The LeBron Brothers Street Co-Naming Petition

5 young brothers moved from Auguadilla, PR and landed on Stagg St. in Williamsburg, Brooklyn where the brothers embarked on their music journey. What people don't know is that in 1969, their hit song "Salsa Y Control" played a pivotal role in the birth of a genre that everyone knows as "SALSA". Yes, the Genre Salsa was born in Williamsburg Brooklyn!

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Please sign petition below:

NAME	ADDRESS	SIGNATURE	EMAIL
Brenda Cabon	305 Devoe ST	Brenda Cabon.	
Segundo Angiello	275 JACKSON ST	Segundo Angiello	
Wesson Johns	41 Cedar St	W. Johns	
X	50	50 JACKSON ST	
X Radamaz	275 Jackson st	Rad	
Myrtle Hinds	275 Jackson Street	Myrtle Hinds	
Ruth John	275 Jackson Street	Ruth John	

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Please sign petition below:

NAME	ADDRESS	SIGNATURE	EMAIL
Karen Leader	389 Morgan Ave 2D	Karen Leader	
Ethel Mills	280 First St	Ethel Mills	
Carmen Donato	280 First St 5F	Carmen Donato	donatocarmen754@gmail
Julia Stancil	60 Kingsland Ave		
Radamesvel	275 Jackson St		
Eunice Thompson	389 Morgan Ave	Eunice Thompson	
Mattie Thomas	280 First St	Mattie Thomas	
Yvette Velez	389 Morgan Ave 7H	Yvette Velez	

The LeBron Brothers Street Co-Naming Petition

NAME	ADDRESS	SIGNATURE	EMAIL
Julia Hillard	295 Jackson St	[illegible]	
Andrea Morgan	295 Jackson St 5A	Andrea Morgan	amorgan20216@gmail.c
Latisha Graham	60 Kingsland Ave	Latisha Graham	Personall1975@yahoo
DEBRA BENDERS	295 JACKSON ST	Debra Benders	debrabenderre@aol.com
Aziz Fecunda	295 Jackson St	Aziz Fecunda	
CAROLYN HINES	389 Morgan Ave #5F	[illegible]	CXHINES389@gmail.com
Sheendaye Money	60 Kingsland	[illegible]	
Carlos LeBron	403 Bougainville CT	[illegible]	

The LeBron Brothers Street Co-Naming Petition

NAME	ADDRESS	SIGNATURE	EMAIL
Brenda Acevedo	36 W Warren ST		brenamaor@yahoo.com
Julianna Santiago	36 warren st Bwood!		JSantiago 0012@yah.co
Diane Catano	6 Larry Rd. Selden, NY		dcm456@aol.com
Scott Rust	6 Larry Rd Selden NY		SCOTTRUST@optonline.net
Rita Lebron	1145 middle Rd, Riverhead NY		
Ariel Jackson	252 Horton Ave Riverhead NY 11901		ArielJackson25@gmail.com
Samantha Rodriguez	40 Constable Drive Riverhead NY		Samrod1285@gmail.com
Arlene Jackson	252 Horton Av Riverhead NY 11901		Arlene.jackson@gmail.com
Brittney Chavez	66 Wendy Dr. Farmingville NY. 11738		tabran783@gmail.com
Eve Hald	31 Highland Rd Rocky Point NY 11778		evemhald@gmail.com
Amaya Davis	1416 Yarrow Cir Bellport NY 11713		amayadavis101@gmail.com
Jewelianna Parson	19 Chester St. Lake Grove NY 11755		jewelianae18@gmail.com
David Velasquez Jr	22 12th st Wading River NY 11792		davidvelasjr@gmail.com
Jackelin Castano	130 Cumberland St. Mastic		jackelincc@gmail.com
David Sr	130 Cumberland ST Mastic		Davelasquez1974@gmail.com

The LeBron Brothers Street Co-Naming Petition

NAME	ADDRESS	SIGNATURE	EMAIL
Dayna Martinette	29 osprey ave Riverhead NY		coachdmartinette@gmail.com
Kamryn Gill	29 osprey ave Riverhead NY		Kamryngill@gmail.com
Zephaniah Fosque	821 east main st Riverhead N-1		zephaniahfosque262@gmail.com
Francescatheza	15 ward lane Spring valley NY 10977		francescatheza@yahoo.com
Sage Paplie	171 Ryerson Ave Manorville NY 11949		sagepaplie@gmail.com
Ryan Lennon	35 old Neck Ct. Manorville NY 11949		ryanlennon98@gmail.com
Joe Munoz	4 Sherry Court Manorville		Josephmunoz464@hotmail.com
Trish Munoz	"		
Matt Munoz	"		
Theresa Eastwood	"	Theresa Eastwood	
Julia Wynne	"		jnwynne137@gmail.com
Timothy Washburn	"		
James Galan	77 Deer Lane manorville NY, 11949		
Teresa Ryan	13 wellwood drive Shirley	Teresa Ryan	
Eric Morgenstern	13 wellwood drive Shirley	Eric Morgenstern	

The LeBron Brothers Street Co-Naming Petition

NAME	ADDRESS	SIGNATURE	EMAIL
Amos Cfaltz	731 Hoffman Ave Bellport NY 11713		cfaltz74@gmail.com
Maria Faltz	130 Bay View Dr. Mastic Beach 11951	Maria Ye Faltz	just4yoca@gmail.com
Solana Faltz	130 Bayview Dr. Mastic Beach 11951	Solana Faltz	Solanafaltz@gmail.com
Kailani Svegliato	" "	Kailani Svegliato	Kailani Svegliato
Asia Brown	" "	Assia Brown	yocalaloca@yahoo.com
Ashley Jimenez	4 Collingswood Dr Shirley NY 11967		Ashleyjimenez0311@gmail.com
Soel Batiz	2 Capuano Dr. Manorville NY, 11949	Soel Batiz	aaronbatizllc@gmail.com
Gertrudis Bonilla	7 Seanatta ave Mastic NY 11950	Gertrudis Bonilla	gcortes1579@gmail.com
Julio Cortes			juliocortes122@gmail
Sherly Garcia	331 E Main St Riverhead		sherylfernanda@hotm
Vladimir Garcia	" "		Sherlyfernanda@hotm
DeVante Frederick	90 Peach Street, Brentwood		
Raen Faltz	130 Bayview Dr Mastic Beach 11951	Raen Faltz	raenn[redacted]faltz@gmail.com
Amani Faltz	130 Bayview Dr Mastic Beach 11951	Amani Faltz	amanileroy10@gmail.com

(4)

The LeBron Brothers Street Co-Naming Petition

NAME	ADDRESS	SIGNATURE	EMAIL
JUAN FRet	2 Webster Ave Bklyn		
Maria Fret	2 Webster Ave Bklyn		Mariav.fret@aol.com
ANA Padilla	869 Flushing Ave Bklyn		
Victoria Pena-cruz	2 webster ave	Victoria Pena Cruz	

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Please sign petition below:

NAME	ADDRESS	SIGNATURE	EMAIL
Haydee Satomayor	120 So 1st st	Haydee Satomayor	—
Carmen Rabot	232 so 1 st apt 2 R.		
Luz Ortiz	9 Cook St		
Nilda Pellot	9 Cook		
Luciana Rivera			
Juan Vega			
Juana Muñiz	164 Hewes st.	Juana Muñiz	—
Anicelia Mendez	355 south 2 st	Anicelia Mendez	

The LeBron Brothers Street Co-Naming Petition

NAME	ADDRESS	SIGNATURE	EMAIL
Fidela Perez	256 South 4 ST	Fidela Perez	
Maria C Rosar	188-south 2nd	Maria C Rosar	
Digna Duri	285 So-2c	Digna Duri	
Elena Carrasco	157 south 1 ST	Elena Carrasco	
Felix Carrasco	270 Bedford AVE	Felix Carrasco	
Magal Ramos	142 South 1st Apt 1c		
Carlos Ortiz	55 Saratoga AVE	Carlos Ortiz	
[illegible]			
Carmen Mendez	204 South, apt 2E		
Uvalda Valdez	987 MYRTLE AV. 2C	Uvalda Valdez	
Selenia Marrero	136 5 2nd ST	Selenia Marrero	
[illegible]	357 South 1st Apt 2	[illegible]	
Maria Baez	244 South 3rd St	Maria Baez	
Mercedes Urquiza	231 South 2nd St	Mercedes Urquiza	
Nelly Medina	60 Division AVE	Nelly Medina	

The LeBron Brothers Street Co-Naming Petition

NAME	ADDRESS	SIGNATURE	EMAIL
Georgina	264 S St S 1	Georgina Hernandez	—
Cynthia C Pacheco	118 South 3rd Street	Cynthia C Pacheco	Cynthiacpacheco@gmail.com
Cristina Espaillat			
Amalia Avilés	145 S. 3RD ST.	Amalia Avilés	
Jeanne Robles	195 S 4 ST	Jeanne Robles	
Fernando Valerio	55 N 5 St		
Nelson Badillo	185 So 3rd.	Nelson Badillo	
Amelia Morales	215 Rodney St		
Nadya Gutierrez	60 Division Ave	Gladys Gutierrez	
Alejandro Erazo	60 52 Pulaski Ave Apt 2	ALEJANDRO ERAZO	BROOKLYN NY 11211
Rafael Medina	389 - S2 - PATA 26	Rafael Medina	BROOKLYN - NY - 11211
Minerva Pacheco	118 S 3rd St #C011749		
Elsa Cabezas			
M. Vargas			
Luis Rodriguez			

The LeBron Brothers Street Co-Naming Petition

NAME	ADDRESS	SIGNATURE	EMAIL
Isabel Rosario	476- Bedford. Av	Isabel Rosario	
Nilda santiago	145 South 3rd Apt 3G	Nilda santiago	
Fernando	55 N 5st	Fernando	
Victor Durbes	60 Division Ab. 6E	Victor D. Durbes	
Lem Camacho	160 53 Rd. Apt 8	Lem Camacho	
Margarita Luis	323 Rutledge.	Margarita Luis	
Santa Lucinda	215 south 3.	Santa Lucinda	
Caraballo Carmen	228 1st 2C	Caraballo Carmen	
MARIA Acevedo	611 Wythe. Pl 8N.	Maria Acevedo	

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Please sign petition below:

NAME	ADDRESS	SIGNATURE	EMAIL
Javier Lopez	1585 Lois Lane, Bethlehem, PA 18018	Javier Lopez	djsamrock@soulwinnerz.org
Uni Lopez	1585 Lois Lane, Bethlehem, PA 18018	Uni Lopez	unilopez@gmail.com
Norma Lugo	1585 Lois Lane, Bethlehem, PA 18018	Norma Lugo	normalugo316@gmail
ERIC M GALAN	2043 S. DELAWARE ST 18103	E. Galan	MASTERMIND
Lourdes Gonzalez	944 Fairmont Ave. Whitehall, PA 18052	L. Gonzalez	Lgonzo91@yahoo.com
Marissa Rocle	107 Violet Place Easton 18466		
Melanie Anzueta	1445 St Marks Ave Bk NY 11233		melanieanz@yahoo
Alyssa Guerra	931 College Pl College Pt NY 11356		aguerra6792@gmail.com

The LeBron Brothers Street Co-Naming Petition

NAME	ADDRESS	SIGNATURE	EMAIL
Javier Lopez Jr.	209 Cornelia St		JayLopez5@gmail.com
Veronica Lopez	209 Cornelia St.		Vmendez920@gmail.com
John Roche	286 Marion St		John r718@gmail.com
Samantha Rodriguez	6614 53rd Road		8201 2487@gmail.com
Maria Mendez	6216 Burchell Rd	Maria Mendez	mendez.m1267@gmail.com
Elizabeth Mendez	6216 burchell Rd		Nissym2694@gmail
Jazilyn Collazo	1445 St Yorks Avenue		Jazilyn Collazo@gmail.com
Leindry Paracha	419 mac Arthur blvd		Leindrym@aol.com
RAYMOND ROSARIO	1028 CENTER		RAYLROSARIO52@g
Rich TYLER	401 South 34st Allentown	18104	ZOELIFELV@g.Mail.com
Karen Larkins	10104 Crowfield Reserve Ln	Karen R. Larkins	Krblark@gmail.com
Jazmin Delgado	1334 Stangord Rd. Bethle PA		jazzy.by.nature613@gmail.com
BRIAN H. KUNSMAN	1751 5th S, PA.	BRIAN H. KUNSMAN	Bethlehem@gmail.com

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Please sign petition below:

NAME	ADDRESS	SIGNATURE	EMAIL
EDWIN LUGO	1476 LEXINGTON AVE. #5S NEW YORK, NY 10128	Edwin Lugo	lugoeddie56@gmail.com
Magali Torres-Lugo	same as above	Magali Torres-Lugo	torreslugomagali@gmail.com

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Please sign petition below:

NAME	ADDRESS	SIGNATURE	EMAIL
Yvette Silva	136 Doxbury Lane S	Yvette Silva	yFeliciano52@gmail.com
Marvin Loria	136 Doxbury Lane	[illegible]	djticano@gmail.com

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NAME	ADDRESS	SIGNATURE	EMAIL
Hazel Ritmen	869 Flushing ave.		hbiricua hazeo gmail.com
Alberto Urbina	869 flushing ave.		aurbina 6 gmail.com
Jasmin Lopez	13 more street	Jasmin Lopez	Jalopez93@gmail.c
Samantha Tully	811 flushing av.		tully.samantha gmail.com
Megan Curet	811 flushing av	Megan Curet	Mcuret@kippnyc.org
Romeo Williams	869 Flushing Ave.		Romeotature23@gmail.com
Krystal Guzman	811 Flushing Ave		Krystalguzman66@gmail.com
Trystan Cruise	811 Flushing Ave		

The LeBron Brothers Street Co-Naming Petition

NAME	ADDRESS	SIGNATURE	EMAIL
Ruslan Verkhovsky	131 Moore Street		RVerkhovsky@gmail.com
Lorena Espinosa	841 Flushing Ave		Lo.espi.23@Gmail.com
José Rodríguez	131 Moore street		jrarodg2@Mail.com
Tony Mondosive	411 Bushwick Av.		347-720-2020
ALVIN S. GONZALEZ	411 Bushwick Ave		Alvin5873@yk.com
Carmen Mondesire	81 Moore Street	Carmen Mondesire	
Gil Anthony Vives	811 Flushing Ave		gilbertavives@gmail.com
Iraida J. Perez	811 Flushing Av.		i.j.perez.bx@gm

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Please sign petition below:

NAME	ADDRESS	SIGNATURE	EMAIL
MARITA NEIL	420 64th STREET, PH5, BKLYN 11220		MARITA.NEIL@yahoo.com
MARGARITA N WARDEN	127 MAPLE ST, BKLYN 11225		mnw127@aol.com
MAGALI WHARTON	184 Kosciusko Street 11216		magali.alio@gmail.com
Kenneth Warden	127 maple St. BKlyn 11225		KWarden106@AOL.com
NAIMA WARDEN	577 Madison St., BKlyn 11221		NWarden26@gmail.com

The LeBron Brothers Street Co-Naming Petition

NAME	ADDRESS	SIGNATURE	EMAIL
Nadine LeBron	22 12th St. Wading River, N.Y 11792	Nadine L	nlebronyoung29@gmail.com
Isabelle Salvi	22 12th St Wading River, N.Y 11792	Isabelle Salvi	Izzyhope653@icloud.com
Angel Velasquez	22 12th St. Wading River, N.Y 11792	A Vel	av2958979@gmail.com

Kent Avenue Greenway

North Brooklyn East River Waterfront Corridor

The Brooklyn Greenway

What is a Greenway?

A **linear public space** that spans communities and links neighborhoods parks, jobs and other destinations.

It provides abundant space for people walking, biking running rolling, or not moving at all.

People of all ages and abilities should feel welcomed and be safely **protected from automobiles by permanent separation**.

A greenway connects people to their environment using ecological **elements such as trees and waterfront access**.

The Brooklyn Greenway

29 mile walking and biking route along the Brooklyn waterfront.

Around **22 miles** are complete and in use.

GREENWAY IN USE
IN CONSTRUCTION
PLANNED GREENWAY

The Brooklyn Greenway

29 mile walking and biking route along the Brooklyn waterfront.

Around **22 miles** are complete and in use.

North Brooklyn Greenway & Typologies

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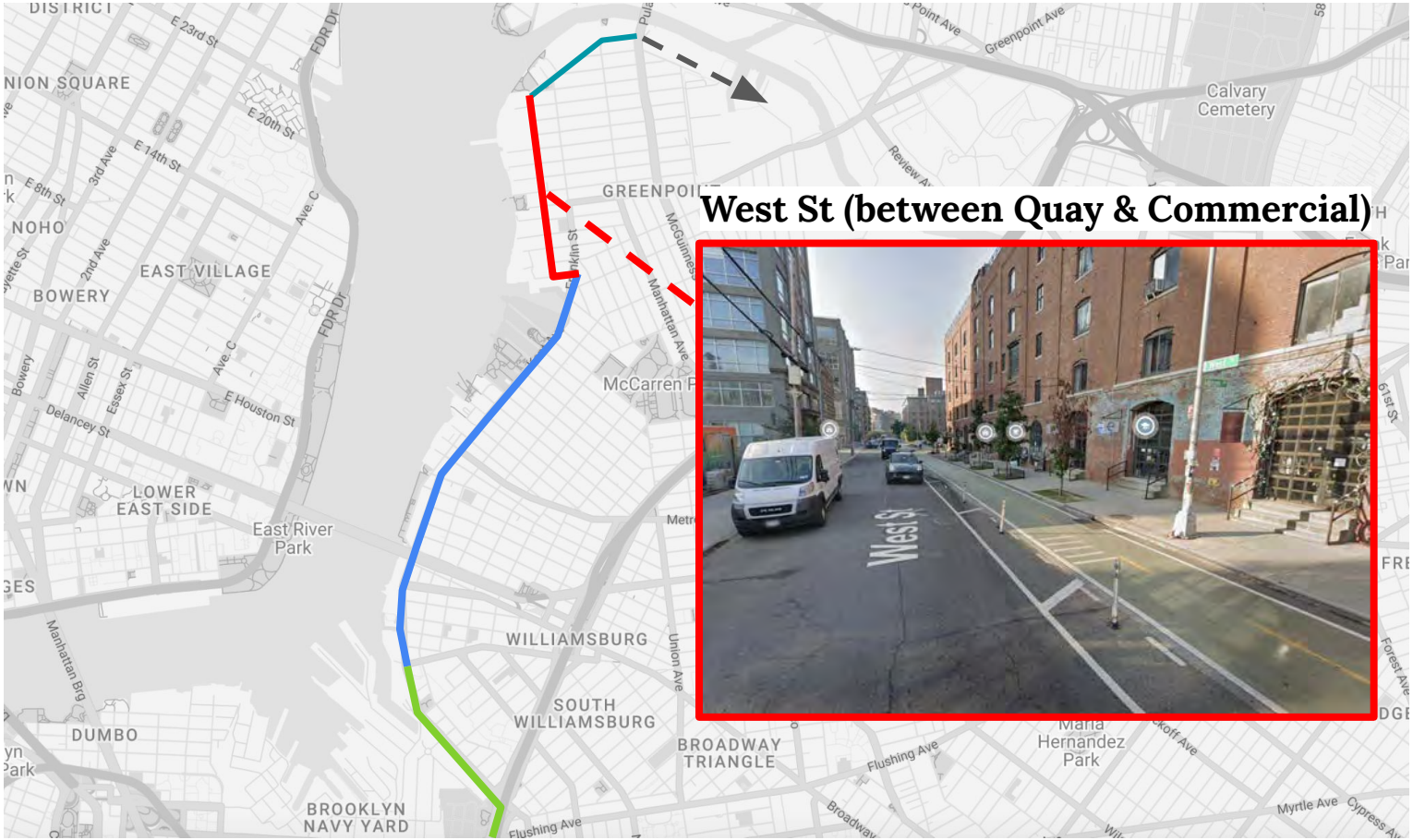
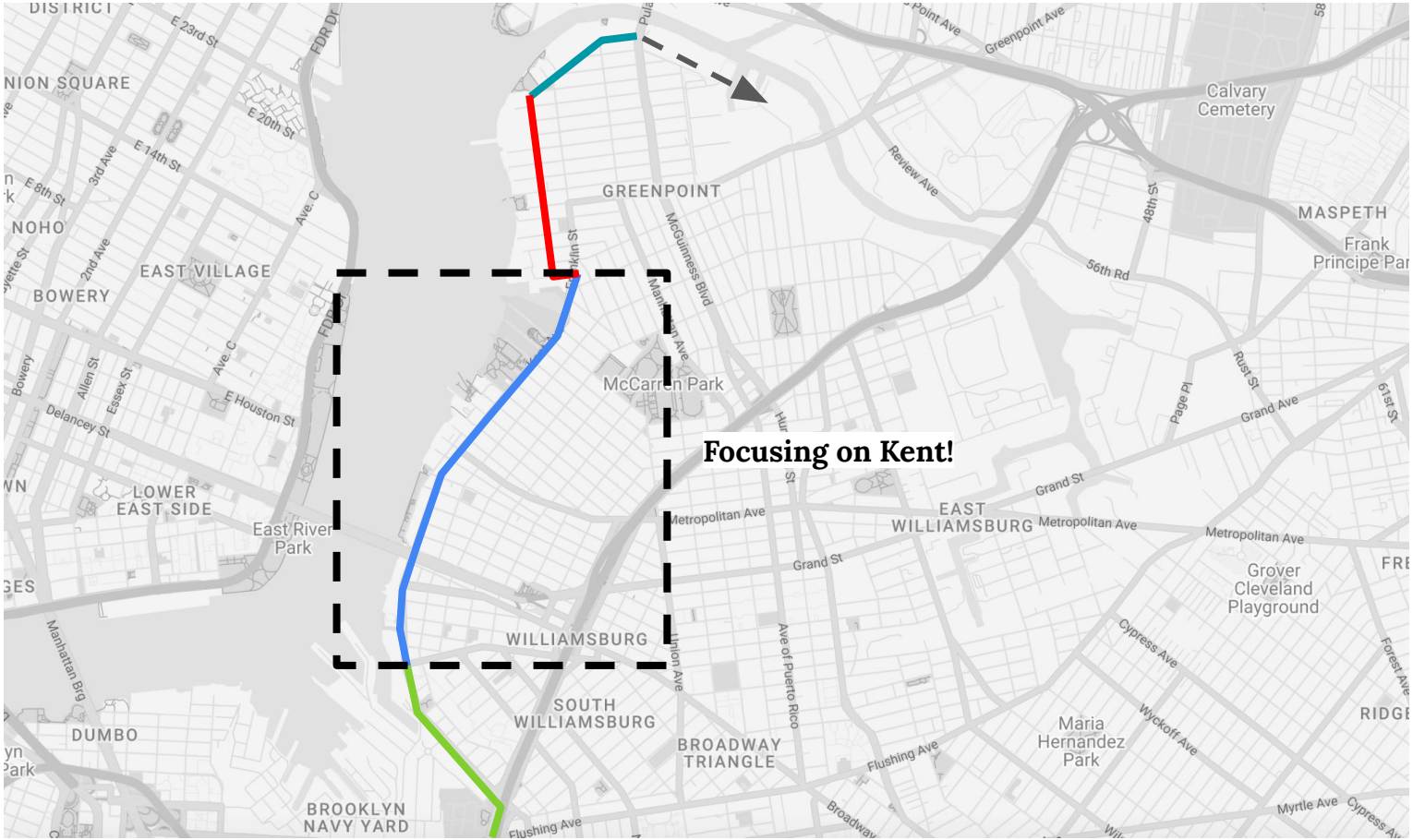
North Brooklyn Greenway & Typologies



