



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

March 18, 2026

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

**PUBLIC HEARING**

**ROLL CALL**

The meeting was called to order at 6:12 PM by Chair Fuller. There were 28 members who answered the call.

1. **PRESENTATION NEW UAP PROJECT 643 GRAND STREET:** Applicant 639 Grand Street Realty LLC is presenting the new Universal Affordability Preference development project. 639 Grand Street will be a newly constructed 11-story residential building containing approximately 72,206.65 gross square feet of floor area, located at 643 Grand Street and currently designated as Block 2781, Lot 36, on the Tax Map of the City of New York. The Project Site occupies approximately 9,975 square foot parcel of land in Brooklyn Community District 1. 639 Grand Street Realty LLC intends to file a Universal Affordability Preference Application with the New York City Department of Housing Preservation and Development (“HPD”) and enter into a Restrictive Declaration that will provide for 13 of the apartments, under UAP at an average of 60% AMI (the “UAP Units”). Presenter: Belkin, Burden, Goldman LLC, Associate Brenda J. Slochowsky. **20 Minutes.**
2. **639 GRAND STREET FRESH CERT. APPLICATION # N260218ZCK:** This application is not subject to the uniform Land Use Review Procedure (ULURP) and does not require a public hearing by the Community Board. However, if the Board has any comments on the application N260218ZCK, then by April 3, 2026, please submit them through the land Use participant portal. Presenter: 639 Grand Street Realty LLC representative, Joshua Rinesmith. **20 Minutes.**

3. **PRESENTATION CIVILIAN COMPLAINT REVIEW BOARD (CCRB):** CCRB is conducting their informational presentation about: Structure and authority of the CCRB; Civilian rights and responsibilities during police encounters, such as "Stop & Frisk"; The Right to Know Act; How to file a complaint; Highlight de-escalation; Explain the processes of investigation and mediation Presenter: CCRB Outreach Coordinator, Venus M. Scantlebury. **20 Minutes.**
4. **PRESENTATION BROOKLYN ORG:** Letting constituents know about Brooklyn Org's programming and offerings, including Public Events; Grants for nonprofits; Free capacity building for nonprofits and How Brooklyn Org support individuals in giving back to their community. Presenter: Brooklyn Org, VP of Programs, Sabrina Hargrave MPA. **20 Minutes.**
5. **DOT DINING OUT NYC PERMIT APPLICATIONS**
  1. Dar 525, 168 Driggs Ave. App # 20260202030002
  2. Partners Coffee, 145 Bedford Ave. App # 20251110030001

6. **LIQUOR LICENSES**

**NEW**

1. 560 MA BK LLC, 560 Manhattan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
2. Banh MI Inc, DBA Mama PHO, 580 Grand Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
3. Cafe Miguel Corporation, DBA Cafe Miguel, 636 Grand Street (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Cafe/Restaurant with Electric Kitchen)
4. DLS Events LLC, 261-267 Driggs Avenue, (Alteration, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Rock, Acoustic, Jazz, Outdoor Storage Area for Alcohol. No Outdoor Service)
5. Fab Management Group Inc., 577 Union Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
6. JinLi BK LLC, DBA Ren Brooklyn, 623 Grand Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
7. Las Magalinas LLC, DBA TBD, 173 Montrose Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Patio or Deck)
8. Meet & Meat Williamsburg Inc., 361 Graham Avenue Unit 1L, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
9. New Esquina Del Sabor Corp, 572 Grand Street, (Corporate Change, Liquor, Wine, Beer & Cider, Rest)
10. Spilos Cafe LLC, DBA Lion's Milk, 104 Roebling Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Cafe)

11. Three Brothers Minimart Inc, DBA Unique Restaurant & Cafe, 711 Manhattan Avenue, (New Application, Wine, Beer & Cider, Rest Brewer)
12. Vende Humoo LLC, 620 Manhattan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)

### **SIDEWALK CAFÉ & ROADWAY CAFÉ:**

1. Winsome Foods LLC, DBA Win Son, 159 Graham Avenue

### **RENEWALS**

1. 51 Kent Cafe Inc, DBA Kent Ale House, 51 Kent Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
2. 80 Wythe LLC, DBA Wythe Hotel and Reynard, 80 Wythe Avenue, (Renewal, Liquor, Wine, Beer & Cider, Hotel, Patio or Deck, Rooftop)
3. 260 Meserole Rest Corp, DBA 3 Dollar Bill, 260 Meserole Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Backyard, Live Music: Rock Bands, Live Performances, Fashion Shows, Comedians)
4. 620 Lor LLC, DBA Mo's General, 620 Lorimer Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
5. 11211 Negotium LLC, DBA Here BK, 26 Bushwick Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
6. AI Sushi Inc, DBA Mizu Sushi, 311 Bedford Avenue, (Renewal, Wine, Beer & Cider, Rest)
7. Chingoo Restaurant Corp, 373 Graham Avenue, (Renewal, Wine, Beer & Cider, Rest)
8. DM Hope Alliance Inc, DBA De Mole, 2 Hope Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
9. Ella Hospitality LLC, DBA Meadowsweet, 149 Broadway, (Renewal, Liquor, Wine, Beer & Cider, Rest)
10. ETA 125 Corp, DBA Mugs Ale House, 125 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
11. Foodex Brooklyn LLC, DBA Tonchin Brooklyn, 109 North 3<sup>rd</sup> Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
12. Nineteen Twenty Four, Inc., DBA Roberta's, 43 Bogart Street AKA 271 Moore Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
13. Now and Then NYC Inc, DBA Now and Then NYC, 290 Meserole Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic)
14. Number Nine Show LLC, DBA The Dead Letter, 395 Wythe Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
15. Ohka Hospitality Inc, DBA Lalaon, 22 North 6<sup>th</sup> Street Space G, (Renewal, Liquor, Wine, Beer & Cider, Rest, Sidewalk Cafe)

16. Cup of Nachos LLC, DBA Oxomoco, 128 Greenpoint Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
17. Paint 367 LLC, DBA Bar Madonna, 367 Metropolitan Avenue, (Renewal, Rest, Liquor, Wine, Beer & Cider)
18. Please Tell Me LLC, DBA Please Tell Me, 749 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
19. Post No Bills LLC, DBA Post No Bills, 253 Bushwick Avenue, North Store, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
20. Threefold Holdings LLC, DBA Threes Brewing, 113 Franklin Street, Store FE, FD, (Renewal, Liquor, Wine, Beer & Cider, Sidewalk Cafe, Roadbed Cafe)
21. Uncle Thien Hospitality LLC, DBA Di An Di, 68 Greenpoint Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Patio or Deck)
22. Via Della Fiera 105 Corp., DBA Lella Alimentari, 325 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Bar/Tavern)
23. William S. Somerville, 60 Broadway, (Renewal, Wine, Beer & Cider, Bar/Tavern)

7. **CANNABIS LICENSES: NO LICENSES**

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**BOARD MEETING**

**MOMENT OF SILENCE-** Chair Fuller called for a moment of silence to be dedicated to World Peace.

**ROLL CALL –** Chair Fuller requested a roll call 31 Members answered the call at 7:23 pm.

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

**APPROVAL OF THE MINUTES** –Chair Fuller requested approval of the minutes from February 10, 2026.

Motion made by Mr. Weiser and seconded by Ms. Foster. The Minutes of February 10, 2026, Board meeting were approved by the members present.

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

Kevin McLeod: Spoke against 151 Burger Bar Inc, 151 Meserole Street.

Crisel Cruz: Spoke against of Las Magalina LLC, DBA TBD located at 173 Montrose Ave. 260 Meserole Rest. Located at 260 Meserole St. Negotium LLC, located at 26 Bushwick Ave. and Post No Bills LLC, located at 253 Bushwick Ave.

Robert Oscar: Spoke about awareness for local trash club

Jane Pool: Spoke about North Brooklyn sexual assault task force.

Deborah Spiroff: Spoke about North Brooklyn emergency plan.

### **COMMITTEE REPORTS**

#### **JOINT LAND USE ULURP AND LANDMARKS, ENVIRONMENTAL PROTECTION AND PARKS & WATERFRONT COMMITTEES – Ms. Del Teague, Committee Chair, report as written.**

- Ms. Teague requested a motion: to recommend that we send a letter to DCP requesting the following information. 1) What property in Mx zones within the re-zoned area encompassing from N 4th Street to S 5th Street, from Kent Ave to Berry Street, has not been developed for residential use and continues to be used for manufacturing or commercial uses; and 2) What property within the 2005 re-zoned Mx area has not been developed as residential.

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

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

#### **Motion Carried.**

- Ms. Teague requested a motion: to recommend that we send a letter of support to NYPA and the Governor for this hybrid park and battery energy storage system on the Kent Peaker Plant site.

A motion was made by Mr. Arthur Dybanowski and seconded by Ms. Bozena Kaminski.

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

#### **Motion Carried.**

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

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

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

#### **Motion Carried.**

**LANDMARKS SUBCOMMITTEE** – Ms. Bozena Kaminski, Subcommittee Chair, report as written.

- Ms. Kaminski requested a motion: To approve proposed scope of work at 102 Kent street, Applicant Thread Collective.  
A motion was made by Mr. Arthur Dybanowski and seconded by Ms. Del Teague.

The vote was 29 “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 NYC DOT stating support for the plan and request a study of the area to assess feasible plaza implementation at Memorial Gore and traffic calming on adjacent street.  
A motion was made by Ms. Meryl LaBorde and seconded by Ms. Bozena Kaminski.

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

**Motion Carried.**

**WOMEN’S ISSUES COMMITTEE** – Ms. Janice Peterson, Committee Co-Chair, report as written.

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

- Mr. Feng requested a motion: (Friendly Amendment) CB1 to send a letter to CM Jennifer Gutierrez, Brooklyn Borough President Antonio Reynoso and NYC Brooklyn Parks Chief Marty Maher, emphasizing the safety concerns posed by the lack of lighting on South 5th Street between Hewes and Hooper Streets, and urging them to push NYC Parks to prioritize tree pruning on this street, and use discretionary funding for the expense.  
A motion was made by Ms. Iris Cabrera and seconded by Ms. Rosemary Espinal.

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

**Motion Carried.**

- Mr. Feng requested a motion: CB1 to send a letter to DOT Commissioner Mike Flynn to request pedestrian safety lighting along: \* Broadway from Marcy Avenue to Hewes Street. \* McKibben Street from White Street to Bogart Street (requesting that he provide an update as to when resources would “become available”).

A motion was made by Ms. Iris Cabrera and seconded by Ms. Rosemary Espinal.

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

**Motion Carried.**

**CHAIRPERSON’S REPORT** – As written.

**DISTRICT MANAGER’S REPORT** – As written.

**PARKS DEPARTMENT MINUTE** – As written.

**ANNOUNCEMENTS: ELECTED OFFICIALS**

Councilmember Lincoln Restler: Provided an update

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

Juan Mayancela from Councilmember Jennifer Guterrez’s Office: Provided an update.

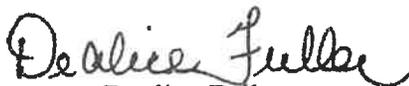
**OLD BUSINESS**- No old business

**NEW BUSINESS**: Stephen Chesler spoke about the open resolution sent by Brooklyn Borough Hall to the governor requesting open media law related to hybrid meetings. He asked the board to keep this subject on the radar.

**ADJOURNMENT**

The meeting was adjourned at 9:07 pm.

Respectfully submitted by



Dealice Fuller  
Chairperson



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HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

**REVISED**

March 2, 2026

## COMBINED PUBLIC HEARING AND BOARD MEETING NOTICE

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

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

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

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

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

## PUBLIC HEARING

### AGENDA

1. **PRESENTATION NEW UAP PROJECT 643 GRAND STREET:** Applicant 639 Grand Street Realty LLC is presenting the new Universal Affordability Preference development project. 639 Grand Street will be a newly constructed 11-story residential

building containing approximately 72,206.65 gross square feet of floor area, located at 643 Grand Street and currently designated as Block 2781, Lot 36, on the Tax Map of the City of New York. The Project Site occupies approximately 9,975 square foot parcel of land in Brooklyn Community District 1. 639 Grand Street Realty LLC intends to file a Universal Affordability Preference Application with the New York City Department of Housing Preservation and Development (“HPD”) and enter into a Restrictive Declaration that will provide for 13 of the apartments, under UAP at an average of 60% AMI (the “UAP Units”). Presenter: Belkin, Burden, Goldman LLC, Associate Brenda J. Slochowsky. **20 Minutes.**

2. **639 GRAND STREET FRESH CERT. APPLICATION # N260218ZCK:** This application is not subject to the uniform Land Use Review Procedure (ULURP) and does not require a public hearing by the Community Board. However if the Board has any comments on the application N260218ZCK, then by April 3, 2026 please submit them through the land Use participant portal. Presenter: 639 Grand Street Realty LLC representative, Joshua Rinesmith. **20 Minutes.**
3. **PRESENTATION CIVILIAN COMPLAINT REVIEW BOARD (CCRB):** CCRB is conducting their informational presentation about: Structure and authority of the CCRB; Civilian rights and responsibilities during police encounters, such as "Stop & Frisk"; The Right to Know Act; How to file a complaint; Highlight de-escalation; Explain the processes of investigation and mediation Presenter: CCRB Outreach Coordinator, Venus M. Scantlebury. **20 Minutes.**
4. **PRESENTATION BROOKLYN ORG:** Letting constituents know about Brooklyn Org’s programming and offerings, including Public Events; Grants for nonprofits; Free capacity building for nonprofits and How Brooklyn Org support individuals in giving back to their community. Presenter: Brooklyn Org, VP of Programs, Sabrina Hargrave MPA. **20 Minutes.**

#### **5. DOT DINING OUT NYC PERMIT APPLICATIONS**

1. Dar 525, 168 Driggs Ave. App # 20260202030002
2. Partners Coffee, 145 Bedford Ave. App # 20251110030001

#### **6. LIQUOR LICENSES**

##### **NEW**

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#### **SIDEWALK CAFÉ & ROADWAY CAFÉ:**

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23. William S. Somerville, 60 Broadway, (Renewal, Wine, Beer & Cider, Bar/Tavern)

7. **CANNABIS LICENSES: NO LICENSES**

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**BOARD MEETING**

**MOMENT OF SILENCE**

**ROLL CALL**

**APPROVAL OF THE AGENDA**

**APPROVAL OF THE MINUTES** – Combined Public Hearing and Board Meeting of February 10, 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.

**DISTRICT MANAGER’S REPORT** – As written.

**PARKS REPORT** – As written

**ANNOUNCEMENTS: ELECTED OFFICIALS**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

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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.



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**ATTENDANCE SHEET**

(25 Members Constitute a Quorum for the Board Meeting & Public Hearing)  
 DATE: 03-10-2026

**BOARD MEETING AND PUBLIC HEARING**

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

Council Member  
 Lincoln Restler

Council Member  
 Jennifer Gutierrez

DATE: MARCH 10, 2026

**COMBINED BOARD MEETING**

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



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



**JOINT LAND USE, ULURP, ENVIRONMENTAL PROTECTION AND PARKS & WATERFRONT COMMITTEES MOTION:**  
 to recommend that we send a letter to DCP requesting the following information. 1)What property in Mx zones within the re-zoned area encompassing from N 4th Street to S 5th Street, from Kent Ave to Berry Street, has not been developed for residential use and continues to be used for manufacturing or commercial uses; and 2)What property within the 2005 re-zoned Mx area has not been developed as residential.

Motion made by: Mr. Brooks  
 Seconded by: Mr. Bruzaitis

DATE: 3/10/2026

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

TIME: 7:45 PM TALLY: 31 YES 0 NO 0 ABS 0 RECUSAL



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 Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)



**JOINT LAND USE, ULURP, ENVIRONMENTAL PROTECTION AND PARKS & WATERFRONT COMMITTEES MOTION:**  
 to recommend that we send a letter of support to NYPA and the Governor for this hybrid park and battery energy storage system on the Kent Peaker Plant site.

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

DATE: 3/10/2026

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

TIME: 7:40 PM. TALLY: 30 YES 0 NO 0 ABS 0 RECUSAL



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



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

Motion made by: Ms. Cabrera  
 Seconded by: Mr. Bachorowski  
 DATE: 3/10/2026

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

TIME: 8:15 PM. TALLY: 30 YES 0 NO 0 ABS 0 RECUSAL



**COMMUNITY BOARD NO. 1**  
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**LANDMARKS [SUBCOMMITTEE] COMMITTEE MOTION:** To approve proposed scope of work at 102 Kent street,  
 Applicant Thread Collective

Motion made by: Mr. Dybanowski

Seconded by: Ms. Teague

DATE: 3/10/2026

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

TIME: 8:19 PM TALLY: 29 YES 0 NO 0 ABS 0 RECUSAL



**COMMUNITY BOARD NO. 1**  
 435 GRAHAM AVENUE – BROOKLYN, NY 11211  
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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 stating support for the plan, and request a study of the area to assess feasible plaza implementation at Memorial Gore and traffic calming on adjacent street

Motion made by: Ms. Laborde  
 Seconded by: Ms. Kaminski

DATE: 3/10/2026

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

TIME: 8:24 PM TALLY: 31 YES 0 NO 0 ABS 0 RECUSAL



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



**PUBLIC SAFETY & HUMAN SERVICES COMMITTEE MOTION:** CB1 to send a letter to CM Jennifer Gutierrez and Brooklyn Borough President Antonio Reynoso, emphasizing the safety concerns posed by the lack of lighting on South 5th Street between Hewes and Hooper Streets, and urging them to push NYC Parks to prioritize tree pruning on this street, and use discretionary funding for the expense

Motion made by: Ms. Cabrera.  
 Seconded by: Ms. Espinal.

DATE: 3/10/2026

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

TIME: 8:51 PM TALLY: 31 YES 0 NO 0 ABS 0 RECUSAL

Friendly Amendment: to send the letter to <sup>Brooklyn Borough</sup> Parks Commissioner Mar



**COMMUNITY BOARD NO. 1**  
 435 GRAHAM AVENUE – BROOKLYN, NY 11211  
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 Website: www.nyc.gov/brooklyn1



**PUBLIC SAFETY & HUMAN SERVICES COMMITTEE MOTION:** CB1 to send a letter to DOT Commissioner Mike Flynn to request pedestrian safety lighting along: ○Broadway from Marcy Avenue to Hewes Street. ○McKibben Street from White Street to Bogart Street (requesting that he provide an update as to when resources would “become available”).

Motion made by: Ms. Cabrera  
 Seconded by: Ms. Espinal

DATE: 3/10/2026

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

TIME: 8:51 PM TALLY: 31 YES 0 NO 0 ABS 0 RECUSAL



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**PUBLIC SAFETY & HUMAN SERVICES COMMITTEE MOTION (FRIENDLY AMMENDMENT):** CB1 to send a letter to CM Jennifer Gutierrez, Brooklyn Borough President Antonio Reynoso and NYC Brooklyn Parks Chief Marty Maher, emphasizing the safety concerns posed by the lack of lighting on South 5th Street between Hewes and Hooper Streets, and urging them to push NYC Parks to prioritize tree pruning on this street, and use discretionary funding for the expense

Motion made by: Ms. Cabrera  
 Seconded by: Ms. Espinal  
 DATE: 3/10/2026

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

TIME: 8:51 PM TALLY: 31 YES 0 NO 0 ABS 0 RECUSAL

643 GRAND STREET  
BROOKLYN COMMUNITY DISTRICT 1  
BLOCK 281 | LOTS 36,11, AND 12



 SITE  
9,975 SF



EXISTING SUPERMARKET

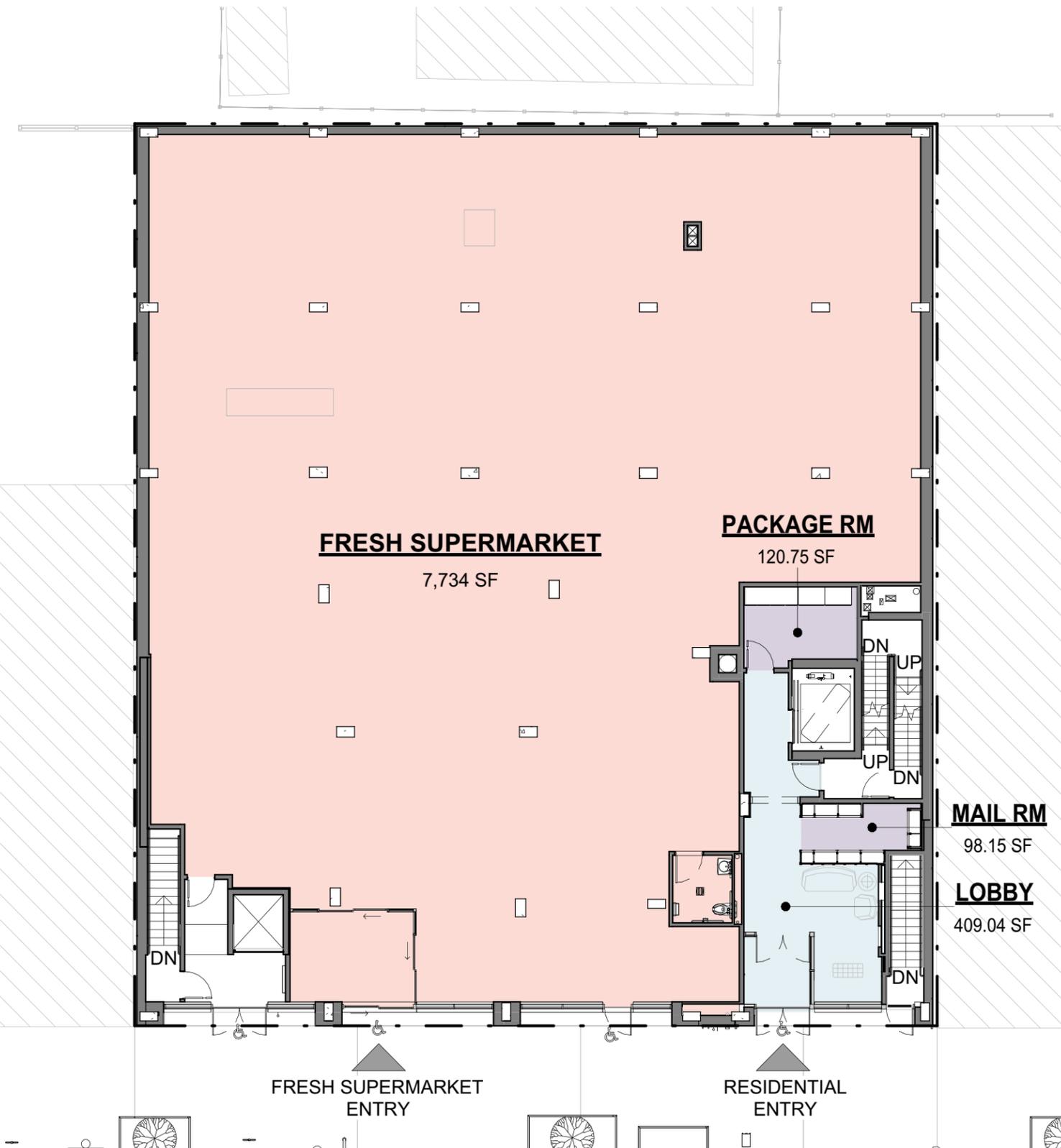
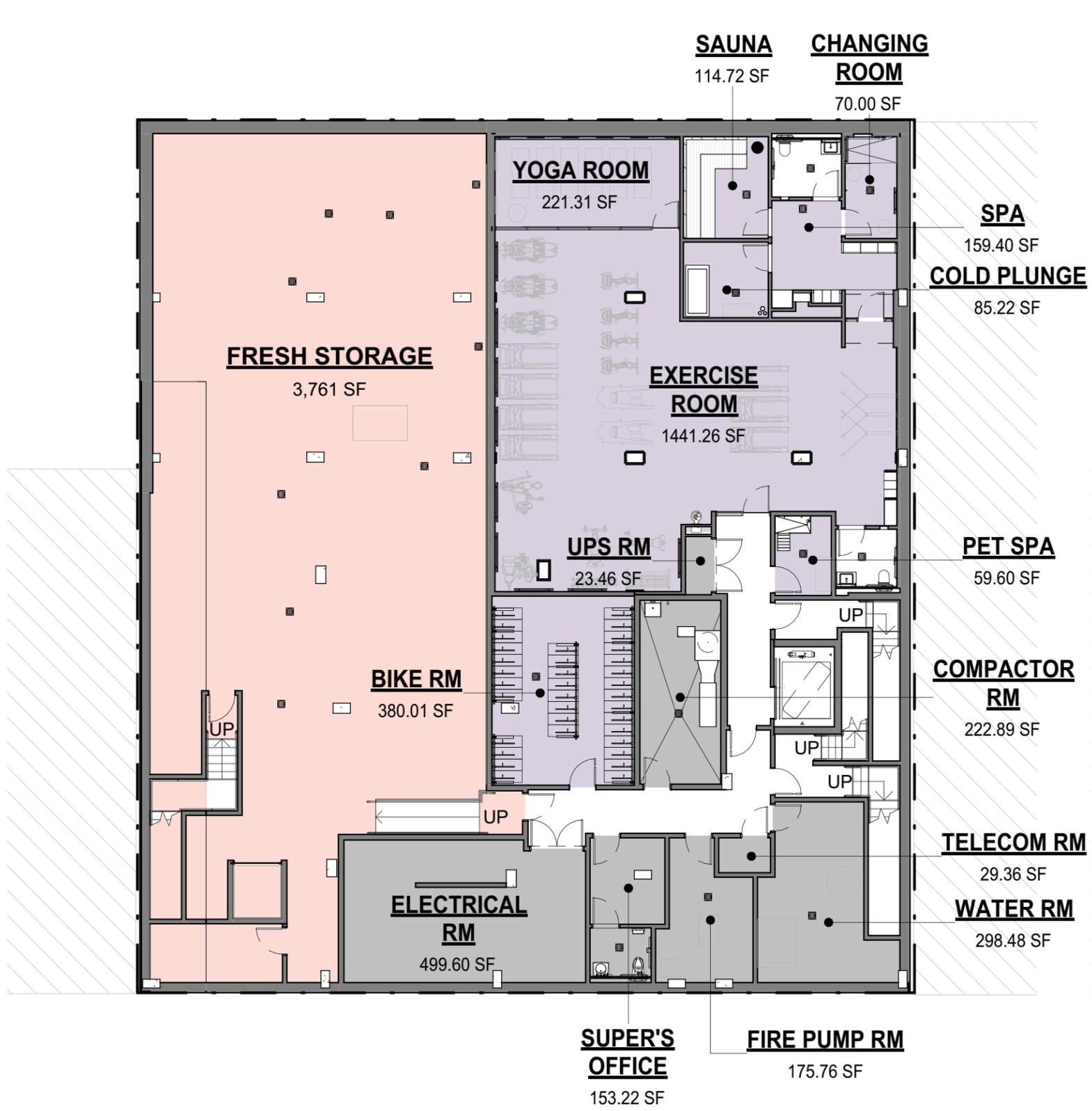
- 11 STORIES
- 115 FT TALL
- 72,200 GROSS SF
- 69 RESIDENTIAL UNITS
- 13 AFFORDABLE UNITS
- RESIDENTIAL AMENITIES AND OUTDOOR SPACES
- SUPERMARKET PART OF THE FRESH PROGRAM



