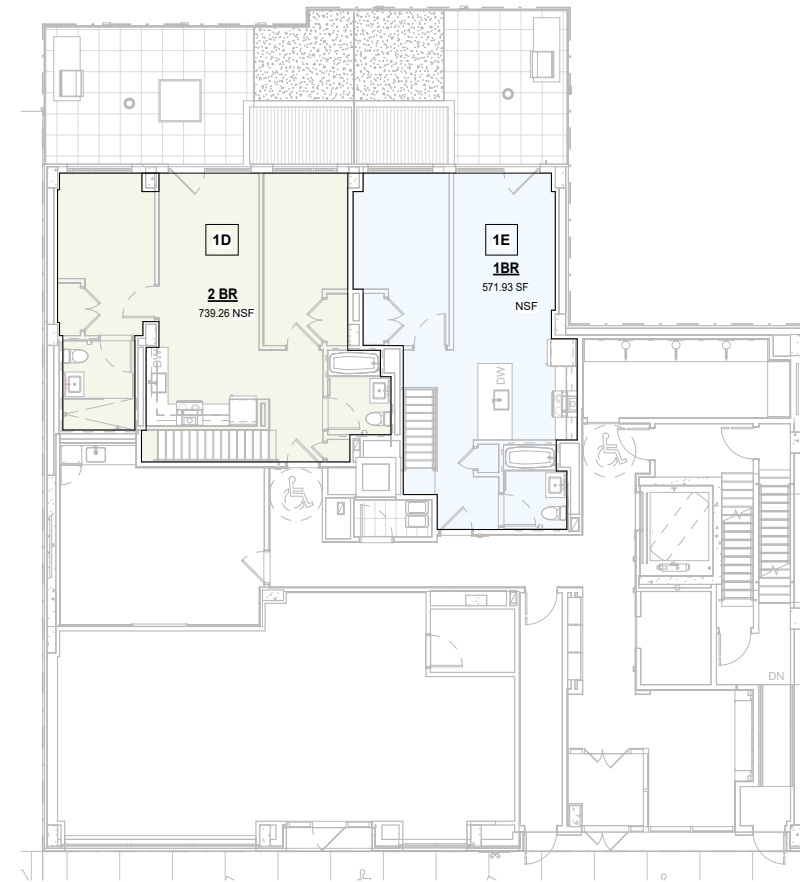




⑤ HPD - CELLAR FLOOR KEY PLAN
1/8" = 1'-0"

Havemeyer Unit Matrix					
	A	B	C	D	E
1				739.26	571.93
2	566.52 SF	443.9	461.67 SF	540.25	620.12
3	569.53	443.9	449.41	551.8	620.12 SF
4	569.53	443.9	449.41	551.8	620.12 SF
5	569.53	443.9	461.67 SF	540.25	620.12
6	569.53	443.9	461.67 SF	540.25	620.12

1 BDRM		1 BDRM	UAP
2 BRDM		2 BDRM	UAP



① HPD - 1ST FLOOR KEY PLAN
1/8" = 1'-0"



② HPD - 2ND FLOOR KEY PLAN
1/8" = 1'-0"

Havemeyer Unit Matrix					
	A	B	C	D	E
1				739.26	571.93
2	566.52 SF	443.9	461.67 SF	540.25	620.12
3	569.53	443.9	449.41	551.8	620.12 SF
4	569.53	443.9	449.41	551.8	620.12 SF
5	569.53	443.9	461.67 SF	540.25	620.12
6	569.53	443.9	461.67 SF	540.25	620.12