North Brooklyn Greenway & Typologies

North Brooklyn Greenway & Typologies



Kent Ave

A short history…

2007: Kent and North 4th Street

- Largely industrial.
- Two-way vehicle traffic
- No bike or pedestrian infrastructure

2009: Kent and North 4th Street

- Mixed use redevelopment of corridor
- One-way bike lanes added
- No parking

2012 to present: Kent and North 4th Street

- Redevelopment largely complete
- Two-way parking protected bike lane
- Parking reinstated on both sides of corridor
- Conversion to one way for vehicles Northbound

Population Growth (2010-2020)

343%

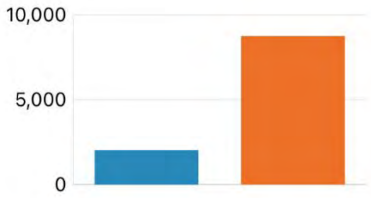
increase
in population

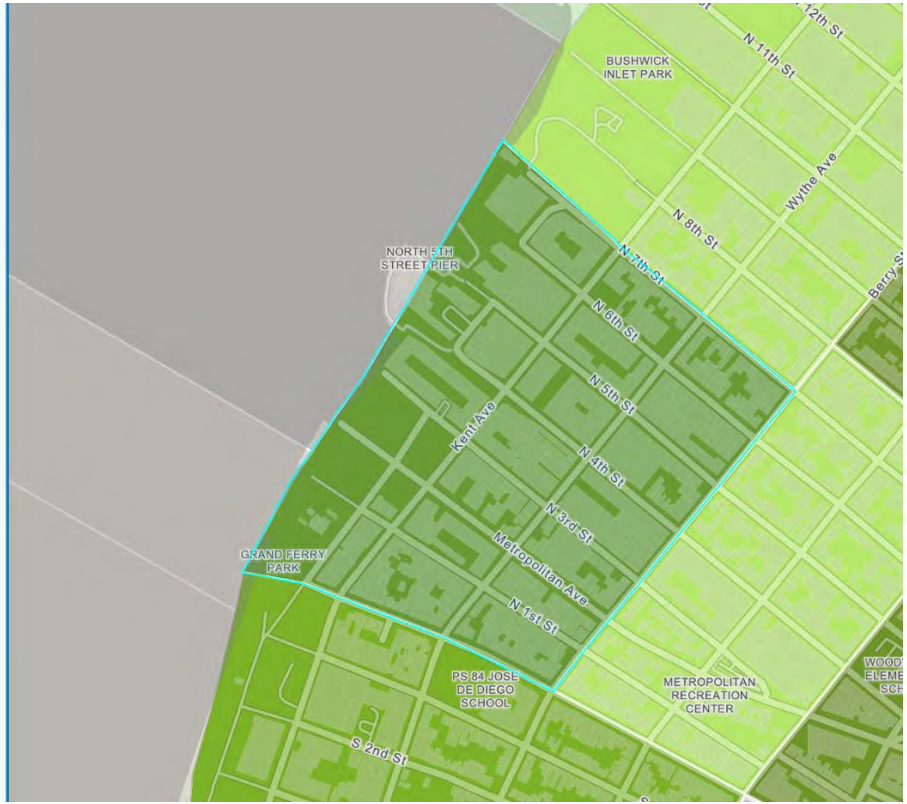
Census Tract 555

2020 Population	8,688
2010 Population	1,959

The tract's population change was **6,729** people. This was a **343.49%** change between 2010 and 2020

2010 and 2020 Population

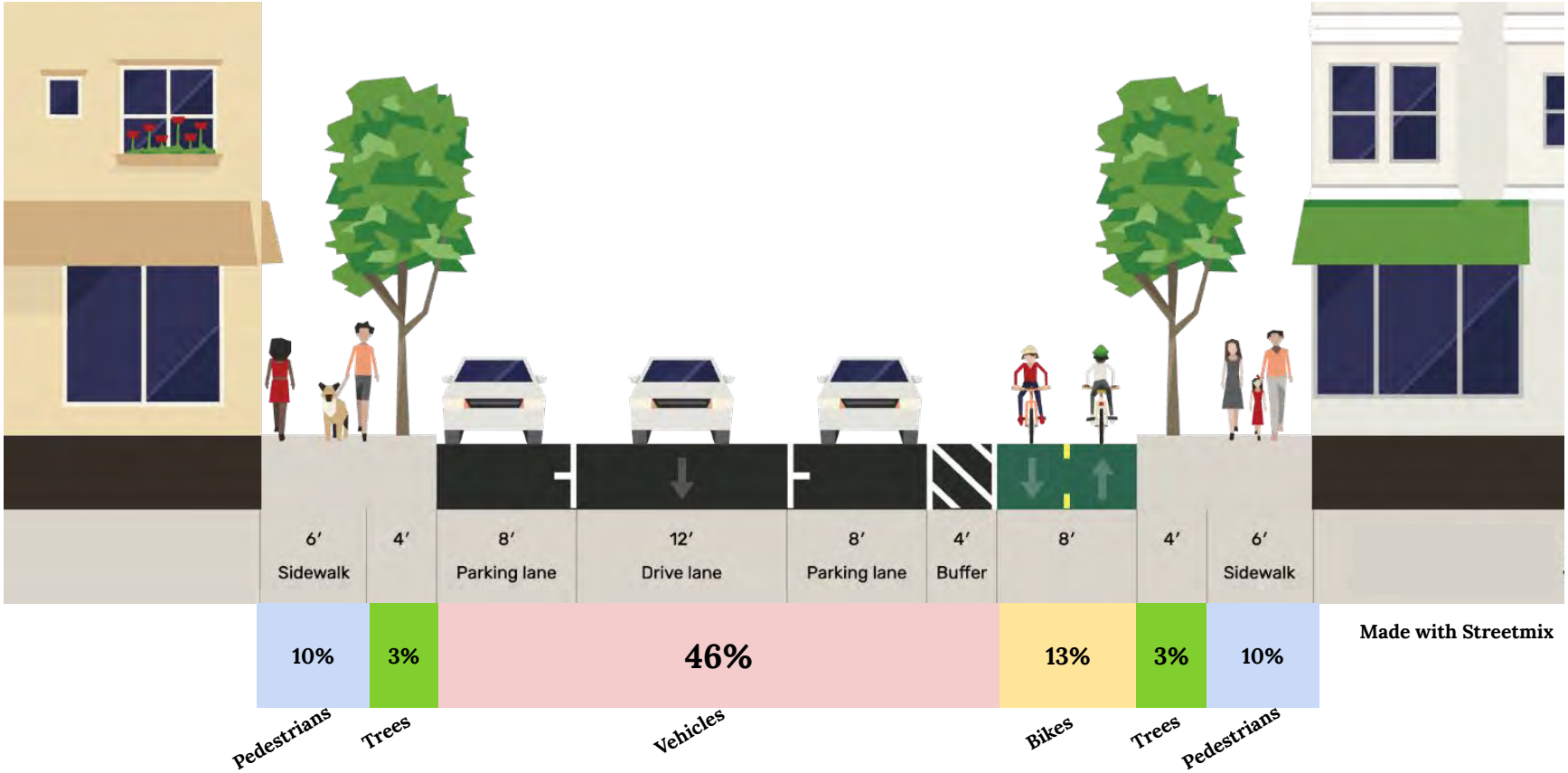




Kent Ave

Current Use & Issues

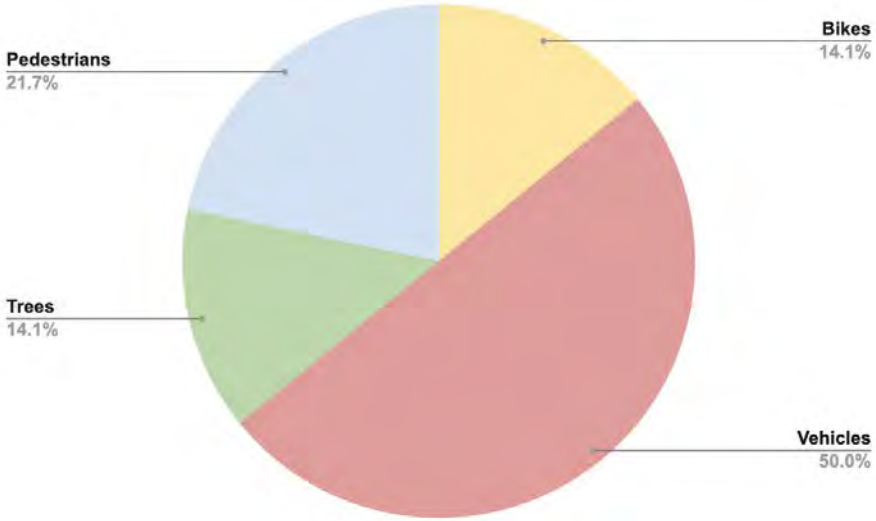
Kent Ave. Typical Section



Made with Streetmix

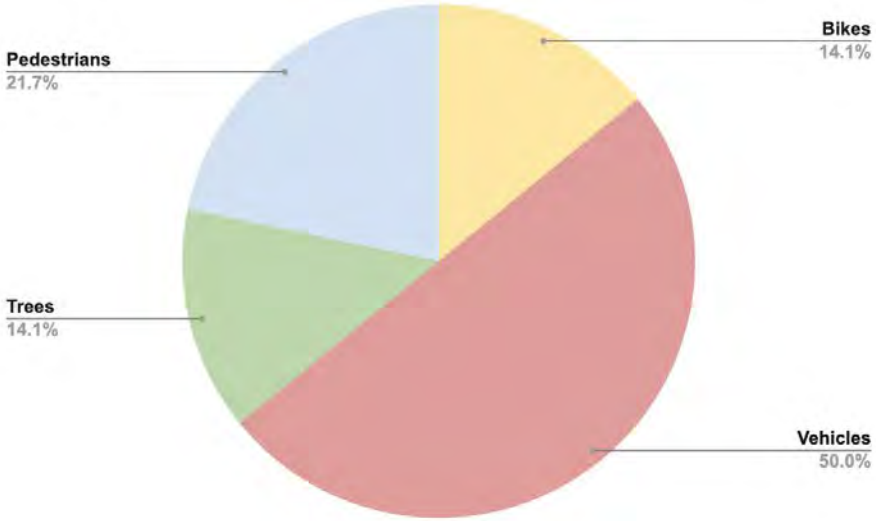
Kent Ave. Allocation of Space

% of Right of Way for Each User

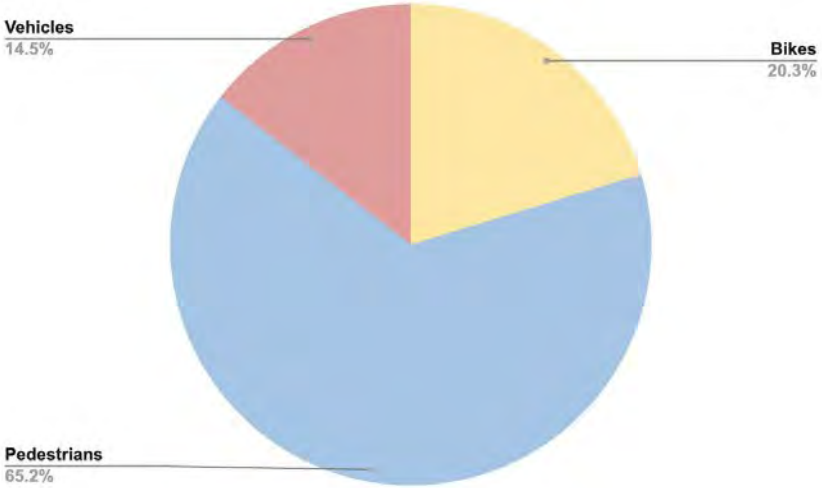


Kent Ave. Allocation of Space

% of Right of Way for Each User



Typical User Counts



Counts conducted during committee walkthrough at North 8th/Kent

Brooklyn Community Board 1 Transportation Committee Walk Through

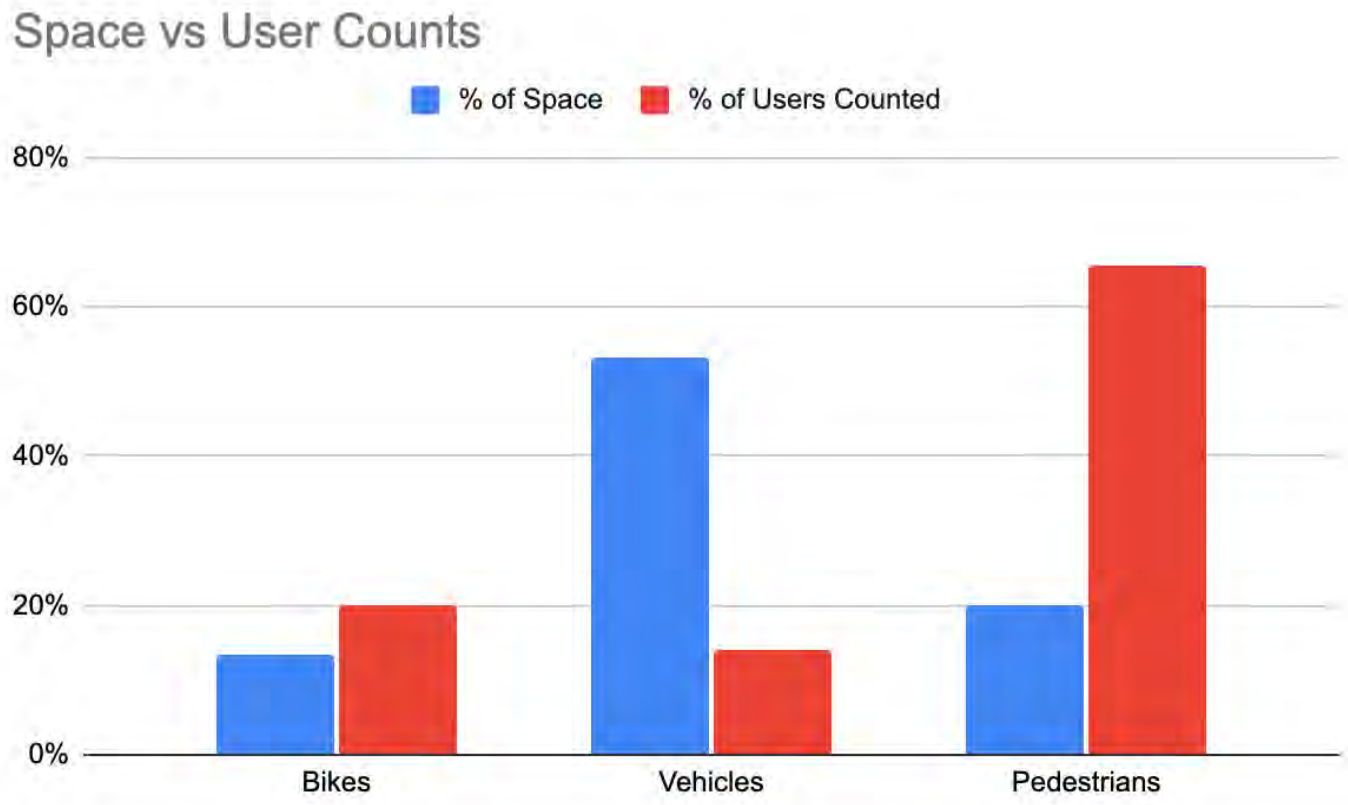
Date: March 8th 2026
Participants: Breitner, Espinal, Kelterborn, LaBorde, Radezky
Route: Clymer to Quay
Activities: 1-minute traffic counts + observations + photos

Brooklyn Community Board 1 Transportation Committee Walk Through

General Observations

1. The Brooklyn Greenway needs to **be considered more like a linear park** that connects many other parks and neighborhoods in Brooklyn.
2. In its **current state, it is chaotic and dangerous for the levels of usership**.
3. **Space needs to be reallocated to prioritize active uses** and improve safety.