## 643 GRAND STREET - OVERVIEW



## 643 GRAND STREET - STREET VIEW



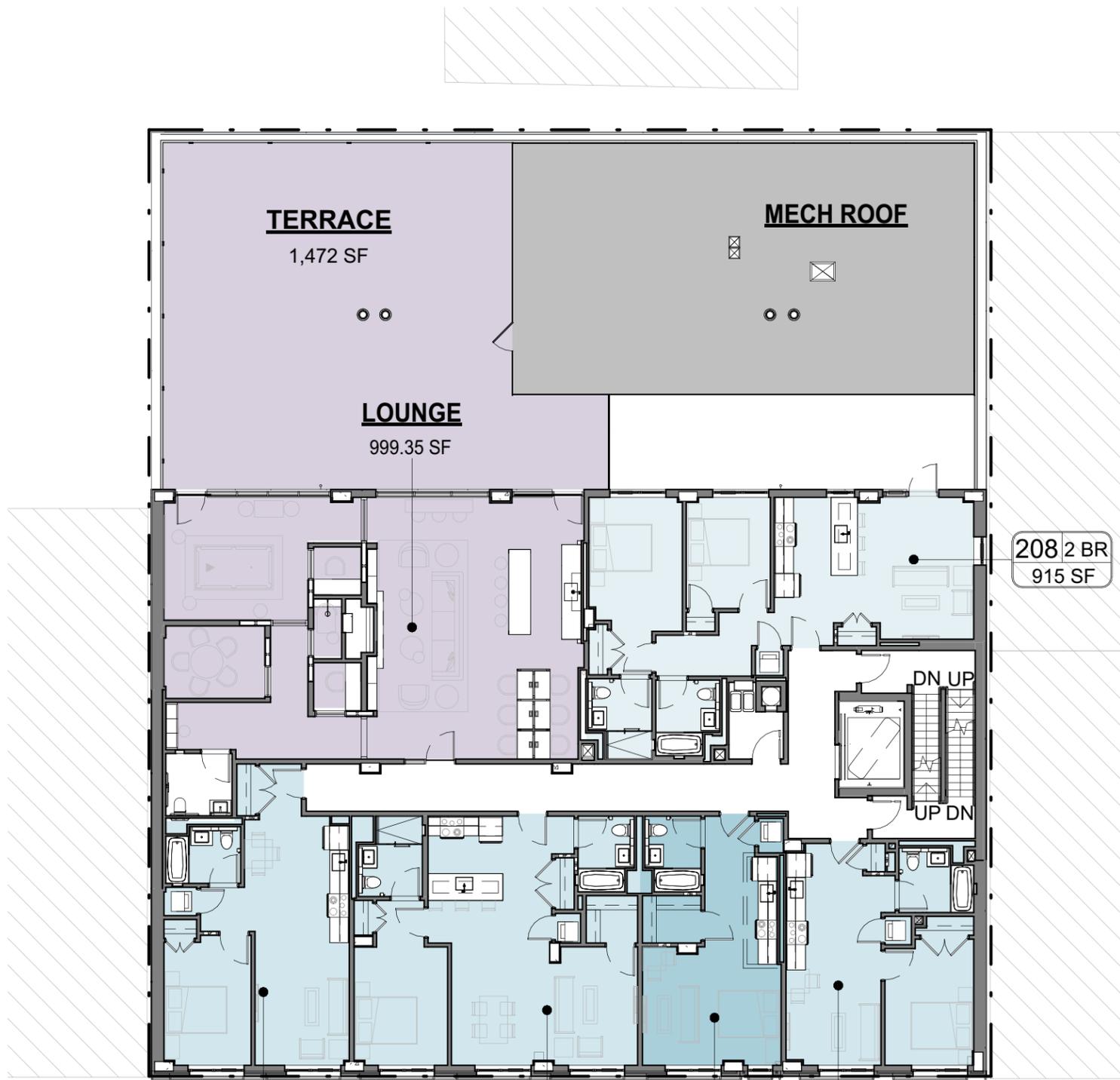
CELLAR FLOOR

1ST FLOOR

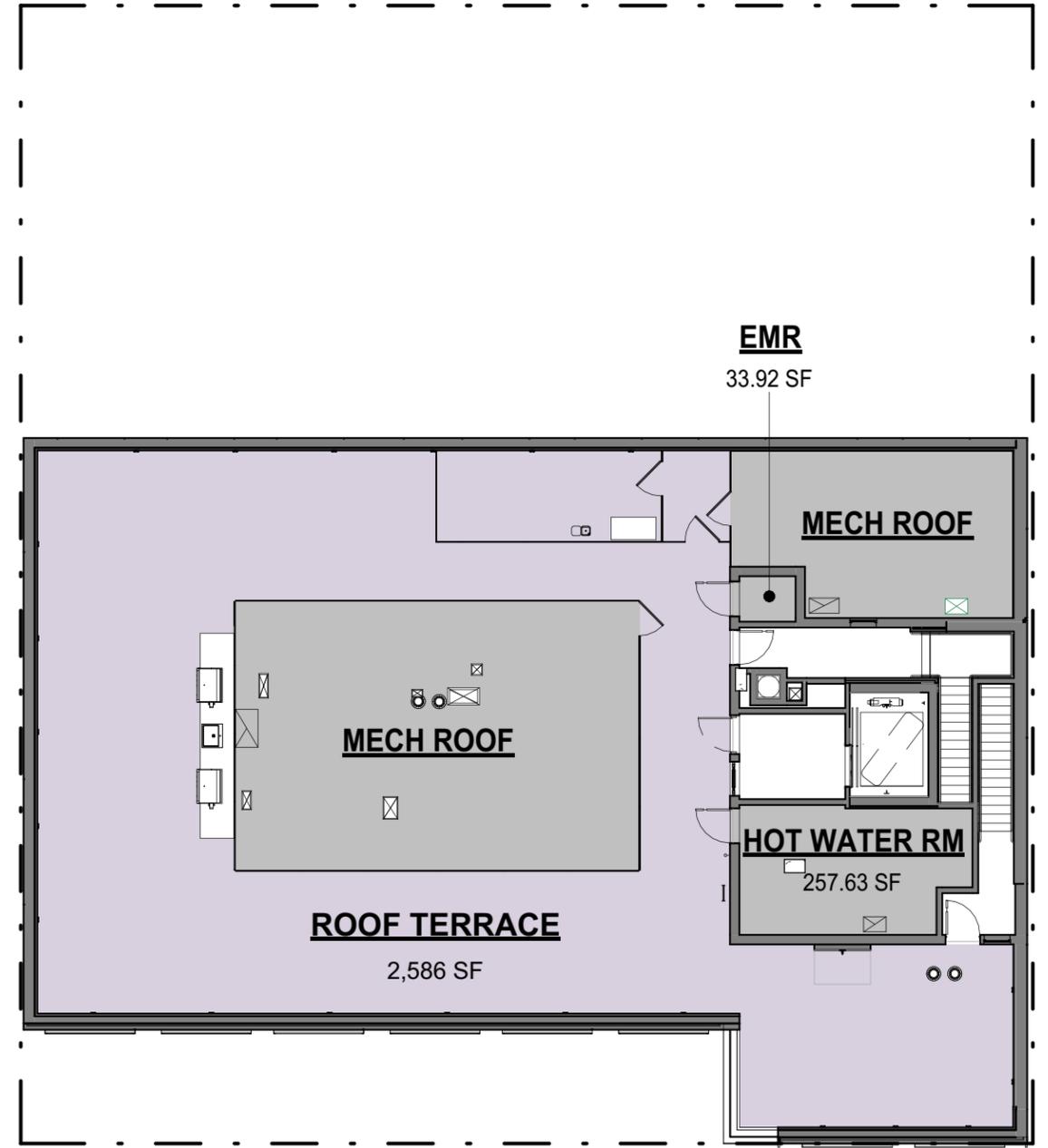
GRAND STREET

643 GRAND STREET - CELLAR AND 1ST FL PLAN





2ND FLOOR



ROOF

643 GRAND STREET - 2ND FL AND ROOF AMENITIES PLAN



643 Grand Street Unit Matrix				
FLOOR	STUDIO	1 BDRM	2 BDRM	Total
1				0
2	1	3	1	5
3	2	2	3	7
4	2	2	3	7
5	2	5	1	8
6	2	5	1	8
7	2	5	1	8
8	2	5	1	8
9	0	3	3	6
10	0	3	3	6
11	0	4	2	6
	13	37	19	69
	19%	54%	28%	100%

Total DU's			UAP units			
Studio	13	19%	Studio	2.60	2	15%
1 BDRM	37	54%	1 BRDM	7.40	7	51%
2 BDRM	18	26%	2 BDRM	3.60	4	29%
	68				13	
2 BDRM Super Unit	1					
Total Units	69					



TYPICAL FLOOR

# 643 GRAND STREET - TYPICAL FL PLAN AND UNIT MIX





## 643 GRAND STREET - RENDERING

KUTNICKI BERNSTEIN ARCHITECTS ©2026

# FRESH FOOD STORE CERTIFICATION

Certification for FRESH Food Store  
ZR Section 63-30

## DRAWING LIST

Sheet Number Sheet Title  
FR-001 COVER SHEET  
FR-002 ZONING LOT AREA PLAN  
FR-003 PROPOSED FRESH FOOD STORE FLOOR PLAN  
FR-004 PROPOSED FRESH FOOD STORE ELEVATIONS  
FR-005 FRESH FOOD STORE ACCESS ALTERNATIVE  
FR-006 FRESH FOOD STORE ACCESS ALTERNATIVE  
FR-007 FRESH FOOD STORE ACCESS ALTERNATIVE



639 GRAND ST  
BROOKLYN, NY 11211

KUTNICK BERNSTEIN ARCHITECTS  
207 BROADWAY, NEW YORK, NY 10007 212.438.8882 212.438.8882

Project: 639 GRAND ST  
Drawing No.: FR-001  
Scale: 1/8" = 1'-0"

DATE: 01/14/2014  
BY: [Signature]  
CHECKED BY: [Signature]

NOT FOR CONSTRUCTION

THIS IS THE COVER SHEET

FR-001

DATE: 01/14/2014  
BY: [Signature]  
CHECKED BY: [Signature]

BROOKLYN COMMUNITY DISTRICT I  
639 GRAND STREET  
BLOCK 2781, LOTS 36, 11 AND 12

# AREA MAP

## 639 Grand Street, Brooklyn Area Map

Block: 2781, Lot: 11,12 & 36

### Project Information

-  600' Radius
-  Development Site

### Existing Commercial Overlays & Zoning Districts

- |  |  |   |
|--|--|---|
|  C1-1 |  C2-1 |  Zoning Districts  |
|  C1-2 |  C2-2 |  Special Districts |
|  C1-3 |  C2-3 |   |
|  C1-4 |  C2-4 |   |
|  C1-5 |  C2-5 |   |

 5037 Block Numbers

 Property Lines

 5 Number of Floors

### Land Uses

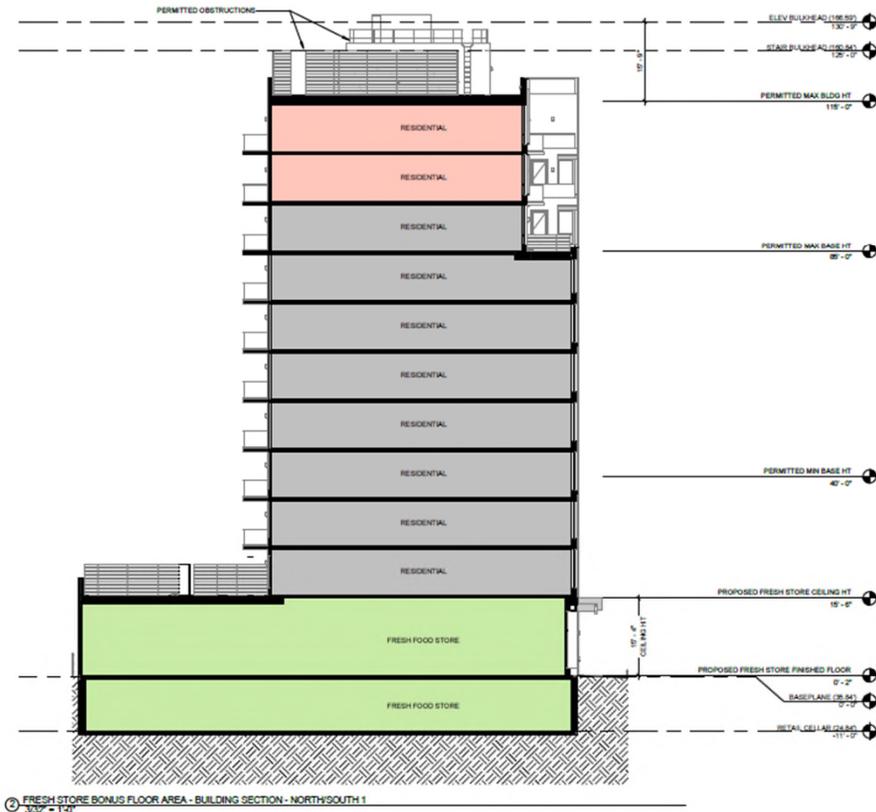
-  One & Two Family Residential Buildings
-  Multi-Family Residential Buildings (Walk-up)
-  Multi-Family Residential Buildings (Elevator)
-  Mixed Residential & Commercial Buildings
-  Commercial/Office Buildings
-  Industrial/Manufacturing
-  Transportation/Utility
-  Public Facilities & Institutions
-  Open Space
-  Parking Facilities
-  Vacant Land
-  No Data/Other



December 2025

Urban Cartographics

# PROJECT DESCRIPTION



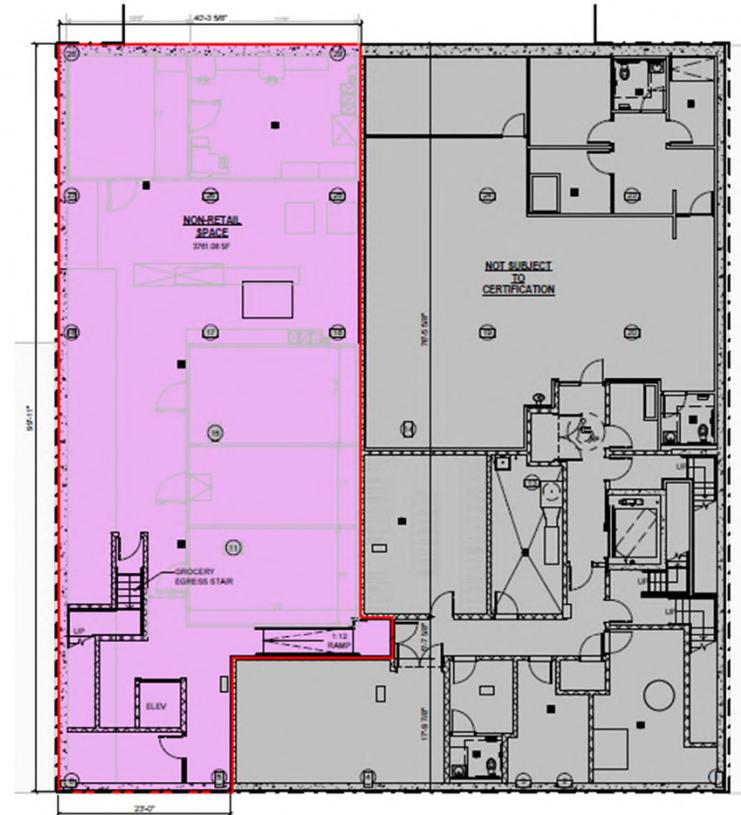
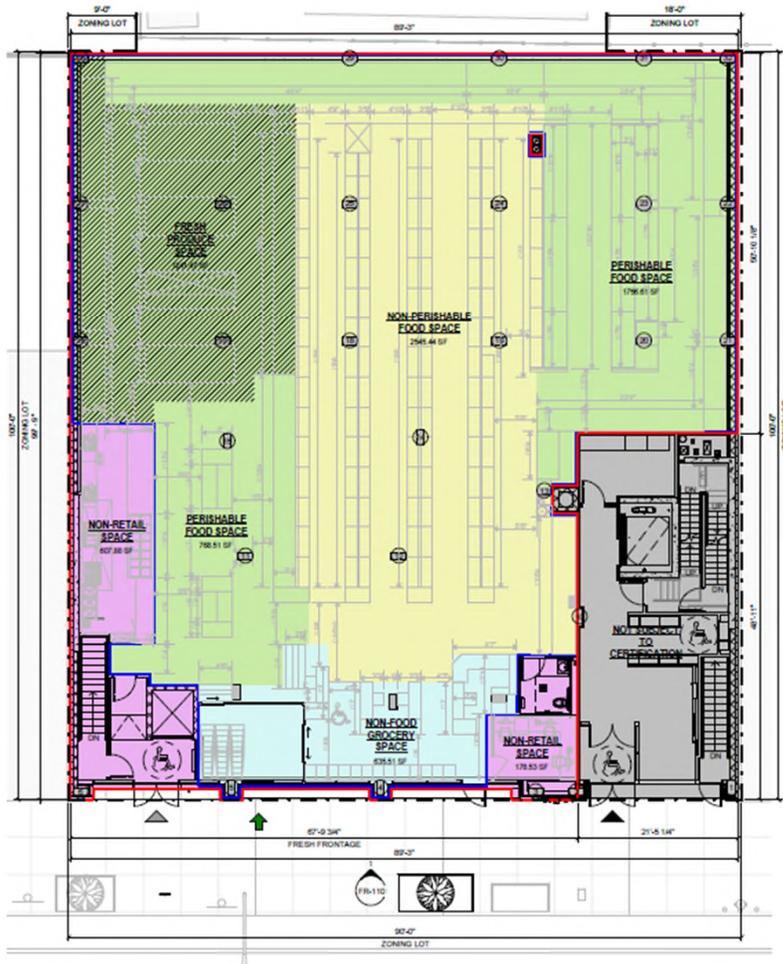
New 11-story building (54,906.84 sf total)

- 7,733.96 sf commercial
- 47,172.88 sf residential
- 69 dwelling units (including 13 affordable housing units)

# LAND USE ACTION

## ZR 63-30 Certification for a FRESH Food Store

- Maximum residential floor area is increased by one sf for each sf of FRESH food store floor area, up to 20,000 sf (ZR 63-21)
- 7,733.96 sf floor area on first floor and 3,761.08 sf storage space in cellar



## ZR 63-30 CERTIFICATION FOR FRESH FOOD STORE

- Certification by CPC Chairperson
- Allows an increase in residential floor area by one square foot of FRESH Food Store floor area up to 20,000 sf (**proposed: 7,733.96 sf**)
- Must provide at least:
  - 6,000 sf floor area or cellar space for retailing a general line of grocery products (**proposed: 6,947.55 sf**)
  - 25% retail space allocated to perishable goods (**proposed: 54%**)
    - including 500 sf fresh produce (**proposed: 1,241.47 sf**)
  - 35% of retail space allocated to non-perishable food (**proposed: 36.6%**)
  - 6,000 sf of retail space located on one story (**proposed: 6,947.55 sf**)
- Requires a Restrictive Declaration and periodic compliance reports

<b>ULURP, CALENDAR OR REFERENCE #</b>	N260218ZCK & 260219LDK
<b>APPLICANT:</b>	639 Grand Street Realty LLC
<b>LOCATION:</b>	639 Grand Street, Block 2781, Lot 36, Brooklyn
<b>REQUEST:</b>	ZR 63-30 Certification of FRESH Food Store

**COMMUNITY BOARD NO. 1 QUESTIONNAIRE FOR LAND USE ITEMS**

**Please complete this questionnaire and return to District Manager Johanna Pulgarin at  
CB #'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.)?  
Non-ULURP zoning certification by the Chair of the City Planning Commission for a FRESH food store

**1. For Ownership:**

a) Who are the owners? 639 Grand Street Realty LLC

b) If a corporation, who are the principles? Izzy Rosenbaum

c) What kind of a corporation? Limited liability company

**2. For Developers:**

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

b) What is their experience with this type of development? Constructed many mixed-use properties, including an 11-story mixed residential and commercial building at 262 9th Street, Brooklyn and a 7-story mixed commercial, community facility and residential building at 195 Montrose Avenue, Brooklyn.

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

**3. Financing:**

d) What is the cost of the project?

e) How is it financed? Loan from Ponce Bank

f) Will there be tax abatements? Subsidies 485x

**3. Land**

a) What information can be provided about the land? Who owns the land? 639 Grand Street Realty LLC

b) What is the condition, status and uses on the property and the zoning? Use groups? Property is improved with Use Group VI supermarket.

c) Has there been an environmental assessment or scope of an impact statement prepared for the proposed action? Environmental review is not required in connection with this application.

d) Will the land be purchased? What is the cost of the land? When was the property purchased? January 2026 What was the cost?

e) Will demolition be needed to clear the land? The existing supermarket will be demolished.

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

g) Will unused development rights be utilized or sold (i.e. air rights)? Not at this time

**5. Construction:**

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

b) What is the time frame of the work (i.e. begin/end, etc.)? 4 mos/24 mos

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

**6. Project Information:**

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

b) If the project is residential, how many dwelling units are proposed and what is the number of bedrooms mix? What are the unit sizes? 69 dwelling units  
are proposed

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

d) Will there be financing for the units? What are the terms? \_\_\_\_\_

e) Who is the lender? \_\_\_\_\_

**7. Marketing:**

a) How will the project be marketed? Advertised? \_\_\_\_\_

b) If newspaper, which ones? \_\_\_\_\_

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

d) What will be the outreach? \_\_\_\_\_

**8. Project Characteristics:**

a) Will the project be consistent with the surrounding buildings (i.e. height, FAR/Floor Area Ratio, conforming)? The proposed 11-story building will include the increase in residential floor area permitted when the FRESH certification is improved and will be constructed as-of-right

b) Will the project be handicap accessible? Explain specifics: The building will comply with accessibility requirements

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

**9. Open Space/Parking Amenities:**

a) Will there be open space provided with the project? What type (i.e. rear yard, park, and waterfront)?  
Will there be public access? No

b) Will there be landscaping? Fencing? Street tree planting? The development will comply with the requirement for street trees

c) Will parking be provided for (indoor, outdoor, on-street)? Will a waiver be requested? No parking is required and none will be provided

d) What amenities, if any, will be incorporated with the project? How were they developed and with who (i.e. tenants, residents, community group)? The proposed development does not include public amenities

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

No

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

a) List previous industrial uses and processes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

c) List Hazardous Waste Disposal permits for prior operators: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

d) List any proposed remediation: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PREPARED BY: Izzy Rosenbaum TITLE: Manager

SIGNATURE:  DATE: 3.10.2026

CONTACT#( ) 347.463.3674 FAX#( ) \_\_\_\_\_

EMAIL: izzyr@rancocap.com

**Community Board #1**  
**Supplemental Land Use Application Information**

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

**A. Project size**

Commercial: (sq ft)	<u>7,733.96 sf</u>
Manufacturing (sq ft)	<u>0 sf</u>
Residential (sq ft)	<u>47,172.88 sf</u>
Total (sq ft)	<u>54,906.84 sf</u>
Height (feet)	<u>                    </u>
Height (stories)	<u>11</u>

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

**8. Residential projects**

	# of units	# affordable
0 bedroom (studio)	<u>                    </u>	<u>                    </u>
1 bedroom	<u>                    </u>	<u>                    </u>
2 bedroom	<u>                    </u>	<u>                    </u>
3 bedroom	<u>                    </u>	<u>                    </u>
4 bedroom	<u>                    </u>	<u>                    </u>
Total units	<u>69</u>	<u>13</u>

Market-rate units

Rental or condo?                       
 Estimated cost/rent psf                       
 (market rate units only)

Affordable units

Rental or condo?                       
 Distribution of affordability by% of **AMI**

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**C. Open space**

	required	proposed
Total area	_____	_____
Publicly accessible	0	0

N/A

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

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

\_\_\_\_\_

N/A

**D. Parking**

Parking - number of spots, number required by zoning

	required	proposed
# of spaces	0	0

**E. Environmental**

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

Site has an E-designation for air, haz mat and noise (E-232) and OER issued a Notice to Proceed.

**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)



# NYC CIVILIAN COMPLAINT REVIEW BOARD

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The New York City Civilian Complaint Review Board is the nation's largest independent oversight entity of the largest police force in the country.

The CCRB investigates, mediates, and prosecutes allegations of misconduct against members of the NYPD.

The CCRB is staffed entirely with civilian employees who are primarily investigators and attorneys.



# The CCRB's Board



Joint Mayor/City Council

New York City Mayor

New York City Council

NYPD Police Commissioner

NYC Public Advocate's Office

\*1 Appointee\*  
Selected by the NYC Mayor & NYC Council  
This appointee will serve as the Chair of the Board

\*5 Appointees\*  
The Mayor appoints five board members

\*5 Appointees\*  
The City Council appoints five board members, One from each borough.

\*3 Designees\*  
The Police Commissioner chooses three board members who have law enforcement experience.

\*1 Appointee\*  
The NYC Public Advocate appoints one board member.



What Types of Allegations are Within the CCRB's Jurisdiction?

The CCRB investigates abuses of:

**F**orce

**A**uthority

**D**iscourtesy

**O**ffensive language

[Exit Menu](#)



# What is FADO?

Examples of Patrol Guide Sections

P.G. 221-01: Force guidelines

P.G. 221-02: Use of force

P.G. 221-07: Use of pepper spray devices

P.G. 221-08: Use of conducted energy devices (Taser)

## Force

*Excessive or unnecessary use of physical force, including with a baton or Taser*

- Punch, kick, slap, push, grab
- Impact weapons like nightstick, pepper spray, and Taser
- Use of a firearm

# What is FADO?

## Examples of Patrol Guide Sections

P.G. 203-09: Refusal to provide name and badge, public conduct of officers

P.G. 212-11: Stop and frisk and preparing stop reports

P.G. 212-60: Interior vertical patrols of NYCHA buildings

P.G. 212-75: Search warrant applications

P.G. 221-13: Mentally ill or emotionally disturbed persons

# Abuse of Authority

*Misrepresenting power or influence to gain compliance*

- Stops, questions, and frisks of persons & stops of vehicles
- Searches of persons vehicles and residencies without sufficient cause
- Improper entry
- Refusal to provide name and shield number
- Threatening to call ICE
- Forcible removal to a hospital
- Sexual Misconduct
- Bias-Based Policing and Racial Profiling

# Sexual Misconduct

Title 38-A: Civilian Complaint Review  
Board

Chapter 1: Rules of the Civilian  
Complaint Review Board

Misconduct of a sexual nature alleged by a civilian against a member of the Police Department.

It includes, but is not limited to:

- Verbal sexual harassment
- Sexual harassment using physical gestures
- Sexual humiliation
- Sexually motivated police actions such as stops, summonses, searches, or arrests
- Sexual or romantic propositions
- Intentional bodily contact of a sexual nature,
  - including but not limited to, inappropriate touching, sexual assault, rape, and on-duty sexual activity and sexual humiliation

# Bias-Based Policing and Racial Profiling

[Local Law 47 of the City of New York\\*](#)

An encounter stemming from a specific incident: that is motivated by or based on animus against any person on the basis of

- Race
- Age
- Ethnicity
- Religion
- Gender
- Sexual orientation
- Housing Status
- Disability

# What is FADO?

Example of Patrol Guide Section

P.G. 203-10: Prohibited public  
conduct of officers

## Discourtesy

*Speaking, gesturing, or behaving rudely*

- Foul language
- Use of profanity
- Discourteous conduct
- Discourteous gestures or actions

# What is FADO?

Example of Patrol Guide Section

P.G. 203-25: Department Policy  
Prohibiting Racial Profiling

P.G. 207-10: Bias motivated  
incidents

P.G. 203-10: Prohibited public  
conduct of officers

## Offensive Language

*Using verbally offensive speech*

- Racial and religious slurs
- Language that inappropriately refers to race, ethnicity, nationality, religion, gender, sexual orientation or disability

# The Right to Know Act is Now LAW

## 4 Facts About the Right to Know Act

Changes in local law may affect your interactions with New York City Police Department (NYPD) officers. As of **October 19, 2018**, during **certain** frisks, searches, at sobriety checkpoints, and other encounters, **officers should:**

- ✓ Identify themselves by providing their name and other information such as their rank, command, and shield number.
- ✓ With some exceptions, explain the purpose of the interaction.
- ✓ Inform you of your right to say "no" when asking for your consent to search your person, property, vehicle, or home.

Offer a business card with the officer's information that explains how to comment or complain about an interaction with the NYPD. Civilians may request this business card in all interactions.

**An officer who is not carrying a preprinted business card can:**

1. offer to provide a person with the officer's name, rank, and command on a hand-written card;
2. provide the information verbally and allow sufficient time for a person to record it.

If you feel your encounter with an NYPD officer did not follow these guidelines, file a complaint with the NYC Civilian Complaint Review Board:

[nyc.gov/ccrbcomplaint](http://nyc.gov/ccrbcomplaint)

1-800-341-2272



# The Right to Know Act Business Card



# How to File a Complaint

## Four Ways to Report Police Misconduct to the New York City Civilian Complaint Review Board



Call our hotline  
**1-800-341-2272**  
|  
or **311**



Visit our office  
at 100 Church St.,  
10th Fl., New York,  
NY 10007



File online  
**nyc.gov/ccrbcomplaint**  
|  
DM us on social media  
   @CCRB\_NYC  
|  
or mail a complaint  
to our office



File at your local  
precinct  
|  
NYPD is required to  
accept CCRB complaints  
at any precinct  
|  
or request a complaint form  
and postage free envelope

NYC Civilian Complaint Review Board  
nyc.gov/ccrb



# WHO CAN FILE

The CCRB accepts complaints from any civilian who has a concern about the conduct of a NYPD police officer/member of service, including non- New York City residents.

Those who experience or witness police misconduct can file a CCRB complaint.

The CCRB takes complaints regardless of a person's immigration status and never asks complainants or witnesses about their immigration status.

The CCRB has translation services available in all languages for people with limited English proficiency.



# The Life of a CCRB Case



INTAKE SPEAKS WITH THE COMPLAINANT



THE MATTER IS SENT TO **INVESTIGATIONS**



AN INVESTIGATOR WILL DETERMINE IF THE CASE IS MEDIATION ELIGIBLE  
THE MATTER IS EITHER MEDIATED OR INVESTIGATED



IF **INVESTIGATED**, THE INVESTIGATOR PRESENTS THEIR RECOMMENDATIONS TO A 3-MEMBER PANEL



THE PANEL REVIEWS THE INVESTIGATOR'S FINDINGS AND MAKES A FINAL **RECOMMENDATION**



IF THE PANEL SUBSTANTIATES ONE OR MORE ALLEGATIONS AGAINST AN OFFICER AND THEN RECOMMENDS CHARGES AND SPECIFICATIONS, THE MATTER GOES TO THE ADMINISTRATIVE PROSECUTION UNIT



# Investigative Actions

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Investigators follow-up on the information provided to them by the Intake Unit.

- Interview complainants
- Locate and interview any other civilian witnesses (Field Team may assist)
- Obtain any [video evidence](#) (Field Team may assist)
- Obtain necessary NYPD documents
- Interview Officers
  - Officers MUST cooperate with investigation
  - [Required to give a sworn statement](#)

# Outcomes of Investigations

DISPOSITION	LEGAL MEANING	IN A NUTSHELL
SUBSTANTIATED	There is sufficient credible evidence to prove by a preponderance of evidence that the officer committed the alleged act, and that it constitutes misconduct.	Misconduct occurred
UNABLE TO DETERMINE	There is not sufficient credible evidence to prove by a preponderance of the evidence that the officer committed the alleged act.	Unclear if misconduct occurred
UNFOUNDED	There is sufficient credible evidence to prove by a preponderance of the evidence that the officer did not committed the alleged act.	The specific acts alleged did not occur.
WITHIN NYPD GUIDELINES	There is sufficient credible evidence to prove by a preponderance of the evidence that the officer engaged in the alleged act, but that they were justified in doing so and therefore, it does not constitute misconduct.	Conduct occurred and was lawful

# NYPD Discipline

RECOMMENDATION	MAY RESULTS IN
Instructions	training at the command level
Formalized training	training at the Police Academy or NYPD Legal Bureau
Command Discipline	Schedule A 1 – 5 vacation days forfeited
	Schedule B. 6 - 10 vacation days forfeited
Charges and Specifications	Loss of vacation days, being suspended, or terminated if the officer is found guilty.

# Administrative Prosecution Unit (APU)

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Established in 2013, the CCRB's APU independently tries officers for the most serious allegations of misconduct.

Cases are tried at NYPD Headquarters.

CCRB prosecutions are not connected to civil or criminal actions against the NYPD or its officers.



The New York Times

## *Daniel Pantaleo, Officer Who Held Eric Garner in Chokehold, Is Fired*

Mr. Garner's last words, "I can't breathe," galvanized the Black Lives Matter movement.



Eric Garner's mother, Gwen Carr, calls for other officers involved in her son's death to be fired, just hours after the police commissioner dismissed one of them, Daniel Pantaleo, for using a banned chokehold. Dave Sanders for The New York Times

# WHY FILE A CCRB COMPLAINT?



# Policy Department

The Policy Department gathers data and develops data-driven solutions to policy challenges that impact the CCRB.

Policy also maintains the agency's statistical data such as [complaint](#), mediation, [outreach](#) and [APU](#) numbers and displays this information for public consumption.

Policy drafts the following reports:

- Over 12 reports a year including:
  - [Monthly Statistical](#)
  - [Semi-annual](#)
  - [Annual](#)
- Issue-based reports such as the:
  - [2020 Protest Report](#)
  - [Report on Youth and Police](#)
  - [Strengthening Accountability: The Impact of the NYPD's Body-Worn Camera Program on CCRB Investigations](#)



# Complaint Stats: By Precinct

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The chart below illustrates the number of complaints with in the three precincts in the confides of Brooklyn Community Board 1:

<b>Complaint Stats</b>	<b>90</b>		<b>94</b>			
<b>Timeframe</b>	<b>2024</b>	<b>2025</b>	<b>2024</b>	<b>2025</b>		
<b># of complaints</b>	<b>51</b>	<b>45</b>	<b>24</b>	<b>20</b>		
<b>Force</b>	<b>30</b>	<b>22</b>	<b>13</b>	<b>11</b>		
<b>Abuse of Authority</b>	<b>34</b>	<b>31</b>	<b>17</b>	<b>12</b>		
<b>Discourtesy</b>	<b>14</b>	<b>7</b>	<b>4</b>	<b>1</b>		
<b>Offensive Language</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>		

# Online Resources

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Filing a Complaint online:

<https://www.nyc.gov/site/ccrb/complaints/file-a-complaint/file-online.page>

Checking the Complaint Status online:

<https://apps.nyc.gov/ccrb-status-lookup/>

Data Transparency Initiative:

<https://www1.nyc.gov/site/ccrb/policy/data-transparency-initiative.page>

MOS Records Database

<https://www1.nyc.gov/site/ccrb/policy/MOS-records.page>



# Outreach

The Outreach & Intergovernmental Affairs Unit provides public education to New Yorkers citywide

This Unit educates the public about:

- The structure and authority of the CCRB
- Civilians' rights and responsibilities during police encounters such as stop-question-and-frisk
- Highlight safety during police encounters
- How to file a complaint
- The investigation and mediation process



# Outreach





Request a presentation: [jrose@ccrb.nyc.gov](mailto:jrose@ccrb.nyc.gov)

Follow us on the following platforms:



[CCRB.NYC](https://www.facebook.com/CCRB.NYC)



[CCRB\\_NYC](https://www.instagram.com/CCRB_NYC)



[@CCRB\\_NYC](https://twitter.com/CCRB_NYC)

NYC Civilian Complaint Review Board

Any Questions?