1 BDRM
2 BRDM

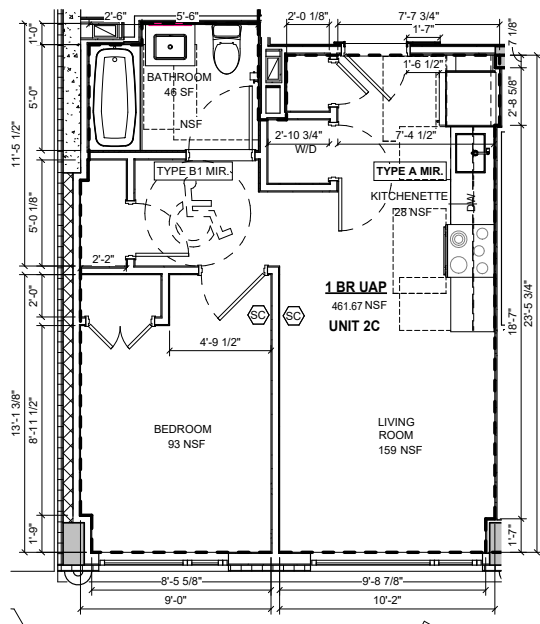
1 BDRM
2 BRDM

UAP

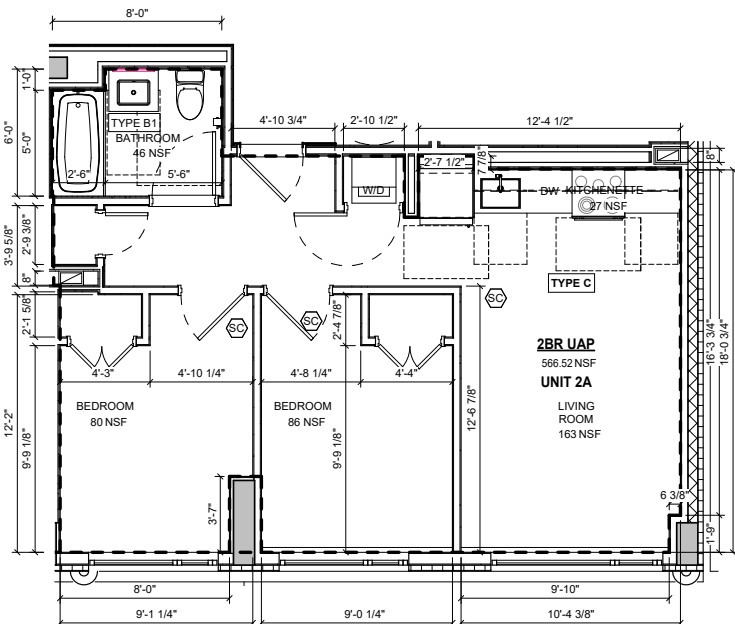
UAP



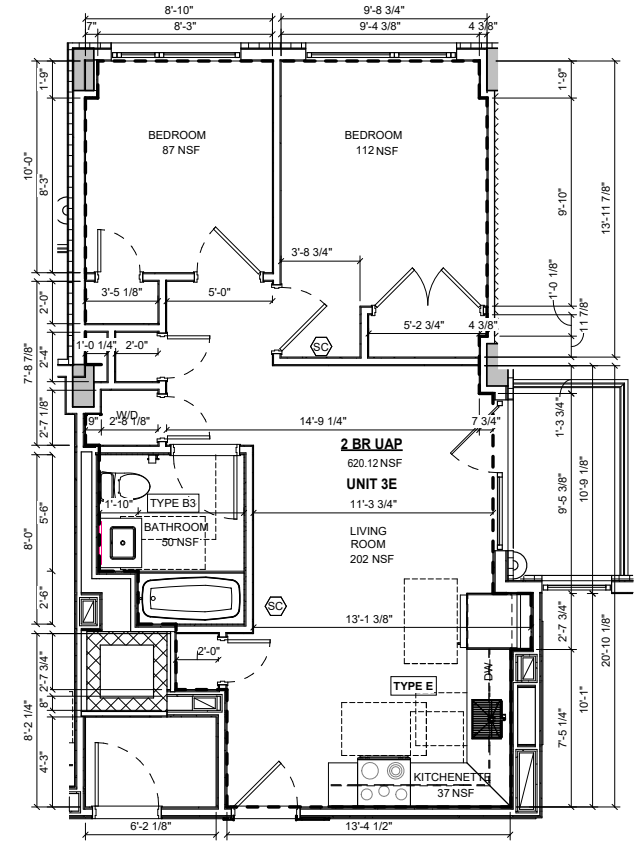
① HPD - 3RD FLOOR KEY PLAN
1/8" = 1'-0"