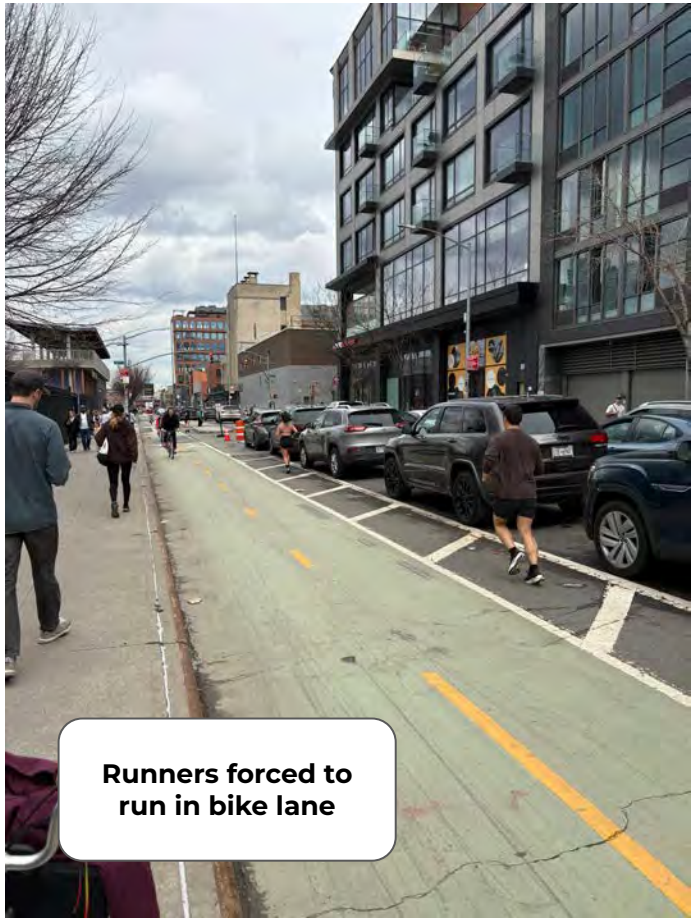
Kent Ave. Allocation of Space



Counts conducted during committee walkthrough at North 8th/Kent

Detailed Observations from the Walkthrough…

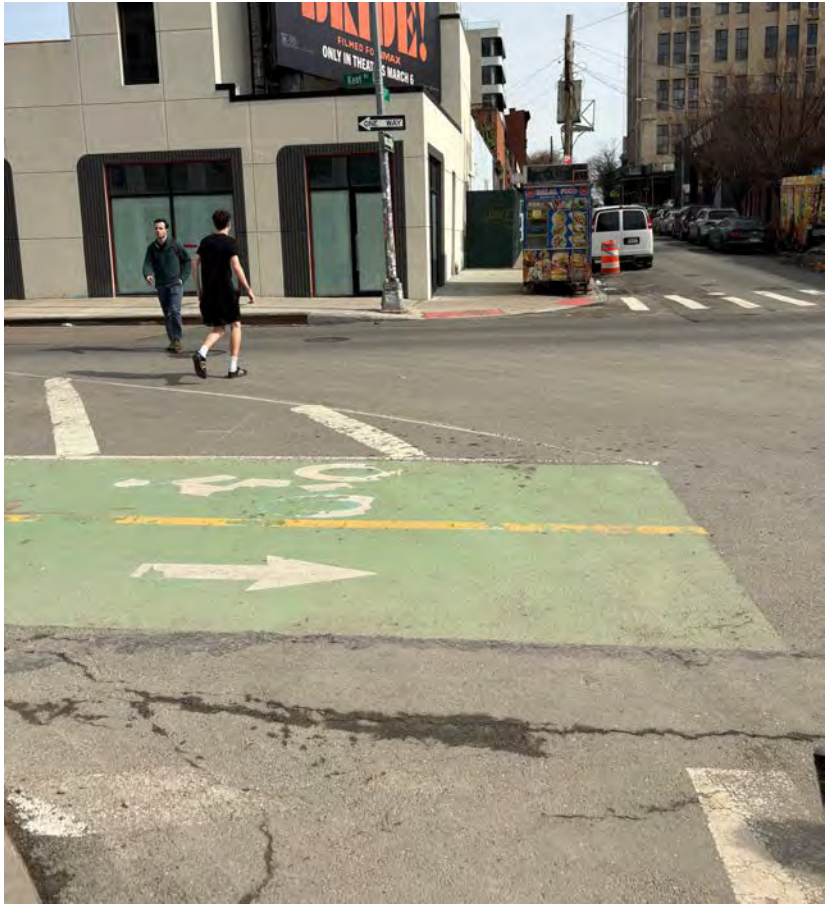
High Pedestrian Flows - Inadequate Sidewalks



Insufficient Sidewalk Widths

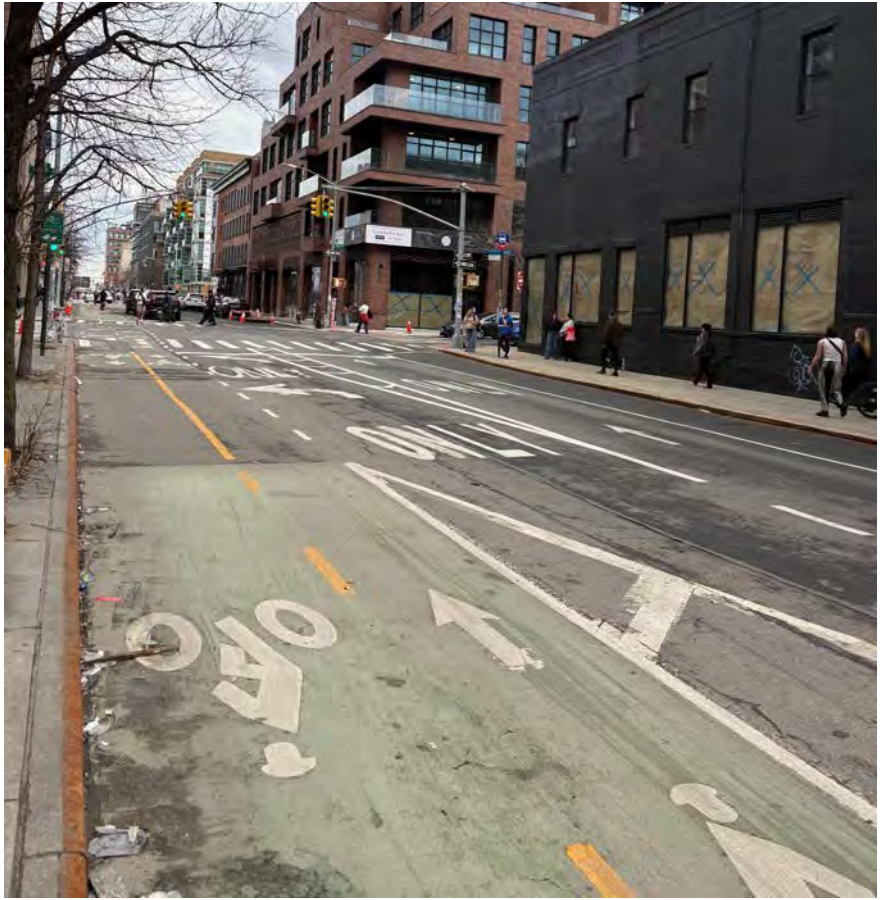
Sidewalks too narrow and constrained by trees and signage

Pedestrian Safety



Missing Crosswalks and traffic signals

Dangerous Turning Lanes for vehicles across bike lane

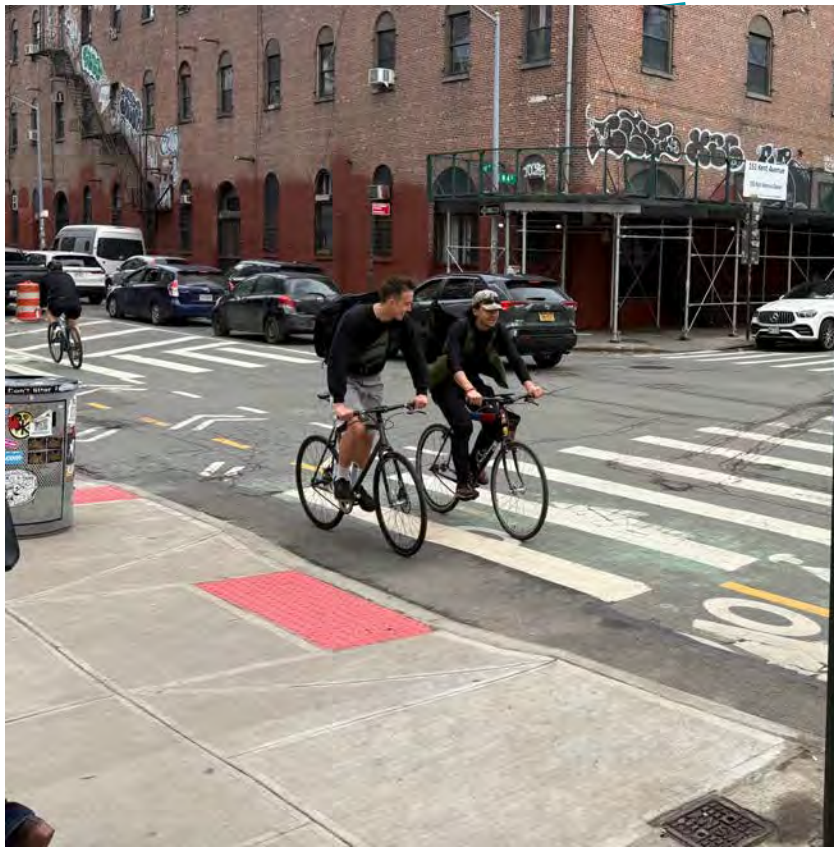


Wide vehicle turn lanes created unsafe conditions for cyclists and pedestrians

Maintenance & Containerized Trash

Need for improved maintenance of sidewalks and containerized trash

Cycling Culture



High Bike Ridership
Desire for social cycling two abreast

Cyclist Volumes

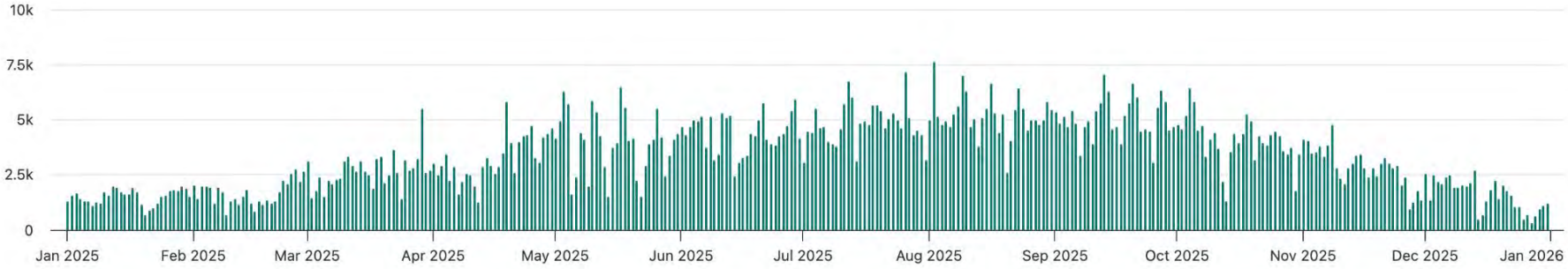
3500+ bikes/day on average in 2025

46% higher than in 2018

600+ at rush hour

Busiest non-bridge bike lane in the city!

Cycling Volumes:
Jan 2025-2026
Frequently exceeds 5,000 per day



NACTO Standards

Bike Lanes:

Minimum: 11ft
Ideally: 15-20ft

Sidewalks:

Minimum 8-10 ft + 1-6ft greenscape

Preferred and Minimum Widths for Sidewalk Zones

The width and design of sidewalks will vary depending on street typology, functional classification, and demand. Below are the City of Boston's preferred and minimum widths for each Sidewalk Zone by Street Type.

Street Type	Frontage Zone		Pedestrian Zone*		Greenscape/ Furnishing Zone		Curb Zone	Total Width	
	Preferred	Minimum	Preferred	Minimum	Preferred	Minimum		Preferred	Minimum
Downtown Commercial	2'	0'	12'	8'	6'	1'-6"	6"	20'-6"	10'
Downtown Mixed-Use	2'	0'	10'	8'	6'	1'-6"	6"	18'-6"	10'
Neighborhood Main	2'	0'	8'	5'	6'	1'-6"	6"	16'-6"	7'
Neighborhood Connector	2'	0'	8'	5' (4')*	5'	1'-6"	6"	15'-6"	7'
Neighborhood Residential	2'	0'	5'	5' (4')*	4'	1'-6"	6"	11'-6"	7'
Industrial Street	2'	0'	5'	5' (4')*	4'	1'-6"	6"	11'-6"	7'
Shared Street	2'	0'	Varies	5' (4')*	N/A	N/A	N/A	Varies	Varies
Parkway	N/A	N/A	6'	5'	10'	5'	6"	16'-6"	10'-6"
Boulevard	2'	0'	6'	5'	10'	5'	6"	18'-6"	11'-6"

Preferred Widths, Excluding Lateral Clearance[3]

Bicycle Volume	Preferred Width		Minimum Width	
Low: 50 bikers in the peak hour	11 ft	3.3 m	8 ft	2.4 m
Medium: Up to 400 bikers in the peak hour	15 ft	4.5 m	11 ft	3.3 m
High: Over 400 bikers in the peak hour	20 ft	6 m	15 ft	4.5 m

NACTO
National Association of City Transportation Officials

Trucks Frequently Parked in Bike Lane to Load

An Essential Corridor for Commuting to Work

22%

of cyclists on the greenway are commuting to work

15%

of pedestrians on the greenway are commuting to work

Source: RPA, Brooklyn Waterfront Greenway User Study 2024

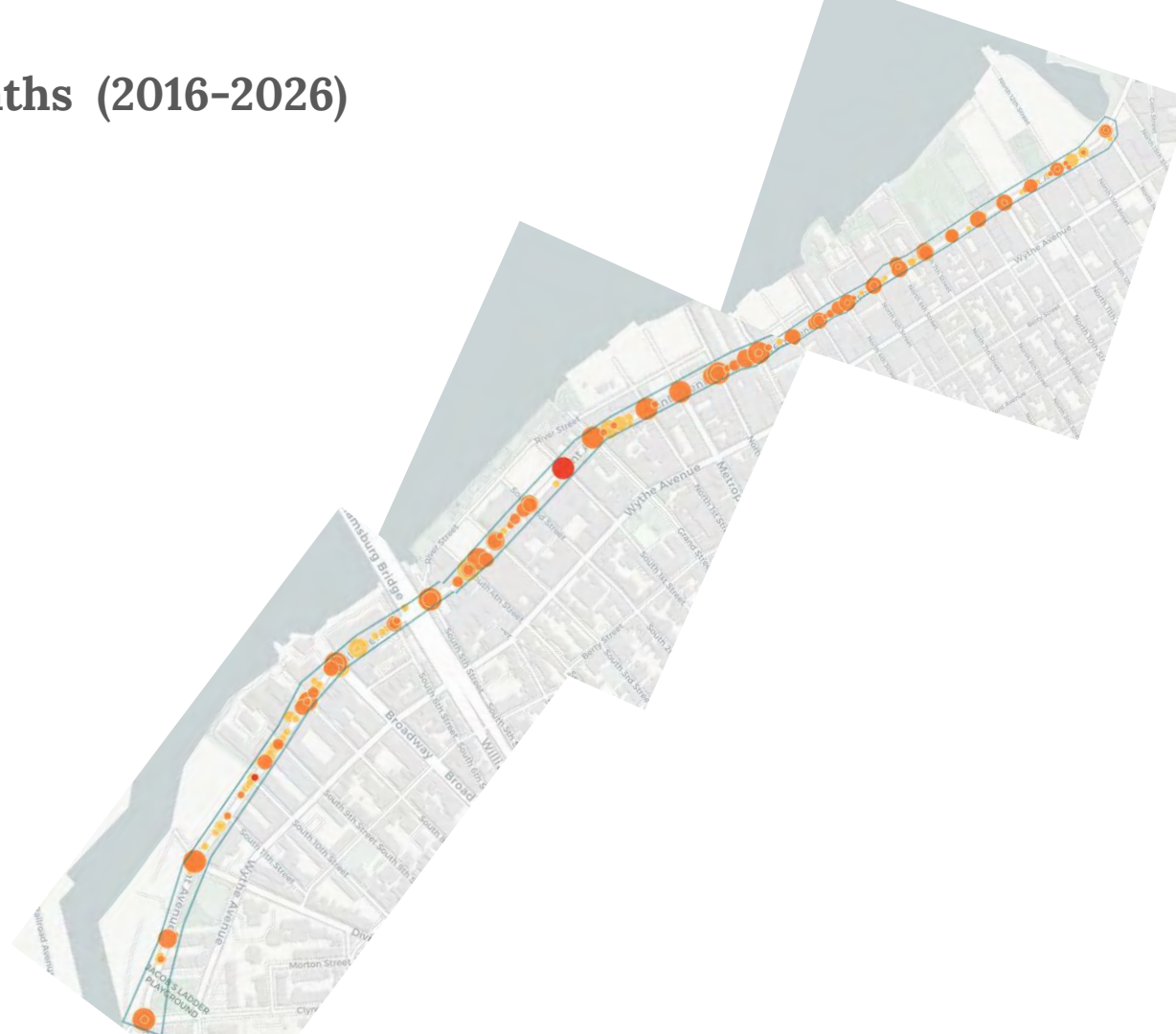
Parks and Green Spaces Along the East River Greenway

Crashes, Injuries, and Deaths (2016-2026)

Total Crashes	**805**

Deaths	**2**
Motorists	1
Unknown	1

Injuries	**283**
Cyclists	118
Pedestrians	48
Motorists	96
Unknown	21



Deaths on Kent Ave

March 3rd 2013	Nathan and Raizy Glauber and their newborn baby Tanchem passengers in vehicle
December 1st 2016	Moshe Yeide Weiner pedestrian
November 28th 2022	Leah Kohn pedestrian
March 11th 2023	Ricardo Antonio Sicajau moped rider

Heartbreak In NYC: Parents Die In Crash; Baby Is Delivered But Later Dies

NPR | By Mark Memmott
Published March 4, 2013 at 7:50 AM CST

Williamsburg Hasidic community mourns death of man killed by truck

The Hasidic community is mourning the loss of a 21-year-old man who was struck and killed Thursday by a tractor-trailer in Williamsburg. Hundreds lined the streets for the funeral of Moshe Weiner.

News 12 Staff • Dec 2, 2016, 3:28 AM • Updated 3,398 days ago

Share:

The Hasidic community is mourning the loss of a 21-year-old man who was struck and killed Thursday by a tractor-trailer in Williamsburg.

Hundreds lined the streets for the funeral of Moshe Weiner, who was clipped by the wheels of a tractor-trailer and dragged about 20 feet. The incident happened on Kent Avenue. A witness says Weiner got out of his car after parking and was struck.

Weiner, who was recently married, was pronounced dead at Beth Israel Hospital in Manhattan.

The driver of the truck remained on the scene, but was later allowed to leave by authorities.

A 51yr old man riding an e-moped southbound on Kent Avenue within the bicycle lanes was pronounced dead on scene after he crashed into a disconnected flatbed trailer parked within the bicycle lanes near South 1st Street in Brooklyn on Saturday March 11, 2023. 0850. (Theodore Parisienne)

Kent Ave

Previous Requests & Campaigns

2014 Traffic Lights

FC Select Youth Soccer Club successfully collected **500 signatures** to support installation of **traffic lights** at North 8th, 9th and 10th.

May 2024 Request for Capital Improvements

2024 letter from Transportation Alternatives, Brooklyn Greenway Initiative, North Brooklyn Parks Alliance, Bike New York asking NYC DOT and NYC DDC to begin the process of initiating, designing, and building a new Greenway

- Rebuild the Avenue between Clymer and North 14th Streets as promised in the Waterfront Greenway action plan.
- Widen the bike path and west sidewalk - this will likely require repurposing the west parking lane.
- Create safe pedestrian passages to the expanding Brooklyn waterfront parkland
- Delineate & protect the bike path with high curbs
- Create ample loading zones in the east side parking lane. Conder metering the loading zones to increase their efficacy and enforcement.

Bike New York
Brooklyn Greenway Initiative
North Brooklyn Parks Alliance
Transportation Alternatives

Ydanis Rodriguez
Commissioner
NYC Dept of Transportation
55 Water Street 9th Floor
New York, NY 10041

Thomas Foley
Commissioner
NYC Dept of Design & Construction
30-30 Thomson Avenue
Long Island City, NY 11101

May XX, 2024

Re: Request to initiate capital project to rebuild Kent Avenue in North Side Williamsburg

Dear Commissioners Foley and Rodriguez:

We write to urge you to begin the process of initiating, designing and b
Kent Avenue in the North Side of Williamsburg. The street's design no
serves the dramatically changed uses along its length.

We understand that capital construction of a city street takes time
deliver. All the more reason to begin the process immediately.

Kent Avenue was an innovative and highly successful street de
parking-protected bike lane with one-way motor vehicle traffic
in 2009.

The 2009 design change made Kent Avenue into one of th
Kent Avenue is also designated in a 2012 New York City
Waterfront Greenway. The Greenway has been built out
around the Brooklyn Navy Yard and on West Street in G
Street in the project pipeline) and should now be cons
Williamsburg. Meanwhile, major infrastructure investm
of Bushwick Inlet Park, which will one day span at le
Greenway, and Marsha P Johnson State Park, whic
for Smörgasburg. Together, these waterfront park
tourists toward the East River, with few options

Today the Kent Avenue bike lane is dysfunctional. Very high levels of bike, pedestrian and truck traffic servicing many apartment towers and development of popular open spaces in the corridor have intensified dramatically since 2009, and bike traffic citywide has surged since 2020.

The bike lane sees chronic intrusion by motor vehicles with no enforcement or management by city government. South-bound cyclists are often forced into oncoming traffic by bike lane blockages. "Dooring" by improperly parked vehicles is a constant threat, and stopped vehicles in no-standing zones and turn lanes obscure visibility in intersections for all users — a fundamental traffic safety problem.

Bike volumes on Kent Ave are among the highest recorded in New York City, according to the DOT automated bike counter embedded in the bike lane at the intersection with N 6th St. Already-high bike usage of the avenue spiked with the 2020 Covid bike and park ownership boom. Levels of bike traffic have remained well above 2019 levels for four years and counting.

These daily counts in 2023 included evening hourly peak volumes that frequently approached and at times exceeded 500 bikes per hour.

Sidewalk widths are also inadequate for the pedestrian traffic that many of the blocks along Kent Avenue generate. This will be extended to even more of the avenue as new open spaces long promised as part of the 2005 rezoning like the 27-acre waterfront Bushwick Inlet Park and more connected walking routes along the waterfront open to the public and become increasingly more popular.

Continuing real estate development and growing residential and retail sectors will further exacerbate the levels of conflict seen today on Kent Avenue unless the street design is adapted to meet its current and anticipated uses.

Press: Gothamist July 6th 2024

The area's City Councilmember Lincoln Restler said...the city should **widen the bike lanes and sidewalks along the avenue between Clymer and North 14th streets**, and add a curb to keep drivers from encroaching on cyclists' turf. He also calls for the DOT to install safe pedestrian crossings so pedestrians are less likely to collide with cyclists.

"The **Kent Avenue bike lane is one of the most actively utilized bike lanes in the entire country**. It is one of the most critical pieces of bike infrastructure in New York City and bike riders deserve a safe, well-designed bike lane to get around," Restler said.