# Funding and Capacity Building Overview

Community Board 1

**BROOKLYN ORG**

## OUR STRATEGIC PLAN

**In Fall 2023, Brooklyn Org kicked off its next phase, building on our incredible achievements of the past 15 years.**

# A Borough of Cultural, Political & Social Change

Since 2009, we've moved \$110M+ to nonprofits, and shown up in critical moments—for Racial Justice, COVID-19, Superstorm Sandy, Immigrant Rights—while developing new models for participatory grantmaking and community engagement.

Brooklyn has changed significantly since we got our start, and yet overall funding has not.

Despite a population growth of 9.4% since 2009, and nearly 30% of NYC nonprofits being based in Brooklyn, our borough now receives just 8% of all NYC foundation money.





# An Investment Pool for Racial Justice

Brooklyn Org invests over \$5M each year in a diverse range of nonprofits advancing racial justice in Brooklyn.

Our grantee partners range from those that address urgent needs by providing direct services to those working on systemic change.

**BROOKLYN ORG**

OUR STRATEGIC PLAN

**Expand our grantmaking and align our efforts with Brooklyn's most pressing issues**

# Investing Across Issues

OUR HOLISTIC APPROACH TO RACIAL JUSTICE & SOCIAL CHANGE

We are expanding our reach to focus on 12 interconnected issues:



Families



Youth



Older Adults



Immigrants



Justice Reform



Jobs & Economic Opportunity



Housing



Civic Engagement



Environmental Justice



Civil Rights



Arts & Culture



Health & Well-Being



# BKO Grant Programs

## **GENERAL FUNDING GRANTS**

For organizations with budgets of over \$100,00 per year

## **MICROGRANTS**

For organizations with budgets of under \$100,00 per year

## **NEIGHBORHOOD COLLECTIVE IMPACT GRANTS**

For community organizations working together on a project.

**BROOKLYN ORG**



# BKO Prizes

## **BROOKLYN ORG SPARK PRIZE**

\$100,000 to five organizations each year.

## **JUST BROOKLYN PRIZE**

\$20,000 to five individual leaders each year.

**BROOKLYN ORG**

# Racial and Social Justice

WE PRIORITIZE ORGANIZATIONS THAT:

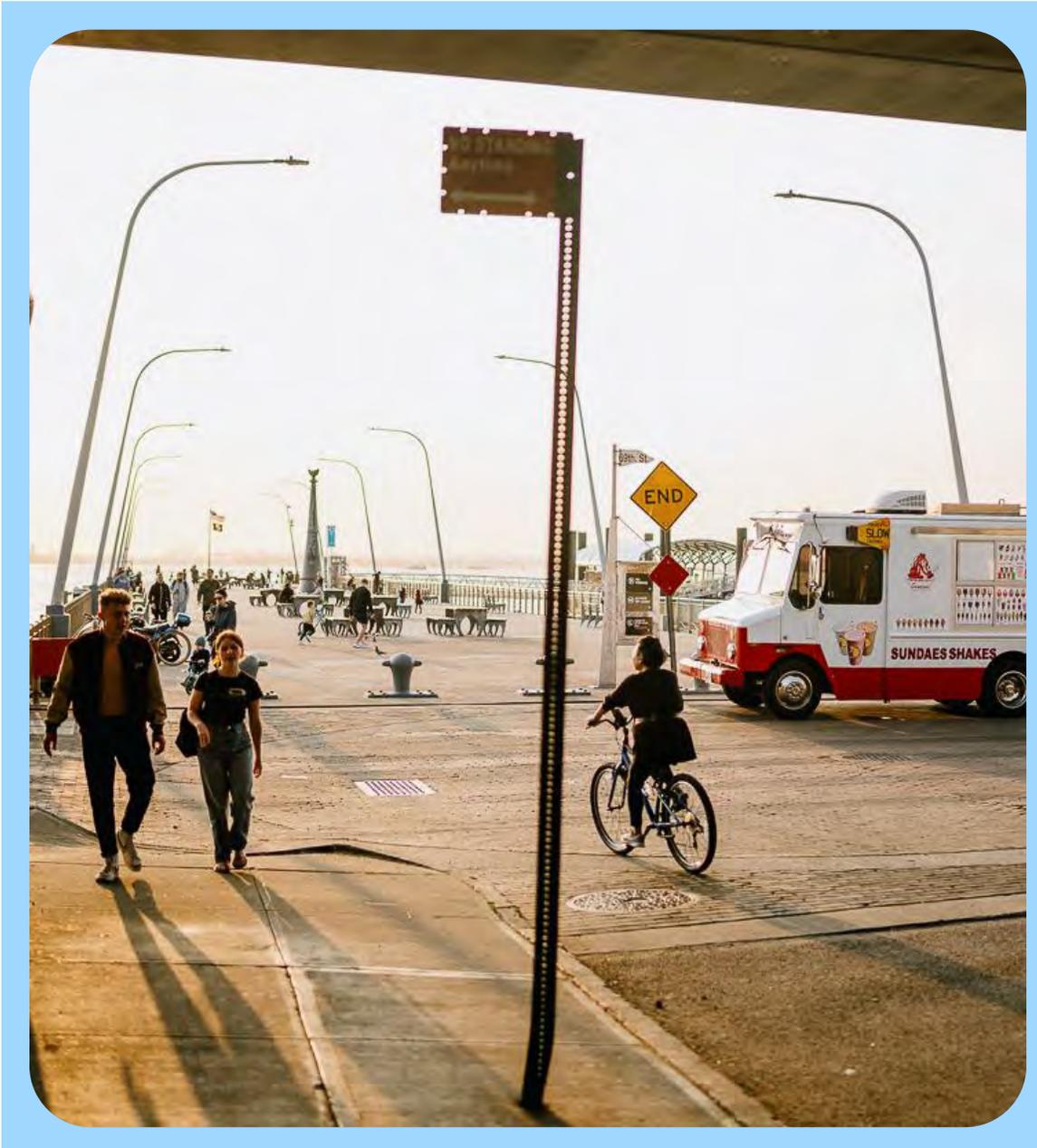
- Respond to inequities based on race
- Understand how multiple systemic oppressions impact the lives of the people with whom they work
- Work at the community level
- Were created in direct response to a need in Brooklyn





# A Single, Year-Round Funding Application

- We now have one simplified entry point for nonprofits to apply. Funding decisions will still be made in partnership with a community advisory council.
- Our application now has a rolling deadline, with grant decisions made during two time periods per year. Nonprofits will be able to apply at any time.
- Nonprofits will be limited to one grant per year, to increase the number of unique organizations BKO can fund.
- Greater flexibility will allow us to be more responsive to community concerns identified by our community engagement, including our Listening Tours.



# Our Model

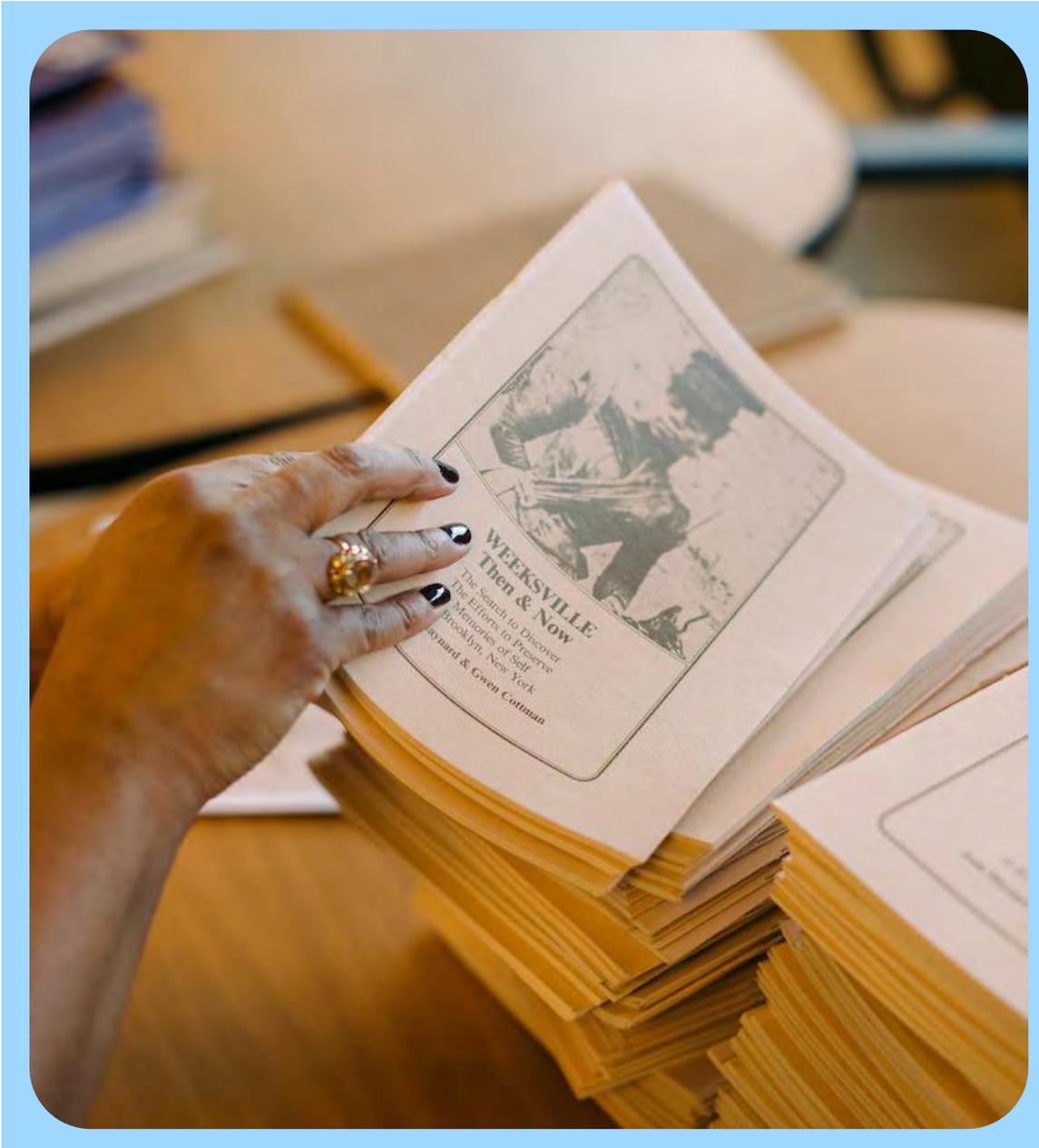
- Brooklyn Org provides multi-year, general operating support of up to \$45,000 per year (for up to three years).
- Organizations must take a break from applying for Brooklyn Org funding for one year after two consecutive multi-year grants, excluding the Brooklyn Org Spark Prize.
- Former grantees eligible for funding after the pause must apply to the open RFP to be considered and will follow the general process of our grantmaking model.

# Who We Back

## WE FUND ORGANIZATIONS THAT:

- Advance racial justice and provide critical resources to BIPOC communities and other groups who have been historically disempowered and discriminated against across Brooklyn.
- Strengthen communities via quality direct services, programming, and training.
- Connect communities to government-managed benefits or services via culturally- and linguistically - responsive case management.
- Increase rights via advocacy, coalition-building, and base-building that position community members as leaders





# Reviewing Proposals

WE GIVE PREFERENCE TO ORGANIZATIONS THAT:

- Respond to inequities based on race.
- Understand how multiple systemic oppressions impact the lives of the people with whom they work.
- Work at the community level.
- Were created in direct response to a need in Brooklyn.
- Emphasize systemic solutions for the issues they are working on. This is required of all organizations with budgets over \$2M.
- Address trending concerns in Brooklyn

# Eligibility

TO BE ELIGIBLE TO APPLY FOR FUNDING, ORGANIZATIONS MUST:

- Be incorporated as a 501(c)3 nonprofit organization or be working under the auspices of an authorized fiscal sponsor.
- Have a minimum annual budget of \$100,000. Grant awards will not exceed 20% of the applying organization's annual budget.
- Have a regular physical presence in Brooklyn. All non-Brooklyn-based organizations must apply for support for their relevant Brooklyn-based work.

PLEASE NOTE THE FOLLOWING RESTRICTIONS:

- We do not fund individuals or capital campaigns.
- We will consider funding programs working within and partnering with schools, prioritizing District 75 students.
- We do not fund schools or PTAs directly.

# Timelines

LEARN MORE AND SUBMIT YOUR APPLICATION AT [BROOKLYN.ORG/APPLY](https://brooklyn.org/apply)

	SUBMISSIONS RECEIVED	FUNDING DISTRIBUTED
General Grants	November 1 - May 15	December
	May 16 - October 31	May
Microgrants	June 1 – November 30	February
	December 1 – May 31	September
Neighborhood Collective Impact Projects	January - March 20	April
Brooklyn Org Spark Prize	March 3 – May 15	January

APPLICATIONS OPEN YEAR-ROUND

**brooklyn.org/apply**



**programs@brooklyn.org**

# Capacity Building

# Addressing Gaps

BROOKLYN ORG RELEASED OUR STRATEGIC PLAN IN LATE 2023 RESPONDING TO NEEDS IN BROOKLYN SUCH AS:

- Low investment in Brooklyn nonprofits
- Technical assistance and learning needed for emerging nonprofits
- Lack of support for nonprofit leaders
- Absence of convening spaces
- Deficiency of knowledge regarding funding opportunities

# Brooklyn Org's Nonprofit Support

Rooted in our vision for a fair and just Brooklyn, we are committed to building the power and capacity of organizations that serve Brooklyn through a three-prong approach:

## CAPITAL

Supporting nonprofits through critical funding, including:

- Microgrants
- Multi-year General Operating Support General Grants
- Neighborhood Collective Impact Projects
- Brooklyn Org Spark Prize for Nonprofits
- Just Brooklyn Prize for Individuals

## CONNECTIONS

Fortifying the fabric of Brooklyn's nonprofit sector through formal and informal gatherings where nonprofit leaders and staff can meet, including:

- Leader Salons
- Regional Convenings
- Mentorship Program
- Happy Hours

## CAPACITY BUILDING

Strengthening and developing nonprofits through targeted trainings and direct technical assistance in priority areas, including:

- Fundraising
- Board Development
- Communications
- Strategic Planning

# Core Offerings

- **WORKSHOPS:**  
Capacity Building Workshops and Trainings are focused sessions designed to enhance key nonprofit management skills in Board Engagement, Nonprofit Fundraising, and the Business of Running a Nonprofit. These interactive sessions are open to any nonprofit practitioner and provide actionable insights and tools to drive organizational success.
- **LEADER SALONS:**  
Leader Salons are low-stakes yet high-connection gatherings designed to foster deeper relationships across the nonprofit sector. These monthly sessions provide a welcoming space for nonprofit leaders to share insights, exchange ideas, and build meaningful connections with peers.
- **REGIONAL CONVENINGS:**  
Nonprofit Regional Convenings are quarterly gatherings that bring together neighboring nonprofits to strengthen collaboration and resource-sharing across the nonprofit field. These convenings are designed to help leaders deepen connections, share strategies, and enhance their organizational impact and resilience.
- **COMMUNITY BUILDING EVENTS:**  
Community Building Events are informal gatherings designed to bring nonprofit leaders together in a relaxed and enjoyable setting. From happy hours to wellness-focused activities, these events foster camaraderie and connection while giving leaders a chance to recharge and celebrate their collective impact.



# Nonprofit Conference

Each year, Brooklyn Org's Annual Nonprofit Conference focuses on a timely and impactful theme, providing actionable insights and strategies to enhance organizational effectiveness. Through keynote presentations, interactive workshops, and expert-led discussions, attendees will gain practical skills and connect with peers and thought leaders across the nonprofit sector. Past themes include:

- AI for Fundraising
- Strengthening Boards for Fundraising Success

# Fundraising Support

- **BROOKLYN GIVES:**  
Brooklyn Org hosts an annual crowdfunding platform open to all nonprofits to support their Giving Tuesday and year-end campaigns. More than 250 nonprofits participate annually, raising over \$1million. Organizations receive accompanying training, tools, and support.
- **NONPROFIT CONNECTION:**  
The Nonprofit Connection is a year-round fundraising platform for organizations that may not have access to their own. It also consolidates Brooklyn nonprofits onto one platform for easier donor engagement and visibility.
- **FUNDER BRIEFINGS:**  
Programs works to highlight nonprofits in coordination with other departments to introduce their work to potential funders both virtually and in-person with priority given to current grantees.

# Partnerships

Brooklyn Org coordinates regularly with other capacity building providers and engaged individuals to provide targeted opportunities for nonprofits serving Brooklyn, including:

- Consulting Opportunities: Brooklyn Org partners to provide Brooklyn nonprofits with targeted consultative opportunities such as our annual *ImPACT Night* with Pennpac.
- Sponsorships: Brooklyn Org sponsors a limited number of aligned capacity building workshops that are aligned with our priorities and delivered by long-standing providers such as *How to Apply for Discretionary Funding*.



# Programming Example: Fundraising Fall

Brooklyn Org is hosting Fundraising Fall—a lineup of online trainings to help nonprofits sharpen their fundraising strategies ahead of GivingTuesday, the year’s biggest giving day. As part of this series, we’re offering four dedicated webinars to get organizations ready for Brooklyn Gives, our free year-end giving platform that connects donors with grassroots nonprofits across our borough. We hope every Brooklyn-serving nonprofit will participate in Brooklyn Gives, but either way, our Fundraising Fall trainings are designed to strengthen fundraising for all organizations.

Come to one, two, or attend them all: each session is designed to meet you where you are, whether you’re building donor relationships or getting ready for year-end appeals.

## Upcoming Events:

- Sept. 3: Getting Ready for Brooklyn Gives 2025
- Sept. 11: The Donor Lifecycle – Creating Intentional Connections
- Sept. 10: Brooklyn Org Application Clinic: How to Apply For Funding From BKO
- Sept. 16: Fall Fundraising – Gift Acceptance Policy Framework
- Oct. 9: Preparing for Donor Engagement -Tools, Stories, and Campaigns
- Oct. 21: Engaging Your Board for Brooklyn Gives 2025
- Oct. 30: Donor Management – Building a Moves Management System
- Nov. 6: Virtual Engagement for Brooklyn Gives 2025
- Dec. 1: Final Steps to Success for Brooklyn Gives 2025

## Get Tickets for Brooklyn Org’s Nonprofit Conference: Sept. 26

Brooklyn Org invites you to our second annual nonprofit conference on Friday, September 26 at St. Francis College in Downtown Brooklyn. This year’s conference focuses on building and maintaining a successful and engaged board. The conference will cover:

- How To Build A Resilient Board
- Transitioning From A Founding Board To A Mature Board
- Tailoring Fundraising Approach To The Current Political Climate
- Supporting Your Board

PROGRAMMING YEAR-ROUND

**brooklyn.org/nonprofit-  
resources**



**nonprofits@brooklyn.org**

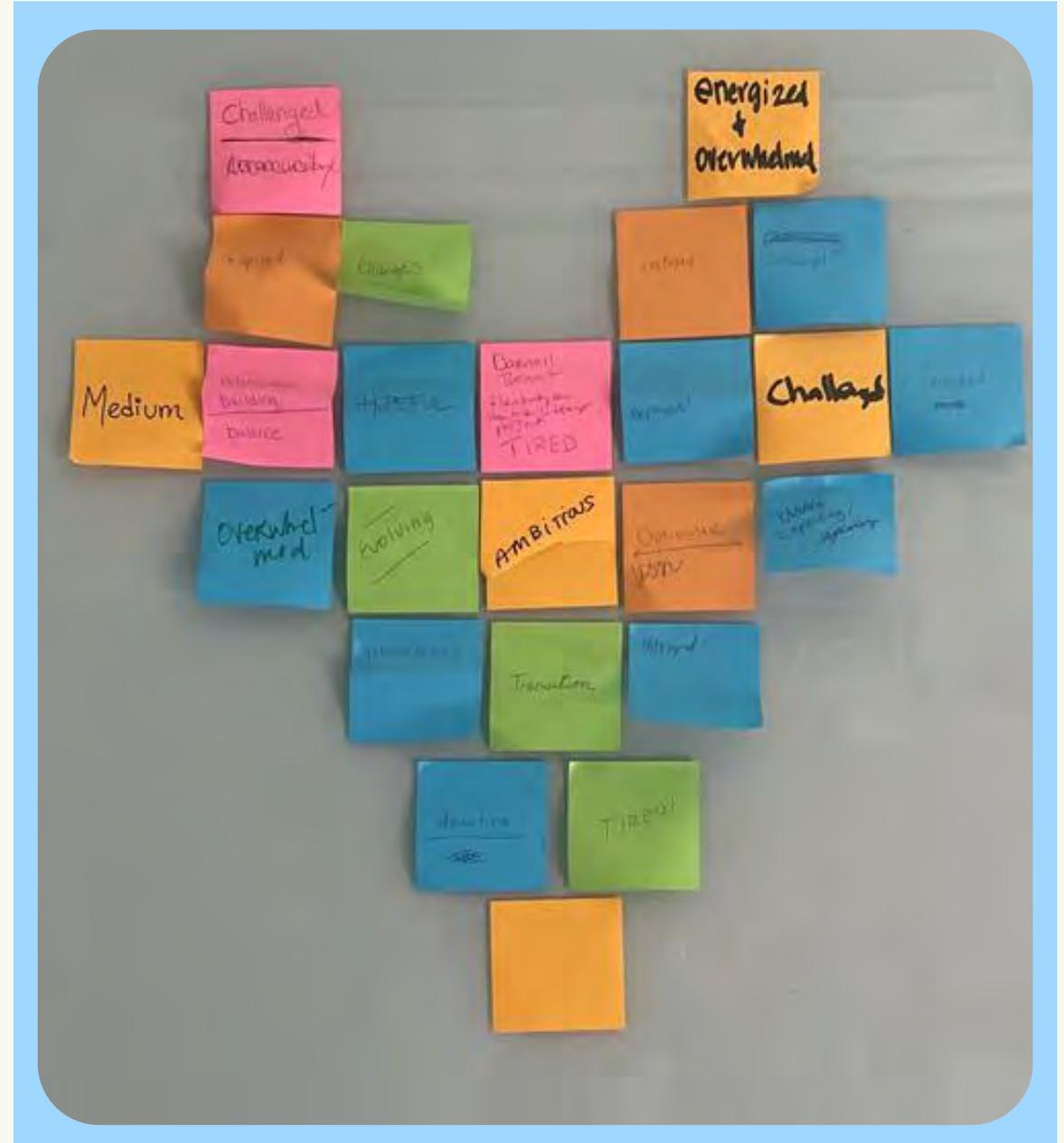
# Capacity Building Program

STRENGTHENING NONPROFITS FOR GREATER COMMUNITY IMPACT

- Convenings
  - Leadership Salons
  - Regional Convenings
- Workshops
  - Storytelling Series
  - Board Series
  - Funder Series
- Community Building
  - Happy Hour
- Access to our Fundraising Platforms
  - Brooklyn Connects
  - Brooklyn Gives Giving Tuesday

Visit: <https://brooklyn.org/nonprofit-resources/>

**BROOKLYN ORG**



# BROOKLYN ORG

1000 DEAN ST #307  
BROOKLYN, NY 11238

(718) 480-7500

[brooklyn.org](http://brooklyn.org)



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



**SIMON WEISER**  
FIRST VICE-CHAIRMAN

**DEL TEAGUE**  
SECOND VICE-CHAIRPERSON

**GINA BARROS**  
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DISTRICT MANAGER

**HON. LINCOLN RESTLER**  
COUNCILMEMBER, 33rd CD

**HON. JENNIFER GUTIERREZ**  
COUNCILMEMBER, 34th CD

March 10, 2026

## COMMITTEE REPORT

### **Joint Land Use, ULURP, and Landmarks (Subcommittee), Environmental Protection and Parks & Waterfront Committees**

**TO:** Chairperson Dealice Fuller and CB1 Board Members

**FROM:** Ms. Del Teague, Land Use Committee Chair  
Mr. Stephen Chesler, Land Use Committee Co-Chair  
Ms. Bozena Kaminski, Landmarks Subcommittee Co-Chair  
Mr. Stephen Chesler, Environmental Protection Committee Chair  
Mr. William Vega, Environmental Protection Committee Co-Chair  
Mr. Philip Caponegro, Parks & Waterfront Committee Chair  
Ms. Katie D. Horowitz, Parks & Waterfront Committee Co-Chair

**RE:** Joint Land Use, ULURP, & Landmarks, Environmental Protection, and Parks & Waterfront Committees Report from March 4, 2026

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The committees met on the evening of March 4, 2026, at 6:00 PM at Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Avenue), Brooklyn, NY 11211.

### ATTENDANCE

#### **Land Use, ULURP, & Landmarks [Subcommittee] Committee**

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

**Absent:** Rabbi Niederman; Sofer; Vega; Weiser; Kantin\* (\*) *Non-Board Member*

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

#### **Environmental Protection Committee**

**Present:** Chesler, Chair; Espinal; Costa\*; Hofmann\*; Holowacz\*; Torres\* (\*) *Non-Board Member*

**Absent:** Vega, Co-Chair; Bruzaitis; Peterson

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

**Parks & Waterfront Committee**

**Present:** Caponegro, Chair; Horowitz, Co-Chair; Chesler; Love; Kelterborn; Peterson; Friedman; Sabel

**Absent:** Brooks; Carbone; Goldstein; Mrowiec; Carter\*; Kumarasamy\* (\*) *Non-Board Member*

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

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**AGENDA**

1. **PRESENTATION PROPOSAL REGARDING NYPA KENT CLEAN POWER PLANT (PEAKER) LOCATED AT 49 RIVER STREET:** Two Trees will present its proposal to install a park and battery storage system on the Peaker Plant site. Dave Lombino and Bonnie Campbell presented on behalf of Two Trees.

The Kent Peaker Plant is scheduled to be shut down by 2030. Two Trees proposes working with an energy expert (to be chosen by the NY Power Authority) to install a ground level battery energy storage system with a park /open space to be built on top of the battery installation. The batteries would be protected by and encased in a climate-proof resilient box structure. The park would be built over the battery installation at a gradual upward slope of perhaps 10 feet. The plan would give us an additional 1.3 acres of parkland.

Two Trees acknowledges this Board’s past expression of a preference for parkland on the site. The presenters advised that Two Trees also has an interest in parkland there because of its investment in open space at Domino and its plan for future open space at the River Ring site. Two Trees also acknowledges this community’s long-standing health concerns about the Peaker’s emissions of pollutants and greenhouse gases. The presenters stated that the plant is also inefficient and is extremely expensive, generating costs to low-income residents with no corresponding benefits. Two Trees proposes to replace the current system with one that will not create the health problems presented by the current system; that will provide us with additional park land; and that would benefit our community with localized energy benefits.

The current Peaker is designed to operate only at extreme temperatures. The proposed batteries would operate year-round and could store energy that could be available specifically to our neighborhood in brownout emergencies. The energy system would be designed by energy experts, while Two Trees would philanthropically build the park and maintain it in perpetuity.

The committee asked why the plan is to install the batteries at ground level. The presenters stated that there is consensus among the energy experts that such set up is safer than putting them below ground. The presenters also stated that battery storage has become much safer; and that the batteries and their encasements have seen big improvements.

The presenters told us that NYPA has not expressed any opposition to its plan, but seems to be subject to bureaucratic delay, and possibly to reluctance to close down our plant first, because it is cleaner than some of the others. However, Two Trees is hoping to get our support to have NYPA make the Kent Peaker a priority, because Two Trees can offer a pilot battery storage site at the future River Ring site within a limited time frame of approximately 3 years. This could allow energy storage to be in place while the current plant is decommissioned and prior to the start of the construction of River Ring. Hanna Eidda speaking for Councilmember Restler, and Miranda Agustin, speaking for Assemblymember Gallagher advised us that both the Council member and Assembly member support the proposal.

Resolution/Motion:

A Motion was made to recommend that we send a letter of support to NYPA and the Governor for this hybrid park and battery energy storage system on the Kent Peaker Plant site.

Vote: All members from the three committees voted in favor of the motion.

2. **DISCUSSION BY LAND USE/LANDMARKS COMMITTEE MEMBERS:** The committee members discussed the issue of whether we should pursue a meeting with DCP regarding a uniform rezoning plan for properties that are zoned for manufacturing but are surrounded by residential uses.

We discussed the possibility that we may have more leverage without a blanket re-zoning. There is also a concern that a blanket re-zoning could lead to speculative residential level price increases.

We felt it would be relevant to know what is left for potential re-development.

Motion:

A motion was made to recommend that we send a letter to DCP requesting the following information.

- 1) What property in Mx zones within the re-zoned area encompassing from N 4th Street to S 5th Street, from Kent Ave to Berry Street, has not been developed for residential use and continues to be used for manufacturing or commercial uses; and
- 2) What property within the 2005 re-zoned Mx area has not been developed as residential.

Vote: 10 yes, 0 no, 0 abstain/recusal

3. **OLD BUSINESS:** We agreed to ask DCP for the deadline of providing responses to the draft EIS for the Monitor Point application. The office will contact DCP for the information.
4. **NEW BUSINESS:** Karen Nieves will send out information regarding a tour on March 24, 2026 of the GMDC Mix Use building, located at 805 Rockaway Avenue.



# NYPA PEAKER PLANT REPLACEMENT: A PARTNERSHIP OPPORTUNITY

River Street and North 1<sup>st</sup> Street  
Brooklyn, NY



**TWO TREES**  
Management Co. LLC

# SUMMARY

- NYC and NYS must act now to meet carbon neutrality goals and curb emissions that cause climate change and public health problems.
- Peaker plant emissions are a major environmental justice issue in NYC.
- Replacing peaker plants with battery energy storage facilities is safe, clean, cost effective, and presents opportunities to exceed the peaker's current energy capacity.
- Retrofitting NYPA's River Street Peaker plant can be a pilot project for New York City:
  - There is significant interest from private energy companies to invest in this retrofit, making it **cost effective** for NYPA.
  - The site configuration enables an **efficient battery storage** facility that can safely meet and exceed current operating demand.
  - Two Trees Management Company is committed to being a philanthropic partner by extending the **public park** over the battery storage facility, adding over 1.3 acres of new open space to a community in need of green space.
  - This project is uniquely positioned to be is an **environmental justice win** and a prototype for green energy that can be replicated around the city. The neighborhood around this peaker has myriad environmental justice stakeholders and advocacy groups who've long been working to improve air quality in the neighborhood (from peakers, industrial activity, the BQE, etc).