③ HPD - UNIT 2C FLOOR PLAN
1/4" = 1'-0"

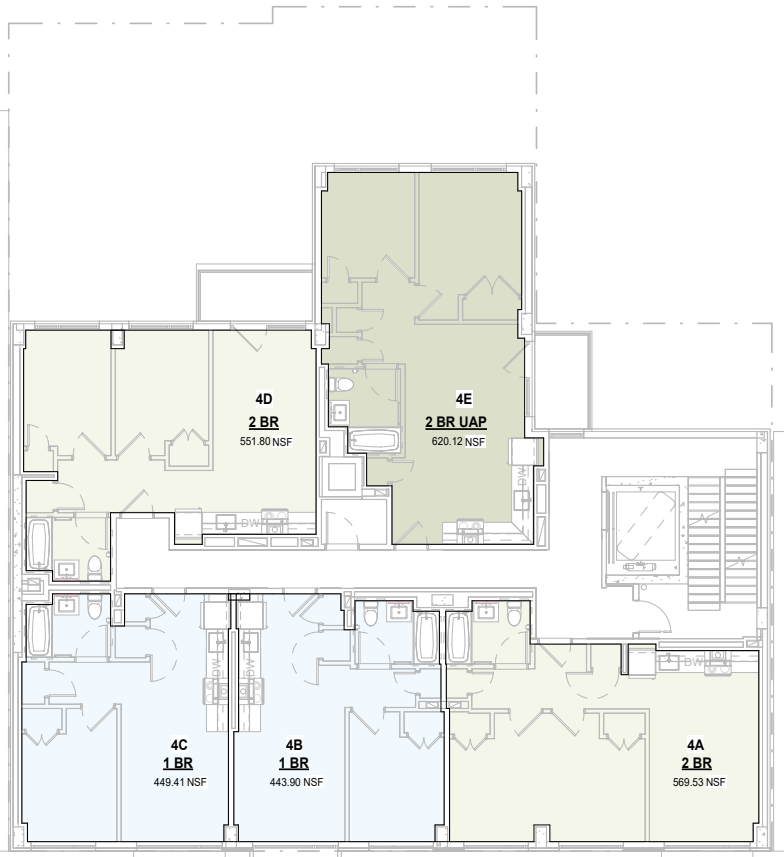


④ HPD - UNIT 2A FLOOR PLAN
1/4" = 1'-0"



⑤ HPD - UNIT 3E FLOOR PLAN
1/4" = 1'-0"