Gothamist

Cyclists call on DOT to fix 'chaotic' Kent Avenue bike lane in Brooklyn

Cyclists call on DOT to fix 'chaotic' Kent Avenue bike lane in Brooklyn

By Ramsey Khalifeh
Published Jul 6, 2024
30 comments

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CB1 District Needs

- Identified in the CB1 district needs as a corridor in need of improvement in Fiscal Year 2026 and Fiscal Year 2027 District Needs Statement

- Call for Safety redesign of Kent, Quay, West, and Commercial. (pg 97)

3 of 6 **Safety redesign** **DOT**

Conduct traffic or parking studies

Location: Kent, Quay, West, Commercial

More pedestrian space is needed for the large and growing number of Greenway active users. Sidewalk space is insufficient for shoppers, runners, walkers, wheelchair users, those pushing strollers, and dog walkers. The success of the bike lane means that it is now too narrow to accommodate current or future usage. The city should study options for expanding pedestrian space and right-sizing the bike lanes to improve safety for all users. The Kent retail corridor also needs loading zones to support businesses and daylighting throughout to minimize conflicts and provide a safe environment for all street users.

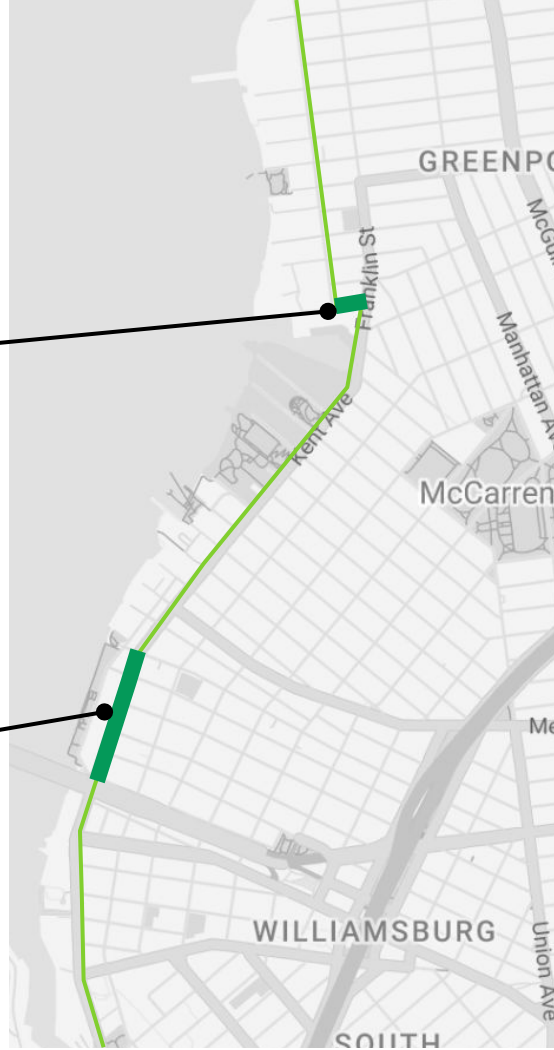
"More pedestrian space is needed for the large and growing number of Greenway active users. Sidewalk space is insufficient for shoppers, runners, walkers, wheelchair users, those pushing strollers and dog walkers. **The success of the bike lane means that it is now too narrow to accommodate current for future usage. The city should study options for expanding pedestrian space and right-sizing the bike lanes to improve safety for all users.** The Kent retail corridor also needs loading zones to support businesses and daylighting throughout to minimize conflicts and provide a safe environment for all street users."

Development Funded Capital Improvements

As these projects move forward or are considered we want to ensure that we are not locking in a street layout that is insufficient for the needs of the corridor.

Monitor Point
Community Board 1 and Brooklyn Boro President Reynoso requested capital buildout to greenway on Quay Street as condition for Gotham rezoning.

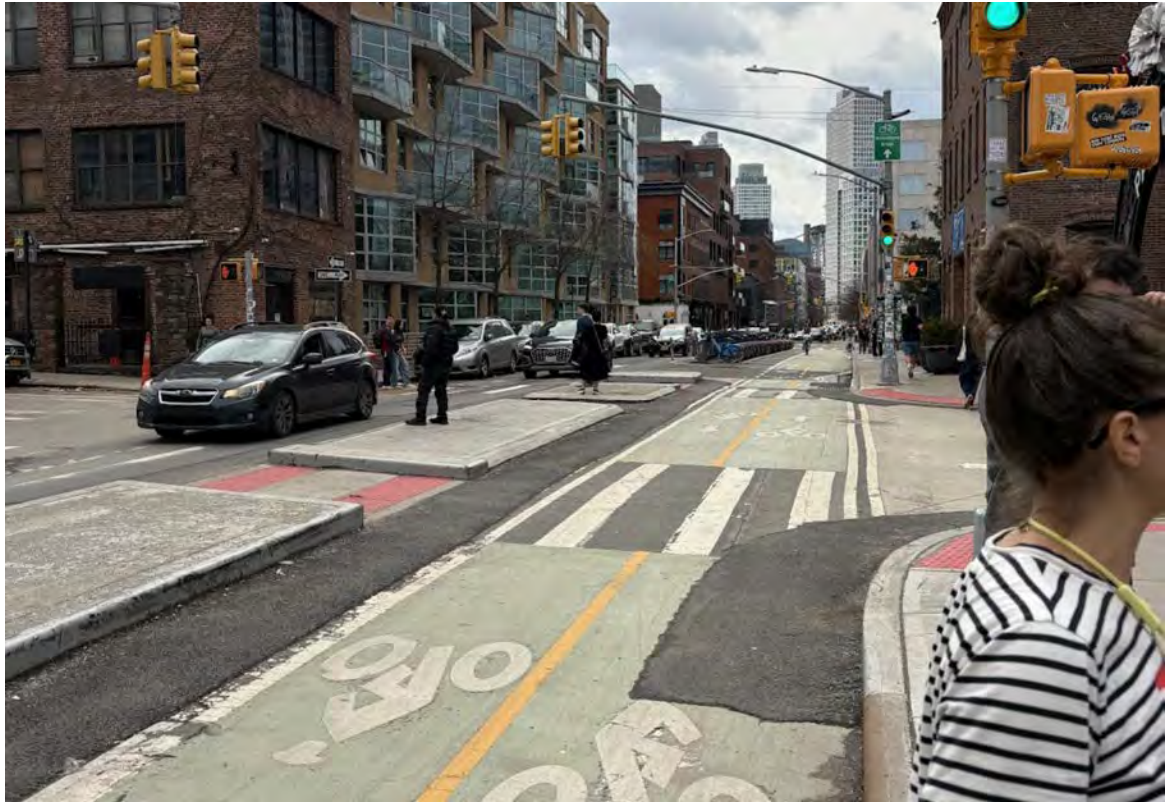
Two Trees
Promised capital improvement to greenway from South 5th to Grand as part of larger Domino Site B rezoning



Avoid Hardening The Existing Design

Some of the existing pedestrian islands have been poured in concrete.

This fixes in place a design that provides insufficiently wide sidewalks and bike lanes,



Kent Ave

Possible Improvements

Wider Sidewalks

Wider sidewalks to accommodate increased population and footfall.

More Crosswalks

Include raised crosswalks at every intersection to improve pedestrian safety. Consider raising intersections entirely.

Safer Intersections

Redesign intersections to protect cyclists, and slow vehicles.

Reduce Traffic Speeds

Implement a 20mph speed limit in accordance with Sammy's Law and traffic calming measures to account for high number of pedestrians, cyclists, and children using the corridor to access the waterfront.

Increase Green Infrastructure

Increase green space to help with flood water attenuation.

Wider Bike Lanes

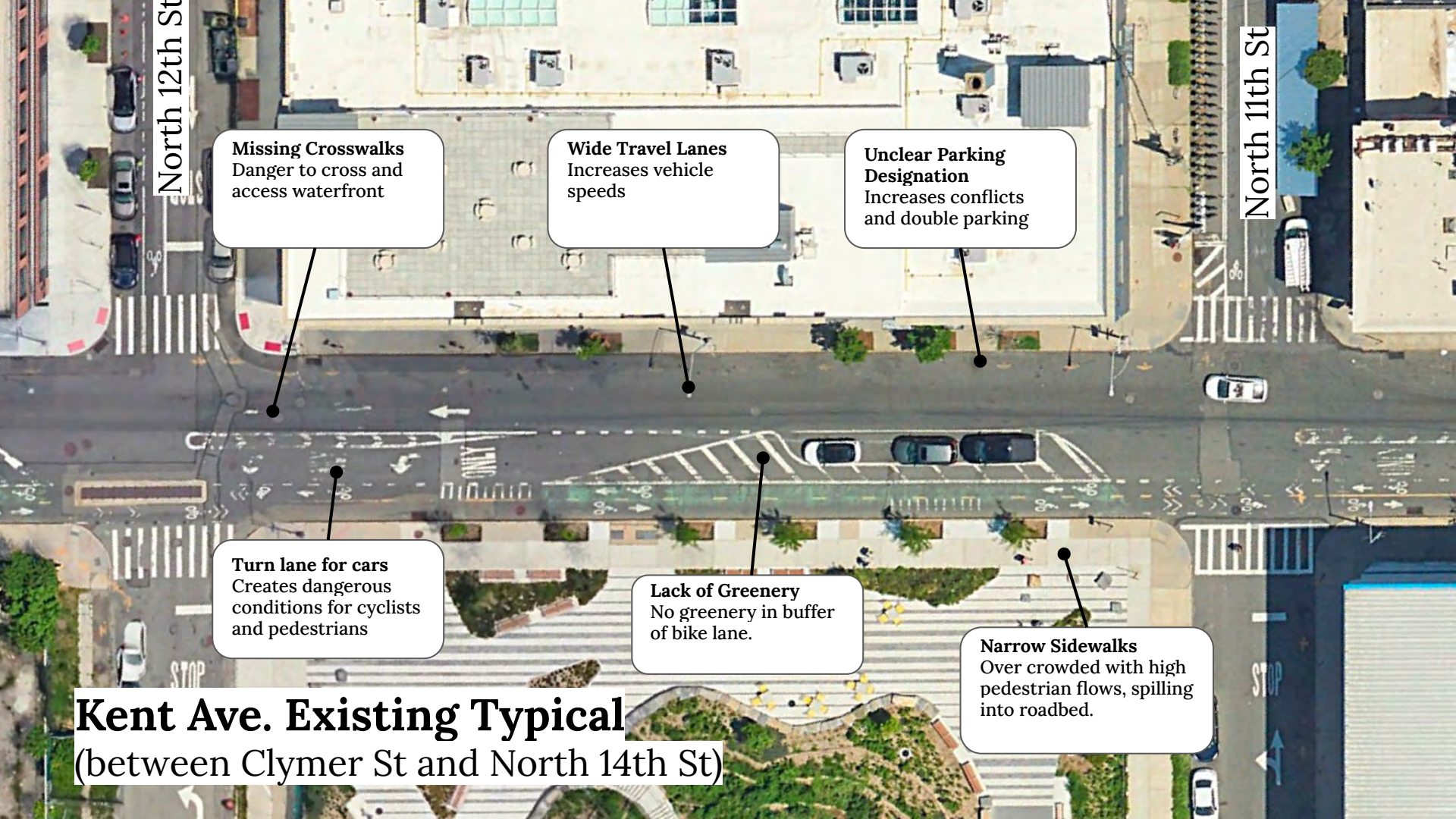
Widen Bike Lanes to accommodate high volumes of cyclists and all ages and abilities more comfortably.

Incorporate Loading Zones

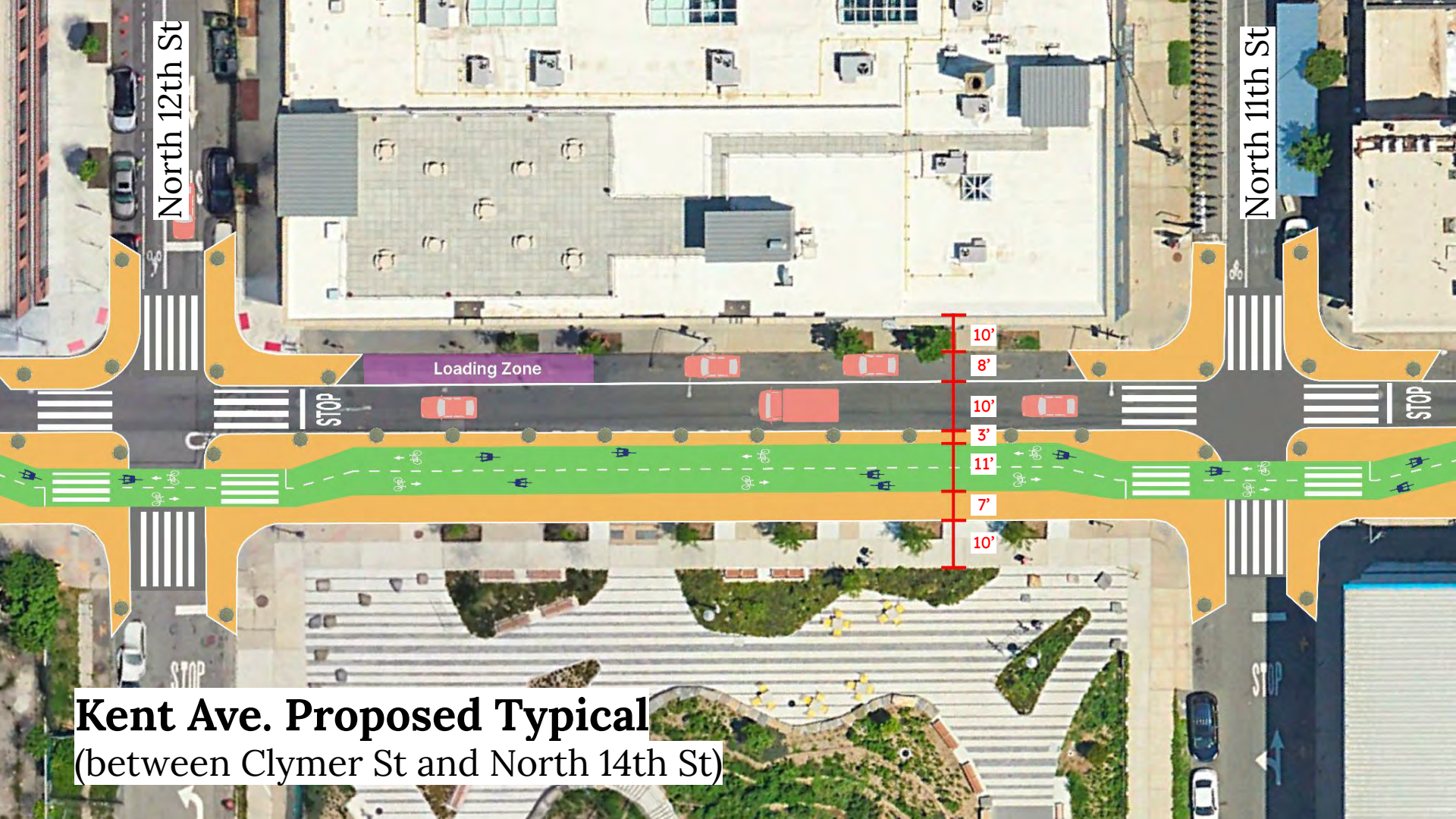
Designate multiple short term loading zones along the corridor to allow commercial vehicles to easily make deliveries without blocking the bike lane, crosswalks or roadway.

Kent Ave. Existing Typical

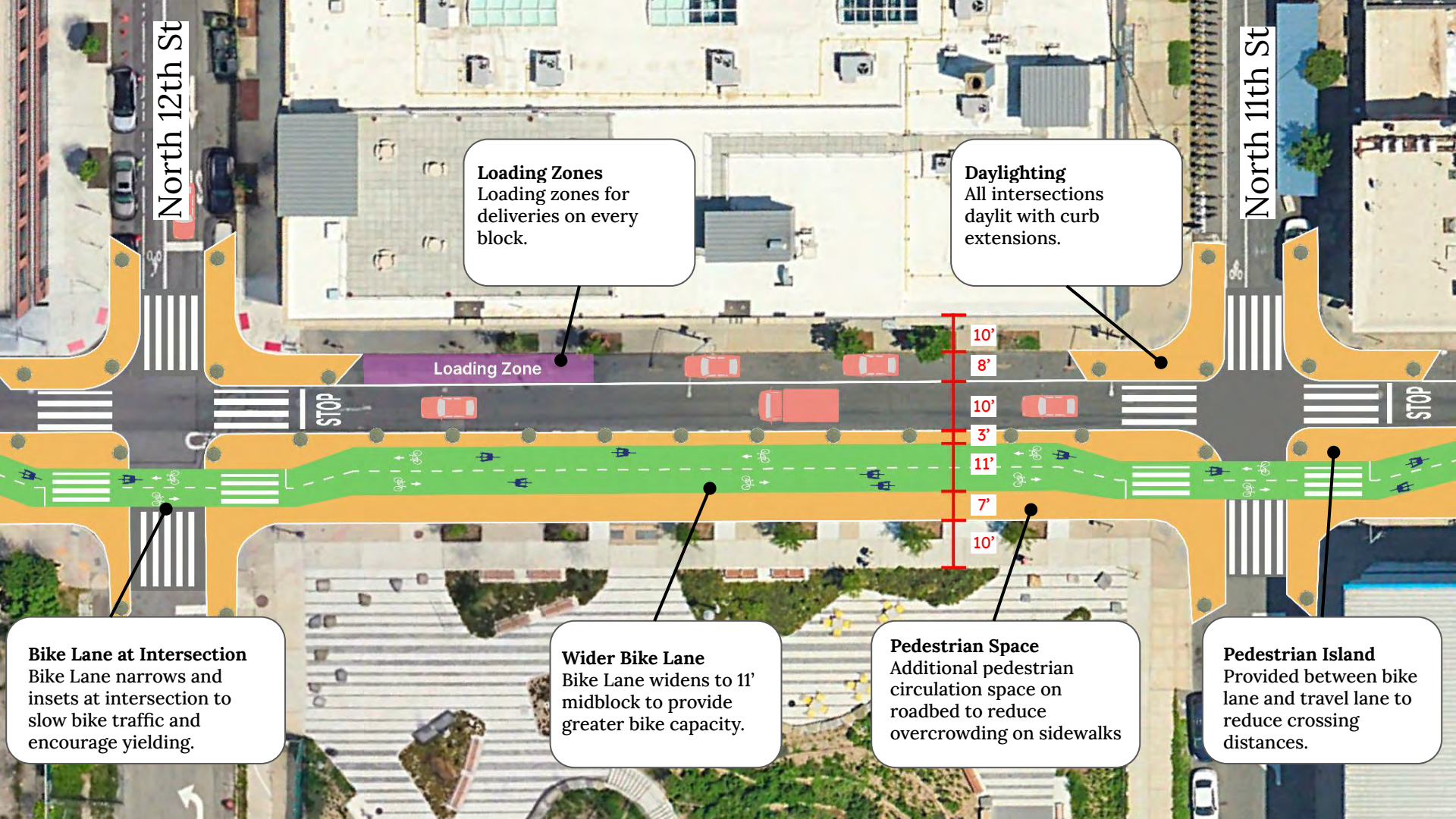
(between Clymer St and North 14th St)



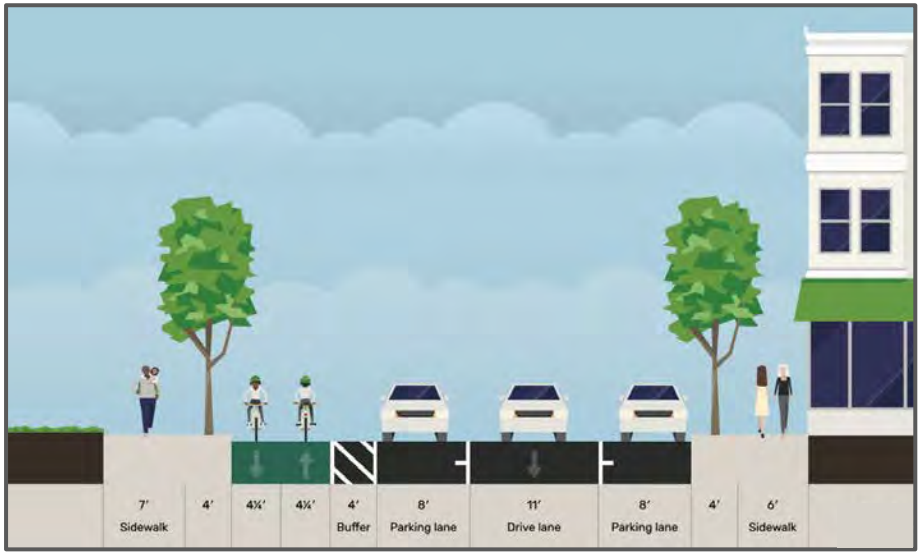
Kent Ave. Existing Typical
(between Clymer St and North 14th St)



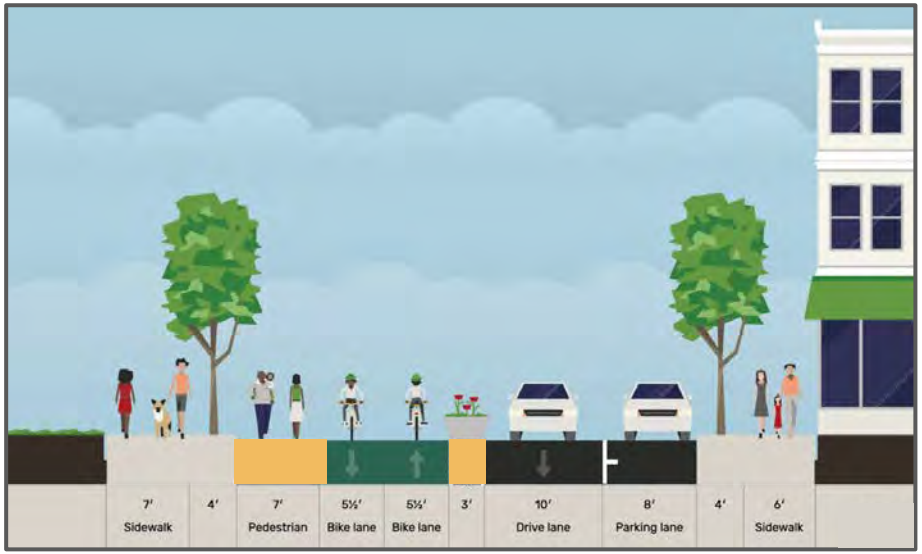
Kent Ave. Proposed Typical
(between Clymer St and North 14th St)


North 12th St
North 11th St
Loading Zone
STOP
STOP
10'
8'
10'
3'
11'
7'
10'
Loading Zones
Loading zones for deliveries on every block.
Daylighting
All intersections daylit with curb extensions.
Bike Lane at Intersection
Bike Lane narrows and insets at intersection to slow bike traffic and encourage yielding.
Wider Bike Lane
Bike Lane widens to 11' midblock to provide greater bike capacity.
Pedestrian Space
Additional pedestrian circulation space on roadbed to reduce overcrowding on sidewalks
Pedestrian Island
Provided between bike lane and travel lane to reduce crossing distances.