# SUMMARY



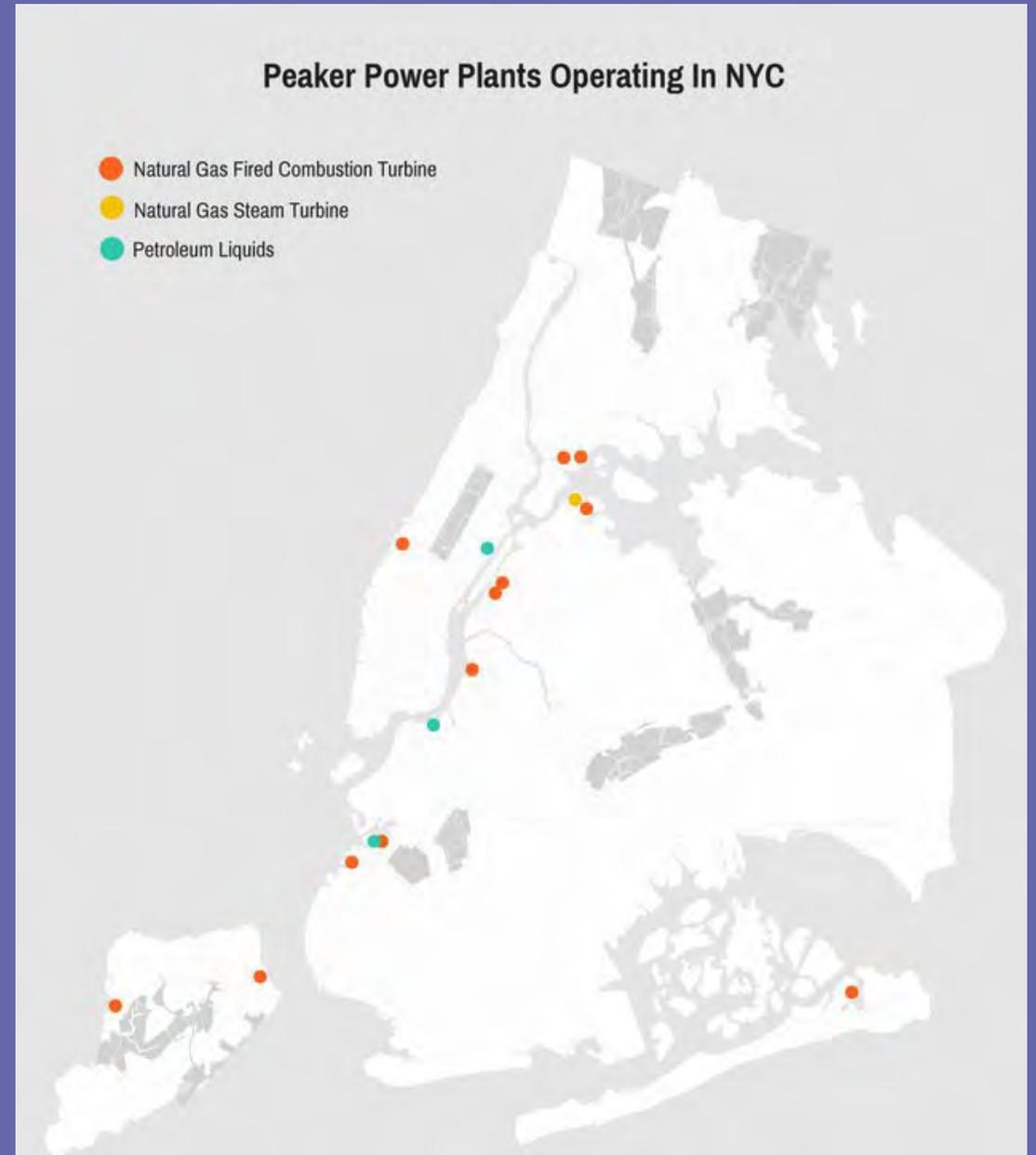
Existing NYPA Peaker at River Street



Proposed Public Park on top of Battery Storage

# OVERVIEW OF PEAKER PLANTS IN NYC

- There are approximately 15 “peaker plants” in NYC.
- Peaker plants burn fossil fuels to provide occasional power when regular power plants cannot meet customer electricity demands.
- They generally operate only during extreme weather (heat waves or extreme cold) to meet excessive electricity demands.
- NYC’s peaker plants operate about 15% of the time or less throughout a typical year.
- They are owned and operated by both private and publicly controlled energy companies.
- Over 1.2 million New Yorkers live within a one-mile radius of a peaker plant



# OVERVIEW OF PEAKER PLANTS IN NYC

Plant	Ultimate Parent	Online Date (first unit)	Average Age (years)	Number of Units	2018 Capacity Factor	Primary Fuel	Location
Astoria	ArcLight Capital Holdings LLC	1954	60	3	6.4%	Fuel Oil No. 6 & Natural Gas	Queens
Gowanus	ArcLight Capital Holdings LLC	1971	49	32	0.3%	Fuel Oil No. 2	Brooklyn
Narrows	ArcLight Capital Holdings LLC	1972	48	16	2.3%	Fuel Oil No. 2	Brooklyn
59 St.	Consolidated Edison Inc.	1969	51	1	0.1%	Kerosene	Manhattan
74 St.	Consolidated Edison Inc.	1968	52	2	0.1%	Kerosene	Manhattan
East River	Consolidated Edison Inc.	1955	65	1	12.0%	Natural Gas	Manhattan
Hudson Ave	Consolidated Edison Inc.	1970	50	2	0.1%	Kerosene	Brooklyn
Ravenswood	LS Power Group	1965	51	11	6.6%	Natural Gas & Fuel Oil no. 6	Queens
Harlem River	New York Power Authority	2001	19	2	5.0%	Natural Gas	Bronx
Hellgate	New York Power Authority	2001	19	2	4.9%	Natural Gas	Bronx
Kent	New York Power Authority	2001	19	1	13.0%	Natural Gas	Brooklyn
Pouch	New York Power Authority	2001	19	1	14.5%	Natural Gas	Staten Island
Vernon Blvd	New York Power Authority	2001	19	2	7.8%	Natural Gas	Queens
Arthur Kill	NRG Energy Inc.	1959	54	3	12.1%	Natural Gas	Staten Island
Astoria GT	NRG Energy Inc.	1970	50	12	0.8%	Kerosene	Queens

# WHY ARE PEAKER PLANTS PROBLEMATIC?

- **Public Health:** Harmful emissions such as nitrogen oxide and sulfur oxide are responsible for significant public health issues and mortality disparities in neighborhoods adjacent to fossil-fuel energy infrastructure, including these peaker plants.
- **Climate Change:** NYC's peaker plants emit nearly 2 million tons of CO<sub>2</sub> annually, contributing to New York's untenable share of greenhouse gas emissions impacting the changing climate.
- **Regressive:** Electricity generated by peaker plants is an inefficient and an extremely expensive source of power, costing rate payers 1300% more than the average cost of electricity in NYC. Such a cost burden disproportionately impacts low-income New Yorkers who spend upward of 6% of their household income on energy.



# WHAT IS THE SOLUTION?

- **Clean energy alternatives:** Battery storage together with renewable energy (solar and wind) can provide reliable, resilient electricity during times of peak demand.
- **Regulatory Mandates:** New York City and New York State have committed to aggressive and accelerated decarbonization goals which necessitate closure of these peaker plants.
- **Partnerships:** NYPA has committed to working with local environmental justice stakeholders to transition its 6 NYC peakers to cleaner sources of energy over the next decade.



# BATTERY STORAGE IS EFFECTIVE AND NECESSARY

- A battery storage system draws excess energy from the grid during non-peak times and stores it for use when the grid has insufficient capacity to meet demand.
- New York State has a goal of deploying 6 gigawatts (GW) of energy storage (including battery systems) by **2030**. As of 2024, about 1.3 GW of energy storage capacity has been awarded or contracted and is moving toward operation across New York.



*An existing 40 MW indoor battery facility located in San Diego County, California. The facility is adjacent to other uses, including a gas station, and has been in operation since 2018.*

# BATTERY STORAGE IS A SAFE, CLEAN ALTERNATIVE TO PEAKERS

- Battery technology has improved dramatically in the past few years greatly increasing the safety of battery storage.
- In New York, battery facilities are only sited in structures that are purpose-built for battery storage.
- All projects must have emergency response plans.
- All electricity generating technologies carry a fire risk – including the existing gas-powered peaker plant.
- Other regions around the globe have expansive battery facilities, including indoor battery energy storage systems that operate safely.
- Fires at battery storage facilities are no more polluting or contaminating than residential fires.
- The current peaker plant pollutes by design, so we're comparing a risk of pollution with a potential battery fire to a guarantee of pollution with the gas peaker.

## HELPING THE STATE ACHIEVE ITS CLIMATE GOALS

- New York's *Build Public Renewables Act* requires that NYC peaker plants be decommissioned by 2030.
- In 2024, the NY Power Authority – which maintains the Kent peaker plant – issued a Request for Qualifications to private developers for renewable energy projects.
- **Two Trees sees an opportunity to build upon and meet the State's climate goals right here in North Brooklyn by not only closing a polluting facility but also replacing it with open space.**

# NYPA PEAKER AT RIVER ST: AN OPPORTUNITY FOR A PILOT PROJECT

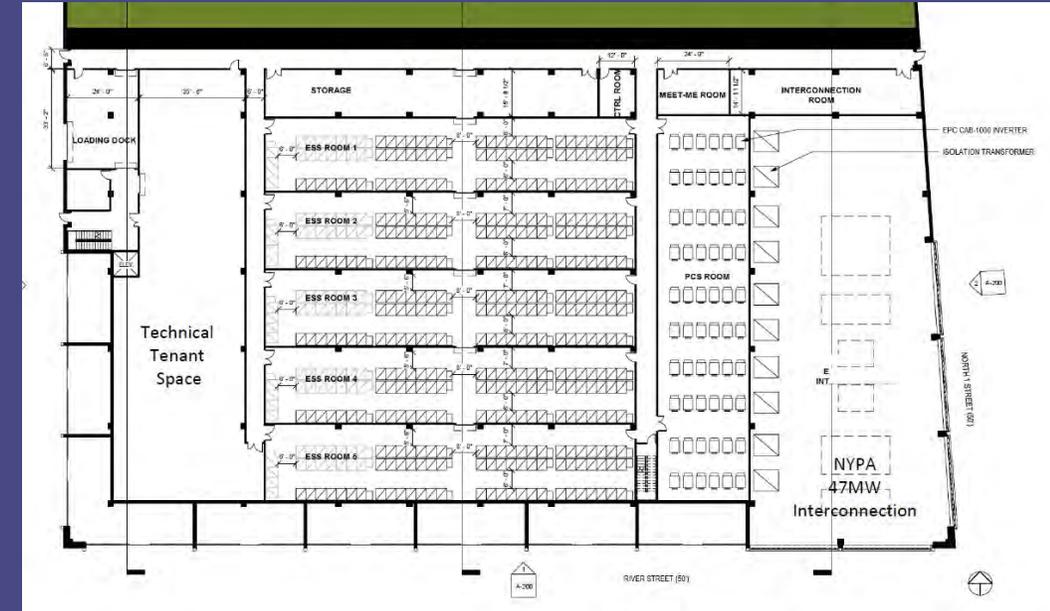


- River Street peaker is a 47 MW natural gas-powered plant built in 2001, owned and operated by NYPA.
- Plant includes a NYPA controlled interconnection to electrical grid at North 1<sup>st</sup> Street.
- Site is within an environmental justice impact area.
- Lot configuration well suited for battery facility that can provide more energy than the existing peaker plant's capacity.
- Adjacent landowner (Two Trees) is willing to philanthropically fund the creation of a new public park on top of the battery facility.

# BATTERY STORAGE WILL BE CONFIGURED SAFELY

- New technologies allow battery cells to be encased to prevent “thermal runaway” and fire propagation between cells. This eliminates any risk of explosion associate with scaled battery energy storage.
- A battery storage structure at River Street can have open air louvers on all sides to minimize gas build up and maintain safe operating temperatures.
- Coordination with FDNY on this pilot project can be a template for other battery storage within urban neighborhoods throughout the City.

*Illustrative Layout for River Street Peaker Retrofit – 47 MW*



# RIVER STREET PRESENTS UNIQUE OPPORTUNITY FOR PILOT

In addition to a site configuration well-suited for battery storage, the River Street peaker site presents a unique partnership opportunity with a commitment from Two Trees to privately fund, construct and maintain an expansion of the adjacent public open space by landscaping the roof of the new utility facility.

## BEFORE



Future River Ring Park

Existing NYPA Peaker

Domino Park

# RIVER STREET PRESENTS UNIQUE OPPORTUNITY FOR PILOT

In addition to a site configuration well-suited for battery storage, the River Street peaker site presents a unique partnership opportunity with a commitment from Two Trees to privately fund, construct and maintain an expansion of the adjacent public open space by landscaping the roof of the new utility facility.

## AFTER



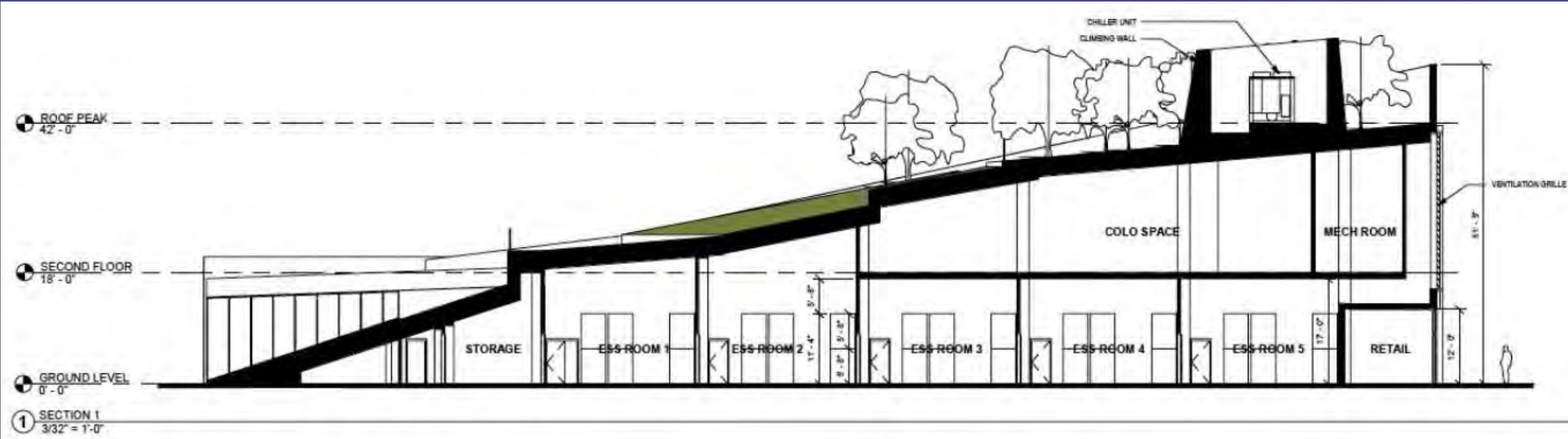
Future River Ring Park

NEW 1.3 acre PARK on top of NYPA Peaker Retrofit

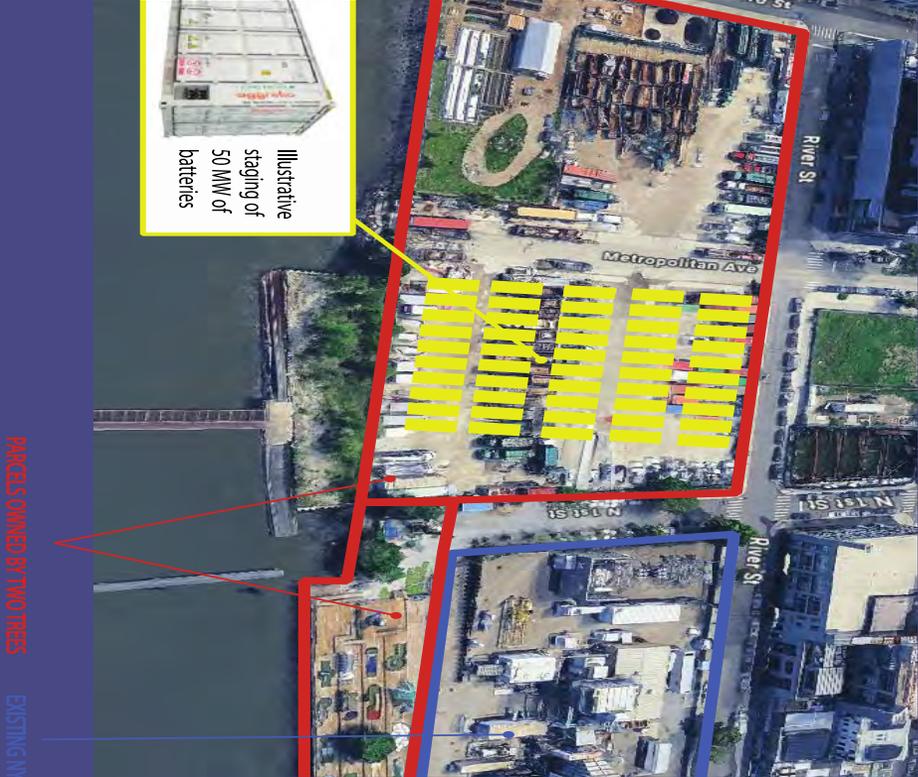
Domino Park

# RIVER STREET PRESENTS UNIQUE OPPORTUNITY FOR PILOT

1.3 acres of new public open space proposed on the roof of battery facility.



# RIVER RING SITE COULD PROVIDE SPACE FOR TEMPORARY BATTERY STAGING



Two Trees is committed to staging temporary batteries on parcels slated for construction of River Ring. By temporarily setting up battery storage on parcels adjacent to the peaker plant, batteries can be brought online prior to the peaker plant going offline, ensuring that there is no lapse in power to the grid.



# THIS PILOT PROJECT IS FINANCIALLY FEASIBLE

Financing model is predicated upon an understanding that gas-fired peakers must be decommissioned by 2030.

**NYPA Lot Size: 57,500 SF**

## Estimated Development Costs

Building Costs:	\$26,000,000
Utility Infrastructure Costs:	\$30,000,000
Public Park Improvements:	\$0 <sup>(1)</sup>
Total Development Costs:	\$56,000,000

## Estimated Annual Revenues<sup>(2)</sup>

Payment by Private Utility Operator: \$3,500,000

**Total Return on Investment<sup>(3)</sup>: 6.5%**

(1) Two Trees Management will philanthropically fund the public park.

(2) There are additional revenue opportunities by leasing portions of the building for neighborhood retail and/or other white box utility uses.

(3) Investment can be funded privately with ground rent paid to NYPA or can be funded with upfront capital expenditures by NYPA who would retain full ROI.





# NYPA PEAKER PLANT REPLACEMENT: A PARTNERSHIP OPPORTUNITY

River Street and North 1<sup>st</sup> Street  
Brooklyn, NY



# COMMUNITY BOARD No. 1

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FAX: (718) 389-0098

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**HON. JENNIFER GUTIERREZ**  
COUNCILMEMBER, 34th CD

March 11, 2026

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

Dear Governor Hochul:

At the regular meeting of Brooklyn Community Board No. 1 held on March 10, 2026, and based on a recommendation from its Joint Land Use, ULURP & Landmarks (Subcommittee) Committee, Environmental Protection Committee, and Parks & Waterfront Committee (Report Attached), the Board voted unanimously to send this letter of support regarding the proposal for the NYPA Kent Clean Power Plant (Peaker) located at 49 River Street. A motion was made to support the proposal regarding the NYPA Kent Clean Power Plant (Peaker) located at 49 River Street.

The Kent Peaker Plant is scheduled to be decommissioned by 2030. In anticipation of this transition, Two Trees proposed collaborating with an energy expert selected by the New York Power Authority (NYPA) to install a ground-level battery energy storage system at the site. The batteries would be enclosed within a climate-resilient protective structure, with a new park constructed above the installation. The park would rise gradually to a height of approximately ten feet, creating roughly 1.3 acres of additional open space for the community.

Two Trees recognizes this Board's previously expressed preference for parkland on the site. The developer has also demonstrated a consistent commitment to open space through its investment in public areas at Domino Park and its plans for additional open space at the future River Ring development. At the same time, the proposal acknowledges long-standing community concerns about the Kent Peaker Plant's emissions of pollutants and greenhouse gases.

The current Peaker plant operates only during periods of extreme temperature and demand, yet it is inefficient and costly. It contributes to higher energy costs particularly impacting low-income residents without providing direct local benefits. The proposed battery energy storage system would replace the existing infrastructure with a cleaner alternative that eliminates these emissions while offering several community benefits, including additional parkland and localized energy resilience.

Unlike the current facility, the proposed battery system would operate year-round and could store energy that would be available to the surrounding neighborhood during brownouts or other energy emergencies. The energy system would be designed and implemented by qualified energy experts, while Two Trees has committed to funding the construction of the park and maintaining it in perpetuity.

During discussions, questions were raised about the decision to place the batteries at ground level. The presenters explained that energy experts widely agree that ground-level installations are safer than below-ground systems. They also noted that battery technology and protective enclosures have advanced significantly, improving overall safety and reliability.

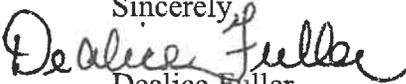
We were informed that the New York Power Authority has not expressed opposition to the proposal but that the process appears to be experiencing bureaucratic delays, possibly due to the plant being cleaner than some other facilities currently operating. However, Two Trees is seeking support to encourage NYPA to prioritize the Kent Peaker site. As part of this effort, the developer has offered the possibility of establishing a pilot battery storage installation at the future River Ring site within approximately three years. This could allow energy storage capacity to come online while the current plant is being decommissioned and before River Ring construction begins.

During the committee discussion, representatives speaking on behalf of elected officials advised that Council Member Lincoln Restler and Assembly Member Emily Gallagher support the proposal.

For these reasons, Brooklyn Community Board 1 respectfully recommends moving forward with the hybrid park and battery energy storage system at the Kent Peaker Plant site and urges the New York Power Authority and the Governor's Office to give this proposal serious consideration.

The vote was as follows: 30 "YES"; 0 "NO"; 0 "ABSTENTIONS".

Working for a Better Williamsburg-Greenpoint.

Sincerely,  
  
Dealice Fuller  
Chairperson



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



**SIMON WEISER**  
FIRST VICE-CHAIRMAN

**DEL TEAGUE**  
SECOND VICE-CHAIRPERSON

**GINA BARROS**  
THIRD VICE-CHAIRPERSON

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**JOHANA PULGARIN**  
DISTRICT MANAGER

**HON. LINCOLN RESTLER**  
COUNCILMEMBER, 33rd CD

**HON. JENNIFER GUTIERREZ**  
COUNCILMEMBER, 34th CD

March 11, 2026

John R. Koelmel  
Chairman  
New York Power Authority  
123 Main Street  
White Plains, NY 10601-3170

Dear Chairman Koelmel:

At the regular meeting of Brooklyn Community Board No. 1 on the evening of March 10, 2026, and based on a recommendation from its Joint Land Use, ULURP & Landmarks (Subcommittee) Committee, Environmental Protection Committee, and Parks & Waterfront Committee (Report Attached), the Board voted unanimously to send this letter of support regarding the proposal for the NYPA Kent Clean Power Plant (Peaker) located at 49 River Street.

The Kent Peaker Plant is scheduled to be decommissioned by 2030. In anticipation of this transition, Two Trees proposed collaborating with an energy expert selected by the New York Power Authority (NYPA) to install a ground-level battery energy storage system at the site. The batteries would be enclosed within a climate-resilient protective structure, with a new park constructed above the installation. The park would rise gradually to a height of approximately ten feet, creating roughly 1.3 acres of additional open space for the community.

Two Trees recognizes this Board's previously expressed preference for parkland on the site. The developer has also demonstrated a consistent commitment to open space through its investment in public areas at Domino Park and its plans for additional open space at the future River Ring development. At the same time, the proposal acknowledges long-standing community concerns about the Kent Peaker Plant's emissions of pollutants and greenhouse gases.

The current Peaker plant operates only during periods of extreme temperature and demand, yet it is inefficient and costly. It contributes to higher energy costs—particularly

impacting low-income residents—without providing direct local benefits. The proposed battery energy storage system would replace the existing infrastructure with a cleaner alternative that eliminates these emissions while offering several community benefits, including additional parkland and localized energy resilience.

Unlike the current facility, the proposed battery system would operate year-round and could store energy that would be available to the surrounding neighborhood during brownouts or other energy emergencies. The energy system would be designed and implemented by qualified energy experts, while Two Trees has committed to funding the construction of the park and maintaining it in perpetuity.

During discussions, questions were raised about the decision to place the batteries at ground level. The presenters explained that energy experts widely agree that ground-level installations are safer than below-ground systems. They also noted that battery technology and protective enclosures have advanced significantly, improving overall safety and reliability.

We were informed that NYPA has not expressed opposition to the proposal but that the process appears to be experiencing bureaucratic delays. However, Two Trees is seeking support to encourage NYPA to prioritize the Kent Peaker site.

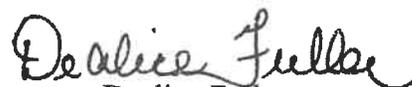
During the committee discussion, representatives speaking on behalf of elected officials advised that Council Member Lincoln Restler and Assembly Member Emily Gallagher support the proposal.

For these reasons, Brooklyn Community Board 1 respectfully recommends moving forward with the hybrid park and battery energy storage system at the Kent Peaker Plant site and urges the New York Power Authority to give this proposal serious consideration.

The vote was as follows: 30 “YES”; 0 “NO”; 0 “ABSTENTIONS”.

Working for a Better Williamsburg-Greenpoint.

Sincerely,

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

Dealice Fuller  
Chairperson



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HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

March 11, 2026

Hon. Sideya Sherman  
Director and Chair  
NYC Department of City Planning  
120 Broadway, 31st Floor  
New York, NY, 10271

Dear Director Garodnick:

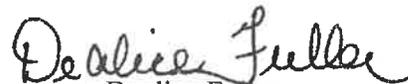
At the regular meeting of Brooklyn Community Board No. 1, held on March 10, 2026, and based on a recommendation from its Land Use, ULURP & Landmarks (Subcommittee) Committee the Board Members voted to support sending this letter requesting the following information:

1. What properties in Mx zones within the re-zoned area encompassing North 4th Street to South 5th Street, from Kent Avenue to Berry Street, have not been developed for residential use and continue to be used for manufacturing or commercial purposes; and
2. What properties within the 2005 re-zoned Mx area have not been developed for residential use.

The vote was as Follows: 31 "YES," 0 "NO," 0 "ABSTENTIONS," and 0 "RECUSALS."

Working for a Better Williamsburg-Greenpoint.

Sincerely,

  
Dealice Fuller  
Chairperson

cc: Brooklyn Director, Alex Sommer. NYC Department of City Planning



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HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

March 10, 2026

## COMMITTEE REPORT

### SLA REVIEW AND DCA COMMITTEE

TO: Chairperson Dealice Fuller  
And CB#1 Board Members

FROM: Arthur Dybanowski, Chair  
SLA Review & DCA Committee

RE: Committee Meeting February 25, 2026

The SLA Review & DCA Committee met at Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Ave) at 6:30 pm on February 25, 2026, Representatives of the Community Board and other Community Board members participated in the discussion and review of the applications. Applicants were advised that the meeting was to end at 9:00 pm and those applications not reached would be postponed to the next Committee meeting. Prior to the meeting, the List of New and Renewal applications that had been posted at the Public Hearing was provided to the 90 and 94 Precincts of the NYPD for their review.

### ATTENDANCE:

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

The quorum was achieved.