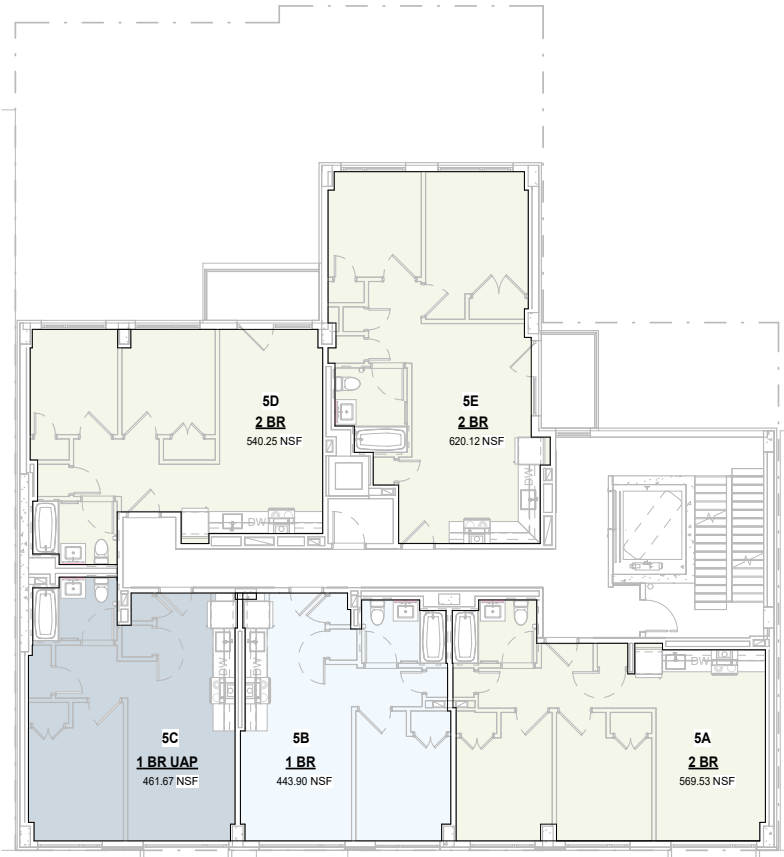
88 HAVEMEYER ST - HPD FLOOR PLANS



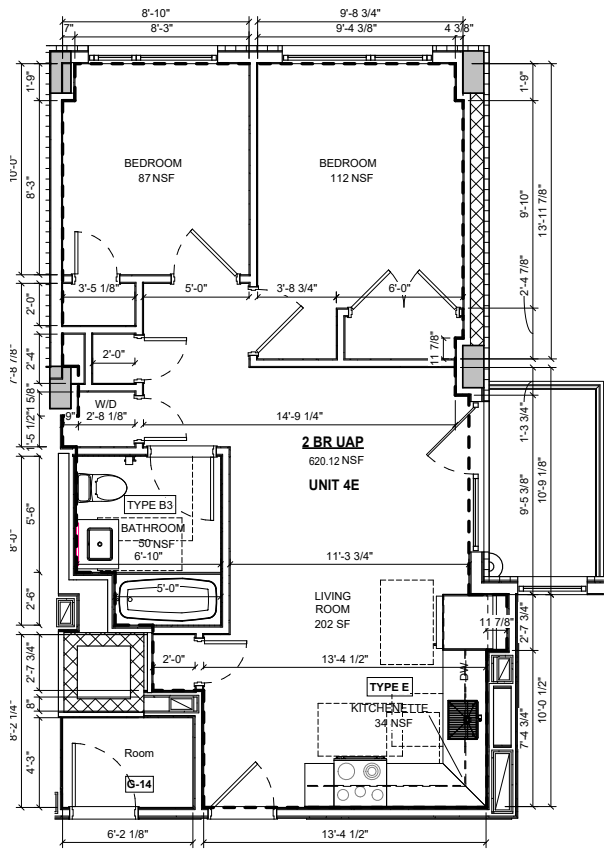
② HPD - 4TH FLOOR KEY PLAN
1/8" = 1'-0"

Havemeyer Unit Matrix					
	A	B	C	D	E
1				739.26	571.93
2	566.52 SF	443.9	461.67 SF	540.25	620.12
3	569.53	443.9	449.41	551.8	620.12 SF
4	569.53	443.9	449.41	551.8	620.12 SF
5	569.53	443.9	461.67 SF	540.25	620.12
6	569.53	443.9	461.67 SF	540.25	620.12

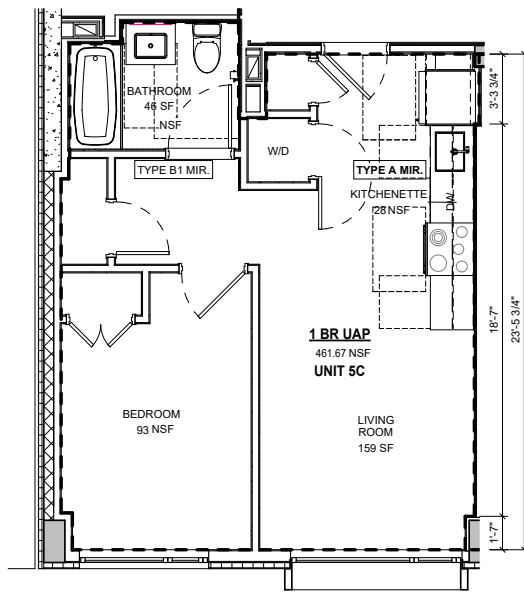
1 BDRM		1 BDRM	UAP
2 BDRM		2 BDRM	UAP



① HPD - 5TH FLOOR KEY PLAN
1/8" = 1'-0"



④ HPD - UNIT 4E FLOOR PLAN
1/4" = 1'-0"