Kent Ave. Proposed Typical
(between Clymer St and North 14th St)



Existing



Proposed

Made with Streetmix

COMMUNITY BOARD No. 1

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MEMBER-AT-LARGE

April 14, 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 March 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 March 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.

Members of the SLA Review & DCA Committee:
Dybanowski, Chair; Bachorowski, Co-Chair; Bruzaitis; Dennis; Foster; Sofer; Talati; Van Couten; Cohen*; Kun*; *Weiser (+)*

ATTENDANCE:

Present: Bachorowski; Bruzaitis; Foster; Sofer; Van Coutten; Cohen*; Kun*. (*Non-Board Member)
Absent: Dybanowski; Dennis; Talati; Weiser (+).

The quorum was achieved.

LIQUOR LICENSES

NEW

1. 560 MA BK LLC, 560 Manhattan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL.**

2. Banh MI Inc, DBA Mama PHO, 580 Grand Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL.**

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) **Applicant requested for POSTPONEMENT.**

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) **Committee Recommended APPROVAL** with **STIPULATIONS: No Roof, No Backyard.**

5. Fab Management Group Inc., 577 Union Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL.**

6. JinLi BK LLC, DBA Ren Brooklyn, 623 Grand Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee recommended DENIAL the applicant did not show.**

7. Las Magalinas LLC, DBA TBD, 173 Montrose Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Patio or Deck) **Applicant requested for POSTPONEMENT.**

8. Meet & Meat Williamsburg Inc., 361 Graham Avenue Unit 1L, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL.**

9. New Esquina Del Sabor Corp, 572 Grand Street, (Corporate Change, Liquor, Wine, Beer & Cider, Rest) **Applicant requested for POSTPONEMENT.**

10. Spilos Cafe LLC, DBA Lion's Milk, 104 Roebling Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Cafe) **Committee Recommended APPROVAL with STIPULATIONS: More signatures required from direct Neighbors.**

11. Three Brothers Minimart Inc, DBA Unique Restaurant & Cafe, 711 Manhattan Avenue, (New Application, Wine, Beer & Cider, Rest Brewer) **Committee Recommended APPROVAL with STIPULATIONS: More signatures required from direct neighbors and neighbors across the street.**

12. Vende Humoo LLC, 620 Manhattan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL.**

SIDEWALK CAFÉ & ROADWAY CAFÉ:

1. Winsome Foods LLC, DBA Win Son, 159 Graham Avenue. **Committee Recommended APPROVAL.**

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 3rd 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) **Committee recommended DENIAL Due to many complaints from neighbors and residents.**
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 6th 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)

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. **EXCEPT ITEM 13 – Committee Recommended DENIAL for Now and Then NYC Inc, DBA Now and Then NYC, 290 Meserole Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic) Due to many complaints from neighbors and residents.**

ITEMS PREVIOUSLY POSTPONED

1. 151 Burger Bar Inc, 151 Meserole Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL.**

2. 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 will be presenting at the Full Board meeting on April 14, 2026. Due to large capacity.**

3. Cafe Biba Inc., DBA Senior's Bar, 101 Kent Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show.**

4. Kanahashi Japanese House Inc, DBA Kanahashi, 981 Manhattan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL.**

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

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

COMMUNITY BOARD No. 1

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MEMBER-AT-LARGE

April 16, 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 April 14, 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. 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 3rd 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) **Committee recommended DENIAL Due to many complaints from neighbors and residents.**
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 6th 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)

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. **EXCEPT ITEM 13 – Committee Recommended DENIAL for Now and Then NYC Inc, DBA Now**

and Then NYC, 290 Meserole Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic) Due to many complaints from neighbors and residents.

The Board Members voted to support the **APPROVAL OF THE RENEWALS** except for **EXCEPT ITEM 13 – Committee Recommended DENIAL for Now and Then NYC Inc, DBA Now and Then NYC, 290 Meserole Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic) Due to many complaints from neighbors and residents.**

The Vote was as follows: 27 "YES"; 0 "NO"; 0 "Abstentions".

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

WHEN:	**Thursday, April 30, 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

Dealice Fuller
Chairperson

COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813
PHONE: (718) 389-0009
FAX: (718) 389-0098
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HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER
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DISTRICT MANAGER

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PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

April 16, 2026

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

RE: SIDEWALK CAFÉ & ROADWAY CAFE

Dear Chair Fan:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on April 14, 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. Winsome Foods LLC, DBA Win Son, 159 Graham Avenue. **Committee Recommended APPROVAL.**

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 Board Members voted to support the **APPROVAL OF THE SIDEWALK CAFÉ & ROADWAY CAFÉ**

The Vote was as follows: 27 "YES"; 0 "NO"; 0 "Abstentions".

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

WHEN:	**Thursday, April 30, 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,

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Chairperson

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MEMBER-AT-LARGE

April 16, 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 April 14, 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
151 Burger Bar Inc	151 Meserole Street	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest	27 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:
Date: Thursday, April 30, 2026
Time: 6:30 PM
Location: Swinging Sixties Senior Center, 211 Ainslie Street
Brooklyn, NY 11222

Submitted by:

Dealice Fuller

Dealice Fuller
Chairperson

COMMUNITY BOARD No. 1

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April 16, 2026

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Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on April 14, 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
560 MA BK LLC	560 Manhattan Avenue	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest	27 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:
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April 16, 2026

Chair Lily M. Fan
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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 April 14, 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: **Applicant will be presenting at the Full Board meeting on April 14, 2026. Due to large capacity**:

Establishment Name	Address	License Type
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)

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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 April 14, 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
Banh MI Inc, DBA Mama PHO	580 Grand Street	New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest	27 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:
Date: Thursday, April 30, 2026
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April 16, 2026

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Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on April 14, 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 (Applicant did not show)** the following application:

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	27 YES; 0 NO; 0 Abstentions

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April 16, 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 April 14, 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
Cafe Miguel Corporation, DBA Cafe Miguel	636 Grand Street	New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Cafe/Restaurant with Electric Kitchen	27 YES; 0 NO; 0 Abstentions

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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 April 14, 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: No Roof, No Backyard** the following application:

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

Next SLA Review & DCA Committee Meeting:
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Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on April 14, 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
Fab Management Group Inc	577 Union Avenue	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest	27 YES; 0 NO; 0 Abstentions

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April 16, 2026

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Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on April 14, 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 (Applicant did not show)** the following application:

Establishment Name	Address	License Type	Board Vote
JinLi BK LLC, DBA Ren Brooklyn	623 Grand Street	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest	27 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:
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April 16, 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 April 14, 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
Kanahashi Japanese House Inc, DBA Kanahashi	981 Manhattan Avenue	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest	27 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:
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April 16, 2026

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Subject: SLA Applications – Board Recommendations

Dear Chair Fan,

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on April 14, 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
Las Magalinas LLC, DBA TBD	173 Montrose Avenue	New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Patio or Deck	27 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:
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Location: Swinging Sixties Senior Center, 211 Ainslie Street
Brooklyn, NY 11222

Submitted by:

Dealice Fuller
Chairperson

COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813
PHONE: (718) 389-0009
FAX: (718) 389-0098
Email: bk01@cb.nyc.gov
Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

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

April 16, 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 April 14, 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
Meet & Meat Williamsburg Inc	361 Graham Avenue Unit 1L	New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest	27 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:
Date: Thursday, April 30, 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
New Esquina Del Sabor Corp	572 Grand Street	Corporate Change, Liquor, Wine, Beer & Cider, Rest	27 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:
Date: Thursday, April 30, 2026
Time: 6:30 PM
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Brooklyn, NY 11222

Submitted by:

Dealice Fuller
Chairperson

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Establishment Name	Address	License Type	Board Vote
Spilos Cafe LLC, DBA Lion's Milk	104 Roebling Street	New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Cafe	27 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:
Date: Thursday, April 30, 2026
Time: 6:30 PM
Location: Swinging Sixties Senior Center, 211 Ainslie Street
Brooklyn, NY 11222

Submitted by:
Dealice Fuller
Dealice Fuller
Chairperson

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Establishment Name	Address	License Type	Board Vote
Vende Humoo LLC	620 Manhattan Avenue	New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest	27 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:
Date: Thursday, April 30, 2026
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Submitted by:

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Establishment Name	Address	License Type	Board Vote
Three Brothers Minimart Inc, DBA Unique Restaurant & Cafe	711 Manhattan Avenue	New Application, Wine, Beer & Cider, Rest Brewer	27 YES; 0 NO; 0 Abstentions

Next SLA Review & DCA Committee Meeting:
Date: Thursday, April 30, 2026
Time: 6:30 PM
Location: Swinging Sixties Senior Center, 211 Ainslie Street
Brooklyn, NY 11222

Submitted by:
Dealice Fuller
Chairperson

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MEMBER-AT-LARGE

April 14, 2026

COMMITTEE REPORT

Environmental Protection Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Mr. Stephen Chesler, Environmental Protection Committee Chair

RE: Environmental Protection Committee Report from March 31, 2026

The Committee met on the evening of March 31, 2026, at 6:15 PM at the Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Avenue), Brooklyn, NY 11211.

Members of the Environmental Protection Committee
Chesler, Chair; Vega, Co-Chair; Bruzaitis; Espinal; Peterson; Costa*; Hofmann*; Holowacz*; Torres* *(*) Non-Board Member.*

ATTENDANCE
Present: Chesler, Chair; Bruzaitis; Espinal; Hofmann*; Torres *(*) Non-Board Member*
Absent: Vega, Co-Chair; Peterson; Costa*, Holowacz* *(*) Non-Board Member*

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

AGENDA

1. **NATIONAL GRID LONG TERM PLAN:** Presentation and discussion of their energy plan that was approved by the NYS Public Service Commission, specifically **non-pipeline alternatives**. Participation in this meeting is a part of a Community

Board meeting compliance plan from an order issued by the NYS Public Service Commission through Case #24-G-0248.

The presentation (file attached) was made by Gideon Banner, National Grid, Principal Analyst, Strategy & Policy, Distributed Energy Resources. Also on hand was Eileen Ciffone, National Grid, Director, External Affairs - NYC and Hunter Gross, Government Relations Manager NYC. Numerous members of Sane Energy (SE) attended including Executive Director, Kim Fraczek; Kevin LaCherra, Stephanie Fox and others.

The presentation focused on National Grid's requirement under their Long Term Plan to pursue and market alternatives, especially electrification, to natural gas usage for heating and cooking to current gas customers in New York City. National Grid identifies leak-prone pipes in areas and explores the viability of upgrading affected customers. All customers connected to the existing infrastructure targeted for replacement must agree to the conversion. Red Hook, where full electrification could avoid replacing 900 feet of pipe, is a current in-progress project example.

Degree and form of financial support depends on the volume of participation. NG confirmed they collaborate with Con Edison on various aspects of this program in regard to its implementation.

National Grid is required to pursue 5 projects a year. Their team, consisting of 3.5 members, collaborates with contractors to offer energy assessments and incentives. Challenges include customer participation and the need for comprehensive outreach. The program has identified six segments in New York City, targeting 80 customers, and aims to expand. Committee members and public attendees strongly questioned the scope of NG's resources to scale the project up to a more significant level.

The community expressed concerns about the minimal impact and the need for systemic change. A rate hike of 11% was noted, **and the next rate case is due by the end of April**. The discussion highlighted the need for better public awareness and more comprehensive solutions, including potential legal actions and community board involvement to address the inadequacies of the current plan. Participants wanted to compare this program in relation to how many gas customers NG provides service to and the total length of pipe that exists citywide. Mr. Banner nor Ms. Cifone did not have this data on hand.

Therefore the committee in consensus agreed the board should request this information from National Grid.

A motion was made to recommend the board request National Grid provide to the board detailed statistics on New York City natural gas distribution, including total mileage of leak-prone pipes, total number of segments and customers, and breakdowns by the six identified segments and for immediate-

replacement segments, along with locations of current outreach projects and how Non-pipeline alternatives are identified.

By Eric Bruzaitis
Second: Rosemary Espinal

Yes votes 5 (3 board members, 2 non-board members)
No votes 0
Abstentions 0
Motion carried

Regarding the next National Grid rate case coming soon before NYS Public Service Commission in April, Kim Frazek from Sane Energy recommended when the Community Board submits direct comments on the rate case to the Public Service Commission, extract those comments, highlight them, and file them as formal intervenor comments in the proceeding. The board should sign on as party to the case. Steve Chesler said he would take this up for further discussion with the Executive Committee.

She further added that after the gas systems engineer completes their review of National Grid's upcoming rate case, they will prepare plain-language summaries explaining the key findings and implications for community members.

2. **55 Eckford Street LLC Brownfield Cleanup Program Site No. C224168: Cleanup Proposed for Brownfield Site Contamination. NYSDEC in consultation with the NYSDOH, has determined that the site poses a significant threat to public health or the environment. The committee will consider recommending a comment on the proposal.**

   ***Comments are due April 19, 2026.**

   The current applicant and developer has plans to remediate this property and develop a five-story residential building with 21 units, where girder frame remnants remain from an abandoned project.

   In the early 1900s, the site was used for woodworking operations, and from at least 1951 to 1992, electric plating and lacquer spraying occurred at the site.

   Since the fact sheet notes the significant threat the site poses due to its contaminated state, the committee expressed strong concerns about this project. Residential yards and buildings exist adjacent to this property. Therefore, the committee is especially concerned about the threat of contamination migrating via groundwater and soil vapor to neighboring properties.

   Key components of this Track 2 Restricted Residential cleanup plan are:

- Excavation and off-site disposal of contaminated soil and fill material from the surface to approximately 15 feet below ground surface (bgs) across the entire site;
- Performing chemical injections across the entire site, from 15 feet bgs to 30 feet bgs, to treat the full horizontal and vertical extent of contamination (e.g., arsenic and semi-volatile organic compounds (SVOCs)) in site soils, as well as arsenic and SVOCs in groundwater.
- Removal, decommissioning and offsite disposal of any encountered Underground StorageTanks and/or associated equipment (e.g., fill lines, vent line).
- Installation of a sub-slab depressurization system (SSDS) beneath the future site building to address the potential for the migration of soil vapor, contaminated with volatile organic compounds, into the site building.
- Plus additional post-remedy steps noted in the fact sheet

The committee noted several significant areas to note in the board's comment: contamination migration, truck staging/cleaning, dust mitigation, and access and exit routes.

A motion was made to recommend the board submit a comment to The NYS Department of Conservation regarding the cleanup program for 55 Eckford Street with the following points:

- **There is strong concern about onsite contamination migrating offsite to adjacent and nearby properties, especially residential properties and yards**
- **Ensure that trucks are staged and cleaned onsite**
- **Applicant goes above and beyond with controling and mitigating dust**
- **Ensure trucks follow designated truck routes approaching and leaving the site**

By Eric Bruzaitis
Second: Laura Hofmann

Yes votes 5 (3 board members, 2 non-board members)
No votes 0
Abstentions 0
Motion carried

3. **Old Business:**

1 - Williamsburg Houses

Steve Chesler is reviewing boiler violation remedy reports provided by Matthew Rooney, CEO of MDG, the maintenance contractor working at Williamsburg Houses on behalf of Wavecrest Management. A need still exists to have high-sensitive air monitoring devices installed in the affected 200 Ten Eyck apartments, such as SUMMA canisters.

4. New Business:

None.

Meeting adjourned.

Non-Pipe Alternatives (NPAs)

Presentation to Brooklyn Commuity Board 1

April 1, 2026

nationalgrid

What Are Non-Pipe Alternatives (NPAs)?

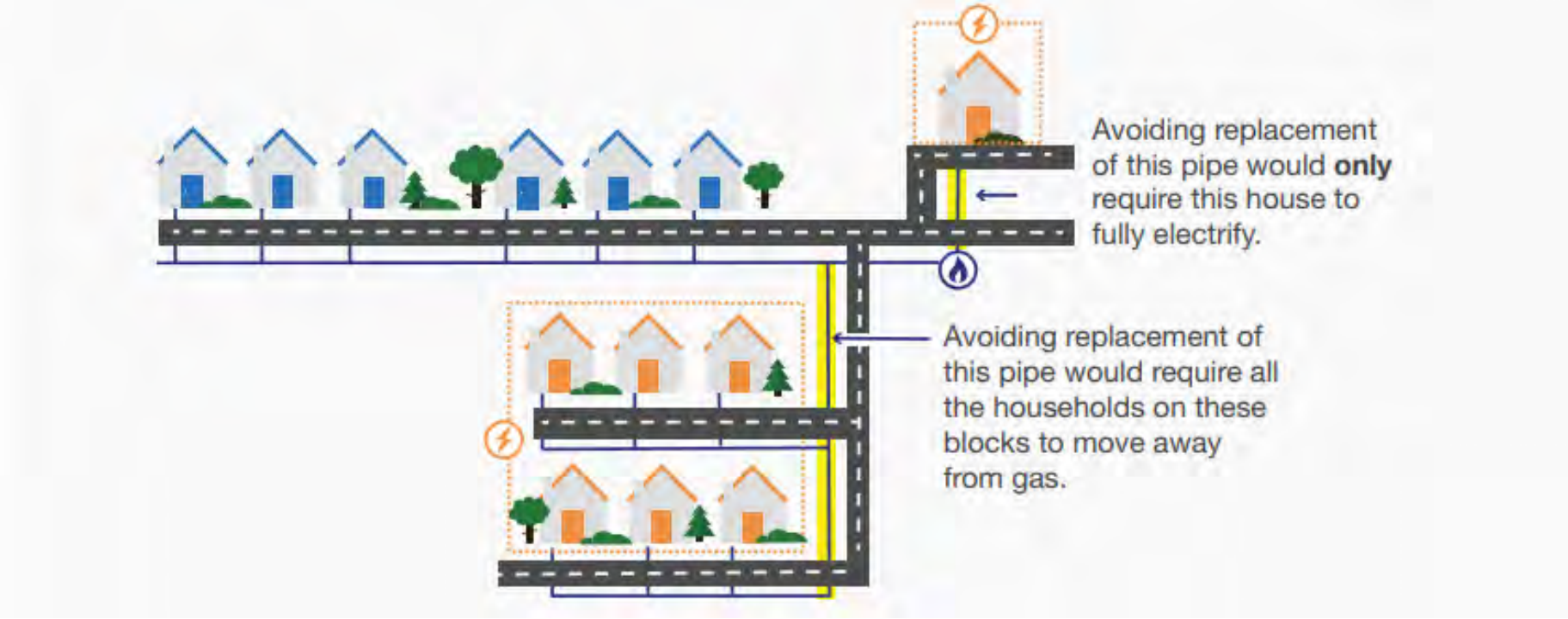
NPAs are:

- Any targeted investment or activity that are intended to avoid, defer, or reduce upgrades to the natural gas system
- Comprised of tested solutions that already exist in the market, namely energy efficiency (EE), electrification of heat, and gas demand response (DR)*
- Funded, in principle, from the avoided cost of the infrastructure projects to which they serve as an alternative
- Financial incentives offered to encourage customers to consider and adopt solutions

An NPA can only be offered to customers served by the specific infrastructure project to which the NPA serves as an alternative. Because of that, NPAs are only offered in very specific locations. This makes them different from other clean energy programs, which are usually offered customers regardless of location).