## LIQUOR LICENSES

### NEW

1. 151 Burger Bar Inc, 151 Meserole Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Applicant requested for POSTPONEMENT.**

2. 18 Frank LLC, DBA TBD, 18 Franklin Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Security Personnel, Patio or Deck, Balcony) **Applicant WITHDREW the application.**
3. 19 Bogart Inc., DBA Maki, 19 Bogart Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL.**
4. 211 Reserve LLC, DBA Lovebirds, 211 Nassau Avenue, (Class Change, Wine, Beer & Cider, Bar/Tavern, DOT Roadway Seating) **Committee recommended DENIAL Due to significant opposition from the community, along with evidence provided by neighboring residents regarding excessive noise and a lack of control over patrons drinking outside until 2:00 AM, serious concerns have been raised. The committee requested that the operators contact the neighbors and work toward resolving these issues; however, they failed to do so. This demonstrates a lack of respect and consideration for the residents living nearby. The Committee decided to deny the applicant. the vote was a follow: 5 “YES”; 1 “RECUSED”.**
5. 4P'S New York LLC, 38 Norman Avenue, Unit-C, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL.**
6. AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC) as mgr, DBA TBD, 111 Gardner Avenue & 140 Stewart Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Cabaret (musical or other entertainment with 600 or more patron capacity), Live Music: All Types, Patron Dancing, Third Party Promoters, Security Personnel, Patio or Deck, Freestanding Structures and Open Area Spaces Within) **Applicant requested for POSTPONEMENT. They have to present at the full board meeting.**
7. Cafe Biba Inc., DBA Senior's Bar, 101 Kent Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant requested for POSTPONEMENT.**
8. Entity TBD formed by Mike Puma, DBA Gotham Burger Social Club, 216 Grand Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL.**
9. FSMJ One Inc, DBA Johnny's, 642 Lorimer Street, (Method of Operation, Liquor, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL.**

10. Juicerie IV LLC, DBA The Butchers Daughter, 271 Metropolitan Avenue, (Alteration, Liquor, Wine, Beer & Cider, Rest, Sidewalk Café) **Committee Recommended APPROVAL.**
11. Kanahashi Japanese House Inc, DBA Kanahashi, 981 Manhattan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Applicant requested for POSTPONEMENT.**
12. Malavita Worldwide LLC, DBA Malavita, 614 Manhattan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Rear Yard) **Committee Recommended APPROVAL.**
13. Momoya 7 Inc., DBA TBD, 320 Wythe Avenue aka 316 Wythe Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL.**
14. Saunalounge LLC, DBA Pending, 45 South 3rd Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic, Jazz, Patron Dancing, Third Party Promoters, Security Personnel, Bathhouse / NYS Licensed Security Will Be Hired as Needed, Courtyard) **Amendment:** Added Bathhouse – Previously Listed for Public Hearing & Board Meeting 1/13/26 – Presenting at PH & BD MTG 2/10/26. **Committee Recommended APPROVAL with STIPULATIONS: Monday to Sunday 2 AM, Outdoor space 11 PM.**
15. Serious Face Ventures LLC, DBA TBD, 153 Morgan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Night Club, Live Music, Patron Dancing, Security Personnel, Rooftop) **Committee Recommended APPROVAL with STIPULATIONS: Full Roof closure at 11 PM.**
16. WVH Restaurant LLC, 107 North 12th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Patio or Deck) **Committee Recommended APPROVAL.**
17. Xefe LLC, DBA TBD, 571 Lorimer Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, 2<sup>nd</sup> Floor Terrace) **Committee Recommended APPROVAL.**

**SIDEWALK CAFÉ & ROADWAY CAFÉ:**

1. Threefold Holdings LLC, DBA Threes Brewing, 113 Franklin Street **Committee Recommended APPROVAL.**

### AMENDED NOTICE

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

### RENEWALS

1. 110 Bedford Rest Corp., DBA The Bedford, 110 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
2. 160 Havemeyer Street Corp., DBA Blue Collar, 704 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Bar/Tavern)
3. 161 Grand St Rest Inc., DBA Fresh Kills Bar, 161 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
4. 4th Ave Operating Corp. Inc, DBA East River, 97 South 6th Street, (Renewal, Liquor, Wine, Beer & Cider, Tavern, Patio or Deck)
5. 90 Wythe LLC, DBA Cafe Balearica, 44 Berry Street, Retail 3, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
6. Bogart House LLC, DBA Bogart House, 230 Bogart Street, 2<sup>nd</sup> Floor, 3<sup>rd</sup> Floor & Rooftop, (Renewal, Liquor, Wine, Beer & Cider, Catering Facility (Private Events Only), Live Music, Catering Hall)
7. Brooklyn Flea LLC, 90 Kent Avenue, #1210 East River State Park, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
8. Bushwick Ice House LLC., 35 Ingraham Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Outside Front Yard Building Line)
9. Cafe Mogador LLC, DBA Cafe Mogador, 133 Wythe Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
10. Casa Ora LLC, 148 Meserole Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
11. D & J Grocery Spanish Food Inc, 927 Grand Street, (Renewal, Beer & Cider, Rest)
12. DLS Events LLC, 261-267 Driggs Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Rock, Acoustic, Jazz, Outdoor Storage Area for Alcohol. No Outdoor)
13. Dutch Concorde Inc., DBA St. Mazie, 345 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
14. Gran Morelos Corp, DBA Gran Morelos, 727 Grand Street, (Renewal, Wine, Beer & Cider, Rest)
15. Land Restaurant Corp, DBA Madeline's, 113 Franklin Street, Retail D, (Renewal, Liquor, Wine, Beer & Cider, Bar/Rest)
16. LFG Pizza LLC, DBA Fini Pizza, 305 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)

17. Listening Bar LLC, DBA Eavesdrop, 674 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Backyard)
18. M Noodle, LLC., DBA M Shanghai, 549 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
19. Matteo & Vida Inc, DBA Scalino GP, 659 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
20. Mugatu Inc, DBA Bar Bruno, 560 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
21. Ployperm Corp, DBA Nora Thai, 176 North 9th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
22. Quadrum BK LLC & Quadrum Hospitality Group LLC, DBA Arlo Williamsburg, 96 Wythe Avenue, (Renewal, Liquor, Wine, Beer & Cider, Hotel, Live Music: Wedding Bands and Other Special Events, Patron Dancing, Security Personnel, Rooftop, Lobby Café, 2<sup>nd</sup> Floor Terrace, Water Tower)
23. Tabemen Inc, DBA Wanpaku, 621 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
24. Tasty Taiwan 2 LLC, DBA Wenwen, 1025 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
25. The Esters NYC LLC, DBA The Esters, 192 Nassau Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
26. Wild Ginger Vegan BJQ Inc, DBA Wild Ginger, 182 North 10th Street, (Renewal, Wine, Beer & Cider, Rest)

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

#### **ITEMS PREVIOUSLY POSTPONED**

1. Bark Barbecue Corp., 25 Thames Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Live Music: Merengue Tipico Bands, Patio or Deck) **Applicant WITHDREW the application.**
2. Kuxtal Corp, DBA Limosneros, 366 Union Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Patio or Deck, Garden/Grounds, Backyard) **Committee recommended DENIAL the applicant did not show.**

---

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

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



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HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

March 12, 2026

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

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

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

Establishment Name	Address	License Type	Board Vote
4P'S New York LLC	38 Norman Avenue, Unit-C	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest	30 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Wednesday, March 25, 2026

Time: 6:30 PM

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

Submitted by:

Dealice Fuller  
Chairperson



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March 12, 2026

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80 S. Swan Street  
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Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

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

Establishment Name	Address	License Type
18 Frank LLC, DBA TBD	18 Franklin Street	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Security Personnel, Patio or Deck, Balcony

Next SLA Review & DCA Committee Meeting:

Date: Wednesday, March 25, 2026

Time: 6:30 PM

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

Submitted by:

Dealice Fuller  
Chairperson



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NYSLA  
80 S. Swan Street  
Albany, New York 12210-8002

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

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

Establishment Name	Address	License Type	Board Vote
151 Burger Bar Inc	151 Meserole Street	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest	30 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Wednesday, March 25, 2026

Time: 6:30 PM

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

Submitted by:

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**SONIA IGLESIAS**  
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**DEALICE FULLER**  
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DISTRICT MANAGER

**HON. LINCOLN RESTLER**  
COUNCILMEMBER, 33rd CD

**HON. JENNIFER GUTIERREZ**  
COUNCILMEMBER, 34th CD

March 12, 2026

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

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on March 10, 2026, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The Board Members voted to **DENY** the following application Due to significant opposition from the community, along with evidence provided by neighboring residents regarding excessive noise and a lack of control over patrons drinking outside until 2:00 AM, serious concerns have been raised. The committee requested that the operators contact the neighbors and work toward resolving these issues; however, they failed to do so. This demonstrates a lack of respect and consideration for the residents living nearby.

The Vote was as Follows: 30 “YES”; 0 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS”

Establishment Name	Address	License Type
211 Reserve LLC, DBA Lovebirds	211 Nassau Avenue	Class Change, Wine, Beer & Cider, Bar/Tavern, DOT Roadway Seating

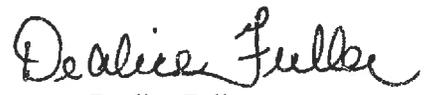
Next SLA Review & DCA Committee Meeting:

Date: Wednesday, March 25, 2026

Time: 6:30 PM

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

Submitted by:

A handwritten signature in black ink that reads "Dealice Fuller". The script is cursive and fluid, with the first name "Dealice" and the last name "Fuller" clearly legible.

Dealice Fuller  
Chairperson



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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BROOKLYN BOROUGH PRESIDENT



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Dear Chair Fan,

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

Establishment Name	Address	License Type	Board Vote
852 Club LLC, DBA The Collectors Bar	305 Grand Street	New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern. <b>Amendment:</b> Changed DBA from "The Collectors" to "The Collectors Bar"	30 YES; 0 NO; 0 Abstentions

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Dear Chair Fan,

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

Establishment Name	Address	License Type	Board Vote
AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC) as mgr, DBA TBD	111 Gardner Avenue & 140 Stewart Avenue	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Cabaret (musical or other entertainment with 600 or more patron capacity), Live Music: All Types, Patron Dancing, Third Party Promoters, Security Personnel, Patio or Deck, Freestanding Structures and Open Area Spaces Within	30 YES; 0 NO; 0 Abstentions

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*Dealice Fuller*

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Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

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

Establishment Name	Address	License Type
Bark Barbecue Corp.,	25 Thames Street	New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Live Music: Merengue Tipico Bands, Patio or Deck

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Establishment Name	Address	License Type	Board Vote
19 Bogart Inc., DBA Maki	19 Bogart Street	New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest	30 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
Cafe Biba Inc., DBA Senior's Bar	101 Kent Avenue	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern	30 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
Entity TBD formed by Mike Puma, DBA Gotham Burger Social Club	216 Grand Street	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest	30 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
FSMJ One Inc, DBA Johnny's	642 Lorimer Street	Method of Operation, Liquor, Wine, Beer & Cider, Rest	30 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
Juicerie IV LLC, DBA The Butchers Daughter	271 Metropolitan Avenue	Alteration, Liquor, Wine, Beer & Cider, Rest, Sidewalk Café	30 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
Kanahashi Japanese House Inc, DBA Kanahashi	981 Manhattan Avenue	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest	30 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
Kuxtal Corp, DBA Limosneros	366 Union Avenue	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Patio or Deck, Garden/Grounds, Backyard	30 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
Malavita Worldwide LLC, DBA Malavita	614 Manhattan Avenue	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Rear Yard	30 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
Momoya 7 Inc., DBA TBD	320 Wythe Avenue aka 316 Wythe Avenue	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest	30 YES; 0 NO; 0 Abstentions

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# COMMUNITY BOARD No. 1

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PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

Website: [www.nyc.gov/brooklyncb1](http://www.nyc.gov/brooklyncb1)

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



**SIMON WEISER**  
FIRST VICE-CHAIRMAN

**DEL TEAGUE**  
SECOND VICE-CHAIRPERSON

**GINA BARROS**  
THIRD VICE-CHAIRPERSON

**DAVID HEIMLICH**  
FINANCIAL SECRETARY

**SONIA IGLESIAS**  
RECORDING SECRETARY

**PHILIP A. CAPONEGRO**  
MEMBER-AT-LARGE

**DEALICE FULLER**  
CHAIRPERSON

**JOHANA PULGARIN**  
DISTRICT MANAGER

**HON. LINCOLN RESTLER**  
COUNCILMEMBER, 33rd CD

**HON. JENNIFER GUTIERREZ**  
COUNCILMEMBER, 34th CD

March 12, 2026

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

Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on March 10, 2026, the board members reviewed the SLA Review & DCA Committee Report (attached), and considered the various recommendations made. The following action was taken on the following establishment: The Board Members voted to **APPROVE** with **STIPULATIONS: Monday to Sunday 2 AM, Outdoor space 11 PM.** the following application:

Establishment Name	Address	License Type	Board Vote
Saunalounge LLC, DBA Pending	45 South 3rd Street	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic, Jazz, Patron Dancing, Third Party Promoters, Security Personnel, Bathhouse / NYS Licensed Security Will Be Hired as Needed, Courtyard. <b>Amendment:</b> Added Bathhouse – Previously Listed for Public Hearing & Board Meeting 1/13/26 – Presenting at PH & BD MTG 2/10/26	30 YES; 0 NO; 0 Abstentions

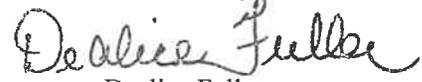
Next SLA Review & DCA Committee Meeting:

Date: Wednesday, March 25, 2026

Time: 6:30 PM

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

Submitted by:

A handwritten signature in cursive script that reads "Dealice Fuller". The signature is written in black ink and is positioned above the printed name.

Dealice Fuller  
Chairperson



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Establishment Name	Address	License Type	Board Vote
Serious Face Ventures LLC, DBA TBD	153 Morgan Avenue	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Night Club, Live Music, Patron Dancing, Security Personnel, Rooftop	30 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:

Date: Wednesday, March 25, 2026

Time: 6:30 PM

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

Submitted by  
  
Dealice Fuller  
Chairperson



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Establishment Name	Address	License Type	Board Vote
WVH Restaurant LLC	107 North 12th Street	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Patio or Deck	30 YES; 0 NO; 0 Abstentions

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Establishment Name	Address	License Type	Board Vote
Xefe LLC, DBA TBD	571 Lorimer Street	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, 2nd Floor Terrace	30 YES; 0 NO; 0 Abstentions

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Submitted by:

Dealice Fuller  
Chairperson



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March 12, 2026

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

## RE: Liquor Licenses RENEWALS

Dear Chair Fan:

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

### LIQUOR LICENSES:

#### RENEWAL

1. 110 Bedford Rest Corp., DBA The Bedford, 110 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
2. 160 Havemeyer Street Corp., DBA Blue Collar, 704 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Bar/Tavern)
3. 161 Grand St Rest Inc., DBA Fresh Kills Bar, 161 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
4. 4th Ave Operating Corp. Inc, DBA East River, 97 South 6th Street, (Renewal, Liquor, Wine, Beer & Cider, Tavern, Patio or Deck)
5. 90 Wythe LLC, DBA Cafe Balearica, 44 Berry Street, Retail 3, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
6. Bogart House LLC, DBA Bogart House, 230 Bogart Street, 2<sup>nd</sup> Floor, 3<sup>rd</sup> Floor & Rooftop, (Renewal, Liquor, Wine, Beer & Cider, Catering Facility (Private Events Only), Live Music, Catering Hall)

7. Brooklyn Flea LLC, 90 Kent Avenue, #1210 East River State Park, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
8. Bushwick Ice House LLC., 35 Ingraham Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Outside Front Yard Building Line)
9. Cafe Mogador LLC, DBA Cafe Mogador, 133 Wythe Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
10. Casa Ora LLC, 148 Meserole Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
11. D & J Grocery Spanish Food Inc, 927 Grand Street, (Renewal, Beer & Cider, Rest)
12. DLS Events LLC, 261-267 Driggs Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Rock, Acoustic, Jazz, Outdoor Storage Area for Alcohol. No Outdoor)
13. Dutch Concorde Inc., DBA St. Mazie, 345 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
14. Gran Morelos Corp, DBA Gran Morelos, 727 Grand Street, (Renewal, Wine, Beer & Cider, Rest)
15. Land Restaurant Corp, DBA Madeline's, 113 Franklin Street, Retail D, (Renewal, Liquor, Wine, Beer & Cider, Bar/Rest)
16. LFG Pizza LLC, DBA Fini Pizza, 305 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
17. Listening Bar LLC, DBA Eavesdrop, 674 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Backyard)
18. M Noodle, LLC., DBA M Shanghai, 549 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
19. Matteo & Vida Inc, DBA Scalino GP, 659 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
20. Mugatu Inc, DBA Bar Bruno, 560 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
21. Ployperm Corp, DBA Nora Thai, 176 North 9th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
22. Quadrum BK LLC & Quadrum Hospitality Group LLC, DBA Arlo Williamsburg, 96 Wythe Avenue, (Renewal, Liquor, Wine, Beer & Cider, Hotel, Live Music: Wedding Bands and Other Special Events, Patron Dancing, Security Personnel, Rooftop, Lobby Café, 2<sup>nd</sup> Floor Terrace, Water Tower)
23. Tabemen Inc, DBA Wanpaku, 621 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
24. Tasty Taiwan 2 LLC, DBA Wenwen, 1025 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
25. The Esters NYC LLC, DBA The Esters, 192 Nassau Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
26. Wild Ginger Vegan BJQ Inc, DBA Wild Ginger, 182 North 10th Street, (Renewal, Wine, Beer & Cider, Rest)

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

The Vote was: 30 "YES"; 0 "NO"; 0 "Abstentions".

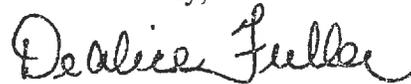
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**The next meeting of the SLA Review & DCA Committee is scheduled as follows:**

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

Working for a Better Williamsburg-Greenpoint.

Sincerely,



Dealice Fuller  
Chairperson



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March 12, 2026

Chair Lily M. Fan  
NYSLA  
80 S. Swan Street  
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## RE: SIDEWALK CAFÉ & ROADWAY CAFE

Dear Chair Fan:

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

### SIDEWALK CAFÉ & ROADWAY CAFÉ:

1. Threefold Holdings LLC, DBA Threes Brewing, 113 Franklin Street **Committee Recommended to Approve.**

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

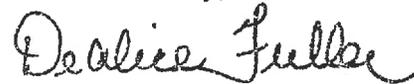
The Vote was: 30 "YES"; 0 "NO"; 0 "Abstentions".

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**WHEN:** Wednesday, March 25, 2026  
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Working for a Better Williamsburg-Greenpoint.

Sincerely,

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Dealice Fuller  
Chairperson



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March 10, 2026

## COMMITTEE REPORT

### Landmarks (Subcommittee)

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Ms. Bozena Kaminski, Land Use Committee Co-Chair

RE: Landmarks (Subcommittee) Report of February 3, 2026

---

The Committee met on the evening of February 3, 2026, at 6:00 PM at Polish & Slavic Center, 176 Java St., (Auditorium), Brooklyn, NY. 11222

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

**Present:** Teague; Chesler; Kaminski; Dennis; Isaacs; Kawaguchi; Kelterborn; Pferd; Sofer; Vega; Weiser; Kantin\*; Kawochka\*; Nieves\*; Salgado\*.

**Absent:** Rabbi Niederman. (\**non-board member*)

15 members present. A quorum was achieved.

---

### AGENDA:

**PRESENTATION PROPOSED SCOPE OF WORK AT 102 KENT STREET:** Presenter: Principal, Gita Nanden, Thread Collective. Proposed scope of work includes replacing the front

façade windows to match historic profiles, adding a stoop at the front entrance to meet historic precedents in detail and materials, installing a bulkhead for roof access that will not be visible from the street, and rear façade work including the removal of the existing fire escape and enlarging the window/ door system.

Since this presentation was presented to the CB1 Board, most of the questions were addressed at that time.

Bozena Kaminski Landmarks Subcommittee Co-Chair asked if there is a motion to approve, Motion made by Mr. Chesler and Seconded by Ms. Kantin. Approved by 11 Members:

Respectfully submitted,

Bozena Kaminski  
Landmarks Subcommittee Co-Chair



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March 11, 2026

Hon. Angie Master  
Vice Chair and Commissioner  
NYC Landmarks Preservation Commission (LPC)  
1 Centre Street 9<sup>th</sup> Floor North  
New York, NY 10007

**RE: 102 Kent Street  
Docket #LPC-26-06474**

Dear Vice Chair Master:

At the regular meeting of Brooklyn Community Board No. 1 held on the evening of March 10, 2026, and based on a recommendation from its Land Use, ULURP & Landmarks Subcommittee (report attached), the Board voted unanimously to approve sending this letter.

Community Board 1 has reviewed the proposal for Project Docket # LPC-26-06474 concerning the landmarked property located at 102 Kent Street.

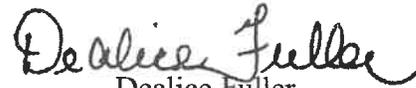
The applicant presented the proposal at the Land Use, ULURP & Landmarks Subcommittee meeting on February 3, 2026. The proposed scope of work includes replacing the front façade windows to match historic profiles; adding a stoop at the front entrance to reflect historic precedents in both detail and materials; installing a bulkhead for roof access that will not be visible from the street; and performing rear façade work, including the removal of the existing fire escape and enlarging the rear window and door system.

**THEREFORE, BE IT RESOLVED, THAT** Brooklyn Community Board No. 1 recommends that the Landmarks Preservation Commission approve this application as presented.

The vote was as follows: 36 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSAL"

Working for Better Williamsburg and Greenpoint.

Sincerely,

A handwritten signature in black ink that reads "Dealice Fuller". The signature is written in a cursive style with a large initial "D".

Dealice Fuller  
Chairperson



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**Present:** Teague; Chesler; Kaminski; Dennis; Isaacs; Kawaguchi; Kelterborn; Pferd; Sofer; Vega; Weiser; Kantin\*; Kawochka\*; Nieves\*; Salgado\*.

**Absent:** Rabbi Niederman. (\**non-board member*)

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Bozena Kaminski Landmarks Subcommittee Co-Chair asked if there is a motion to approve, Motion made by Mr. Chesler and Seconded by Ms. Kantin. Approved by 11 Members:

Respectfully submitted,

Bozena Kaminski  
Landmarks Subcommittee Co-Chair



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DISTRICT MANAGER

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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

March 10, 2026

## COMMITTEE REPORT Transportation Committee

**TO:** Chairperson Dealice Fuller and CB1 Board Members

**FROM:** Mr. Eric Bruzaitis, Committee Chair

**RE:** Transportation Committee Report from February 19, 2026

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The Transportation Committee met the Thursday, February 19, 2026 (CALLED TO ORDER: 6:14 PM; ADJOURNED: 8:05 PM) at CB1 District office, 435 Graham Avenue, Brooklyn, NY 11211.

A quorum was met.

### ATTENDANCE

**Present:** Bruzaitis; Kelterborn; Drinkwater; LaBorde; Pferd; Talati; Vega.

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

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### AGENDA

1. DISCUSSION: On public realm improvements in the Memorial Gore vicinity including a proposed plaza on Maspeth Avenue between Humboldt St. and Woodpoint Rd. And congestion at adjacent Humboldt St/Metropolitan Ave.

The Committee reviewed a revised plan for the area around Memorial Gore Park (plan attached). Mr. Kelterborn (in his role as a member of Friends of Cooper Park) and Ms. Julie

Torres Moskovitz walked thru the updates to the plan. They explained the outreach to local residents and businesses and the status of the private driveway on Maspeth Ave that would be effected. It was agreed that because of the high pedestrian traffic that transits the park, and the broad support to date during several events at Memorial Gore there is justification for a study of this chaotic traffic area.

Other members of Friends of Cooper Park attended to show support.

Ms. Karen Nieves of Evergreen also brought up the issue of congestion on Metropolitan Ave from restricted turns and a need for an additional traffic lane on the short stretch between Woodpoint Rd and Humboldt St. Currently, the turn restrictions cause backups along Metropolitan Ave and create an unsafe condition by vehicles attempts to navigate this area.

**MOTION: Community Board 1 to draft a letter to NYC DOT stating support for the plan, and request a study of the area to assess feasible plaza implementation at Memorial Gore and traffic calming on adjacent street. (Mr. Vega)**

**SECOND: Mr. Pferd**

**PASSED UNANIMOUSLY WITHOUT ABSTENTIONS**

**Draft letter attached for board review.**

**2. REVIEW OPEN ITEMS FOR NYC DOT ACTION IN 2026.**

At Chairperson Bruzaitis' request, Mr. Pferd and Ms. LaBorde have assembled a list of outstanding items require attention from both the Committee and NYC DOT/MTA. There will be a prioritized list that the Committee will work through over the coming months to address unresolved issues.

Mr. Bruzaitis thanks Mr. Pferd and Ms. LaBorde for their hard work in aiding the Committee.

**3. OLD BUSINESS.**

Mr. Bruzaitis explained that due to a miscommunication with NYC DOT they will not be presenting the updated plan for work on McGuinness Blvd at the March Full Board meeting. The item will requested for the April Full Board meeting.

The Committee expressed disappointment considering that the work will have begun at the start of “marking season” in March, and will not give the Board an opportunity to review the planned work in advance.

**4. NEW BUSINESS.**

Mr. John Rozmus wished attendees a Happy Women's Day. He also renewed concerns around Bedford Slip.

\*\*Due to a data loss, not all comments could be recorded for this report. Additional comments will be included in the March report under Old Business. Chairperson Bruzaitis regrets the omissions.

**The next meeting of the Transportation Committee will be Thursday, March 28, 2026 at Swinging Sixties Senior Center.**

**M O T I O N S**

**MOTION: Community Board 1 to draft a letter to NYC DOT stating support for the plan, and request a study of the area to assess feasible plaza implementation at Memorial Gore and traffic calming on adjacent street. (Mr. Vega)**

**SECOND: Mr. Pferd**

**PASSED UNANIMOUSLY WITHOUT ABSTENTIONS**

## **DRAFT LETTER**

[Date]

Commissioner Flynn  
New York City Department of Transportation  
55 Water Street  
New York, NY 10041

Re: Memorial Gore – Pedestrian Plaza Proposal and Public Realm Study

Dear Commissioner Flynn:

On behalf of the Transportation Committee of Brooklyn Community Board 1, I write to convey the Committee's support for the proposal presented by Friends of Cooper Park for the creation of a pedestrian plaza on Maspeth Avenue between Humboldt Street and Woodpoint Avenue, in the area known as Memorial Gore.

The Committee recognizes that the current configuration of this segment of Maspeth Avenue prioritizes vehicular movement and presents safety and accessibility challenges for pedestrians. Over the past two years, Friends of Cooper Park and neighborhood volunteers have operated a successful and well-attended Open Street at this location, demonstrating the potential for a permanent public plaza. Given its proximity to Cooper Park and its use by residents, families, seniors, students, local businesses, and park users, the Committee believes that reallocation of street space to create a pedestrian plaza would improve safety, enhance the public realm, and establish a more welcoming and safer connection to the park.

The Committee further supports continued study of the broader public realm vision presented for Memorial Gore, including assessment of traffic impacts, pedestrian safety improvements, transit operations along the B24 route, and overall streetscape design. As the B24 operates through the study area, we request coordination with the Metropolitan Transportation Authority to ensure bus operations and rider access are maintained or improved. We also encourage the Department to engage with the community, nearby property owners—including the owners of the 19 Maspeth development site—and other relevant agencies as this work advances.

The Committee has also discussed the traffic congestion at the intersections of Metropolitan Ave & Bushwick Ave/Woodpoint Rd. and Metropolitan Ave & Humboldt St. We believe a study of this area should include additional signal controls to allow for a turn lane and signals to reduce the backups on the short stretch of Metropolitan Ave between Humboldt St and Bushwick Ave.

Thank you for your consideration. We look forward to continued coordination with the Department on this matter.

Sincerely,

cc: Metropolitan Transportation Authority,  
Elected Officials

# A COMMUNITY VISION FOR MEMORIAL GORE



*friends of*  
**Cooper  
Park**

PUBLIC REALM ACTION PLAN





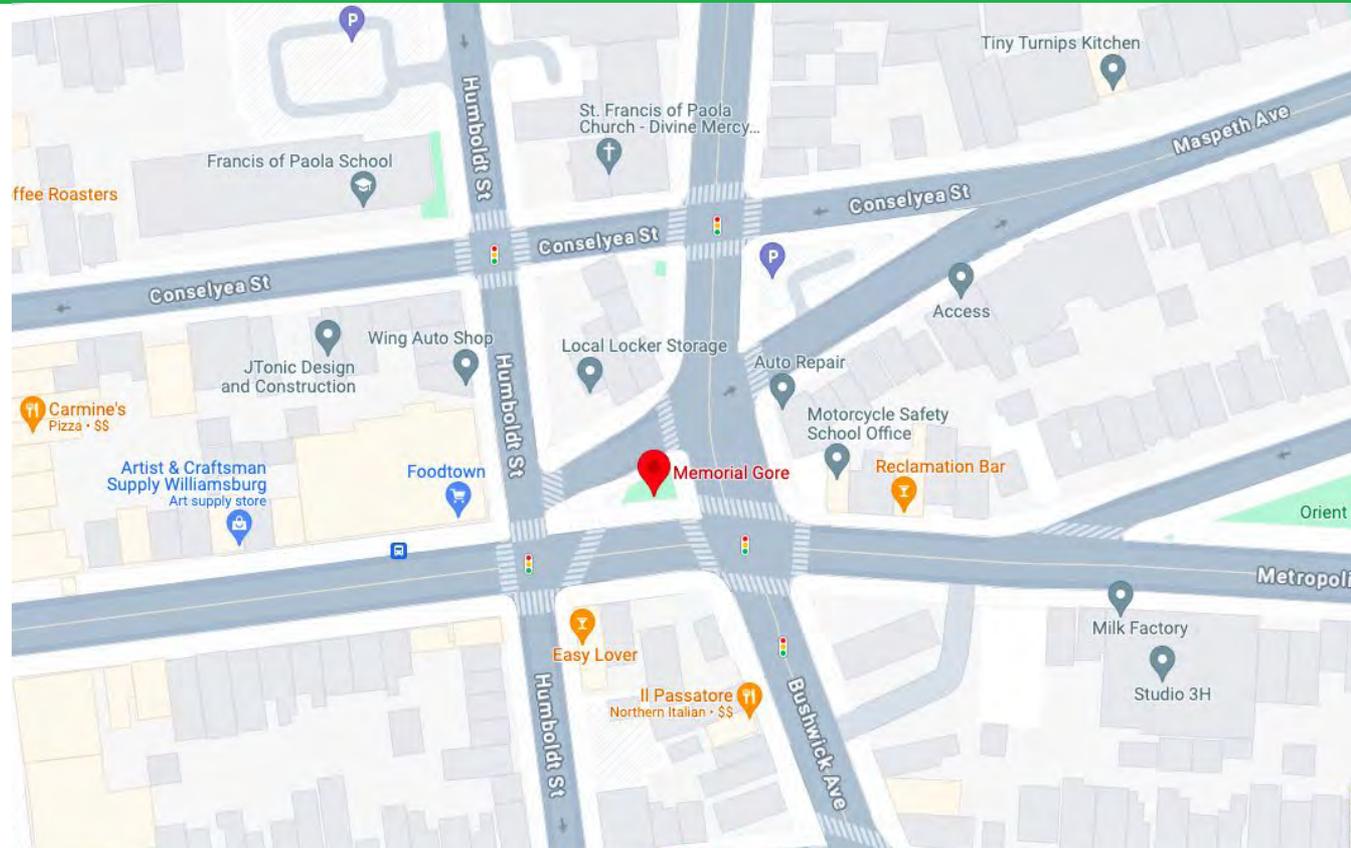
# COOPER PARK PUBLIC REALM ACTION PLAN





# LOCATION

- **Bound by Humboldt, Metropolitan, Woodpoint and Maspeth**
- **Anyone traveling from Graham Avenue to Cooper Park, Cooper Park Houses, and Maspeth Avenue employment centers passes it**



# HISTORY

- Originally known as Woodpoint Park and opened in 1894.
- World War 1 Memorial dedicated in 1920
- Became a Greenstreets site in 1986
- The streetscape around the Memorial Gore has been improved three times in the past fifteen years in 2007, 2012, and 2022



# CIRCULATION & ACCESS

## **THE GORE IS NOT A WELCOMING PUBLIC SPACE**

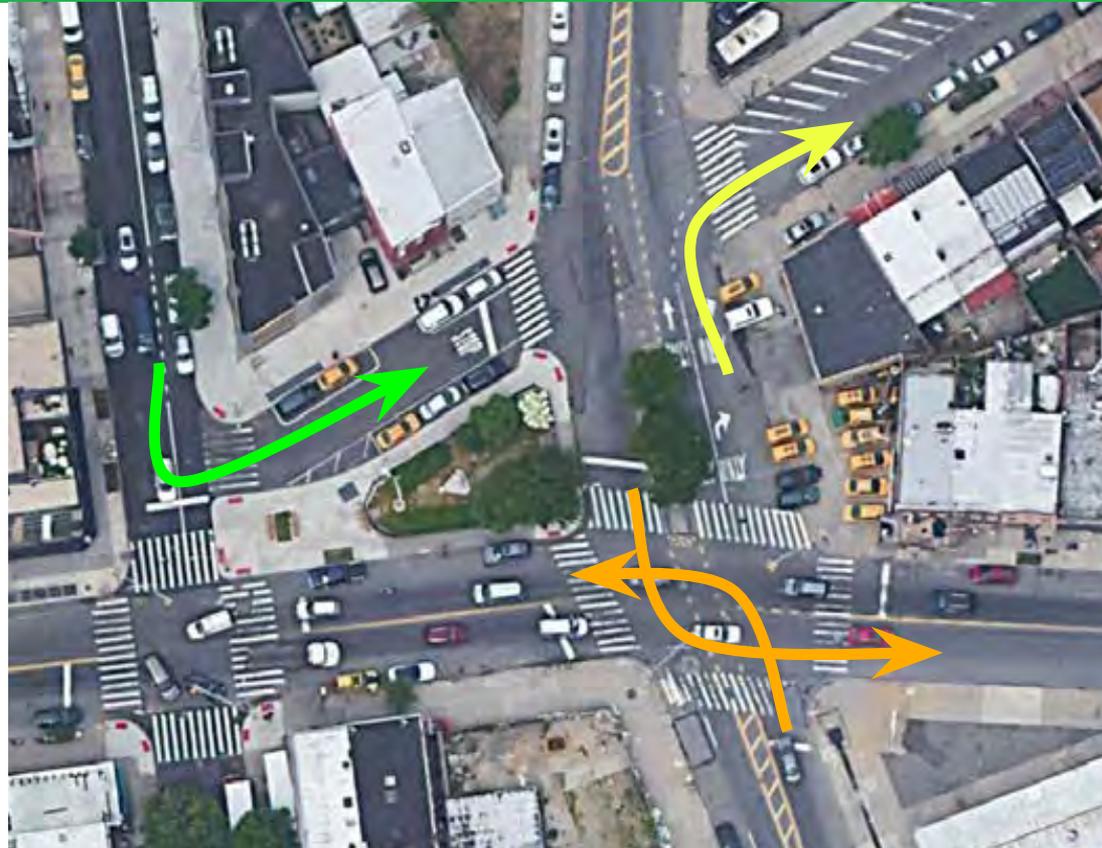
- **Inaccessible**
- **Obscured by parked cars and hidden behind a tall fence**
- **Squeezed in on all sides by narrow sidewalks and surrounded by constant traffic**
- **It's a park with no presence**