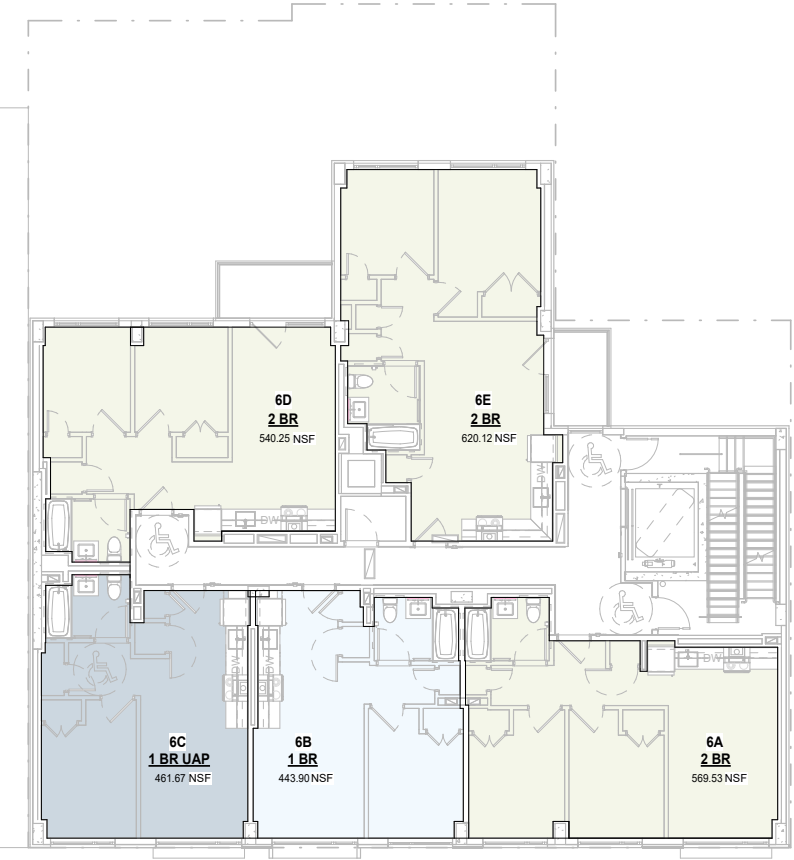
③ HPD - UNIT 5C FLOOR PLAN
1/4" = 1'-0"

88 HAVEMEYER ST - HPD FLOOR PLANS

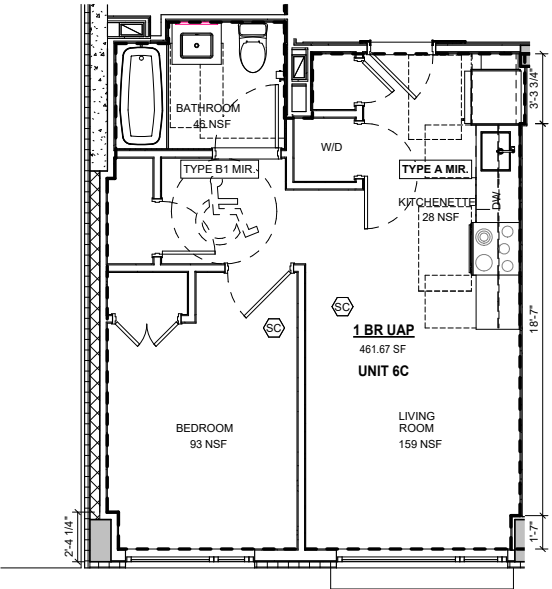


Havemeyer Unit Matrix					
	A	B	C	D	E
1				739.26	571.93
2	566.52 SF	443.9	461.67 SF	540.25	620.12
3	569.53	443.9	449.41	551.8	620.12 SF
4	569.53	443.9	449.41	551.8	620.12 SF
5	569.53	443.9	461.67 SF	540.25	620.12
6	569.53	443.9	461.67 SF	540.25	620.12

1 BDRM		1 BDRM	UAP
2 BDRM		2 BDRM	UAP



② HPD - 6TH FLOOR KEY PLAN
1/8" = 1'-0"