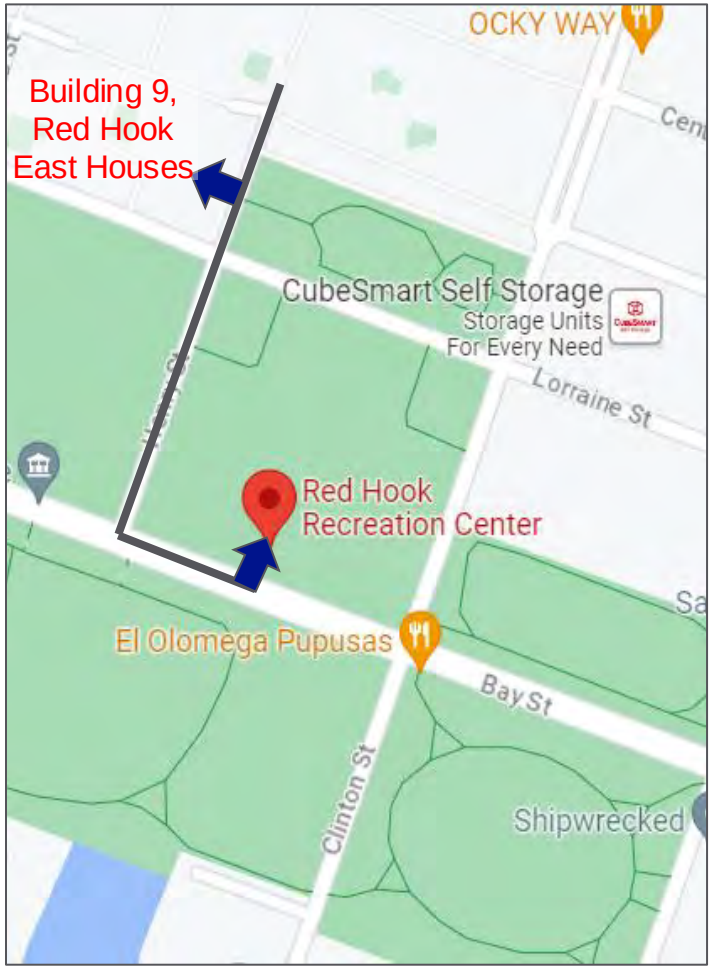
One Type of NPA: Leak-Prone Pipe (LPP) NPAs

National Grid separates NPAs into four “types”, one of which is LPP NPAs.



Information on the other types of NPAs is provided in the appendix.

LPP NPA Opportunity: Community Center + Public Housing Development in Brooklyn



- National Grid is in discussions with NYC DCAS and NYCHA regarding potential opportunities for NPAs at their buildings in National Grid's territory in Brooklyn, Queens, and Staten Island
- The NPA opportunity at left would involve (a) the recreation center and potentially (b) one building at a multi-building NYCHA facility
- If both agencies agree, and if successfully implemented, this NPA would result in avoiding the replacement of about 900 feet of leak-prone pipe
- National Grid and DCAS have identified several other LPP NPA opportunities, including one at a firehouse in Williamsburg

NPAs: Current Efforts Underway by National Grid

- Began outreach to customers connected to 30 LPP segments that are eligible for NPAs (including 6 in National Grid's territory in New York City)
- About to begin outreach to customers in two areas being addressed for R&R NPAs, one of which is in the Hollis Hills area of Queens
- RFPs issued for solutions for 3 R&R NPAs across National Grid's downstate region (1 in NYC, 2 on Long Island)
- Service Line NPA program likely to be launched by October 2026
- Collaborating with NYC DCAS and NYCHA to identify opportunities at their buildings
- Established the Customer Electrification Program webpage

Most NPAs offered by National Grid in the downstate New York region will be marketed to customers as the "Customer Electrification Program". Service Line NPAs will be marketed under a program name that has yet to be determined.

Conclusion

- National Grid continues to seek opportunities to identify infrastructure projects that can be avoided, deferred, or reduced in size via NPAs
- National Grid will offer incentives to encourage customers to participate in NPAs. Those incentives can be stacked on top of (i.e. added to) other incentives offered by electric utilities, including heat pump program incentives.
- NPAs can only be successful if enough customers agree to participate. Without that participation, an NPA cannot serve as an alternative to the infrastructure project it is intended to avoid, defer, or reduce in size.
- National Grid will also continue to administer other clean energy programs that reduce annual and peak gas consumption, namely its energy efficiency and gas demand response programs. It will also continue to provide customers who request a new or upgraded gas system connection with information about heat pumps and refer them to Con Edison's heat pump programs.

Appendix: The Four NPA Types

Service Line NPAs

To decommission an LPP Service Line, the building that it serves must take steps that enable it to disconnect from gas (e.g. full electrification)

Leak-Prone Pipe (LPP) NPAs

To decommission an LPP segment, all buildings served by the segment must take steps that enable them to disconnect from gas (e.g. full electrification) – except in the case of partial LPP NPAs

Reliability and Reinforcement (R&R) NPAs

To avoid R&R projects that add capacity, gas peak demand in the area must be reduced beyond a certain threshold. This can be accomplished via a combination of electrification and/or energy efficiency measures.

New Connection NPAs

To avoid connecting a building to the gas system, that building must take steps that enable it to avoid consuming gas (e.g. full electrification)

Images from RMI/National Grid study, "Non-Pipeline Alternatives: Emerging Opportunities in Planning for U.S. Gas System Decarbonization", published May 2024

Appendix: Selected Resources Related to National Grid's Work on NPAs

- KEDNY-KEDLI Non-Pipe Alternative Stakeholder Meeting. ~40 slides that accompanied a public stakeholder meeting on NPAs held in March 2026.
- KEDNY-KEDLI Non-Pipe Alternative Implementation Plan. An overview of National Grid's planned approach to implementing NPAs. Filed with the Public Service Commission in May 2025.
- Service Line NPA Proposal. Details National Grid's plan to implement Service Line NPAs. Filed with the Public Service Commission in February 2026.
- Non-Pipeline Alternatives: Emerging Opportunities in Planning for U.S. Gas System Decarbonization. A report published in May 2024 in collaboration with National Grid and the non-profit RMI.

55 Eckford Street LLC

Brownfield Cleanup Program
Site No. C224168
Brooklyn, Kings County

Department of Environmental Conservation

March 2026

Cleanup Proposed for Brownfield Site Contamination

Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 55 Eckford Street LLC site ("site") located at 55 Eckford Street, Brooklyn, New York. Please see the map for the site location. Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH, has determined that the site poses a significant threat to public health or the environment. This decision is based on contaminants being found in groundwater and soil vapor at the site. To address this threat, NYSDEC has developed the proposed cleanup plan summarized below.

How to Comment

NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **March 4 2026 through April 19 2026.**

- Access the Remedial Investigation (RI), RAWP, and other project documents online through the DECinfo Locator: https://extapps.dec.ny.gov/data/DecDocs/C224168/.
- Documents also are available at the locations identified under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Contact Information" area.

Draft Remedial Action Work Plan

The proposed Track 2 Restricted-Residential remedy plan consists of:

- Excavation and off-site disposal of contaminated soil and fill material from the surface to approximately 15 feet below ground surface (bgs) across the entire site;
- Performing chemical injections across the entire site, from 15 feet bgs to 30 feet bgs, to treat the full horizontal and vertical extent of contamination (*e.g.*, arsenic and semi-volatile organic compounds (SVOCs)) in site soils, as well as arsenic and SVOCs in groundwater.
- Removal, decommissioning and offsite disposal of any encountered Underground Storage Tanks and/or associated equipment (*e.g.*, fill lines, vent line).
- Installation of a sub-slab depressurization system (SSDS) beneath the future site building to address the potential for the migration of soil vapor, contaminated with volatile organic compounds, into the site building.
- Collection and analysis of post-cleanup soil and groundwater samples to evaluate the effectiveness of the cleanup;
- A soil vapor intrusion evaluation will be conducted after the remediation is complete to verify the performance of the SSDS;
- Importing clean material that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Recording of an Environmental Easement (EE), including Institutional Controls (ICs), to prevent future exposure to any residual contamination remaining at the site;

- Publication of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional Controls, (2) Engineering Controls, (3) monitoring, (4) operation and maintenance and (5) reporting.

The proposed cleanup plan was developed by 55 Eckford St LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps

NYSDEC will consider public comments, revise the remedy plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed cleanup. After approval, the proposed cleanup becomes the selected cleanup. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description

The site is located at 55 Eckford Street in Brooklyn and is identified as Block 2698, Lot 32 on the New York City Tax map. The 0.24-acre site contained remnants of a six-story steel structure/unfinished building that was demolished by the applicant in June 2025.

In the early 1900s, the site was used for woodworking operations, and from at least 1951 to 1992, electric plating and lacquer spraying occurred at the site. Since at least the late 2000s, the site has been unused, except for construction of the now-demolished partial structure.

The anticipated cleanup will achieve restricted-residential use, which will allow for the planned development of a five-story residential building with 21 units.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224168) at: https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch

Summary of the Investigation

The primary contaminants of concern at the site are metals and SVOCs present in the site soils and groundwater, and VOCs in the soil vapor.

Brownfield Cleanup Program

New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the SCOs or other health-based or environmental standards, criteria or guidance adopted by NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield

Stay Informed with DEC Delivers

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Sign up to receive site updates by email:

https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: https://dec.ny.gov/maps/interactive-maps/decinfo-locator

CONTACT INFORMATION

Project-Related Questions

Jolene Lozewski, P.G., Project Manager
NYSDEC, Division of Environmental Remediation
625 Broadway
Albany, NY 12233
p: (518) 402-8805
Jolene.lozewski@dec.ny.gov

Project-Related Health Questions

Benjamin Caligiuri, Project Manager
NYSDOH, Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower
Room 1787
Albany, NY 12237
p: (518) 402-7868
Beei@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
https://extapps.dec.ny.gov/data/DecDocs/C224168/

Brooklyn Public Library – Greenpoint Branch and Environmental Education Center
107 Norman Avenue
Brooklyn, NY 11222
(718) 389-4394

Brooklyn Community Board 1
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Brooklyn, NY 11211
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NEW YORK STATE | Department of Environmental Conservation

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Jolene Lozewski, P.G. | Phone: (518) 402-8805 **| Email:** Jolene.lozewski@dec.ny.gov

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April 14, 2026

COMMITTEE REPORT

Land Use, ULURP, and Landmarks (Subcommittee) Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

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

RE: Land Use Committee Report from March 30, 2026

The Committee held an in-person public hearing on Monday, March 30, 2026, at 6:00 PM at Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Avenue), Brooklyn, NY 11211. The committee subsequently held its meeting on Monday, March 30, 2026 at 6:00 PM.

ATTENDANCE

Public Hearing, March 30, 2026

Present: Fuller, Chairperson; Aguilar; Chesler; Dennis; Feng; Foster; Friedman; Heimlich; Isaacs; Kawaguchi; Pferd; Sofer; Teague; Weiser

Absent: Kaminski, Landmarks Subcommittee Co-Chair; Bachorowski; Bamonte; Barros; Brooks; Bruzaitis; Cabrera; Caponegro; Carbone; Drinkwater; Duran; Dybanowski; Espinal; Goldstein; Gross; Ho; Horowitz; Iglesias; Indig; Itzkowitz; Jeffery; Kelterborn; Klagsbald; LaBorde; Leanza; Love; Mrowiec; Rabbi Niederman; Peterson; Sabel; Talati; Valentin; VanCouten; Vega

Committee Meeting, March 30, 2026

Present: Teague, Land Use Committee Chair; Chesler, Land Use Committee Co-Chair; Dennis; Isaacs; Kawaguchi; Kelterborn; Pferd; Rabbi Niederman; Sofer; Weiser; Salgado* *(*) Non-Board Member*

Absent: Kaminski, Landmarks Subcommittee Co-Chair; Vega; Kantin*; Kawochka*; Nieves* *(*) Non-Board Member*

AGENDA

1. **<u>639 GRAND STREET FRESH CERT. APPLICATION # N260218ZCK</u>:** 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, extended by DCP till April 18, 2026, please submit them through the land Use participant portal. Presenter: 639 Grand Street Realty LLC representative, Joshua Rinesmith.

   The Applicant has owned the site since January 2026. Ozzie's Supermarket was operating there until recently. The applicant proposes building an 11-story mixed-use building with the supermarket re-opening on the ground floor and the addition of 69 residential units (13 affordable) on the above floors. The increased density will be allowed as a result of the applicant's meeting the requirements for the Fresh Certification under the UAP program.

   The program requires the owner to continuously provide maintenance of the fresh food market, unless the owner can show a valid reason for not being able to do so. In that case the owner can apply for a waiver. The presenter had no information regarding the AMI make-up of the affordable units.

   Several board members questioned why the applicant should be given the opportunity to increase the density of the area based on provision of a supermarket that was already servicing the community on this site. However, the majority of the committee members felt the addition of housing was beneficial.

   <u>Recommendation:</u>

   <u>A motion was made to provide the following comments:</u>

   This project falls short of what this Community Board expects for the number of affordable units and level of affordability. In addition, the Board is concerned about the possibility that in the future the owner can obtain a waiver of the requirement to maintain the fresh food market. However, the Board supports this Fresh Food application, as it incentivizes development of more fresh food markets and additional housing.

   Vote- 11 yes, 0 no, 0 abstentions

2. **<u>PRESENTATION PROJECT 200 KENT AVENUE REZONING APPLICATION # C260149ZMK, CEQR # 26DCP047K</u>: IN THE MATTER OF an application submitted by 206 Kent LLC and Kent Investor LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12c: 1. changing from an M1-4 District to an M1-4A/R7X District property bounded by River Street, North 3rd Street, Kent Avenue, and Metropolitan Avenue; and 2. establishing a Special Mixed Use District (MX-8) bounded by River Street, North 3rd Street, Kent Avenue, and Metropolitan Avenue; as shown on a diagram (for illustrative purposes only) dated March 2, 2026, and subject to the conditions of CEQR Declaration E-887. Presenter: Fried, Frank, Harris, Shriver & Jacobson LLP representative Mr. Jeremy Kozin.**

   Zach Bernstein presented.

   The applicant appeared informally on January 5, 2026, to hear our questions and receive feedback prior to the formal public hearing.

   This is a rezoning application to add approximately 143 residential units, subject to MIH, to the existing building at 200 Kent Avenue, where Trader Joe's supermarket

now operates. The existing Trader Joe's operations, the other businesses located on the ground floor, and the underground 43 spot parking facility will not be impacted.

The application seeks a single lot rezoning from M 1-4 to M 1-4A/R7X (Mx 8) and the establishment of a MIH district in order to add 11 stories above the existing 5 story building. All stories above the first three will be residential, approximately 143 units, 20 to 30% (29 to 43 units) of which would be affordable depending on the affordable option selected. The presenter explained that Option 1 requires an average AMI of 60%. The site is situated adjacent to other sites that have already been zoned for residential use.

The first three stories are intended for commercial use. The roof top is intended as common space for residents, not for commercial use. At the pre-certification presentation, the presenter stated there will be considerable greening of the podium roof (above the second floor) and top roof. Although the underground parking facility that is used by Trader Joe's will remain, the second story that was originally intended for additional parking (and which has never been used) will be converted to commercial/retail use.

The committee members generally liked the projected design. We suggested that the applicant should provide an additional community benefit, such as assistance to Grand Ferry Park and/or to the future use of the power plant site. We also explained that we are looking for apartments that would accommodate families, and that we need at least some deep affordability. The applicant agreed to work with the appropriate council members to contribute to the beautification of the Grand Ferry Park.

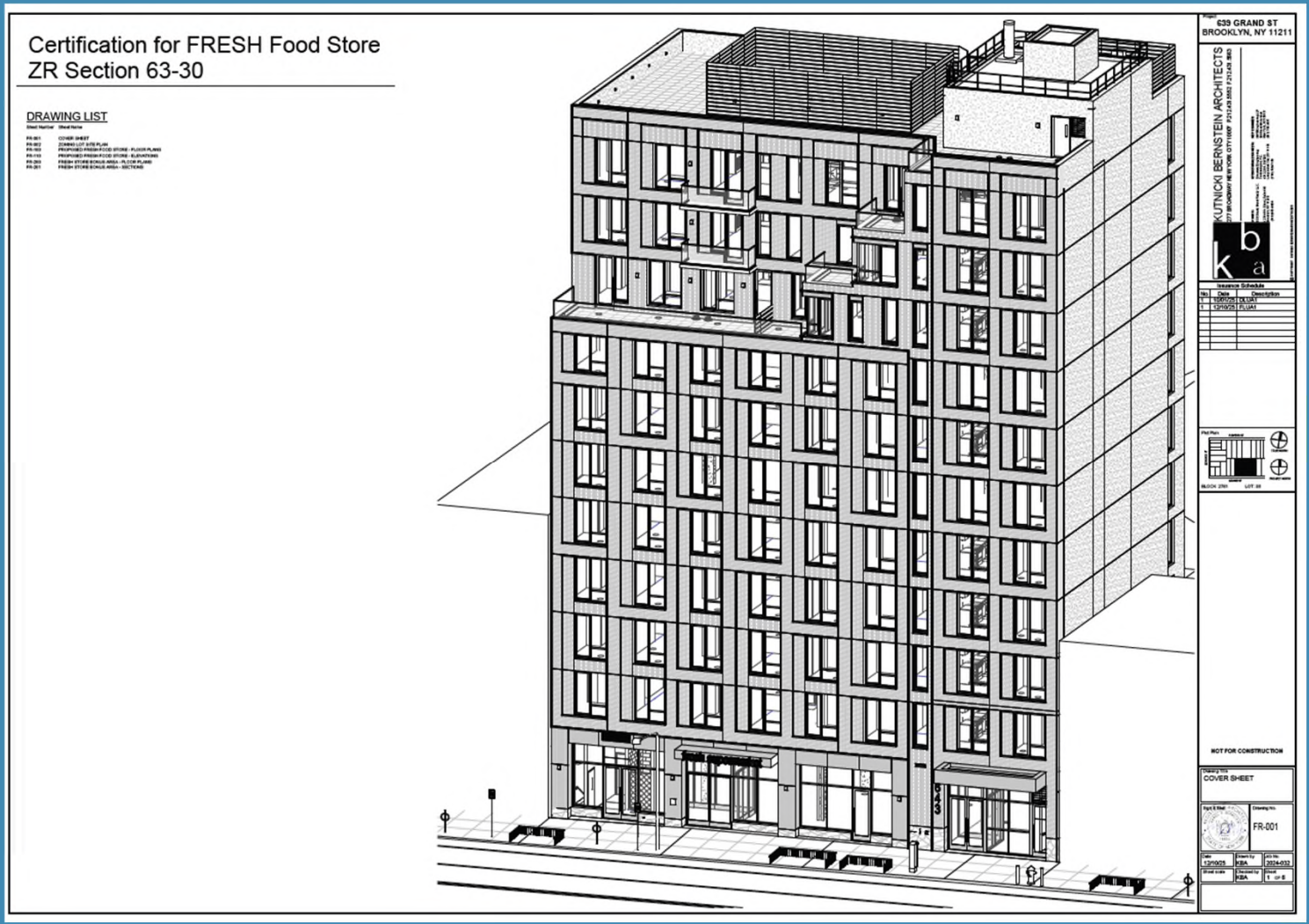
Recommendation:

A motion was made to approve the application with the following conditions:

(1) The applicant will follow through on its agreement to work with the appropriate council members to contribute to the beautification of the Grand Ferry Park.
(2) There will be more than the minimum requirement for affordability.
(3) The board requests a re-design of the bike parking in the Trader Joe's lot for better and safer access.