# TRAFFIC CONFUSION

## CONFUSING TRAFFIC PATTERNS

- **Little-used turn** from SB Humboldt onto Maspeth
- **Unnecessary right turn** lane from NB Woodpoint onto Maspeth
- **Challenging left turns** for vehicles at Woodpoint/Metropolitan



# CRASH HISTORY

## IN THE LAST TEN YEARS:

- **267 Total Crashes**
- **105 Total Injuries**
  - **12 Cyclists**
  - **16 Pedestrians**
  - **74 Motorists**



FROM JAN, 2016 – JAN, 2026

267 TOTAL CRASHES

### FATALITIES

0	0	0	0	0
Cyclist	Ped	Motorist	Unknown	Total

### INJURIES

12	16	74	3	105
Cyclist	Ped	Motorist	Unknown	Total



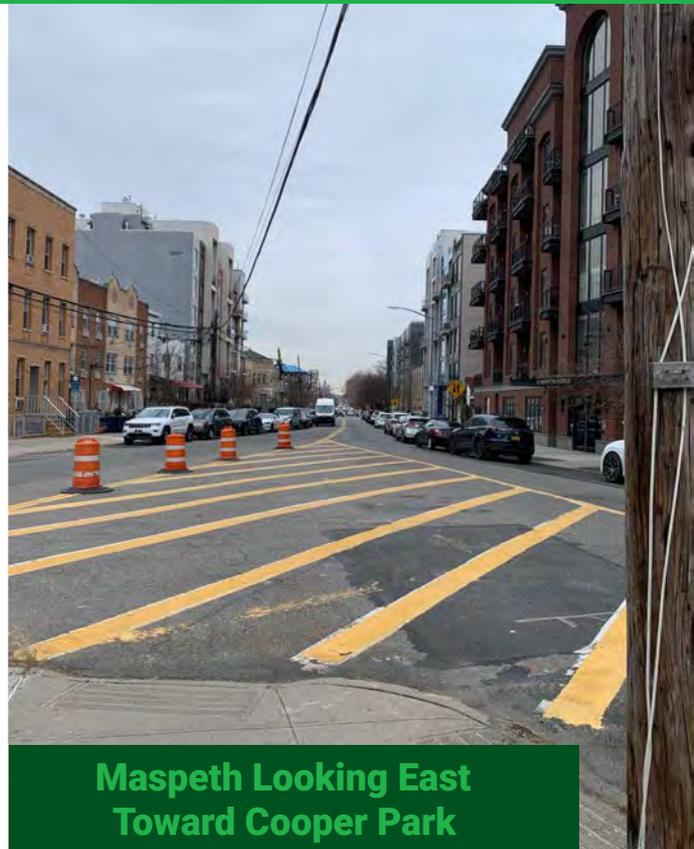
# POOR PEDESTRIAN ENVIRONMENT



# 19 MASPETH PUBLIC SPACE OPPORTUNITY



Maspeth Looking East



Maspeth Looking East  
Toward Cooper Park



# SPILLOVER PARKING FOR AUTO BODY SHOP



Woodpoint



Maspeth Alongside Memorial Gore



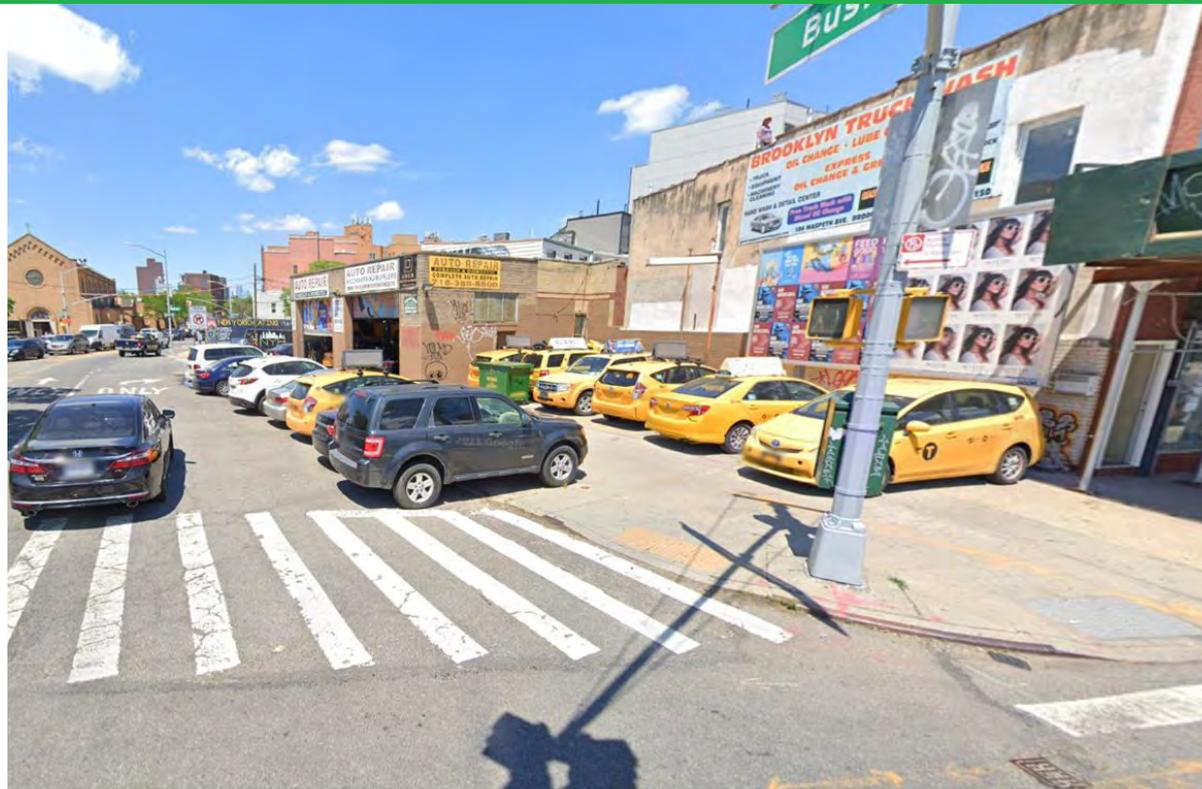
Maspeth Looking East



# AUTO REPAIR SHOP ENCROACHES ON PEDESTRIAN SPACE



Woodpoint Facing South



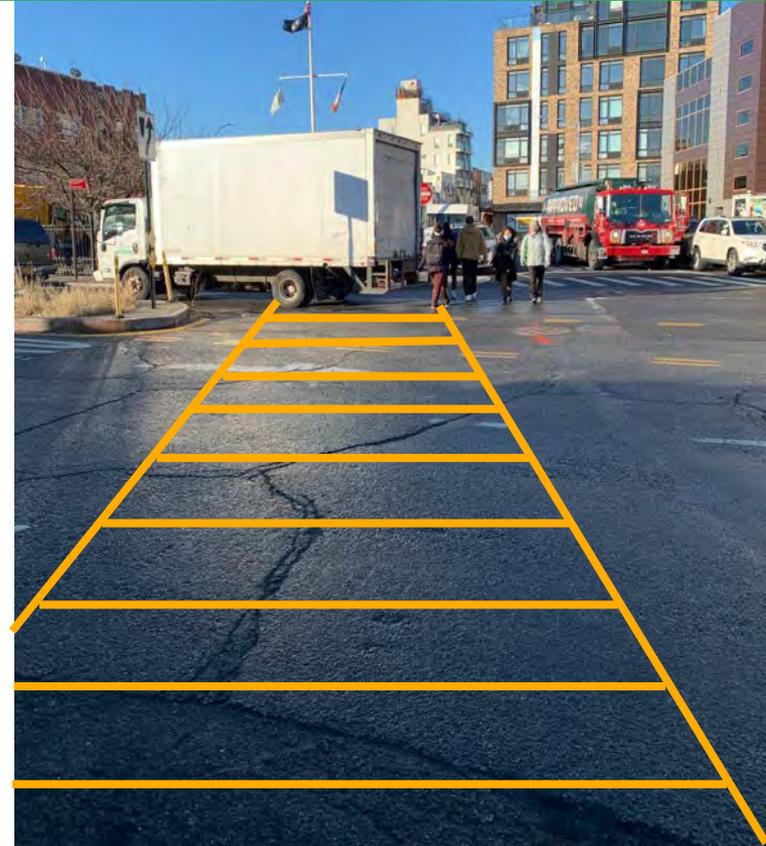
Woodpoint Facing North at Metropolitan



# COMMUNITY INPUT

## REPEATED THEMES ARE:

- Lack of crosswalk on Maspeth
- Improve pedestrian safety
- Narrow sidewalks
- Safety for pedestrians traveling east from Graham
- More public amenities, like benches
- Green space
- Desire for car-free sidewalk space



# NEIGHBORHOOD GROWTH

- The Cooper Park neighborhood is experiencing a residential boom
- Kingsland Commons alone will bring 550 units of new housing
- 9 Bushwick has 136 units



## 19 Maspeth Avenue Rezoning

### Applicant Team:

Benjamin Stark (Primary Applicant)

### Project Brief:

A zoning map amendment rezoning from CR-2 to RTD/C2-4 zoning district and a zoning text amendment to map a Mandatory Inclusionary Housing Area (MIH Appendix F), to facilitate a new six-story, 15 DU/L, five of which would be permanently affordable, mixed-use development, with approximately 2,500 sq ft of ground floor commercial use sought by joint applicants, Capital H LLC, at 19 Maspeth Avenue in East Williamsburg, Community District 1, Brooklyn.

### Key Documents for this Project

The Department is looking to post all newly filed and Certified/Referred applications online. We look for your feedback as we work to take on this major project!



# LACK OF GREEN SPACE

- Stats for CB1 open space are concerning
- East Williamsburg in particular is a heavily industrial area
- In close proximity and could be link to Cooper Park, Orient Grove, and Red Shed Community Garden



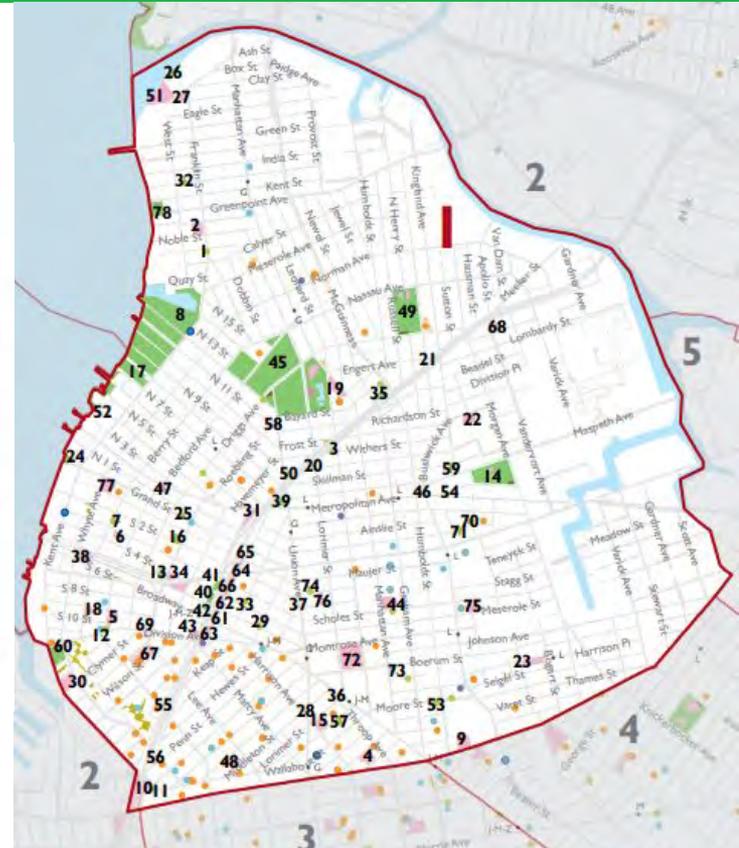
**136**  
Child Asthma Incidences per 10,000

**48**  
Out of 59  
Rank of Percent Parkland

**81.1**  
Life Expectancy (years)

**17**  
Out of 59  
Rank of Residents within a 5 minute walk of a park

**53**  
Out of 59  
Rank of Tree Canopy Cover



# STEWARDSHIP

## Memorial Gore on Armistice Day

BY LORI ANN DOYON | DECEMBER 1, 2017



*Girls Scouts, Boy Scouts, community members honor WWI veterans at Memorial Gore on Armistice Day. (center back row) Michael Rochford (Exec. Dir. St. Nick's Alliance); (far right – l to r) Assemblyman Joe Lentol and Isaiah Segarra (Eagle Scout from Troop #26); Inset: Guido and Tish Cianciotta, Friends of Memorial Gore*

## Remembering Memorial Gore

BY LORI ANN DOYON | MAY 1, 2017



*Guido and Tish Cianciotta stand in front of the Memorial Gore monument — a WWI memorial for those in Assembly District 13 who lost their lives during that war.*



# STEWARDSHIP

- Friends of Cooper Park organizes a Veterans Day bulb planting and cleanup event
- Local Scout troops and neighbors regularly care for the space



# EXISTING CONDITIONS



# COMMUNITY PRIORITIES



# COMMUNITY PRIORITIES

- EXPAND THE FOOTPRINT OF MEMORIAL GORE AND IMPROVE ITS VISIBILITY



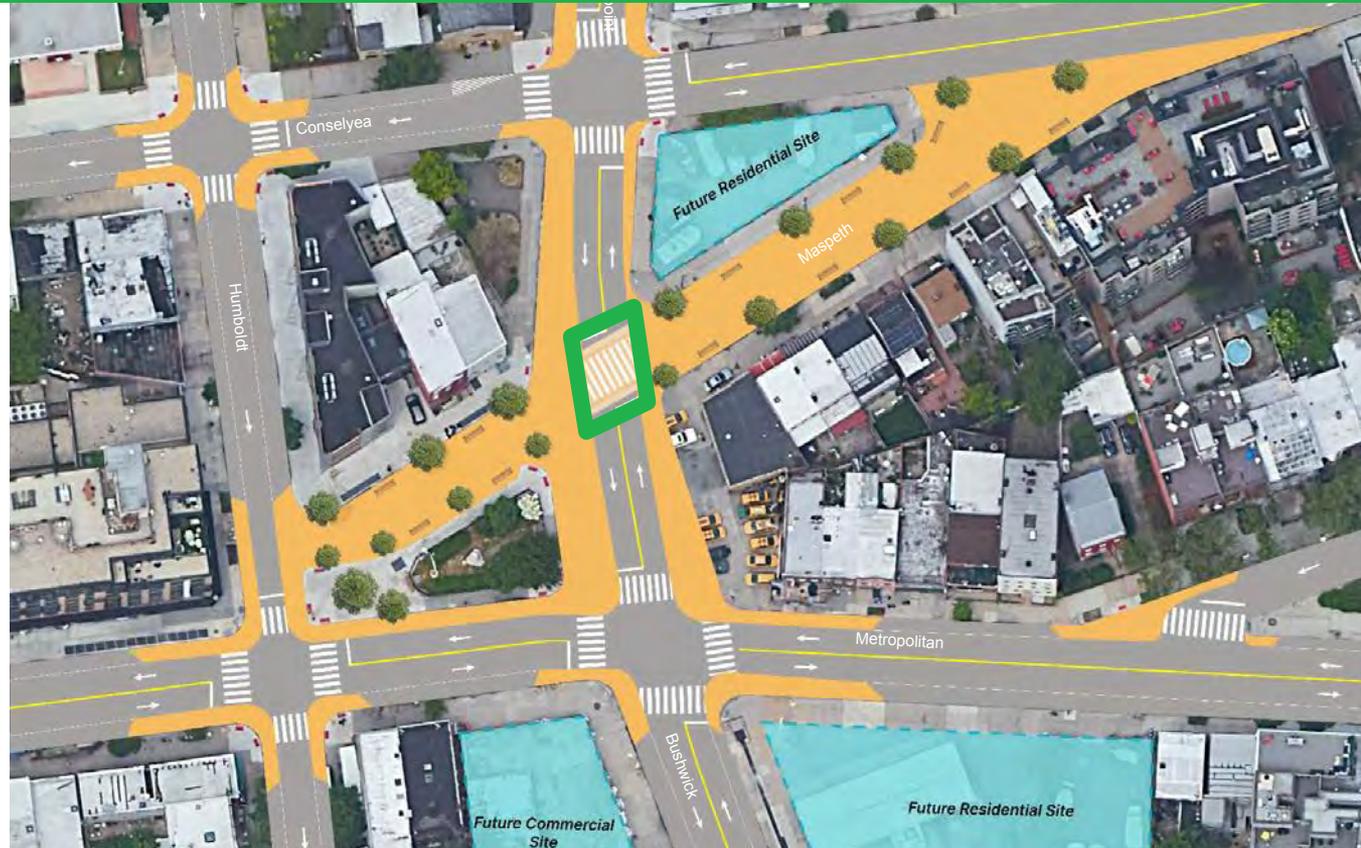
# COMMUNITY PRIORITIES

- Expand the footprint of Memorial Gore and improve its visibility
- CLOSE REDUNDANT SLIP LANE ON MASPETH TO CREATE NEW PUBLIC SPACE AND CALM TRAFFIC



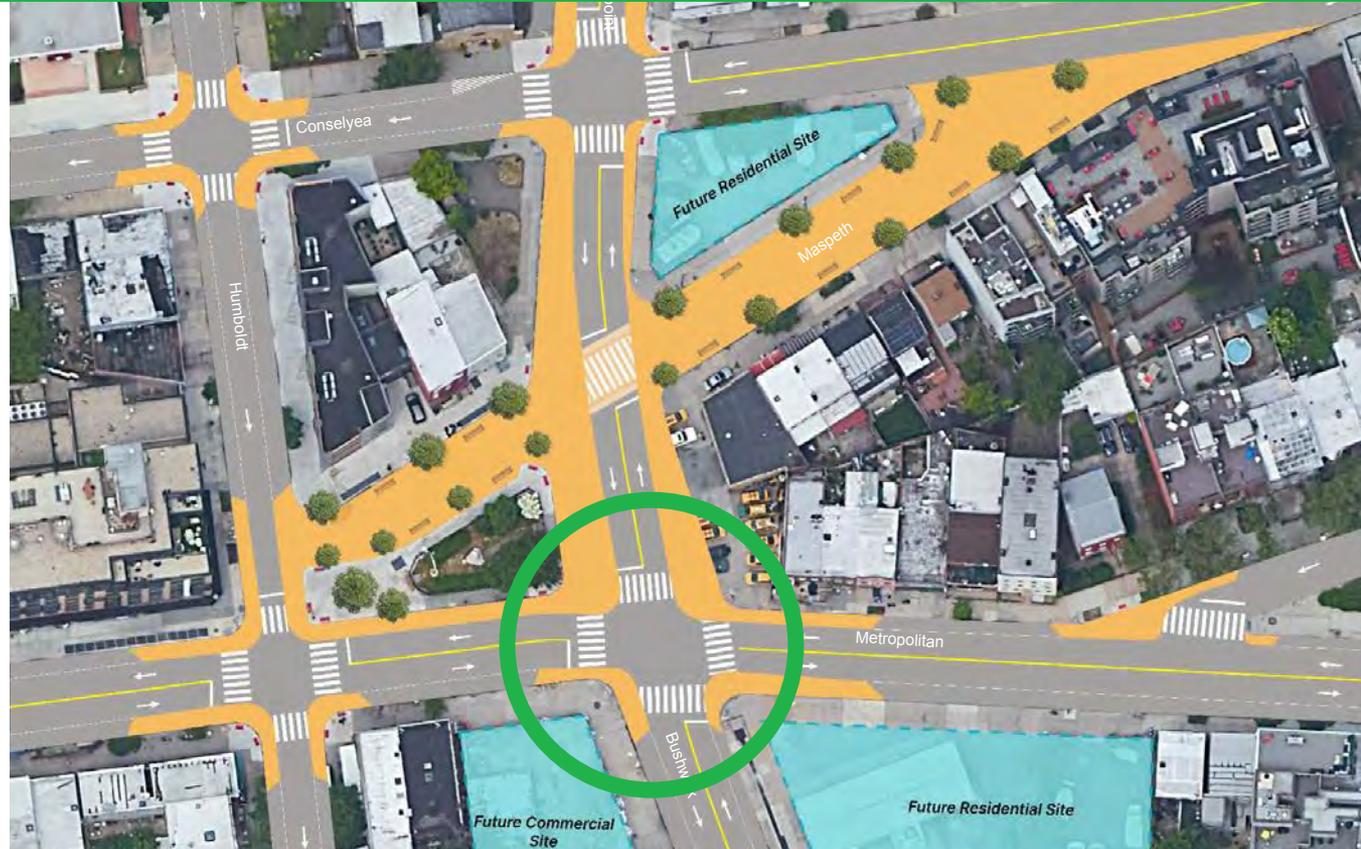
# COMMUNITY PRIORITIES

- Expand the footprint of Memorial Gore and improve its visibility
- Close redundant slip lane on Maspeth to create new public space and calm traffic
- **CREATE RAISED CROSSING CONNECTING PUBLIC SPACES**



# COMMUNITY PRIORITIES

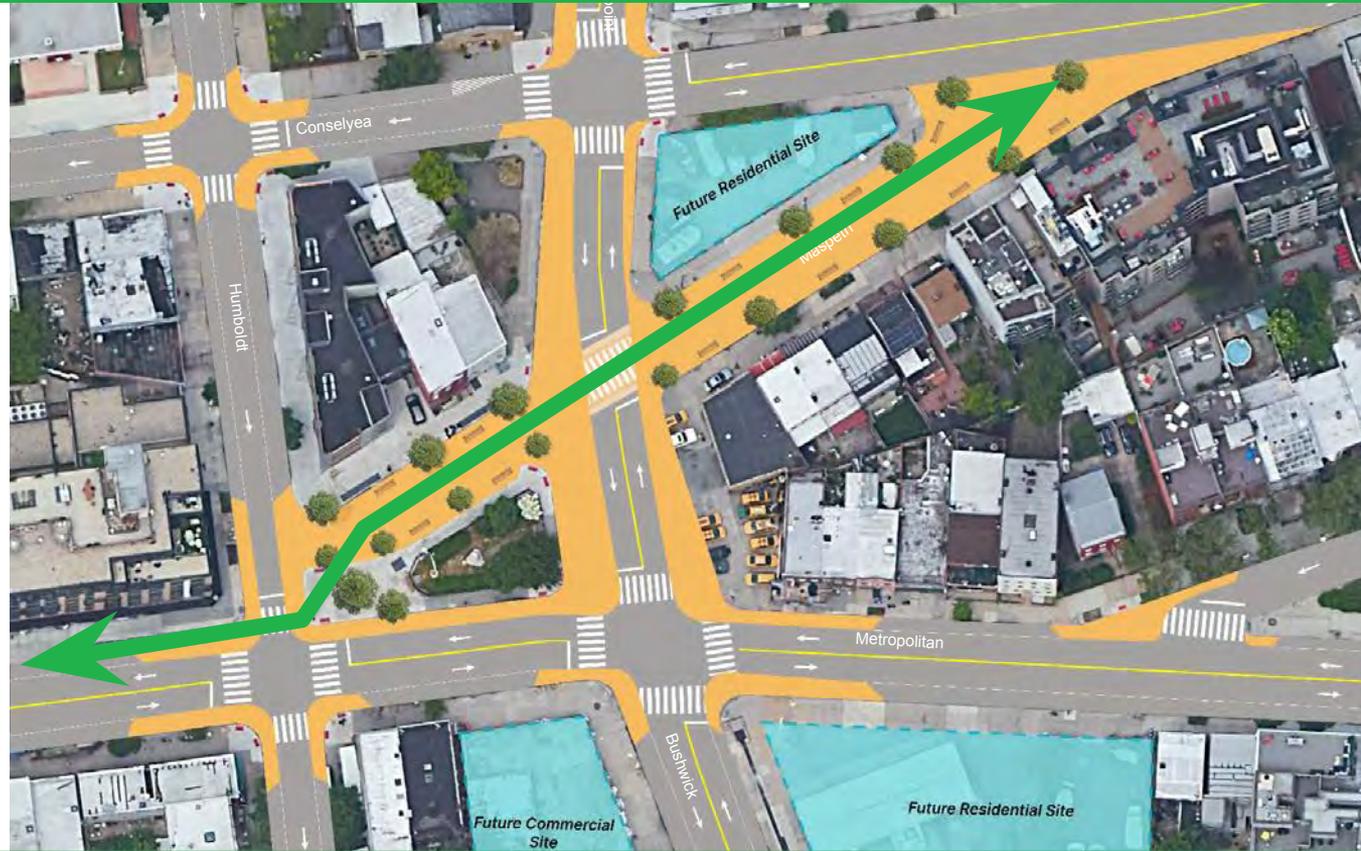
- Expand the footprint of Memorial Gore and improve its visibility
- Close redundant slip lane on Maspeth to create new public space and calm traffic
- Create raised crossing connecting public spaces
- **IMPROVE SAFETY FOR ALL AT METROPOLITAN/ BUSHWICK INTERSECTION**



# COMMUNITY PRIORITIES

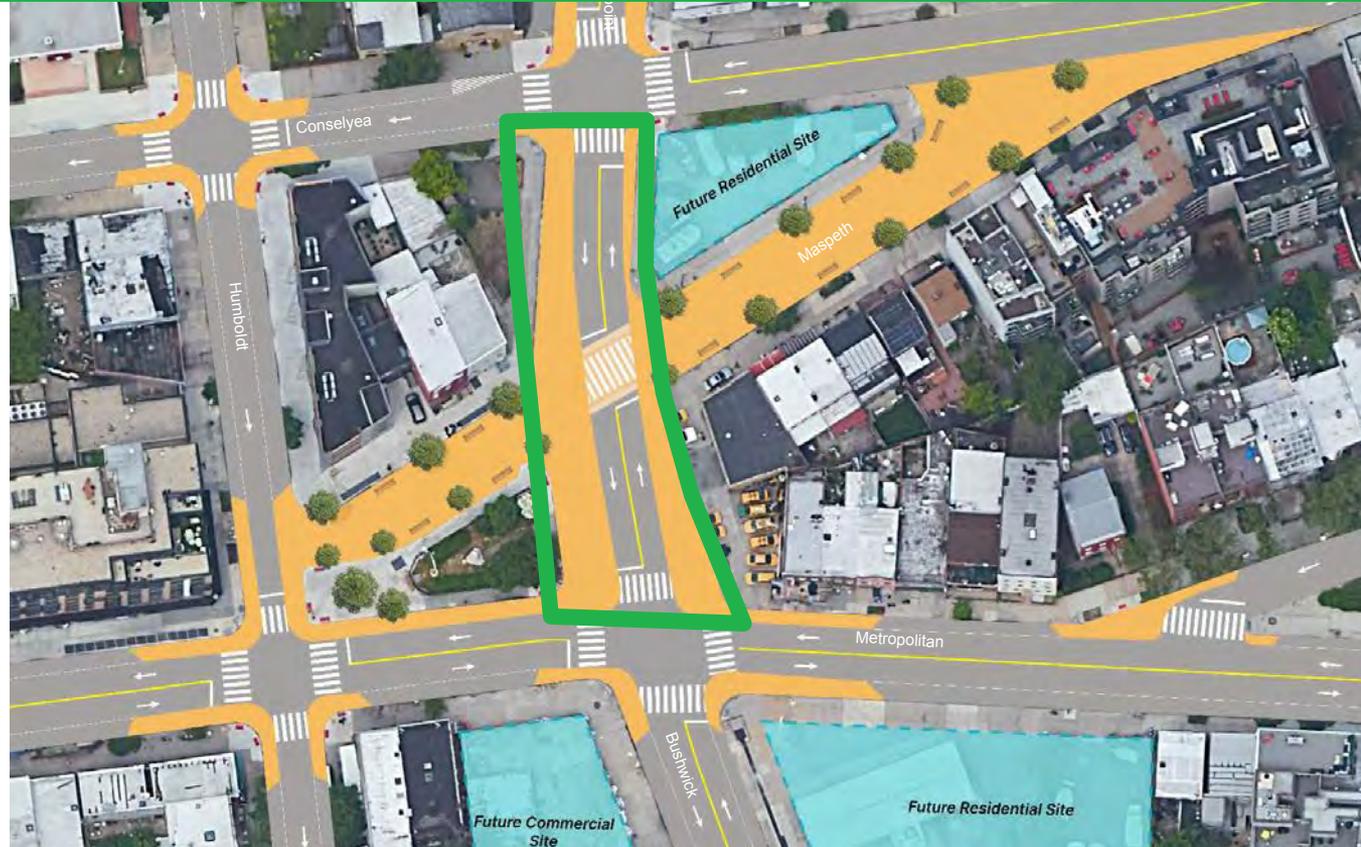
- Expand the footprint of Memorial Gore and improve its visibility
- Close redundant slip lane on Maspeth to create new public space and calm traffic
- Create raised crossing connecting public spaces
- Improve safety for all at Metropolitan/ Bushwick Intersection
- **CREATE SAFE PEDESTRIAN ROUTES FROM GRAHAM L TO COOPER PARK HOUSES AND VICINITY**

L



# COMMUNITY PRIORITIES

- Expand the footprint of Memorial Gore and improve its visibility
- Close redundant slip lane on Maspeth to create new public space and calm traffic
- Create raised crossing connecting public spaces
- Improve safety for all at Metropolitan/ Bushwick Intersection
- Create Safe Pedestrian Routes from Graham L to Cooper Park Houses and Vicinity
- **RIGHT-SIZE WOODPOINT AVENUE TO CALM TRAFFIC**



# COMMUNITY PRIORITIES

## 19 Maspeth Avenue Rezoning

### Applicant Team:

Benjamin Stark (Primary Applicant)

### Project Brief:

A zoning map amendment rezoning from ZB-2 to R70-C2-4 zoning district and a zoning flat amendment to add a mandatory performance housing area (MHPA) to facilitate a new rezoning. 15 DU's. Use of which would be generally affordable, mixed use development, with approximately 2,500 sq ft of ground floor commercial use sought for ground apartment. Located at 19, at 19 Maspeth Avenue of East Weymouth, Community District 1, Boston.

### 19 Maspeth Avenue Project

The Department is working to speed all ready-to-build and One-Stop-Approved applications. Review the link for your preferred site use or take on this project page.