④ HPD - UNIT 6C FLOOR PLAN
1/4" = 1'-0"

88 HAVEMEYER ST - HPD FLOOR PLANS



Search

GREENPOINT

Eckford St

Leonard St

Manhattan Ave

Greenpoint Ave

Kent St

Java St

India St

Milton St

Noble St

Oak St

Franklin St

Banker St

Gem St

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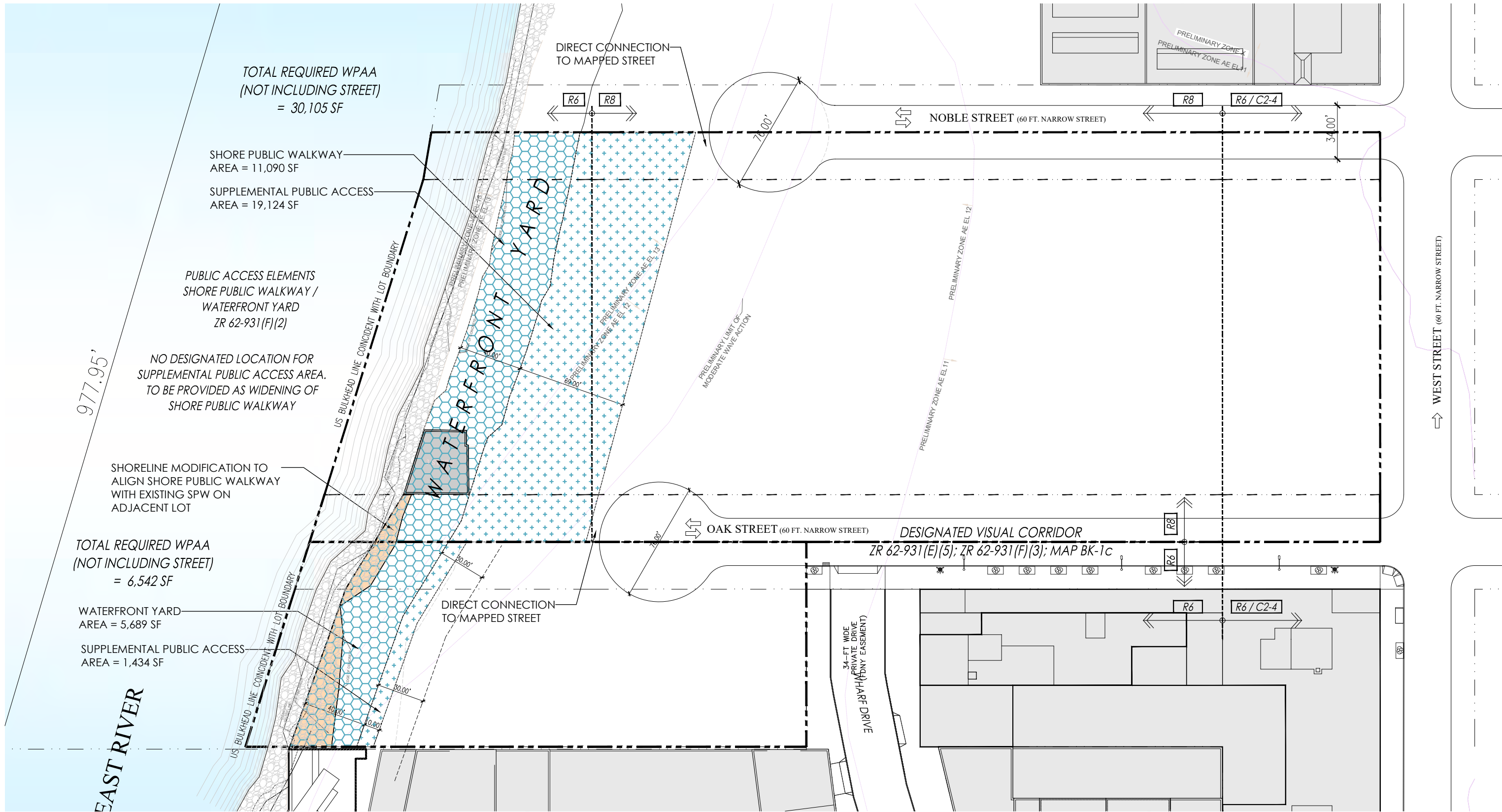
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N -272nd St