Vote- 11 yes, 0 no, 0 abstentions

FRESH FOOD STORE CERTIFICATION



BROOKLYN COMMUNITY DISTRICT 1
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

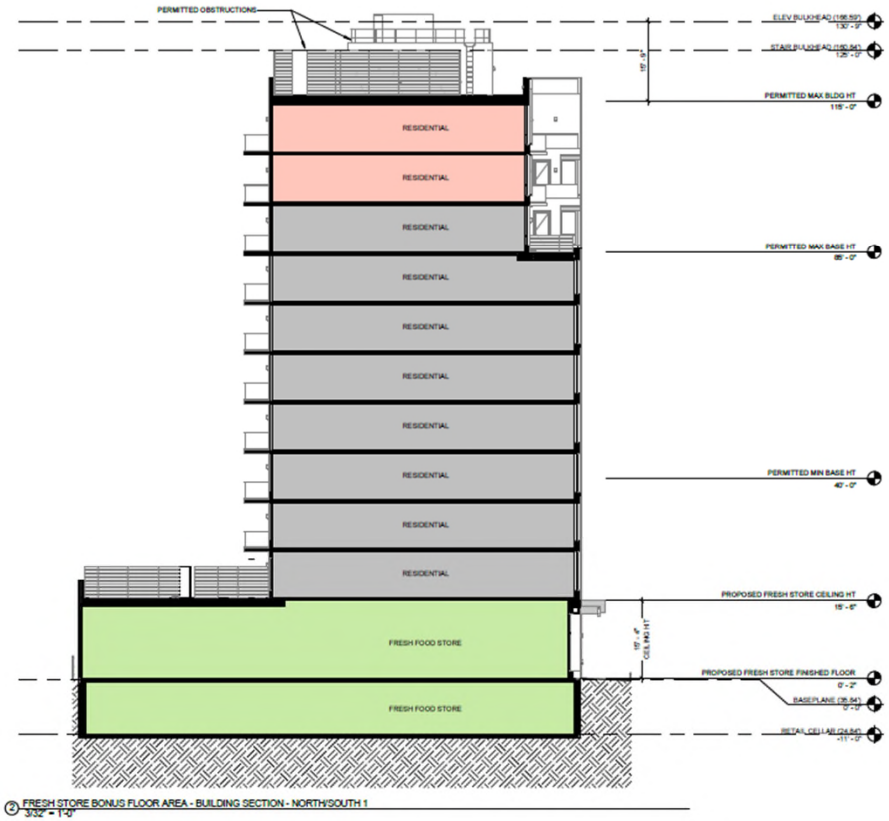
Land Uses

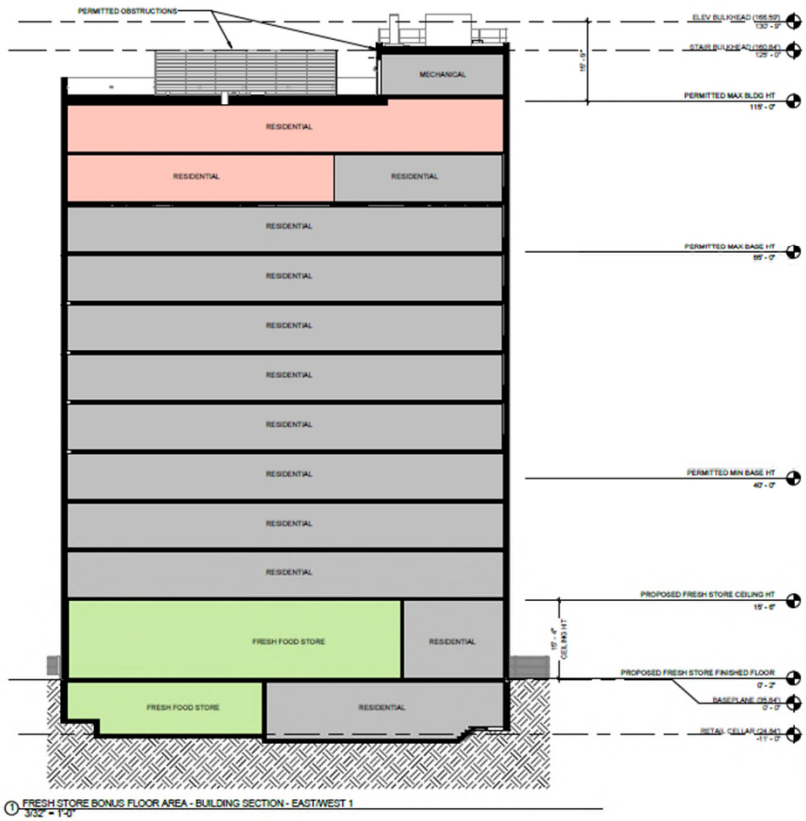
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open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

December 2025

Urban Cartographics

PROJECT DESCRIPTION





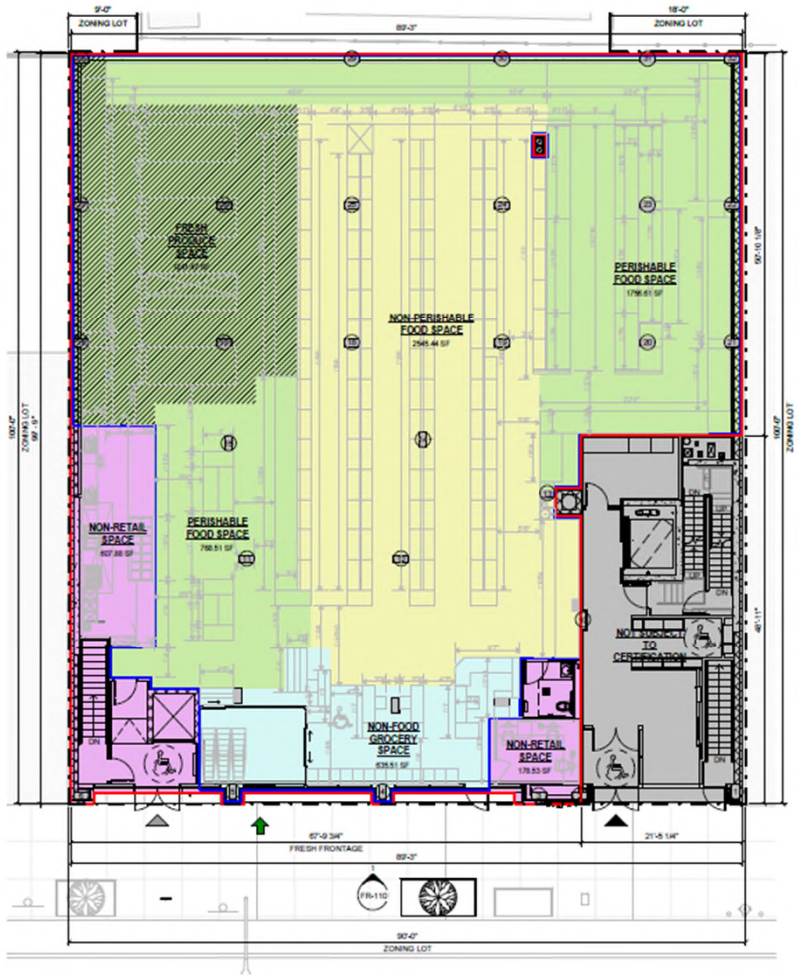
New 11-story building (54,906.84 sf total)

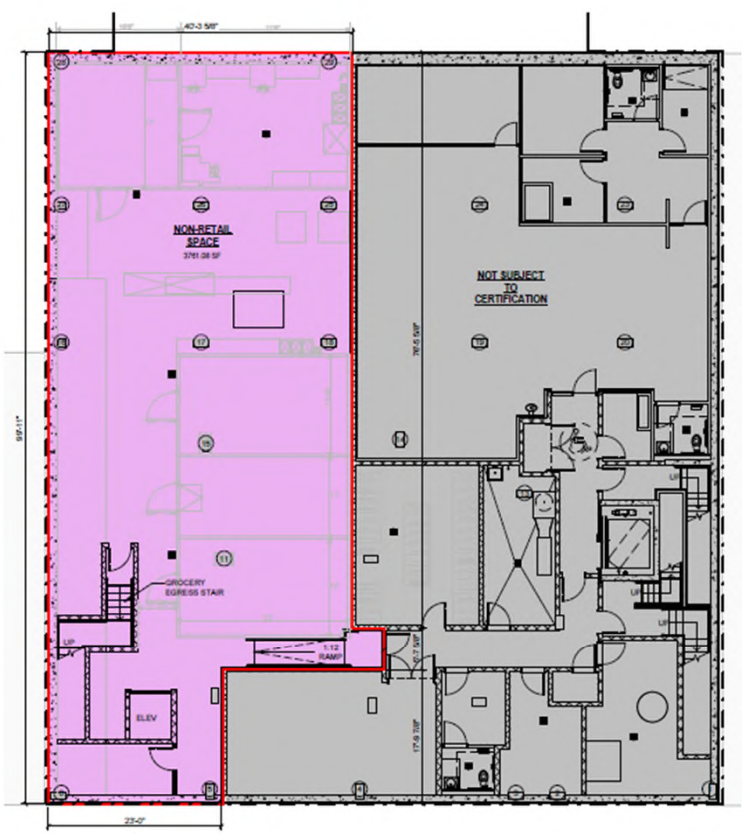
- 7,733.96 sf commercial
- 47,172.88 sf residential
- 69 dwelling units (including 13 affordable housing units)

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

200 KENT AVENUE REZONING

BROOKLYN COMMUNITY BOARD 1

MARCH 30TH, 2026

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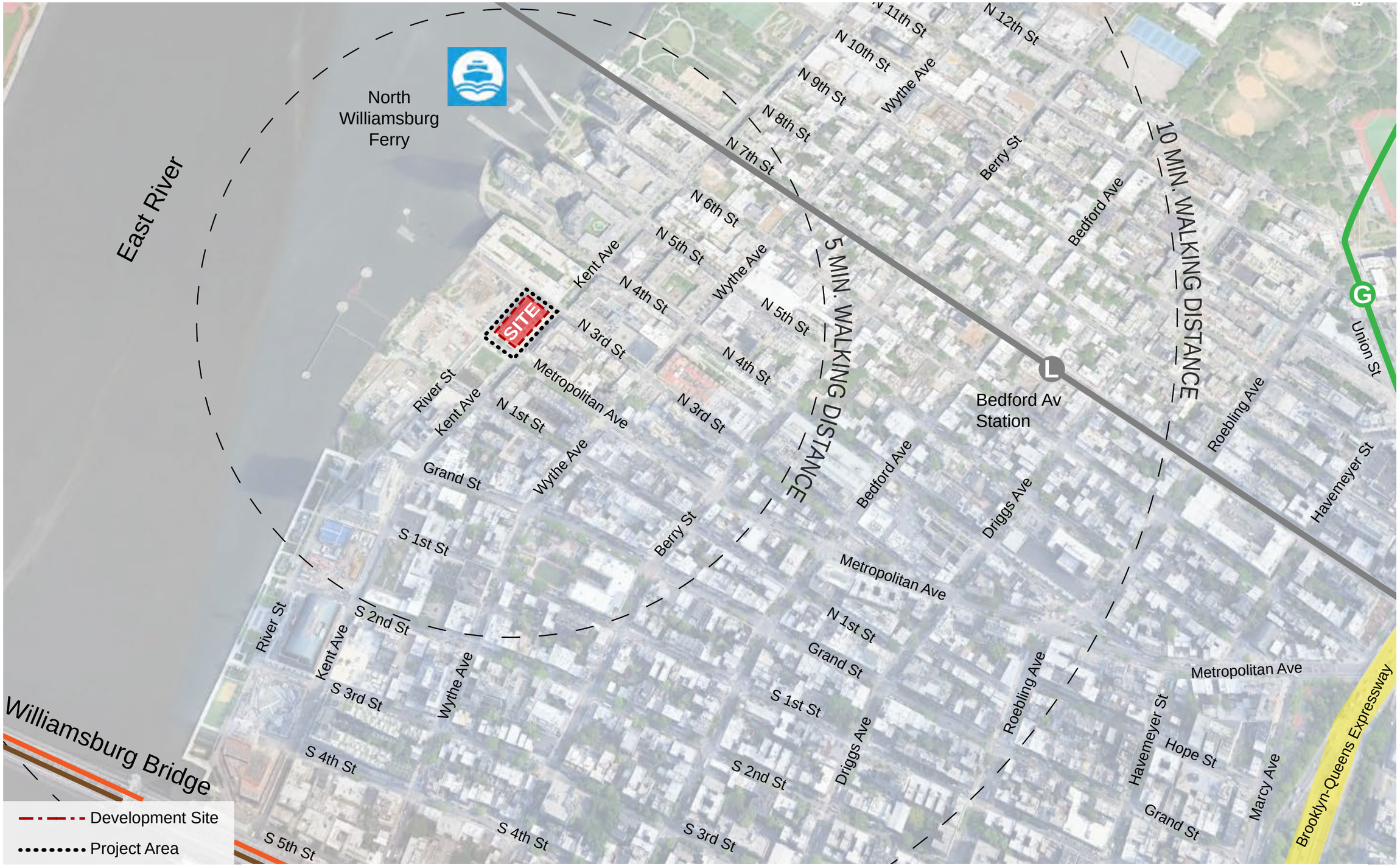

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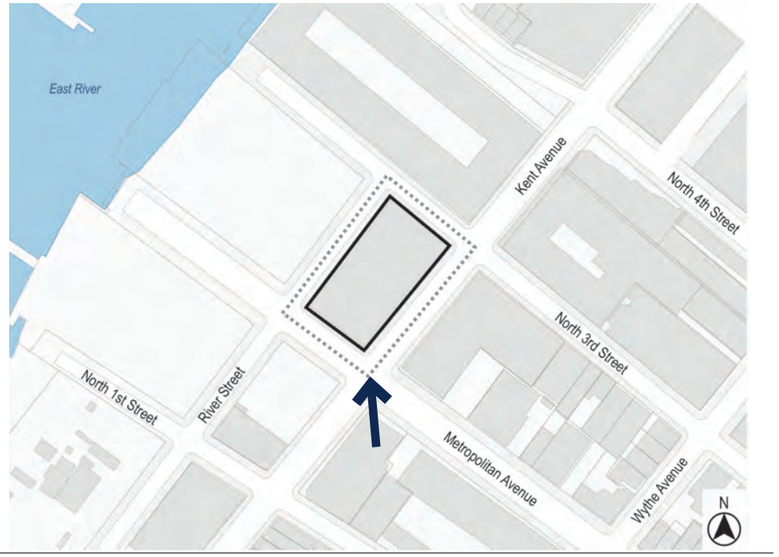
200 KENT AVENUE

BROOKLYN COMMUNITY BOARD 1

3/30/2026

View of the Development Site facing North from the intersection of Kent Avenue and Metropolitan Avenue



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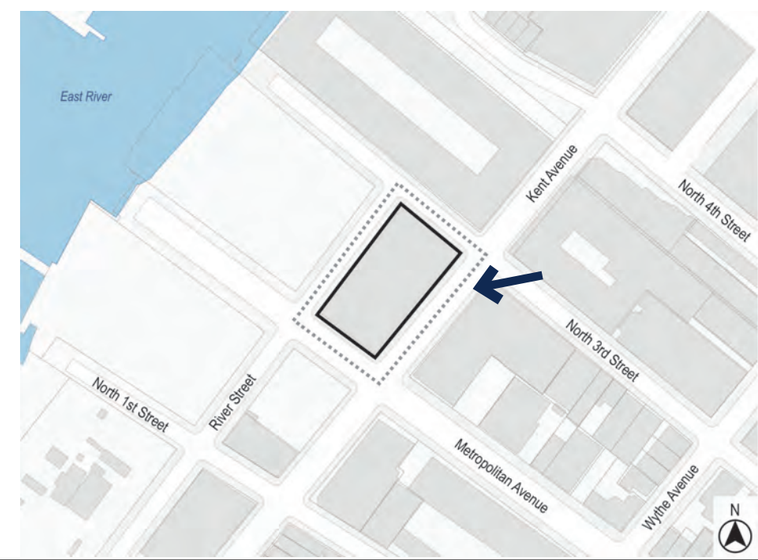
View of the Development Site facing West from Kent Avenue



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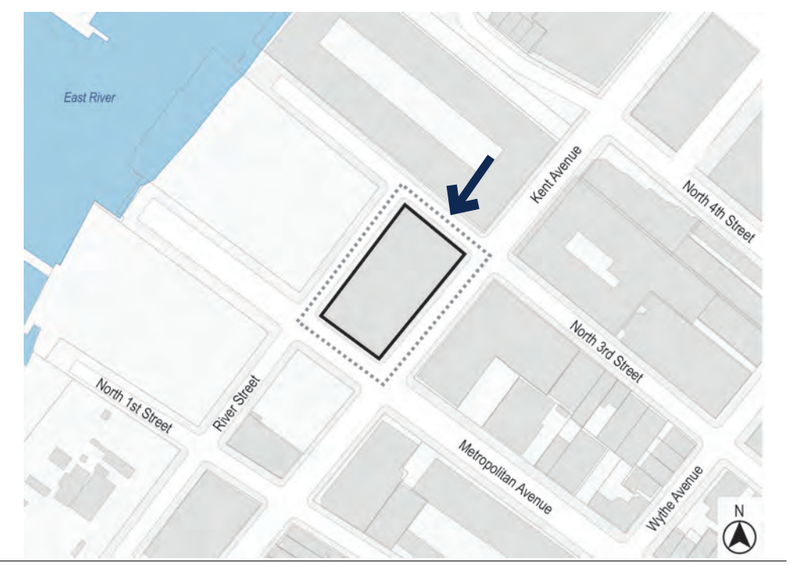
View of the Development Site facing Southwest from North 3rd Street



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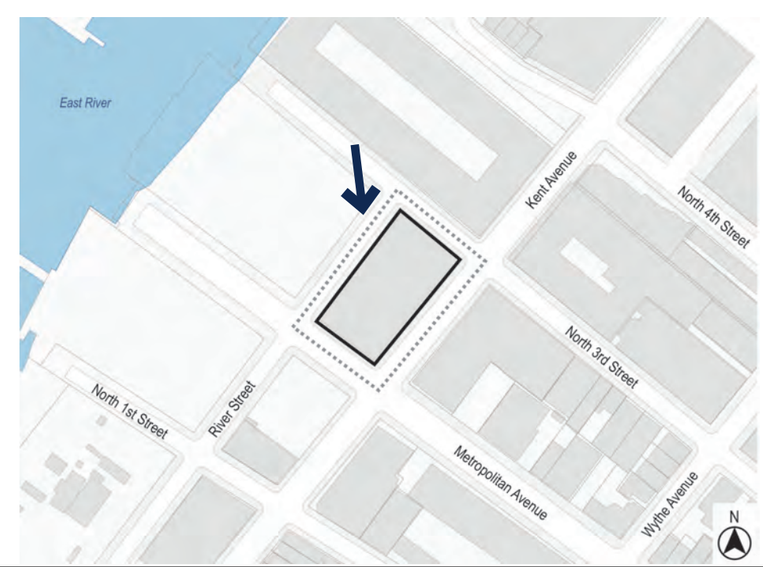
View of the Development Site facing South from River Street



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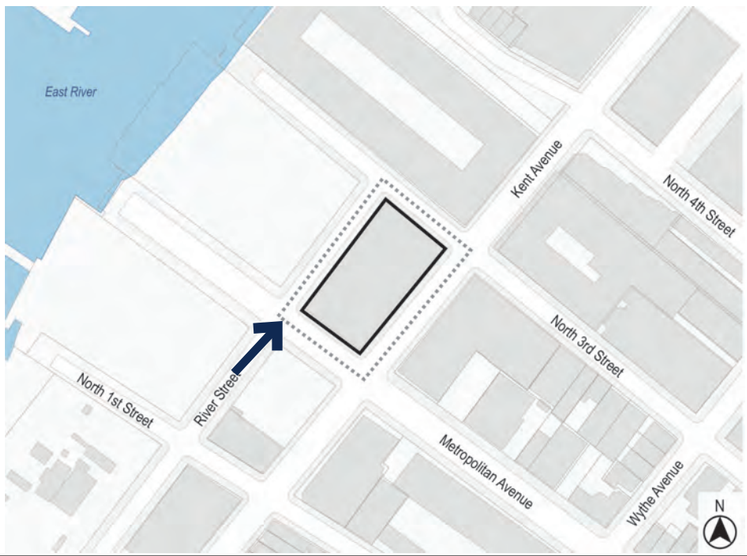
200 KENT AVENUE

BROOKLYN COMMUNITY BOARD 1

3/30/2026

View of River Street facing Northeast from Metropolitan Avenue (Development Site at right)



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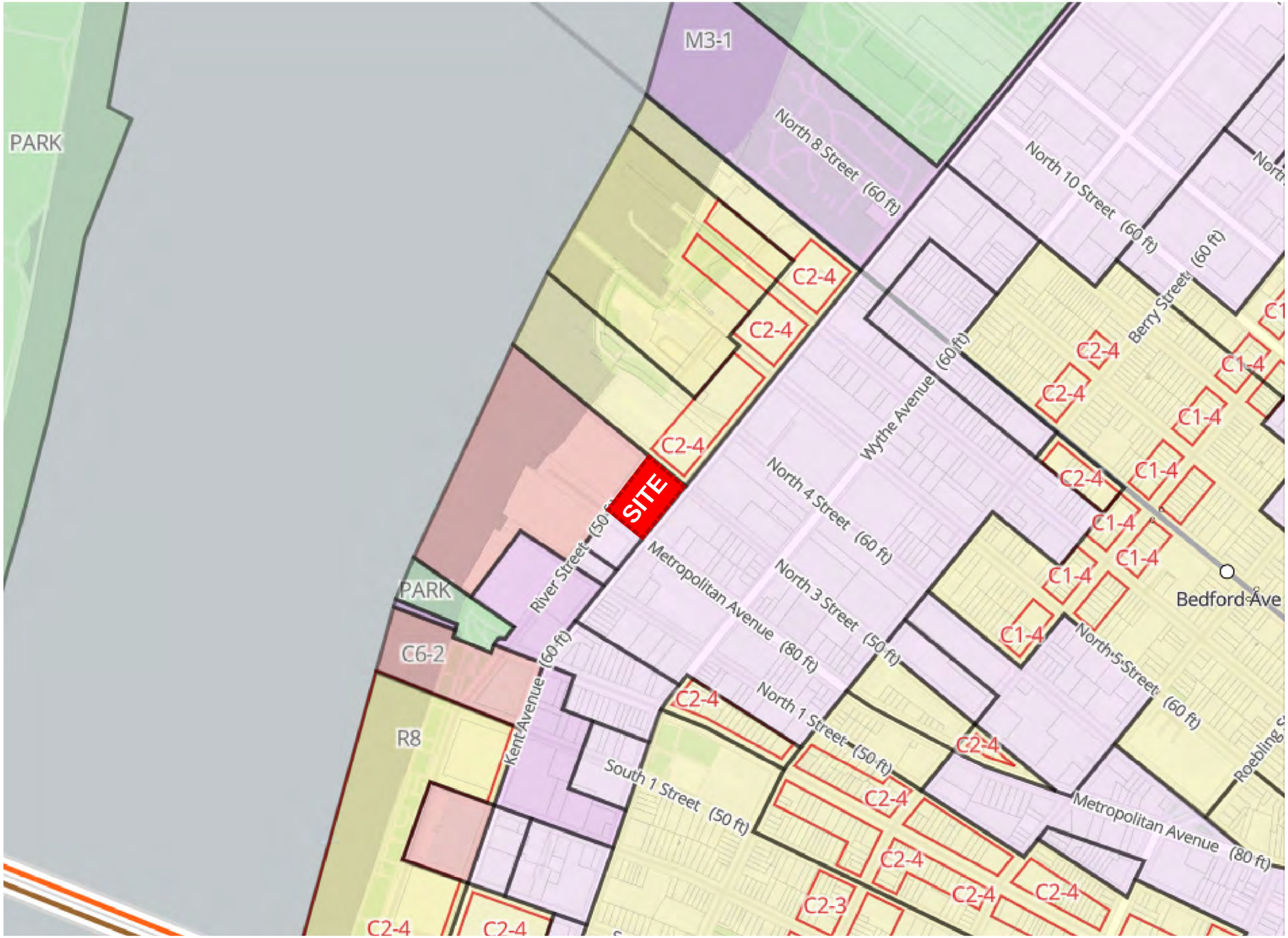