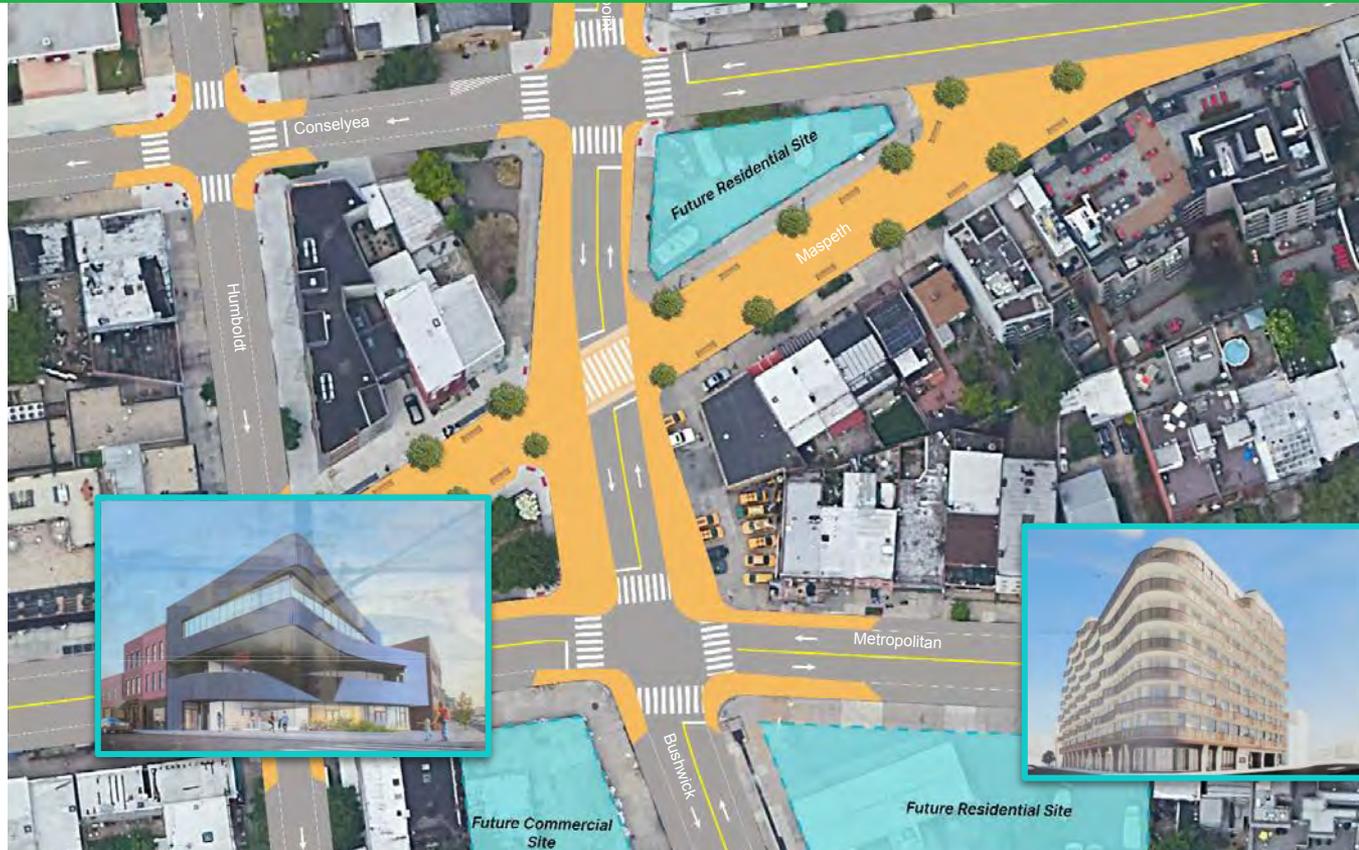
### Status:

Final Study Report Requested

Review

Notified Date: 03/28/2024

Address



# PUBLIC SPACE STATISTICS

CURRENT MEMORIAL GORE

**4,784**

**SQUARE FEET**



# PUBLIC SPACE STATISTICS

CURRENT MEMORIAL GORE

4,784 sq ft

ADDITIONAL GORE  
PLAZA SPACE

**3,983**

SQUARE FEET



# PUBLIC SPACE STATISTICS

CURRENT MEMORIAL GORE 4,784 sq ft

ADDITIONAL GORE PLAZA SPACE 3,983 sq ft

MASPETH AVE  
PLAZA SPACE

**9,817**

SQUARE FEET



# PUBLIC SPACE STATISTICS

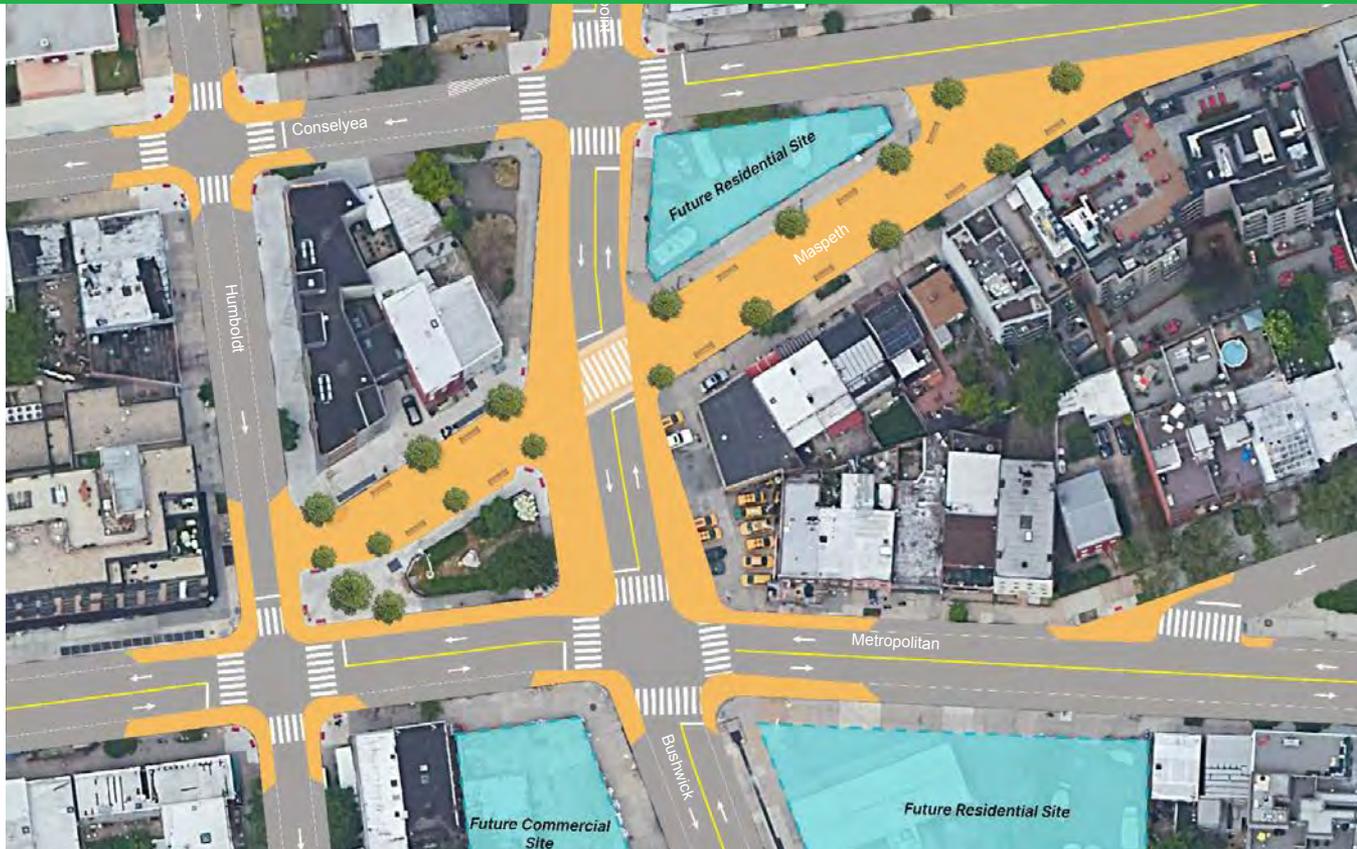
CURRENT MEMORIAL GORE	4,784 sq ft
ADDITIONAL GORE PLAZA SPACE	3,983 sq ft
MASPETH AVE PLAZA SPACE	9,817 sq ft
SIDEWALK EXTENSIONS	8,060 sq ft

TOTAL PUBLIC SPACE  
WOULD GROW TO

**26,645**

**SQUARE FEET**

**OR 5.5x  
CURRENT SIZE!**



# CASE STUDY: BANKER'S ANCHOR

- **12,400 square feet of new public open space**
- **Created on redundant slip lane**
- **Activated community space!**



# OPEN STREET SUMMER 2024

## SATURDAY ACTIVATIONS

## 6 EVENTS OVER COURSE OF YEAR

### May 25 Kickoff Event

- Mudballs
- Crafts
- Rope Flow



# OPEN STREET SUMMER 2024

## SATURDAY ACTIVATIONS

### June 1 Event

- Pickleball
- Kids Toy Giveaway
- Rope Flow



# OPEN STREET SUMMER 2024

## SATURDAY ACTIVATIONS

June 15 Book Swap



# OPEN STREET SUMMER 2024

## SATURDAY ACTIVATIONS

June 15  
Art & Music Fest



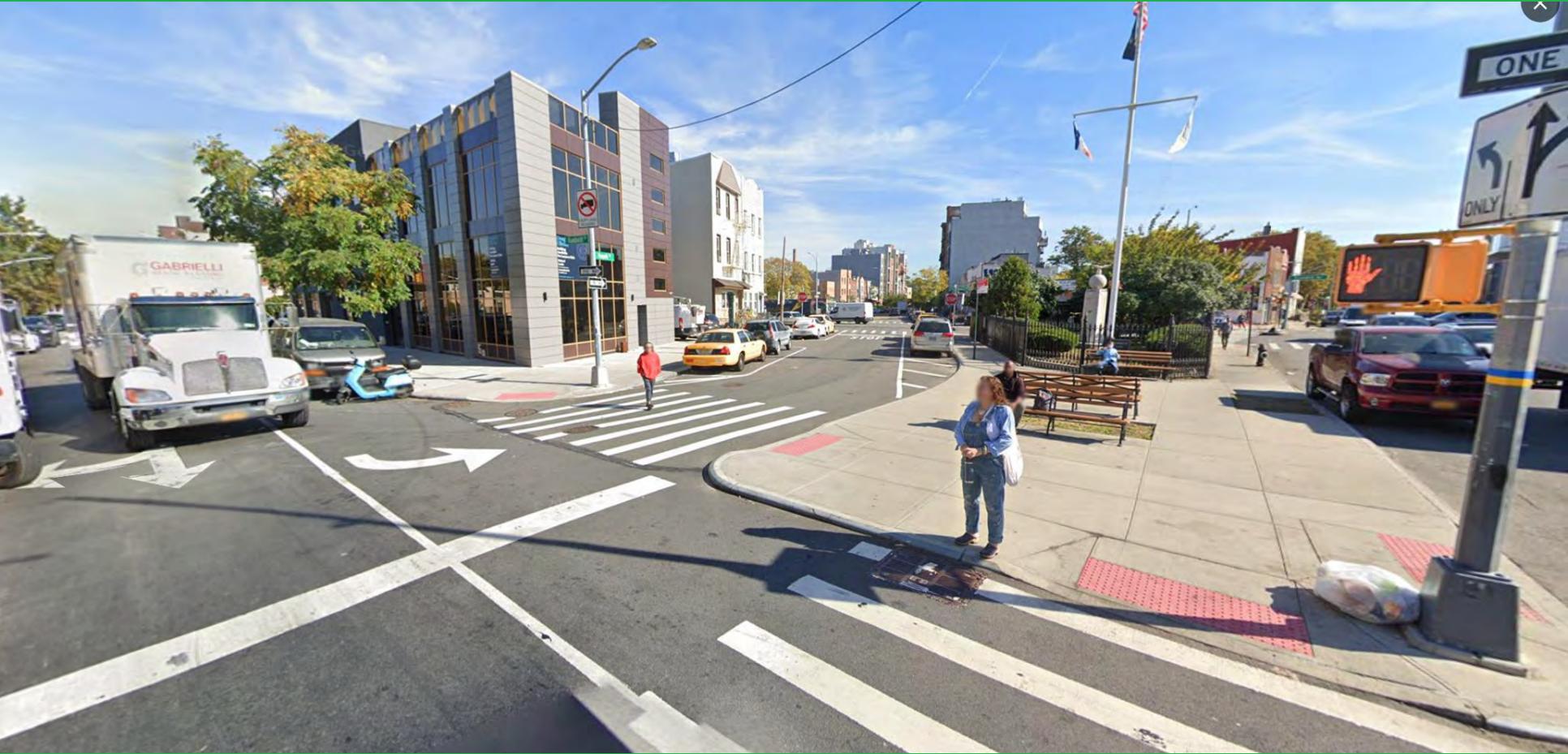
# OPEN STREET 2025

## WEEKEND ACTIVATIONS

## 6 EVENTS OVER COURSE OF YEAR

- Art Fairs,
- Holiday Market
- Crafting







# LIMITED LOCAL ACCESS

A curb cut may require limited local car access, could be provided as shown



# NEIGHBORS IN SUPPORT

We support the creation of Memorial Gore Plaza, a proposed public plaza on Maspeth Avenue between Humboldt Street and Woodpoint Avenue. It is a new Open Street, in operation on Saturdays in May and June 2024. It provides much needed community space and traffic calming — hosting events, expanded pedestrian circulation space, and an area for neighbors to relax alongside the Memorial Gore.

We support the continued development into a public plaza to:

- Provide much needed public space;
- Remove a dangerous slip lane and help calm traffic at the chaotic and busy confluence of Humboldt with Woodpoint and Metropolitan Avenue
- Be a connecting corridor between the Graham Avenue L and Cooper Park/Cooper Park Houses
- Enhance the experience and impact of the Memorial Gore

Residents of East Williamsburg regularly pass by Memorial Gore walking to and from the L train at Graham Avenue. The proposed expanded plaza space would dramatically improve the daily routine for countless people, while creating a new and novel public space for a community that hasn't seen significant investment in public realm improvements.

**We urge elected officials and NYC DOT to prioritize the creation of Memorial Gore Public Plaza as the community is ready to use it as such.**

## Support Memorial Gore Plaza

We urge elected officials and NYC DOT to prioritize the creation of Memorial Gore Plaza

Goal

500

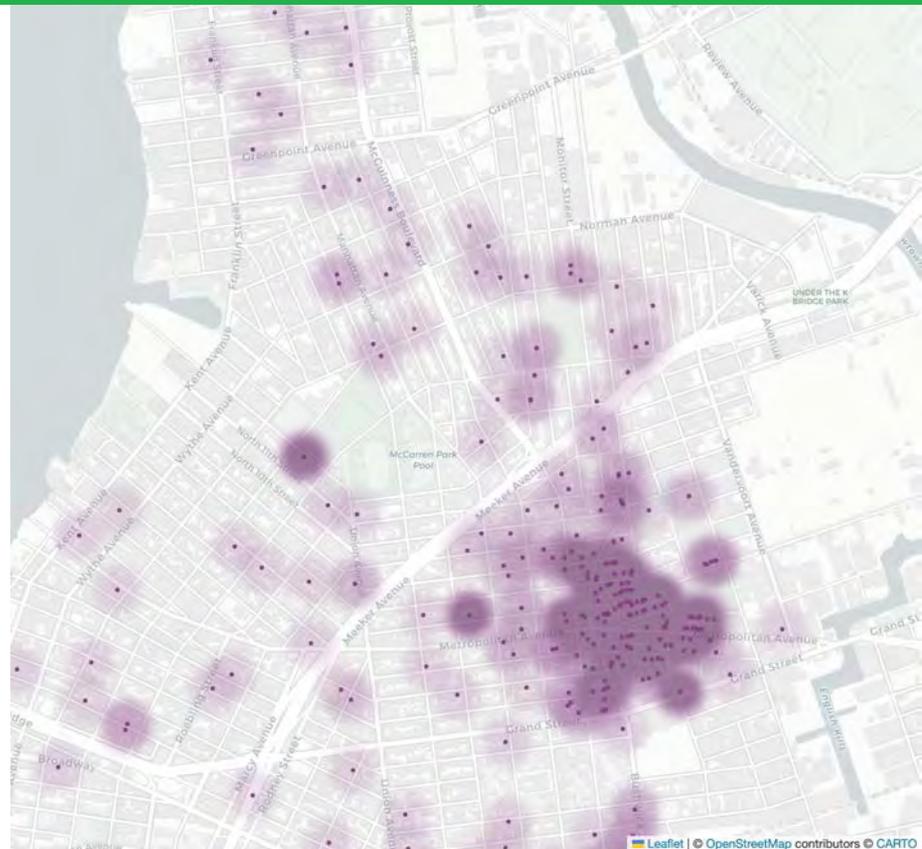
Supporters

504



# NEIGHBORS IN SUPPORT

Total Signatures: 504



# ORGANIZATIONS IN SUPPORT

Cooper Park Resident Council

Friends of Cooper Park

North Brooklyn Parks Alliance

St. Nicks Alliance

North Brooklyn

Transportation Alternatives

Olive Garden

Powers Garden

Red Shed Garden

Cooper Park Dog Parents Association

North Brooklyn Open Streets

Artelfest

**A GROWING LIST!...**

*COOPER PARK HOUSES*



St.Nicks Alliance

*Where Opportunity Grows*



NORTH  
BROOKLYN  
PARKS  
ALLIANCE

NORTH  
BROOKLYN  
OPEN  
STREETS



NORTH  
BROOKLYN  
*transportation alternatives  
activist committee*



*friends of*  
**Cooper  
Park**

**ARTELFEST**  
ART EVERYONE LOVES



# ELECTED OFFICIALS IN SUPPORT

**JENNIFER GUTIÉRREZ**

**NEW YORK CITY COUNCIL MEMBER**

**JULIA SALAZAR**

**NEW YORK STATE SENATOR**

**EMILY GALLAGHER**

**NEW YORK STATE ASSEMBLYMEMBER**

**MORE TO COME!**



# LOCAL BUSINESS SUPPORT

**EASY LOVER**

**ARTIST &  
CRAFTSMAN**

**SOL ET SOLEIL**

**AUTO REPAIR SHOP**

**HAREFIELD ROAD**

**HERE BK**

**SIMPLY NOVA**

**RECLAMATION BAR**



# THANK YOU!

## OPEN DISCUSSION

*friends of*  
**Cooper  
Park**



# THANK YOU!

**TAKE THE  
SURVEY!**

*friends of*  
**Cooper  
Park**

HELP SHAPE THE FUTURE OF  
COOPER PARK & EAST WILLIAMSBURG

## COOPER PARK PUBLIC REALM ACTION PLAN!

Share your ideas for improving streetscapes,  
beautifying public spaces, and making long-term  
investments in the neighborhood.

 St. Nicks  
Alliance

*friends of*  
**Cooper  
Park**

COOPER PARK  
RESIDENTS COUNCIL

SCAN THE QR CODE  
TO PARTICIPATE:



PUBLIC IDEAS  
SURVEY!!!





# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

Website: [www.nyc.gov/brooklyncb1](http://www.nyc.gov/brooklyncb1)

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

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DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

March 20, 2026

Commissioner Mike Flynn  
NYS Department of Transportation  
55 Water Street  
New York, NY 10041

## Re: Memorial Gore – Pedestrian Plaza Proposal and Public Realm Study

Dear Commissioner Flynn:

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

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

On behalf of the Transportation Committee of Brooklyn Community Board 1, I write to convey the Committee’s support for the proposal presented by Friends of Cooper Park for the creation of a pedestrian plaza on Maspeth Avenue between Humboldt Street and Woodpoint Road, in the area known as Memorial Gore.

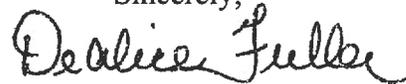
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The Committee further supports continued study of the broader public realm vision presented for Memorial Gore, including assessment of traffic impacts, pedestrian safety improvements, transit operations along the B24 route, and overall streetscape design. As the B24 operates through the study area, we request coordination with the Metropolitan Transportation Authority to ensure bus operations and rider access are maintained or improved. We also encourage the Department to engage with the community, nearby property owners—including the owners of the 19 Maspeth development site—and other relevant agencies as this work advances.

The Committee has also discussed the traffic congestion at the intersections of Metropolitan Ave & Bushwick Ave/Woodpoint Rd. and Metropolitan Ave & Humboldt St. We believe a study of this area should include additional signal controls to allow for a turn lane and signals to reduce the backups on the short stretch of Metropolitan Ave between Humboldt St and Bushwick Ave.

Thank you for your consideration. We look forward to continued coordination with the Department on this matter.

Sincerely,

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

Dealice Fuller  
Chairperson

CC: Hon. Zohran K. Mamdani, NYC Mayor  
Hon. Antonio Reynoso, Brooklyn Borough President  
Hon. Jennifer Gutierrez, Councilmember  
Janno Lieber, Chair & CEO of the NYC Metropolitan Transportation Authority



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)

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COUNCILMEMBER, 33rd CD

**HON. JENNIFER GUTIERREZ**  
COUNCILMEMBER, 34th CD

March 10, 2026

## COMMITTEE REPORT

### **PUBLIC SAFETY & HUMAN SERVICES COMMITTEE MEETING**

**TO:** Chairperson Dealice Fuller and CB1 Board Members

**FROM:** Mr. Lloyd Feng, Committee Chair  
Ms. Rosemary Espinal, Committee Co-Chair

**RE:** Public Safety & Human Services Committee Meeting of February 26, 2026

---

The Committee met on the evening of February 26, 2026, at 6:00 PM at Swinging Sixties Senior Center, 211 Ainslie St. Brooklyn, NY. 11211

#### ATTENDANCE:

**Present:** Feng (Chair); Aguilar; Barros; Aprile\*; Judelson\*; Rozmus\*

**Absent:** Bamonte; Dybanowski; Kaminski; Leanza; Indig.

**Excused:** Espinal; Drinkwater; Judelson\*.

(A quorum was not achieved)

**Subject: Comprehensive Review of Sexual Assault Forensic Examiner (SAFE) Program Services & General Public Safety Updates**

**CONTENT WARNING:** This report contains detailed descriptions of medical-forensic procedures and data related to sexual assault and violence.

**MOTIONS PASSED, REQUIRING CB1 VOTE:**

- CB1 to send a letter to CM Jennifer Gutierrez and Brooklyn Borough President Antonio Reynoso, emphasizing the safety concerns posed by the lack of lighting on South 5th Street between Hewes and Hooper Streets, and urging them to push NYC Parks to prioritize tree pruning on this street, and use discretionary funding for the expense.
- CB1 to send a letter to DOT Commissioner Mike Flynn to request pedestrian safety lighting along:
  - **Broadway** from Marcy Avenue to Hewes Street.
  - **McKibben Street** from White Street to Bogart Street (requesting that he provide an update as to when resources would “become available”).

**NEXT STEPS**

The Committee remains committed to addressing **underreporting** through increased government transparency and greater investment in community education. We recommended that Woodhull Hospital:

1. **Expand Public Awareness:** Engaging in a renewed public education and information campaign aimed at informing CB1 residents of the SAFE services that Woodhull and other designated hospitals offer should they or a loved one need it.
2. **Publish Data on SAFE Services:** CB1 recommended that Woodhull proactively publish data collected from its SAFE program so that the public can better understand what the program is and how it is serving community members that can ultimately encourage more public awareness of the SAFE program and increased utilization of it.
3. **Advocating Together for Better Resources:** We are eager to collaborate with Woodhull on shared advocacy toward securing the funding allocations and programmatic expansions that can ensure that CB1’s survivors are fully supported and empowered in seeking care, justice, and healing. Committee Chair Feng and committee member Barros who lead the Capital Budget Committee encouraged Woodhull to work more closely with CB1 in identifying specific expense and capital requests to support the SAFE program along with other hospital services that could be included in the District Needs Statement addressed to the mayoral administration. We are happy to collaborate with CB3 (Bed-Stuy) and CB4 (Bushwick) whose residents are also served by Woodhull.

**SEEKING PUBLIC INPUT:**

1. **[Public Lighting Issues]** If you know of a block or street where the lighting or lack thereof makes it difficult to see at night or poses additional safety issues, please contact the CB1 District Office with the specific location. Additionally, please submit a request with DOT if you would like to request an installation of lighting:

<https://www.nyc.gov/html/dot/html/contact/contact-form.shtml>. If you are seeking repair of an existing light, please submit a request with DOT here:

<https://service.nycctmc.org/alias3/main2.asp>.

2. **[Street Harassment]** If you or someone you know of have experienced street harassment in CB1, please reach out. There are board members and committee members interested in engaging with residents and businesses on combating such issues and bad actors in our community.
3. **[Any Quality of Life/Safety/Policy Issue]** If you, someone you know, or a local business are struggling with a Quality of Life or Safety issue and would like CB1's support, please reach out to the CB1 District Office. The Public Safety & Human Services Committee covers topics concerning CB1 residents and businesses related to the NYPD, FDNY, DSNY, Shelter, Social Services, Aging, Disability Concerns, and Health among other matters.

## COMMITTEE REPORT:

### I. Woodhull Hospital SAFE Program

Following a year of advocacy, the Committee met on **February 26, 2026**, with leadership from **NYC Health + Hospitals/Woodhull** to review the status of Sexual Assault Forensic Examiner (SAFE) services. This inquiry originated from a joint committee meeting in **February 2025** and a subsequent **December 2025** meeting, which culminated in a formal board letter to **CEO Sandra Sneed** seeking transparency on SAFE program data. This report details the program's operations, current service data, and additional precinct updates discussed during the meeting. Please see attached for the letter response from CEO Sneed with more detailed information about SAFE.

The Committee wishes to extend its deepest gratitude to the community members and survivors who attended this meeting. We acknowledge the profound courage required to share personal experiences regarding such sensitive topics; your presence is vital to ensuring these services remain survivor-centered and effective.

#### 1. What is a SAFE Program?

The SAFE program provides 24/7 support for patients reporting sexual assault.

- **The Examiners:** Staffed by Registered Nurses, Nurse Practitioners, and Physician Assistants with 40 hours of specialized NYS training and a supervised preceptorship.
- **Centers of Excellence:** To maintain this designation, hospitals must provide 24/7 on-call coverage and meet strict facility standards.
- **Survivor Rights:** Seeking medical care does not require pressing charges with the police. Reporting to law enforcement is entirely optional.

- **No Cost:** NYS funding covers the ED visit, exam, and prophylactic medications. Survivors are not required to use insurance, which prevents billing disclosures to policyholders.
- **Storage:** Forensic kits are stored securely for **20 years** at a state facility (separate from any hospital), even if a survivor chooses not to report the crime immediately.

**2. Understanding the Forensic Evidence Kit ("Rape Kit")**

A forensic examination is thorough and may take up to **three hours**. Survivors maintain full control and may consent to or decline any part of the exam. A kit typically includes:

- **Multiple Envelopes:** To separately label and preserve different types of evidence.
- **Biological Samples:** Collection of hair, fingernail scrapings, and genital swabs.
- **Clothing:** Preservation of garments worn during or after the incident.
- **Documentation:** Detailed photography and mapping of physical injuries.
- **Trace Evidence:** Use of a paper collection surface to capture fibers or other microscopic materials.
- **DFA Kits:** Specialized blood-testing kits are used in cases of suspected drug-facilitated assault.

**3. Current Data & Performance (2024–2025)**

The data provided covers Woodhull and Kings County facilities, which share a borough-wide pool of examiners.

Metric	2024 Data	2025 Data
Cases at Woodhull	63	33
Cases at Kings County	207	254
Response Time	55 minutes (Avg)	<60 minutes
Advocacy Rate	100% offered advocates	100% offered advocates

**Demographic Trends:**

- **Race:** 61% African American/Black, 21% Latino/Hispanic, and 12% White.
- **Age:** 44% of survivors were between the ages of 18 and 29.

**II. 90th Precinct & Other Safety Matters**

Following the SAFE program presentation, the Committee addressed several pressing local concerns:

## 90th Precinct

- **Sgt. Leticia DumasGalindo** and **PO Giuseppe Gagliardi** introduced Sgt. Jane Kim as the new supervisor for the Quality of Life Team (Q Team). She leads the Day Team, when contacting our police officers, please do so respectfully and responsibly.
  - **Day Team:** Sgt. Jane Kim ([Jane.kim@nypd.org](mailto:Jane.kim@nypd.org))
  - **Night Team:** Sgt. Leticia DumasGalindo ([leticia.dumasgalindo2@nypd.org](mailto:leticia.dumasgalindo2@nypd.org)) & Sgt. Alvaro Tobon ([Alvaro.tobon@nypd.org](mailto:Alvaro.tobon@nypd.org))
- **Uptick in Robberies:** Sergeant DumasGalindo and PO Gagliardi reported that there has been a noticeable trend of robberies in which people's jewelry is targeted and stolen, often involving a getaway vehicle that is itself stolen or using stolen plates.
- **Park Safety:** The officers announced that local parks will close at **9:00pm** during summer months to manage public safety.
- **Surveillance:** New cameras have been installed at **Rodney Park** to enhance monitoring.

## Committee Discussion

- **Woodhull Hospital Community Advisory Board:** Karina Aguilar represents CB1 on the CAB. She provided a report from the most recent monthly CAB meeting held on February 23, 2026. She shared that Woodhull provided warming buses equipped with food and drink for residents who needed to escape the cold during the most recent cold front and blizzard. In other hospitals like Bellevue Hospital in Manhattan, individuals were provided space to sleep in the lobby.
- **Street Lighting:** Resident Cassandra Acevedo shared that she is deeply concerned by the lack of action on the request for street light installation on South 5th Street between Hooper Street and Hewes Street. Committee Chair Feng and CB1 have been working with her and corresponding with DOT and the Parks Department on the matter. Upon CB1's request, DOT conducted a study of the location in Fall 2025 and agreed that there needs to be lighting installed, but that Parks would need to clear the overgrown trees prior to DOT installation. But Parks shared that it would not be able to prune the trees *until FY30, which is four years from now, leaving residents in limbo*. Committee members were shocked to hear that it would take so long, esp. since DOT is ready to install the lights.
  - Committee member Barros raised the need for increased lighting along Broadway under the JMZ subway platform and tracks. Even before the current renovations, the thoroughfare was dimly lit in the daytime and nighttime.
  - Committee member Aguilar forwarded a request she had made of DOT, reporting the need for increased lighting on McKibben Street from White Street to Bogart Street where residents have been sexually harassed. Increased lighting could deter such behavior. DOT indicated that it had evaluated the location and would install lighting once "resources become available."

- Committee members were in agreement that we need to advocate more forcefully to ensure that CBI residents' lighting requests are addressed expeditiously.
- **Transit & Homelessness:** Members raised concerns about homeless individuals and emotionally distressed people (EDP) on subways. Officers clarified that subway issues fall under the **Transportation Police/MTA** jurisdiction and that police cannot force individuals into shelters. Sgt. Dumasgalindo shared that the BHEARD program that sends a team of two EMTs/paramedics and a mental health professional to respond to a case report of an EDP has not been rolled out in the 90th Precinct. She indicated that situations in which such teams end up requiring the support of law enforcement are not infrequent; for instance, cases in which the non-police responders need law enforcement presence to ensure their own safety. She also shared that initial case reports may not indicate when an individual is an EDP. Consequently, law enforcement is dispatched as the primary responder; however, the person's psychological distress often only becomes apparent once officers arrive on the scene. Committee members noted the tricky balance between ensuring that the first responders to situations involving an EDP are best attuned to executing a non-escalatory response and the practical need to ensure that all first responders, including police officers, are able to respond to a case with their own safety assured.