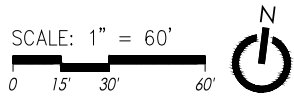
N -273rd St</

Zoning and Utilities

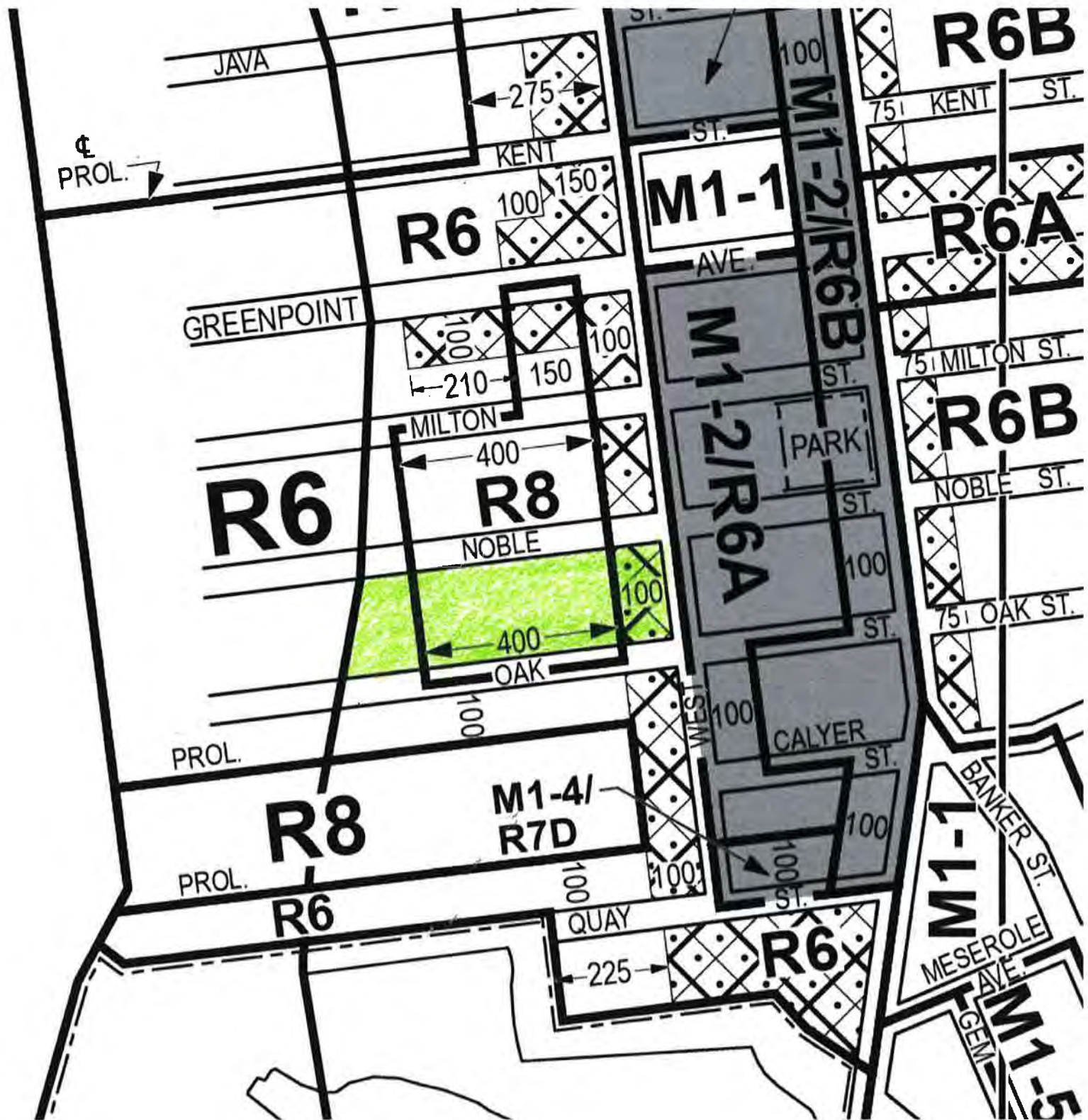




WATERFRONT ACCESS PLAN



- NOTES:
1. THESE STUDIES ARE PRELIMINARY AND SUBJECT TO REVIEW BY CODE AND ZONING CONSULTANT.
 2. CITY OF YES - HOUSING OPPORTUNITY IS PENDING REVIEW AND CITY COUNCIL APPROVAL.