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200 KENT AVENUE

BROOKLYN COMMUNITY BOARD 1

3/30/2026

Proposed Actions

- Zoning Map Amendment: M1-4 district to a M1-4A/R7X (MX-8) district
  - Maximum Building Height – 193.75’
  - Maximum Commercial, Manufactoring and Community FAR – 5.0
  - Maximum Residential FAR – 6.0

- Zoning Text Amendment to Appendix F to establish MIH area
  - Approximately 143 Dwelling Units
  - 29-43 Affordable Units (Depending on MIH option selected)

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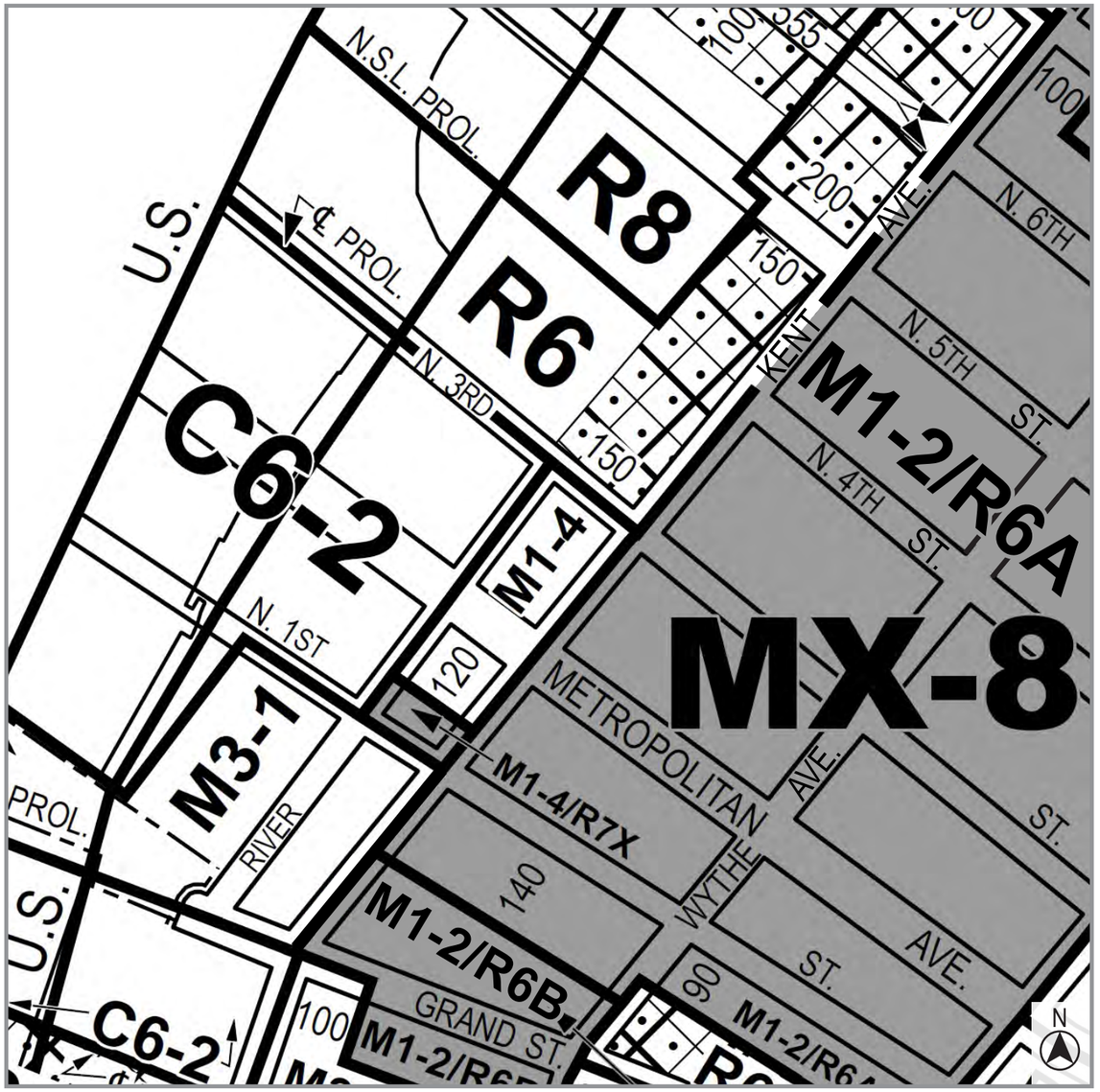
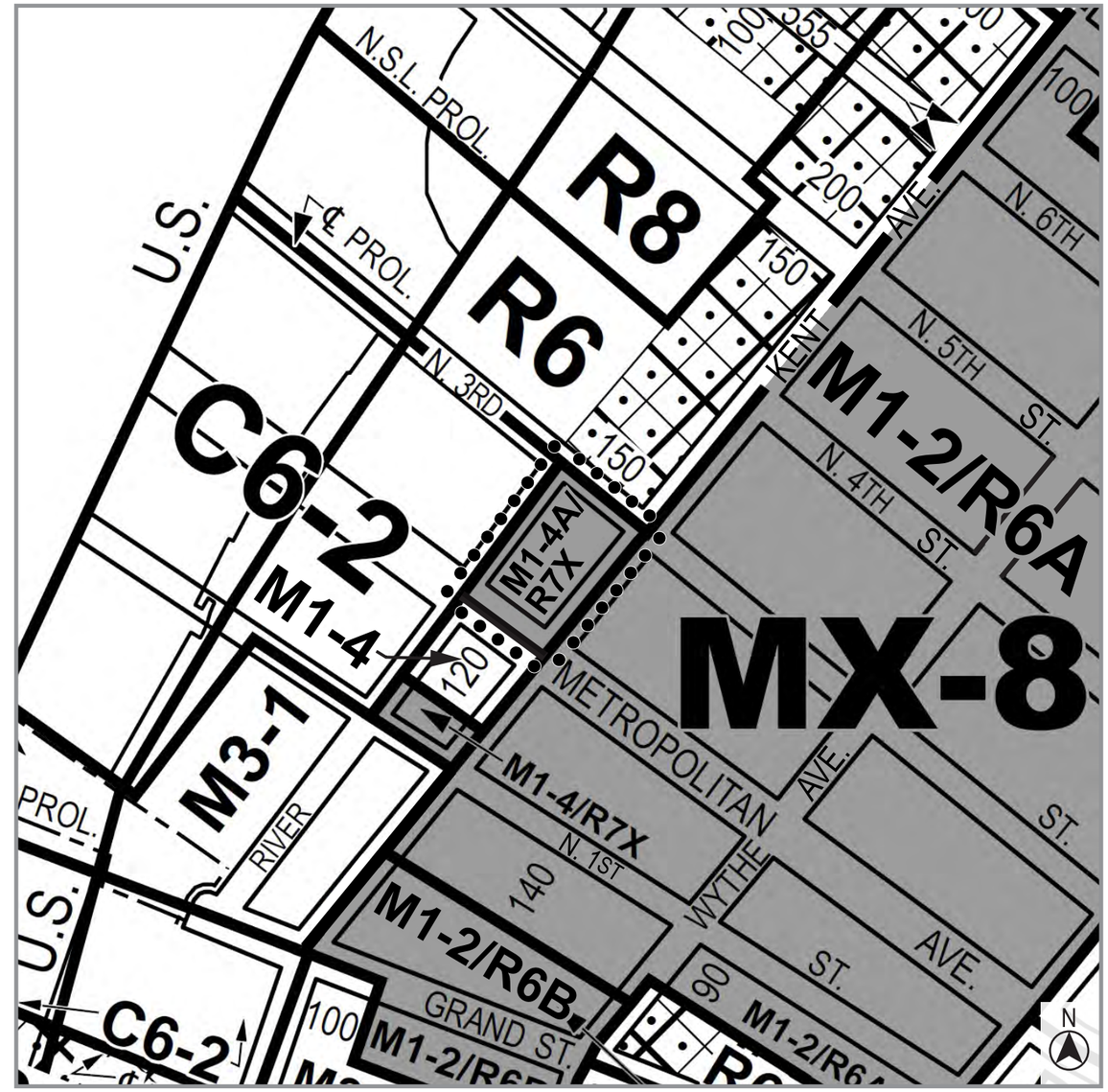


Current Zoning Map (12c)



Proposed Zoning Map (12c) - Area being rezoned is outlined with dotted lines

Rezoning from M1-4 to M1-4A/R7X (MX-8)

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

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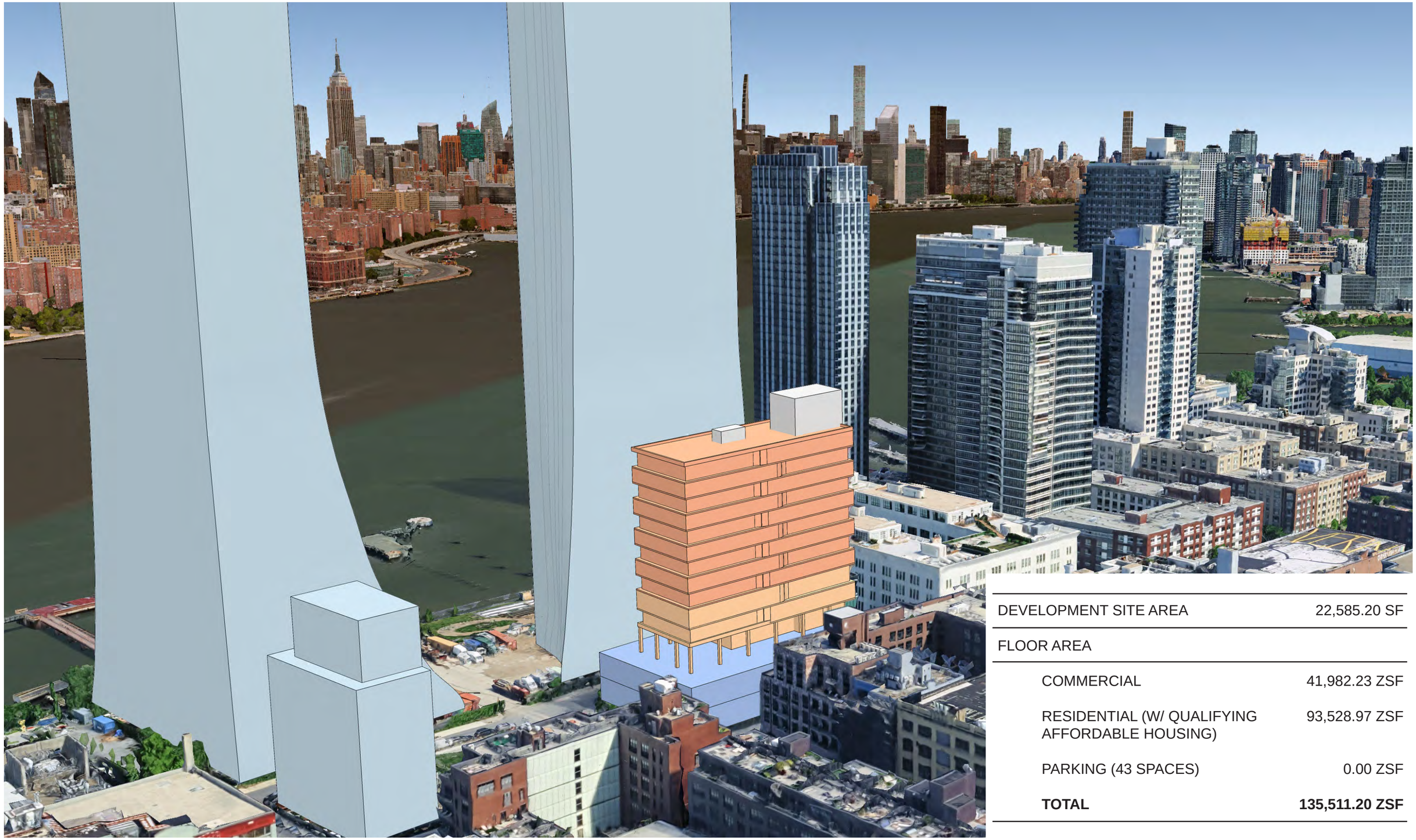

DEVELOPMENT SITE AREA	22,585.20 SF
FLOOR AREA	
COMMERCIAL	41,982.23 ZSF
RESIDENTIAL (W/ QUALIFYING AFFORDABLE HOUSING)	93,528.97 ZSF
PARKING (43 SPACES)	0.00 ZSF
TOTAL	**135,511.20 ZSF**

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200 KENT AVENUE

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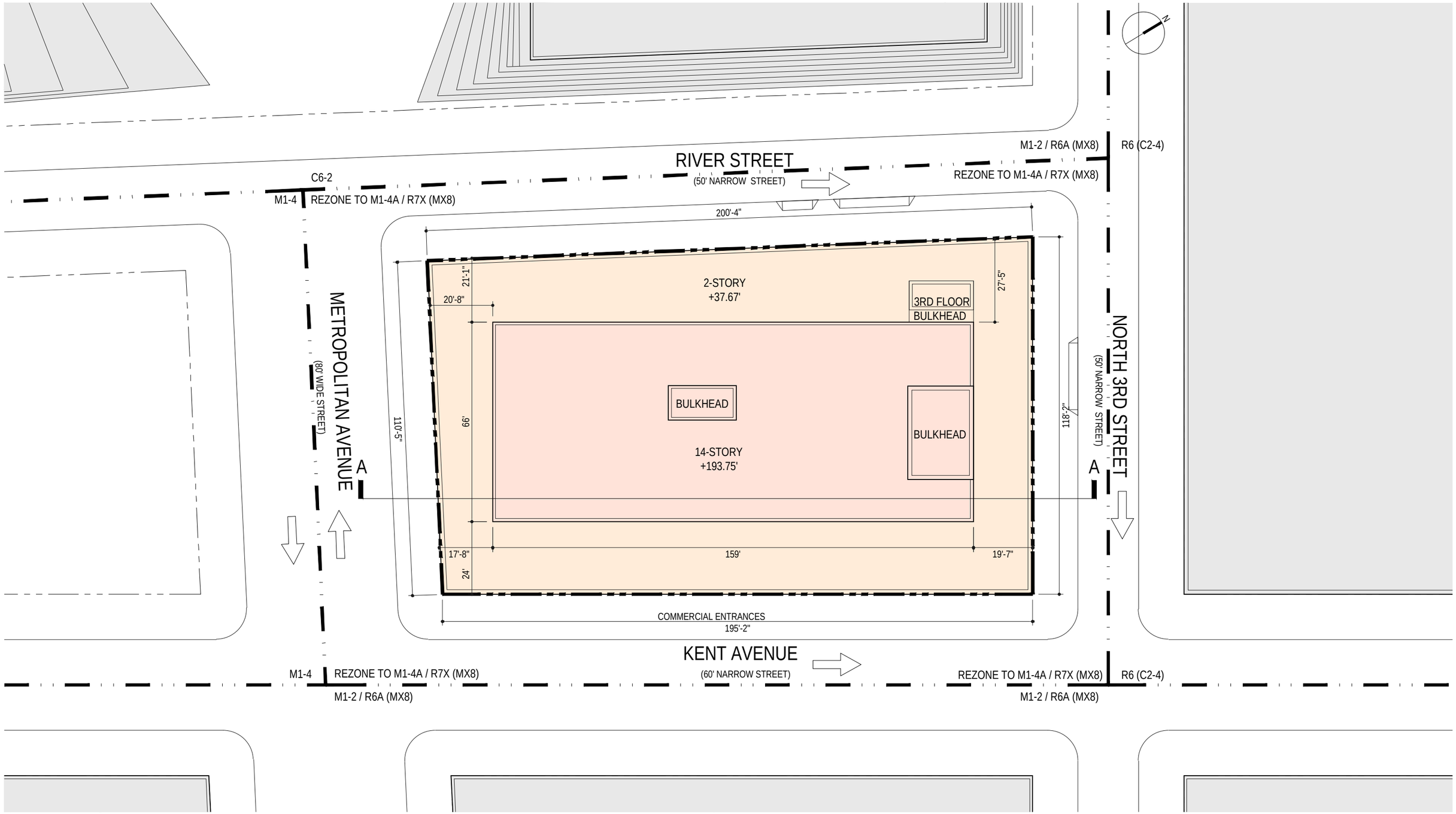
APPENDIX



1 SITE PLAN
SCALE: 1" = 30'

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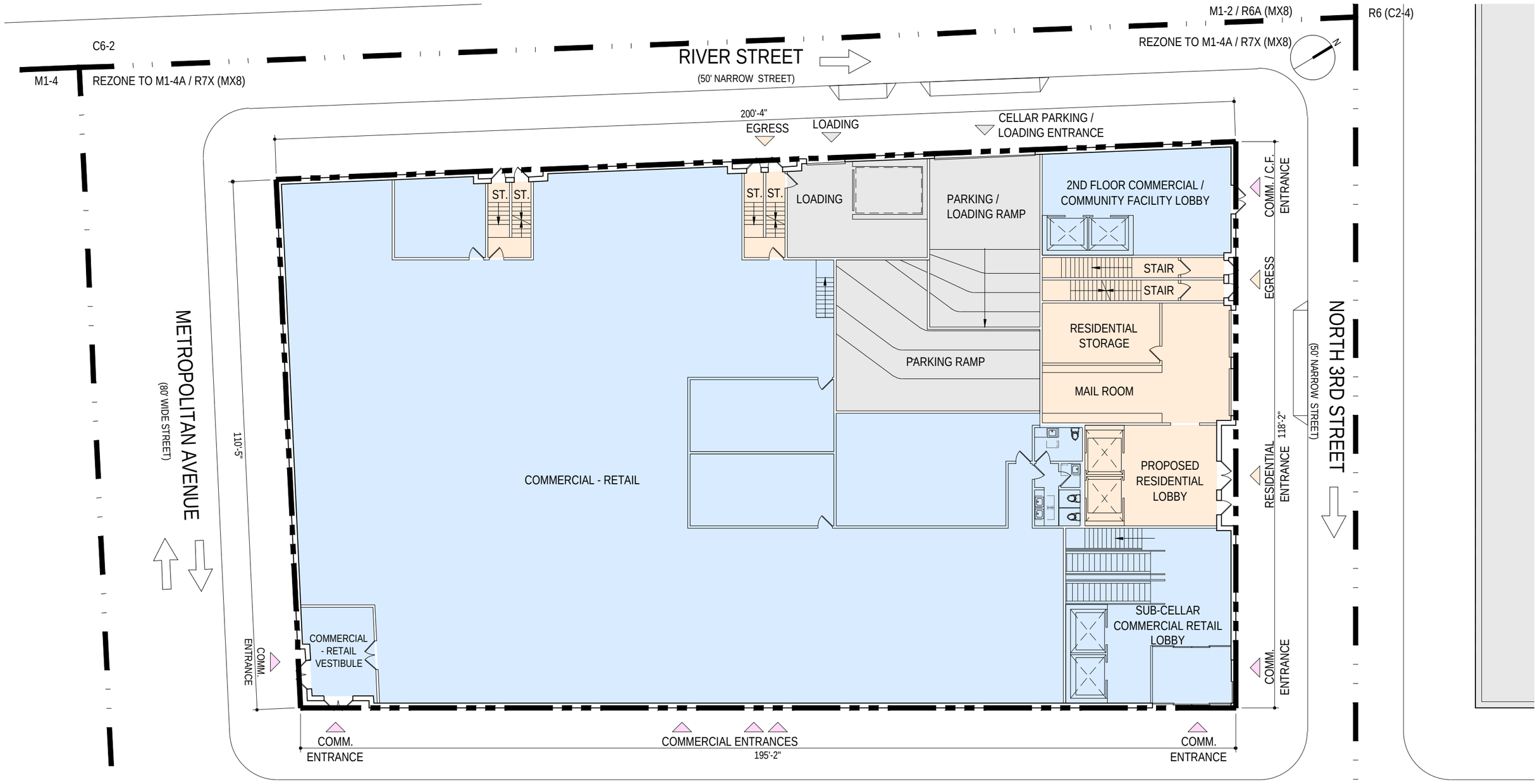

1 GROUND PLAN

SCALE: 1" = 20'

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