### **III. Updates from the Committee Chair**

#### **275 Metropolitan Avenue Quality of Life Issues**

The Committee is providing ongoing support to residents and businesses near **275 Metropolitan Ave** regarding a 9-month escalation of safety issues involving large numbers of loitering delivery drivers. On Wednesday, February 25, 2026, Committee Chair Feng in coordination with Chair Fuller and the District Office convened a meeting between:

- Representatives from neighbors and businesses by 275 Metropolitan Ave; Council Member Jennifer Gutierrez and staff; and Captain Vincent Seminerio, Commanding Officer of the 90th Precinct and officers.
- **Logistics:** While our initial focus was the 90th Precinct, we have clarified that the vacant lot at **275 Metropolitan Ave**—the primary site of concern—falls within the **94th Precinct** (Metropolitan Avenue is the boundary between the two precincts with north of Metropolitan under the 94th Precinct and south of Metropolitan under the 90th Precinct). We are now looping in **Captain Bert Antoine** for a coordinated response.
- **Primary Concerns:**
  - Unregulated delivery hub causing large congregation, persistent loitering, and feelings of unsafe passage, esp. for women.
  - Violence (e.g., use of a bike lock as a weapon), open drug use, and public drinking.
  - Reckless driving and sanitation issues.
  - **Fear of Retaliation:** Residents have expressed significant worry that reporting these issues may lead to retaliation.

We appreciate our neighbors for testifying at our November 2025 Combined Board Meeting and Public Hearing and bringing this to the board's attention. We are also grateful for the 90th and 94th Precincts' attentiveness to monitoring the situation and providing more visibility, and to Council Member Gutierrez and her team for coordinating next steps to engage in community education of delivery drivers serving our area and to find a solution for the block.

If any other residents or businesses are struggling with Quality of Life issues and would like CB1's support, please reach out to the CB1 District Office.



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



**SIMON WEISER**  
FIRST VICE-CHAIRMAN

**DEL TEAGUE**  
SECOND VICE-CHAIRPERSON

**GINA BARROS**  
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RECORDING SECRETARY

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MEMBER-AT-LARGE

**DEALICE FULLER**  
CHAIRPERSON

**JOHANA PULGARIN**  
DISTRICT MANAGER

**HON. LINCOLN RESTLER**  
COUNCILMEMBER, 33rd CD

**HON. JENNIFER GUTIERREZ**  
COUNCILMEMBER, 34th CD

December 24, 2025

Sandra Sneed  
Chief Executive Officer  
NYC Health + Hospitals/Woodhull  
760 Broadway  
Brooklyn, NY 11206

## **Re: Request for Comprehensive Data on Sexual Assault Forensic Examiner (SAFE) Services in Brooklyn**

Dear Ms. Sneed:

On behalf of Brooklyn Community Board 1, I am writing to request comprehensive data on Sexual Assault Forensic Examiner (SAFE) services from all currently designated SAFE hospitals and programs in Brooklyn. This request originated from our joint Women's Issues and Public Safety & Human Services committee meeting on December 1, 2025, and was passed unanimously by the full Board at our December 9, 2025, Combined Board Meeting and Public Hearing.

### **Purpose of Request:**

To effectively advocate for our community's needs and assess whether SAFE-designated facilities are meeting statutory requirements and community needs, Brooklyn Community Board 1 requires baseline data on service provision, access patterns, and potential disparities in care.

### **Data Requested (aggregated to protect individual privacy):**

We respectfully request the following information covering the period from each facility's respective SAFE designation through the most recent complete calendar year:

#### **I. Service Volume**

- Total number of sexual assault forensic exams (SAFEs) completed
- Total number of requests for SAFEs received (including declined or incomplete exams)
- Breakdown by zip code of patient residence

## **II. Demographic Data (in aggregated form)**

- Age categories (pediatric 0-17, adult 18-64, elder 65+, with adult section further broken down if possible)
- Sex
- Gender identity (as recorded by the facility)
- Race/ethnicity (aggregated categories per DOH standards)

## **III. Timeliness Metrics**

- Average and median time between patient arrival and exam initiation
- Day of week distribution for exam requests and completions
- Time of day distribution for exam requests (in 4-hour blocks: 12am-4am, 4am-8am, 8am-12pm, 12pm-4pm, 4pm-8pm, 8pm-12am)
- Approximate time between reported incident and patient arrival (in categories: 0-24hrs, 24-48hrs, 48-72hrs, 72+hrs)

## **IV. Service Quality Indicators**

- Personnel type administering exams (SAFE, SANE, SANE-A, MD, NP, PA, RN)
- Presence of rape crisis advocate (yes/no/unknown)
- Police notification/involvement (yes/no/patient declined to report)
- Any existing trend analysis or quality assessments conducted by the facility

## **V. Compliance Data**

- Documentation of 24/7/365 SAFE capability
- Average response time from patient arrival to SAFE examiner availability
- Instances where exams were delayed beyond 60 minutes, with documented reasons

### **Response Timeframe:**

Brooklyn Community Board 1 respectfully requests a response within 30 days of receipt of this letter. This data will inform our community's understanding of service accessibility and quality and guide our recommendations for improvements to the SAFE program.

As the agency responsible for overseeing the SAFE program and hospital designations, the Department of Health is uniquely positioned to provide this critical data. We recognize that your department maintains oversight of SAFE program standards and facility compliance, making this information request particularly appropriate for your office.

We appreciate your attention to this matter and your commitment to supporting survivors of sexual violence in our community.

Working for Safer Williamsburg and Greenpoint.

Sincerely,

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

Dealice Fuller  
Chairperson

cc: The Honorable Kathy Hochul, Governor, New York State  
Dr. James McDonald, Commissioner, NYS Department of Health  
Kelli Owens, Executive Director, NYS Office for the Prevention of Domestic Violence  
Mitchell Katz, MD, President and CEO, NYC Health + Hospitals  
The Honorable Antonio Reynoso, Brooklyn Borough President  
The Honorable Jennifer Gutierrez, Council Member, District 34  
The Honorable Lincoln Restler, Council Member, District 33  
The Honorable Julia Salazar, Senator, District 18  
The Honorable Kristen Gonzalez, Senator, District 59  
The Honorable Emily Gallagher, Assembly Member, District 50  
The Honorable Maritza Davila, Assembly Member, District 53



# Woodhull

February 26, 2026

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

Dear Ms. Fuller and Members of Brooklyn Community Board 1:

Thank you for your letter dated December 24, 2025 regarding Sexual Assault Forensic Examiner (SAFE) services at NYC Health + Hospitals. We appreciate your interest in this very important issue, and your advocacy to ensure the continued availability and strength of these services.

Since 2004, the SAFE Program at NYC Health + Hospitals has operated 24 hours a day, seven days a week to support patients who come to our Emergency Departments reporting sexual assault (SA). The program is staffed by specially trained clinicians – Sexual Assault Forensic Examiners (SAFEs) – whose role is to provide trauma-informed care while carefully collecting and preserving forensic evidence to ensure that critical information is not lost, damaged, or overlooked.

Our Sexual Assault Response Team (SART) works tirelessly to develop and implement policies and procedures for the treatment of sexual assault patients: ensure timely coordination with survivor advocates; and, collect and maintain forensic evidence utilizing New York State’s standardized evidence collection kits and procedures, including the use of supplemental kits in cases of suspected drug-facilitated sexual assaults, when appropriate. As a result of these efforts, all 11 of NYC Health + Hospitals acute care facilities are New York State Department of Health (NYS DOH) SAFE Centers of Excellence.

The SART is comprised of two umbrellas: (1) Borough Teams and (2) Central Office Team.

Borough Teams in Brooklyn, Bronx, Manhattan, and Queens are clinical and operate out of the Emergency Department at every facility. Each borough has a *Borough Medical Director* and *Borough Coordinator* who oversee the borough program. They also have Site Medical Director and Site Coordinator counterparts at each site where the borough leads are not based. Each borough has a pool of SAFEs who sign up for 12 hours on call shifts and report to the borough facilities when patients enter reporting SA.

In recent years, the Central Office Team, under the umbrella of the Office of Women’s Health and with the help of facility Emergency Department leadership, has strengthened NYC Health + Hospitals’ SAFE Program systemwide. Together, they led the SART Program through its first comprehensive financial investment in the program since 2004, positioning it for continued excellence in serving SA survivors while creating opportunities for innovation and advancement.

This transformational increase enabled standardized compensation for Borough Coordinators, standardized increases for all SAFEs, and compensation for other members of the SART. In addition, in 2023, updated equipment was purchased for each of the 11 SART Exam Rooms, ensuring state-of-the-art facilities for conducting forensic examinations.

The expanded program budget has also enabled us to standardize and accelerate SAFE onboarding across all borough pools. Previously, SAFEs were hired through four separate payment channels, creating onboarding timelines of up to one year. Through strategic collaboration with our Office of Legal Affairs, Payroll, and HR, we transitioned to direct hiring by NYC Health + Hospitals. Over 70 SAFEs have been onboarded in the past year, strengthening borough team capacity and enabling fuller call schedules towards 24/7 coverage systemwide. Our SAFEs are comprised of Registered Nurses, Nurse Practitioners and Physician Assistants who have undergone NYS DOH required training.

New York State Law requires that unreported kits be stored for 20 years from the date of collection. In compliance with the law, NYC Health + Hospitals has relocated thousands of Sexual Offense Evidence Collection Kits (SOECKs) and Drug-Facilitated Sexual Assault (DFSA) kits from all 11 of its sites to a legally compliant upstate storage facility, maintaining rigorous chain-of-custody protocols throughout the process.

**NYC Health + Hospitals**  
**Sexual Assaults Forensic Examiner (SAFE) Program, 2024 Brooklyn Data\***  
*\*Includes data from Kings County and Woodhull*

- In order to maintain our SAFE Center of Excellence designation, we need to maintain <60 minutes response time. The average wait time in minutes between patient disclosure of the sexual assault and the arrival of a SAFE or other medical professional to conduct a medical-forensic exam was below 55 minutes for ALL of 2024.
- During this time period, there were 7-8 SAFEs at any given time in the pool responding to calls at Kings County and Woodhull.
- 100% of patients presenting for sexual assault were offered a rape crisis advocate and at least one follow-up contact attempt was made by a social worker after the ED visit.
- In 2024, there were 207 cases at Kings County and 63 at Woodhull. In 2025, there were 254 cases at Kings County and 33 at Woodhull.
- A breakdown by Ethnic Origin revealed that 21% of patients presenting for sexual assault were of Latinx/Hispanic origin.
- A breakdown by Race revealed that 61% of patients presenting for sexual assault were African American/ Black, 12% were White, and 16% were of another race.
- 34% of SA patients were between the ages of 30 and 59; 24% of patients presenting for sexual assault were between the ages of 18-24 and nearly 20% of these patients were between the ages of 25-29.

Thank you,



*Sandra Sneed, CEO, MBA, FACHE*



## Sexual Assault Teams

Our experienced, skilled staff provides victims of sexual assault with the expert, sensitive care they urgently need following this kind of devastating trauma. All of our acute care hospitals have been designated by the New York State Health Department as Centers of Excellence to treat sexual assault victims.

### How We Care For You

NYC Health + Hospitals has specially trained Sexual Assault Response Teams (SART) approved by the New York State Department of Health in every hospital emergency room. Sexual assault victims receive care within one hour of their arrival.

The SART staff members at our Sexual Assault Forensic Examiner (SAFE) Centers of Excellence have gone through intensive training and are approved by the New York State Department of Health. Their tasks include:

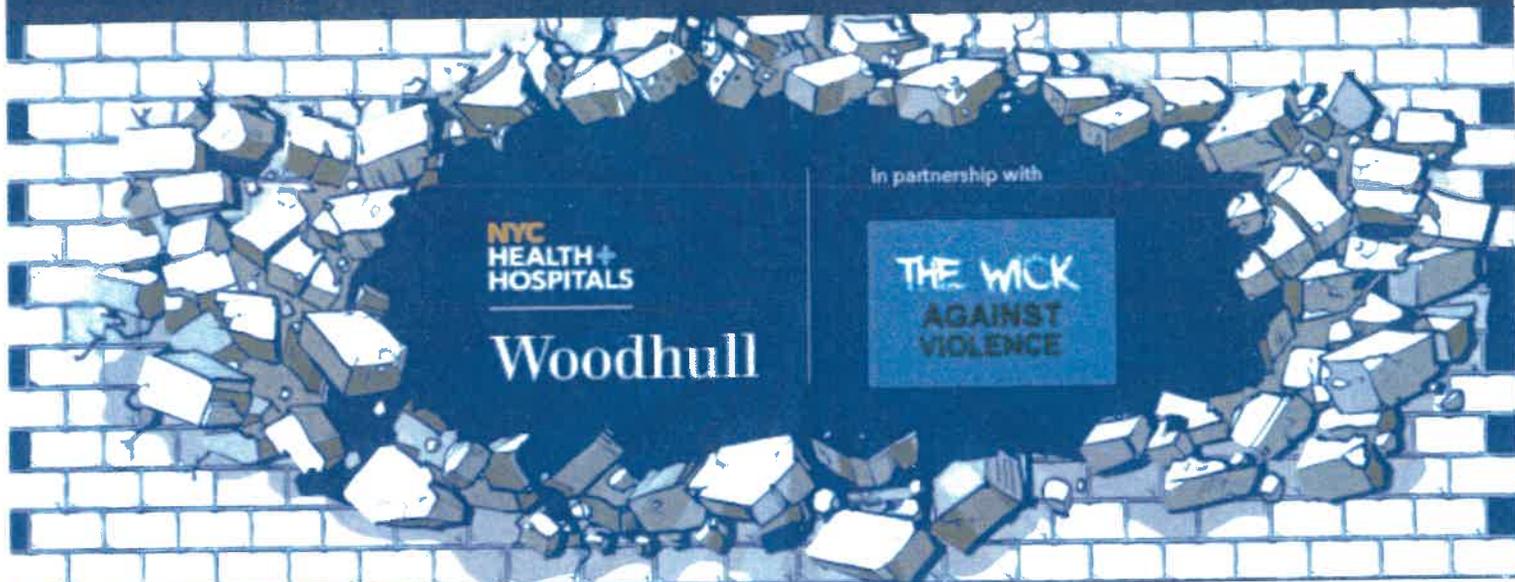
- + Properly identifying, collecting and storing forensic evidence
- + Accurately documenting injuries
- + Attending to the significant emotional needs of rape victims

**Forensic examiners** perform a thorough evaluation including a physical examination and medical history. This process ensures your health and safety and collects evidence of the crime. **Rape crisis counselors** help you recover from the physical and emotional trauma of sexual assault.

NYC Health + Hospitals assault recovery teams operate around the clock to minimize trauma to the victim and reduce the risk that critical evidence will be lost, damaged or overlooked.

NYC Health + Hospitals provides high-quality health care to all New Yorkers, regardless of their ability to pay. We'll also help you find health insurance if you need it.

# NYC Health + Hospitals/Woodhull partnered with the "WICK Against Violence"



**Mission Statement:** NYC Health + Hospitals/Woodhull has partnered with the "WICK Against Violence", a program of the Neighborhood Safety Coalition, to enhance the hospital's existing violence prevention efforts by inviting violence interruption and mediation services into the hospital to support victims of violence. We provide a collaborative community-based approach to those more likely to be impacted by gun violence and provide them with access to resources and services in an effort to prevent future violence and break the cycle of violence. The program is geared to be the hub that provides compassionate, comprehensive care and innovative strategies to steer high-risk New Yorkers away from a culture of violence and guns.

## Services provided:

- + CV (Cure Violence) interruption and mediation services.
- + Engage in supportive conversations.
- + Exchange contact information with family/victim for follow up assistance.



For more information, please contact:

**Jessica Arocho**  
Director of Community Affairs  
Program Coordinator  
718-963-8140

**Totteanna Conley**  
Assistant Coordinating Manager  
718-963-8934

## INSURANCE PLANS ACCEPTED

### ALL SERVICES

Woodhull accepts the following plans:

#### + Medicaid

#### + Medicare

#### + Metroplus Health Plan

Medicaid, Child Health Plus, SNP, Gold, QHP, SHOP, Medicare, Essential, HARP

#### + HealthFirst Health Plan

Medicaid, Child Health Plus, Medicare, QHP, Essential

#### + Emblem Health Plan (HIP and GHI)

Medicaid, Child Health Plus, Medicare, Commercial, Essential, HARP

#### + Aetna

#### + AlphaCare

Medicare

#### + AmidaCare

Medicaid, Medicare

#### + Fidelis Care NY

Medicaid, Medicare, Essential, HARP

#### + United HealthCare

Commercial, QHP, Medicare (Excludes Dental)

#### + United HealthCare Community Plan (formerly AmeriChoice)

Medicaid, Child Health Plus, Medicare, Essential  
(Excludes Dental & Behavioral Health)

#### + Oxford (Freedom and Liberty)

Commercial, SHOP, Medicare (Excludes Dental)

#### + Secure Horizons

Medicare

#### + Empire Blue Cross/Blue Shield

#### + Empire Blue Cross/Blue Shield HealthPlus

Medicaid, CHPlus, MLTC, Essential, HARP

#### + CareConnect

EPO

#### + Local 1199

#### + MagnaCare

#### + MultiPlan PPO

Many Commercial plans participate in MultiPlan PPO. Some will require an authorization. Please see the **Managed Care Office** in room 2B-230 or call **(718) 630-3020**.



### DENTAL

#### + Medicaid

#### + DentalQuest

HealthFirst, Fidelis, Empire Blue Cross Blue Shield (CHP-B only; Based on member's coverage), GHI (CHP-B only)

#### + HealthPlex

MetroPlus, HIP, VNSNY Choice

For any plans not listed (including FIDA and MLTC), Please call the **Managed Care Office** at **(718) 630-3020**, visit room 2B-230 or see a Financial Counselor in the Practice.

For 24 Hour access to a Financial Counselor call the **ED Discharge Office** at **(718) 630-3403**.

To change your health plan please call **New York Medicaid Choice** at **(800) 505-5678** or the **New York State of Health** at **(855) 355-5777**.

If you do not have insurance, please see a Financial Counselor in one of the clinics to discuss your insurance options.

For more information on **Behavioral Health Services** please call **(718) 630-3020**.



## Healthcare in Your Neighborhood

### Adult Services

Adolescent Medicine  
 Adult Asthma Clinic  
 Adult Primary Care & Geriatrics  
 Allergy & Immunology,  
 Adults & Pediatrics  
 Ambulatory Surgery  
 Audiology  
 Bariatrics  
 Breast Oncology  
 Breast Surgery  
 Cardiology  
 Colonoscopy  
 COVID Testing and  
 COVID Vaccine  
 Dental/Oral Surgery  
 Dermatology  
 Endocrinology  
 Ear, Nose and Throat  
 Gastroenterology  
 General Surgery  
 Hand Orthopedics  
 Hematology  
 Hepatology  
 Infectious Diseases  
 Nephrology  
 Neurology  
 Ophthalmology  
 Optometry  
 Orthopedics  
 Pain Management  
 Physical Therapy  
 Plastic Surgery  
 Podiatry  
 Pride Health Center  
 Pulmonary  
 Renal  
 Rheumatology

Speech Therapy  
 Urology

### Pediatric Services

Pediatric ADHD  
 Pediatric Asthma  
 Pediatric Audiology  
 Pediatric Cardiology  
 Pediatric Dental  
 Pediatric Developmental  
 Pediatric Endocrinology  
 (Diabetes/ Nutrition)  
 Pediatric Hematology  
 Pediatric Nephrology  
 Pediatric Optometry  
 Pediatric Oral Surgery  
 Pediatric Orthopedics  
 Pediatric Primary care  
 Pediatric Pulmonary  
 Pediatric Rheumatology

### OB/ GYN Services

Antepartum Care  
 Breastfeeding Classes  
 Colposcopy  
 Dietitian Support  
 Elective Termination  
 Family Planning  
 Genetic Counseling  
 Gynecology  
 High Risk Prenatal Care  
 Infertility  
 Male STD Testing  
 Midwifery Services  
 Minimally Invasive Procedures  
 Obstetrics  
 Obstetrics Ultrasound  
 Postpartum  
 Preconception Care

Pregnancy Testing

### Radiology

Barium Swallow  
 Breast Needle Localization  
 CT Scan  
 DEXA (Bone Density)  
 GI Series  
 Hysterosalpingogram (HSG)  
 Mammography (Screening & Diagnostic)  
 MRI  
 Nuclear Medicine Testing  
 Stereotactic Biopsy  
 Ultrasound  
 Ultrasound Guided Core Breast Biopsy

### Behavioral Health

Adult Comprehensive Psychiatric Emergency  
 Program (CPEP)  
 Adult Inpatient Services  
 Adult Outpatient Mental Health Services  
 Child and Adolescent Outpatient Mental  
 Health Services  
 Adult Outpatient Substance Use Disorder  
 Services  
 Assertive Community Treatment  
 (ACT Program)  
 Adult Mobile Crisis Management Unit

### Cardiology Services

Arrhythmia Monitoring (ZIO, Holter Monitor)  
 Echocardiography with color flow doppler  
 EMG/ EEG  
 MUGA (Multigated Acquisition Scan)  
 Nuclear Stress test

### Vascular Department

Carotid, Aortic and Vascular Ultrasound



Baby Friendly USA  
2017-2022



**MAKE AN APPOINTMENT CALL 1-844-NYC-4NYC (4692)**





# COMMUNITY BOARD No. 1

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
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CHAIRPERSON

JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

March 18, 2026

Hon. Mike Flynn  
Commissioner  
NYC Department of Transportation  
55 Water Street, 9<sup>th</sup> Floor  
New York, NY, 10041

Dear Commissioner Flynn:

At the regular meeting of Brooklyn Community Board No. 1, held on March 10, 2026, and based on a recommendation from its Public Safety & Human Services Committee the Board Members voted to support sending this letter

On behalf of Community Board 1, we are writing to request the installation of pedestrian safety lighting along several corridors within our district where residents have expressed ongoing concerns about visibility and safety during evening and nighttime hours.

Specifically, we request the installation of pedestrian safety lighting along the following locations:

- **Broadway from Marcy Avenue to Hewes Street**
- **McKibben Street from White Street to Bogart Street**

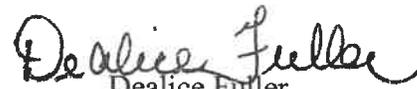
Improved lighting along these corridors would enhance pedestrian visibility, increase public safety, and support residents who rely on these routes for daily travel. We have heard from community members that lighting conditions in these areas remain insufficient, particularly during darker hours when pedestrian activity continues.

In addition, regarding **McKibben Street from White Street to Bogart Street**, we would appreciate an update from your office on the status of this request and when resources may become available to address the installation of pedestrian safety lighting in this corridor.

The vote was as Follows: 31 "YES," 0 "NO," 0 "ABSTENTIONS," and 0 "RECUSALS."

Working for a Better Williamsburg-Greenpoint.

Sincerely,

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

Dealice Fuller  
Chairperson



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINNA BARROS  
THIRD VICE-CHAIRMAN

DAVID HEIMLICH  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

March 18, 2026

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

## **RE: Safety Concerns — Inadequate Lighting on South 5th Street Between Hewes and Hooper Streets — Urgent Request to Expedite NYC Parks Tree Pruning**

Dear Borough President Reynoso,

At the regular meeting of Brooklyn Community Board No. 1, held on March 10, 2026, and based on a recommendation from its Public Safety & Human Services Committee, the Board Members voted to support sending this letter.

On behalf of Community Board 1, we are writing to express serious safety concerns regarding the lack of adequate lighting on South 5th Street between Hewes Street and Hooper Street — and to request your office's direct intervention to break a documented inter-agency deadlock that is preventing a timely resolution.

Community members have reported that this block is particularly dark during evening and nighttime hours. The limited visibility creates unsafe conditions for pedestrians and residents who rely on this corridor.

**This issue now has a documented administrative history.** In October 2025, following a request submitted by a CB1 member, the New York City Department of Transportation (DOT) conducted a formal survey of the block. In a letter dated October 24, 2025 (Case No. DOT-719444-N9R1, DSL# 25-507), Brooklyn Borough Commissioner Keith Bray confirmed that additional street lighting is warranted and that DOT's Street Lighting Unit will schedule installation. However, DOT also identified that overgrown tree

canopies are obstructing existing lighting and referred CB1 to the NYC Department of Parks and Recreation's Brooklyn Forestry Unit to perform pruning before or alongside any lighting work.

CB1 staff subsequently contacted the NYC Parks North Brooklyn administrator. Parks' response, dated October 31, 2025, confirmed that block pruning on this stretch of South 5th Street is **not scheduled until Fiscal Year 2030** — approximately four years from now.

This timeline is unacceptable. DOT has confirmed the problem, validated the need for new lighting, and is prepared to act. NYC Parks' FY 2030 schedule means that both the pruning and the lighting installation will be delayed for years — leaving residents on an already-documented dangerous block without relief.

We respectfully urge your office to take the following actions:

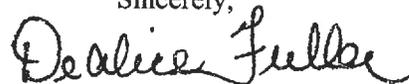
1. **Advocate directly with NYC Parks leadership** to expedite tree pruning on South 5th Street between Hewes and Hooper Streets ahead of the current FY 2030 scheduled date.
2. **Consider utilizing Borough President discretionary funding** to support the cost of this tree maintenance work, enabling Parks to prioritize this block without drawing on its constrained existing budget.
3. **Follow up with DOT** to ensure that lighting installation (Case No. DOT-719444-N9R1) proceeds promptly once tree obstruction is addressed.

Residents should not have to wait four years for a safety fix that two city agencies have already confirmed is necessary.

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

Working for a Better Williamsburg-Greenpoint.

Sincerely,



Dealice Fuller  
Chairperson

Cc: Hon. Mayor Zohran Mamdani  
Hon. Mike Flynn, Commissioner NYC Department of Transportation



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COUNCILMEMBER, 33rd CD

**HON. JENNIFER GUTIERREZ**  
COUNCILMEMBER, 34th CD

March 18, 2026

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

**RE: Safety Concerns — Inadequate Lighting on South 5th Street Between Hewes and Hooper Streets  
— Urgent Request to Expedite NYC Parks Tree Pruning**

Dear Council Member Gutierrez,

At the regular meeting of Brooklyn Community Board No. 1, held on March 10, 2026, and based on a recommendation from its Public Safety & Human Services Committee, the Board Members voted to support sending this letter.

On behalf of Community Board 1, we are writing to express serious safety concerns regarding the lack of adequate lighting on South 5th Street between Hewes Street and Hooper Street — and to request your office's direct intervention to accelerate a resolution that two city agencies have already confirmed is necessary.

Community members have reported that this block is particularly dark during evening and nighttime hours. The limited visibility creates unsafe conditions for pedestrians and residents who rely on this corridor.

**This issue now has a documented administrative history.** In October 2025, following a request submitted by a CB1 member, the New York City Department of Transportation (DOT) conducted a formal survey. In a letter dated October 24, 2025 (Case No. DOT-719444-N9R1, DSL# 25-507), Brooklyn Borough Commissioner Keith Bray confirmed that additional street lighting is warranted and that DOT's Street Lighting Unit will schedule installation. DOT also specifically identified overgrown tree canopies as obstructing existing lighting and referred CB1 to NYC Parks' Brooklyn Forestry Unit for pruning.

CB1 staff followed up with NYC Parks. Parks' response, dated October 31, 2025, confirmed that block pruning on this stretch of South 5th Street is **not scheduled until Fiscal Year 2030**.

This four-year timeline is not a reasonable response to a confirmed public safety hazard on an active pedestrian corridor. DOT is ready to install new lighting. Parks' scheduling backlog is the only remaining obstacle.

We respectfully urge your office to take the following actions:

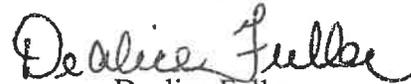
1. **Contact NYC Parks leadership directly** to request expedited tree pruning on South 5th Street between Hewes and Hooper Streets, ahead of the current FY 2030 schedule.
2. **Consider directing Council Member discretionary funding** toward the cost of this tree maintenance work to enable Parks to prioritize this block.
3. **Follow up with DOT** to confirm that lighting installation (Case No. DOT-719444-N9R1) will proceed promptly once tree obstruction is addressed.

Residents on this block should not have to wait four years for action that both DOT and Parks have already acknowledged is needed.

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

Working for a Better Williamsburg-Greenpoint.

Sincerely,



Dealice Fuller

Chairperson

Cc: Hon. Mayor Zohran Mamdani  
Hon. Mike Flynn, Commissioner NYC Department of Transportation



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HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

March 18, 2026

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

**RE: Safety Concerns — Inadequate Lighting on South 5th Street Between Hewes and Hooper Streets — Request to Expedite Tree Pruning**

Dear Commissioner Maher,

At the regular meeting of Brooklyn Community Board No. 1, held on March 10, 2026, and based on a recommendation from its Public Safety & Human Services Committee, the Board Members voted to support sending this letter.

On behalf of Community Board 1, we are writing to request urgent action by the NYC Department of Parks and Recreation to expedite tree pruning on South 5th Street between Hewes Street and Hooper Street — a step that your agency's own staff has confirmed is necessary and that DOT has independently validated as the critical obstacle to improving street safety on this block.

The documented background is as follows. In October 2025, the New York City Department of Transportation (DOT) conducted a formal survey of South 5th Street between Hewes and Hooper Streets following a request submitted by a CB1 member. In a letter dated October 24, 2025 (Case No. DOT-719444-N9R1, DSL# 25-507), Brooklyn Borough Commissioner Keith Bray confirmed that additional street lighting is warranted and that DOT's Street Lighting Unit will schedule installation. DOT also specifically identified overgrown tree canopies as obstructing existing lighting and referred CB1 to NYC Parks' Brooklyn Forestry Unit to perform pruning.

CB1 staff contacted Mary Salig-Husain, Park Administrator for North Brooklyn Parks, who responded on October 31, 2025, that block pruning on this stretch of South 5th Street is not scheduled until Fiscal Year 2030 and that two work orders are in place to remove trees on the even-numbered side of the

street.

We understand that NYC Parks operates under significant resource constraints and manages a large portfolio of tree maintenance work across the borough. We do not raise this matter to minimize those challenges. However, FY 2030 is not an acceptable timeline when DOT has already confirmed that new lighting is ready to be installed and that tree obstruction is the sole remaining barrier to implementation. Residents on this block have waited long enough.

We respectfully request the following:

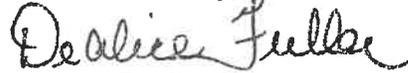
1. Expedite the scheduling of block pruning on South 5th Street between Hewes and Hooper Streets ahead of the current FY 2030 target, given the confirmed public safety impact and DOT's readiness to proceed with lighting installation.
2. Provide CB1 with a revised timeline for when the pruning work can realistically be completed if earlier scheduling is feasible.
3. Confirm the scope of the existing work orders to remove trees on the even-numbered side of the street and advise whether those removals can be advanced on the same expedited basis.

We are also pursuing discretionary funding options through elected officials to assist with the cost of this work, and we welcome any guidance from your office on how to structure that support most effectively.

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

Working for a Better Williamsburg-Greenpoint.

Sincerely,



Dealice Fuller  
Chairperson

Cc: Hon. Mayor Zohran Mamdani  
Hon. Mike Flynn, Commissioner NYC Department of Transportation