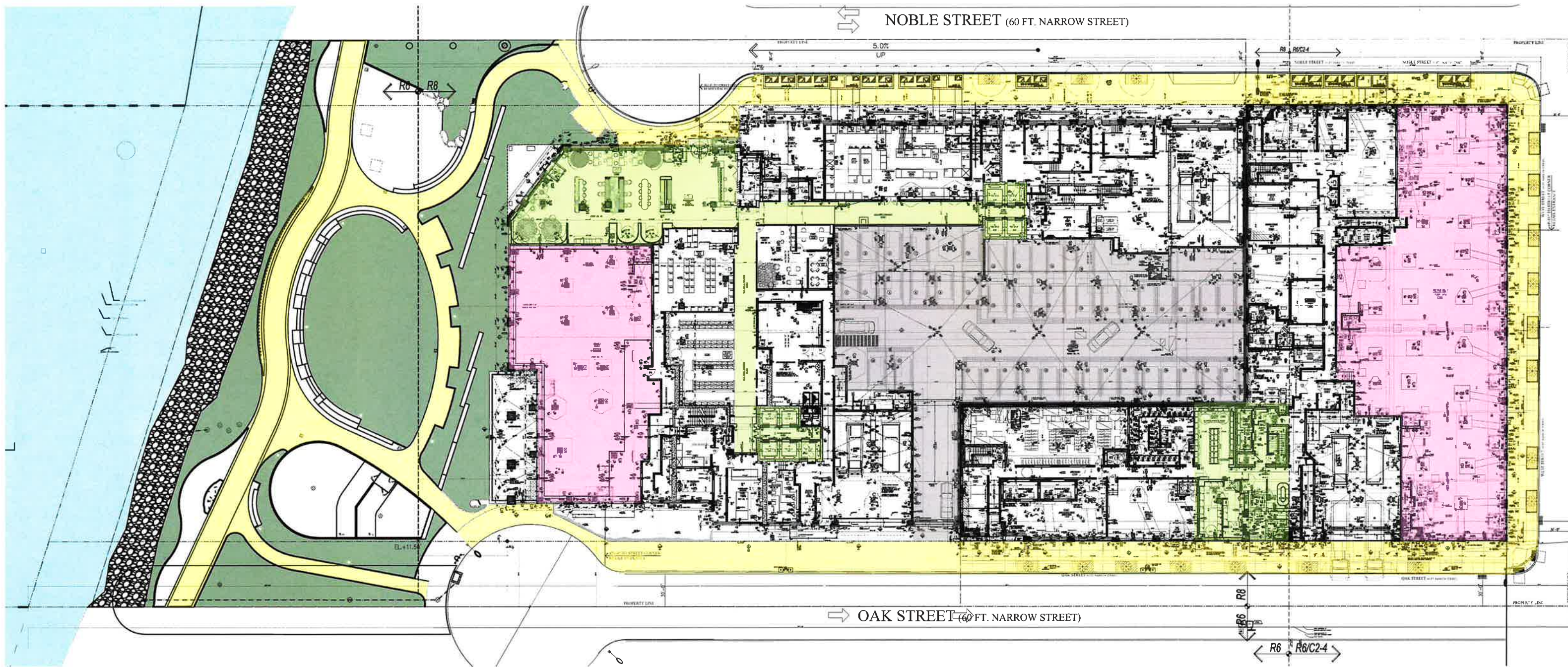
NOTES:

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RESIDENTIAL
 RETAIL
 PARKING
 LANDSCAPED OPEN SPACE
 PEDESTRIAN ACCESS

1 1ST FLOOR PLAN